

ZONING DATA SHEET

MIAMI BEACH

Planning Department, 1700 Convention Center Drive,2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1414 COLLINS AVENUE, MIAMI BEACH FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-008-0790		
4	Year constructed:	1936	Zoning District / Overlay:	MXE
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.3' NGVD
6	Lot Area:	14,000 SQ FT	Lot Depth:	140'-0"
7	Lot width:	100'=0"		
8	Minimum Unit Size	353 SQ FT	Average Unit Size:	363.1 SQ FT
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'-0"		50'-0"	
11	Number of Stories:	5	3	4	
12	FAR:	28,000 SQ FT	18,233SQ FT	27,998 SQ FT	
13	Gross square footage:		18,233 SQ FT	27,998 SQ FT	
14	Square Footage by use:	N/A		*	
15	Number of units Residential:	N/A	N/A	N/A	
16	Number of units Hotel:	N/A	22	44	
17	Number of seats:	N/A	N/A		
18	Occupancy load:	N/A			
19	Density (per Comprehensive Plan):				

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
20	Front Setback:	0'-0"	30'-6"	4'-0"	
21	Side Setback:	0'-0"	5'-0"	5'-1 1/2"	
22	Side Setback:				
23	Side Setback facing street:		N/A		
24	Rear Setback:	0'-0"	0'-0"	27'-5"	
	<b>At Grade Parking:</b>				
25	Front Setback:	5'-0"	N/A	N/A	
26	Side Setback:	5'-0"	N/A	5'-0"	
27	Side Setback:				
28	Side Setback facing street:	N/A	N/A	N/A	
29	Rear Setback:	5'-0"	N/A	27'-5"	
	<b>Pedestal:</b>				
30	Front Setback:	5'-0"	11'-6"	10'-4"	
31	Side Setback:				
32	Side Setback:	5'-0"	5'-0"		
33	Side Setback facing street:	N/A	N/A		
34	Rear Setback:	0'-0"	0'-0"	0'-0"	
	<b>Tower:</b>				
35	Front Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback:	N/A	N/A	N/A	
38	Side Setback facing street:	N/A	N/A	N/A	
39	Rear Setback:	N/A	N/A	N/A	

\* Square Footage by Use:  
HOTEL: 24,226 SQ FT  
RESTAURANT: 3,772 SQ FT

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	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1			
41	Total number of parking spaces:	14	22	16	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	HOTEL: 14 RESTAURANT**: 12	22	16	10
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		22	8 PER FLOOR	
44	Parking Space Dimensions:	8'-6" X 18'-0"	N/A	8'-6" X 18'-0"	
45	Parking Space configuration (45°,60°,90°,Parallel):		N/A	90	
46	ADA Spaces:		N/A	NONE	
47	Tandem Spaces:		N/A	6	
48	Drive aisle width:		N/A	22'-10"	
49	Valet drop off and pick up:		N/A	YES	
50	Loading spaces:		N/A	1	
51	Trash collection area:		N/A	N/A	
52	<u>Short-term</u> Bicycle Parking, location and Number of racks:		N/A		
53	<u>Long-Term</u> Bicycle Parking, location and Number of racks		N/A		
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:		HOTEL	HOTEL + RESTAURANT	
55	Number of seats located outside on private property:		N/A	26	
56	Number of seats inside:		N/A	42	
57	Total number of seats:		N/A	68	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):		N/A	N/A	
59	Total occupant content:			317	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):			N/A	

61	Proposed hours of operation:	7:00 AM - 11:00 PM
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	NO
64	Is this a contributing building?:	YES
65	Located within a Local Historic District?:	YES

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above

\*\* Restaurant Parking Count:  
68 seats–22 (44 rooms / 2 seats per room) =  
46.46 seats / 4 seats per parking = 11.5 or 12

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
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PROPOSED ROOM BREAKDOWN

Room Count		
Floor	Existing Building	New Building
Basement	0	0
Ground Floor	8	0
Second Floor	11	7
Third Floor	11	7
Roof Terrace	0	0
Total	30	14
Grand Total	44	

Room Size Breakdown			
	EXISTING BUILDING		
	Ground Floor	Second Floor	Third Floor
1	452	452	448
2	380	380	384
3	365	365	365
4	354	369	353
5	351	351	351
6	331	331	331
7	372	372	372
8	346	346	346
9	-	327	327
10	-	345	345
11	-	313	313
	PROPOSED BUILDING		
	Ground Floor	Second Floor	Third Floor
12	-	410	410
13	-	412	412
14	-	359	359
15	-	321	321
16	-	326	326
17	-	334	334
18	-	381	381
Average Size	368.8 SF	360.7 SF	359.8 SF

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