

City of Miami Beach  
CUP Application - State Final Submittal  
File No. PB22-0495 | April 25, 2022

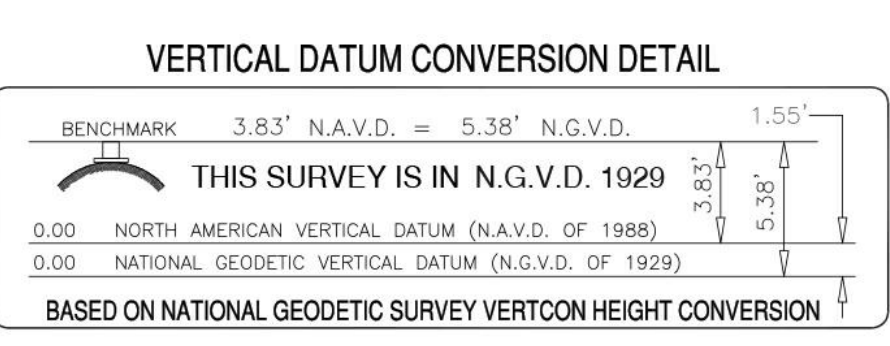
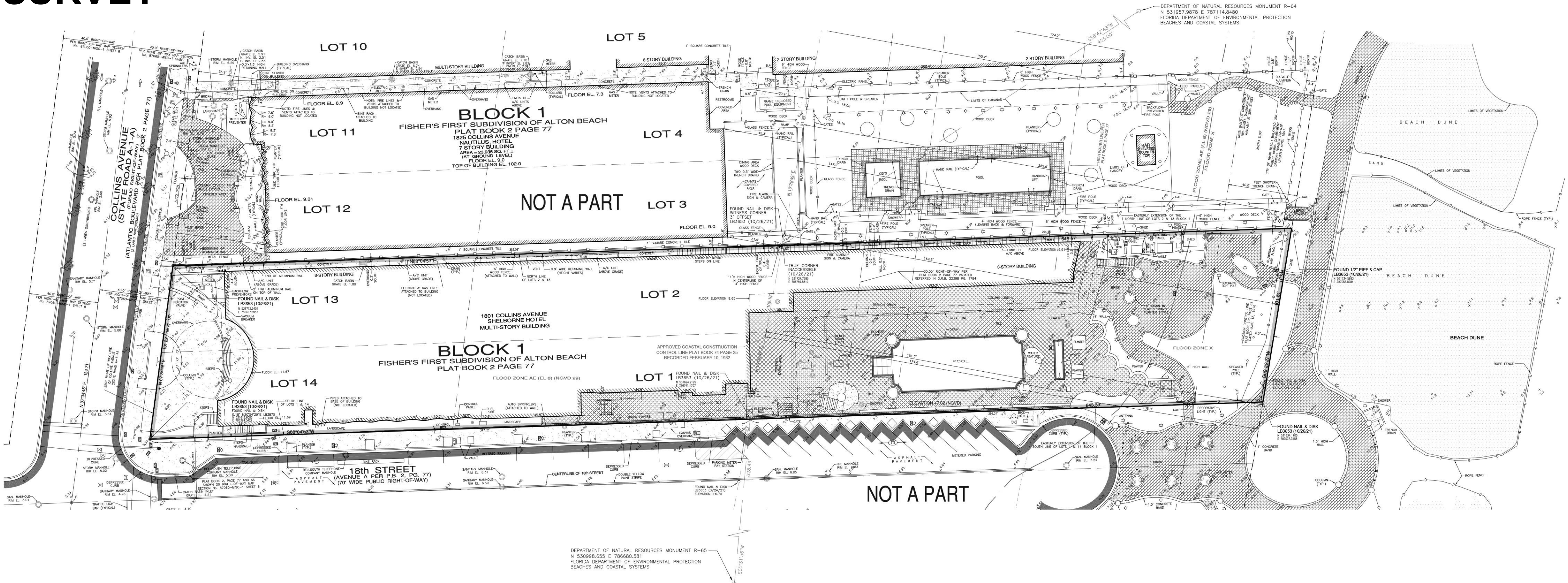
THE SHELBORNE

**1801 COLLINS AVENUE  
MIAMI BEACH | FLORIDA | 33139**

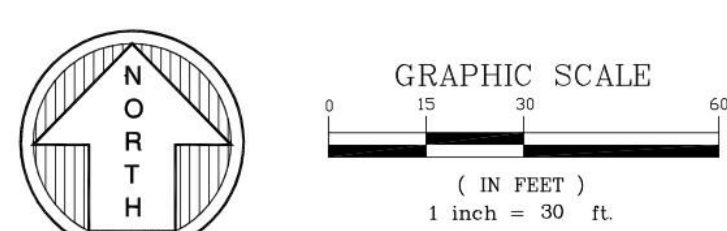




SURVEY



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law. www.callsunshine.com



LEGEND

BB = CATCH BASIN	— = 0.5' CURB	— = 2.00' CURB & GUTTER
○ = MANHOLE	— = CHAIN LINK FENCE	— = GRADE ELEVATION
○ = LIGHT POLE	— = ELEVATION	— = PAGE
○ = WATER METER	— = P.B. = PLAT BOOK	— = SANITARY
○ = WATER VALVE	— = P.M. = PERMANENT REFERENCE MONUMENT	— = CONCRETE
○ = CATCH BASIN INLET	— = R.B. = RECORD BOOK	— = ASPHALT PAVEMENT
○ = UTILITY POLE	— = R.H. = RECORD BOOK	
○ = RISER	— = R.H. = RECORD BOOK	
○ = FIRE HYDRANT	— = R.H. = RECORD BOOK	
○ = HANDHOLE	— = R.H. = RECORD BOOK	
○ = SIGN	— = R.H. = RECORD BOOK	
FF&L = FLUORIDA POWER & LIGHT	— = R.H. = RECORD BOOK	

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 07°34'45" E for the East right of way line of Collins Avenue and evidence by found nail & disk and found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. A-371, Elevation +5.38, located on February 26, 2013 South of the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) and X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Pursuant to Florida State Statutes in Chapter 161.141, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 64,389 square feet, or 1.478 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Tax Folio Number: 02-3234-083-2810 per Miami-Dade County Property Appraiser website.

LEGAL DESCRIPTION:

Lots 1, 2, 13 and 14, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

AND

That certain tract of land lying to the East of the above-described lots and West of the Erosion Control Line.

ALL THE ABOVE BEING DESCRIBED AS FOLLOWS:

Bounded on the West by the West line of said Lots 13 and 14, also being the East Right-of-Way line of Collins Avenue; bounded on the North by the North line of said Lots 2 and 13 and its Easterly extension thereof; bounded on the South by the South line of said Lots 1 and 14 and its Easterly extension thereof; and bounded on the East by the Erosion Control Line, as recorded in Plat Book 105, Page 62, of said Public Records.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 24, 2021, and last updated on October 26, 2021 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 26, 2021.

*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below.*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS435  
State of Florida.

PROPERTY OWNER: MICHAEL LANZALOTTO

This Drawing is the Property of Fortin, Levy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Fortin, Levy, Skiles, Inc.

No.	Revision	Description
1	210858	UPDATE SURVEY (10/26/21) RLL

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
SHELBORNE HOTEL - 1801 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date  
3/24/21

Scale  
1"=30'

Drawn By  
MAP

CAD No.  
051450

Plotted  
10/27/21 7:13p

Ref. Dwg.  
2005-160

Field Book  
621/56 & FLD.SHT.

Job No.  
210056

Dwg. No.  
2021-008-NGVD

Sheet  
1 of 1



# SITE PLAN AND URBAN CONTEXT

SHELBORNE  
HOTEL



ZONING INFORMATION

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	1801 Collins Ave, Miami Beach, FL 33139		
2	Board and file numbers :	PB22-0495		
3	Folio number(s):	02-3234-083-0001		
4	Year constructed:	1940	Zoning District:	RM3
5	Based Flood Elevation:	FEMA-AE +8.0 NGVD	Grade value in NGVD:	+5' - 11 3/4" NGVD
6	Adjusted grade (Flood+Grade/2):	+11' - 9" NGVD	Lot Area:	64,500 SQ.FT
7	Lot width:	646.64'	Lot Depth:	100.13'
8	Minimum Unit Size	222 Sq.ft	Average Unit Size	310 Sq.ft
9	Existing use:	Hotel/Residential	Proposed use:	Hotel

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	N/A	161' - 9 1/2"	161' - 9 1/2"	N/A
11	Number of Stories	N/A	16	16	N/A
12	FAR	129,000 Sq.ft	192,906 Sq.ft	189,620 Sq.ft	N/A
13	Gross square footage	N/A	204,253 Sq.ft	200,967 Sq.ft	N/A
14	Square Footage by use	N/A	Information attached*	Information attached	N/A
15	Number of units Residential	N/A	341 (condo/hotel)	0	N/A
16	Number of units Hotel	N/A	341 (condo/hotel)	239 (hotel units)	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	2,919	2,957	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'-0"	32'-4"	32'-4"	N/A
20	Side Setback:	8'-2"	4'-10"	4'-10"	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	8'-2"	5'-1"	5'-1"	N/A
23	Rear Setback:	129'-4"	341'-2"	341'-2"	N/A
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	Pedestal:				
29	Front Setback:	20'-0"	32'-4"	32'-4"	N/A
30	Side Setback:	8'-2"	4'-10"	4'-10"	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	8'-2"	5'-1"	5'-1"	N/A
33	Rear Setback:	129'-4"	119'-3"	119'-3"	N/A
	Tower:				
34	Front Setback:	58'-2"	23'-9"	23'-9"	N/A
35	Side Setback:	23'-9"	4'-10"	4'-10"	N/A

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	8'-2"	5'-1"	5'-1"	N/A
38	Rear Setback:	161'-8"	390'-7"	390'-7"	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	Parking District #1	Parking District #1	Parking District #1	Exemption - 130-31(B)
40	Total # of parking spaces	N/A	N/A	N/A	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o, 60o, 90o, Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	Yes	Provided	Existing to remain	N/A
49	Loading zones and Trash collection areas	Yes	Provided	Existing to remain	N/A
50	Bicycle parking, location and Number of racks	N/A	N/A	N/A	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	Information attached	Information attached	N/A
52	Number of seats located outside on private property	N/A	380	402	N/A
53	Number of seats inside	N/A	448	212	N/A
54	Total number of seats	N/A	828	614	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	Information attached	Information attached	N/A
56	Total occupant content	N/A	1,586	1,447	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	Current OC attached	Information attached	N/A

58	Proposed hours of operation	Information attached
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	Yes
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	Yes
61	Is this a contributing building?	Yes
62	Located within a Local Historic District?	Yes
	Additional data or information must be presented in the format outlined in this section	

Notes:

If not applicable write N/A

\* = For Existing Hotel Square Footage by use refer to previously approved sheets LS-000, LS-001, LS-002, LS-003, LS-004, LS-005-09, LS-010, LS-011-14, LS-015 & LS-016.



