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72 + COLLINS HOTEL

7124- 7140 Collins Avenue
MIAMI BEACH, FL. 33139

PLANNING BOARD
FINAL SUBMITTAL

A DEVELOPMENT OF COLLINS & 72nd. DEVELOPERS

ITEM #	Zoning Information			
1	Address: 7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH, FL. 33141			
2	Board and file numbers : P816-0062 and DR816-0054			
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			
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
19	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	
24	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	
29	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			
34	Tower:				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	

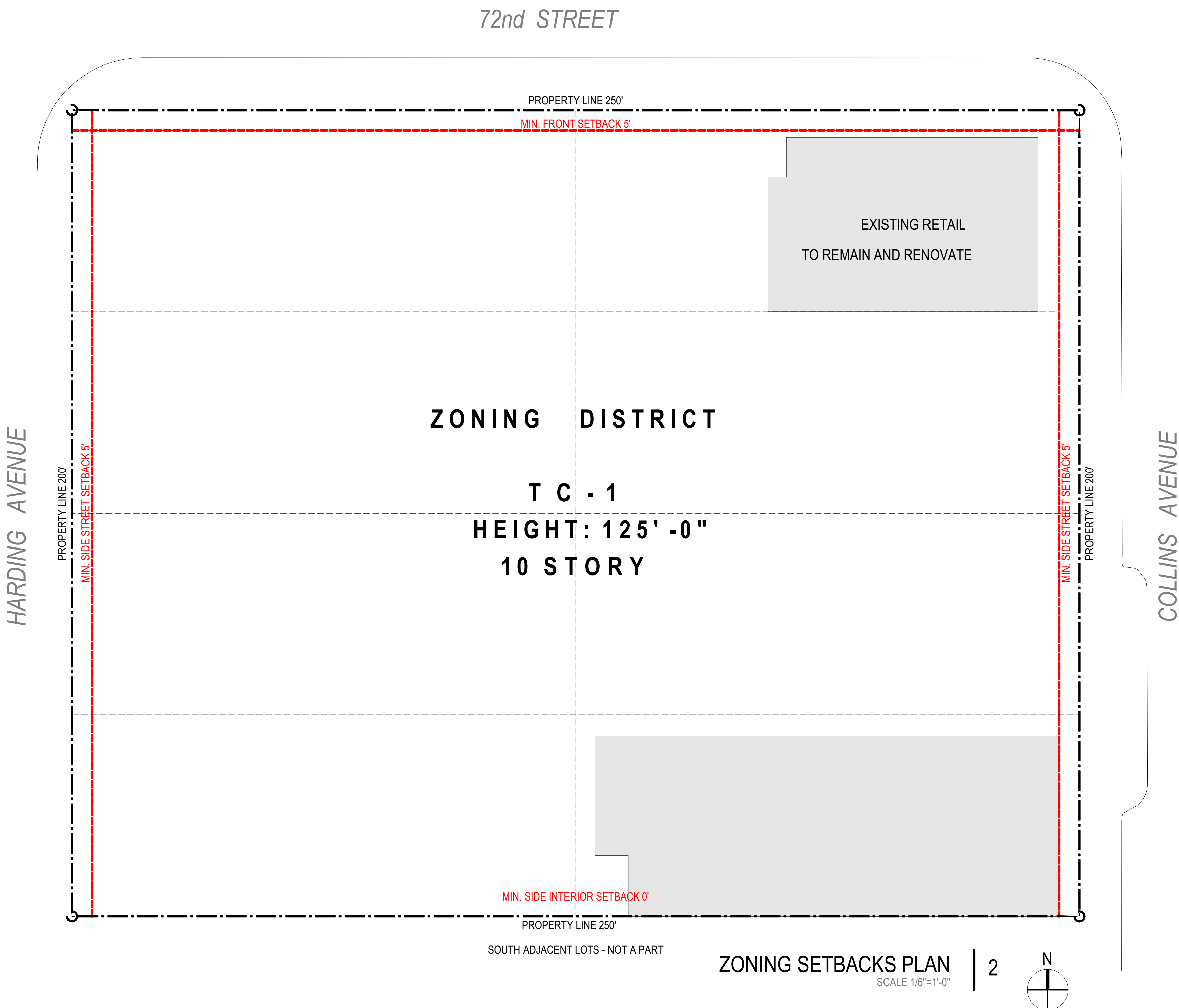
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

	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	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	12		12	
43	Hotel Rooms				
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	

