



CHURCH & UNION

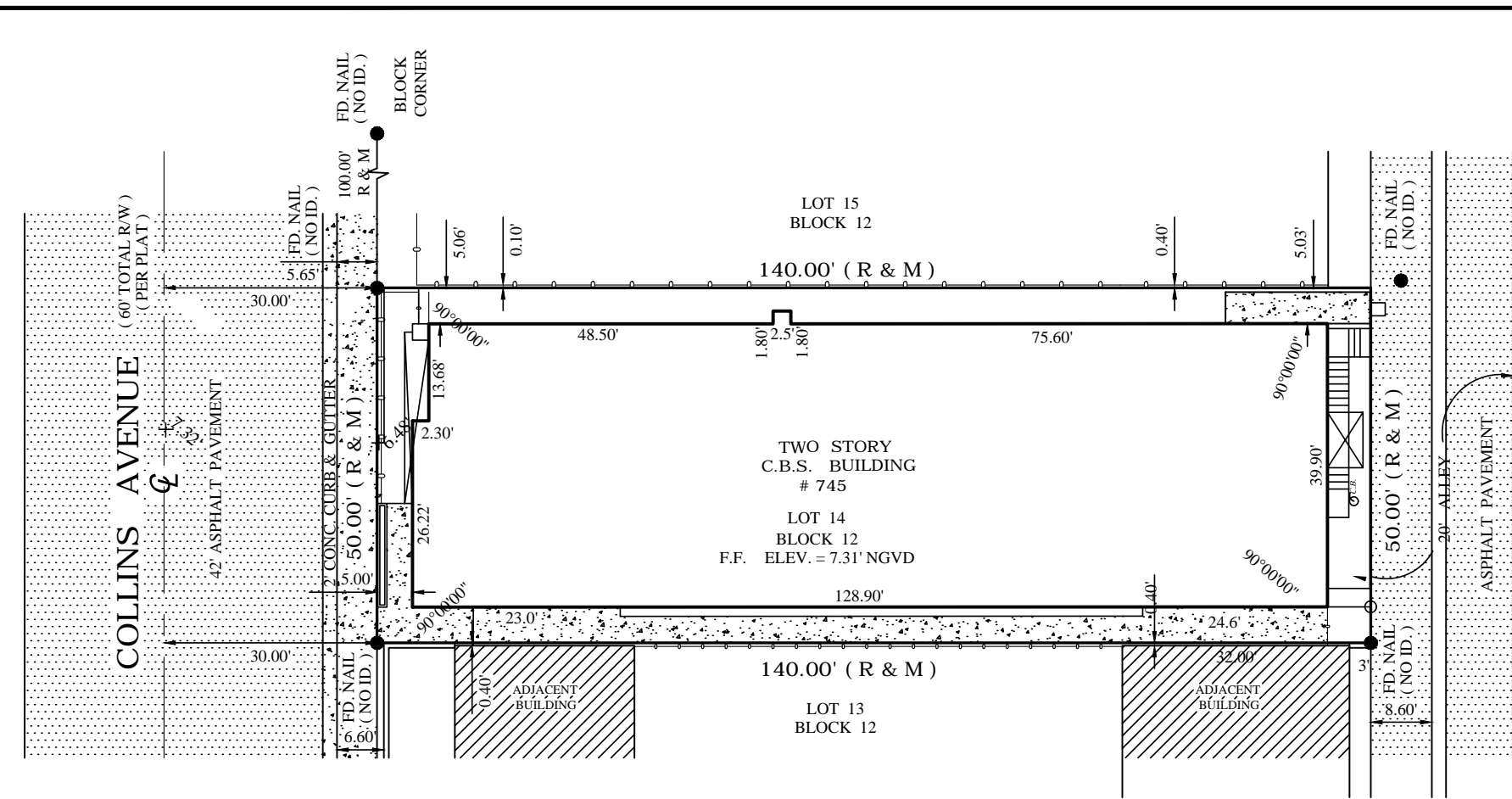
745 COLLINS AVENUE, MIAMI BEACH, FL

Request for Certificate of Appropriateness
for the interior renovation of 745 Collins
Avenue to accommodate a new restaurant
tenant. The project proposes demolition of
certain non-historic floorplates.

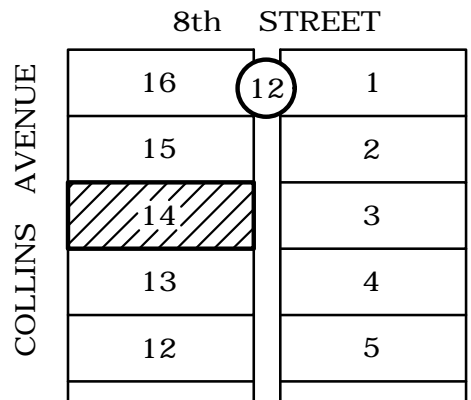
City of Miami Beach
Historic Preservation Board
Final Submittal
May 8, 2023

**Shulman +
Associates**





LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 745 COLLINS AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 14, BLOCK 12, OCEAN BEACH, FLA. ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
 - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 11) ELEVATIONS BASED OFF OF BM# D-146 LOC# 4221 NW ELEV. 8.80' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 3 PG: 11

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
ASPHALT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON FENCE (IF)
ARC DISTANCE
LENGTH
CENTRAL ANGLE / DELTA
RADIUS
TANGENT
POINT OF TANGENCY
POINT OF CURVATURE
POINT OF COMPOUND CURVE
CATCH BASIN
CABLE UTILITY BOX

B.C. = BLOCK CORNER
P. = PROPERTY LINE
C. = CENTER LINE
M. = MONUMENT LINE
CALC. = CALCULATED
M. = FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M. = WATER METER
R/W = RIGHT OF WAY

U.E. = UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR. = ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
M.H. = MAN HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L. = OVERHEAD UTILITY LINES
TEL. = TELEPHONE FACILITIES

P.R.C. = POINT OF REVERSE CURVE
CH = CHORD
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
2023.04.16 15:50:15 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0319

DATE:

04/14/23

SCALE:

1" = 20'

SUFFIX: L

FEMA DATE: 09/11/09

BASE: 8'

COMMUNITY # 120651

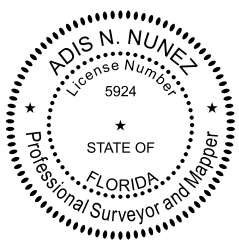
DWN. BY:

R.BELLO

JOB No.

23-201

SURVEYOR'S SEAL



DRAWING LIST

G-1.00	COVER		
	SURVEY		
G-1.01	DRAWING LIST	D-1.00	DEMOLITION GROUND FLOOR PLAN
G-1.02	LOCATION MAP	D-1.01	DEMOLITION SECOND FLOOR PLAN
G-1.03	ZONING & HISTORIC DISTRICT MAP	D-1.02	DEMOLITION THIRD FLOOR PLAN
G-1.04	SITE PLAN	D-1.03	DEMOLITION ROOF PLAN
G-1.05	EXISTING FAR DIAGRAMS		
G-1.06	PROPOSED FAR DIAGRAMS		
G-1.07	SITE IMAGES	A-1.00	TIMELINE DIAGRAM
G-1.08	SITE IMAGES	A-1.01	LINE OF SIGHT ANALYSIS
G-1.09	EXISTING INTERIOR IMAGES	A-2.00	PROPOSED GROUND FLOOR PLAN
G-1.10	EXISTING INTERIOR IMAGES	A-2.01	PROPOSED SECOND FLOOR PLAN
G-1.11	EXISTING INTERIOR IMAGES	A-2.02	PROPOSED THIRD FLOOR PLAN
G-1.12	EXISTING INTERIOR IMAGES	A-2.03	PROPOSED ROOF DECK PLAN
G-1.13	EXISTING INTERIOR/ ROOF IMAGES	A-3.00	PROPOSED BUILDING SECTIONS
G-1.14	CONTEXT IMAGES	A-3.01	PROPOSED BUILDING SECTIONS
G-1.15	CONTEXT IMAGES	A-4.00	PROPOSED PERSPECTIVE VIEW
G-1.16	CONTEXT IMAGES	A-4.01	PROPOSED PERSPECTIVE VIEW
G-1.17	CONTEXT IMAGES	A-5.00	PROPOSED MATERIALS
G-1.18	CONTEXT IMAGES		
G-1.19	CONTEXT IMAGES		
AB-1.00	AS BUILT GROUND FLOOR PLAN		
AB-1.01	AS BUILT SECOND FLOOR PLAN		
AB-1.02	AS BUILT THIRD FLOOR PLAN		
AB-1.03	AS BUILT ROOF PLAN		