# OCCUPANCY AND SEATING COUNT TABLE

**SHELBORNE SOUTH BEACH**  
**1801 Collins Ave, Miami**  
**Beach, FL 33139**  
ZONING DATA SHEET - RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS  
TOTAL NUMBER OF SEATS AND OCCUPANT CONTENT PER VENUE

BASEMENT LEVEL										
EXISTING						PROPOSED				
		BUILDING OCCUPANCY ALLOWED BY AREA OC CERTIFICATE (attached)		NUMBER OF SEATS PROVIDED			BUILDING OCCUPANCY PROVIDED BY AREA		NUMBER OF SEATS PROVIDED	
INDOOR	BASEMENT NIGHTCLUB	150 (AS PER CUP)	TOTAL INDOOR = 161	N/A	TOTAL INDOOR = N/A	BASEMENT NIGHTCLUB	213	TOTAL INDOOR = 213	N/A	TOTAL INDOOR = N/A
		150					150			

GROUND FLOOR										
EXISTING						PROPOSED				
		BUILDING OCCUPANCY ALLOWED BY AREA OC CERTIFICATE (attached)		NUMBER OF SEATS PROVIDED			BUILDING OCCUPANCY PROVIDED BY AREA		NUMBER OF SEATS PROVIDED	
INDOOR	BISTRO / CAFE	40		34		BISTRO / CAFE	29		18	
	LIBRARY	100		40		LOBBY BAR	79		40	
	LOBBY BAR	71		34		LOUNGE	65		38	
	BALLROOM	283		230		RESTAURANT - INDOOR DINING	188		104	
	RESTAURANT - INDOOR DINING	102	TOTAL INDOOR = 596	110	TOTAL INDOOR = 448	PRIVATE DINING	17	TOTAL INDOOR = 378	12	TOTAL INDOOR = 212
OUTDOOR	RESTAURANT - OUTDOOR DINING	95		82		RESTAURANT - OUTDOOR DINING	98		72	
	POOL DECK	420		114		POOL DECK	280		122	
	BACK LAWN	205	TOTAL OUTDOOR = 720	124	TOTAL OUTDOOR = 320	BACK LAWN	316	TOTAL OUTDOOR = 694	124	TOTAL OUTDOOR = 318
		1,316		768			1,072		530	

MEZZANINE LEVEL										
EXISTING						PROPOSED				
		BUILDING OCCUPANCY ALLOWED BY AREA OC CERTIFICATE (attached)		NUMBER OF SEATS PROVIDED			BUILDING OCCUPANCY PROVIDED BY AREA		NUMBER OF SEATS PROVIDED	
OUTDOOR	SUNDECK / SKY TERRACE	120	TOTAL OUTDOOR = 120	60	TOTAL OUTDOOR = 60	SUNDECK / SKY TERRACE	225	TOTAL OUTDOOR = 225	84	TOTAL OUTDOOR = 84
		120		60			225		84	

TOTAL	1,586	828	1,447	614
EXISTING OCCUPANCY		EXISTING TOTAL NUMBER OF SEATS	PROPOSED OCCUPANCY	PROPOSED TOTAL NUMBER OF SEATS



## EXISTING OCCUPANCY CONTENT

### **CITY OF MIAMI BEACH FIRE DEPARTMENT OCCUPANT CONTENT**



The maximum legal occupant content for this place of business is \* persons. The minimum number of approved independent exits to the exterior of the building accessible to this occupancy is 6.

**Location: 1801 COLLINS AV. / MIAMI BEACH / FL.  
"THE SHELBORNE SOUTH BEACH"**

**\*BRISTO = 40, LIBRARY = 100, LOBBY BAR = 71, BALLROOM = 283,  
CAFFE: INDOOR DINING = 102, OUTDOOR DINING = 95, POOL DECK = 420, BACK LAWN = 205  
MEZZANINE SUNDECK = 120, BOARD ROOM = 26, THE RAMBLER = 43, THE CONTINENTAL = 124**

  
**Division Fire Chief**

*Juan Meizoso*

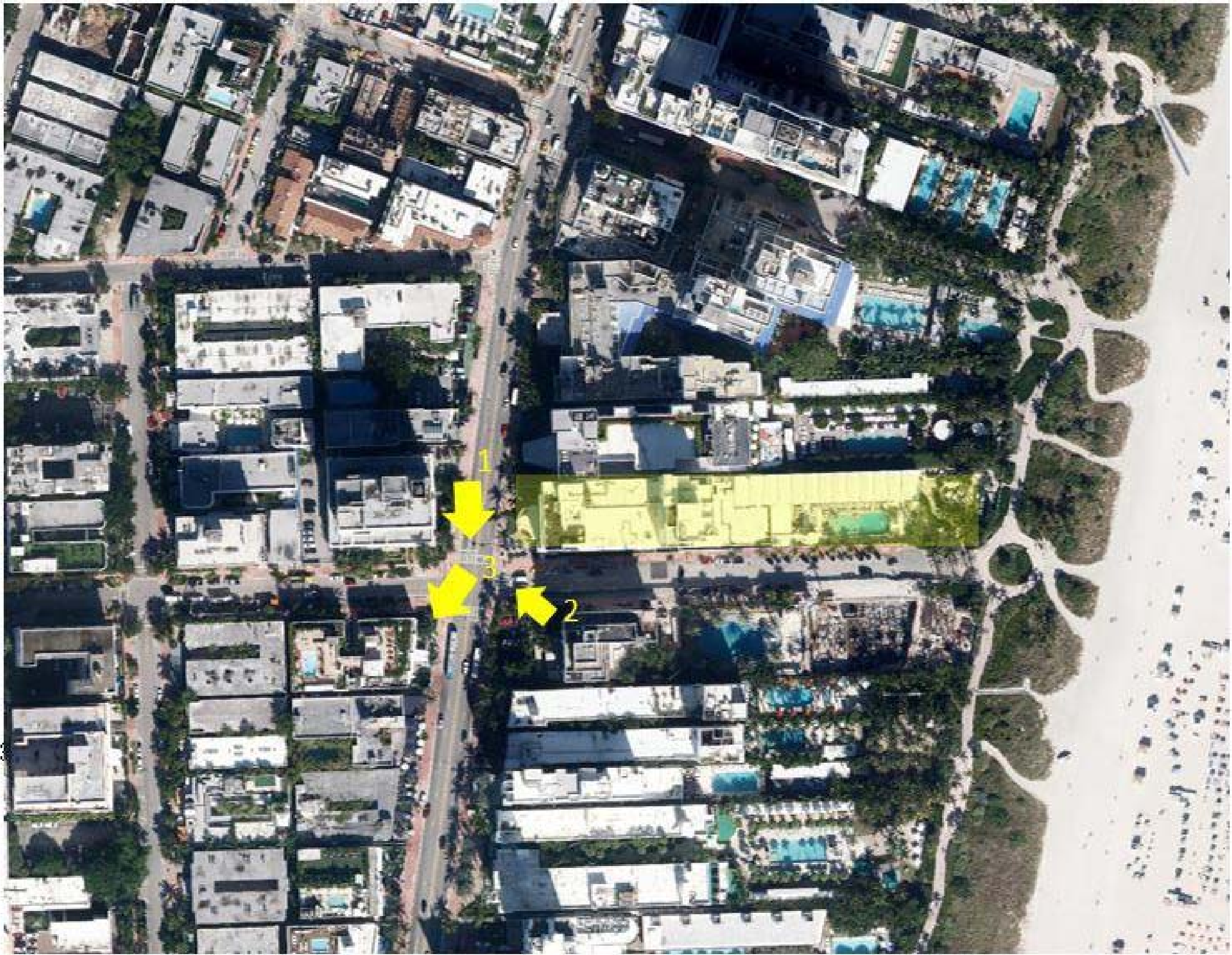
**Date Issued:** 6/19/2020

**Activity Number:** FP0420-2871, FP0420-2872

*It shall be unlawful to remove or deface this notice. If the occupant content number(s) above is exceeded (individual rooms, floors, total), the business license holder will be held liable and subject to the penalties stated in the City of Miami Beach Code, Chapter 50 for violating the Florida Fire Prevention Code.*

