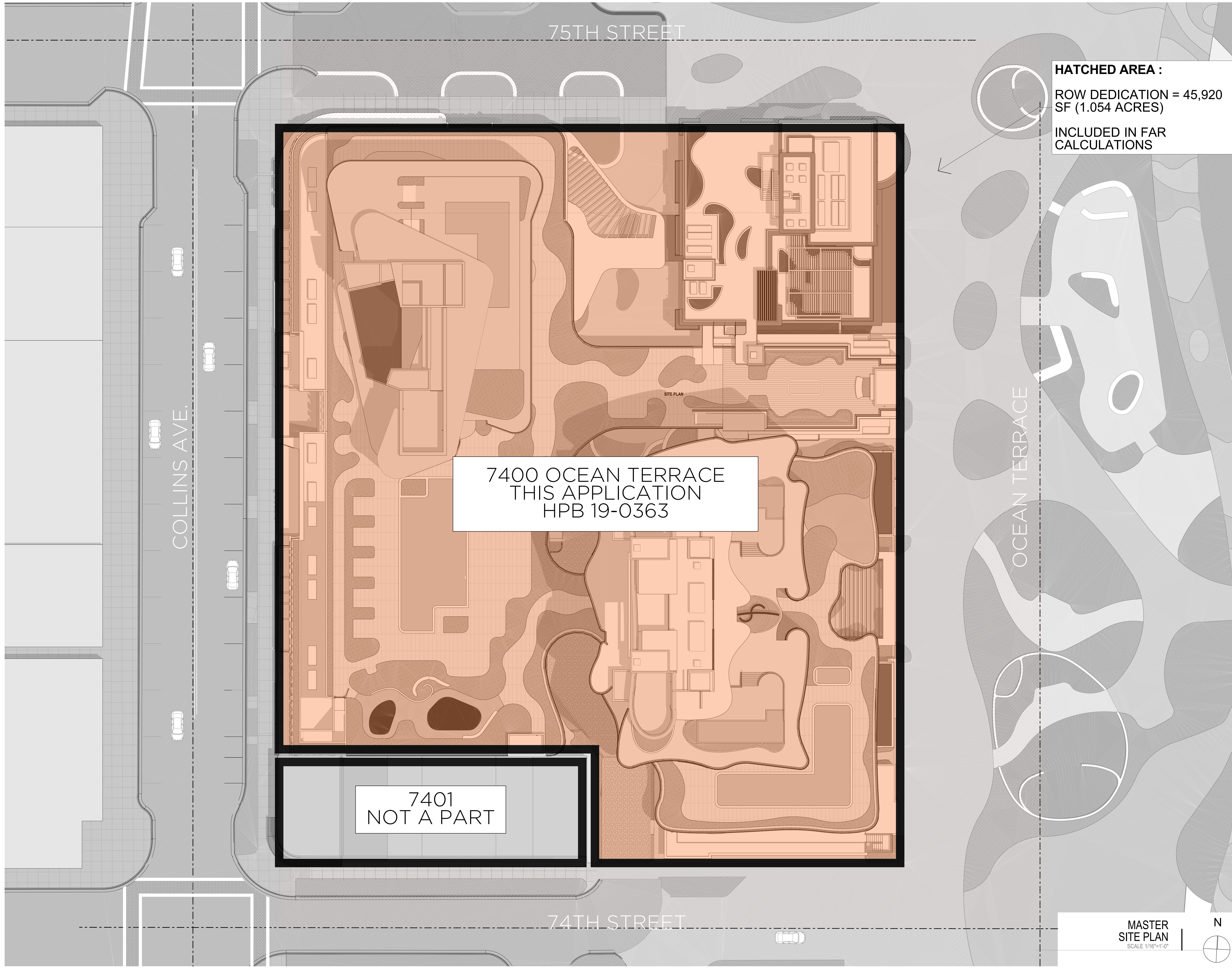


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HATCHED AREA :
ROW DEDICATION = 45,920
SF (1.054 ACRES)
INCLUDED IN FAR
CALCULATIONS

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OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings
1035 North Miami Av.
Miami, FL 33136
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Design & Executive Architect

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Luis O. Revuelta
AR-0007972

Final Cap **Date**
HPB19-0363 **7/15/2021**

Scale
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Sheet Name

MASTER SITE
PLAN

A-006

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7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM ZONING INFORMATION

Site Data					
1	Address:	7200,7410,7420, 7430, 7436, 7450 Ocean Terrace, and 7409, 7421, 7433, 7439, 7441, 7449 Collins Avenue			
2	Board and file numbers:	HPB17-0150			
3	Folio number(s):	02-3202-003-0020, -0030, -0040, -0050, -0060, -0070, -0080, -0090, -0100, -0110, -0120			
4	Year constructed	1948 thru 1961	Zoning District:	OCEAN TERRACE OVERLAY ZONE, with MXEand CD2 underlying zoning. HARDING TOWNSITE HISTORIC DISTRICT AND NORTH SHORE NATIONAL REGISTER DISTRICT	
5	Based Flood Elevation	X ZONE & AE-8 ZONE	Grade Value in NGVD:	8'-9" NGVD	
6	Adjusted grade (Flood+Grade/2)	(9'-0"+ 8'-9")/2 = 8'-10" NGVD	Lot Area:	142,220 SQ FT (3.26 Acres)	
7	Lot width	300 FT Collins Ave and 350 FT Ocean Terrace. (275 FT average).	Lot Depth:	296 FT	
8	Minimum Unit Size (hotel)	438 SQ FT	Average Unit Size (hotel)	n/a	
	Minimum Unit Size (residential)	902 SQ FT	Average Unit Size (residential)	1720 SQ FT	
9	Existing Use	Residential, Commercial & Hotel	Proposed Use	Residential, Commercial & Hotel	
	Building Data	Maximum	Existing	Proposed	Deficiencies/Notes
10	Height (Residential Use)	235 FT	20'-8" (top of main roof)	235 FT	complies
11	Number of Stories	22 Stories	3 Stories	20 Stories	complies
	Maximum Height (Hotel use)	125 FT	49'-7" (top of penthouse roof)	125 FT	complies
	Maximum Pedestal Height	40 (up to 45 with HPB approval)	n/a	40 FT	complies
			Measurement of Height from BFE+2 = 10'-0" NGVD - Main Lobby Level		
12	FAR - 7450 Ocean Terrace Lot - Historic Property	41,375 SQFT	41,375 SQ FT	38,114 SF	non conforming - grandfathered
	FAR - Other Lots	162,600 SQFT + 91,840 SQFT = 254,440 SQFT	86,670 SQFT	253,651 SF	complies
	FAR - TOTAL	295,815 SQFT	128,045 SQFT	291,765 SF	
13	Gross square footage	n/a	existing to remain: 63,773 SQ FT	new construction: 525,692 SQ FT	n/a
			total (existing and new) = 589,465 SQFT		
14	Square Footage by use				
15	Number of units - Residential	186	16	75	complies
16	Number of units - Hotel	n/a	215	127	complies
17	Number of seats	n/a		not determined at this time	
18	Occupancy Load	n/a		not determined at this time	
	Setbacks	Required	Existing	Proposed	Deficiencies/Notes
	Subterranean				
19	Front Setback - Collins Avenue	0'	151'-3"	44'-7"	complies
	Front Setback - Ocean Terrace		48'-9"	43'-5"	complies
20	Side Setback with 7401 (interior):	0'	n/a	31'-11"	complies
21	Side Setback facing Street - 75th Street		0'-0"	0'-0"	complies
	Side Setback facing Street - 74th Street		202'-7"	71'-0"	complies
22	Rear Setback:	0'	n/a	n/a	n/a
	At Grade Parking				
23	Front Setback - Collins Avenue	n/a	n/a	n/a	n/a
	Front Setback - Ocean Terrace	n/a	n/a	n/a	n/a
24	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
25	Side Setback facing Street - 75th Street	n/a	n/a	n/a	n/a
	Side Setback facing Street - 74th Street	n/a	n/a	n/a	n/a
26	Rear Setback:	n/a	n/a	n/a	n/a
	Pedestal (up to 40 feet)				
27	Front Setback - Collins Avenue	For underlying CD-2: 0' for the first 25' of building height or the height of the existing building, whichever is greater. 5' for portions of new buildings within remaining pedestal height.	varies, most at 0', some are encroaching into the right of way up to 3"	varies, most at 0' and some encroaching up to 3" into the right of way for the height of the existing building. 5' for the portions of the new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1)
	Front Setback - Ocean Terrace	For underlying MXE: 5' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	varies between 0' and 5'	varies from 0' to 5' for the height of the existing buildings. 20' for portions of new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). 7. A variance to reduce by 3'-5" of the required pedestal front yard setback for the construction of a new canopy with vertical support columns setback at 1'-7" from teh property line facing Ocean Terrace (Sec. 142-1142(d)).
28	Side Setback with 7401 (interior):	For underlying CD-2: 0'	5.1'	0'-0"	complies
	Side Setback with 7401 (interior):	For underlying MXE: 7.5'	10.1'	7'-6"	complies
29	Side Setback facing Street - 75th Street	For properties facing 75 Street: 0'	0'	0'-0"	complies
	Side Setback facing Street - 74th Street	For properties facing 74 Street: 0' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	3.9'	0' up to 20' in height then 20'	A variance to reduce by 6'-0" the minimum required pedestal side street setback of 20' for the construction of a new pool deck at 14'-0" from the property line facing 74th Street (Sec. 142-870(a)(2)(b)).
30	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a
	Tower (above 40 feet)				
31	Front Setback - Collins Avenue	For underlying CD-2: 30'	n/a	30'-0"	complies
	Front Setback - Ocean Terrace	For underlying MXE: 55'	0'-0"	55'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1).6. A variance to reduce by 29'-10" the minimum required tower front setback of 55' for the construction of a new mechanical room at 25'-2" from the property line facing Ocean Terrace (Sec. 142-870.1(a)(3)(a)(2)).
32	Side Setback with 7401 - CD2 (interior):		n/a	123'-4"	n/a
33	Side Setback facing Street - 75th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	0' below 125'	25' below 125'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). A variance to reduce by 18'-1" of the required tower side street setback of 25' for the construction of a rooftop boiler room and rooftop mechanical room at 6'-11" from the property line facing 75th Street (Sec. 142-870.1(a)(3)(b)).
	Side Setback facing Street - 74th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	n/a	25' up to 125' then 50'	
34	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a

