DEVELOPER:

MB RE INVESTMENTS, LLC
2850 TIGERTAIL AVE, SUITE 800
MIAMI, FL 33133

ARCHITECTURE:

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Lic. No. AA C 000779
8085 NW 155TH STREET
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LANDSCAPE ARCHITECTURE:

enea

Enea Landscape Architecture, Inc.
7636 NE 4th Court, Suite 102
Miami FL 33138 | USA
T +1 (305) 576 6702

CIVIL ENGINEERING:

Kimley»Horn

8201 PETERS ROAD, SUITE 2200,
PLANTATION, FL 33324

ZONING ATTORNEY:

LSN LAW P.A.

3800 NE 1ST AVENUE, SUITE 200
MIAMI, FLORIDA 33137

PRELIMINARY DESIGN FOR:

MIAMI BEACH CLUB

19051 COLLINS AVE, SUNNY ISLES BEACH, FL 33160

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CITY OF SUNNY ISLES BEACH
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PLANNING & ZONING DEPT.

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Project name:
MIAMI BEACH CLUB
19051 COLLINS AVE, SUNNY ISLES BEACH, FL 33160

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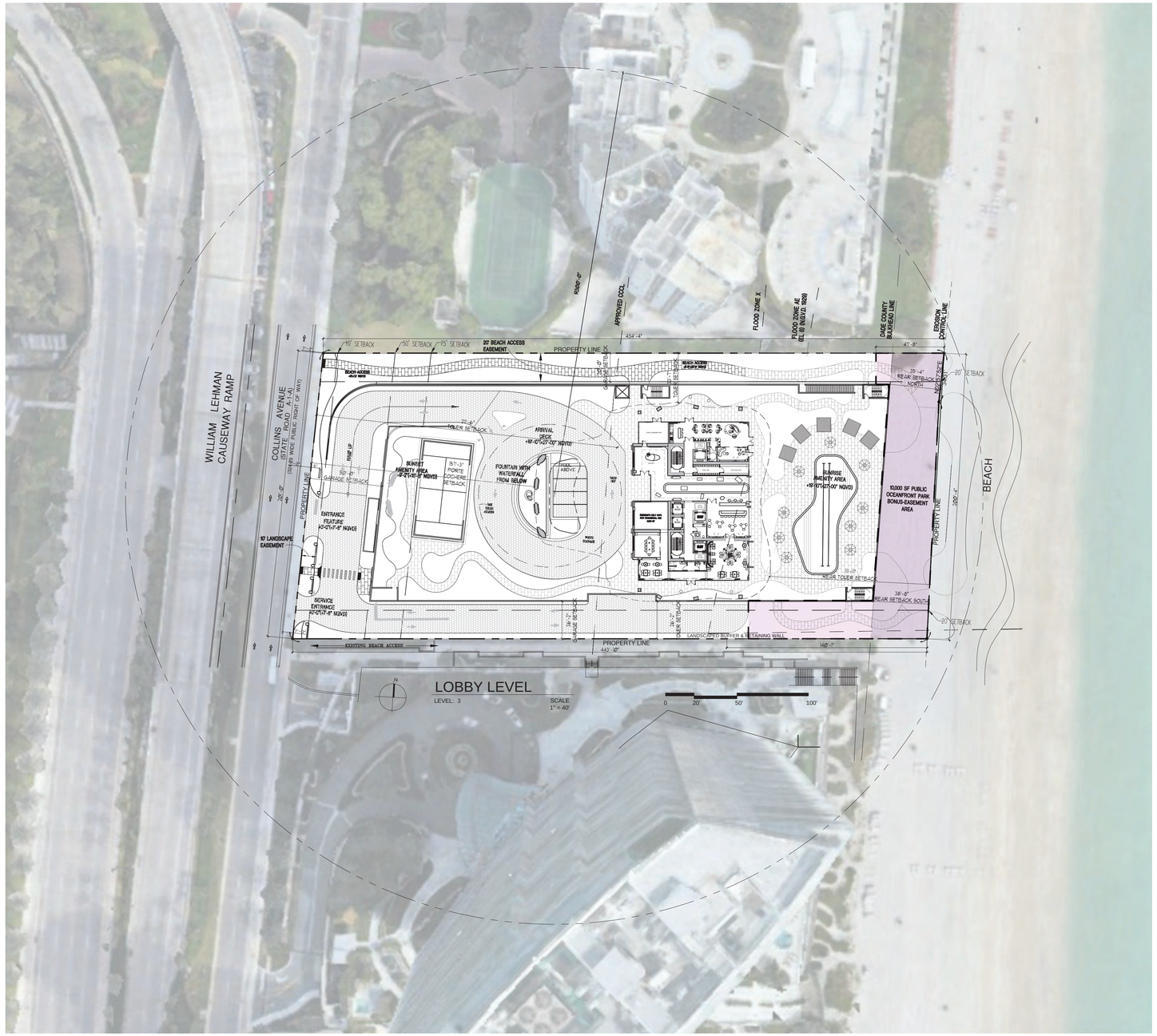
Date: 2025.12.10 10:32:33-05'00'

