



MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2019.03.12

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MULTIFAMILY- COMMERCIAL- ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1701 Convention Center Drive		
2	Board and file numbers :	N/A		
3	Folio number(s):	02-3227-000-0090		
4	Year constructed:	N/A	Zoning District:	CCC Civic and Cenvention Center District
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	8
6	Adjusted grade (Flood+Grade/2):	9' NGVD	Lot Area:	110,884 sf
7	Lot width:	350'	Lot Depth:	318'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Parking	Proposed use:	Hotel

	Maximum	Existing	Proposed	Deficiencies
10	Height	N/A	185'	
11	Number of Stories	N/A	17	
12	FAR	N/A	2.75**	
13	Gross square footage	N/A	645,293 SF	
14	Square Footage by use	N/A	N/A	
15	Number of units Residential	N/A	N/A	
16	Number of units Hotel	N/A	800 keys	
17	Number of seats	N/A	N/A	
18	Occupancy load	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback (17th Street):	10' ***	N/A	12'	
30	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street (Convention Center Drive):	10' ***	N/A	11'	
33	Rear Setback (Service Road):	0' ***	N/A	0'	
	Tower:				
34	Front Setback (17th Street):	10' ***	N/A	17'	
35	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street: (Convention Center Drive)	10' ***	N/A	16'	
38	Rear Setback (Service Road):	0' ***	N/A	0'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District No.1 (CCC)	N/A	District No.1 (CCC)	
40	Total # of parking spaces	0.4 X 800 = 320	N/A	320	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	8.5' x 16' (Valet)	N/A	8.5' x 16' (Valet)	
44	Parking Space configuration (45o,60o,90o,Parallel)	90	N/A	90	
45	ADA Spaces	Valet Only	N/A	N/A	
46	Tandem Spaces	Per CCC ***	N/A	320	
47	Drive aisle width	22'	N/A	23'	
48	Valet drop off and pick up	N/A	N/A	yes	
49	Loading zones and Trash collection areas	4 ***	N/A	4	
50	Bicycle parking, location and Number of racks	N/A	N/A	yes	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	N/A		
57	Located within a Local Historic District?	N/A		

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

*Can accommodate BFE+5' in the future

**Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area (not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 SF (Max FAR)

Area of new Convention Center (based upon DRB file) = 1,450,000 SF

Area of Gleason Theater (estimated as noted above) = 123,000 SF

Area of Carl Fisher Club House = ~5,884 SF

Remaining available F.A.R. = (4,341,700- 1,450,000- 123,000- 5,884) = 2,762,816 SF

*** Based on Proposed Code Amendment



AREA OF CARL FISHER CLUB HOUSE : 5,884 SF

AREA OF NEW CONVENTION CENTER:1,450,000 SF

AREA OF THE FILLMORE : 123,000 SF

LOT AREA : 1,578,800 SF

TOTAL HOTEL ACCOUNTABLE FAR: 645,293 SF

*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

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ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

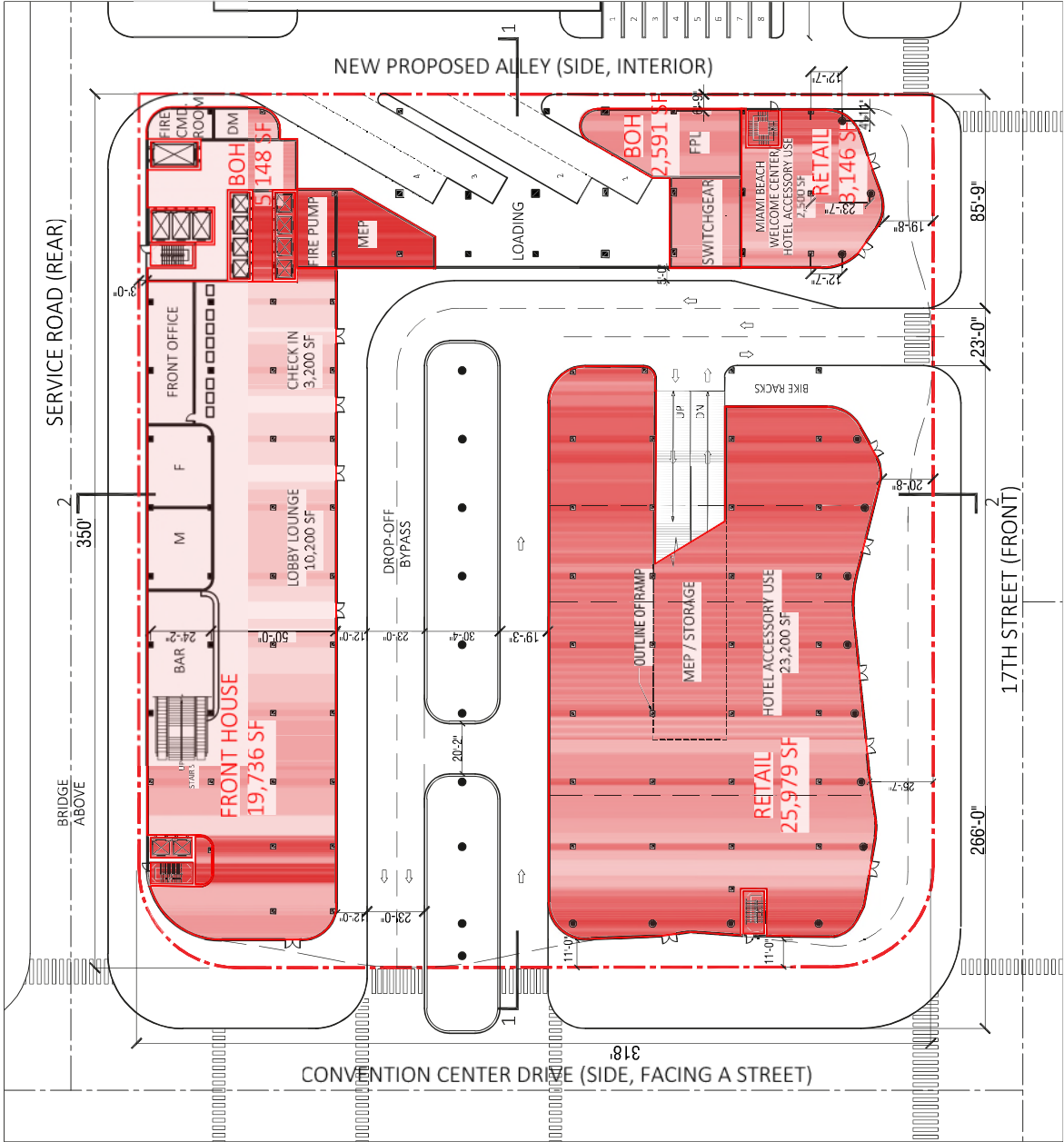
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