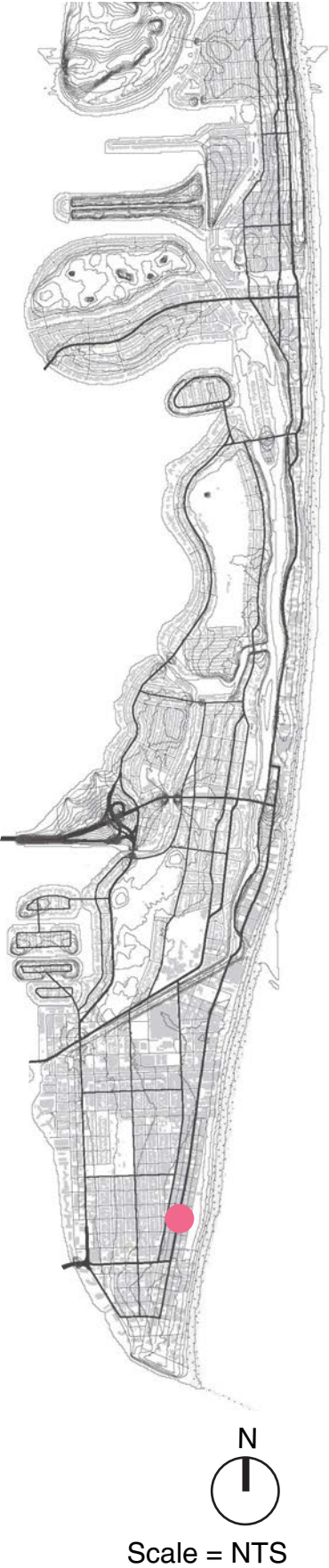
*The Premier Hotel, 745 Collins Avenue, Miami Beach. Lawrence Murray Dixon, 1940.
Historic postcard, postmarked 1949. Courtesy Ricky Flanagan Collection*

