



CITY OF MIAMI BEACH DESIGN REVIEW BOARD

FINAL SUBMITTAL

revuelta

architecture
international



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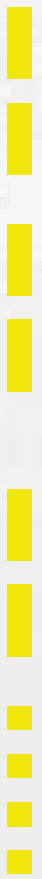
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72+ COLLINS HOTEL & CONDOMINIUM

7118-7140 COLLINS AV.
7121-7145 HARDING AVENUE
MIAMI BEACH, FL. 33141

A DEVELOPMENT OF
COLLINS & 72nd. DEVELOPERS

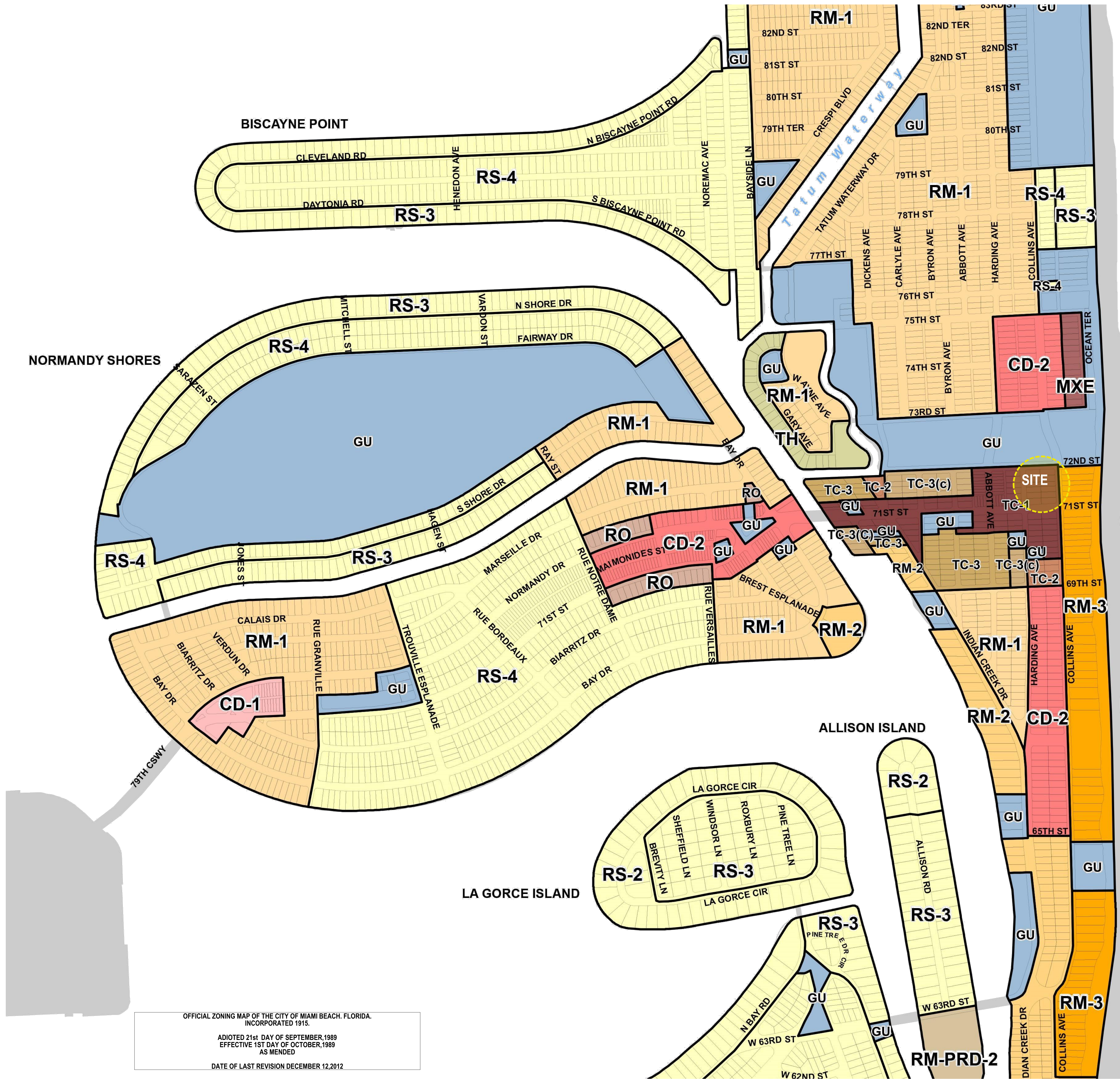
APRIL 6th, 2018



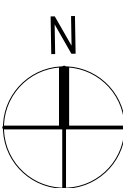


PROJECT DATA

A-001-A-021



OFFICIAL ZONING MAP OF THE CITY OF MIAMI BEACH, FLORIDA.
INCORPORATED 1915.
ADOPTED 21st DAY OF SEPTEMBER, 1989
EFFECTIVE 1ST DAY OF OCTOBER, 1989
AS AMENDED
DATE OF LAST REVISION DECEMBER 12, 2012



ITEM #	Zoning Information			
1	Address: 7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH, FL. 33141			
2	Board and file numbers : PB16-0062 and DRB16-0054			
3	Folio number(s): 02-3211-002-0660; -0650; -0640; -0630; -0600; -0590; -0580; -0570			
4	Year constructed:	2017/2018	Zoning District:	TC-1
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Collins); +4.97' (Harding)
6	Adjusted grade (Flood+Freeboard):	+9'-0" NGVD	Lot Area:	49,890 square feet (1.145 acres)