OVERALL FAR CALCULATION

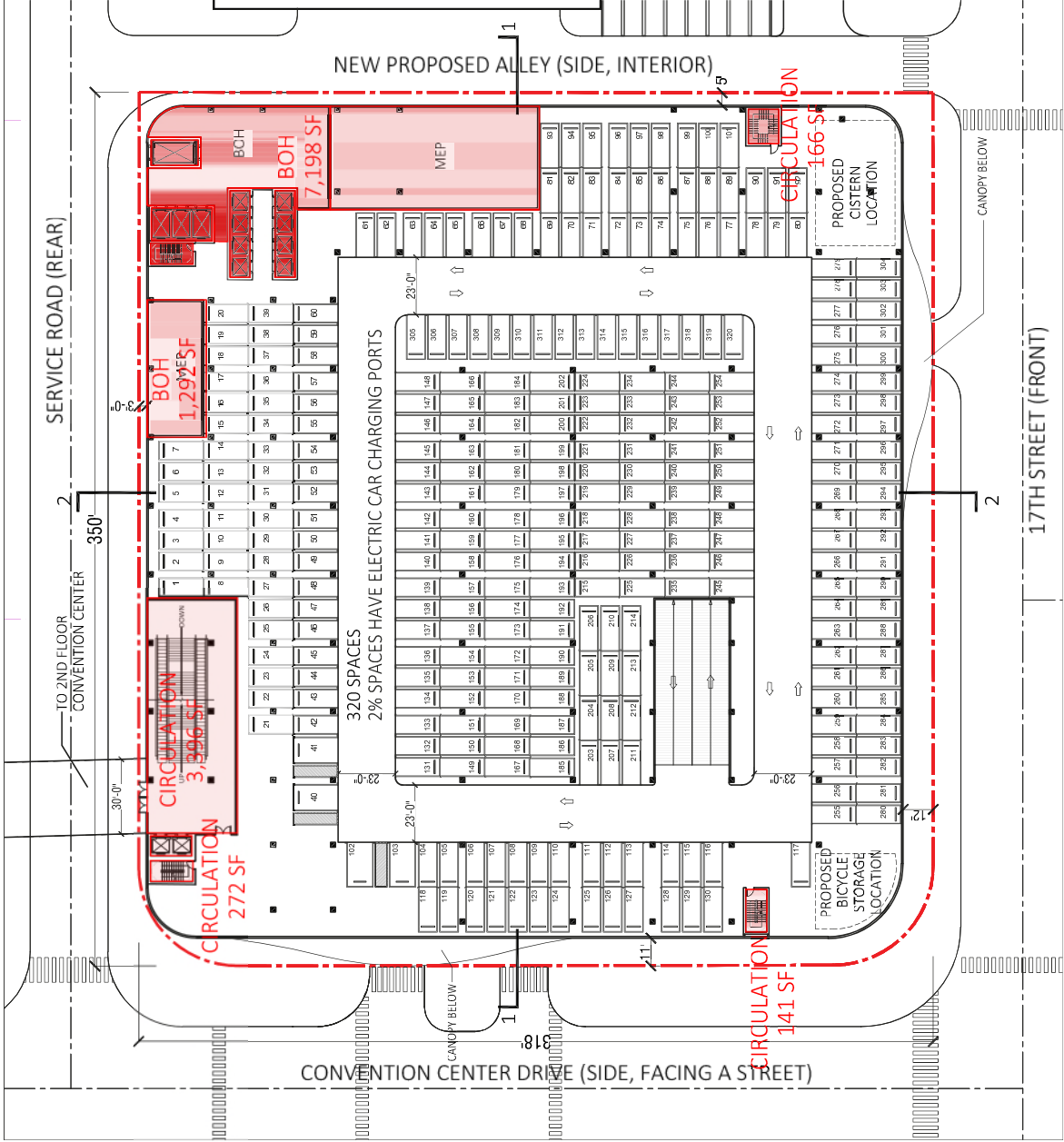
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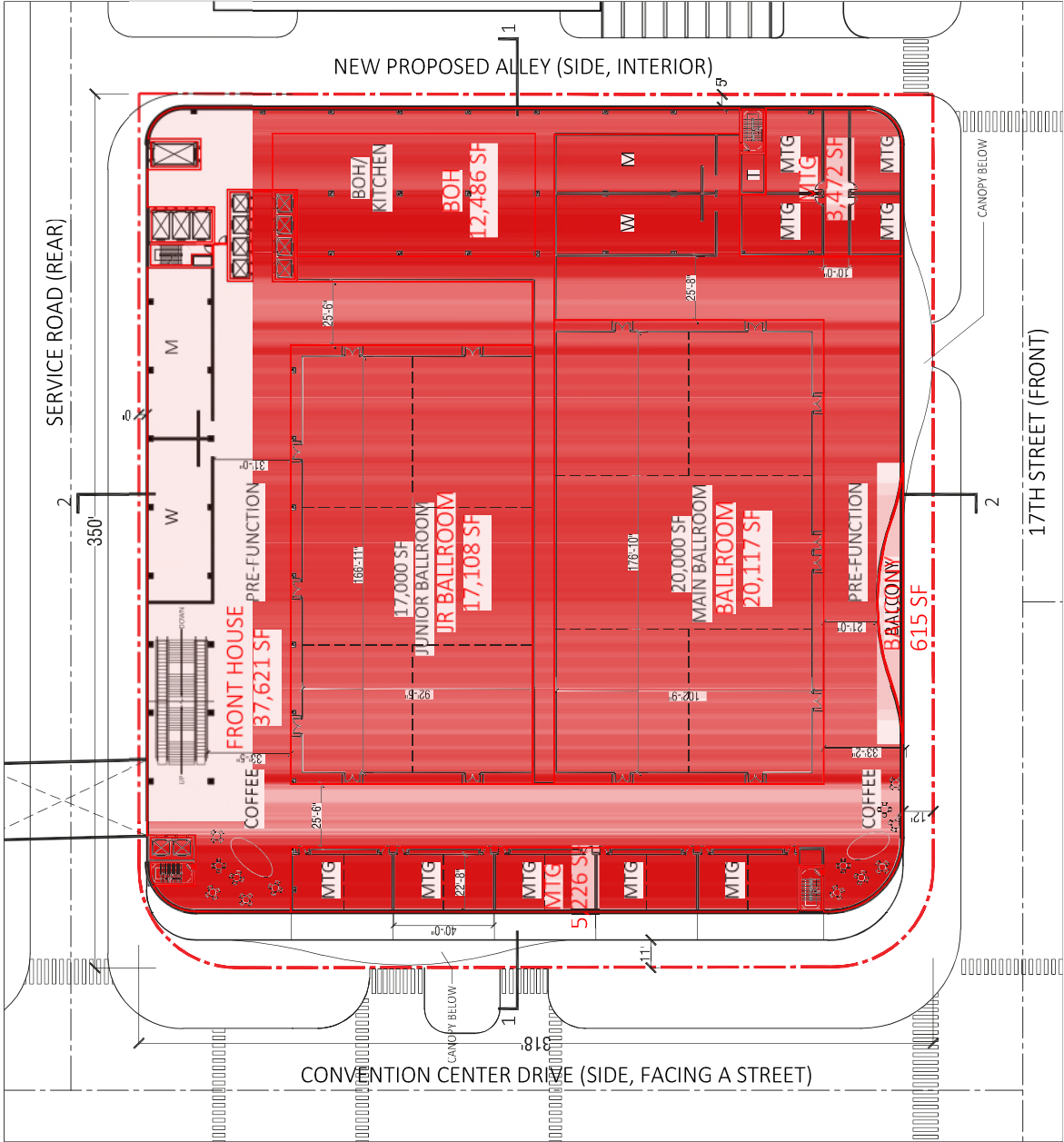
LEVEL 1