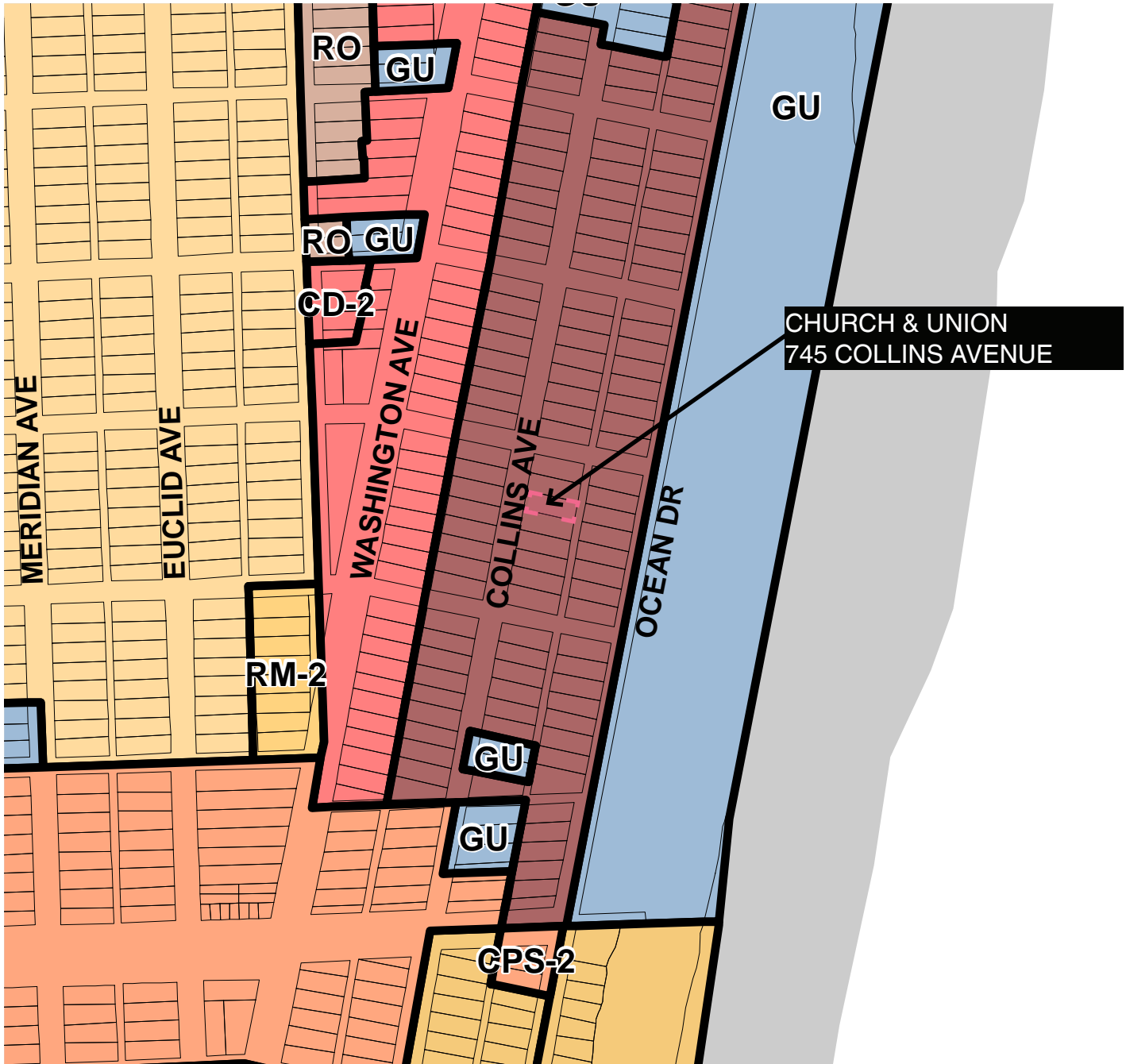
G-1.01 DRAWING LIST





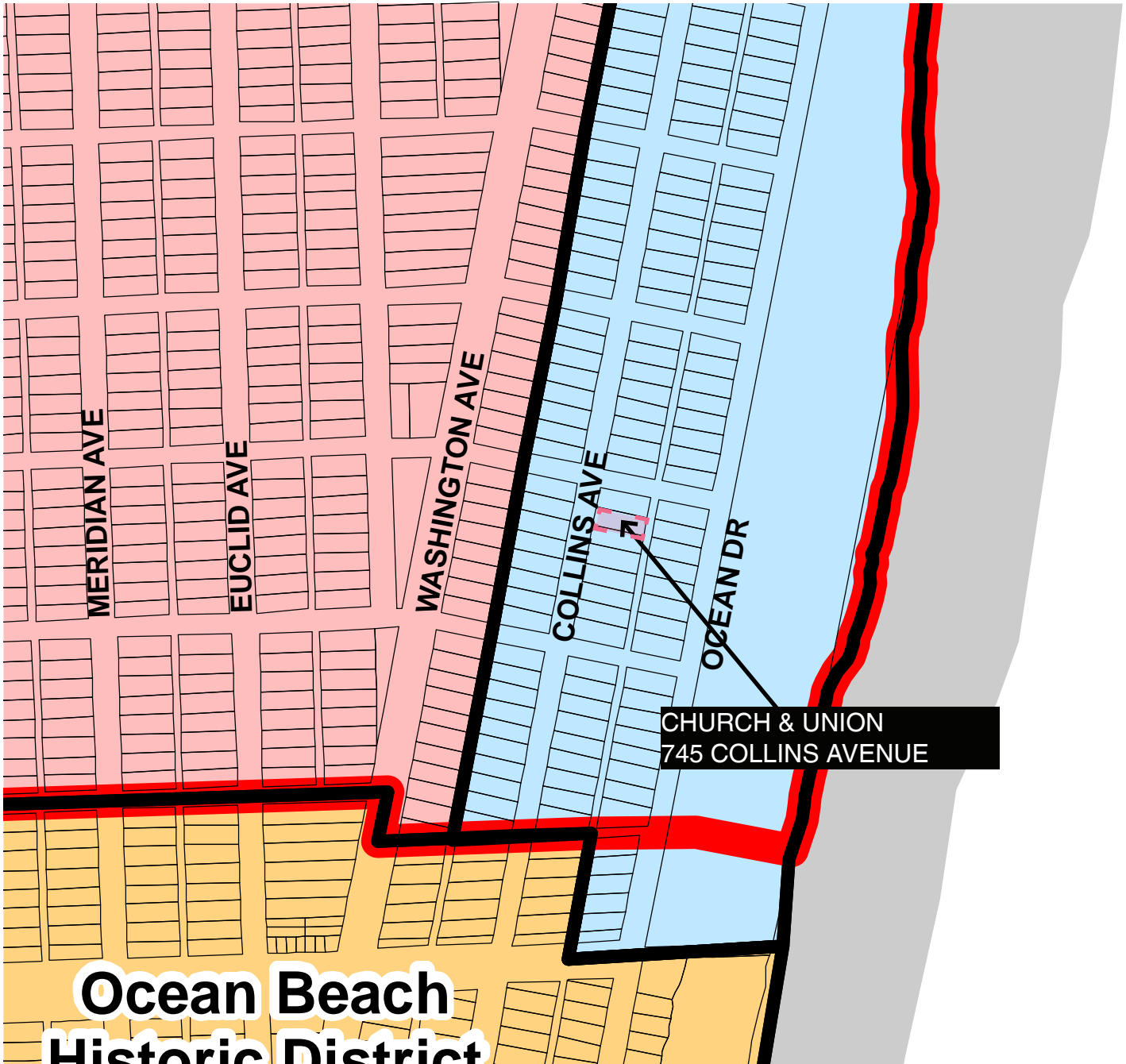
G-1.02 LOCATION MAP





ZONING MAP

- MXE Zoning District
- Site

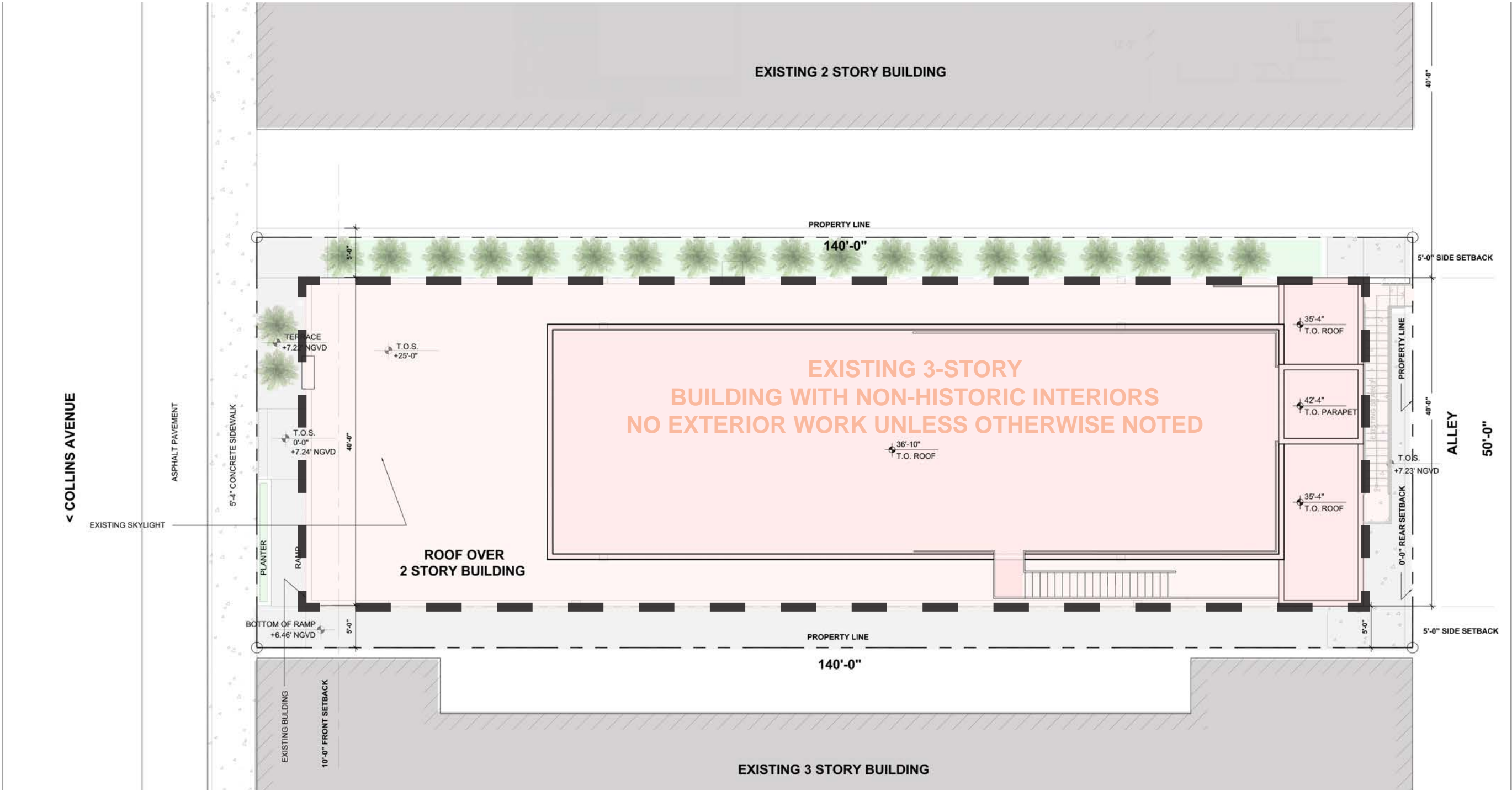


**Ocean Beach
Historic District
HISTORIC DISTRICT MAP**

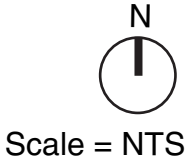
- Ocean Drive/ Collins Avenue Historic District
- Miami Beach Architectural District