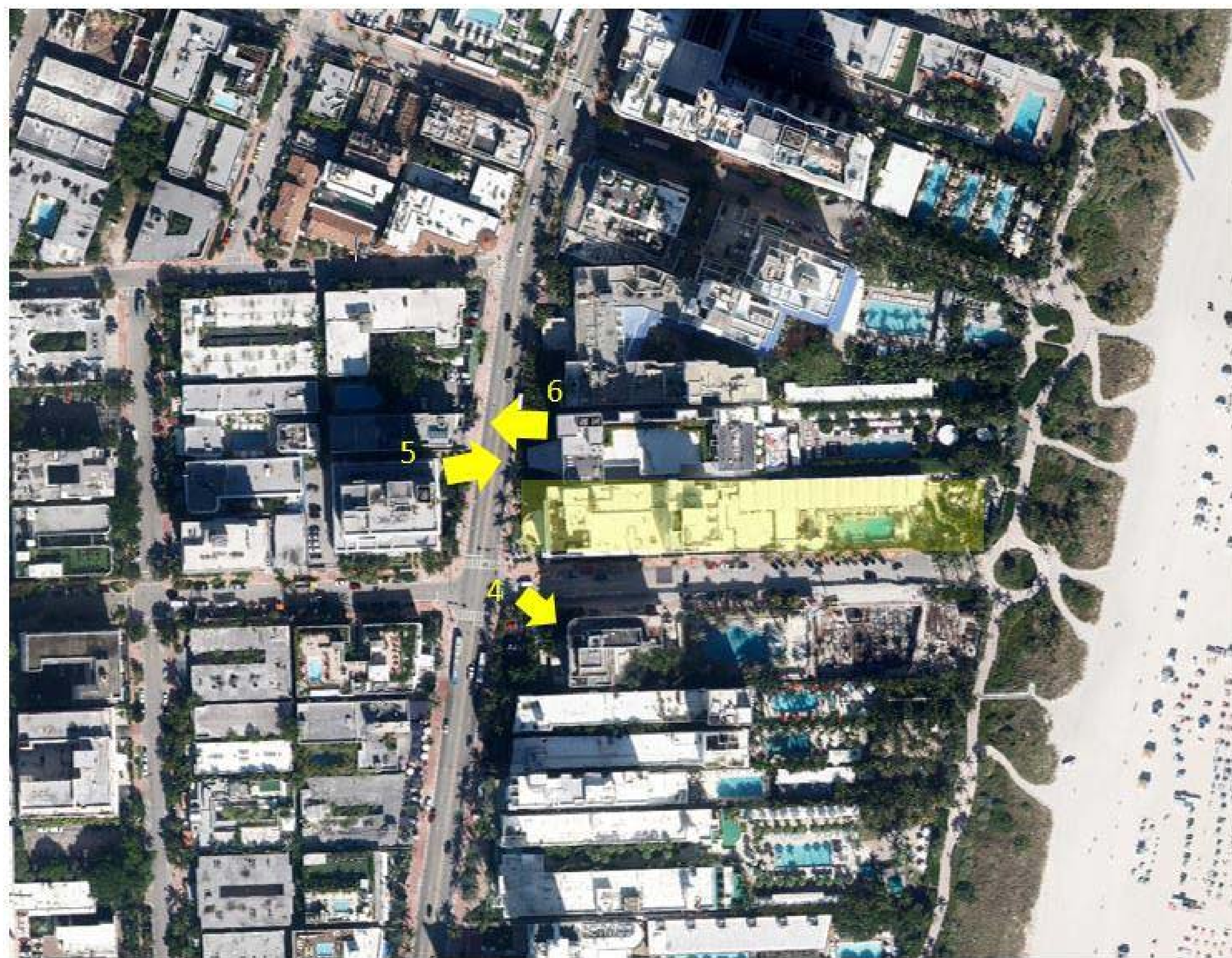


URBAN CONTEXT



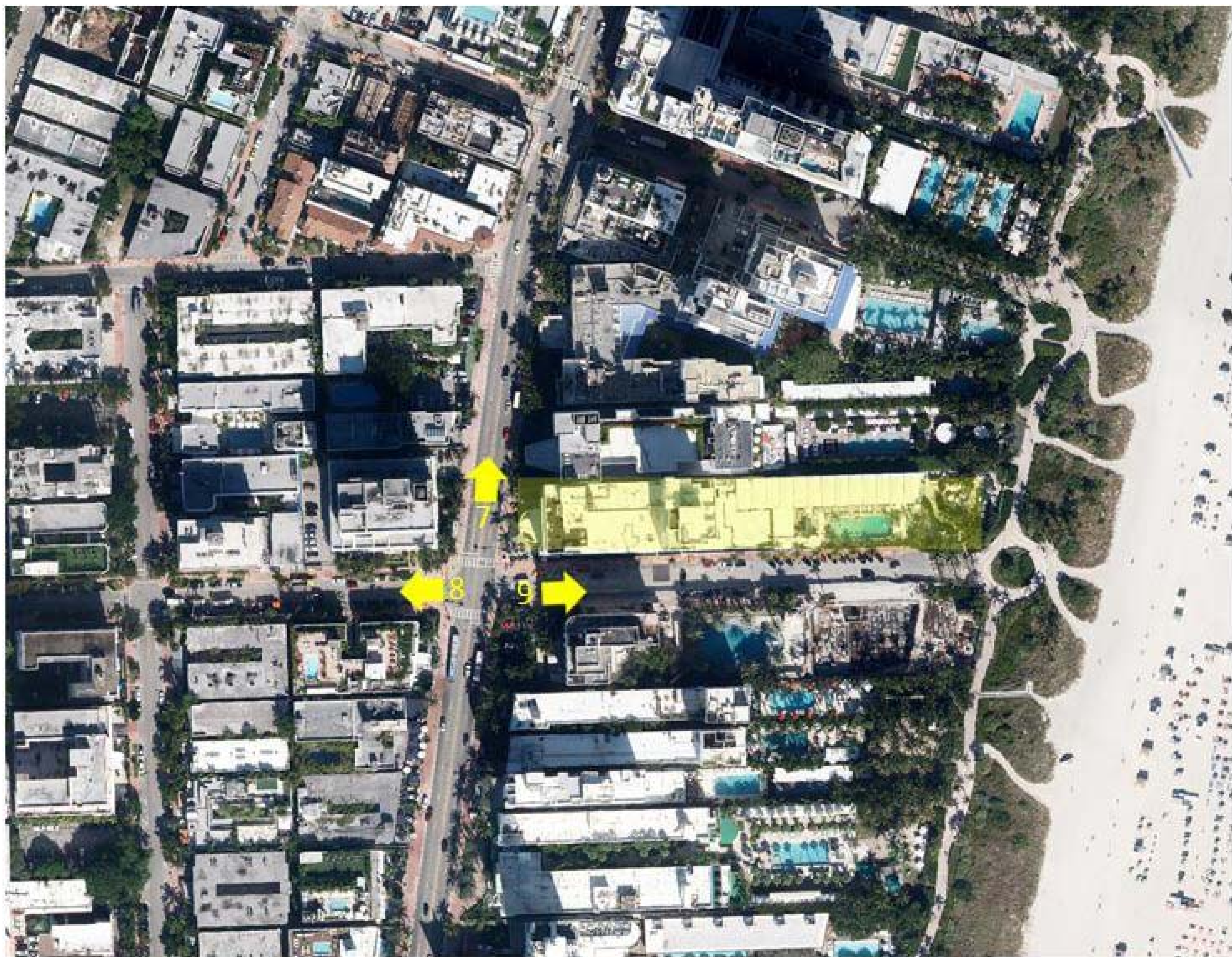


URBAN CONTEXT



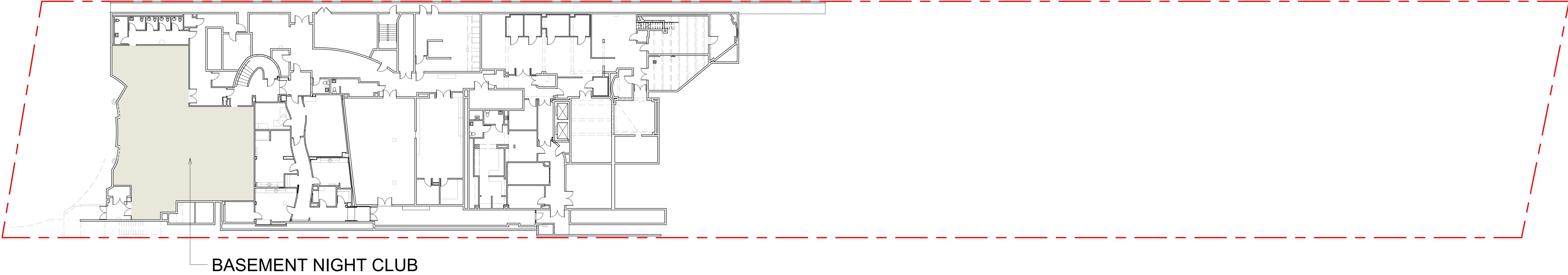


URBAN CONTEXT

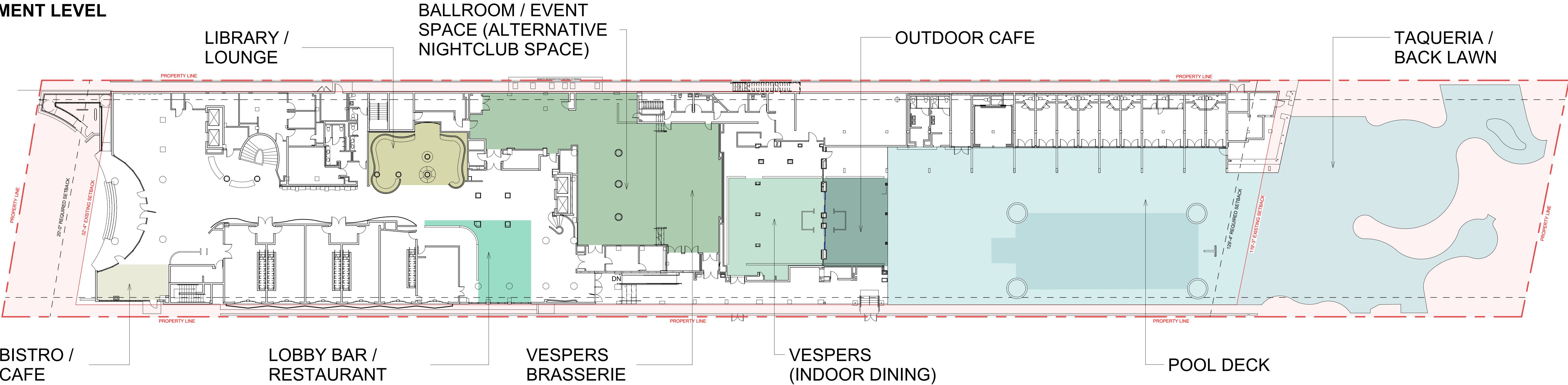




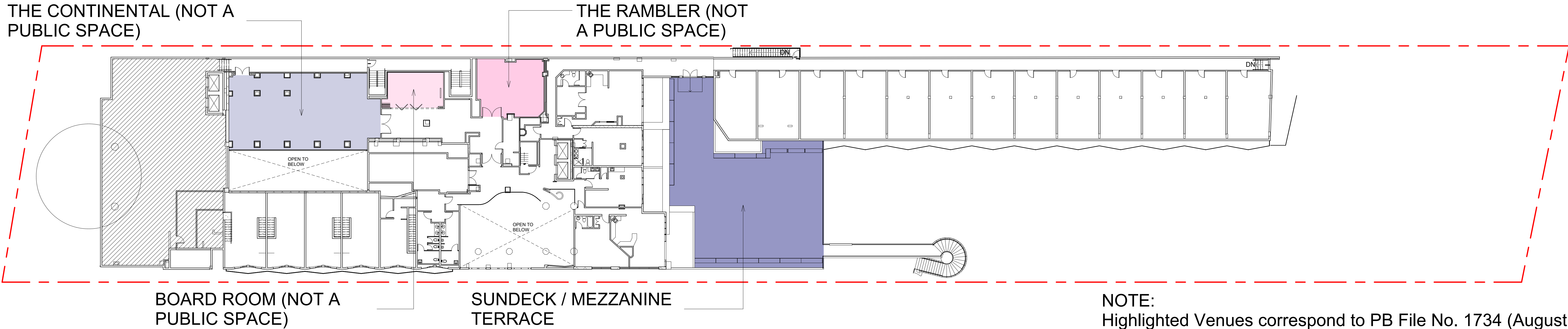