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

No.	Description	Date
2	BLDG DEPT.	9/2/25

Drawn by: CFE
Date: 07.18.25
Sheet no: A0.0
Project: 4018



N

SITE PLAN

SCALE 1' = 40'

PROJECT DATA

SITE ZONING: SUNNY ISLES BEACH
MIXED-USE - RESORT DISTRICT (MU-R)

BUILDING - TYPE I CONSTRUCTION

LOT AREA: 2.012 ACRES (87,661 S.F.±)

Lot Width: 201.15'

Lot Coverage: Allowed: 80% (87,661 x .8 =70,128.8 Sq. Ft.)
Provided: 22.1% (19, 393 Sq. Ft.)

Open Space: Required: 40% (87,661 x .4 = 35,064.4 Sq. Ft.)
Provided: 57.2% (50,153 Sq. Ft.)

SETBACKS
Note: Refer to sheet (A1.1, A2.3) for setback dimensions

	Required	Provided
Front (Collins)		
Tower	75'-0"	211'-6"
Garage	50'-0"	50-0"
Porte Cochere	-	157'-3"
Side Setbacks (NORTH)		
Tower	20'-0"	33'-7"
Garage	20'-0"	20'-0"
Side Setbacks (South)		
Tower	20'-0"	26'-2"
Garage	20'-0"	26'-2"

Rear Setback (Ocean)
Setback shall be the bulkhead line or 20'-0" from the property line whichever is closer to Collins Ave.

Provided:
Tower: 111'-11" from the property line
Garage: 35'-4" from the property line

Building Height

Provided: 826.5' + 1.5' for Aircraft Warning Light (from 0.0' NAVD 88) Total Building Height 828'
Top of Parapet (ABOVE GROUND LEVEL): 818'-6"
Top of Aircraft Lights (ABOVE GROUND LEVEL): 820'-0"

3

BONUS FAR ALLOCATION

F.A.R. Calculation	Bonus Units	FAR	Adj FAR	FAR Gross SF	Code
Base F.A.R.	0	2.5	2.5	219,152.50	
Beach Access Bonus	1	0.1	0.1	8,766.10	Bonus/sect 265-35D(9)(C)(1)[a]
Public Oceanfront Park & Open Space Enhancement Bonus	1	0.2	0.2	17,532.20	Bonus/sect 265-35D(9)(C)(5)
Beach Access Trust Fund Contribution Bonus	4	0.05	0.2	17,532.20	Bonus/sect 265-35D(9)(C)(1)[b]
Public Beach Recreational Enhancement Bonus	12	0.05	0.6	52,596.60	Bonus/sect 265-35D(9)(C)(2)
Collins Avenue Public streetscape Enhancements Bonus	12	0.05	0.6	52,596.60	Bonus/sect 265-35D(9)(C)(3)
Sunny Isles Public Parking Bonus	4	0.05	0.2	17,532.20	Bonus/sect 265-35D(9)(C)(4)
Educational & Cultural Infrastructure Bonus	4	0.05	0.2	17,532.20	Bonus/sect 265-35D(9)(C)(6)
Total	38	3.05	4.6	403,240.60	
		Max TDR's	30%	5.98	524,212.78

BASE FAR W/ BONUSES: 5.98 X 87,661 = 524,212.8 S.F.

ALLOWED
DEVELOPABLE AREA: 524,212.8 S.F. (5.98)

PROPOSED
DEVELOPABLE AREA: 524,212.8 S.F. (ROUNDED TO NEAREST TENTH)

3

FAR S.F.