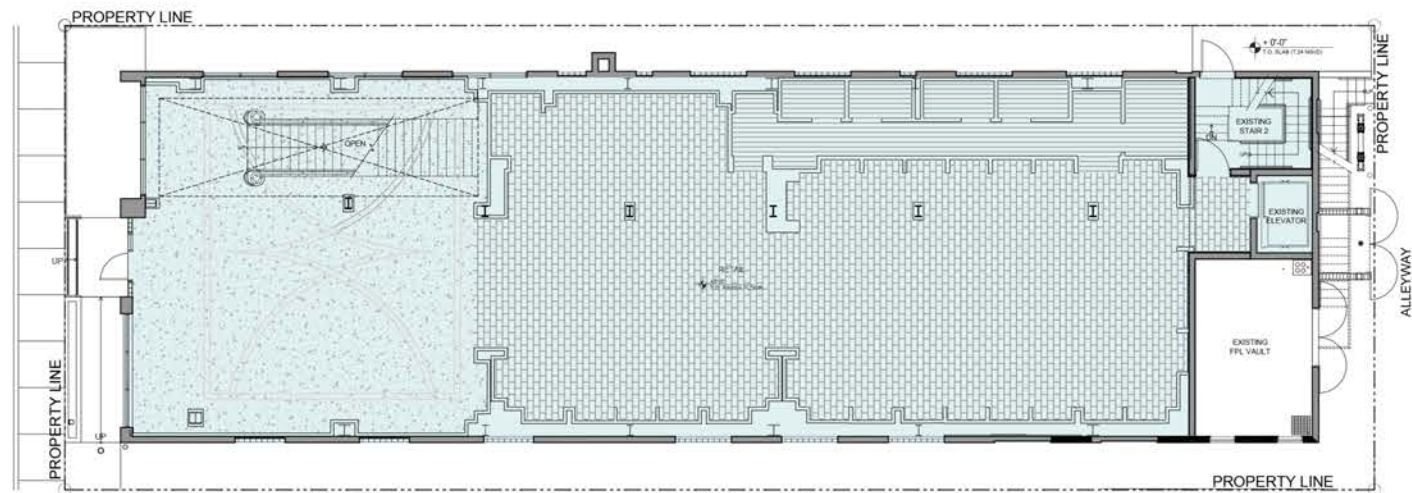
G-1.03 ZONING AND HISTORIC DISTRICT MAP



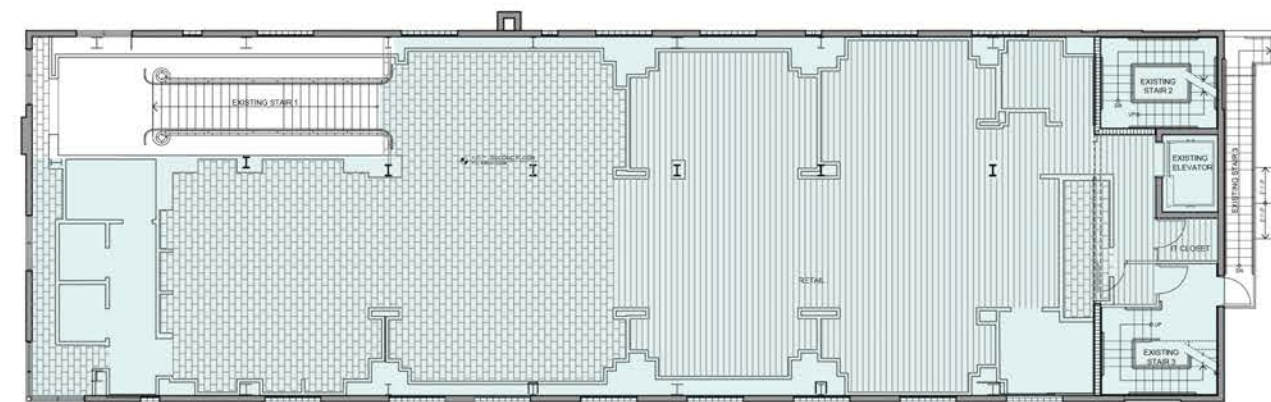


G-1.04 SITE PLAN

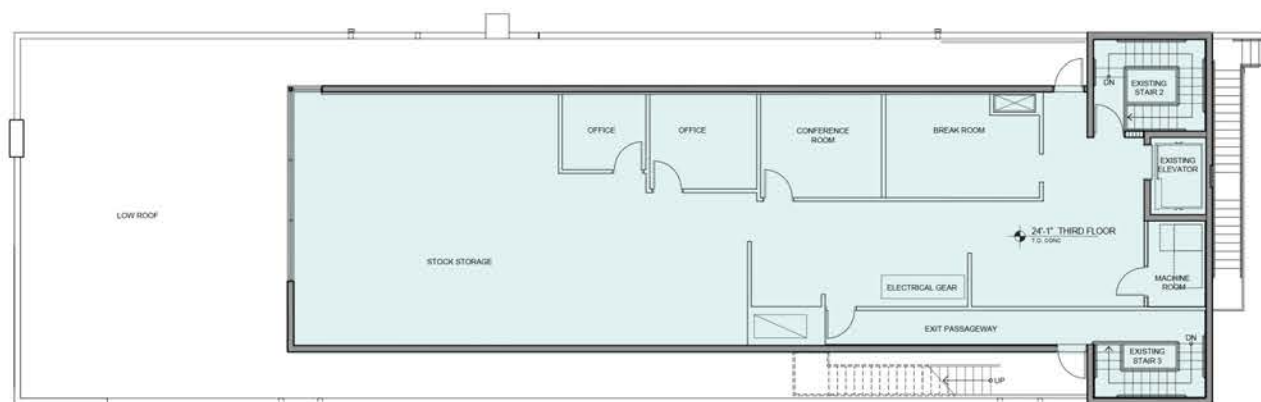




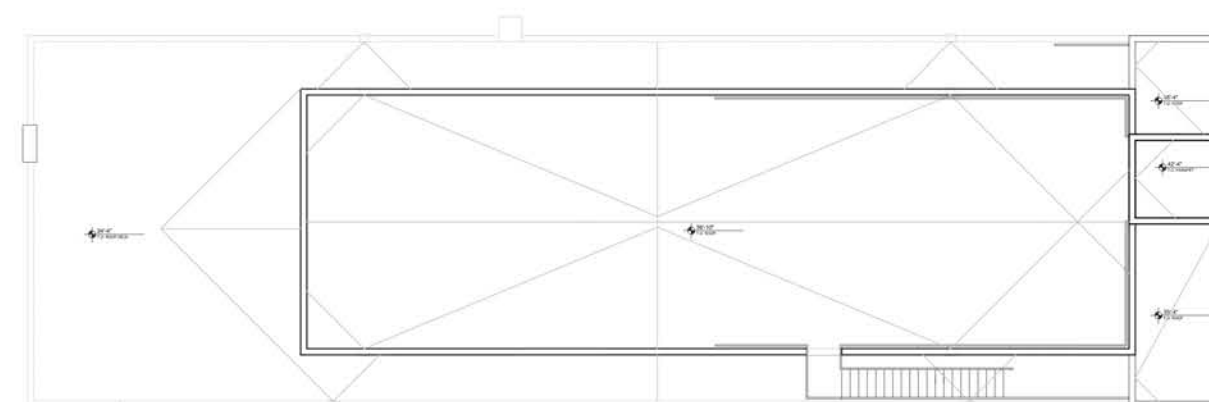
EXISTING GROUND FLOOR
4,625 SF



EXISTING SECOND FLOOR
4,128 SF