FRONT HOUSE: 19,736 SF
BOH: 5,148 + 2,591 = 7,739 SF
RETAIL: 25,979 + 3,146 = 29,125 SF
TOTAL GSF ACCOUNTABLE: 56,600 SF



LEVEL 2

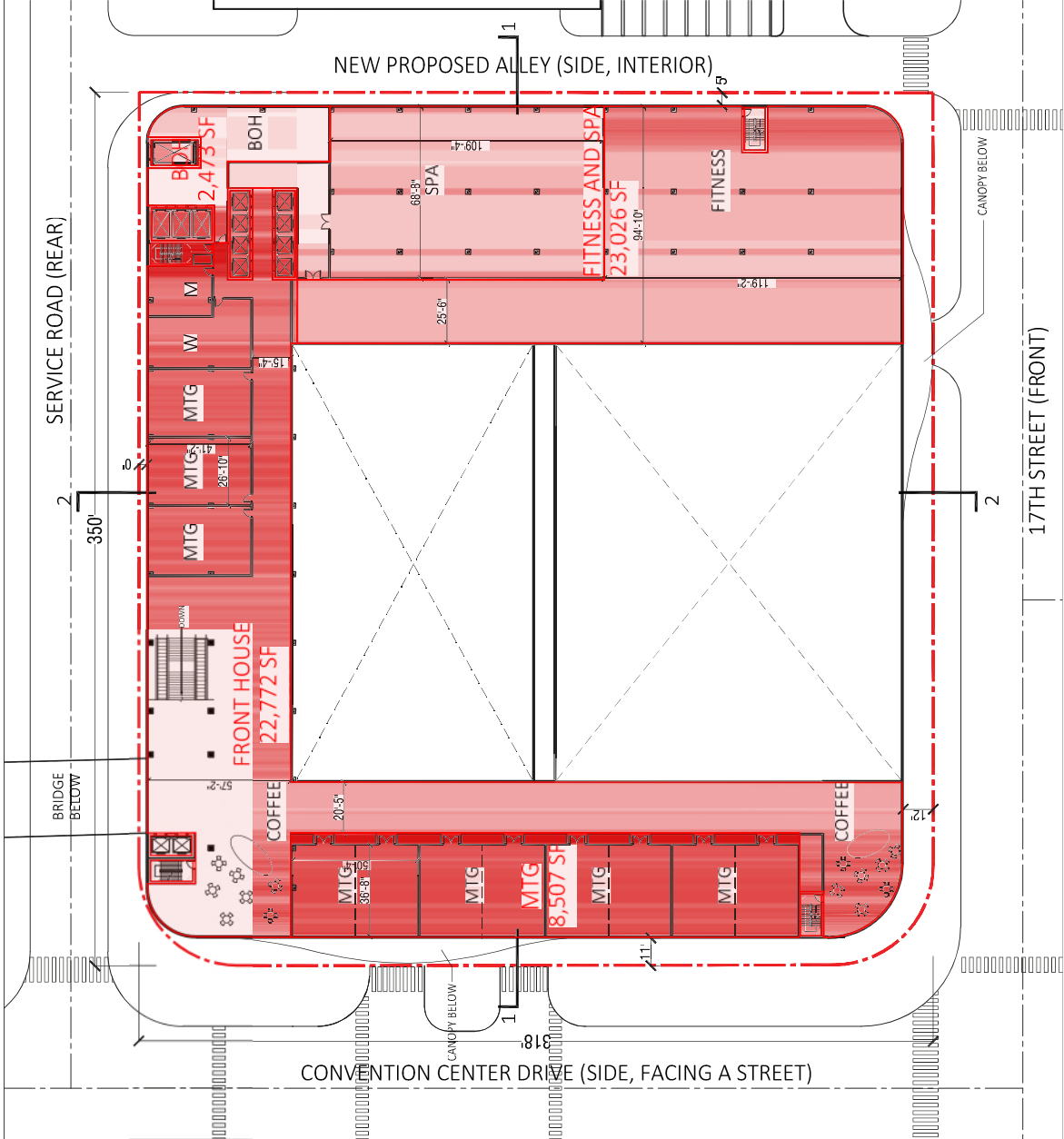
BOH: 1,292 + 7,198 = 8,490 SF
CIRCULATION : 272 + 3,396 + 166 + 141 = 3,975 SF
TOTAL GSF ACCOUNTABLE: 12,465 SF



LEVEL 3

FRONT HOUSE: 37,621 SF
BOH: 12,486 SF
BALLROOM 20,117 + 17,108 = 37,225 SF
MEETING 5,226 + 3,472 = 8,698 SF
BALCONY 615 SF