7	Lot width:	250 ft	Lot Depth:	200 ft
8	Minimum Unit Size	312 sf	Average Unit Size	363.sf
9	Existing use:	Retail / Vacant	Proposed use:	HOTEL

	Maximum	Existing	Proposed	Deficiencies
10 Height	125'-0"	approx. 12'-0"	124'-8"	
11 Number of Stories	12	1	10	
12 FAR	129,428 sf		129,337 sf	
13 Gross square footage	N/A		219,976 sf	
14 Square Footage by use				
15 Number of units Residential	N/A			
16 Number of units Hotel	N/A		179	
17 Number of seats	N/A		134	
18 Occupancy load	N/A		142	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19 Front Setback:		N/A		N/A	
20 Side Setback:		N/A		N/A	
21 Side Setback:		N/A		N/A	
22 Side Setback facing street:		N/A		N/A	
23 Rear Setback:		N/A		N/A	
At Grade Parking:					
24 Front Setback:		N/A		N/A	
25 Side Setback:		N/A		N/A	
26 Side Setback: (Interior - south)		N/A		N/A	
27 Side Setback facing street:		N/A		N/A	
28 Rear Setback:		N/A		N/A	
Pedestal (no distinction between pedestal and tower in TC-1):					
29 Front Setback:		5 ft		5 ft	
30 Side Setback:		5 ft		5 ft	
31 Side Setback: (interior – south)		0 ft		10 ft	
32 Side Setback facing street:		5 ft		5 ft	
33 Rear Setback:		N/A			
Tower:					
34 Front Setback:		N/A		N/A	
35 Side Setback:		N/A		N/A	