EXISTING THIRD FLOOR
2,819 SF



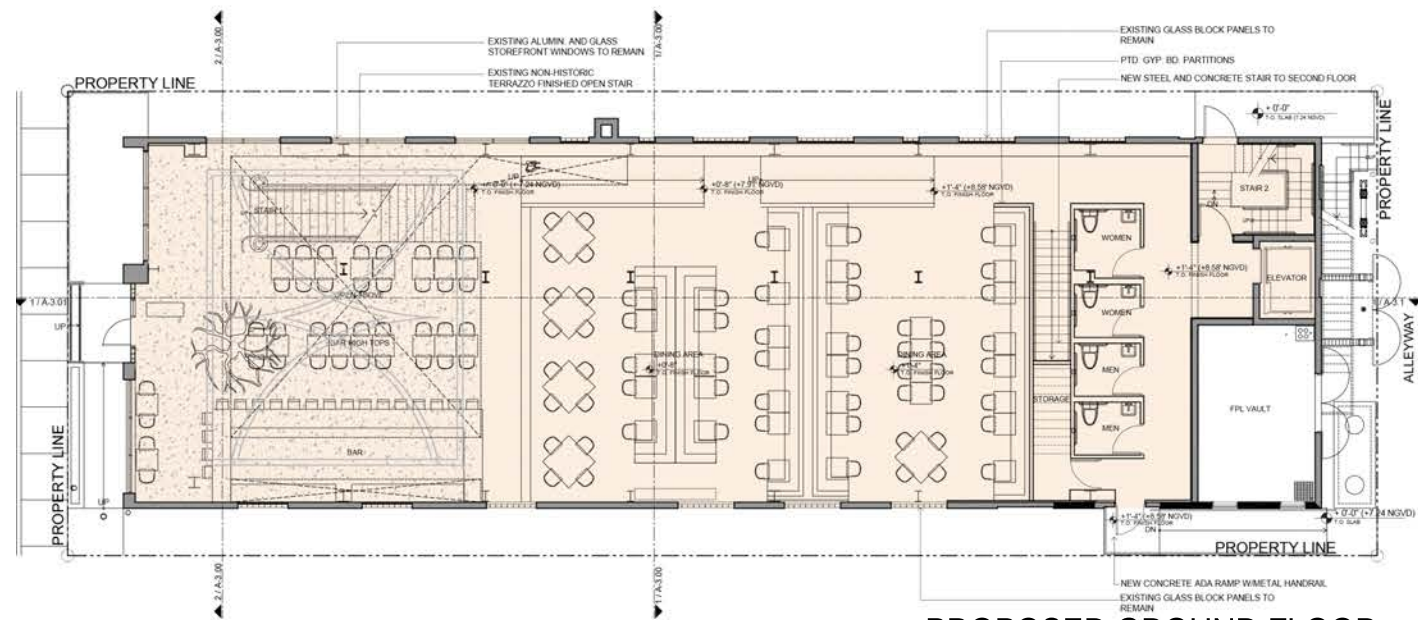
EXISTING ROOF
0 SF

EXISTING GROUND:	4,625 SF
EXISTING SECOND:	4,128 SF
EXISTING THIRD:	2,819 SF
EXISTING ROOF:	0 SF

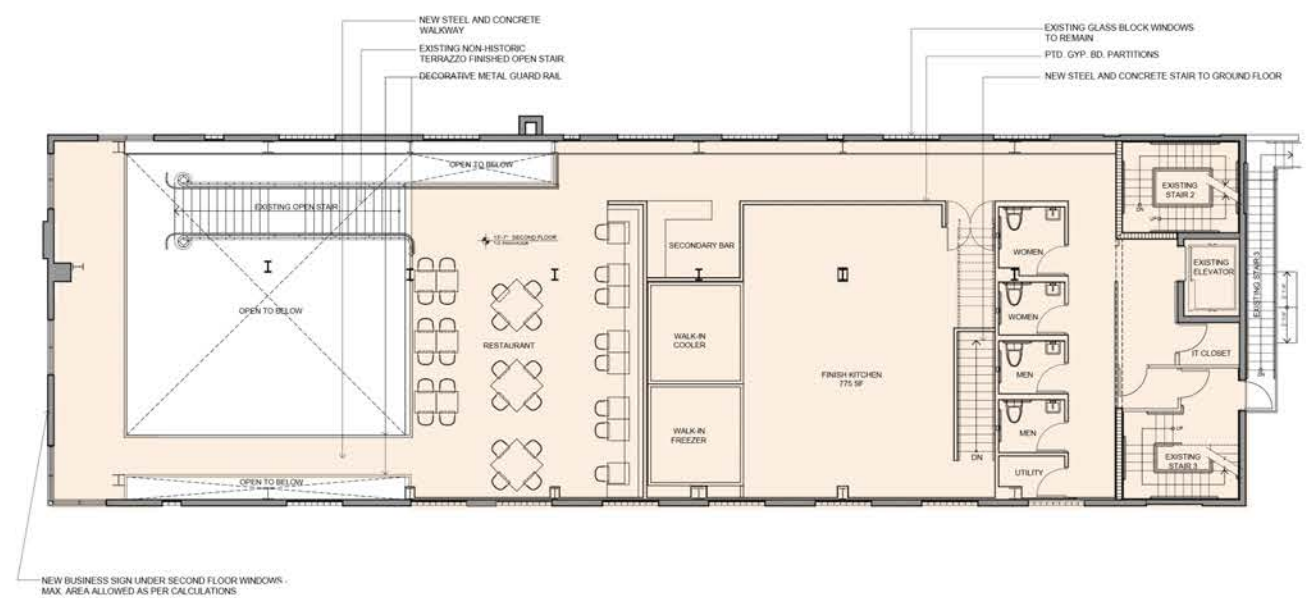
ALLOWABLE FLOOR AREA:	14,000 SF (FAR 2.0 X LOT AREA)
EXISTING FLOOR AREA:	11,572 SF