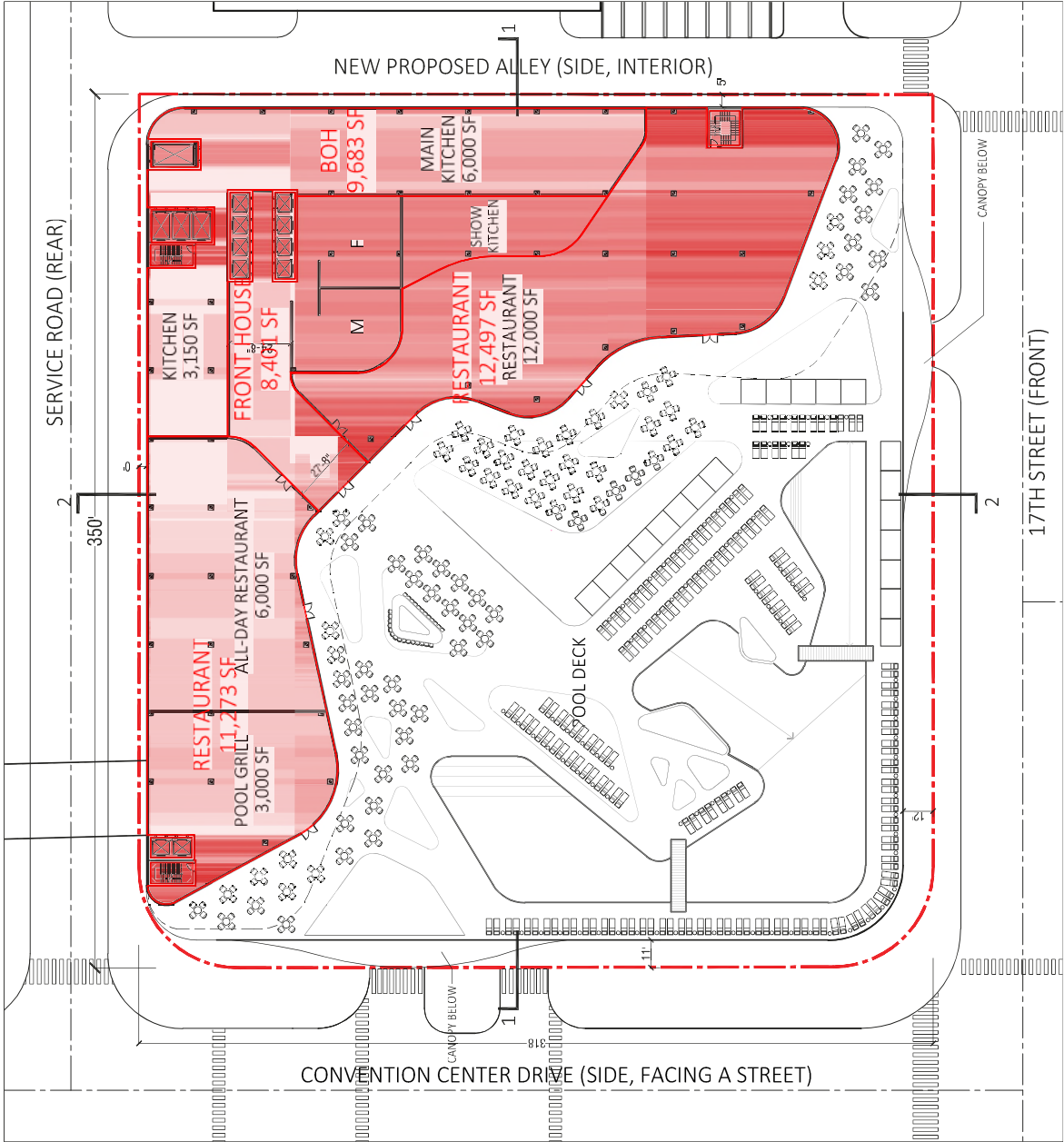
TOTAL GSF ACCOUNTABLE: 96,645 SF



LEVEL 4

FRONT HOUSE 22,772 SF
BOH 2,473 SF
FITNESS AND SPA 23,026 SF
MEETING 8,507 SF

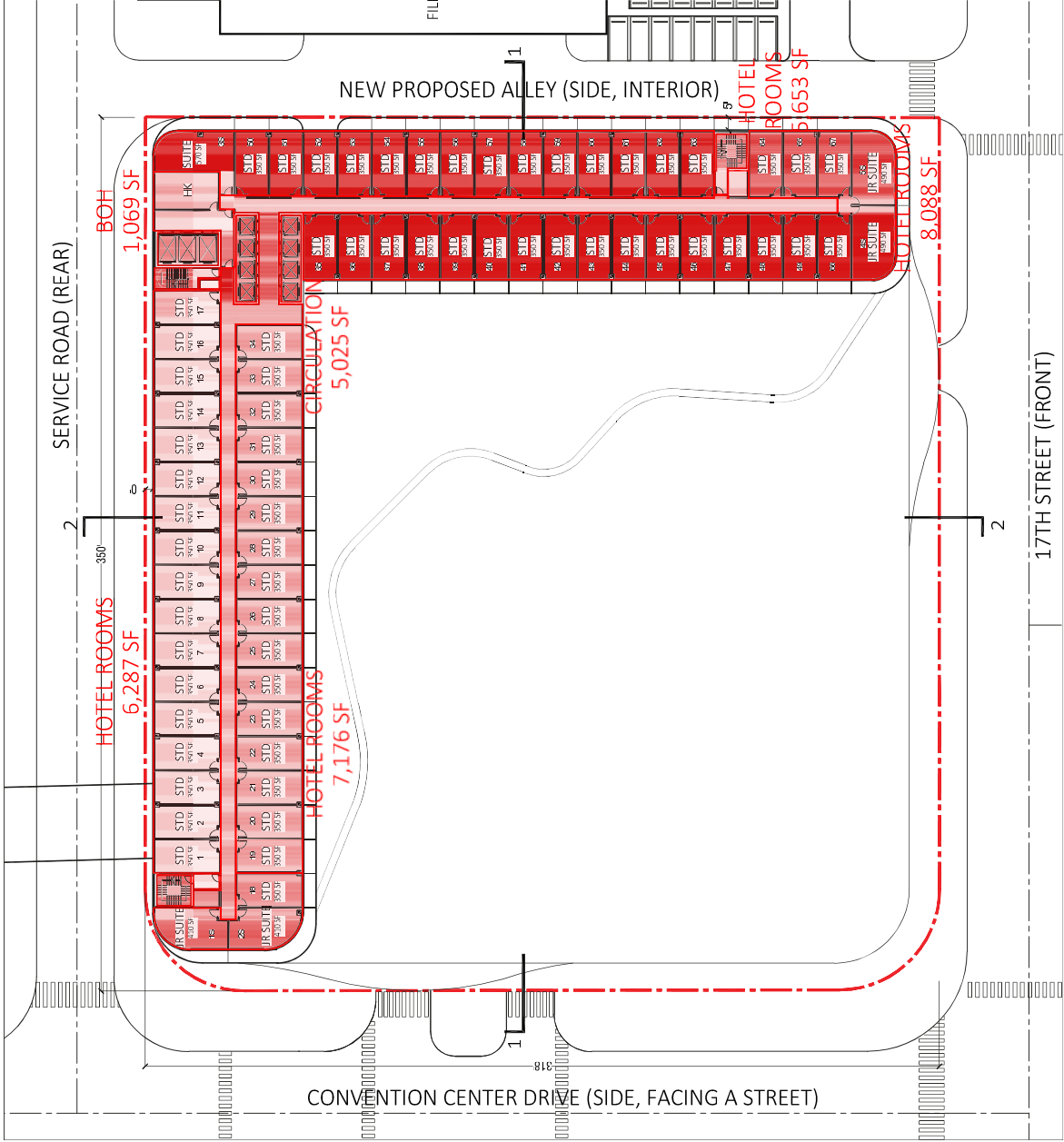
TOTAL GSF ACCOUNTABLE: 56,778 SF



LEVEL 5

RESTAURANT 11,273 + 12,947 = 24,220 SF
FRONT HOUSE 8,401 SF
BOH 9,683 SF

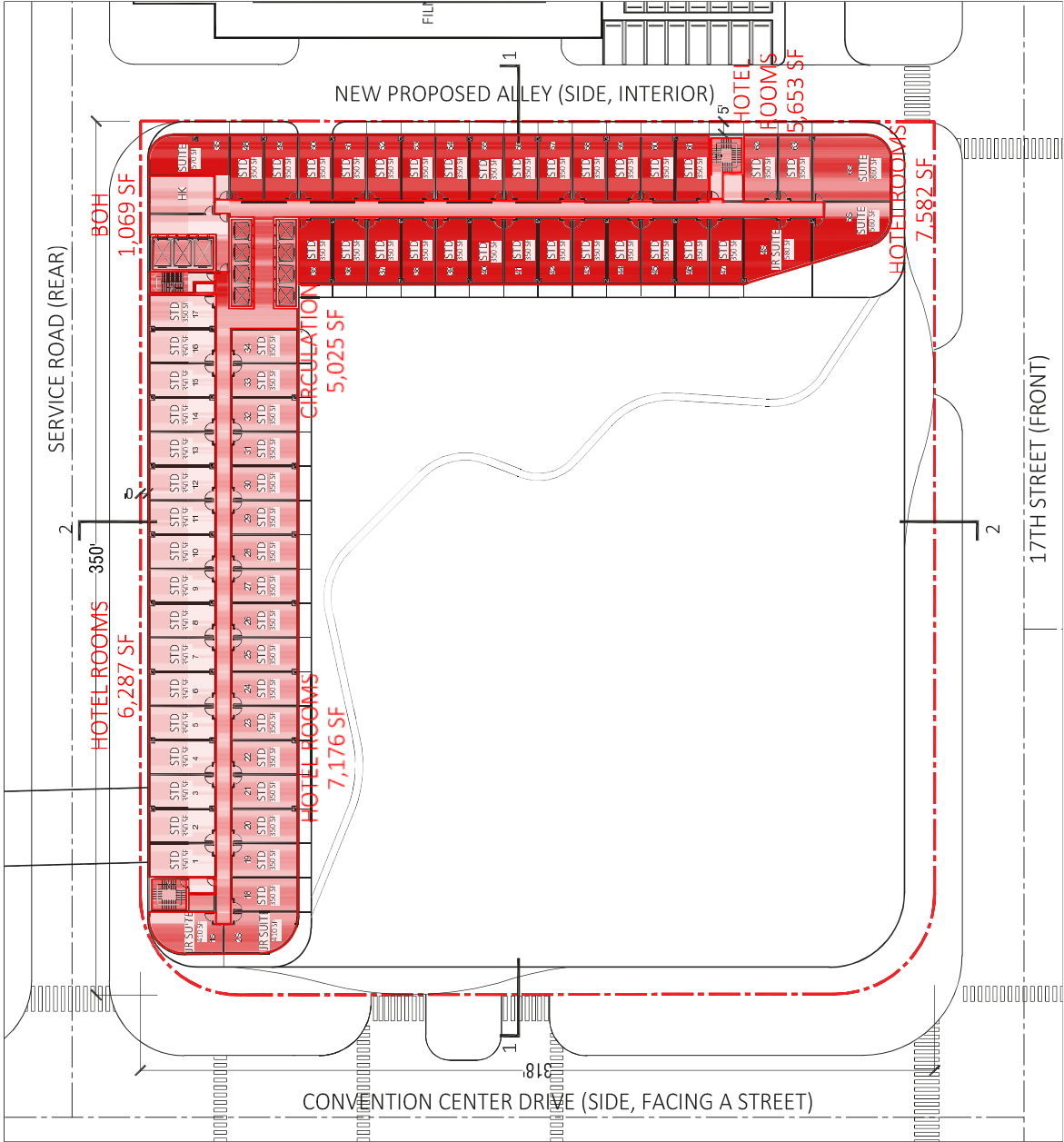
TOTAL GSF ACCOUNTABLE: 42,304 SF