EXISTING OVERALL FLOOR PLANS



BASEMENT LEVEL



GROUND FLOOR LEVEL

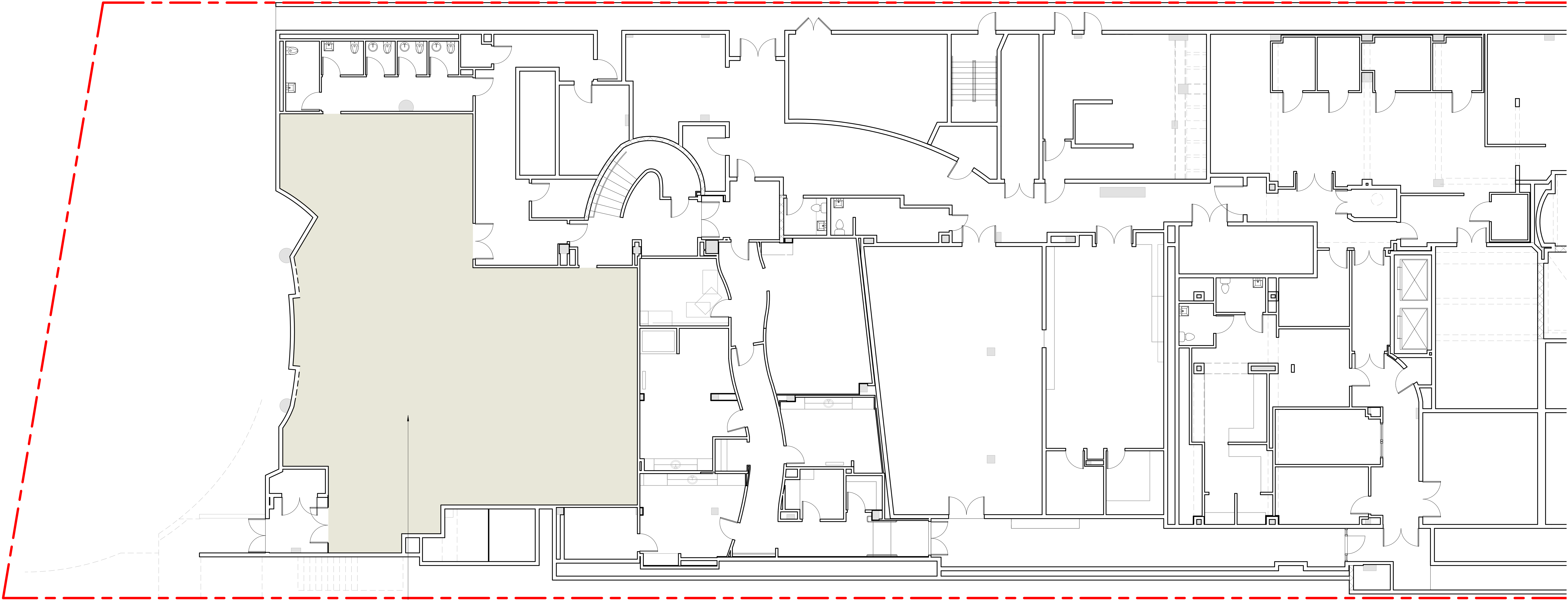


MEZZANINE LEVEL

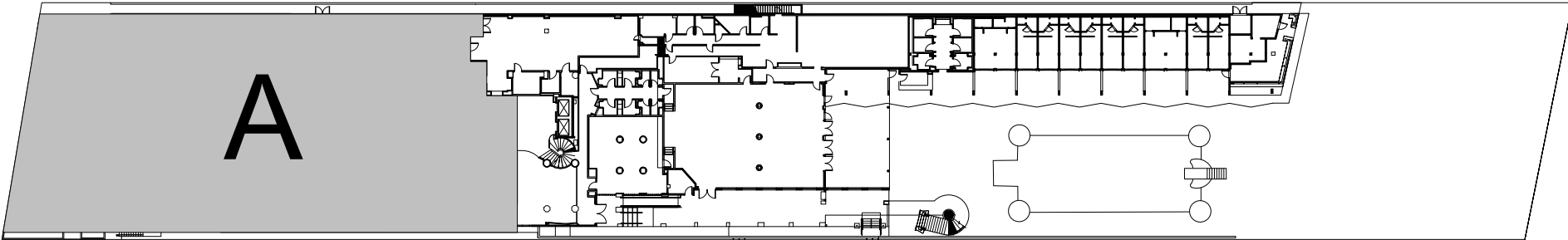
NOTE:  
Highlighted Venues correspond to PB File No. 1734 (August 27th, 2013)