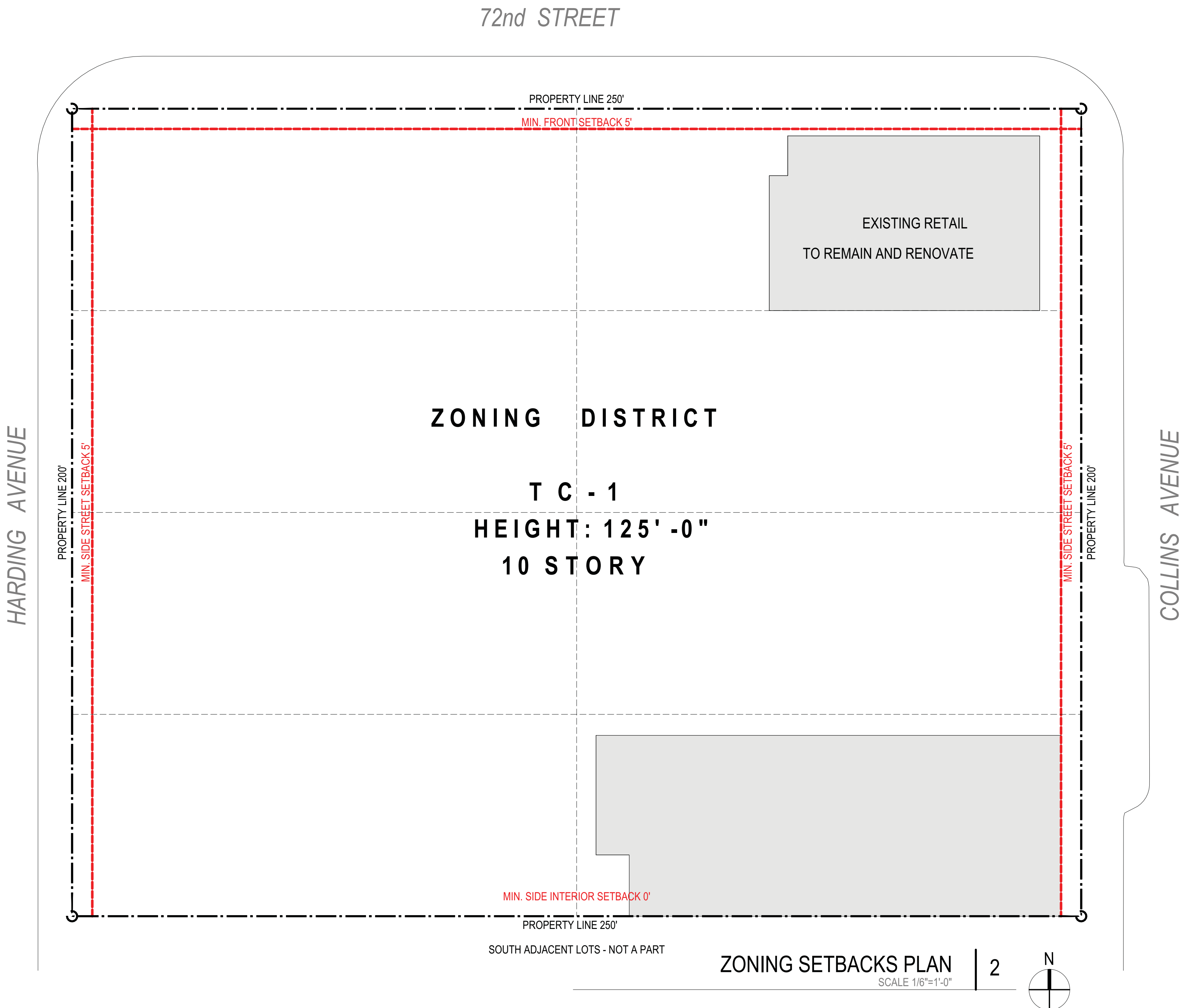
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 4				
40	Total # of parking spaces	141		141	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	129		129	
42	Hotel Rooms				
43	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	12		12	
44	Hotel Bar-Lounge				
45	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
46	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
47	ADA Spaces	5		5	
48	Tandem Spaces			66	
49	Drive aisle width	22 ft		22 ft	
50	Valet drop off and pick up			20 ft x 61 ft	
51	Loading zones and Trash collection areas			30'-8 x 68'-9"	
52	Bike racks	25		25	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
53	Type of use			Hotel Bar-Lounge	
54	Total # of seats			134	
55	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			134	
56	Total occupant content			142	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)			142	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

COMMERCIAL -ZONING DATA
MIAMI BEACH
PLANNING DEPARTMENT FORM 3
SCALE 1/8"=1'-0"