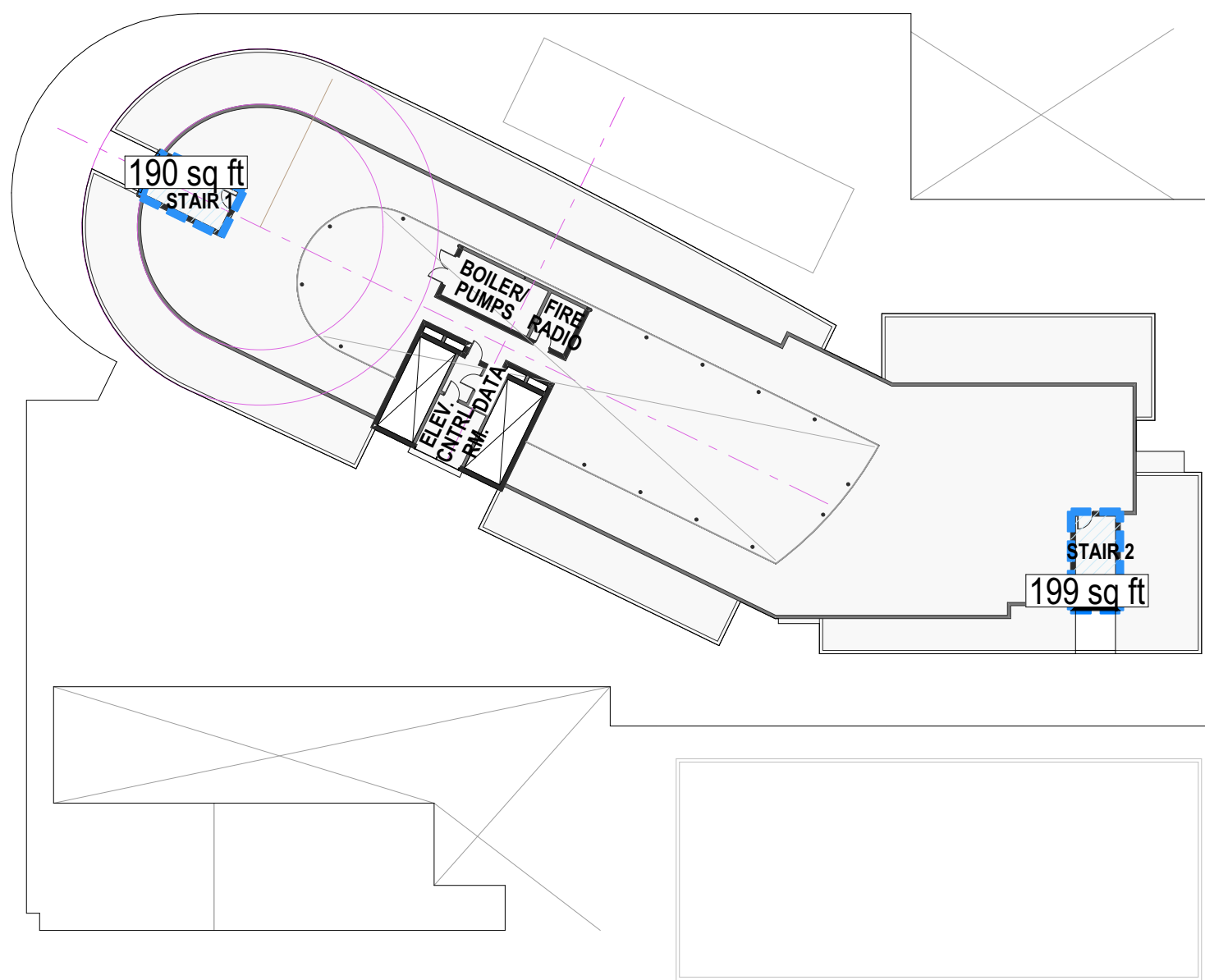
56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