EXISTING ENLARGED BASEMENT FLOOR PLAN

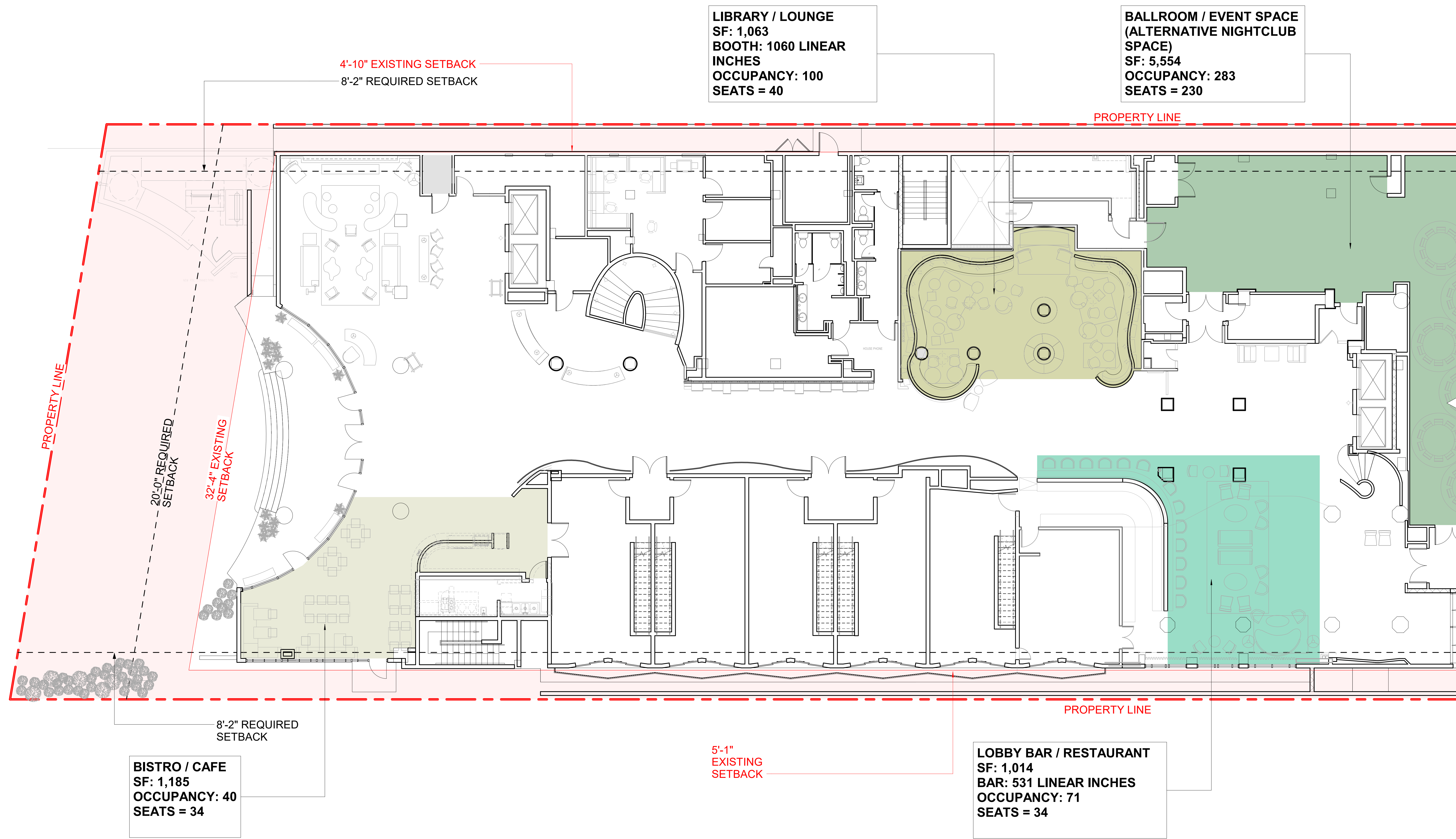


FUTURE BASEMENT NIGHT CLUB  
OCCUPANCY: 150  
AS PER CUP CONDITION 11

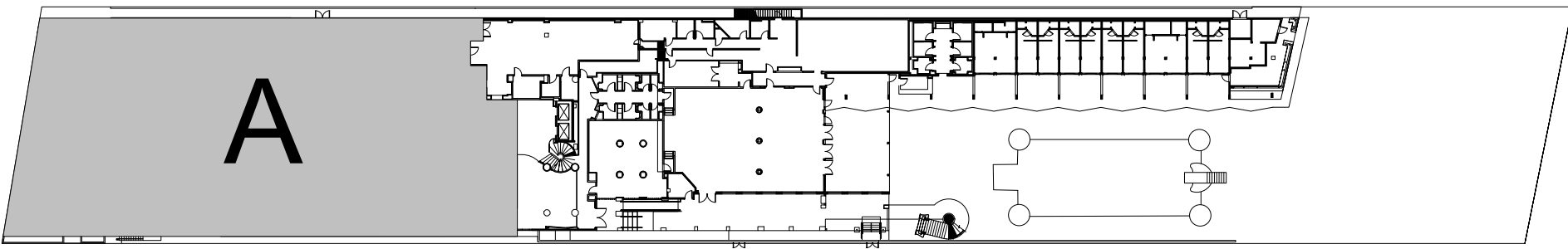




# EXISTING ENLARGED GROUND FLOOR PLAN

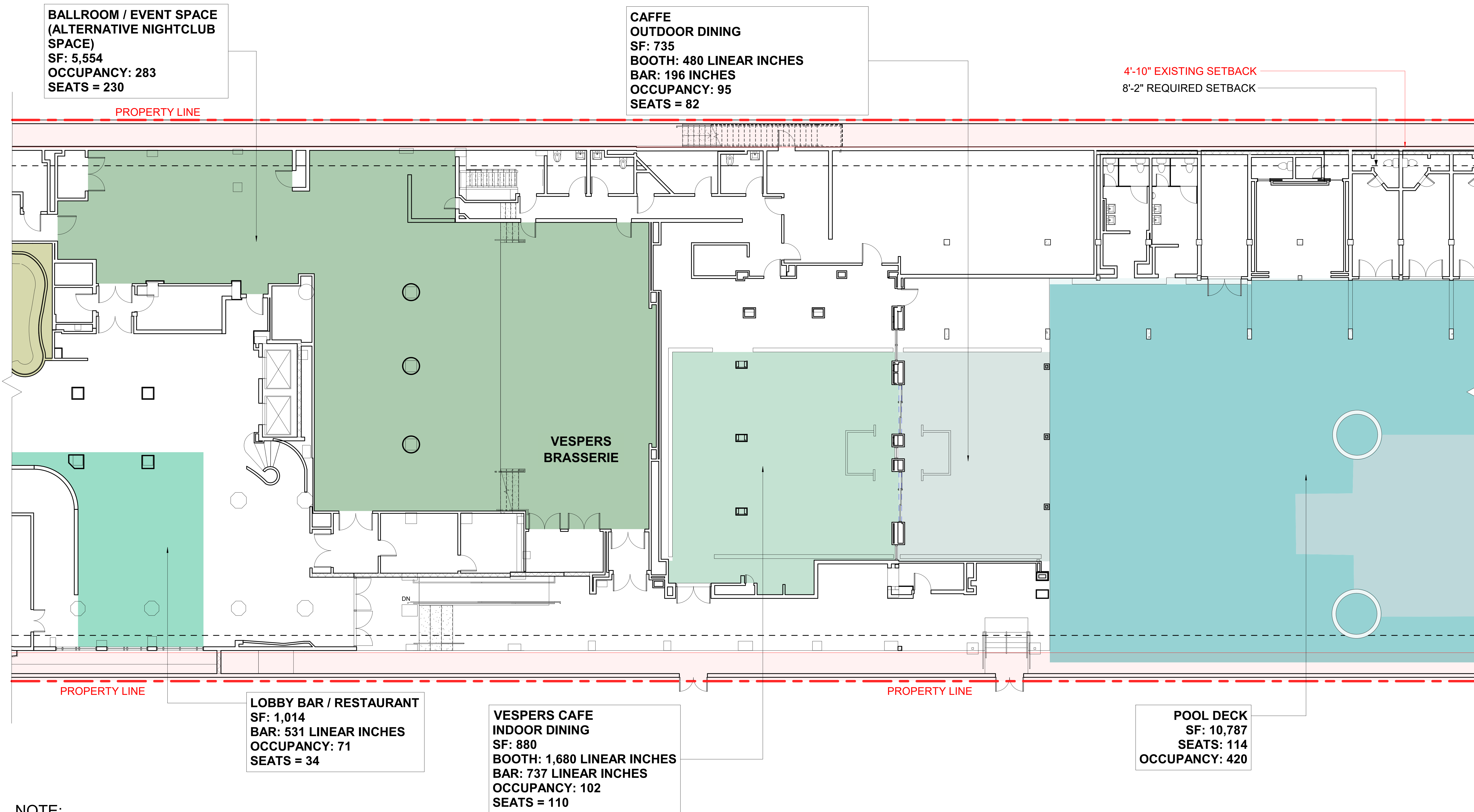


NOTE:  
OCCUPANCIES ON EXISTING FLOOR PLANS ARE  
BASED ON FIRE MARSHALL'S CERTIFICATE  
ATTACHED IN PAGE 5





EXISTING ENLARGED GROUND FLOOR PLAN



BALLROOM / EVENT SPACE  
(ALTERNATIVE NIGHTCLUB  
SPACE)  
SF: 5,554  
OCCUPANCY: 283  
SEATS = 230

CAFFE  
OUTDOOR DINING  
SF: 735  
BOOTH: 480 LINEAR INCHES  
BAR: 196 INCHES  
OCCUPANCY: 95  
SEATS = 82

4'-10" EXISTING SETBACK  
8'-2" REQUIRED SETBACK

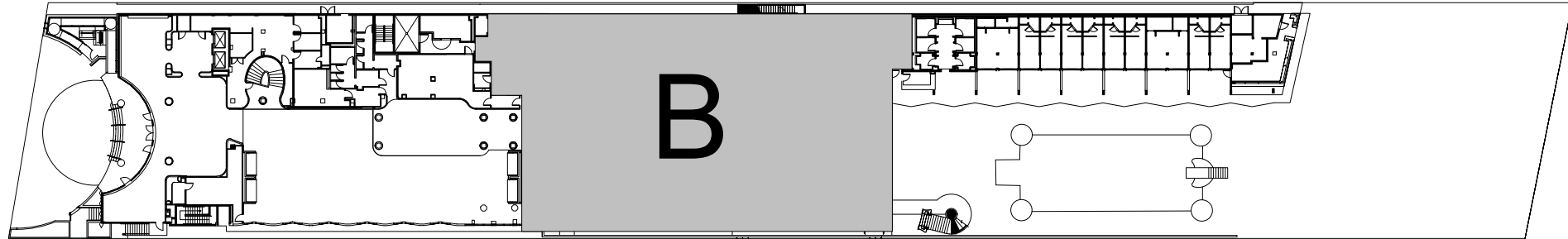
VESPERS  
BRASSERIE

LOBBY BAR / RESTAURANT  
SF: 1,014  
BAR: 531 LINEAR INCHES  
OCCUPANCY: 71  
SEATS = 34

VESPERS CAFE  
INDOOR DINING  
SF: 880  
BOOTH: 1,680 LINEAR INCHES  
BAR: 737 LINEAR INCHES  
OCCUPANCY: 102  
SEATS = 110

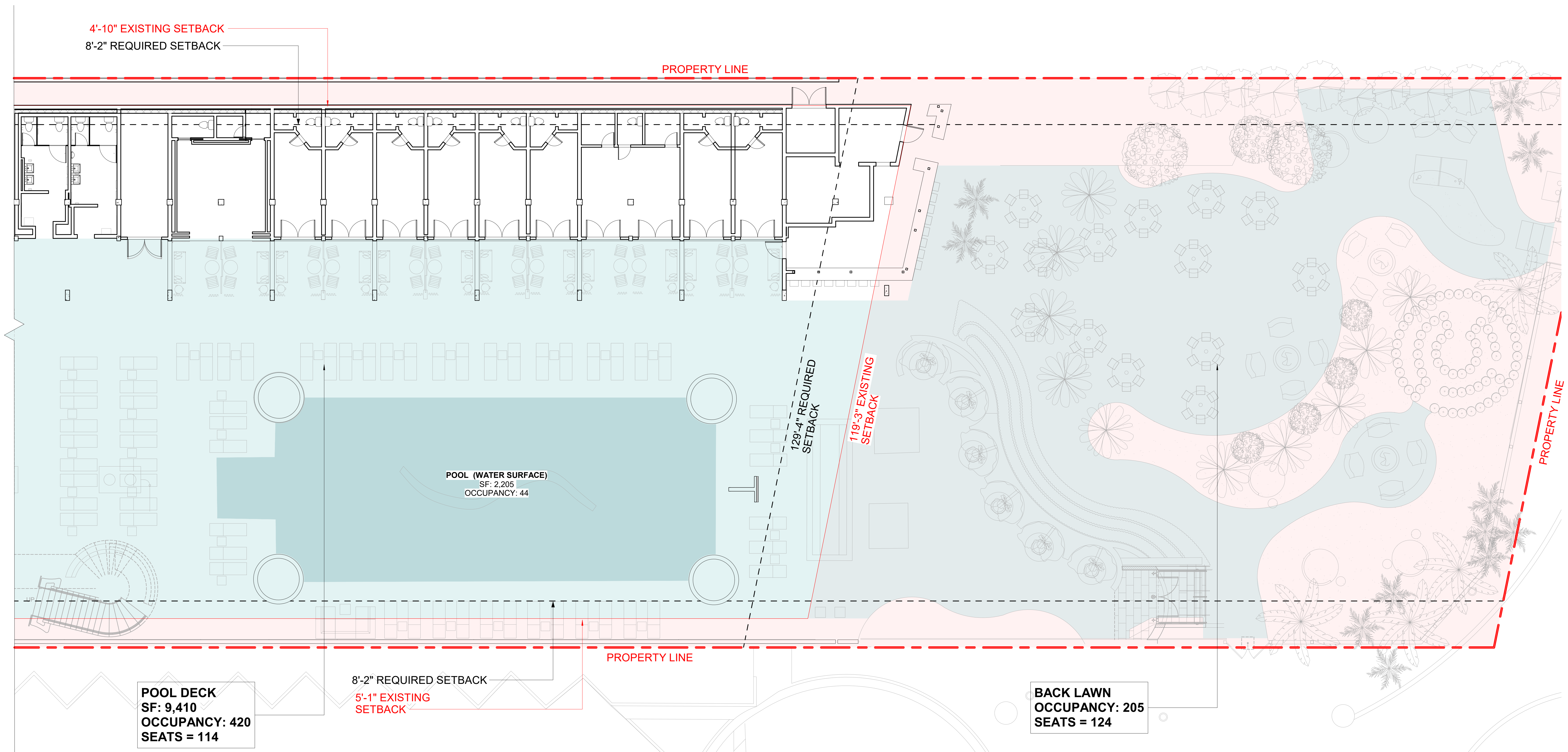
POOL DECK  
SF: 10,787  
SEATS: 114  
OCCUPANCY: 420