ITEM ZONING INFORMATION

Parking		Required	Existing	Proposed	Deficiencies
35	Parking District	Parking District 4			
36	Total # of parking spaces	252			
37	# of parking spaces per use (provide a separate chart for a breakdaown calculation)	See separate chart on A-008			
38	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	Lobby Level	Level 2	Level 3	Total
		23	91	138	252
39	Parking Space Dimension	Single Parking Spaces = 8'-6" x 18'-0" - Tandem Parking spaces= 8'-6" x 16'-0" each one - Parralel Parking = 8'-6" x 21'-0"			
40	Parking Space Configuration. (45°, 60°, 90°, Parallel)	67 regular spaces @ 90 degrees+6 parallel parking = 73 vehicles			
41	ADA Spaces	7 Accessible Parking Spaces			
42	Tandem Spaces	21 Tandem Spaces (42 vehicles) + 54Tandem Mechanical Lifts (108 Vehicles) + 11 Mechanical lifts (22 vehicles) = 172 Parking Spaces			
43	Drive aisle width	22 Ft			
44	Valet Drop off and pick up	Yes			
45	Loading zones and Trash Collection areas	One common for all uses -see separate chart on A-008			
46	Racks	See separate chart on A-008			
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
47	Type of Use	tbd	tbd	tbd	
48	Total # of seats	tbd	tbd	tbd	
49	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
50	Total Occupant content	tbd	tbd	tbd	
51	Occupal content per Venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
52	Is this a contributing building?	YES			
53	Local within a Local Historic District?	YES			

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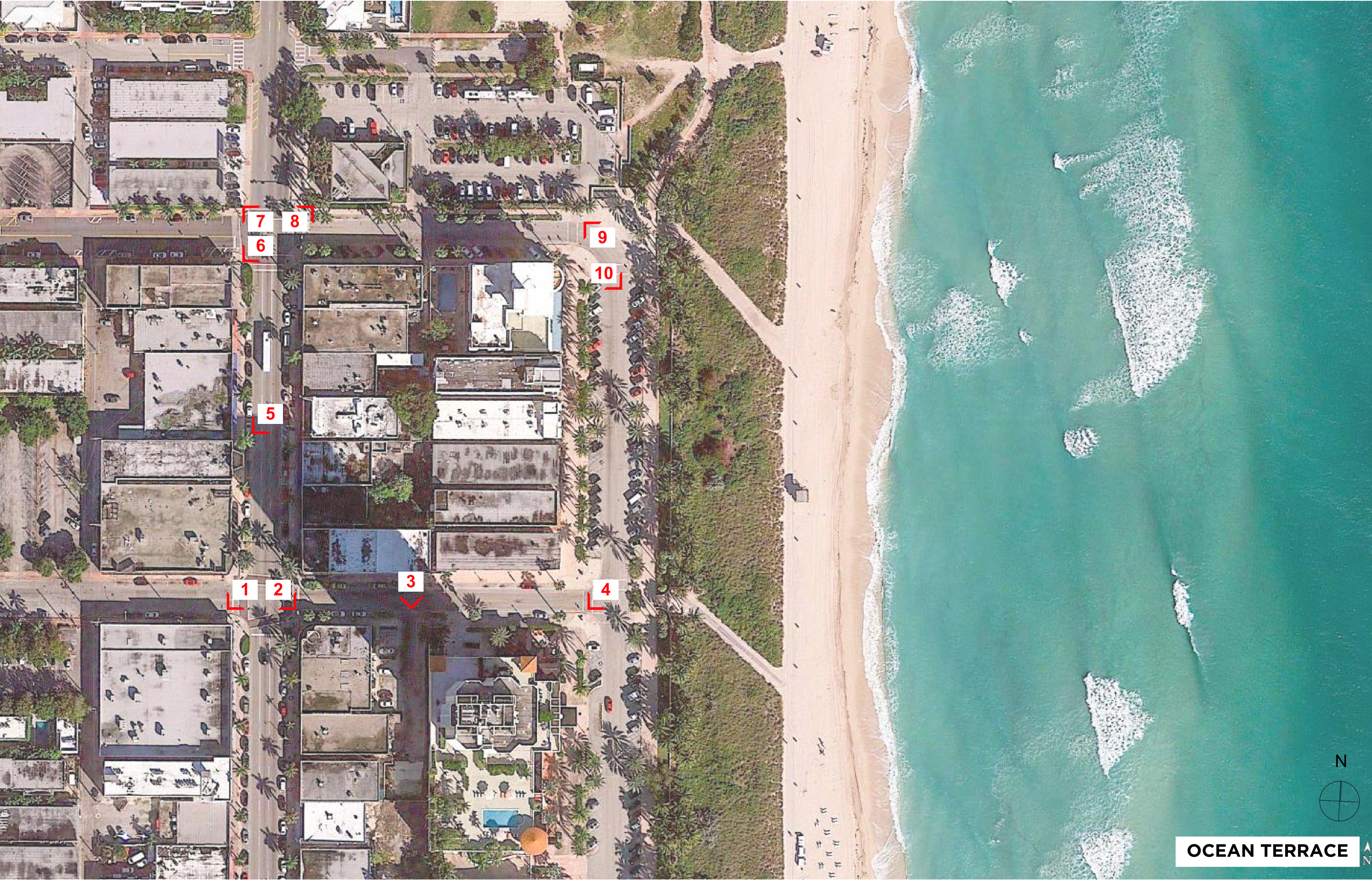
A-009

Residential				Required	Proposed
Short term: 4 per project or 1 per 10 units	No. of Units	75		8	
Long term: 1 per unit				75	7
Hotel - Existing + New				Required	Proposed
Short term: 2 per hotel or 1 per 10 rooms	No. of Rooms	127		13	1
Long term: 1 per 10% of Employees	No. of employees estimated	64		7	
Retail				Required	Proposed
Short term: 1 per business, 4 per project or 1 per 10,000 square feet	Area	16,941 sf		2	
Long term: 1 per 10 percent of employees; or 2 per 5,000 square feet and under; 3 per 5,001—20,000 square feet; 6 for 20,001—50,000 square feet; 10 for 50,000 square feet and over					
				3	
TOTAL short term bicycle parking				23	23
TOTAL long term bicycle parking				85	85

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Contractor: BAN; BIM Source: 1; BM Series: 1; 161812_OCEAN TERRACE-161812_OCEAN TERRACE-161812_0009 Date: 7/1/2021