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

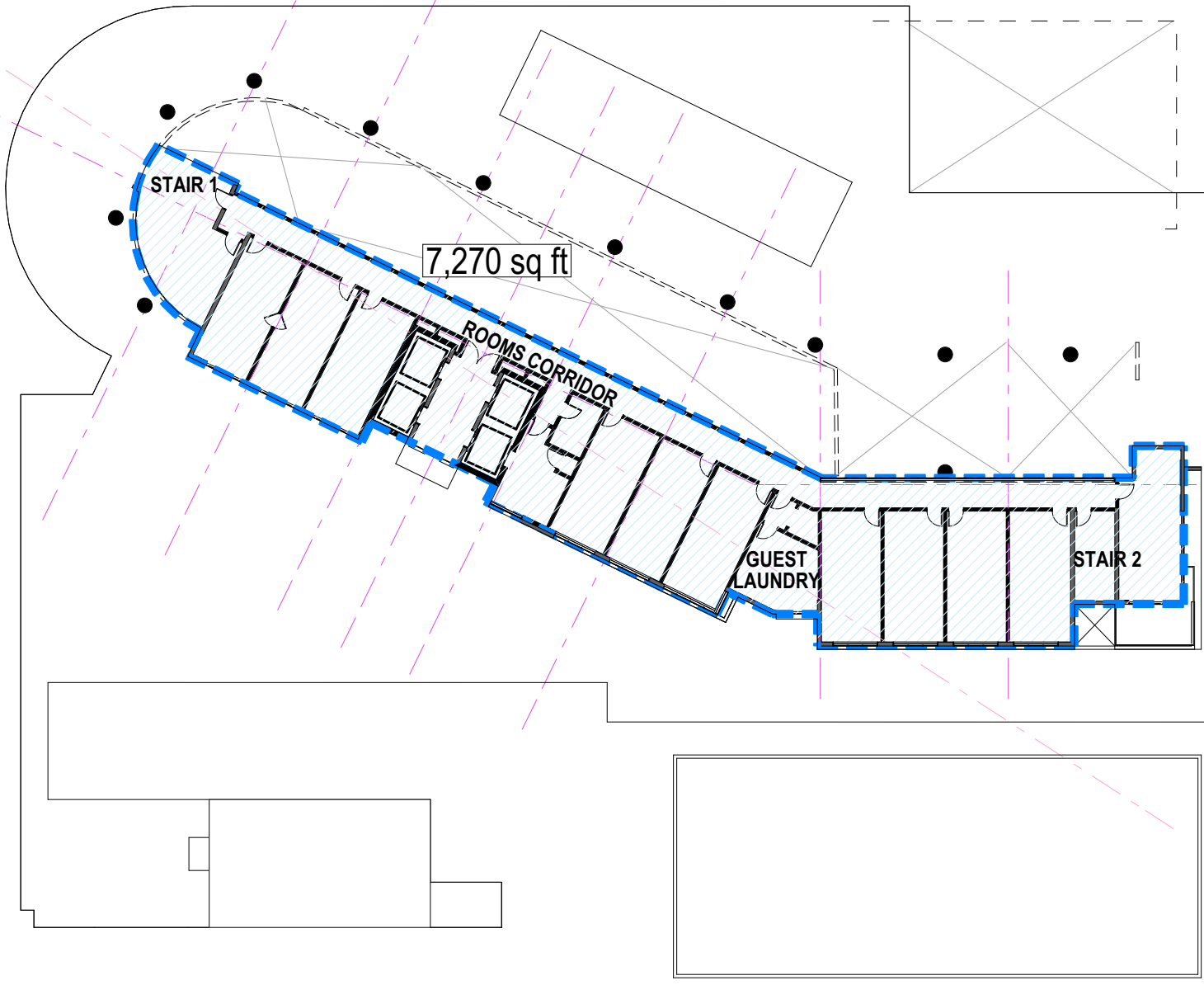


7140 COLLINS AV. - ZONING SUMMARY					revuelta architecture international p.a.				
7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)									
Lot Area		SF		Acres					
Net Lot Area		49,890		1.145					
Legal Description									
LOTS 1, 2 AND 3, BLOCK 8, NORMANDY 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		
TC-1 - All lots		5'	5'	5'	5'	5'	5'	0'-0" on East Parcel 10'-0" on West Parcel	
F.A.R. Calculation									
						AREA SF	F.A.R. 2.75	SF ALLOWED 137,198	SF PROVIDED
Total Assemblage						49,890			
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									
TC-1 All lots (if total over 20,000 sf) 5% of lot area.								REQUIRED 2,495 SF	PROPOSED 5,570 SF
Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4))									
Hotel use 0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100								REQUIRED	PROPOSED
Meeting Rooms & Gym 60 sf of floor area, minus 15 sf/room								129	
Sub-total								0	
Bar Lounge 1 space per 4 seats minus 1 seat for every 2 Units								129	
								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))									
Hotel 1/10 rooms								Required 18	Proposed
Employees 1/10 % employees								5	
								23	23