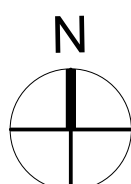


7140 COLLINS AV. - ZONING SUMMARY					revuelta architecture international p.a.				
7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)									
Lot Area		SF		Acres					
Net Lot Area		49,890		1.145					
Legal Description									
LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
LOT 4 BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
LOTS 9, 10, 11 AND 12, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16									
Flood Elevation									
This property lies n Flood Zone AE, Base Flood Elevation 8', as per Flood Insurance Rate Map.									
Applicable Codes									
Code of Ordinances City of Miami Beach, Florida.									
2014 (Fifth edition) Florida Building Code									
NFPA 101 - Life safety Code									
Zoning Classification									
Town Center Core District 1		TC-1		Section 142-734 (a)					
Building Use									
Hotel & Ground Level Retail									
Minimum Room Size									
No Minimum requirement for any use.									
Setbacks									
TC-1 - All lots									
From property Line		From North Side 72nd St. (Front)		From East side Collins Av. (Side street)		From West side Harding Av. (Side street)		From South side Adjacent Lots (side interior)	
		Required Provided		Required Provided		Required Provided		Required Provided	
TC-1 - All lots		5' 5'		5' 5'		5' 5'		0' 0'-0" on East Parcel 10'-0" on West Parcel	
F.A.R. Calculation									
						AREA SF	F.A.R. 2.75	SF ALLOWED	SF PROVIDED
Total Assemblage						49,890		137,198	
Minus area used by Lot 7118/7122						5,075			
Minus area used by Lot 7140 (Denny's Restaurant)						2,695		7,770	
TOTAL F.A.R.								129,428	129,337
Maximum Building Height								ALLOWED	PROVIDED
Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.									
TC-1 All lots								125'	124'-8"
Projections into Setbacks									
		Maximum Encroachment							
Front Yard Balcony		1'-3"							
Side Yard Balcony		1'-3"							
Rear Yard Balcony		0'-0"							
Open Space Requirements for 179 Units Hotel								REQUIRED	PROPOSED
TC-1 All lots (if total over 20,000 sf)		5% of lot area.						2,495 SF	3,309 SF
Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4))								REQUIRED	PROPOSED
Hotel use		0.5 spaces per room, up to 100 units and 1 space per unit for all units							
		in excess of 100							
Meeting Rooms & Gym		60 sf of floor area, minus 15 sf/room				2,366	2,685	-319.00	129
Sub-total									0
									129
Bar Lounge		1 space per 4 seats minus 1 seat for every 2 Units				134	Seats		12
Ground Level Parking									3
Parking Level 2									138
Total Parking Spaces								141	141
Total Handicap Spaces								5	5
Loading Zone Requirements:									
Size: 10' by 20' each loading bay									
More than 100 Rooms, but less than 200									3
Commercial spaces									2
Total loading spaces required:								5	5
Bicycle Parking Requirements (Sec. 130-33 (b) (7))								Required	Proposed
Hotel		1/10 rooms						18	
Employees		1/10 % employees						5	
								23	23

ITEM #	Zoning Information			
34	Front Setback:	N/A		N/A
35	Side Setback:	N/A		N/A
ITEM #		Required	Existing	Proposed
36	Setbacks			
37	Side Setback: (Interior –	N/A		N/A
38	Side Setback: facing street:	N/A		N/A
39	Rear Setback:	N/A		N/A
	Parking	Required	Existing	Proposed
39	Parking district No. 4			
40	Total # of parking spaces	140		140
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 154 spaces Res. – 41 spaces 55 space reduction via alternate parking incentives
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 1 space Level 2 – 139 spaces
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees
45	ADA Spaces	5		5
46	Tandem Spaces			66
47	Drive aisle width	22 ft		22 ft
48	Valet drop off and pick up			20 ft x 61 ft
49	Loading zones and Trash collection areas			30'-8 x 68'-9"
50	Bike racks	58		454
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed
51	Type of use			Hotel Bar-Lounge
52	Total # of seats			134
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			134
54	Total occupant content			142
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			142

3

SCALE 1/6"=1'-0"



2

SCALE 1/6" = 1'-0"

revelata architecture international p.a.