OCEAN TERRACE

CONTEXT ANALYSIS



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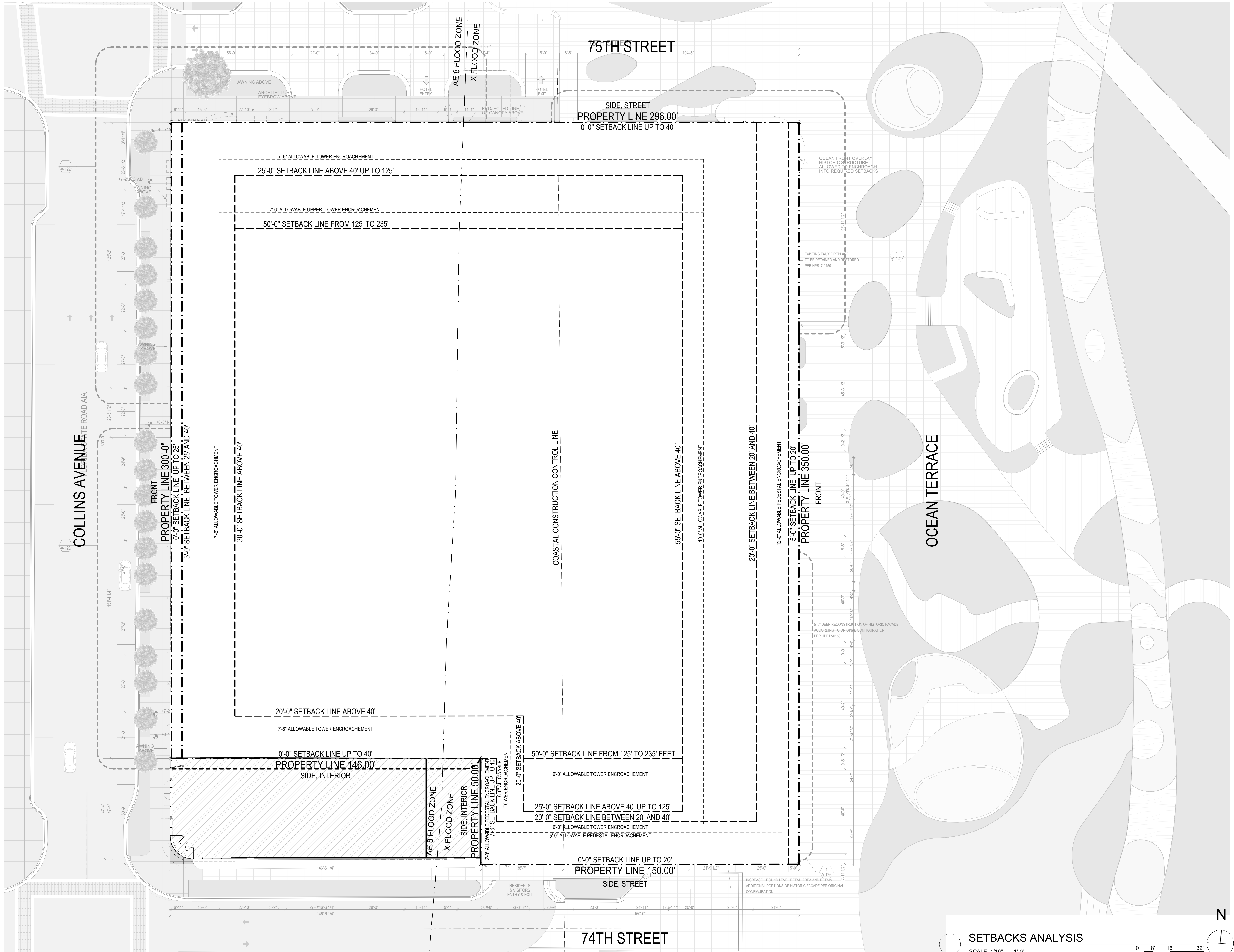
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Final Cap
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7/15/2021
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CONTEXT
ANALYSIS

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Rev: 1
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Final Cap Date
HPB19-0363 7/15/2021

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Sheet Name

ZONING
ANALYSIS -
SETBACKS

A-011

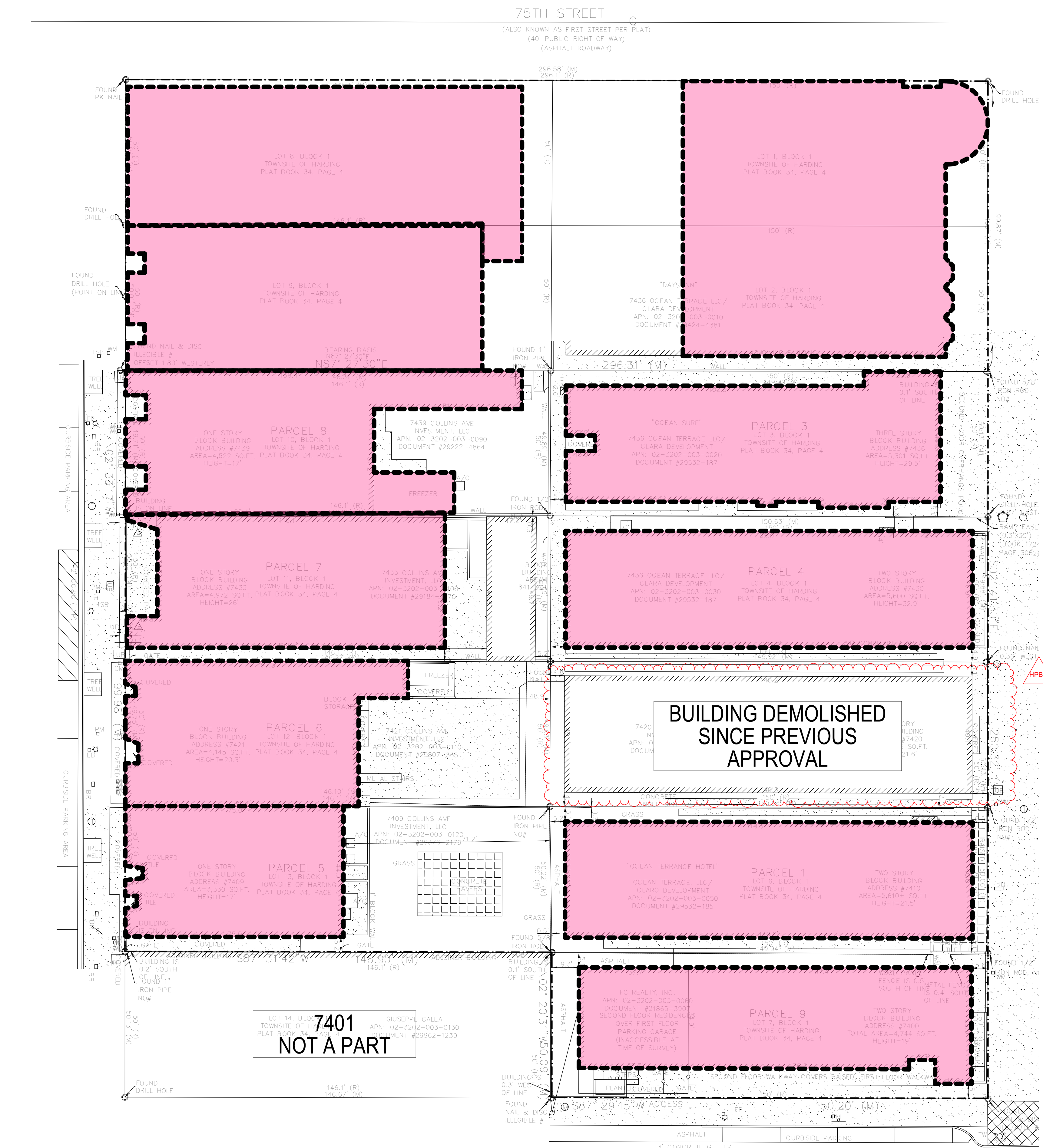
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SCALE: 1" = 20'

SCALE: 1" = 20'

EXISTING FAR

OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

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Ocean Terrace
Holdings

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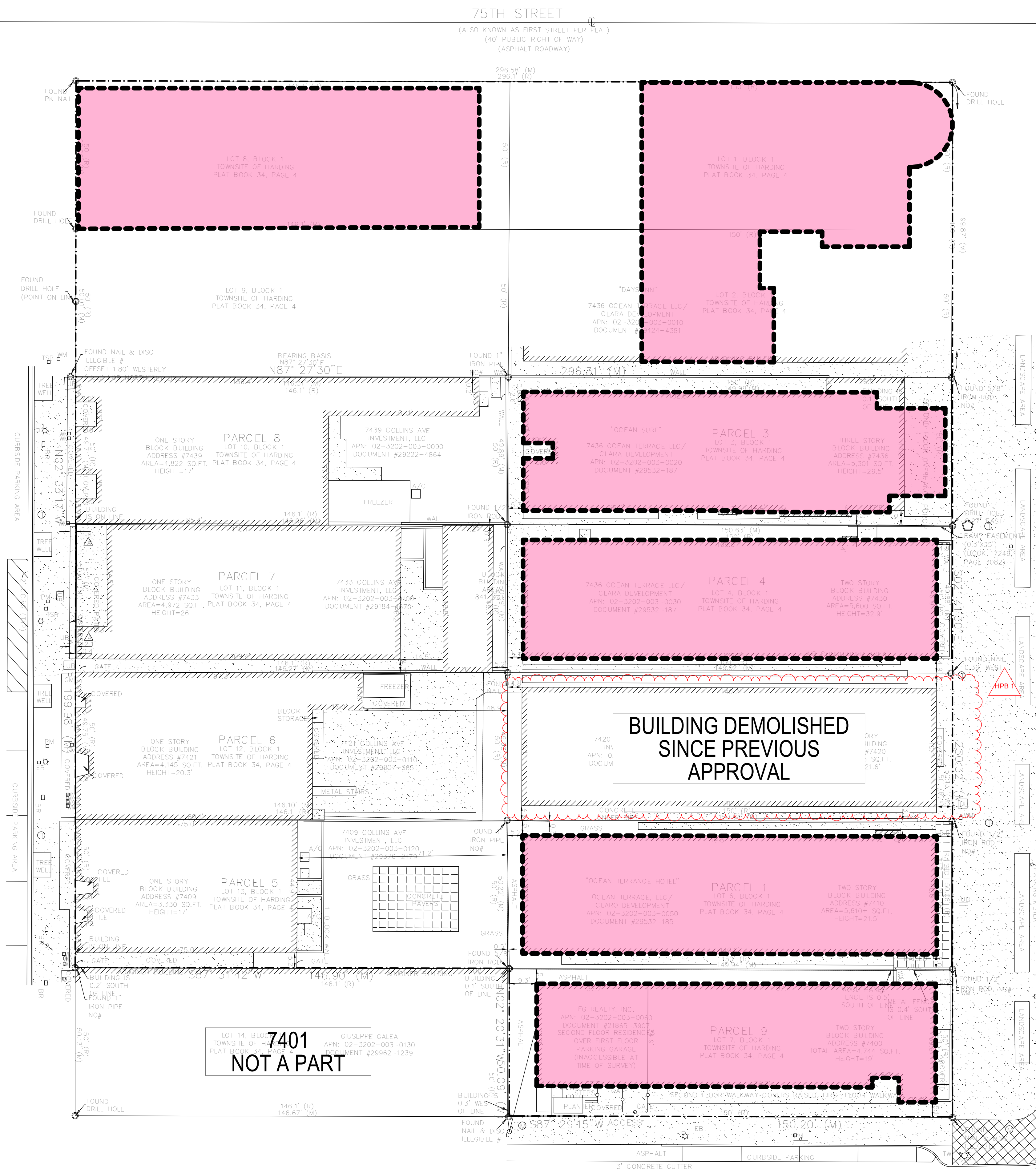
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EXISTING FAR 2