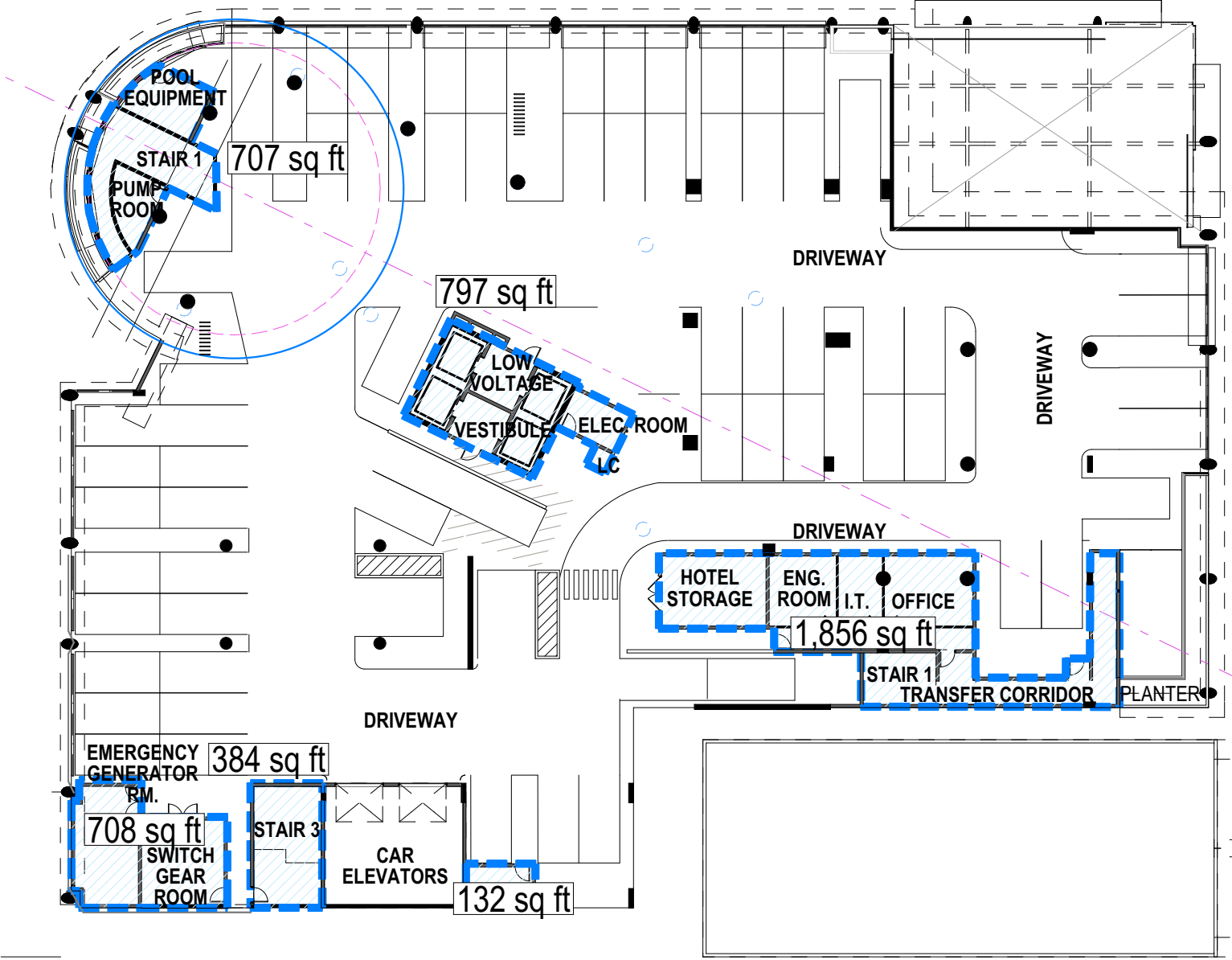
PROJECT DATA | 1
N.T.S.



