

PB24-0686 – 6747-6757 Collins Avenue

Miami Beach Planning Board – November 26, 2024

MIMET
HOTEL

URBANICA DEVELOPMENT

The logo for Bercow Radell Fernandez Larkin + Tapanes (BRFLT) features a stylized graphic of a building with vertical lines and a wave-like base, followed by the letters "BRFLT" in a large, white, serif font.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

URBANICA DEVELOPMENT

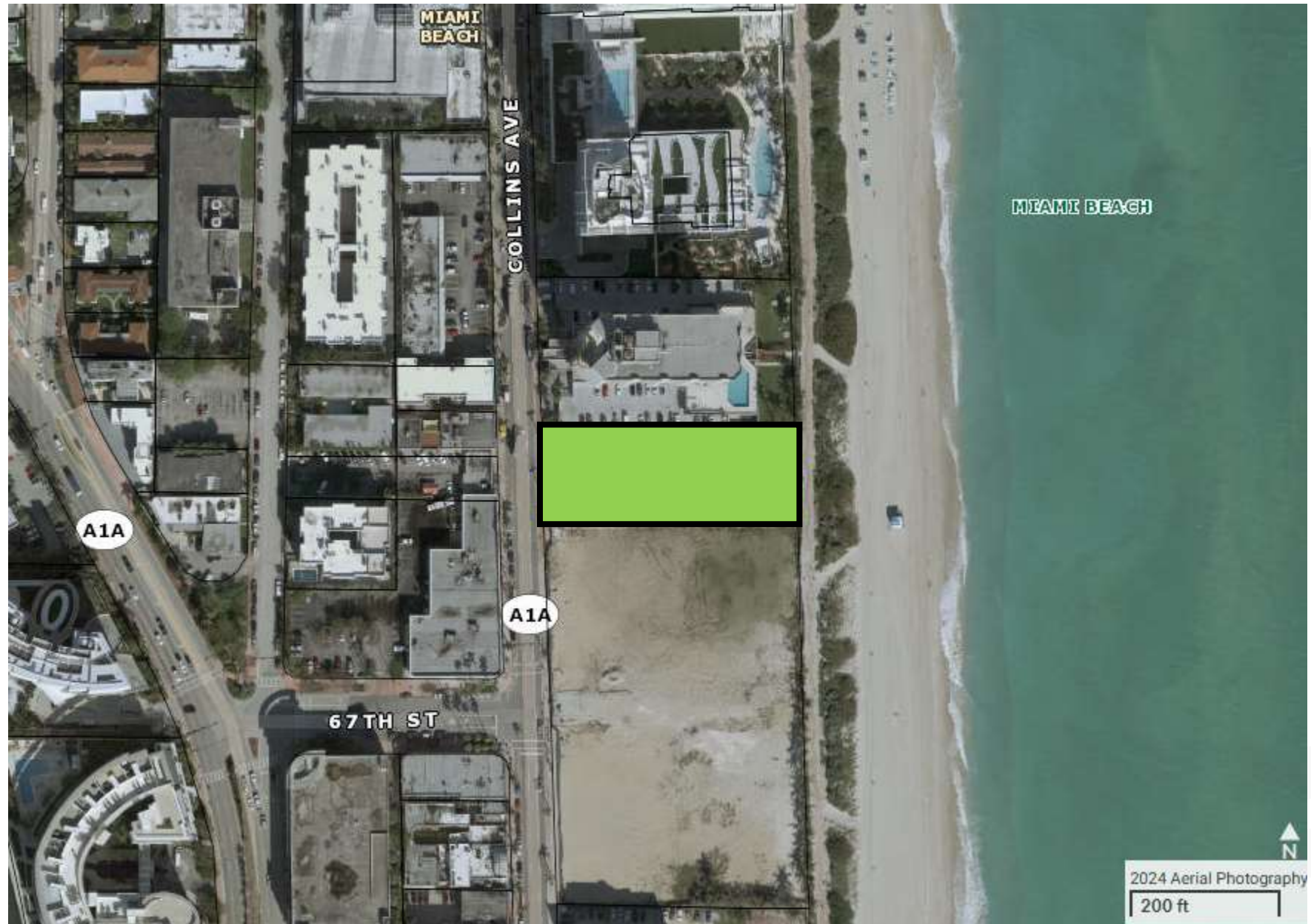


Urbanica Fifth Hotel – 803 5 Street



Urbanica Euclid Hotel – 426 Euclid Avenue

**0.95 acres
(41,625 SF)**



Program Summary

- **160 rooms**
- **93,000 SF FAR (2.25)**
- **335-375 SF rooms**



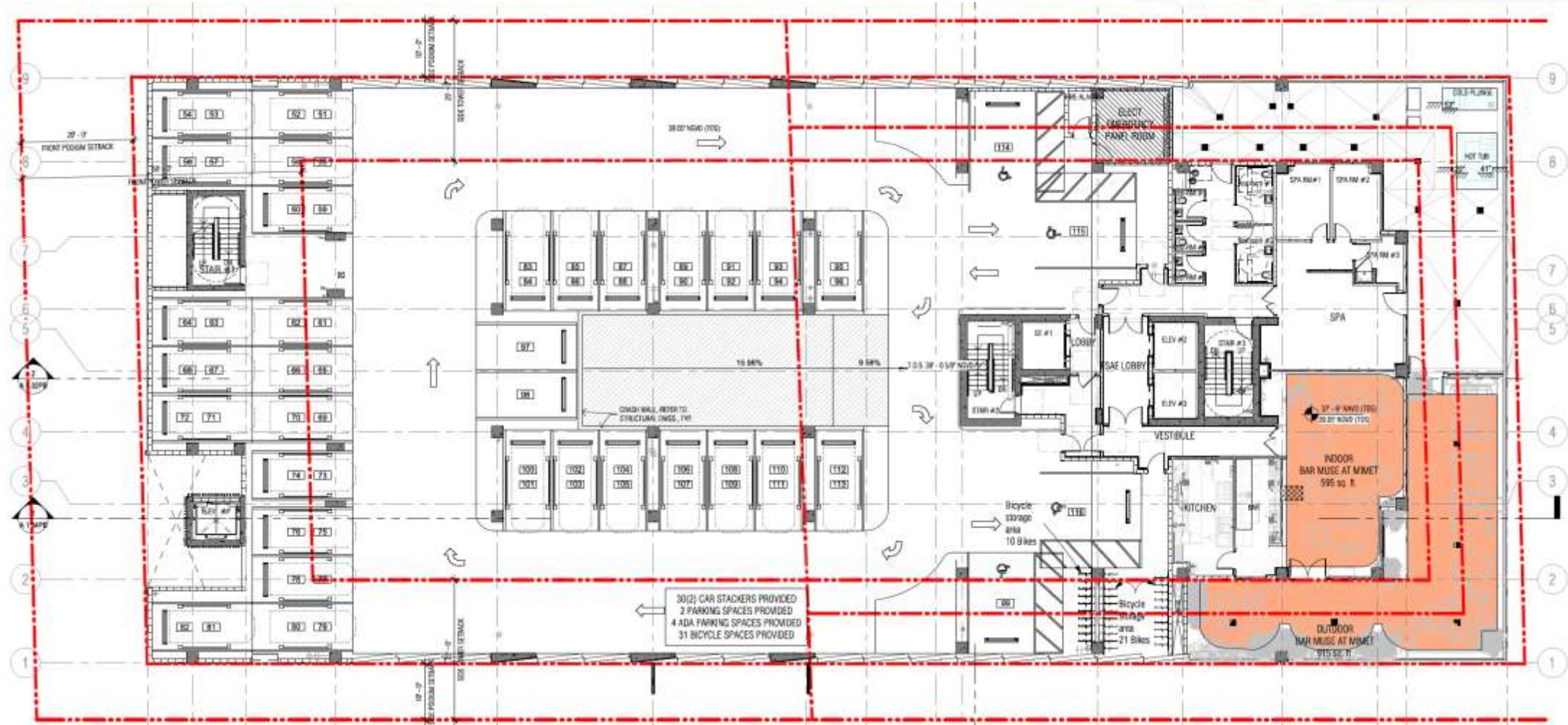


6747 COLLINS AVENUE - MIAMI BEACH, FL

RENDERING VIEW FROM SOUTH

The architectural floor plan shows a building layout with a red dashed line delineating a fire zone. The plan includes various rooms such as a lobby, kitchen, and restrooms. Blue arrows indicate the path of fire spread from the kitchen area towards the lobby and other parts of the building. The plan is labeled 'A-101W / 1A-101E / 1' at the bottom.

Level 3 – Mechanical Parking



Parking Summary

| Type | Number of Spaces |
|---------------------------------|------------------------------|
| Standard | 56 spaces |
| Stackers | 60 (30 spaces x 2 per space) |
| Total Vehicle Parking | 116 spaces |
| Bicycle | 75 spaces |
| Scooter/Moped/ Micromobility | 21 spaces |
| Carpool | 5 spaces |