A-013



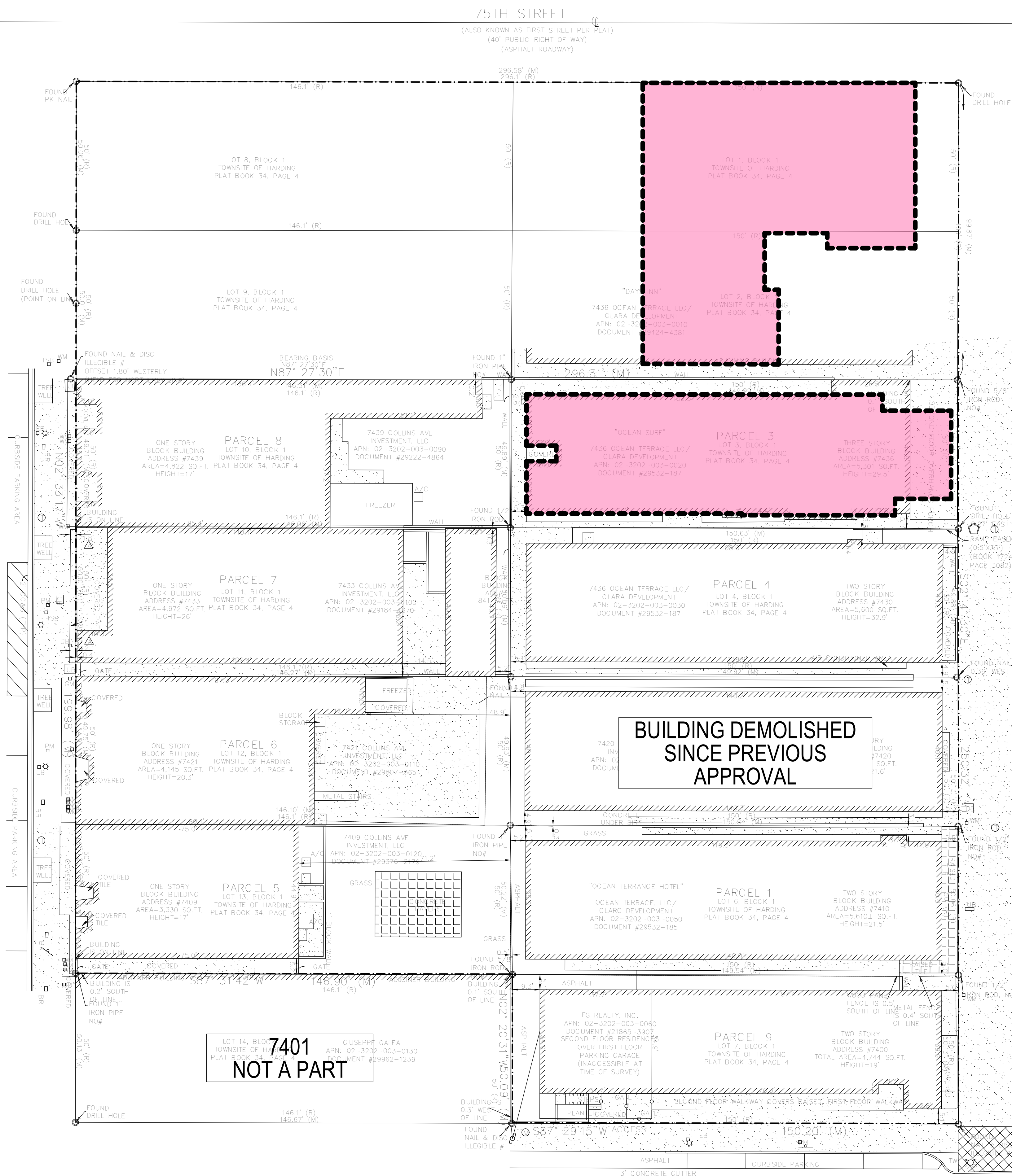
LEVEL 2

SCALE: 1" = 20'

TOTAL: 34,753 SQ. FT.
7450 BUILDING: 6,909 SQ. FT.
OTHER BUILDINGS: 27,844 SQ. FT.

0 10' 20' 40'

HPB 1



LEVEL 3

SCALE: 1" = 20'

TOTAL: 12,058 SQ. FT.
7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 5,478 SQ. FT.

0 10' 20' 40'