LEVEL 0 - PARKING		2,100 S.F.
LEVEL 1 - PARKING		4,670 S.F.
LEVEL 2 - PARKING		2,400 S.F.
LEVEL 3 - LOBBY		7,476.8 S.F.
LEVEL 4 - AMENITY		5,468 S.F.
LEVEL 5 - AMENITY		9,104 S.F.
LEVEL 6-25	9,010 X 20L =	180,200 S.F.
LEVEL 26-27	6,365 X 2L =	12,730 S.F.
LEVEL 28-44	9,010 X 17L =	153,170 S.F.
LEVEL 45-46	6,365 X 2L =	12,730 S.F.
LEVEL 47-60	8,520 X 14L =	119,280 S.F.
LEVEL 61-62	7,442 X 2L =	14,884 S.F.
TOTAL		524,212.8 S.F.

OFF-STREET PARKING:

REQUIRED:
2.0 x 145 UNITS = 290 SPACES
CAFE / RESTAURANT = 16 SPACES
2,390 / 150
TOTAL 306 SPACES - 8 SPACE (SHARED PARKING ANALYSIS PER SEC. 265-46.A.(3) = 298 SPACES

3

PROVIDED:
LEVEL 0 132 REG + 26 TANDEM = 158 SPACES (INCLUDES 3 ADA)
LEVEL 1 77 REG + 3 TANDEM = 80 SPACES (INCLUDES 2 ADA)
LEVEL 2 58 REG + 2 TANDEM = 60 SPACES (INCLUDES 2 ADA)
TOTAL 267 REG + 31 TANDEM = 298 SPACES

(PARTIAL VALET)

NOTE:
-Tandem stalls are limited in accordance with §265-46

OFF-STREET LOADING:

REQUIRED: 2 BAYS

PROVIDED: 2 LOADING BERTH
1(12' X 35')
1(12' X 25')

MAX FAR & MAX UNIT COUNT

	MAX FAR	PROPOSED FAR	MAX UNITS	PROPOSED UNITS
BASE	2.5 X 87,661=219,152.5 SF	2.5 X 87,661=219,152.5 SF	50 X 2.012=100.6	100
BONUS	2.1 X 87,661=184,088.1 SF	2.1 X 87,661=184,088.1 SF	30 X 2.012= 60.36	45
TDR -30%	1.38 X 87,661= 120,972.2 SF	1.38 X 87,661= 120,972.2 SF	24 X 2.012= 48.288	0
TOTAL	5.98 X 87,661= 524,212.8 SF	5.98 X 87,661= 524,212.8 SF	104 X 2.012= 209.248	145 145 / 2.012=73 UNITS PER ACRE

UNIT BREAKDOWN

UNIT TYPE	UNIT SQUARE FOOTAGE (A/C + ELEV. FOYER)	1st-5th	6th-25th	26th-27th	28th-44th	45th-46th	47th-60th	61st-62nd	TOTAL UNITS	NET SALABLE
UNIT A (4 BED/4.5BA)	3,255	-	1Ux20L=20	-	1Ux17L=17	-	-	-	37	120,435 SF
UNIT B (3 BED/3BA)	1,890	-	1Ux20L=20	-	1Ux17L=17	-	-	-	37	69,930 SF
UNIT C (5 BED/5.5BA)	3,635	-	1Ux20L=20	-	1Ux17L=17	-	-	-	37	134,495 SF
UNIT D (5 BED/5.5BA)	3,950	-	-	-	-	-	1Ux14L=14	-	14	55,300 SF
UNIT E (5 BED/5.5BA)	4,425	-	-	-	-	-	1Ux14L=14	-	14	61,950 SF
UNIT F (6 BED/5.5BA)	5,760	-	-	1Ux2L=2	-	1Ux2L=2	-	-	4	23,040 SF
PENTHOUSE	9,000	-	-	-	-	-	-	2	2	18,000 SF
	TOTAL	-	60	2	51	2	28	2	145	483,150 SF

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Date: 2025.12.10 10:32:43-05'00'

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ARTURO L. ROBINSON
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AR# 0012225

No.	Description	Date
2	BLDG DEPT.	9/3/25
3	BLDG DEPT.	10/3/25

Drawn by: CFE

Date: 07.18.25

Sheet no: **A1.1**

Project: 4018

LOBBY LEVEL

LEVEL: 3

SCALE
1" = 20'