Transportation Demand Management

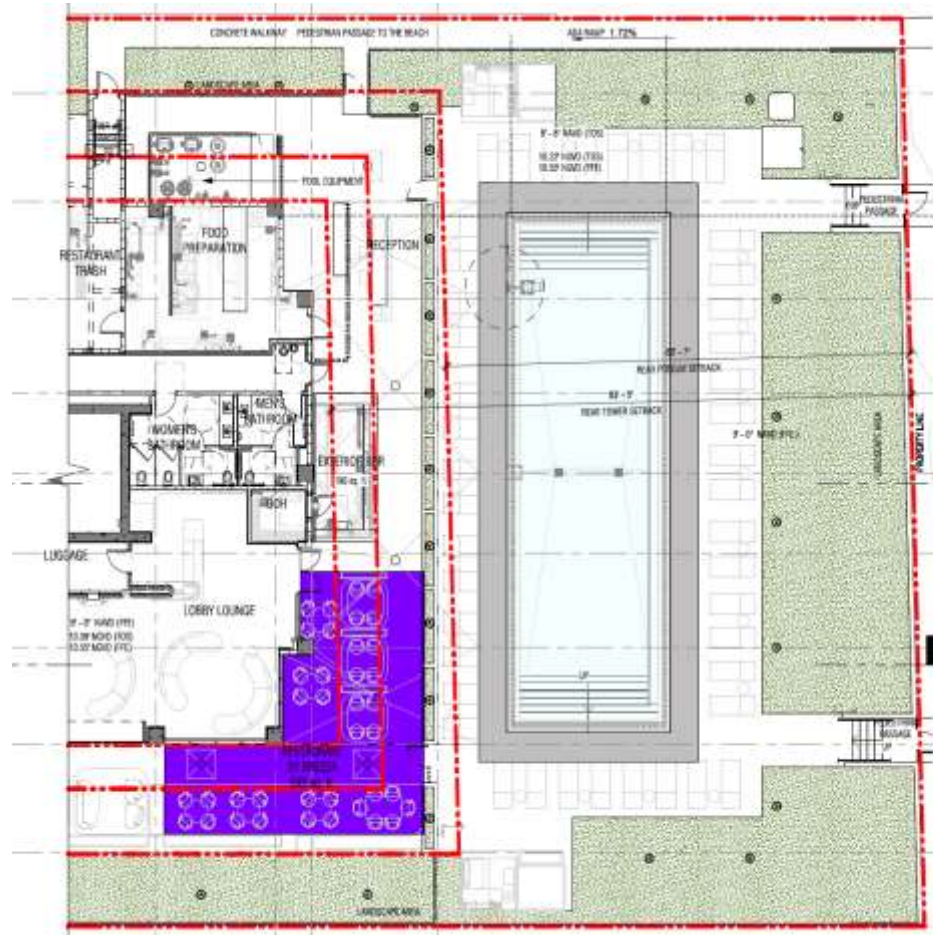
- Hotel guest shuttle
- Carpooling – employees receive free valet passes for carpooling
- Micromobility – Bicycle and scooter parking, rental bicycle for hotel guests
- 2 Free Transit passes for employees and participation in Miami-Dade County Transit Corporate Discount Program
- Citi Bike Memberships for employees (Station at 67th Street)

Proposed Venue Summary

| Venue Name | Proposed Hours of Operation | Seat Count | Occupancy |
|-----------------------------|-------------------------------|---------------------------------------|----------------------------------|
| Brezza Restaurant (level 1) | 7 days a week; 11AM – 11 PM | 38 seats Indoor: 0 Terrace: 38 | 38 |
| Bar Muse (level 3) | 7 days a week; 8AM – 12AM | 62 seats Indoor: 30 Terrace: 32 | 62 Indoor: 30 Terrace: 32 |
| Artise* (level 4 pool deck) | 7 days a week; 11AM – 12AM | 154 Indoor: 94 Terrace: 6 | 154 Indoor: 94 Terrace: 60 |
| Cetino* (level 4 pool deck) | 7 days a week; 11AM – 8PM | Pool Deck: 40 | Pool Deck: 40 |