EXISTING FAR

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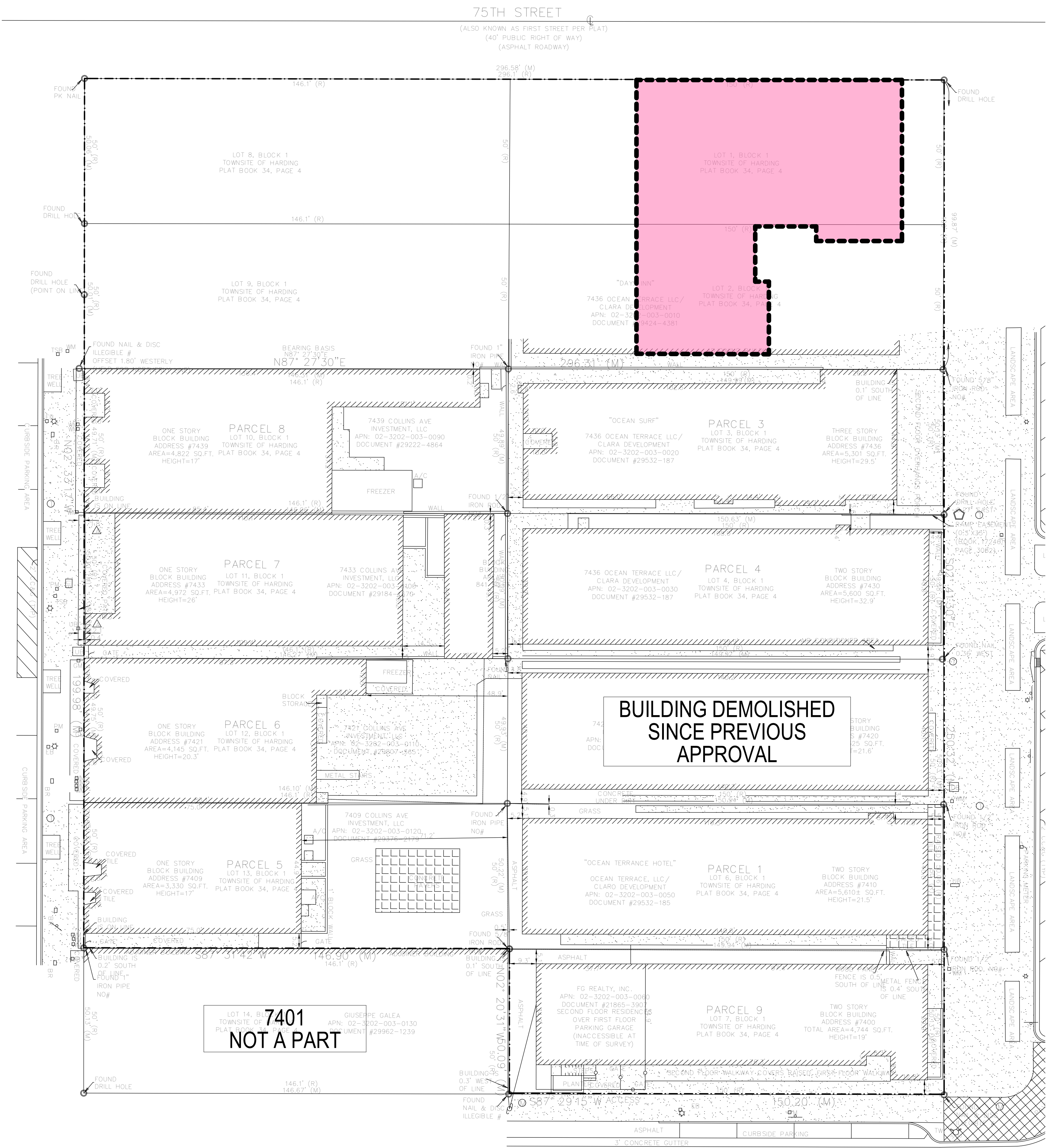
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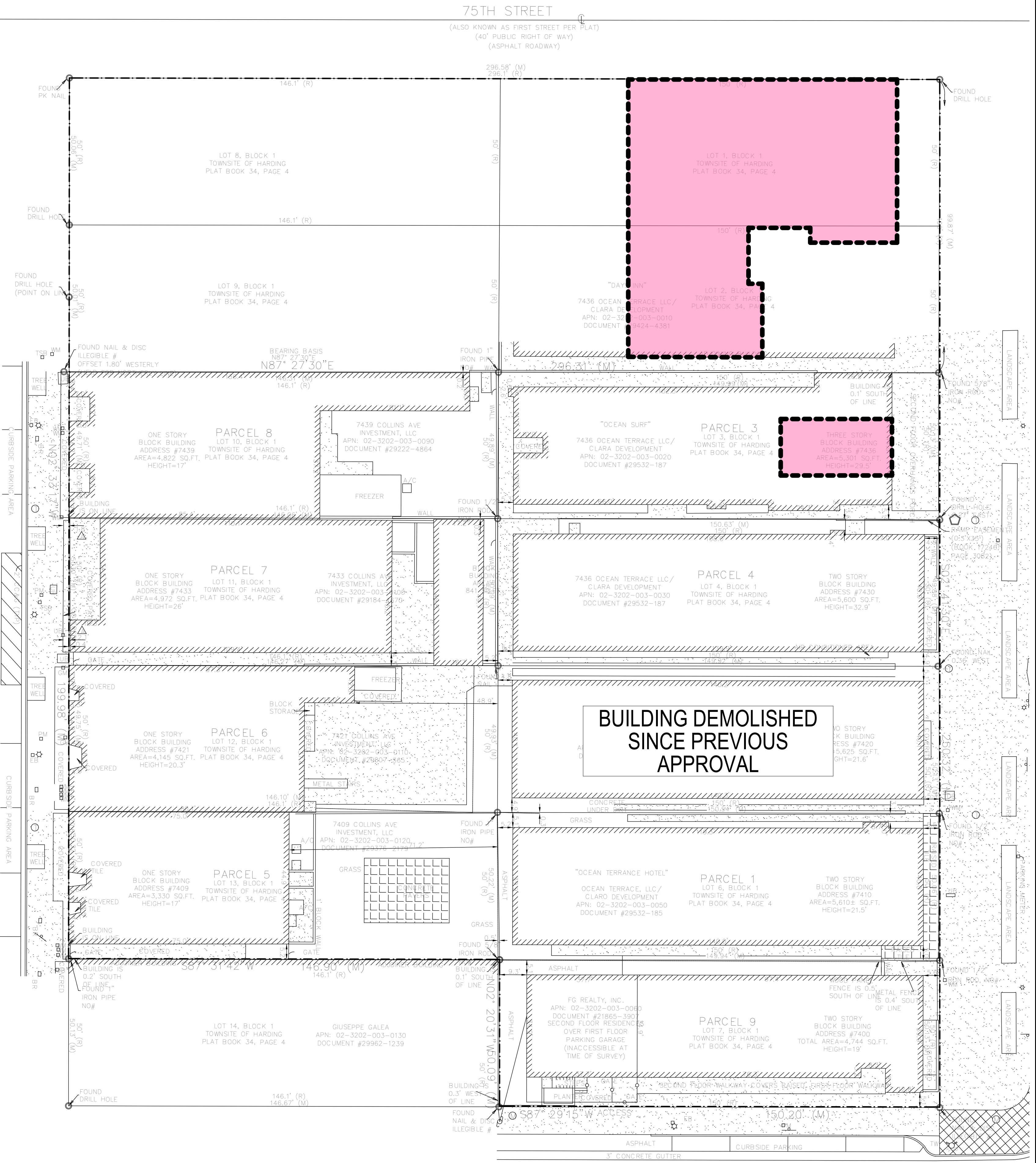
EXISTING FAR 3

EXISTING FAR

A-014



LEVEL 3.5
SCALE: 1" = 20'
TOTAL: 6,580 SQ. FT.
7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.



LEVEL 4
SCALE: 1" = 20'
TOTAL: 7,309 SQ. FT.
7450 BUILDING: 7,309 SQ. FT.
OTHER BUILDINGS: 729 SQ. FT.

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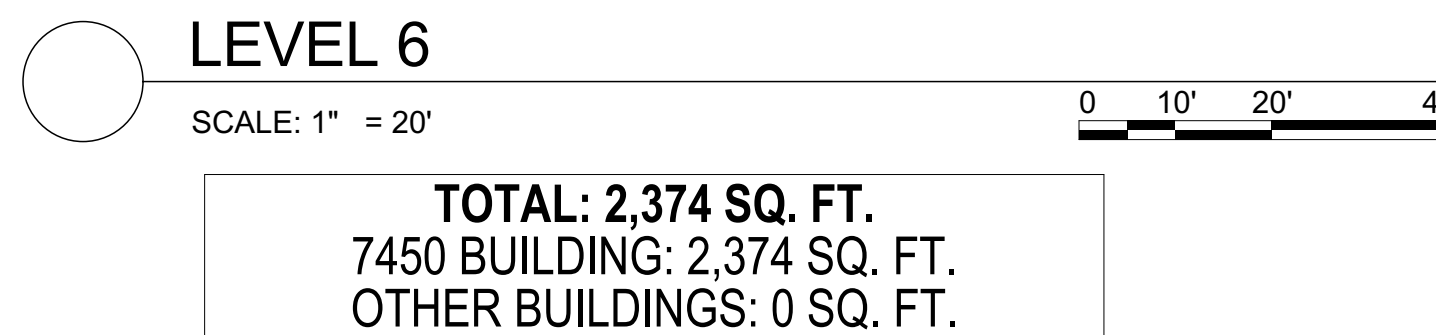
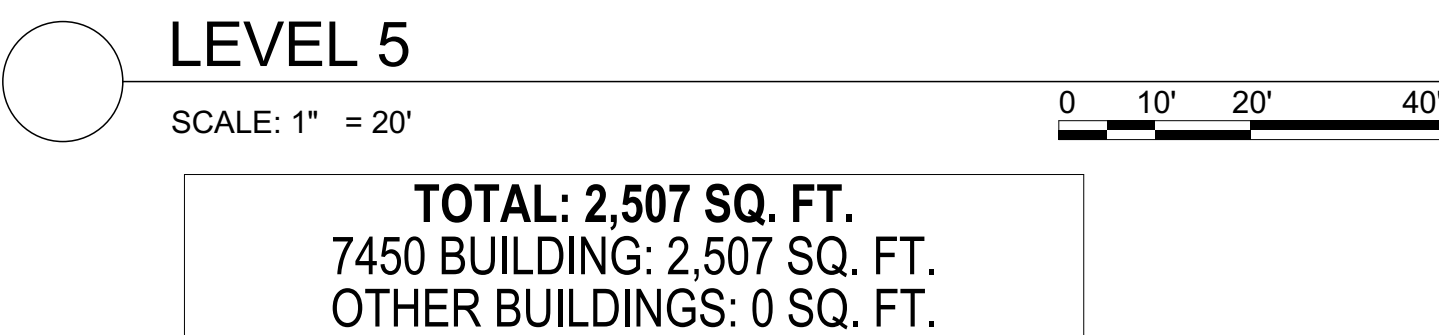
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305.324.470C

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Sheet Name

A-016

LEVEL 6:	2,374
LEVEL 5:	2,507
LEVEL 4:	6,580
LEVEL 3.5:	7,309
LEVEL 3:	12,051
LEVEL 2:	34,751
GROUND LEVEL:	60,031
SEMI-BASEMENT:	2,426