LEVEL 6, 16

HOTEL ROOMS 6,287 + 7,176 + 8,088 + 5,653 = 27,204 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

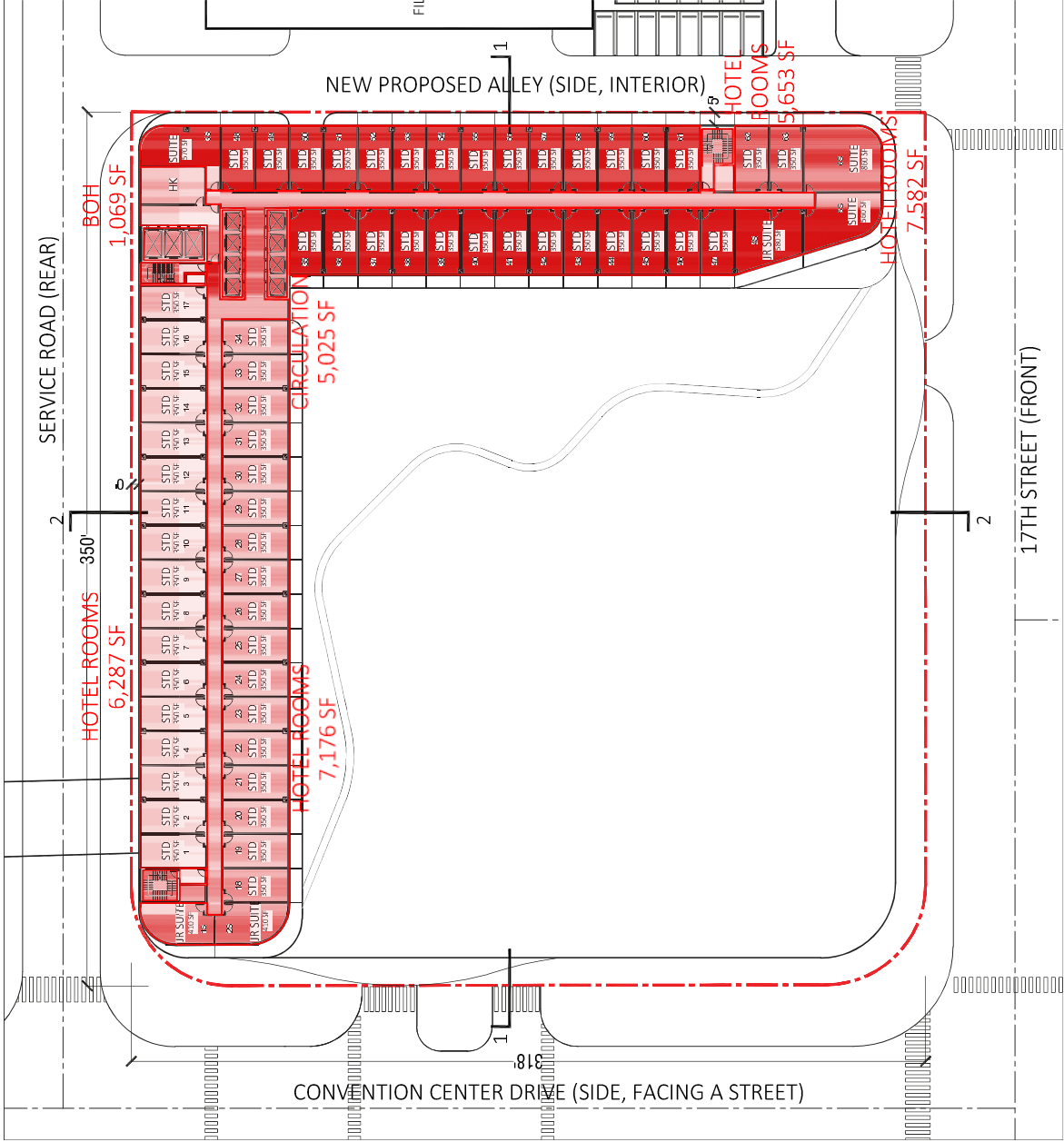
TOTAL GSF ACCOUNTABLE: 33,298 / LEVEL
TOTAL GSF ACCOUNTABLE FOR LEVELS 6 & 16 = 66,596 SF



LEVEL 7

HOTEL ROOMS 6,287 + 7,176 + 7,582 + 5,653 = 26,698 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