7140 COLLINS AV. - ZONING SUMMARY

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

Lot Area	SF	Acres
Net Lot Area	49,890	1.145

Legal Description

LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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Per Survey 161128 performed by Fortyn, Leovy, Skyles, Inc. - Original date: 10/5/16

Flood Elevation

Flood Zone AE	8	Base Flood Elevation	8.0 NGVD	Design Flood Elev.	9.0 NGVD
Garage Top Elevation	24.0 NGVD	Lowest Grade Elev	6.0 NGVD	Highest Grade Elev adjacent	5.49 NGVD
Lowest Top Elev of Habitable Space	6.0 NGVD	Lowest Elevation of Equip. Serv	9.0 NGVD	Crown of Road Elev.	5.34 NGVD
Adjusted Grade Elevation	9.0 NGVD	FIRM Map number	12886C0326L		

Applicable Codes

Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Zoning Classification

Town Center Core District 1	TC-1	Section 142-734 (a)
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Building Use

Hotel, Condominium Units & Retail at Ground Level

Minimum Room Size

15% of rooms 300 sf & 85% of rooms 335 sf plus.

Hotel Rooms Provided

187

Condominium Units

24

Setbacks

TC-1 - All lots

From Property Line	From North Side 72nd St. (Front).	From East side Collins Av. (Side street)	From West side Handling Av. (Side street)	From South side Adjacent Lots (side interior)
	Required	Provided	Required	Provided
TC-1 - All lots	5'	5'	5'	5'
				0'-0" on East Parcel 10'-0" on West Parcel

F.A.R. Calculation

	AREA SF	F.A.R.	SF ALLOWED	SF PROVIDED
Total Assemblage	49,890	3.5	174,615	
TOTAL F.A.R.	Including 5,075 sf used by Lot 7118/7122		174,615	174,200

Maximum Building Height

Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.

TC-1 All lots

	Allowed	Provided
	125'	124'-8"

Projections into Setbacks

Maximum Encroachment

Front Yard Balcony	1'-3"
Side Yard Balcony	1'-3"
Rear Yard Balcony	0'-0"

Open Space Requirement

TC-1 All lots (if total over 20,000 sf)

5% of lot area.

Required	Proposed
2,495 SF	4,496 SF

Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4))

Hotel

Hotel up to - 173 Rooms	0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100		
Hotel Suites	14 Suites @ 1.5		123
Meeting Rooms & Gym	1 space for 60 sf of floor area, minus 15 stream	3.338	2,760
Lounge / Bar / Pool Terrace	1 space per 4 seats - minus 1 seat for every 2 Units	270	68
			578.00
			93.00

Condominium

Units	10 Units @ 1.5		27
	6 Units @ 1.75		11
Visitors	10 % 38		4
Total Required			195

Reductions - Not to exceed 50% of Total Parking Requirement (95.5)

Long Term	1 p.s./5 bicycles	141 Bicycles	Reduction of	28.20	28
Short Term	1 p.s./10 bicycles	249 Bicycles	Reduction of	24.90	25
Scoters/Motorcycle	1 p.s./3 Scooters	6 Scooters/Motorcycle	Reduction of	2.00	2
Total Reduction				55	

Parking Provided

Ground Level Parking		1
Parking Level 2		139

Total Parking Spaces

140	140
-----	-----

Total Handicap Spaces

5	5
---	---

Electrical Charger Stations

2% of required parking

140

2%

2,795666667

3

6

Loading Zone Requirements:

Size: 10' by 20' each loading bay

More than 200 Rooms (including Condo.)

Commercial spaces

Total loading spaces required:

4	2	6
---	---	---

Bicycle Parking Requirements (Sec. 130-33 (b) (7) - Not counted on reduction of parking

Short Term

Retail	1 / 5,000 sf	18,520 sf	3.70	4
Hotel	1/10 rooms	187 rooms	18.70	19
Condominium	1/10 Unit	24 Units	2.40	3
				26

Long Term

Retail	2 for 5,000 - 20,000 sf			3
Employees	1/10 % employees			5
Condominium	1/Unit	24 Units	24.00	24
				32
				58

The required bicycle parking is in addition to the bicycle parking racks provided to reduce the vehicular parking required. It is not double counted.