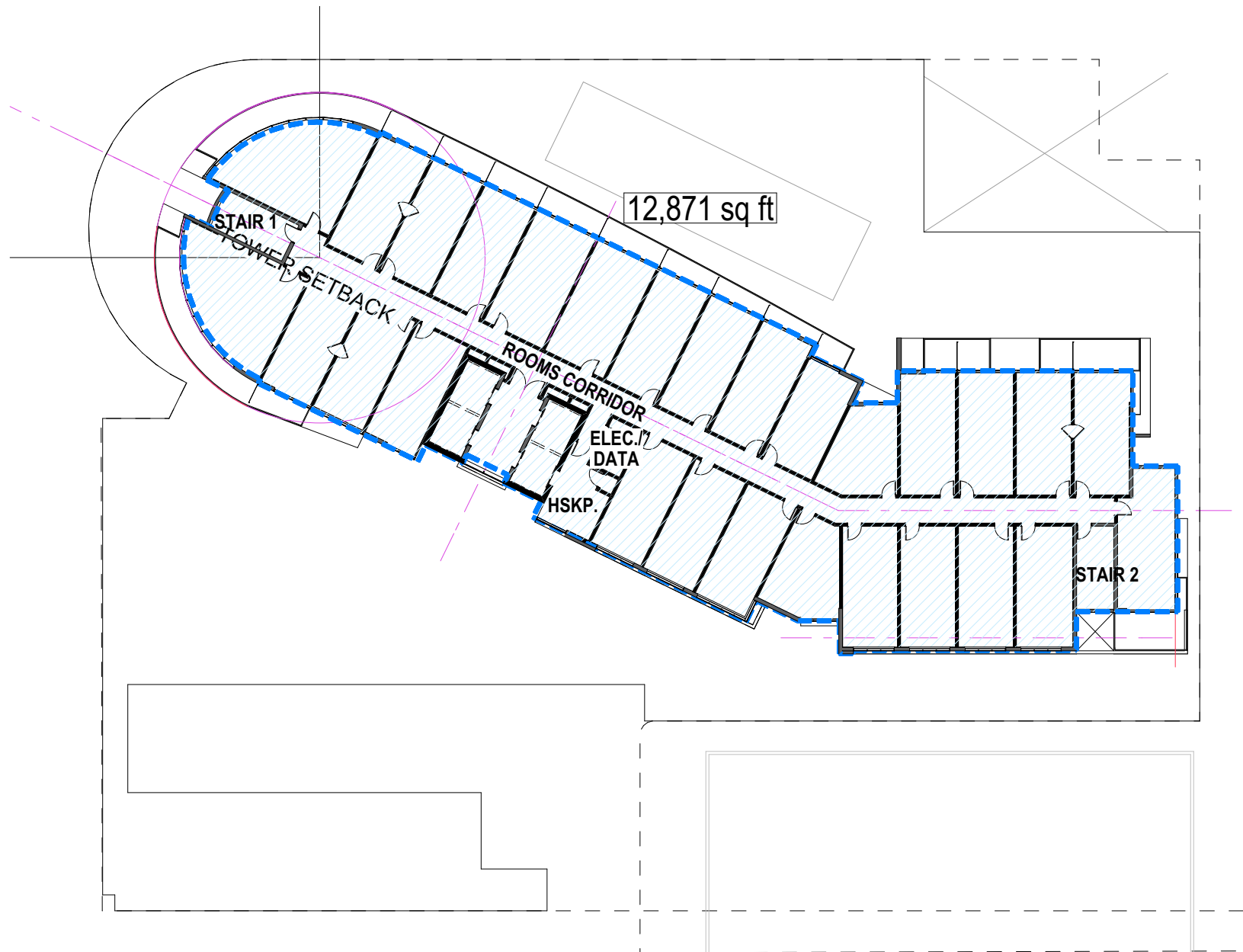
LEVEL ROOF | 6
Total FAR= 389 sq ft



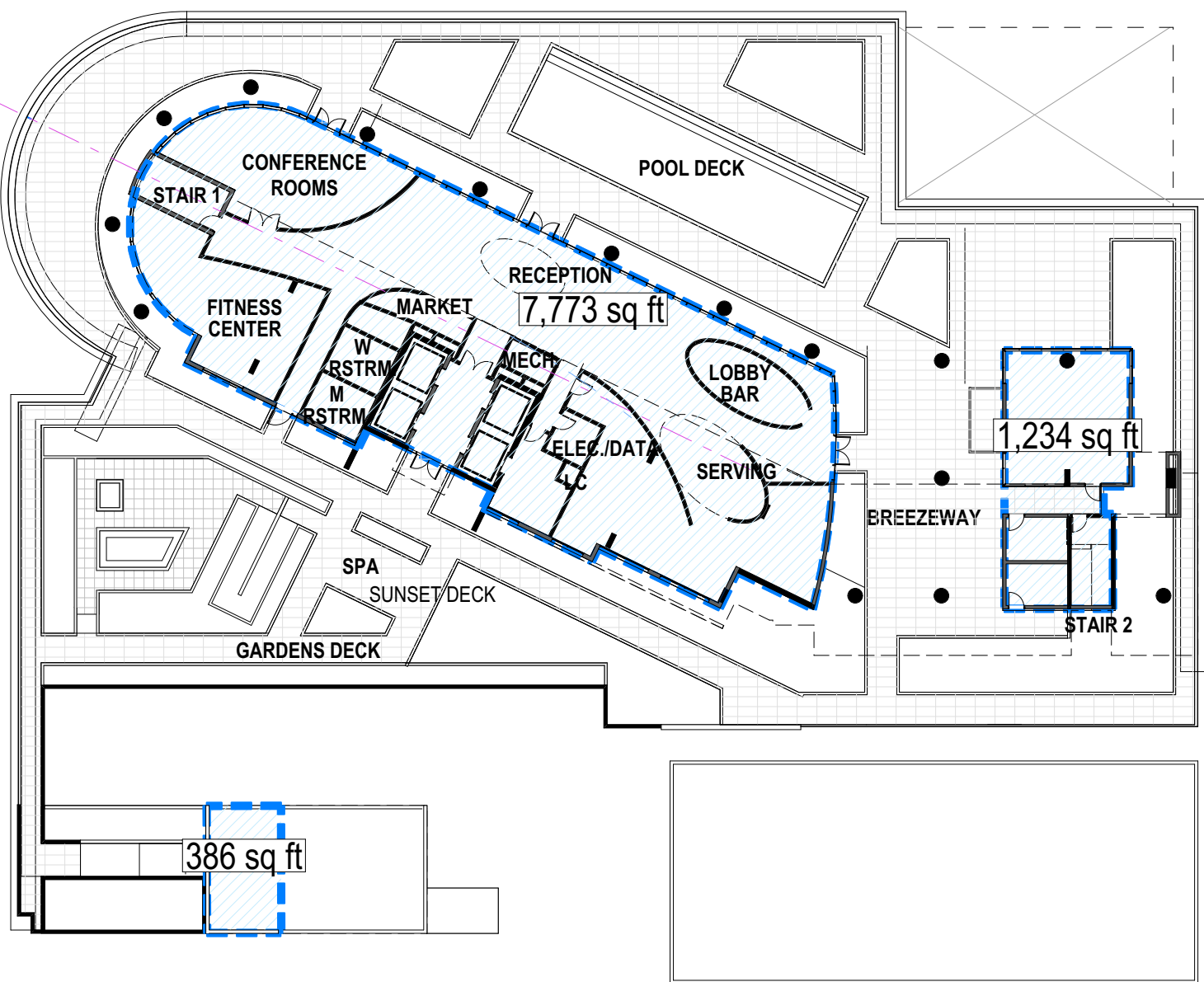
LEVEL 4 - LOBBY AMENITIES / ROOMS | 4
Total FAR= 7,270 sq ft