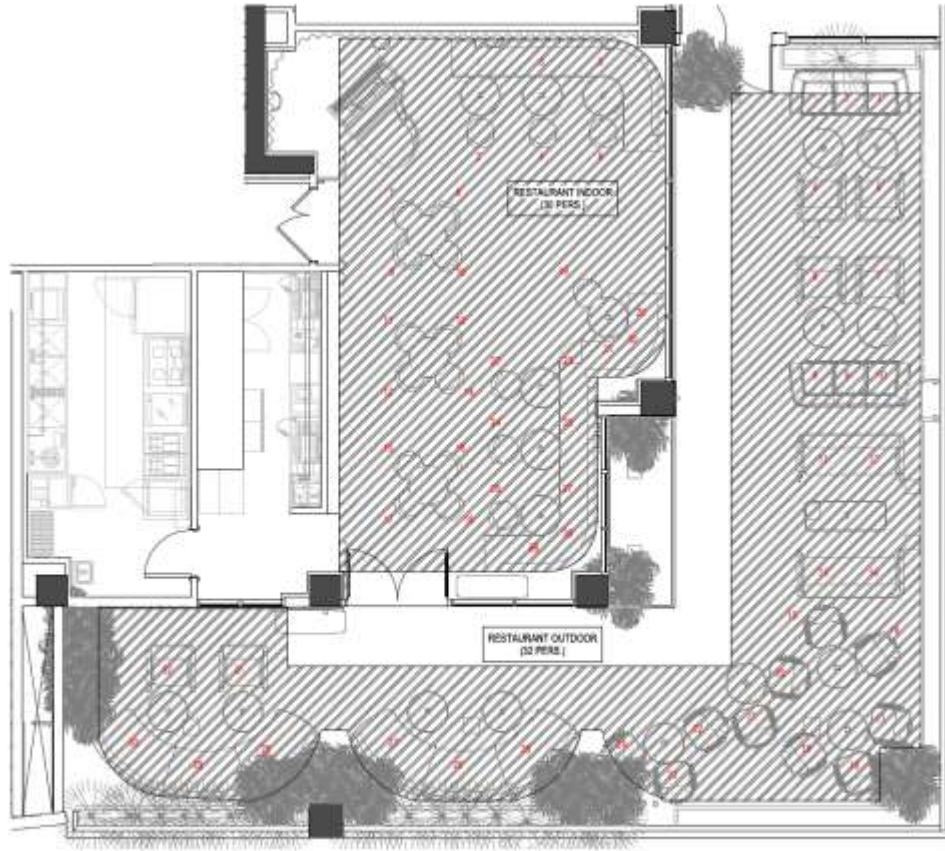
*Subject of NIE request for venue on rooftop within 200 feet of residential unit