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No.	Description	Date
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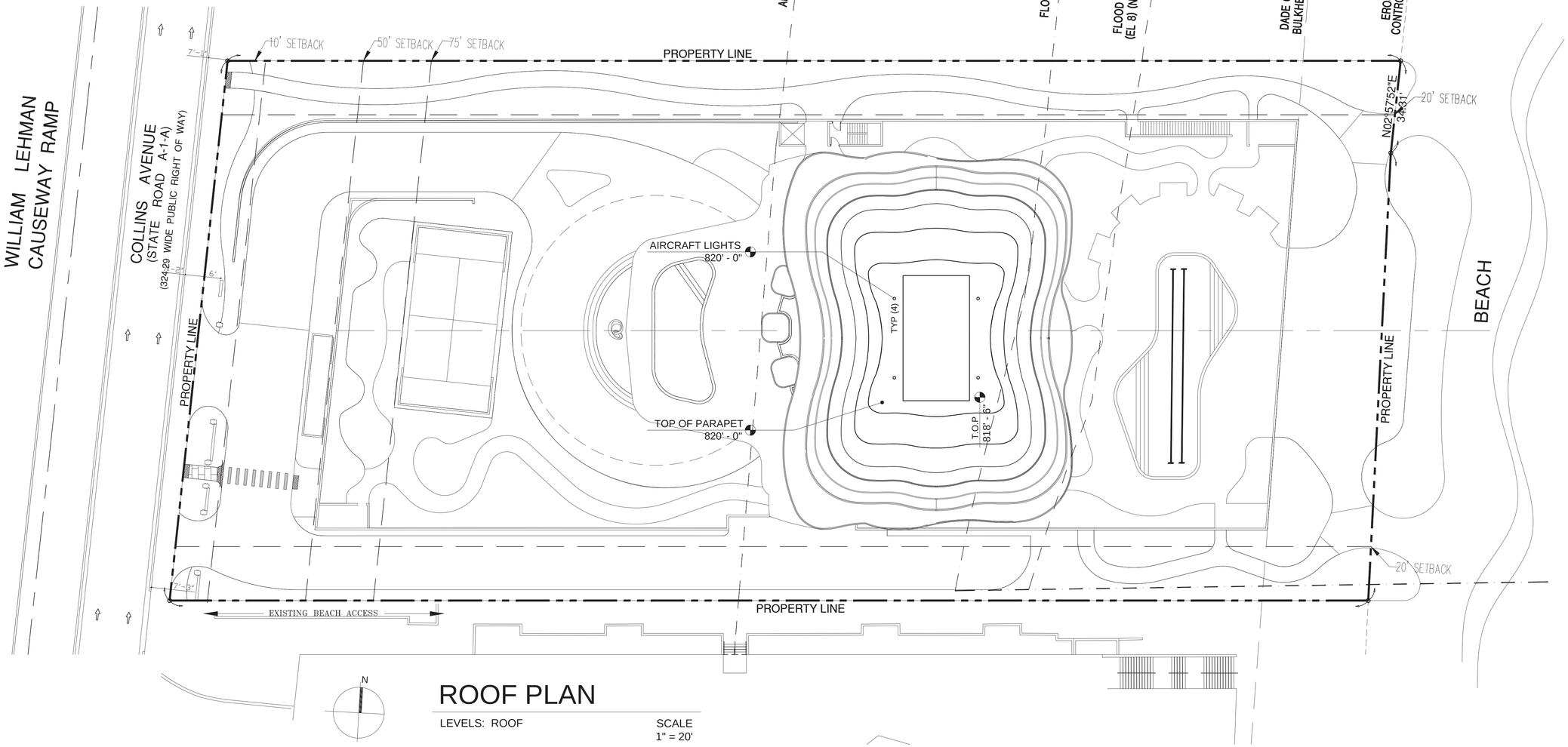
Sheet no: **A2.2**

Project: 4018



ROOF PLAN

LEVELS: ROOF

SCALE
1" = 20'