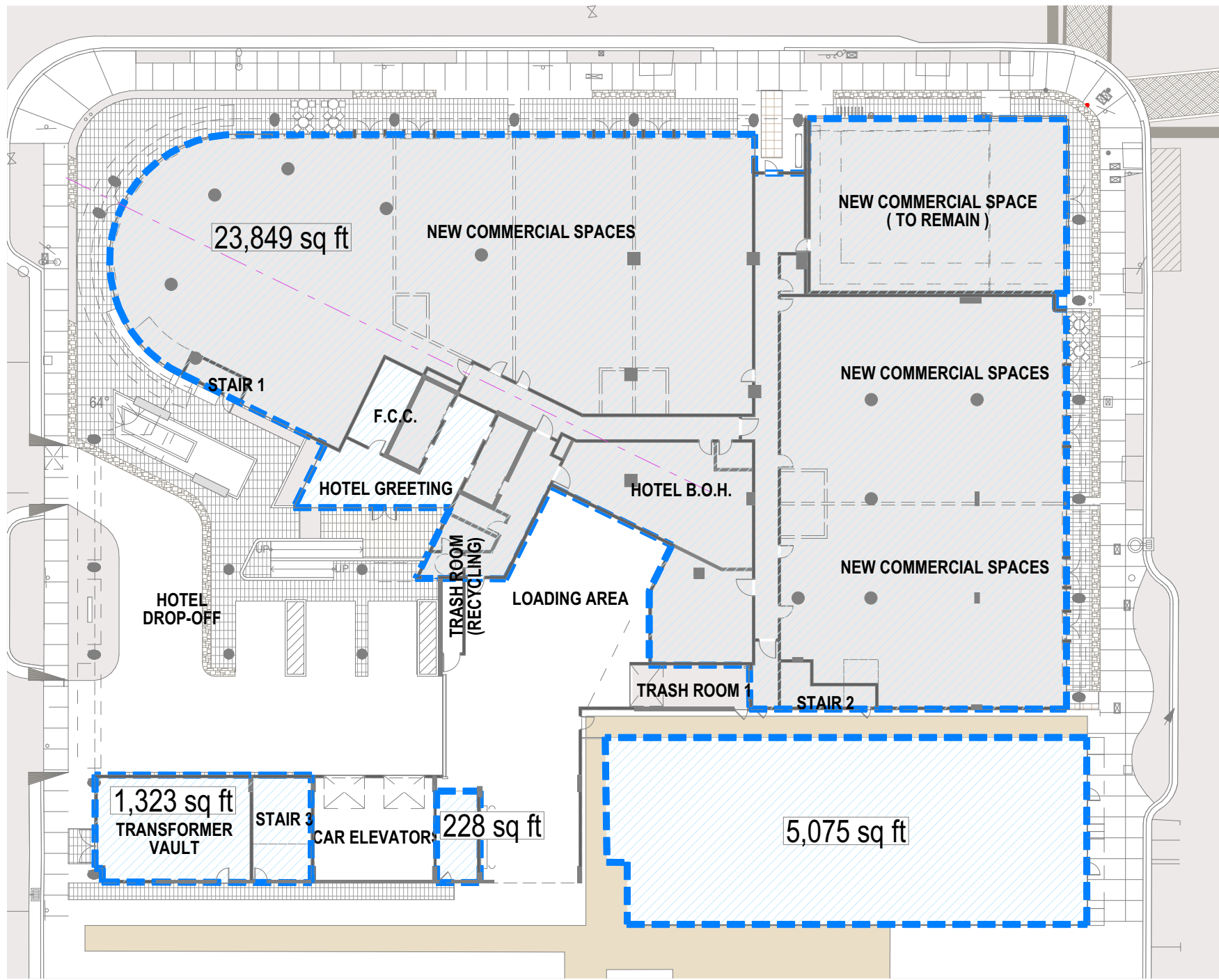
LEVEL 2 - PARKING / BOH | 2
Total FAR= 4,584 sq ft



LEVEL 5th thru 10 - ROOMS | 5
Total FAR= 77,226 sq ft



LEVEL 3 - LOBBY/AMENITIES | 3
Total FAR= 9,393 sq ft



GROUND LEVEL - DROP OFF / RETAIL | 1
Total FAR= 30,475 sq ft

F.A.R. CALCULATION

	S.F.	RATIO	S.F.
LOT AREA	49,890	2.75	137,198
MINUS AREA USED BY LOT 7118/7122			5,075
MINUS AREA USED BY LOT 7140			2,695