Level 1 – Brezza

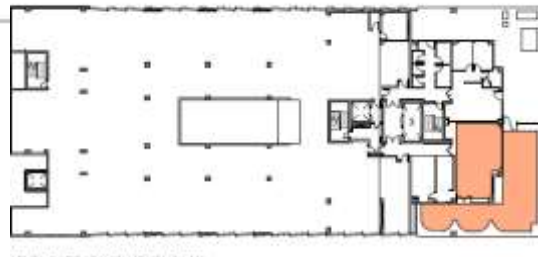




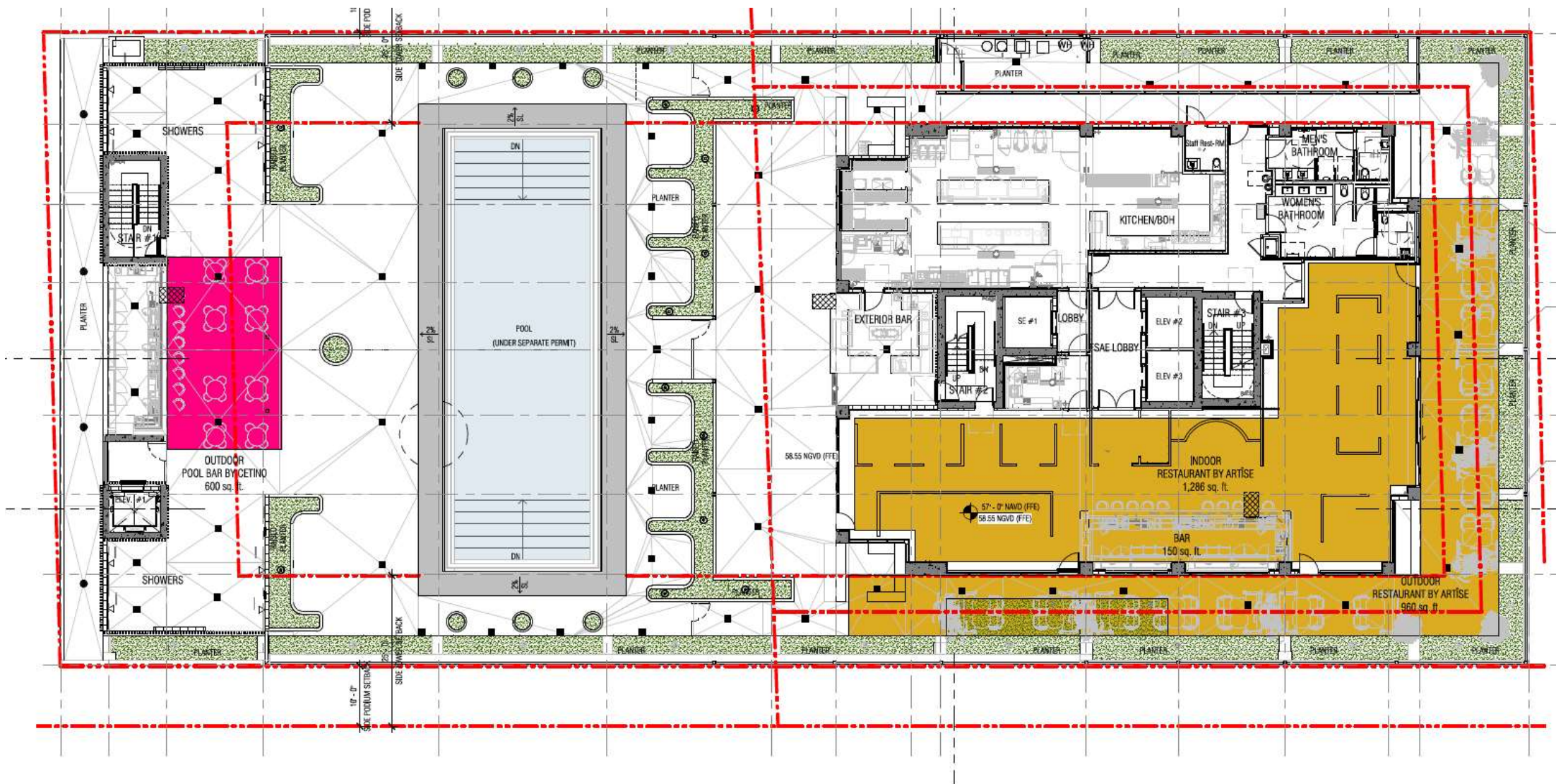
Level 3 – Bar Muse



1 | LEVEL 3 - SEAT COUNT - BAR MUSE AT MIMET



Level 4 – Artise and Cetino





Mauro Colagreco


From his native Argentina to the French Riviera, the journey was a passionate one. His daring vision is reflected in a cuisine that transcends the seasons and the region. Always Mediterranean, instinctive and generous. Convinced of the benefits of a short supply chain and the strong links he has forged with nature, chef Mauro Colagreco is committed to preserving the planet. He works to fight climate change in the best possible way. He is a chef without borders, constantly on the move and aiming for excellence in all its simplicity.



2006 

Mauro Colagreco established Mirazur in Menton. Much more than a restaurant, Mirazur is a way of life.





2007  

2009 

Mauro Colagreco is named "Chef of the Year" in the 2009 edition of the Gault & Millau France gastronomic guide.

2012   

2017  

2019    

Mauro Colagreco and Mirazur, best chef and best restaurant in the world according to the World 50 Best List.

2020   

Mirazur is the first restaurant to obtain the "Plastic Free" certification in France.

2021    

2022   

Mauro Colagreco was awarded by UNESCO as Goodwill Ambassador for Biodiversity.

2023 

Mauro Colagreco was nominated as the new Vice President of Relais & Châteaux association.

Accolades & Achievements



Trusted Collaborators


CAPELLA
HOTELS AND RESORTS


RAFFLES
HOTELS & RESORTS

The Maybourne
Riviera


FOUR SEASONS
Hotels and Resorts


KULM HOTEL
ST. MORITZ

One&Only
ROYAL MIRAGE
Dubai


WALDORF ASTORIA
HOTELS & RESORTS


SHANGRI-LA

GRANADA
RESORTS

LAISUN
DINING


BARRIÈRE

Condition 3 – Hours of Operations

| Venue Name | Seat Count | Occupancy | Proposed Hours of Operation | Entertainment (Y/N) | Open to Public? |
|-----------------------------|---------------------------------------|----------------------------------|-------------------------------------|---------------------|-----------------|
| Brezza Restaurant (level 1) | 38 seats Indoor: 0 Terrace: 38 | 38 | 7 days a week; 11AM – 11 PM | No | Yes |
| Bar Muse (level 3) | 62 seats Indoor: 30 Terrace: 32 | 62 Indoor: 30 Terrace: 32 | 7 days a week; 8AM – 12AM | No | Yes |
| Artise* (level 4 pool deck) | 154 Indoor: 94 Terrace: 6 | 154 Indoor: 94 Terrace: 60 | 7 days a week; 11AM – 12AM | No | Yes |
| Cetino* (level 4 pool deck) | Pool Deck: 40 | Pool Deck: 40 | 7 days a week; 11AM – <u>9PM</u> | No | No |