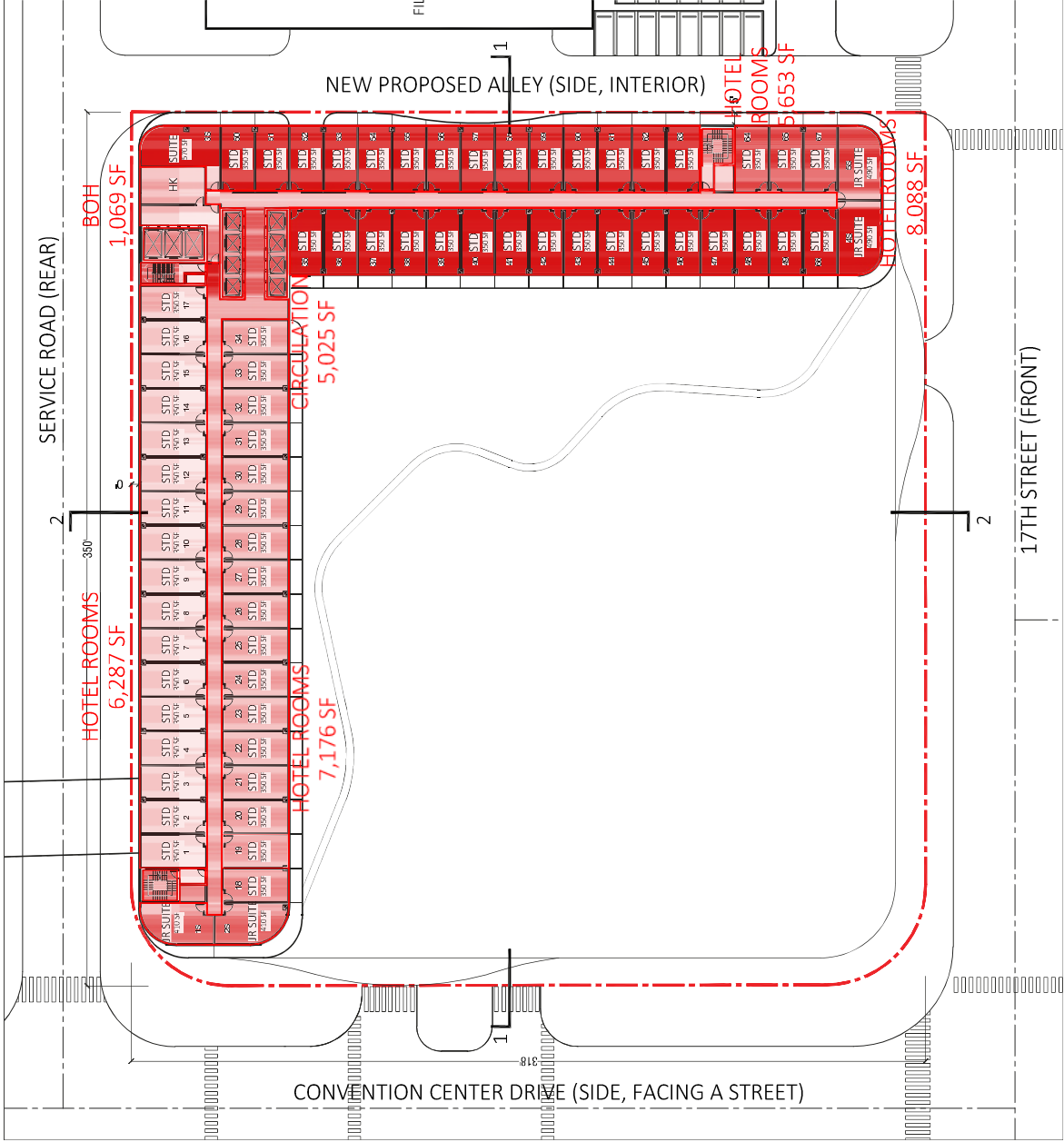
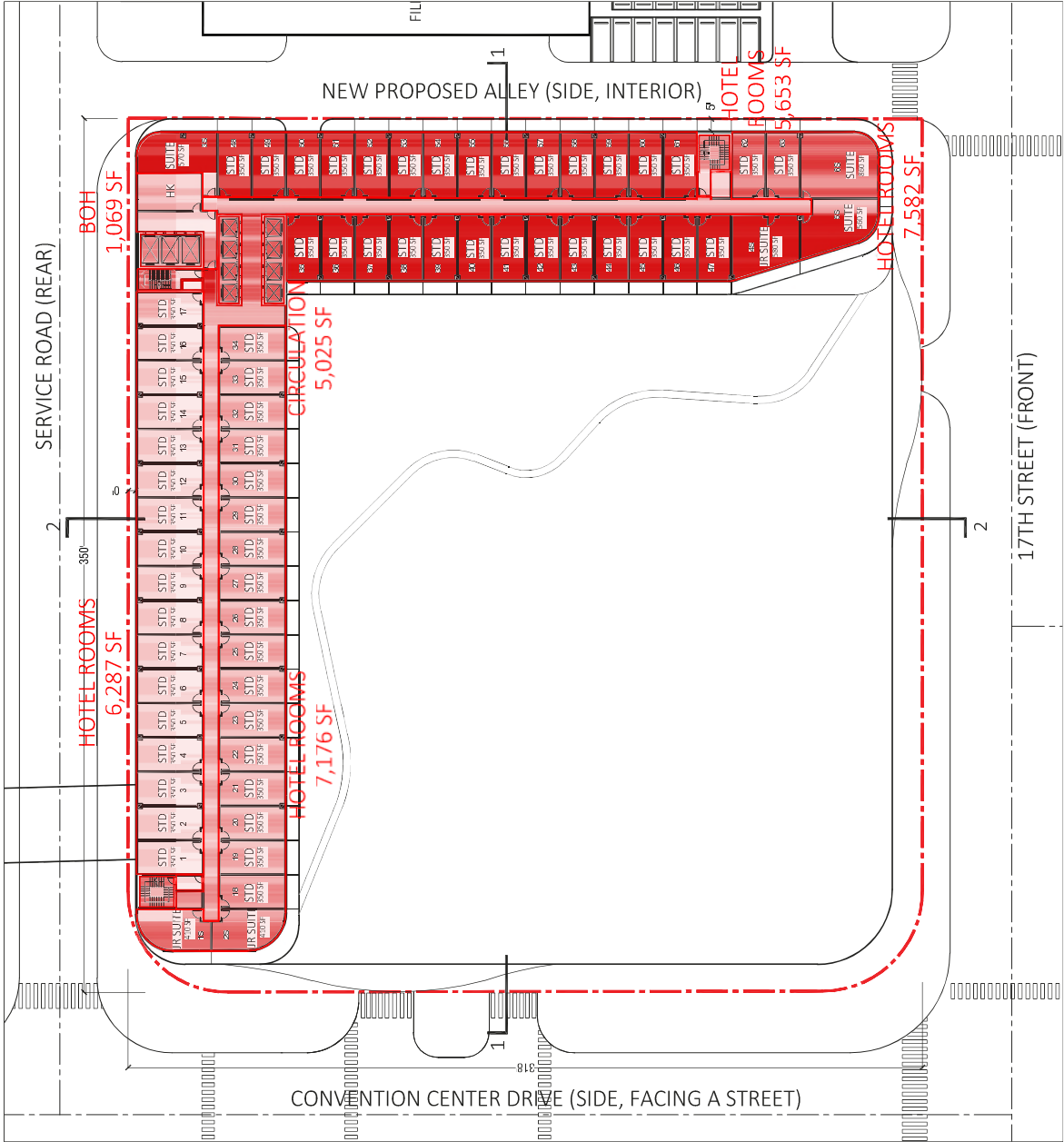
TOTAL GSF ACCOUNTABLE: 32,792 SF