Total Bicycle racks - Parking Reduc.

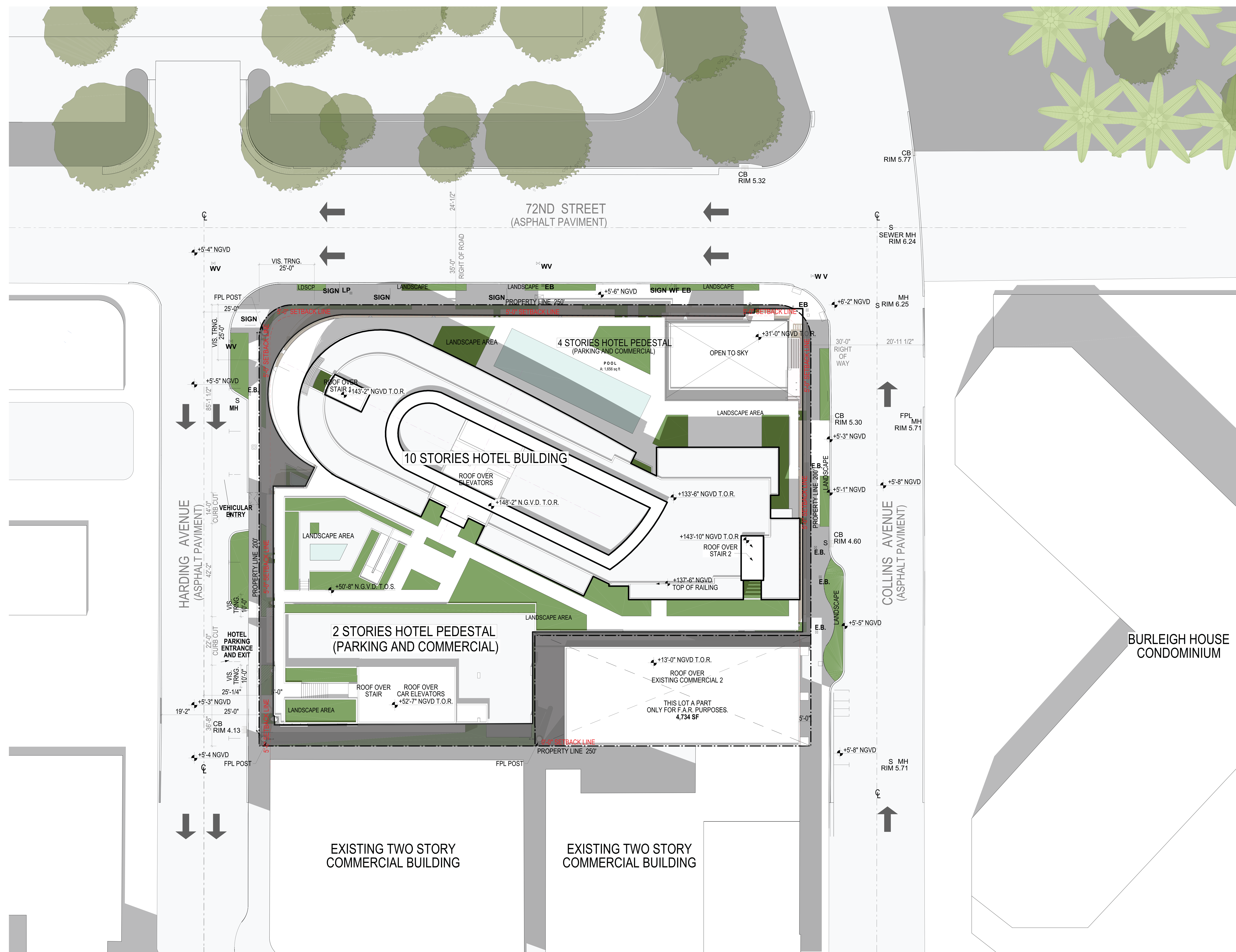
Employees

Required Bicycle Parking

Total Bicycle Racks

396	58	454
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N.T.S.



1.