Proposed Modified Conditions

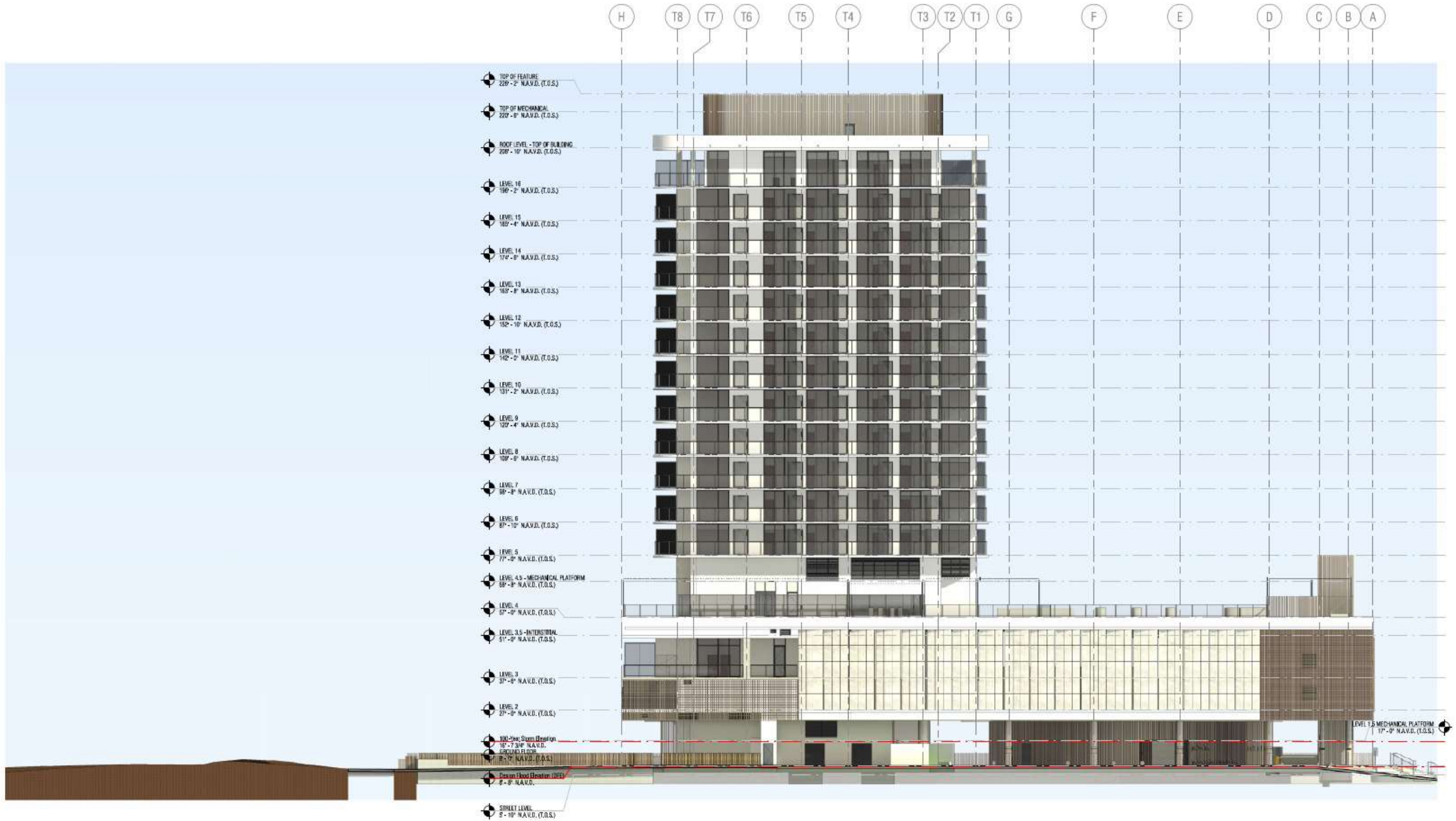
- **Condition 3.a.:** As noted above, the Cetino Pool bar shall only operate between the hours of 11AM and 9PM. The associated pool deck and pool shall remain open only for hotel guests and their invitees until 12AM.
- **Condition 3.c.:** Only pre-recorded music played at ambient background levels that do not interfere with normal conversation shall be permitted. Prior to issuance of a Business Tax Receipt for any venue on the rooftop of the pedestal, the applicant shall submit a noise impact study demonstrating that the proposed sound system shall not be audible beyond the boundaries of the property. The applicant shall utilize a digital tamper resistant noise level limiter, directional speakers, and landscaping along the north side of the level 4 pool deck to contain music within the boundaries of the property. The sound system and noise limiter shall be calibrated as recommended by the noise impact study, and shall be inspected by the Planning Department prior to issuance of a Business Tax Receipt.
- **Condition 3.d.:** In order to mitigate sound transmission, a retractable canopy shall be required to cover the Cetino Pool Bar and associated seating, in a manner to be reviewed and approved by staff.
- **Condition 12:** A maximum of 4 special events per year shall be permitted at the property, subject to the approval of a special events permit and strict compliance with all requirements imposed on special events permits by the City Manager or designee.