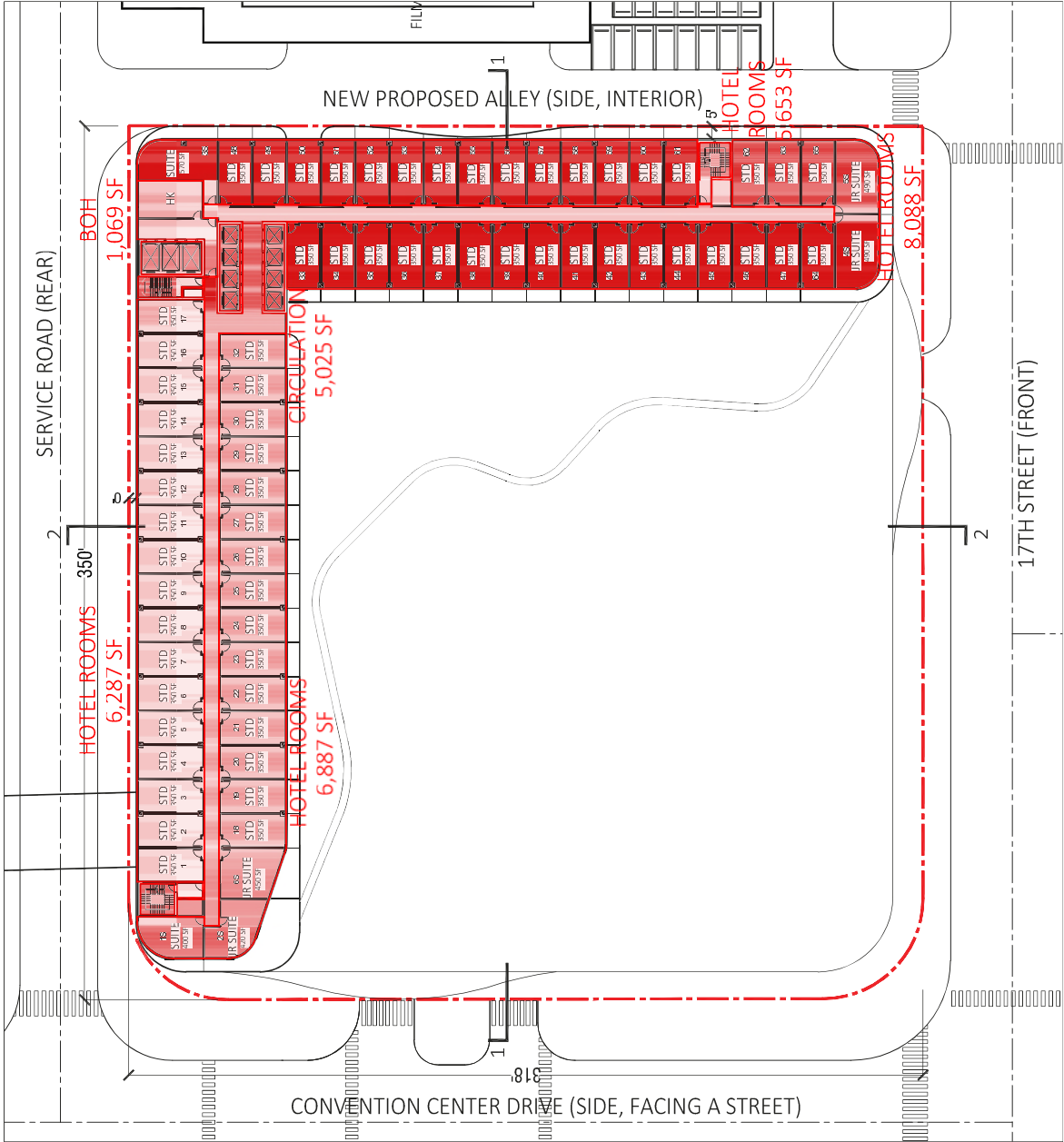


LEVEL 8

HOTEL ROOMS 6,287 + 7,176 + 7,582 + 5,653 = 26,698 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

TOTAL GSF ACCOUNTABLE: 32,792 SF

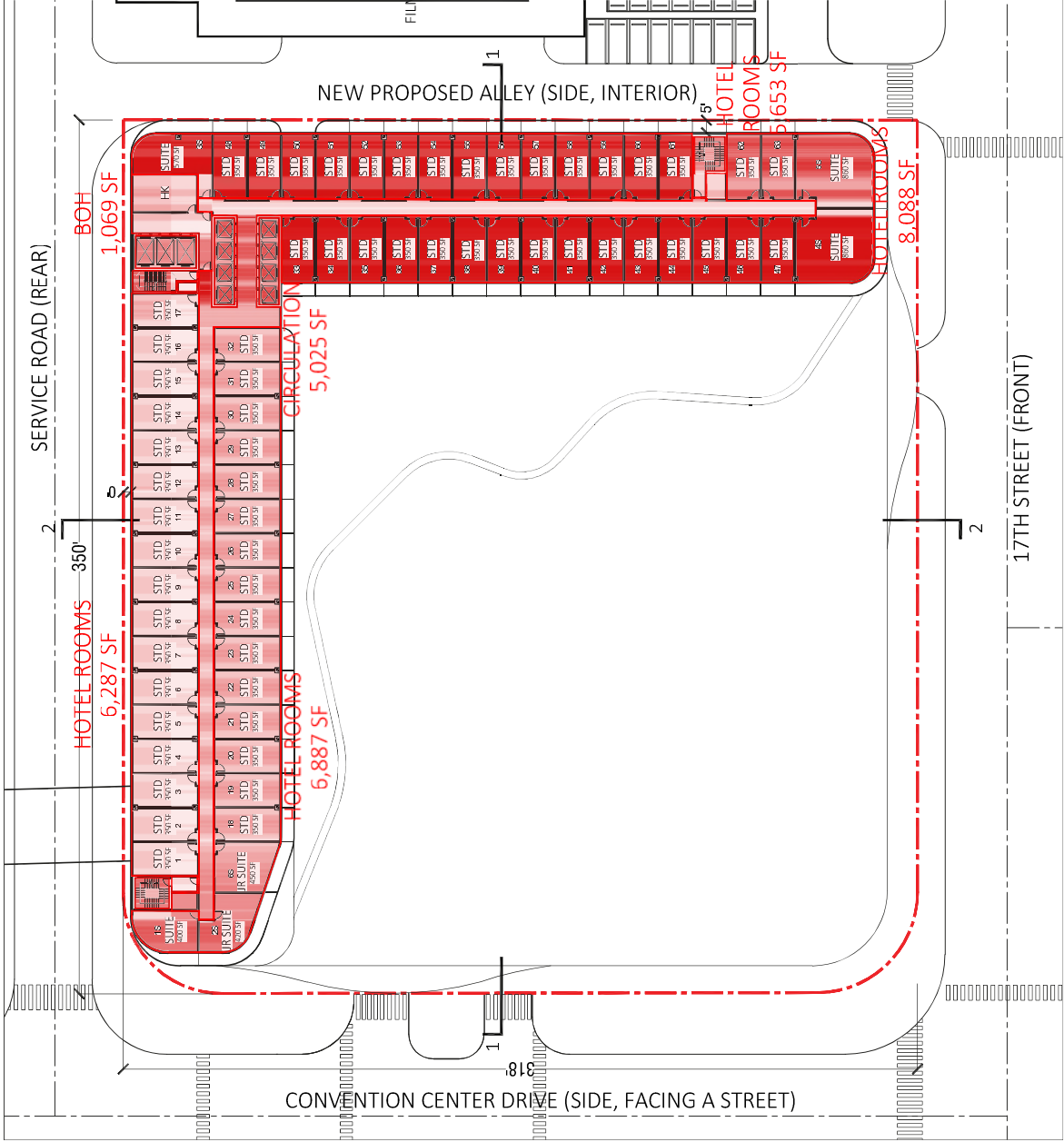




LEVEL 11

HOTEL ROOMS 6,287 + 6,887 + 7,582 + 5,653 = 26,915 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