TOTAL:	128,045 SQFT Approx.
7450 BUILDING:	41,375 SQFT
OTHER BUILDINGS:	86,670 SQFT

EXISTING FAR

OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

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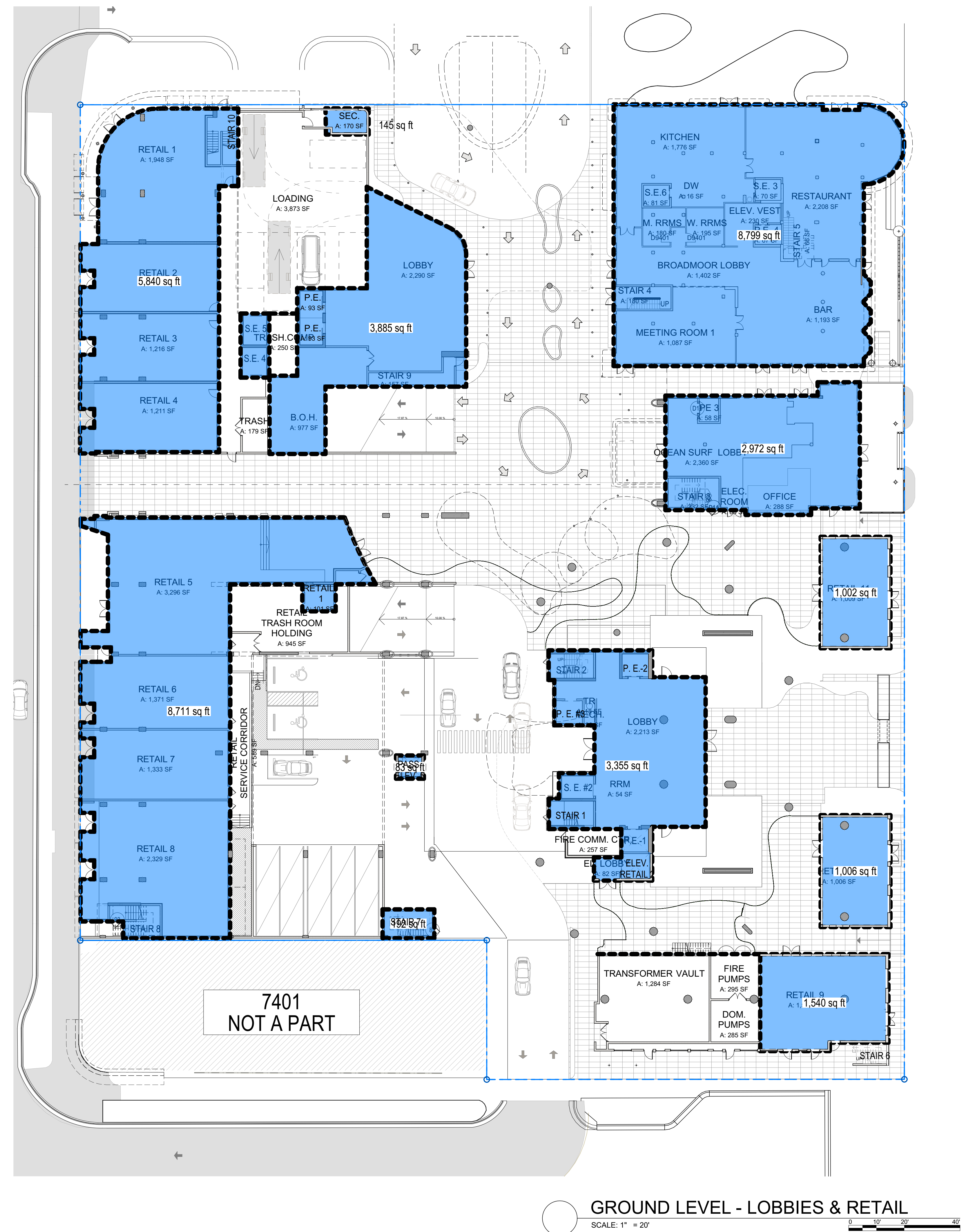
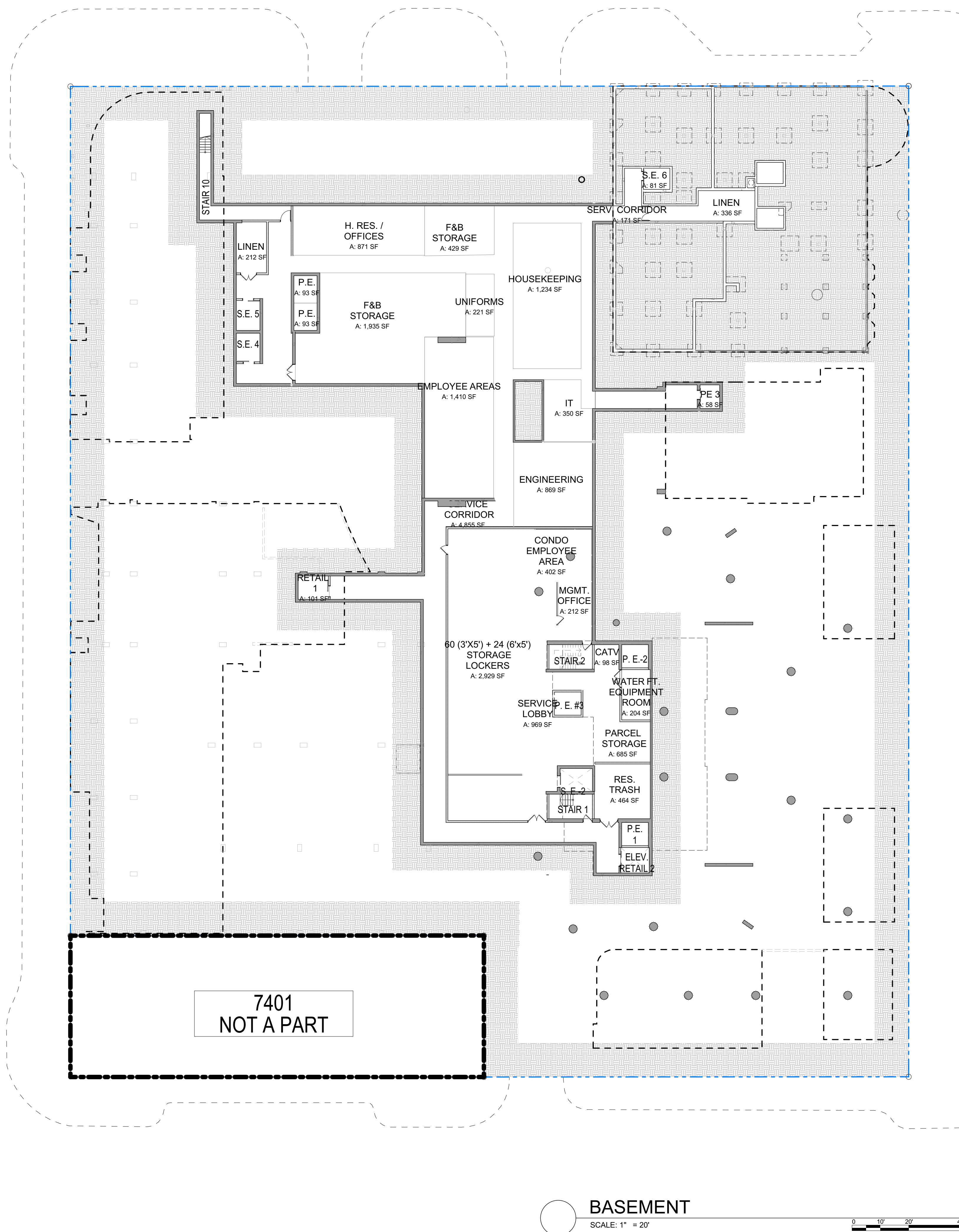
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PB19-0363	7/15/2021

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PROPOSED FAR

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PROPOSED FAR

7450 BUILDING: 8,799 SQ. FT.
OTHER BUILDINGS: 28,586 SQ. FT.

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OTHER BUILDINGS: 3,526 SQ. FT.



OTHER BUILDINGS: 9,130 SQ. FT.

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7400 Ocean Terrace
Miami Beach, FL 33141

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Age Group	Percentage
18-24	10%
25-34	20%
35-44	25%
45-54	30%
55-64	35%
65-74	38%
75-84	35%
85+	10%



HPB 15

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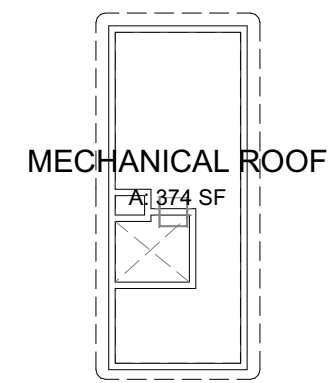
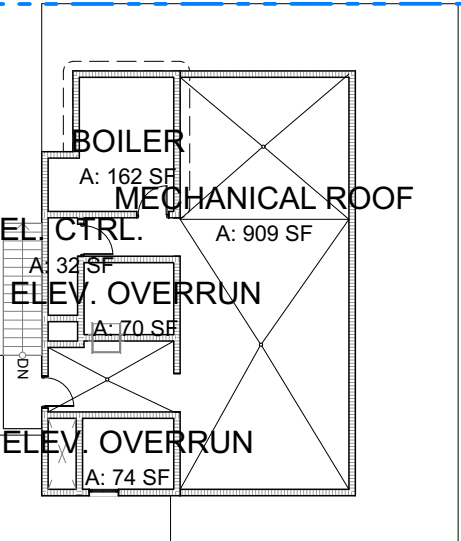
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SCALE: 1" = 20'



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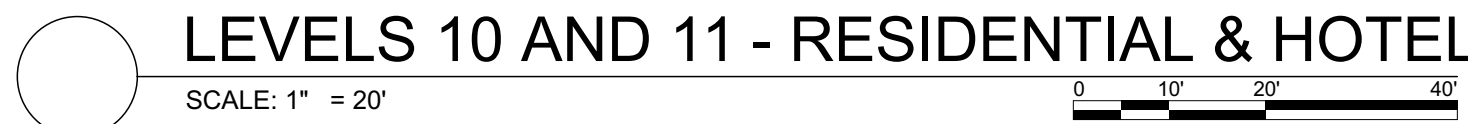
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Scale

N



OTHER BUILDINGS: 16,902 SQ. FT. X2 = 33,804 SQ. FT.