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No.	Description	Date

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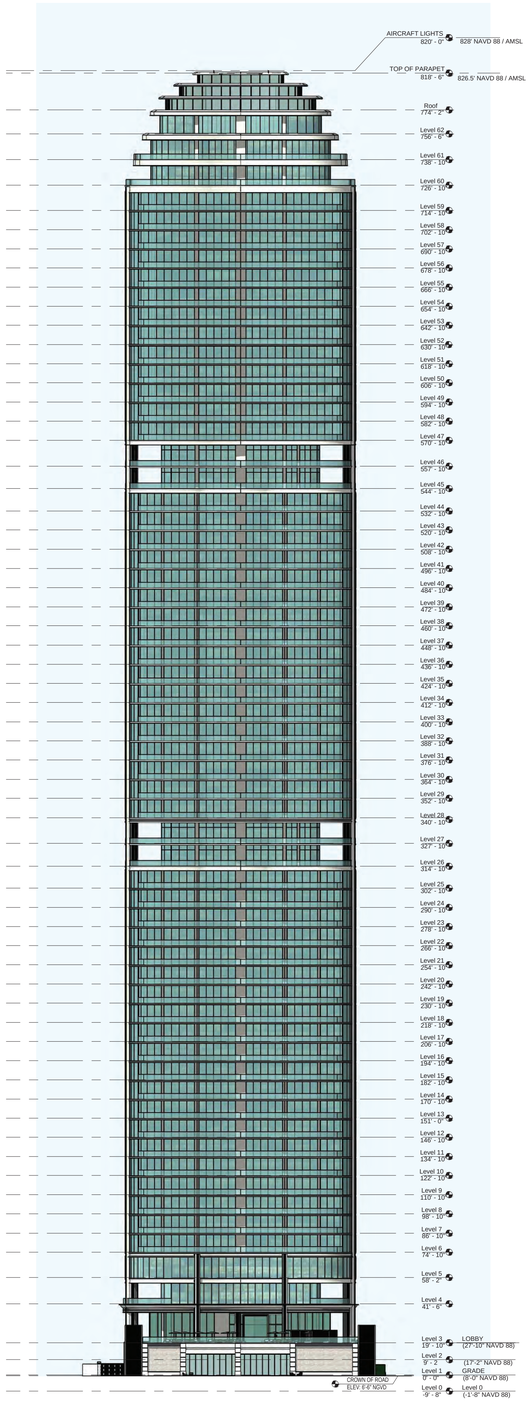
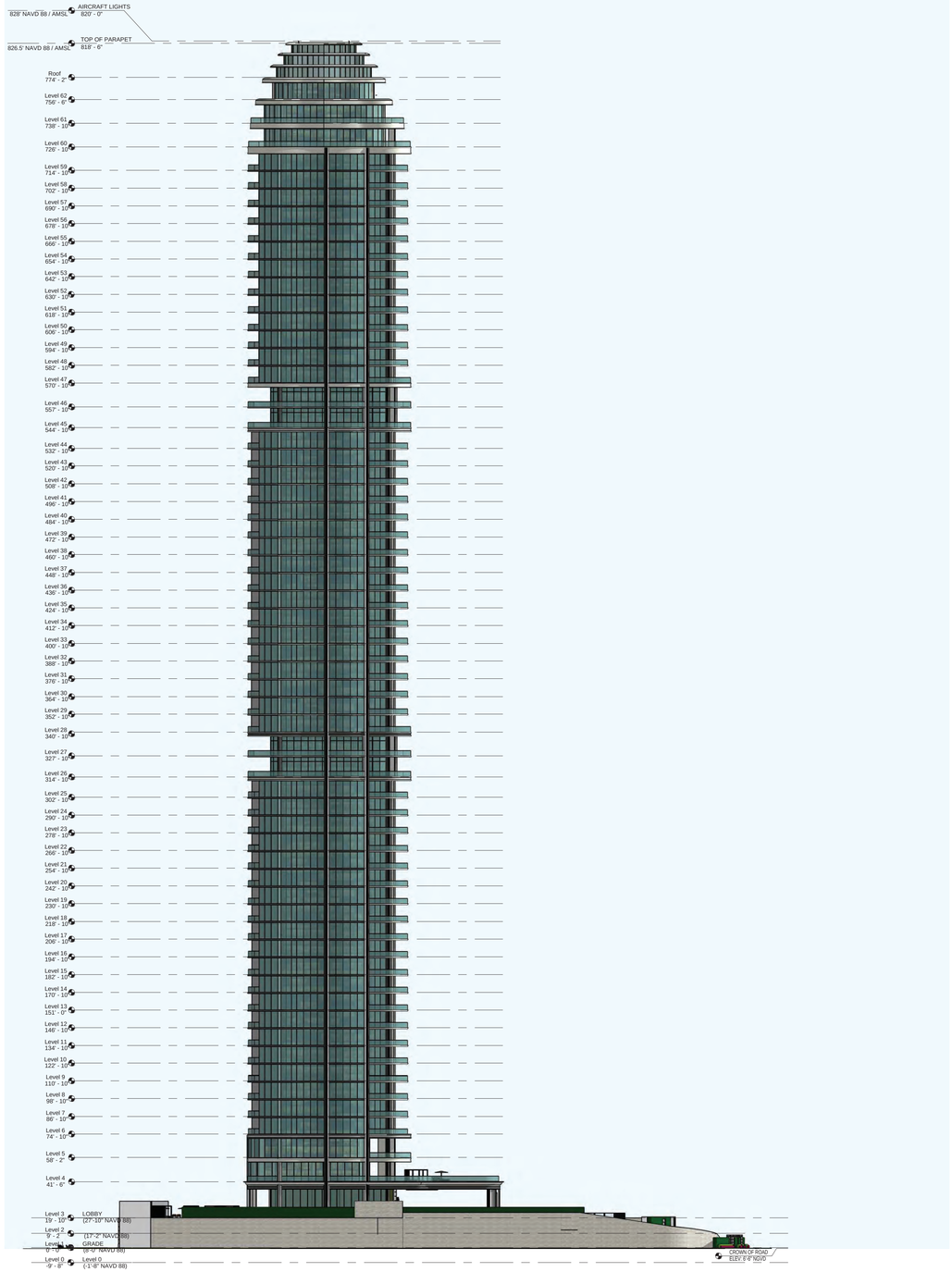
Sheet no: **A2.11**