Thank You

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Suite 300, Miami, FL 33131

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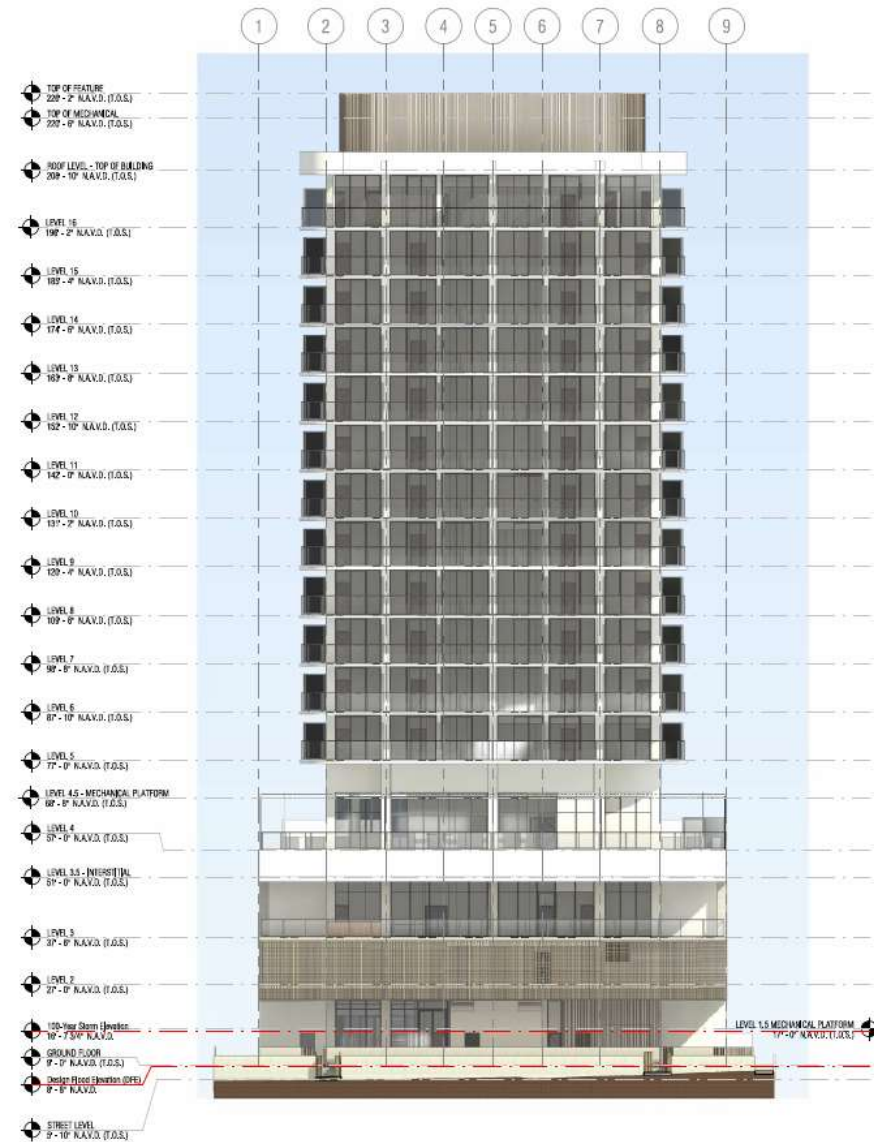


1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



1 RENDERED WEST ELEVATION
1/16" = 1'-0"



2 RENDERED EAST ELEVATION
1/16" = 1'-0"

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS

| TYPE | | QUANTITY | RATIO | TOTAL REQUIRED | |
|--|---|----------------|----------------------------|--------------------------|----------------------------|
| Hotel units 1-100 | | 100 units | 0.5 SPACES/UNITS | 50 SPACES | 110 |
| Hotel units 101 + | | 60 units | 1.0 SPACES/UNITS | 60 SPACES | |
| Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat) | | | | 54 SPACES | |
| TOTAL | | | | 164 SPACES | |
| ALTERNATIVE PARKING INCENTIVE | | | | | |
| Bicycle parking long-term (Max. 15%) | | 75 | 0.20 P.S/BIKE | 15 PARKING SPACES | |
| Moped (Max. 15%) | | 21 | 0.33 P.S/MOPED | 7 PARKING SPACES | |
| Drop-off (Max. 3 drop-off) | | 3 | 3.00 P.S/DROP-OFF | 9 PARKING SPACES | |
| Showers (for bicyclist, max. 4) | | 1 | 2.00 P.S/SHOWER | 2 PARKING SPACES | |
| Carpool Parking (Max. 10%) | | 5 | 3.00 P.S/CARPOOL | 15 PARKING SPACES | |
| TOTAL (Maximum 50% of 164 spaces) | | | | 48 PARKING SPACES | |
| PARKING PROVIDED | LEVELS | | STANDARD PARKING | EV PARKING SPACES | TOTAL PROVIDED |
| | LEVEL 1 | Single Parking | 0 | 0 | 0 |
| | LEVEL 2 | Single Parking | 26 | 24 | 50 |
| | LEVEL 3 | Single Parking | 6 | 0 | 66 |
| | | Car Stackers | 30 (2) = 60 parking spaces | 0 | |
| | TOTAL PARKING | | 92 | 24 | 116 TOTAL NEW PARKING |
| | Alternative parking reduction | | | | 48 PARKING SPACES |
| | TOTAL WITH BENEFIT | | | | 164 PARKING SPACES |
| | PROJECT TOTAL (110 unit parking required + 54 restaurant parking required) | | | | 164 TOTAL PARKING REQUIRED |
| | | | | | |