F.A.R. AVAILABLE 129,428

F.A.R. BREAKDOWN	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL	
	228
	1,323
	5,075
	23,849
	30,475 sq ft
LEVEL 2 - PARKING / BOH	
	132
	384
	707
	708
	797
	1,856
	4,584 sq ft
LEVEL 3 - LOBBY / AMENITIES	
	386
	1,234
	7,773
	9,393 sq ft
LEVEL 4 - ROOMS / AMENITIES	
	7,270
	7,270 sq ft
LEVEL 5	
	12,871
	12,871 sq ft
LEVEL 6	
	12,871
	12,871 sq ft
LEVEL 7	
	12,871
	12,871 sq ft
LEVEL 8	
	12,871
	12,871 sq ft
LEVEL 9	
	12,871
	12,871 sq ft
LEVEL 10	
	12,871
	12,871 sq ft
ROOF	
	190
	199
	389 sq ft
TOTAL F.A.R.	129,337 sq ft

FAR NOT USED 52 sq ft

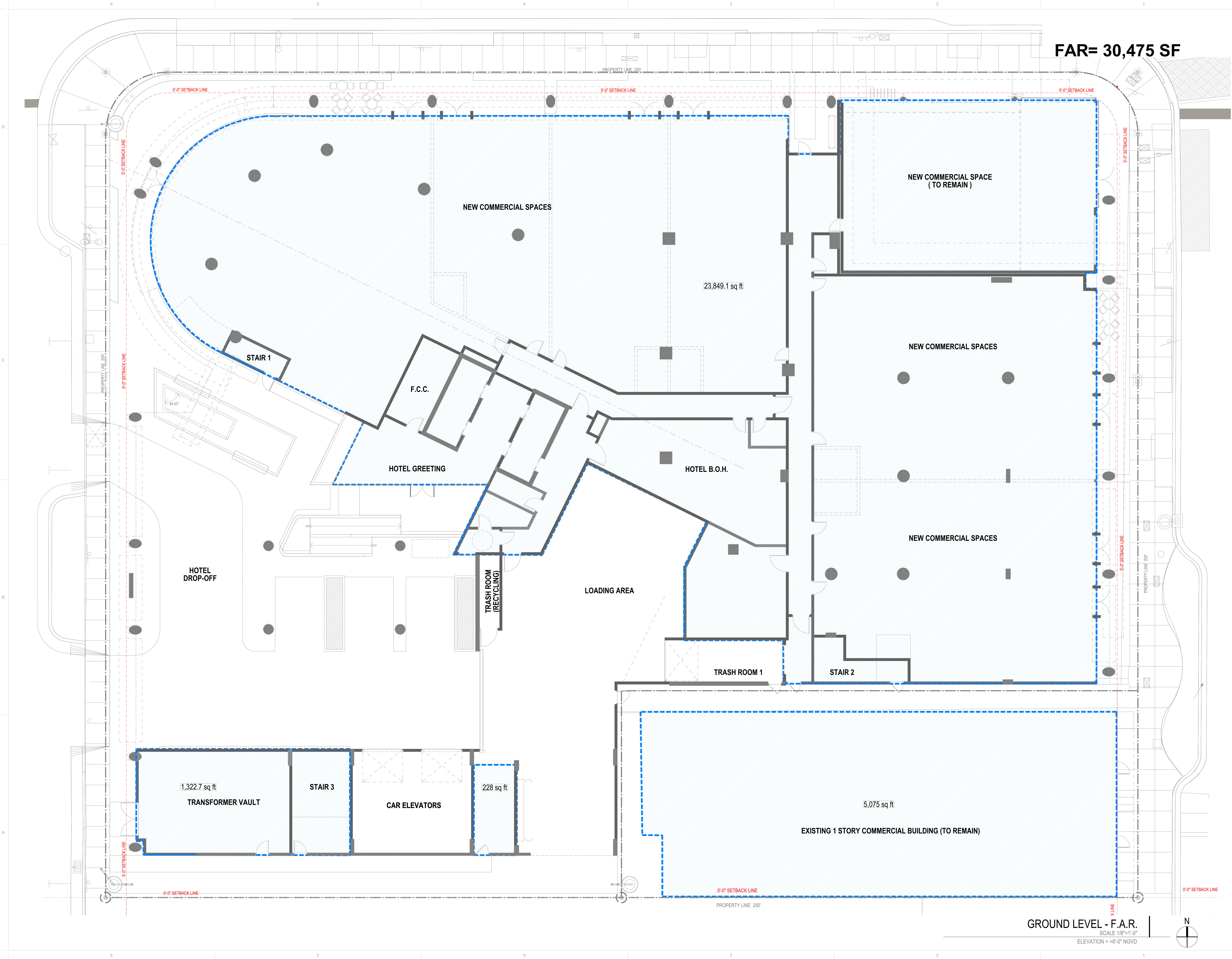
F.A.R. CALCULATION SUMMARY | 1
N.T.S.