NOTE:  
OCCUPANCIES ON EXISTING FLOOR PLANS ARE  
BASED ON FIRE MARSHALL'S CERTIFICATE  
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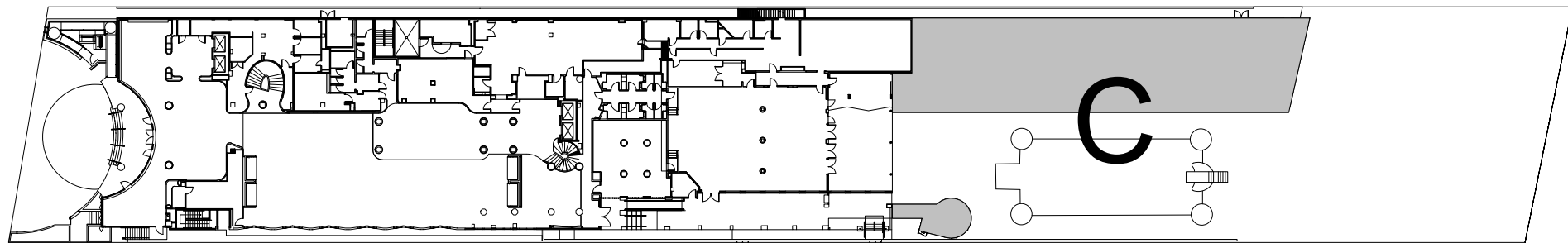




# EXISTING ENLARGED GROUND FLOOR PLAN

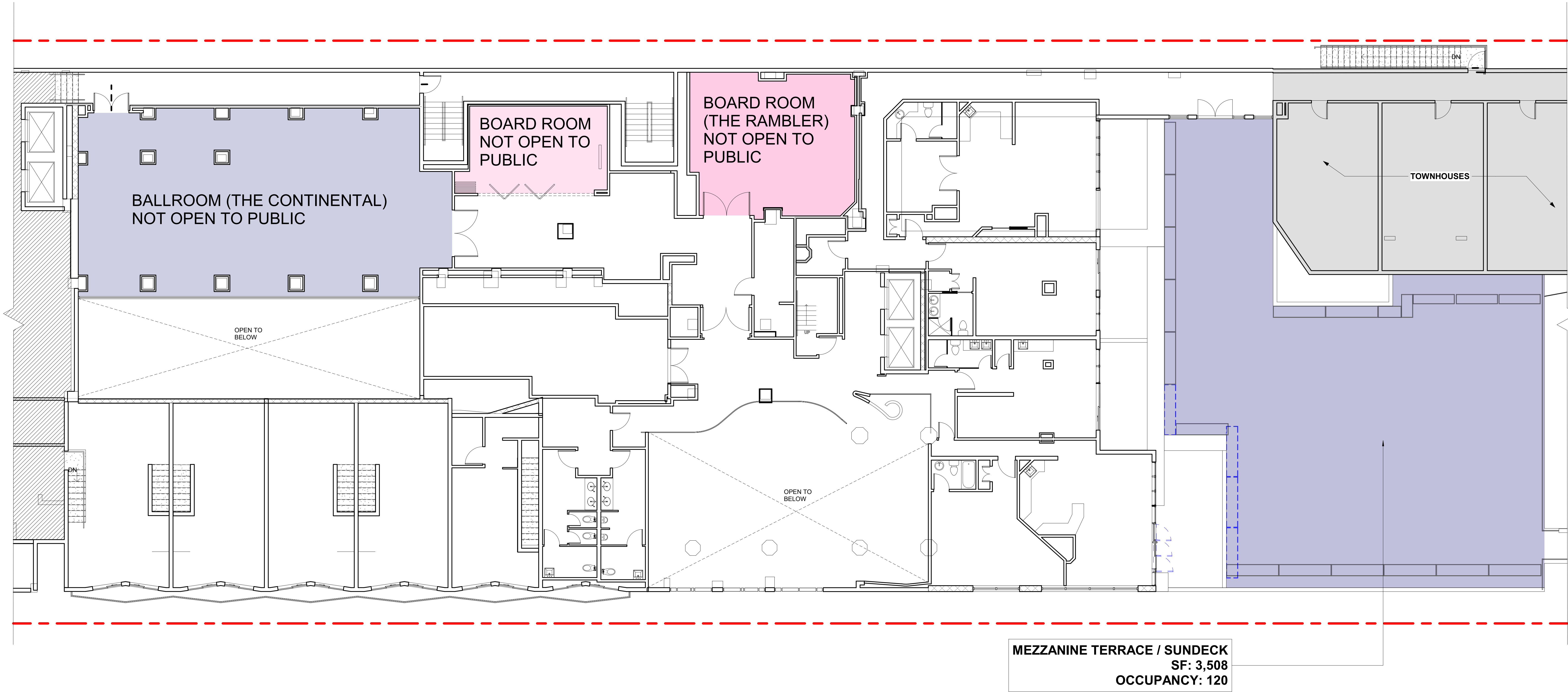


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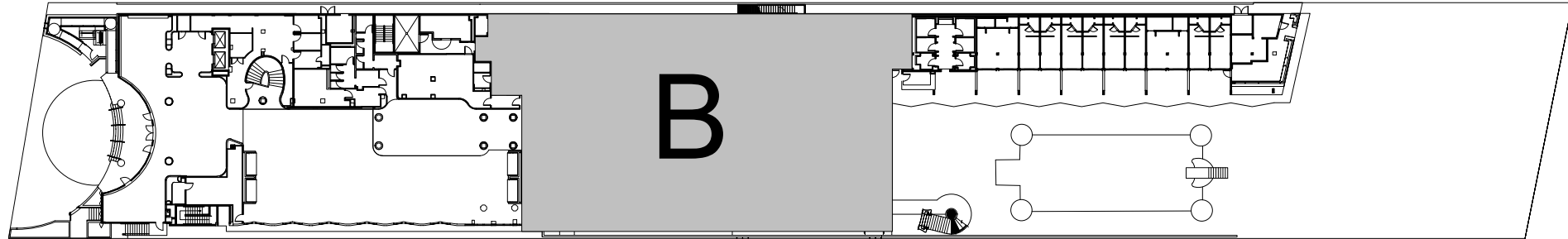