OTHER BUILDINGS: 10,874 SQ. FT.



OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings
1035 North Miami Av.
Miami, FL 33136
305.324.4700

Design & Executive Architect
REVUELTA
Architecture International
P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

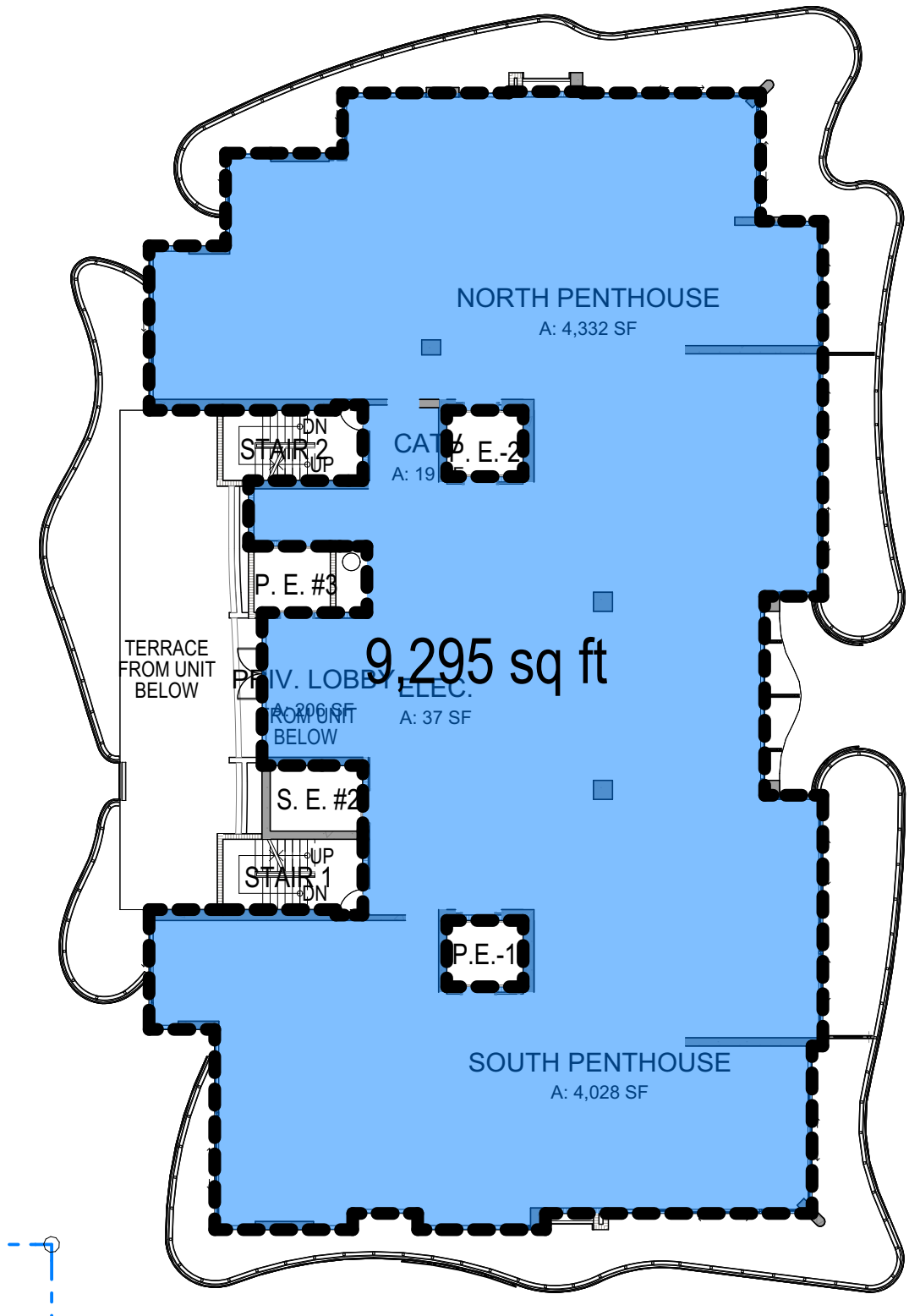
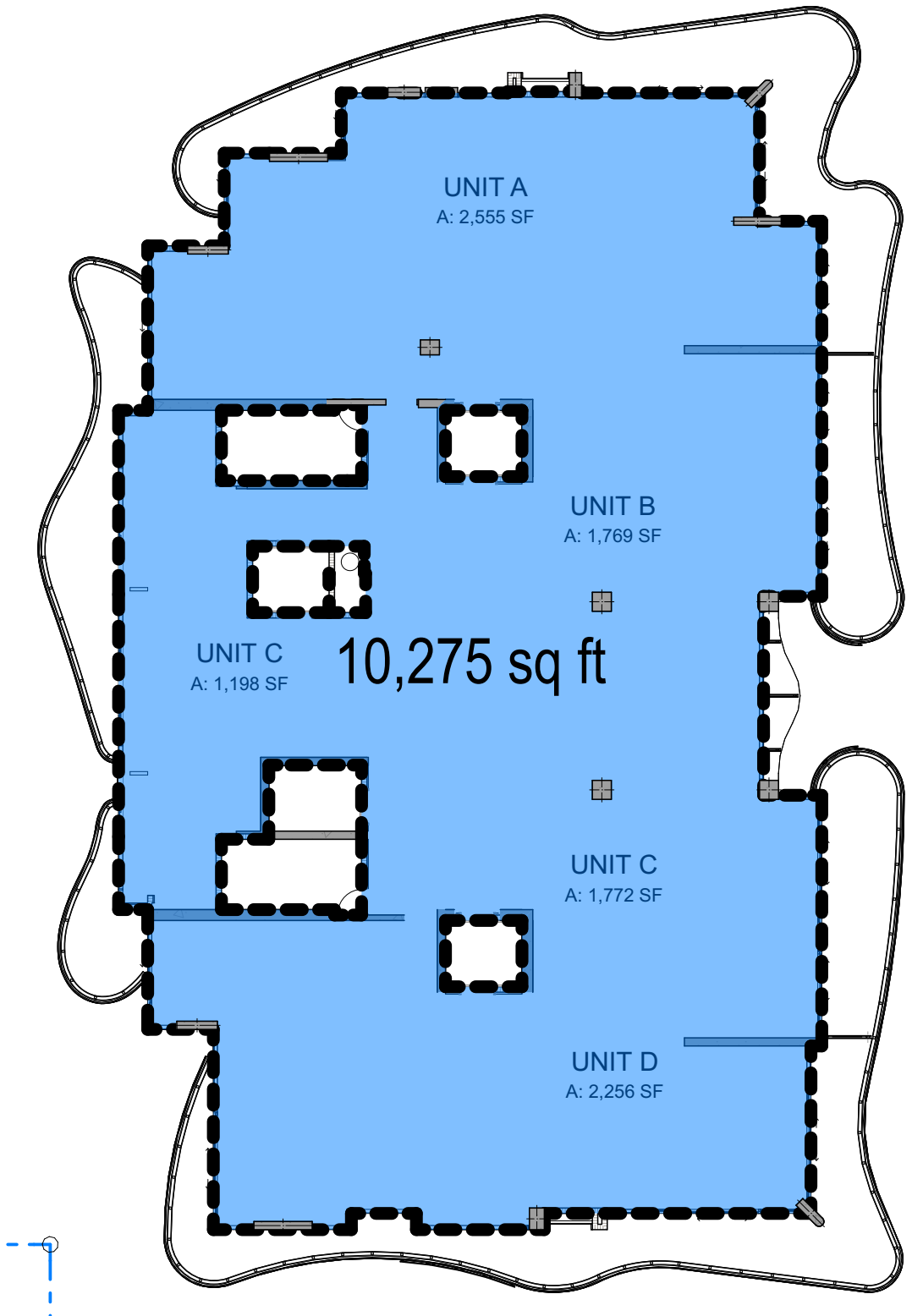
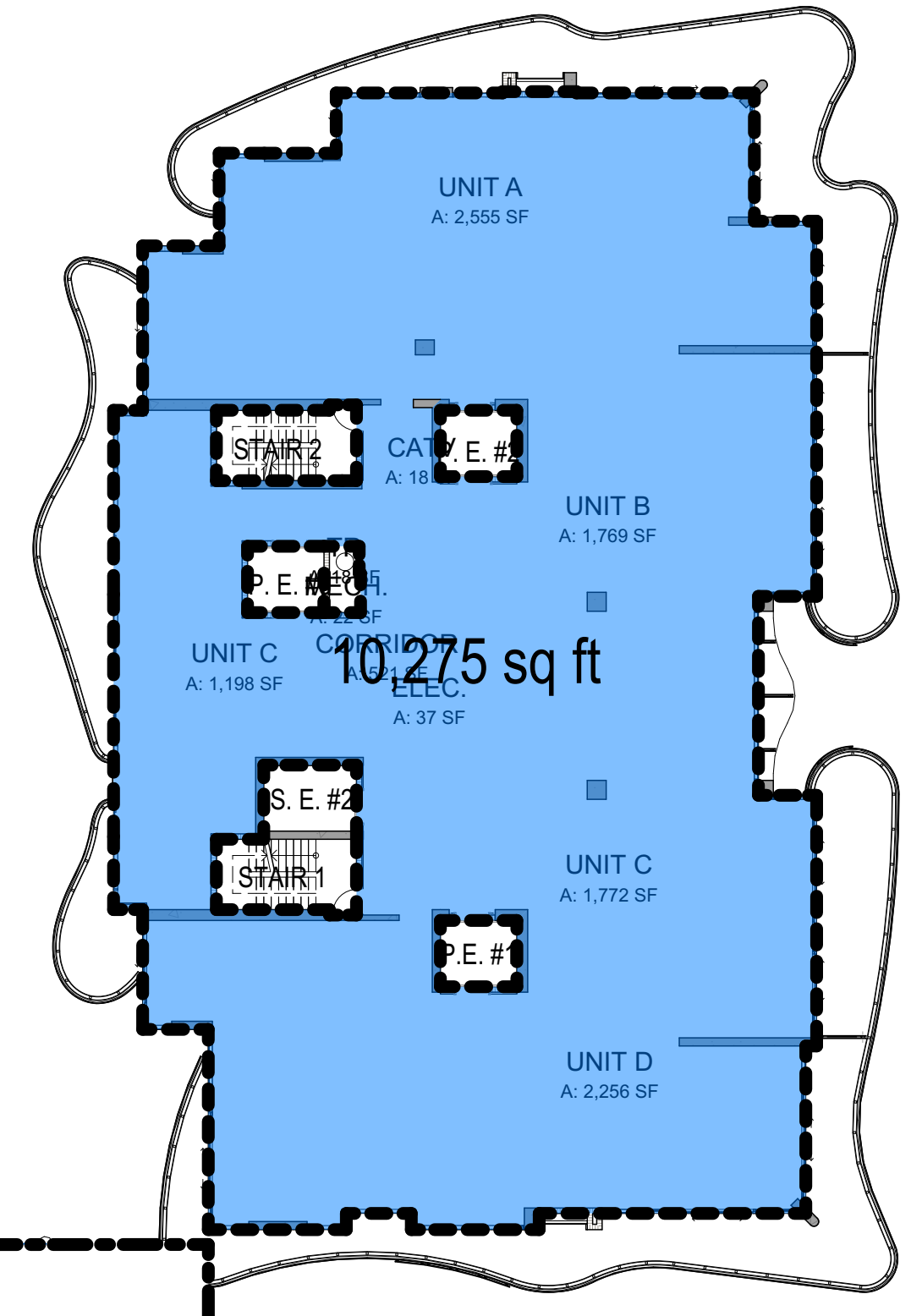
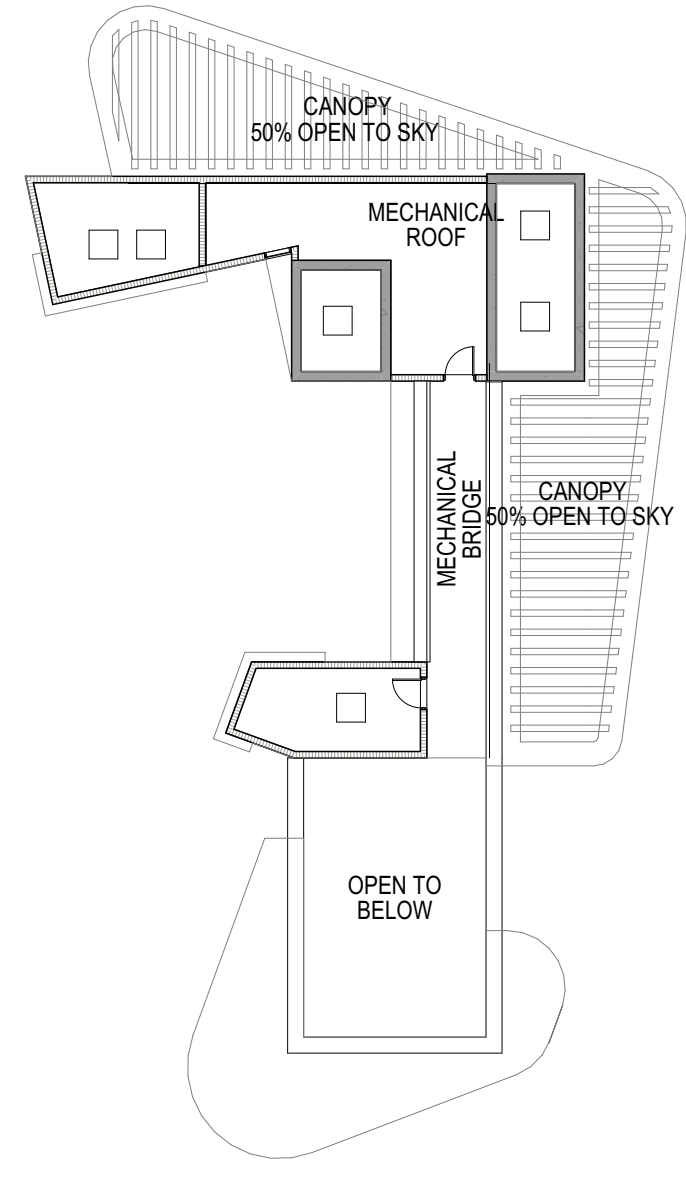
Luis O. Revuelta
AR-0007972