G-1.05 EXISTING FAR DIAGRAMS

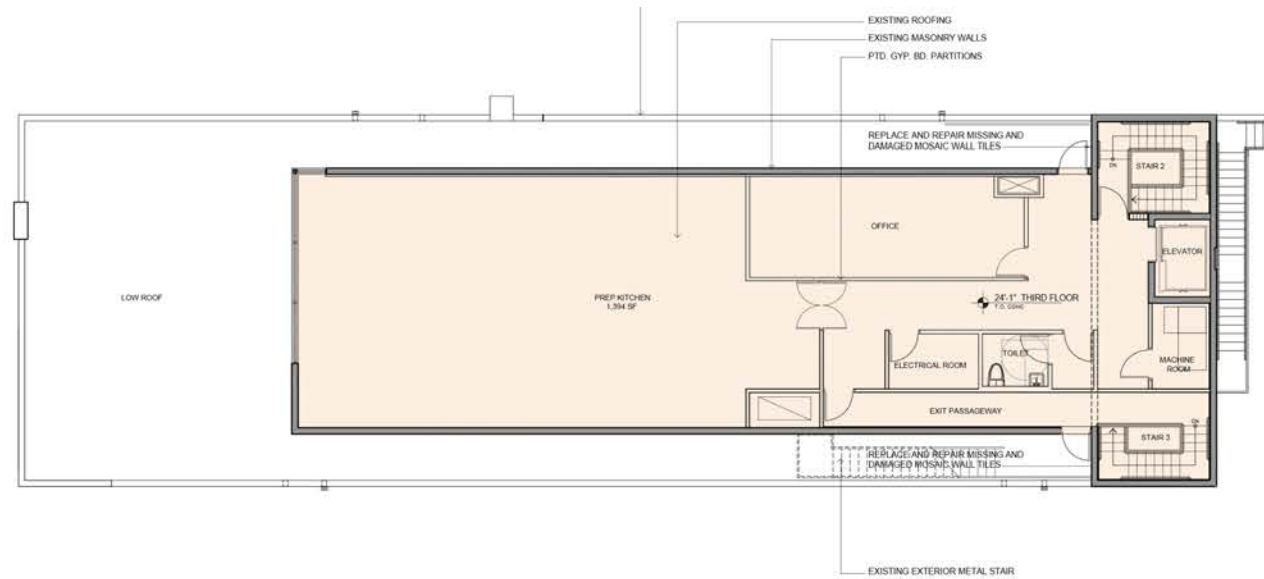




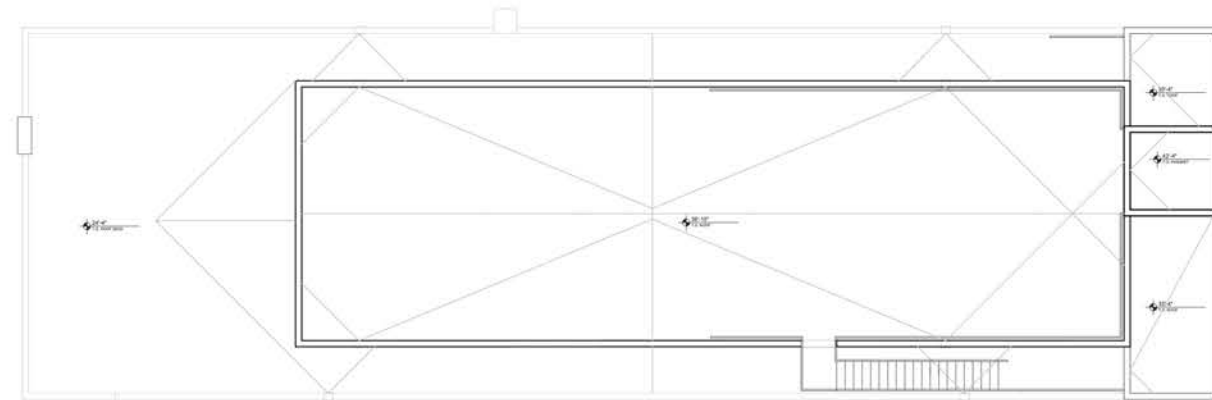
PROPOSED GROUND FLOOR
4,625 SF



PROPOSED SECOND FLOOR
3,045 SF



PROPOSED THIRD FLOOR
2,819 SF



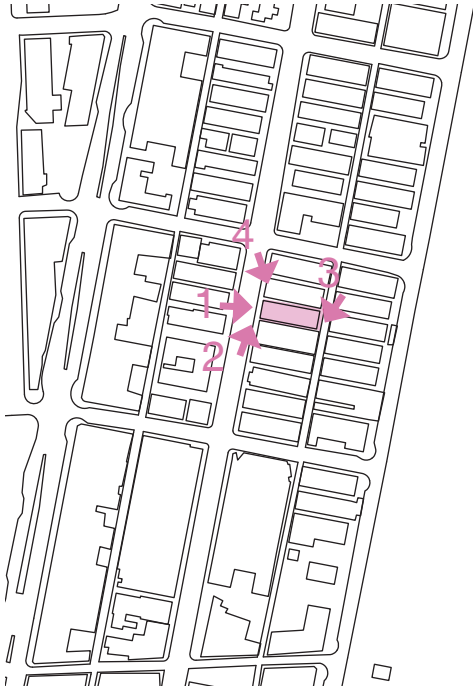
PROPOSED ROOF
0 SF

PROPOSED GROUND: 4,625 SF
PROPOSED SECOND: 3,045 SF
PROPOSED THIRD: 2,819 SF
PROPOSED ROOF: 0 SF

ALLOWABLE FLOOR AREA: 14,000 SF (FAR 2.0 X LOT AREA)
PROPOSED FLOOR AREA: 10,489 SF

G-1.06 PROPOSED FAR DIAGRAMS





PHOTOS TAKEN FEBRUARY 23, 2023



1



2



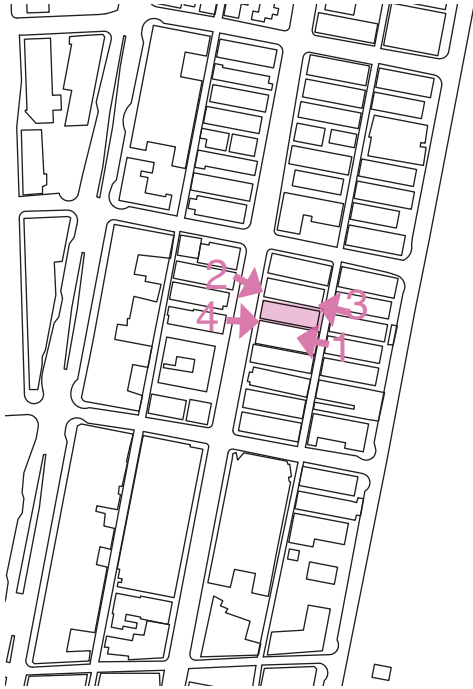
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4

G-1.07 SITE IMAGES





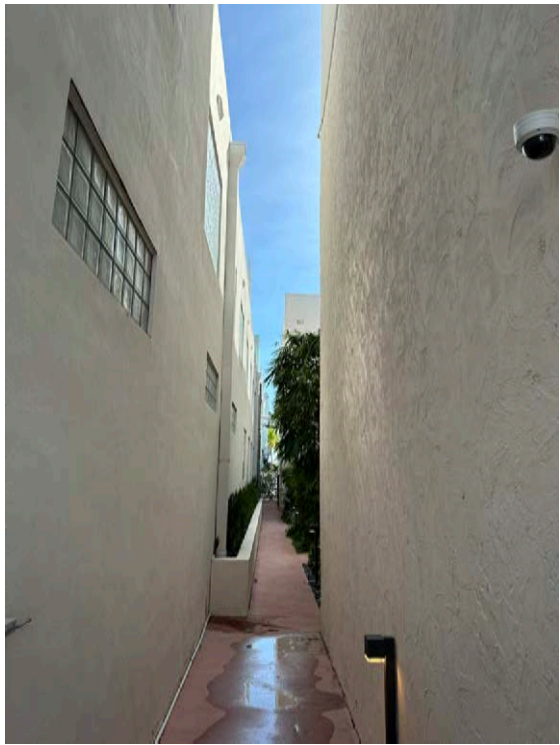
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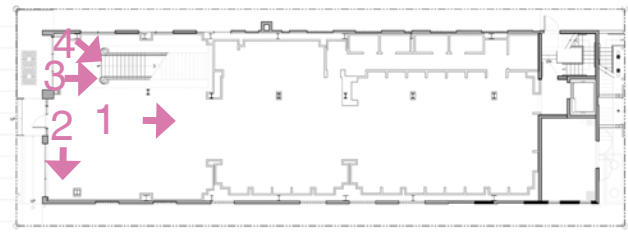
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4