EXISTING ENLARGED MEZZANINE FLOOR PLAN



NOTE:  
OCCUPANCIES ON EXISTING FLOOR PLANS ARE  
BASED ON FIRE MARSHALL'S CERTIFICATE  
ATTACHED IN PAGE 5

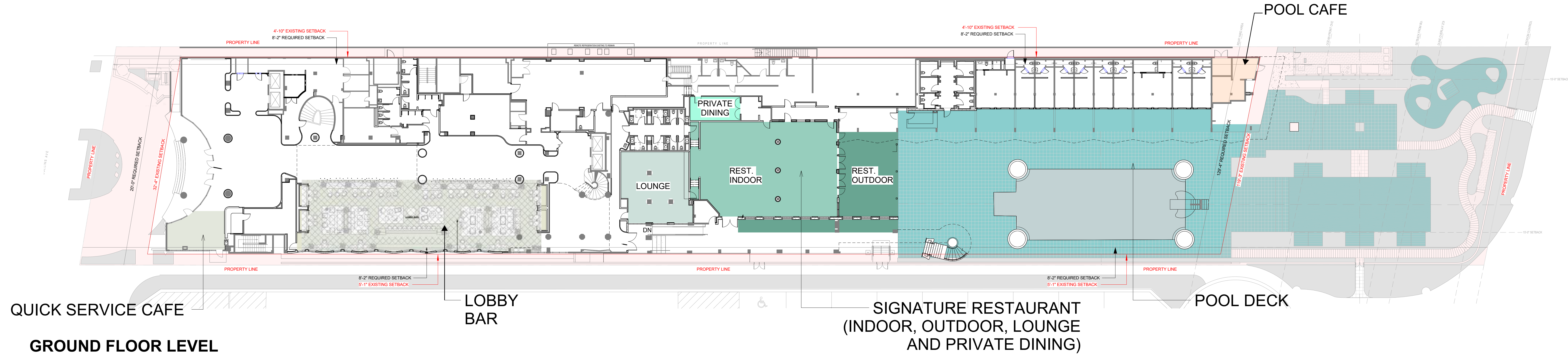




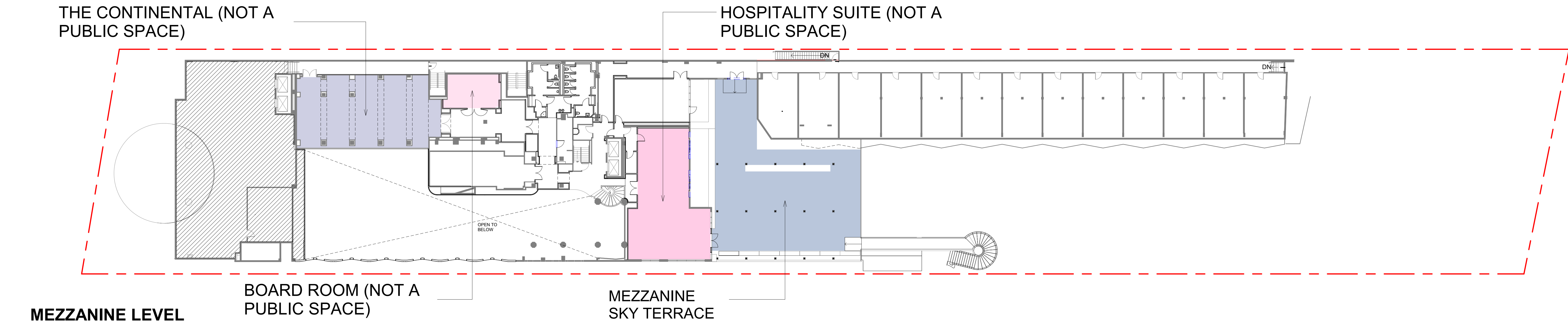
# PROPOSED OVERALL FLOOR PLANS



**BASEMENT LEVEL**



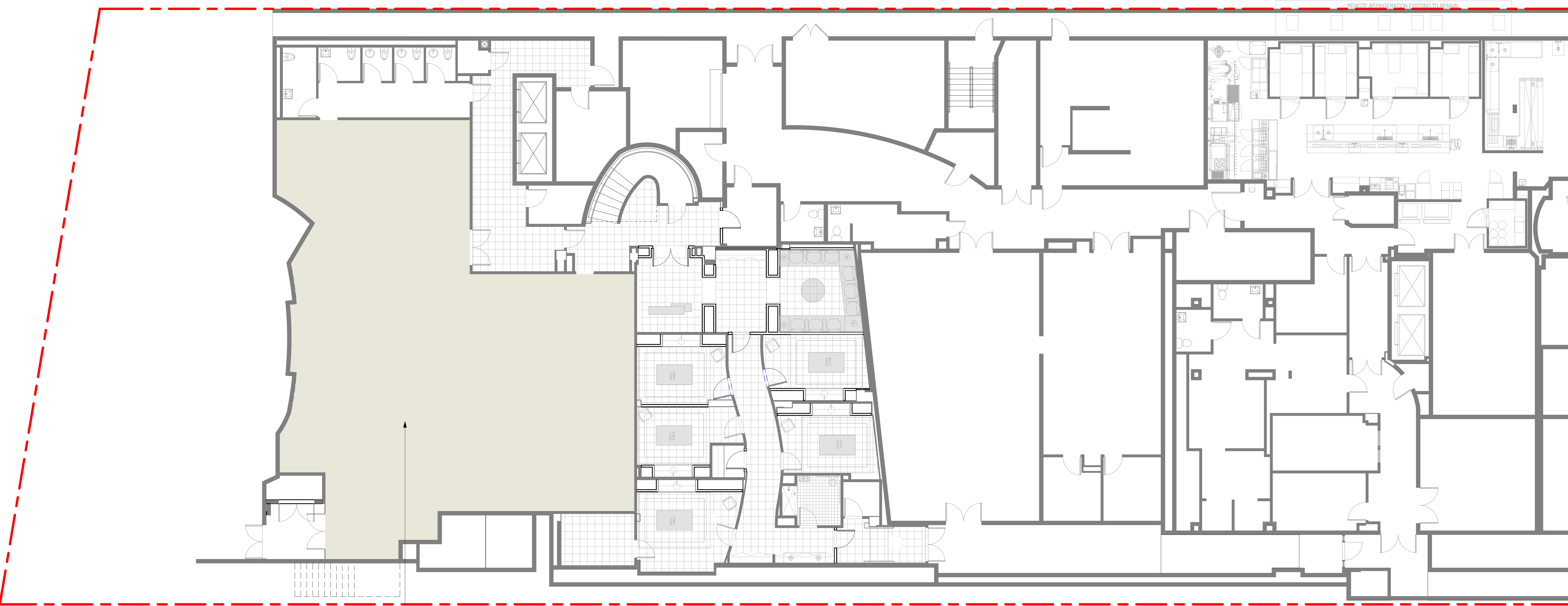
**GROUND FLOOR LEVEL**



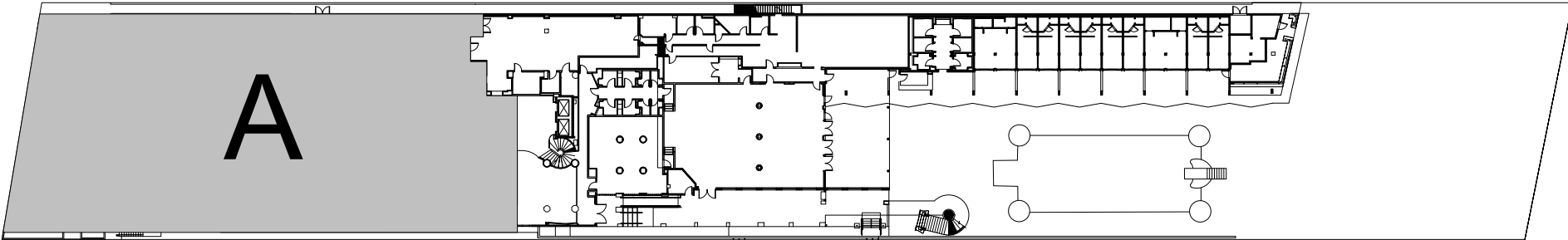
**MEZZANINE LEVEL**



# PROPOSED ENLARGED BASEMENT FLOOR PLAN

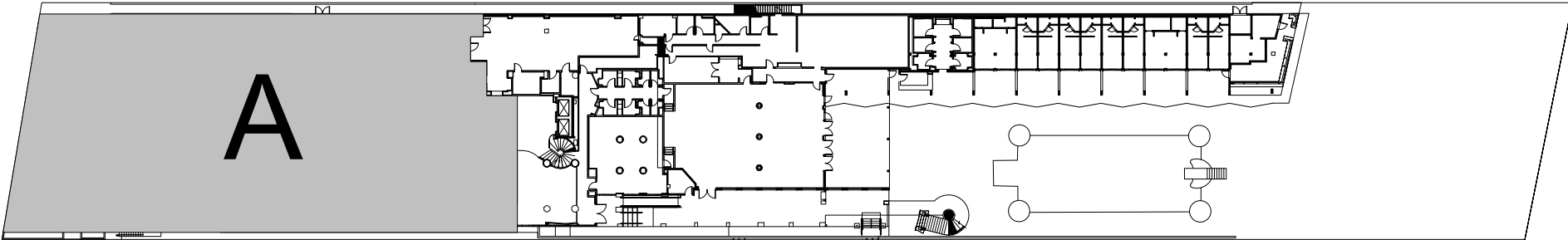
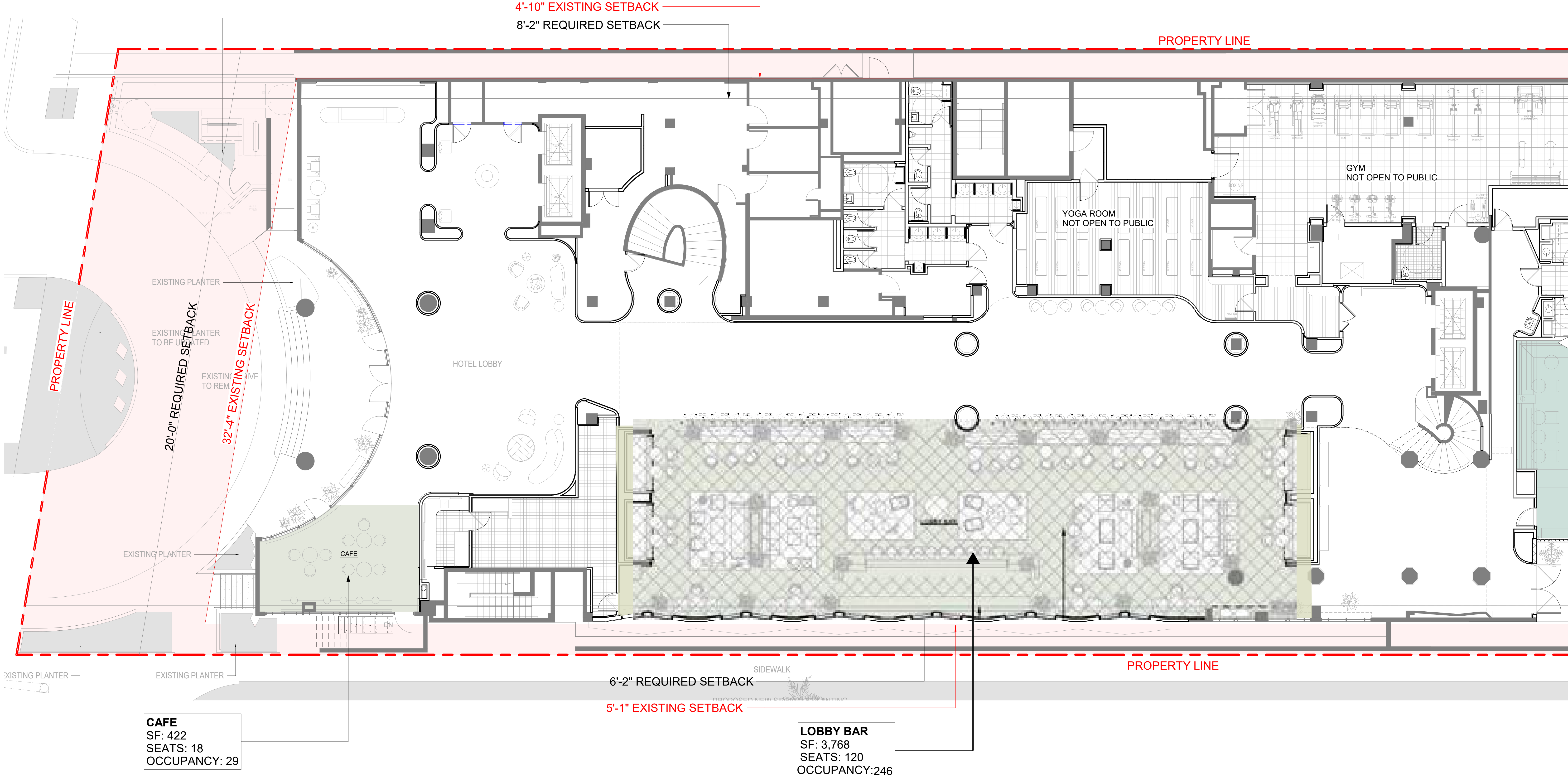