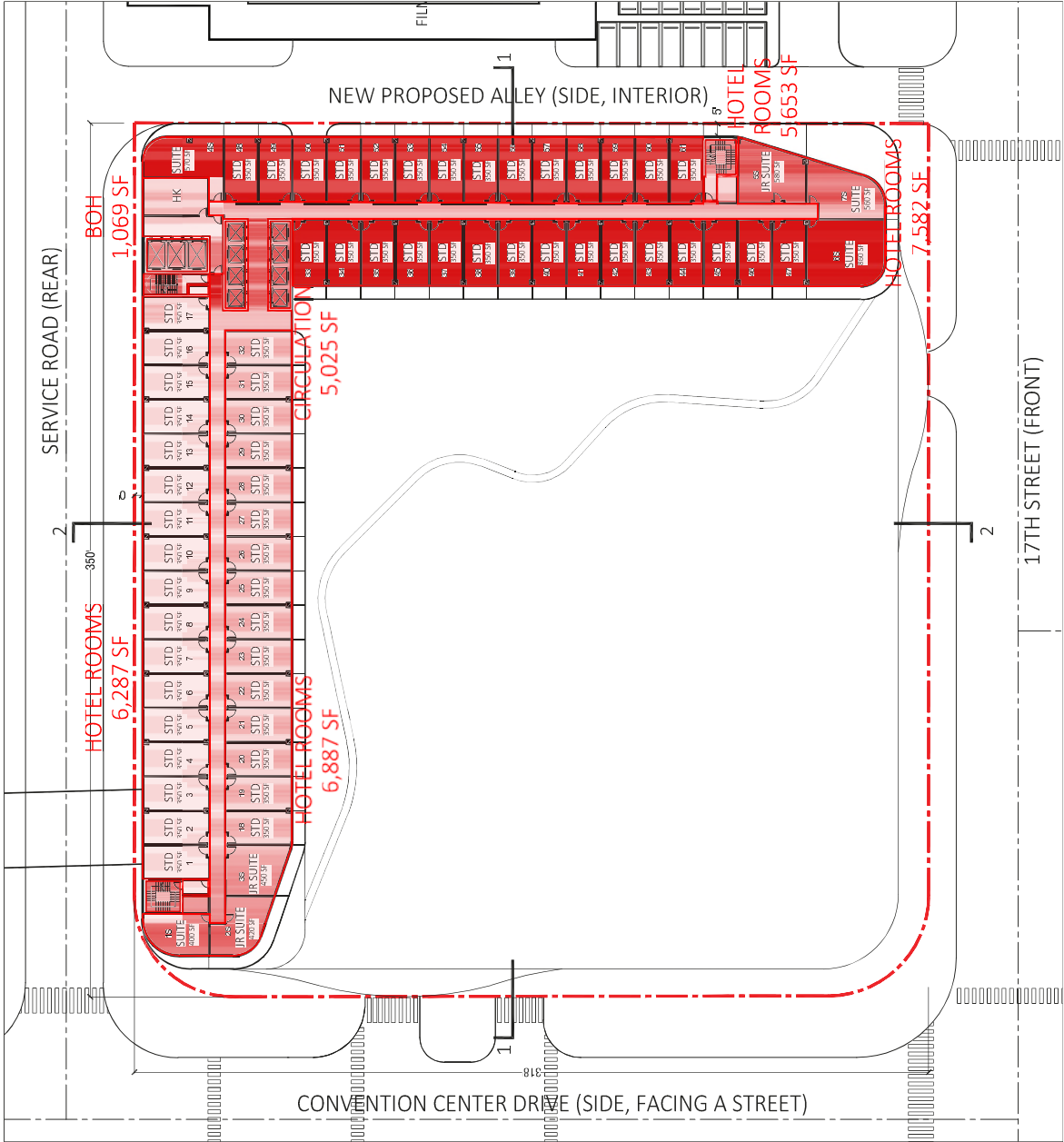
TOTAL GSF ACCOUNTABLE: 33,009 SF



LEVEL 12

HOTEL ROOMS 6,287 + 6,887 + 7,582 + 5,653 = 26,915 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

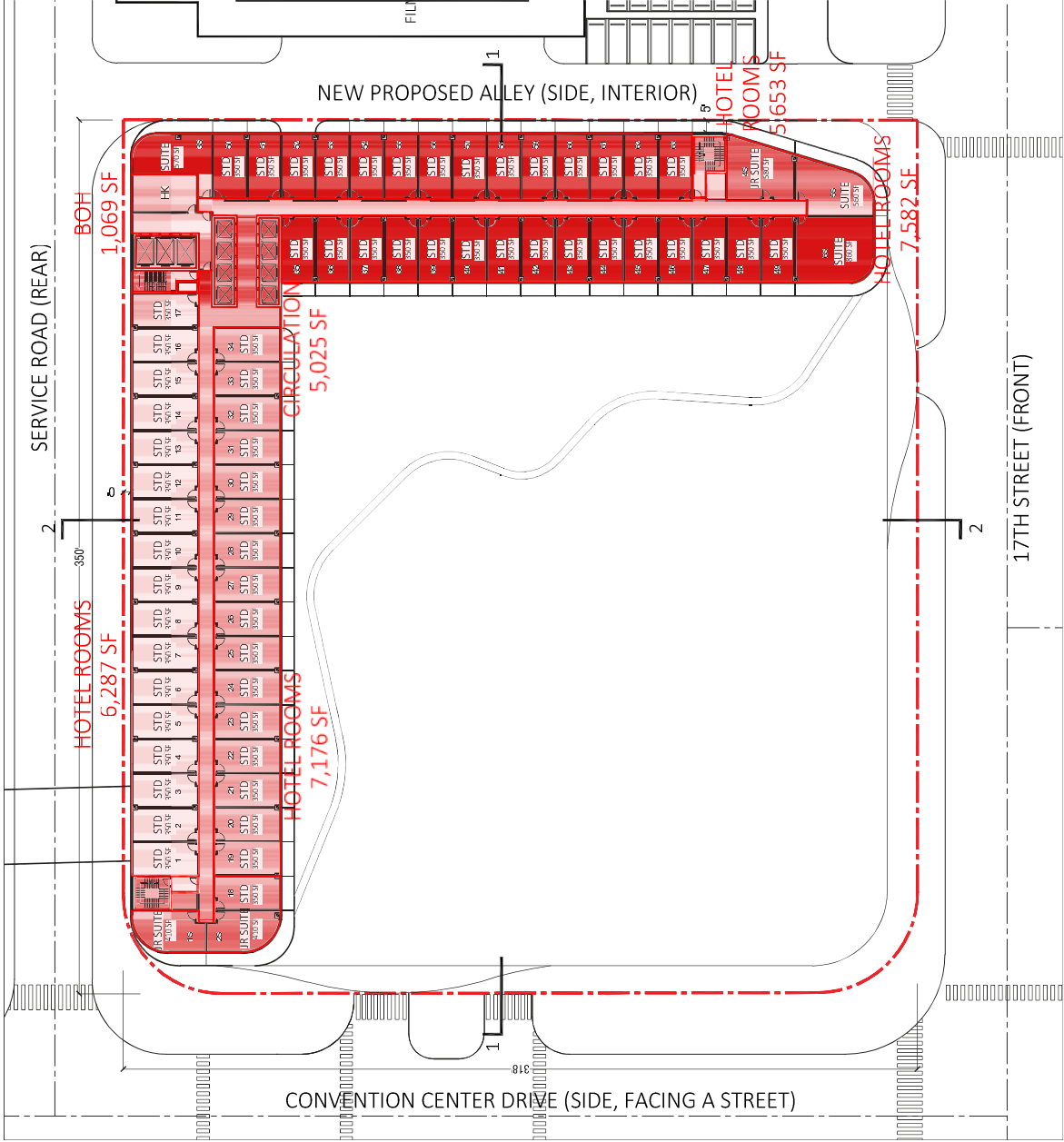
TOTAL GSF ACCOUNTABLE: 33,009 SF



LEVEL 13

HOTEL ROOMS 6,287 + 6,887 + 7,582 + 5,653 = 26,409 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

TOTAL GSF ACCOUNTABLE: 32,503 SF



LEVEL 14-15

HOTEL ROOMS 6,287 + 7,176 + 7,582 + 5,683 = 26,698 SF
CIRCULATION 5,025 SF
BOH 1,069 SF

TOTAL GSF ACCOUNTABLE: 32,792 SF