G-1.08 SITE IMAGES





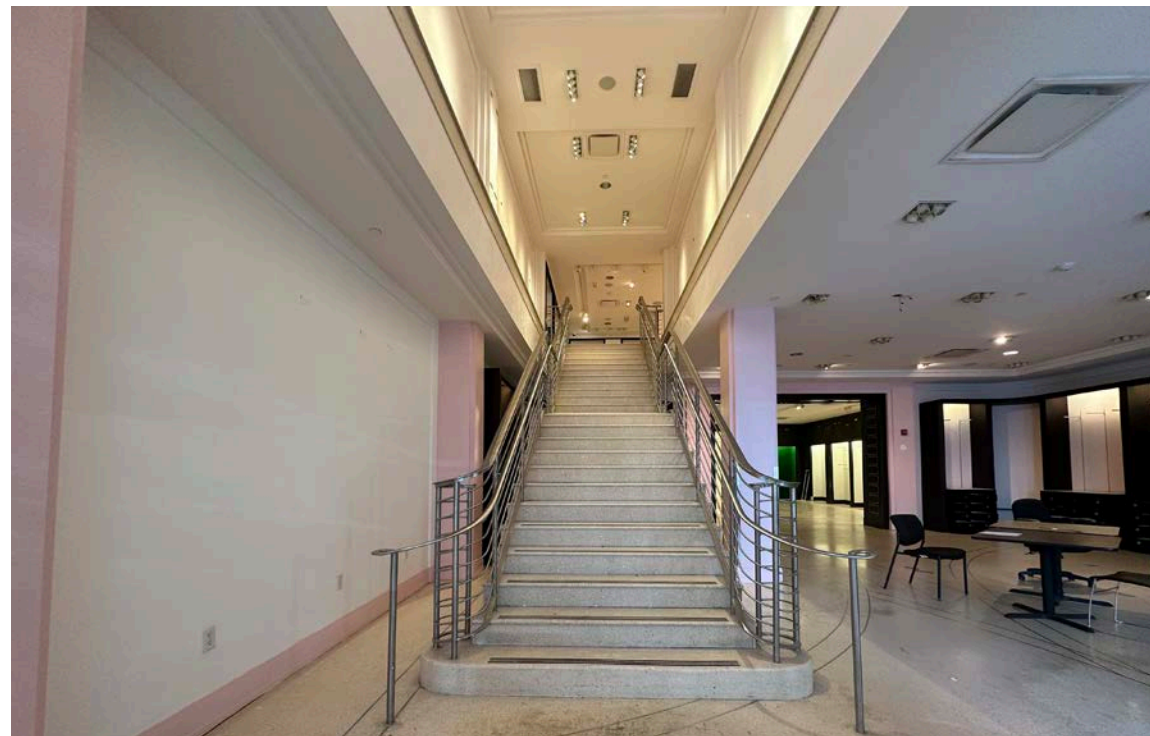
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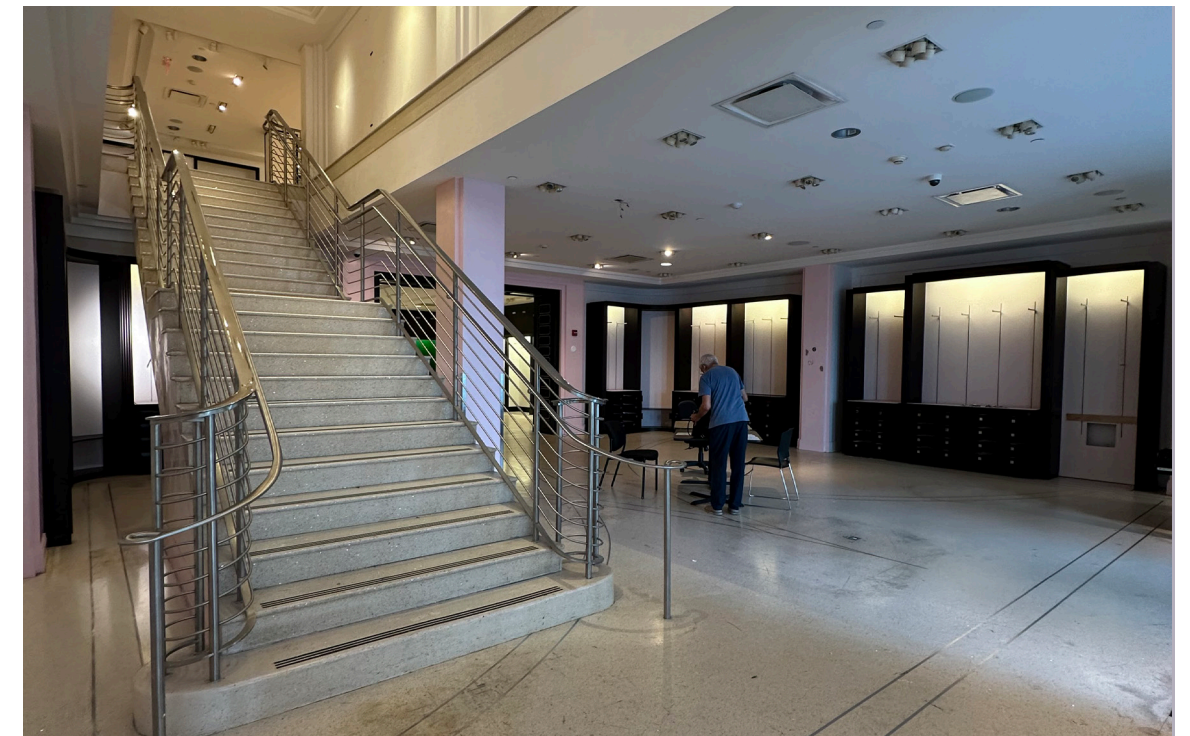
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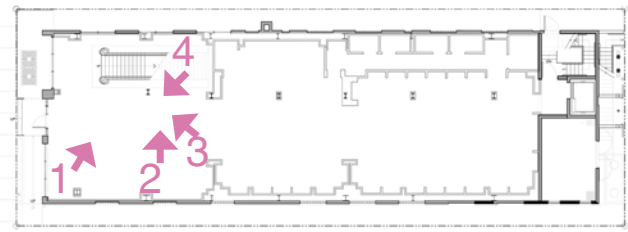
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4

G-1.09 EXISTING INTERIOR IMAGES





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1



2



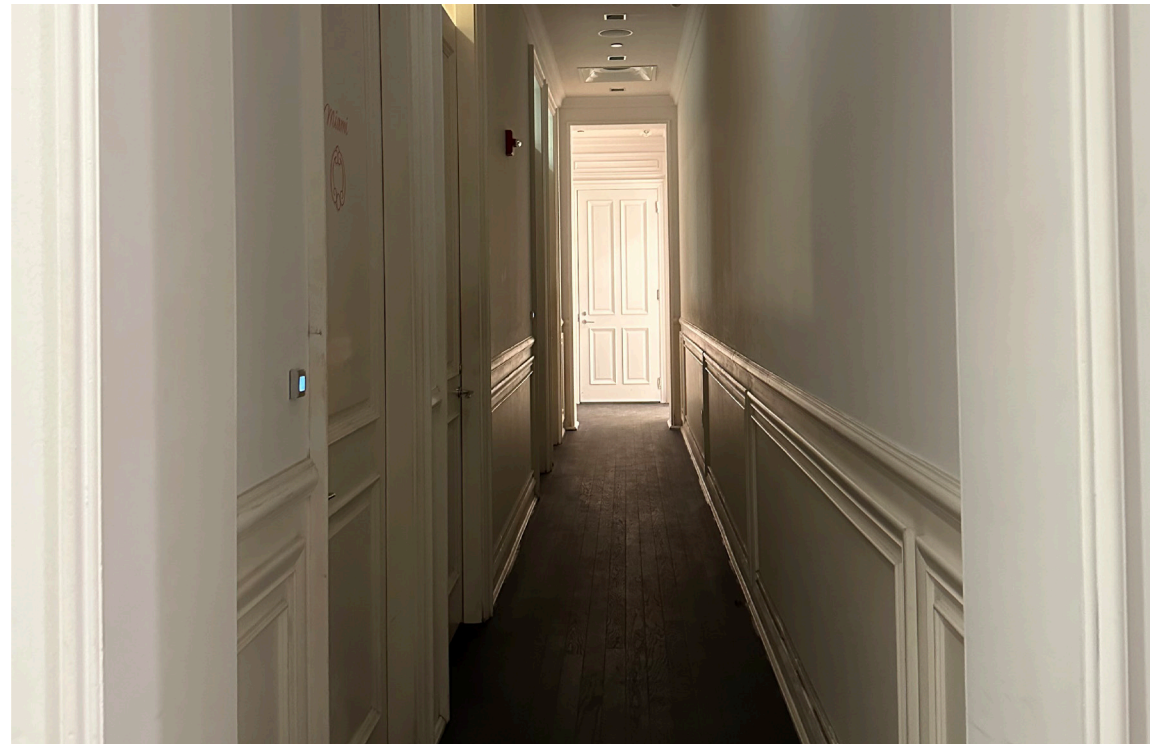
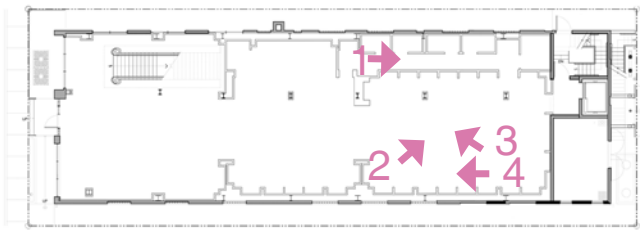
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G-1.10 EXISTING INTERIOR IMAGES