NOTES:
PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.
FOR F.A.R. ENLARGED DRAWINGS, REFER TO APPENDIX I

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Project

72+ COLLINS HOTEL
7140 Collins Avenue
Miami Beach, FL 33141

Permit Revisions

Owner Information
RETI
9537 Harding Avenue
Surfside, Florida 33154
(305) 867-6344

Consultant

Design by
Luis O. Revuelta
AR-000792

ZONING REVISION
Date
10.17.16

Scale
AS SHOWN
Project No.
1505
Sheet Name
GROUND LEVEL FAR
Sheet No.

FAR-101

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Project

72+ COLLINS HOTEL
7140 Collins Avenue
Miami Beach, FL 33141

Permit Revisions

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Consultant

Design by

Luis O. Revuelta
AR-0007972

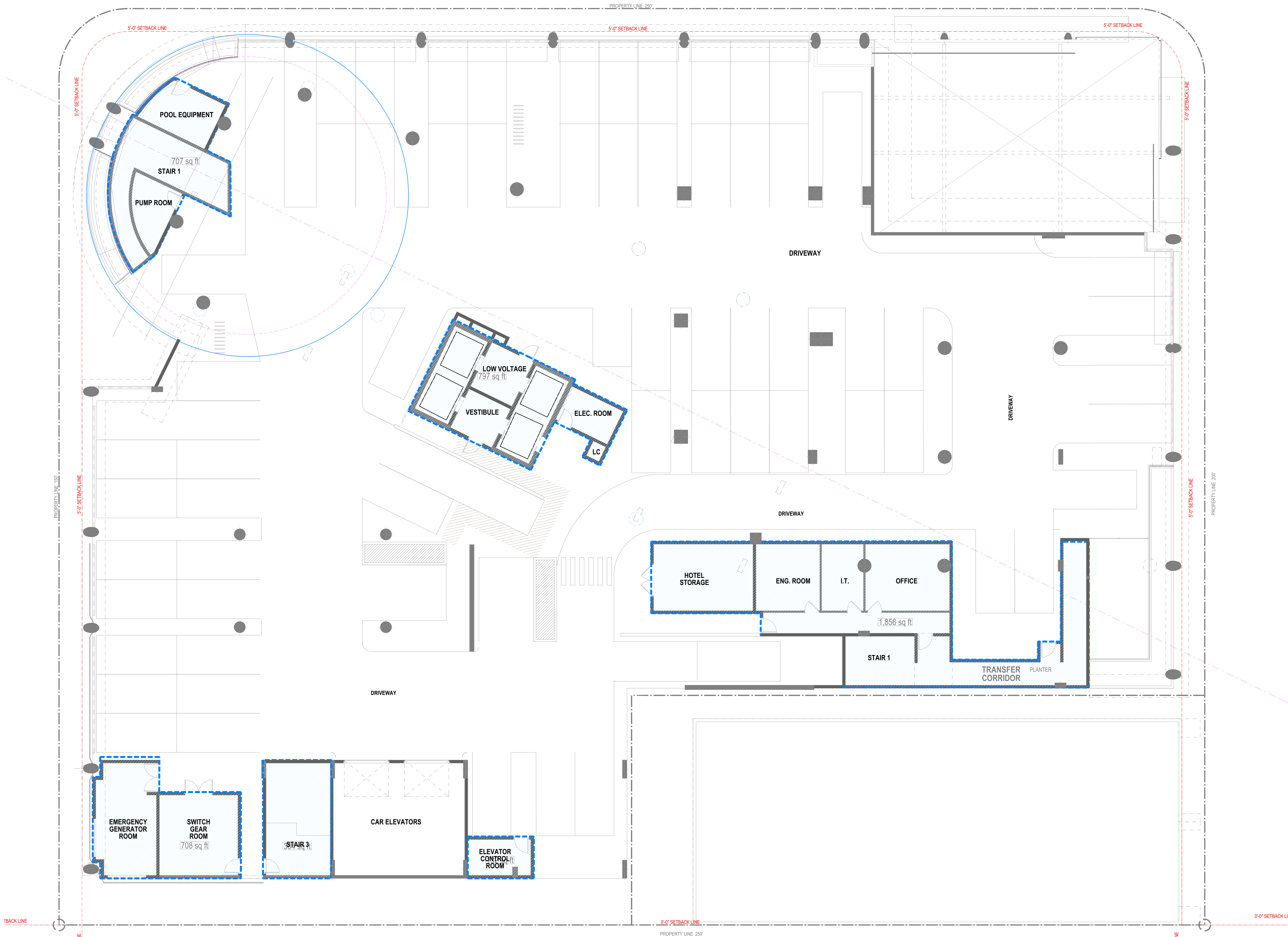
ZONING REVISION

Date
10.17.16

Scale
AS SHOWN
Project No.
1505
Sheet Name
LEVEL 2 PARKING / BOH FAR
Sheet No.

FAR-102

FAR= 4,584 SF



LEVEL 2 PARKING F.A.R.
SCALE 1/8"=1'-0"
ELEVATION = +31'-0" NGVD