Project: 4018



EAST ELEVATION

SCALE: NTS



NORTH ELEVATION

SCALE: NTS

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No.	Description	Date
3	BLDG DEPT.	10/3/25

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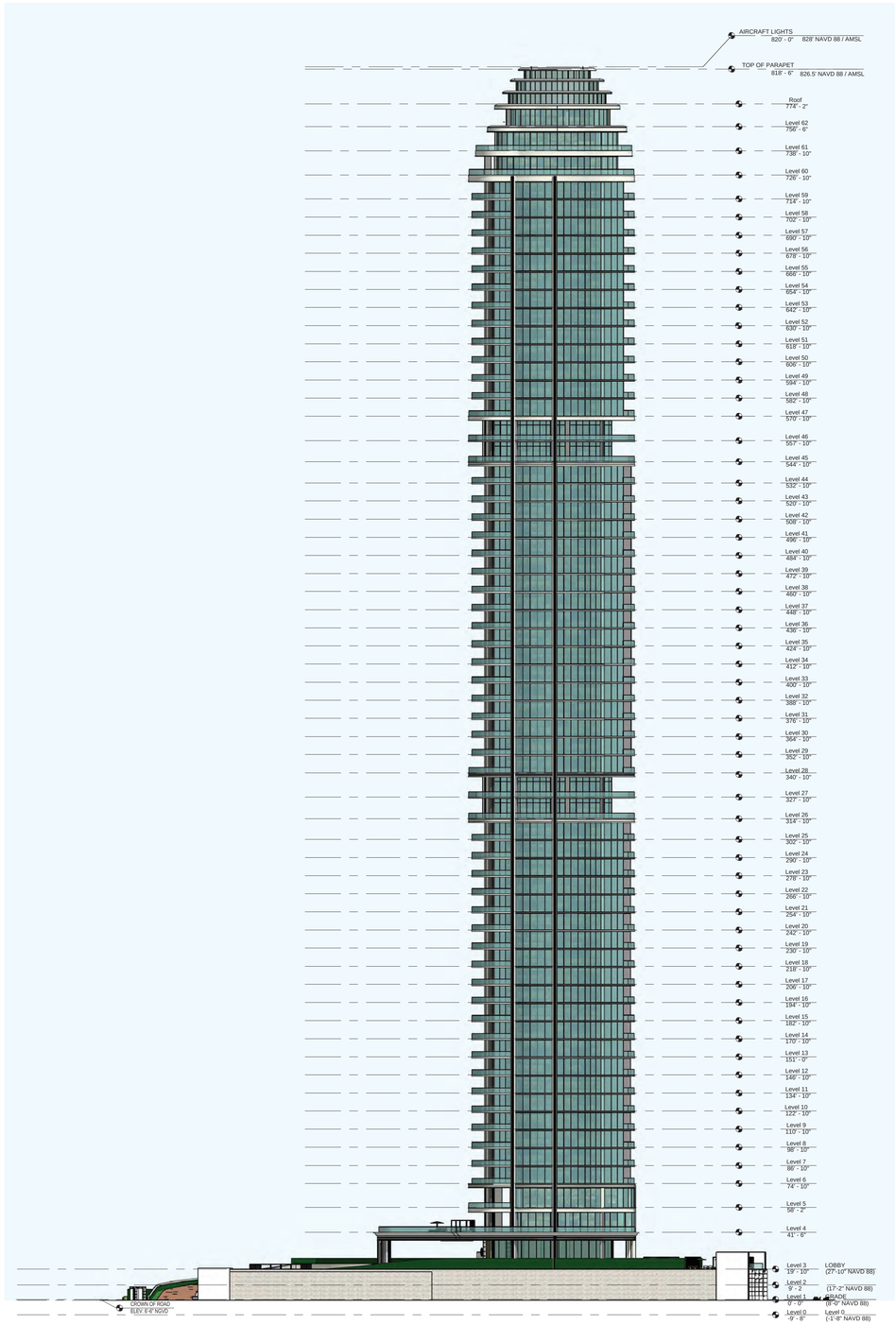
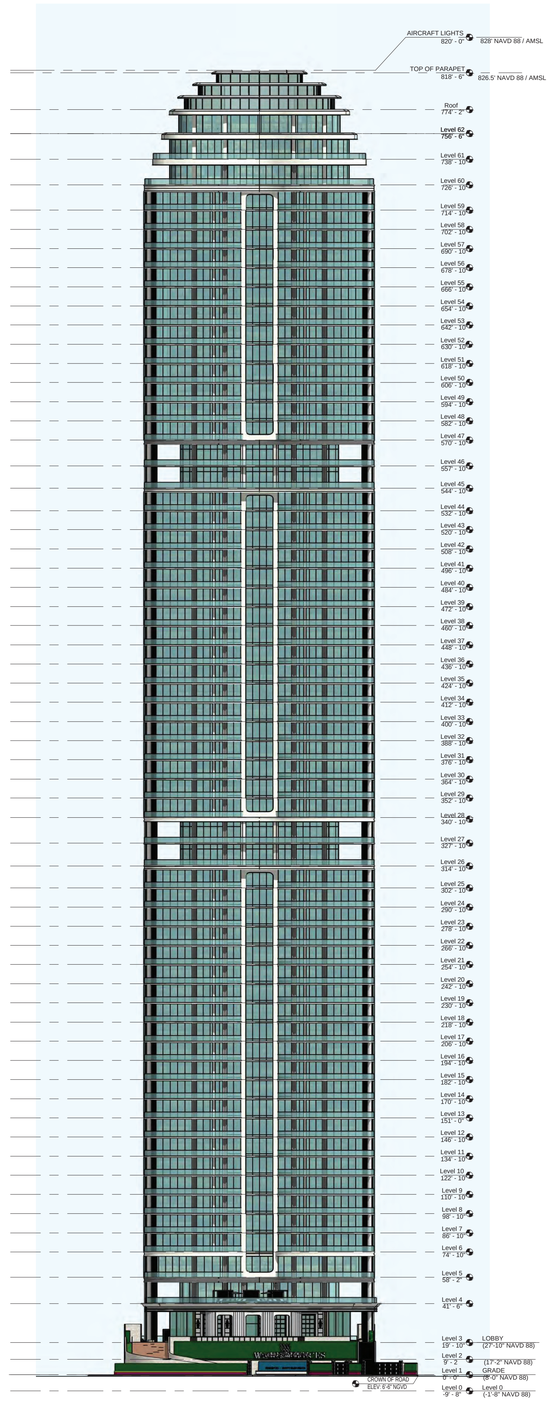
Sheet no: **A3.0**

Project: 4018



SOUTH ELEVATION

SCALE: NTS



WEST ELEVATION

SCALE: NTS

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Project: 4018

VIEW LOOKING EAST

VIEW LOOKING WEST

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Date: 07.18.25

Sheet no: **A3.2**

Project: 4018