FUTURE BASEMENT NIGHT CLUB  
SF: 3,195  
OCCUPANCY: 150 AS PER CUP CONDITION 11



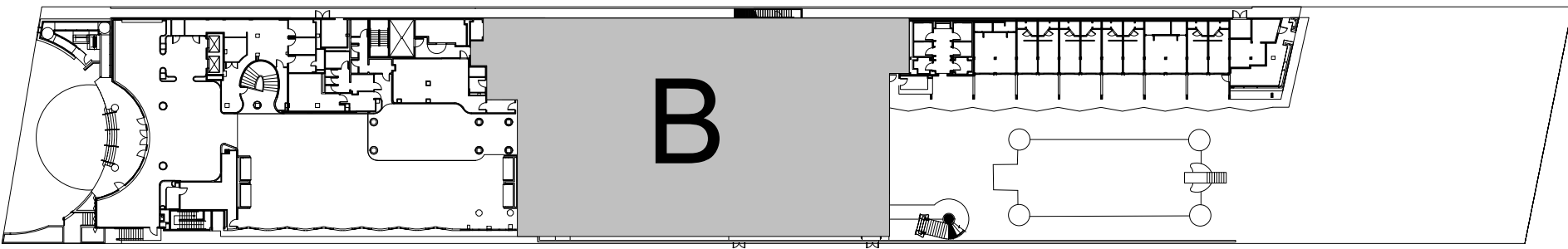
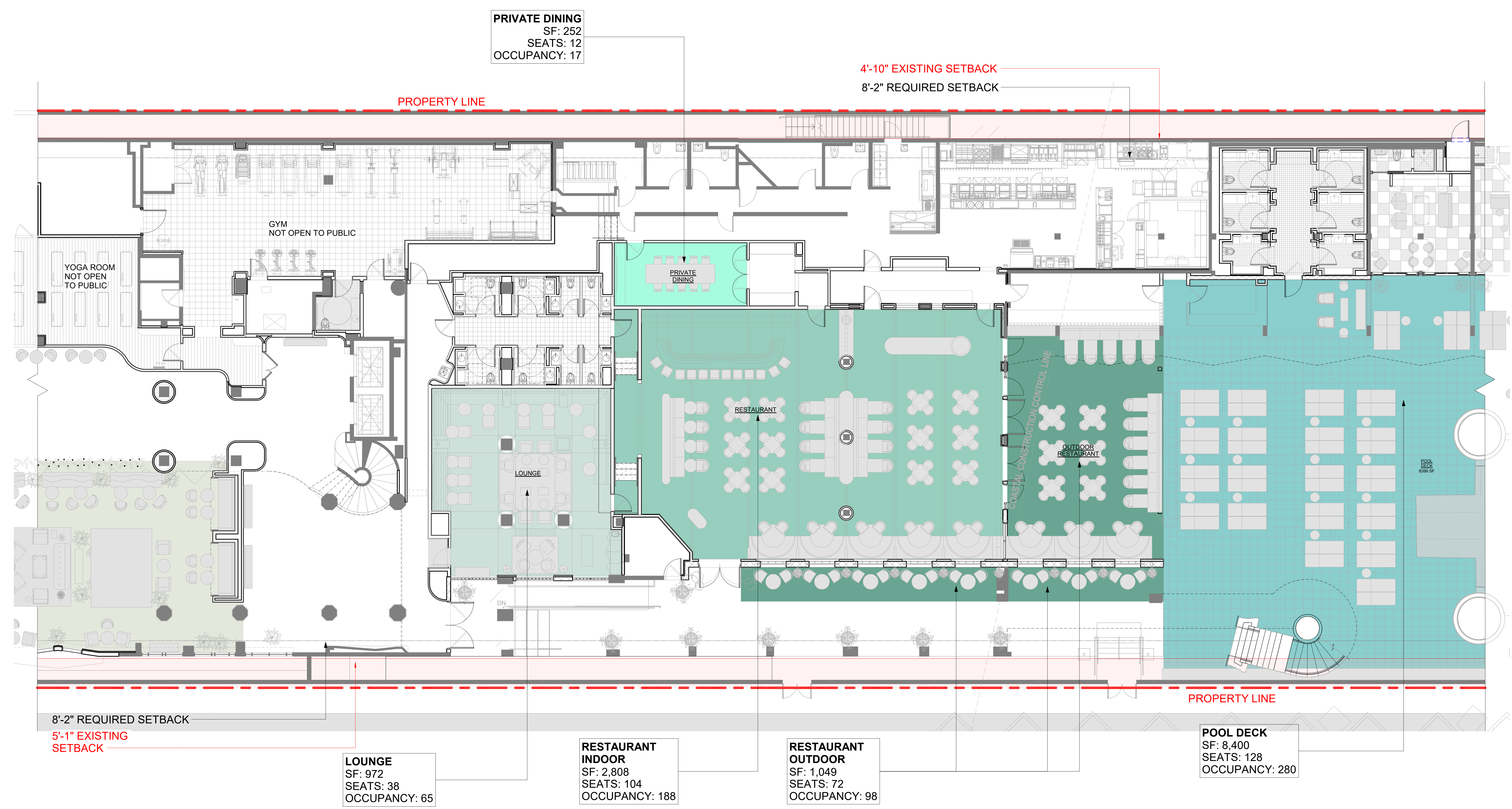


# PROPOSED ENLARGED GROUND FLOOR PLAN



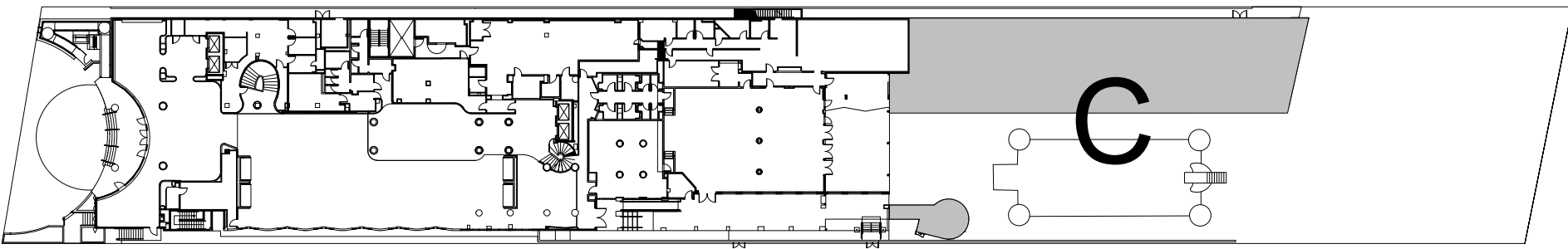
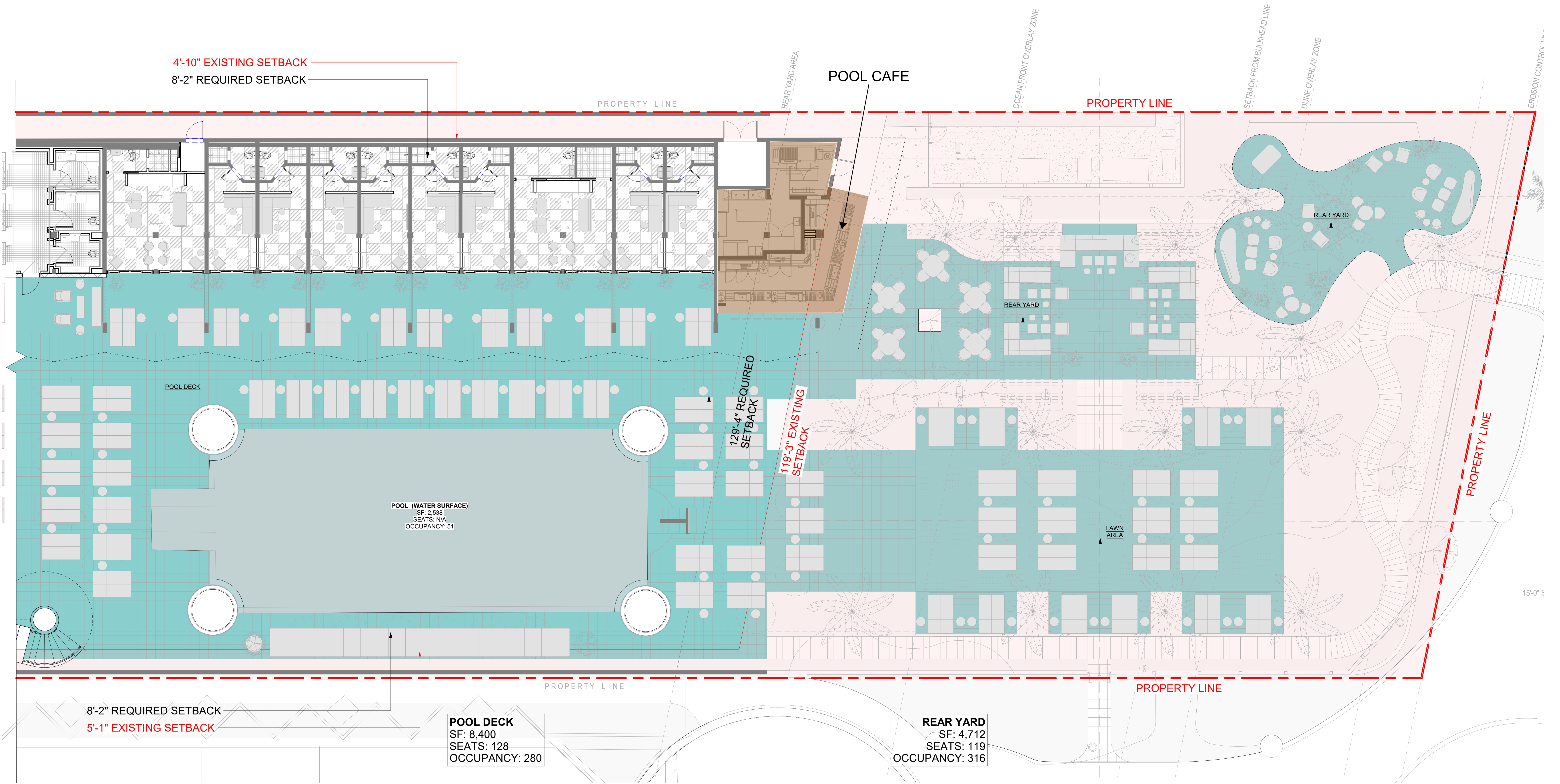


PROPOSED ENLARGED GROUND FLOOR PLAN





# PROPOSED ENLARGED GROUND FLOOR PLAN





PROPOSED ENLARGED MEZZANINE FLOOR PLAN