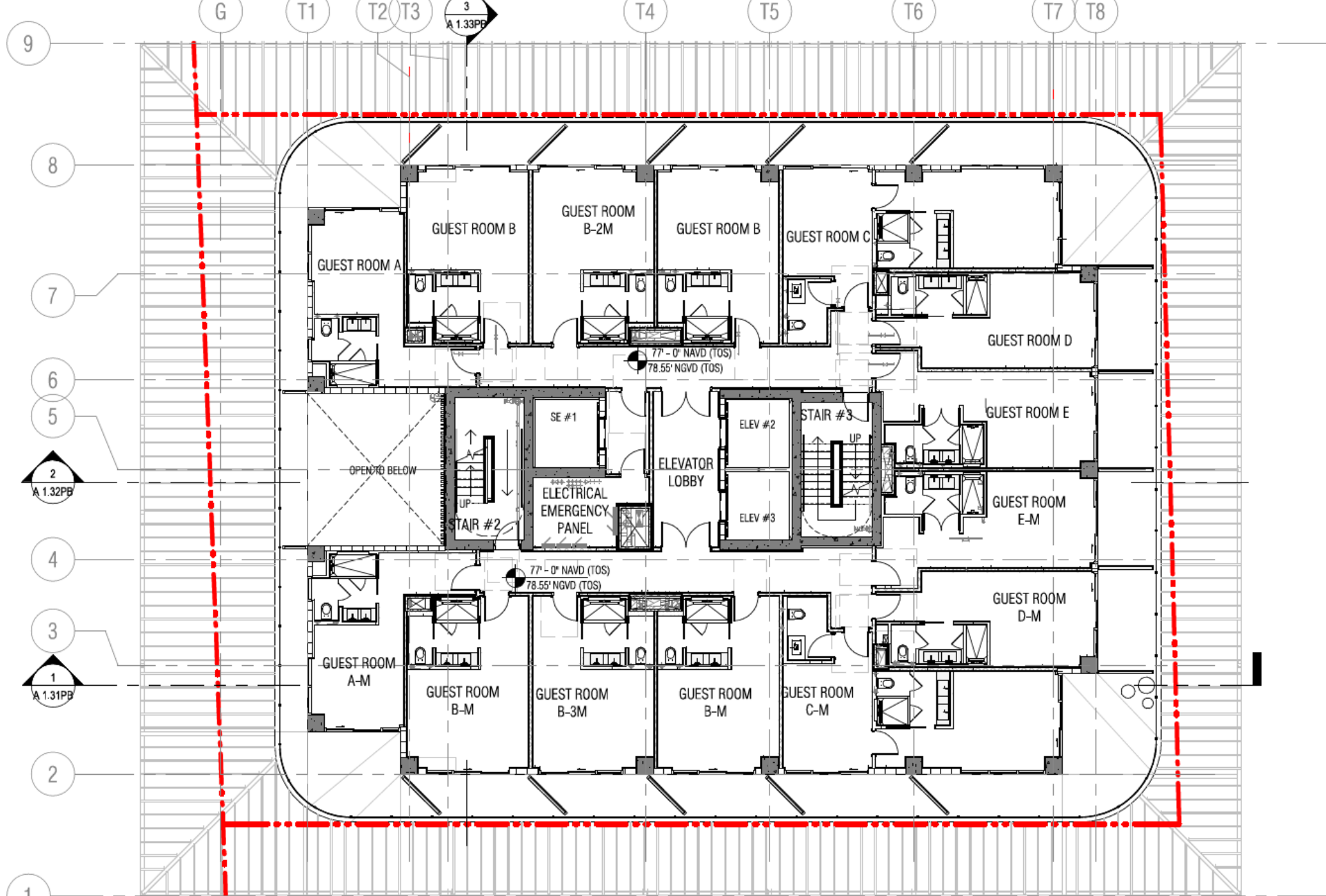
FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES

FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -

ADA PARKING PROVIDED 5

BIKE RACK = Storage for 75 bikes provided

1 Bicycle shower at second floor.



1

LEVEL 5 TO 15 (TYPICAL)

3/32" = 1'-0"