Final Cap
HPB19-0363
Date
7/15/2021

Scale
AS SHOWN
Sheet Name

PROPOSED FAR
7

A-023



LEVEL 13 THROUGH 18 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 10,275 SQ. FT. X 6 = 61,650 SQ. FT.

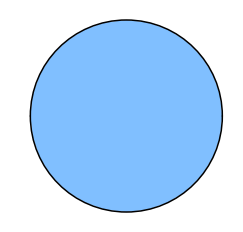
LEVEL 19 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 10,275 SQ. FT.

LEVEL 20 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 9,295 SQ. FT.

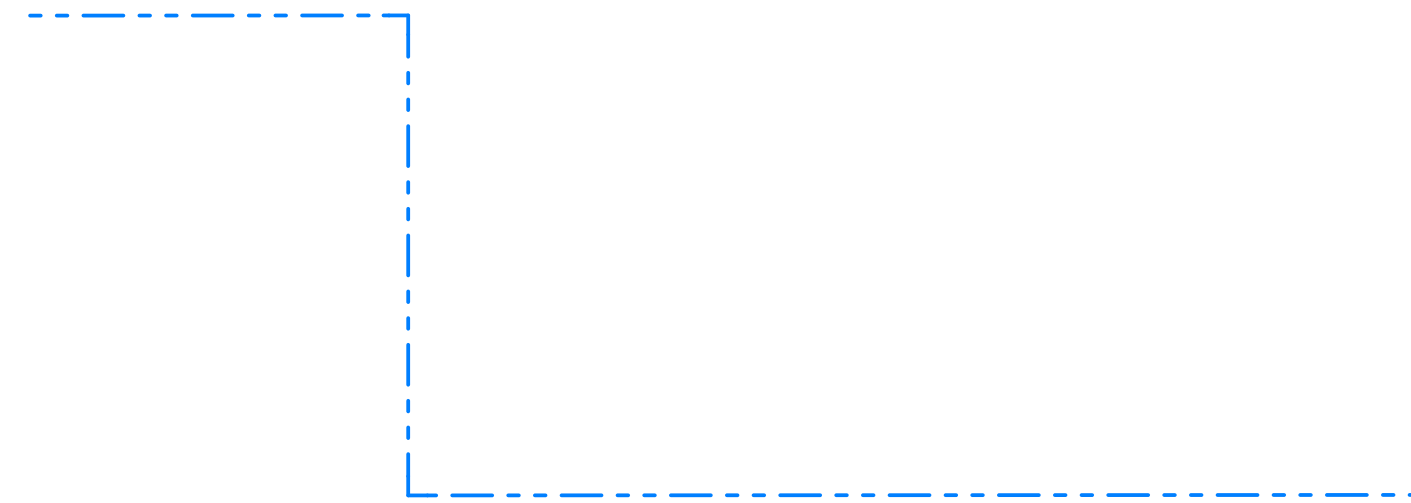
PROPOSED FAR



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SCALE: 1" = 20'



SCALE: 1" = 20'

MAX ALLOWABLE FAR: 295,815 SQ. FT.

EXISTING - NON CONFORMING

OCEAN TERRACE PROPERTIES: 162,192 SQ. FT

STREETSCAPE PROPERTIES: 91,840 SQ. FT.

7450 BUILDING: 38,114 SQ. FT.

EXISTING - NON CONFORMING

OTHER BUILDINGS: 253,651 SQ. FT.



A-024