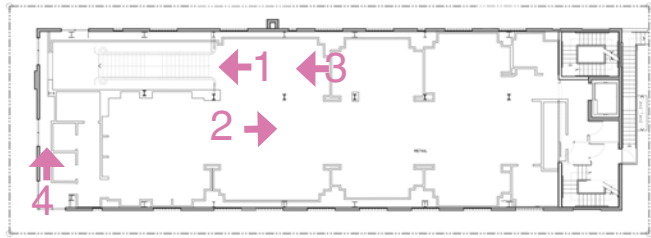




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G-1.11 EXISTING INTERIOR IMAGES





1



2



3

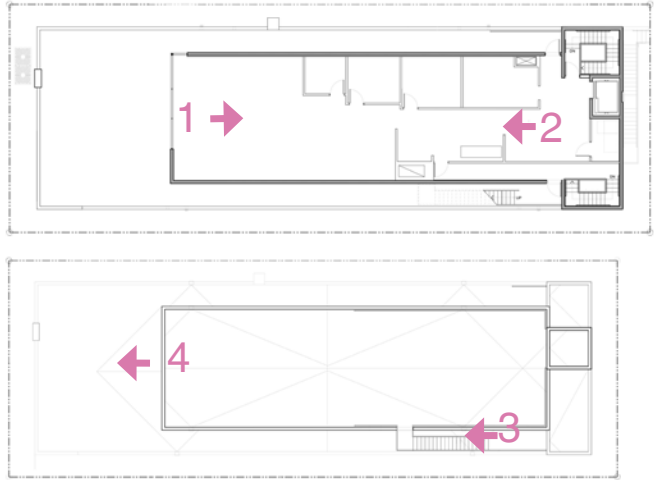


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G-1.12 EXISTING INTERIOR IMAGES





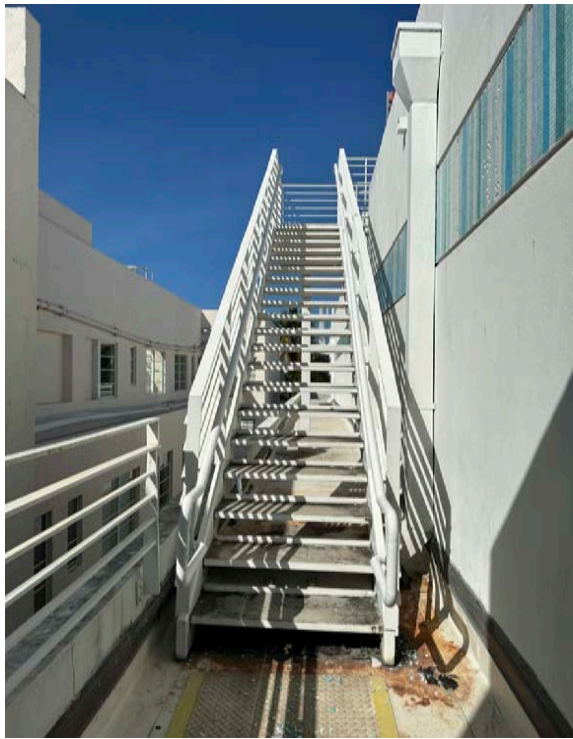
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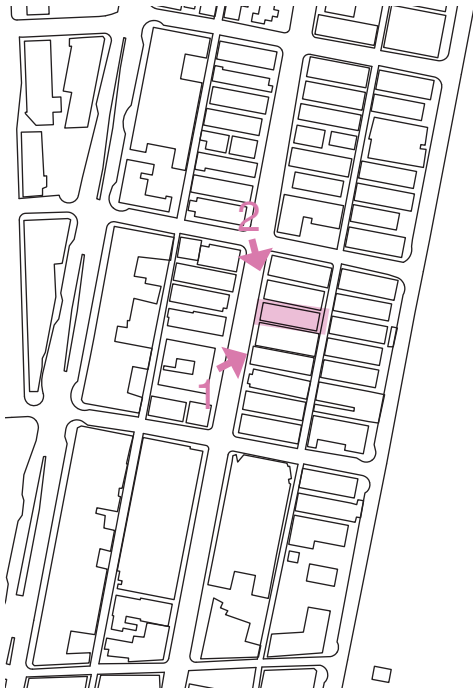
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G-1.13 EXISTING INTERIOR/ ROOF IMAGES





PHOTOS TAKEN FEBRUARY 23, 2023



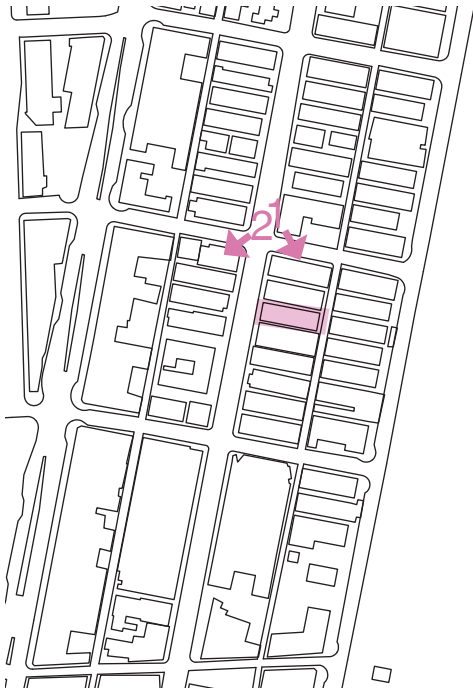
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2

G-1.14 CONTEXT IMAGES





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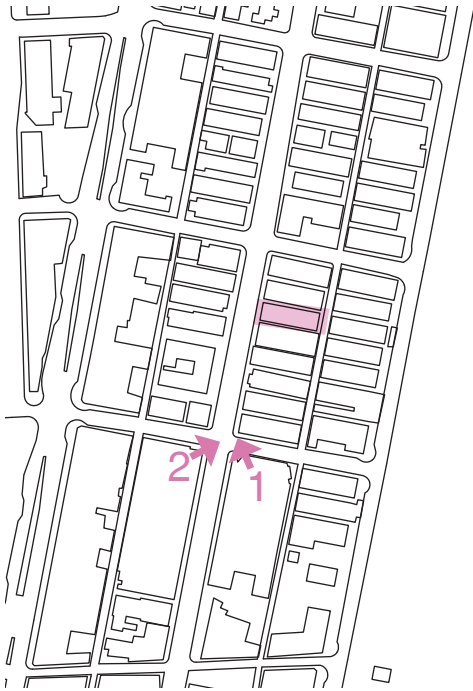
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2

G-1.15 CONTEXT IMAGES



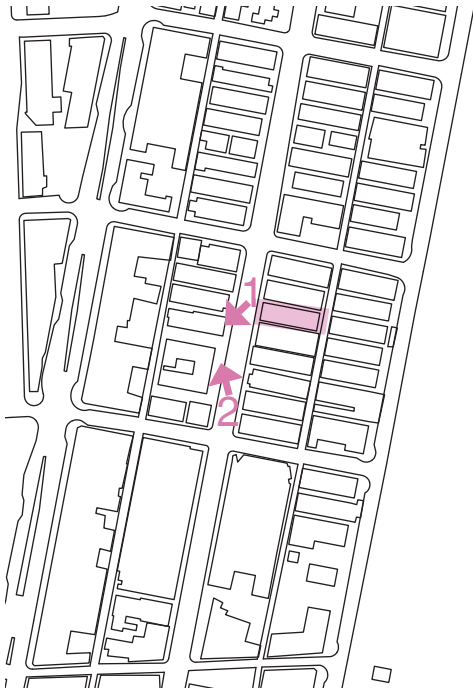


PHOTOS TAKEN FEBRUARY 23, 2023



G-1.16 CONTEXT IMAGES





PHOTOS TAKEN FEBRUARY 23, 2023



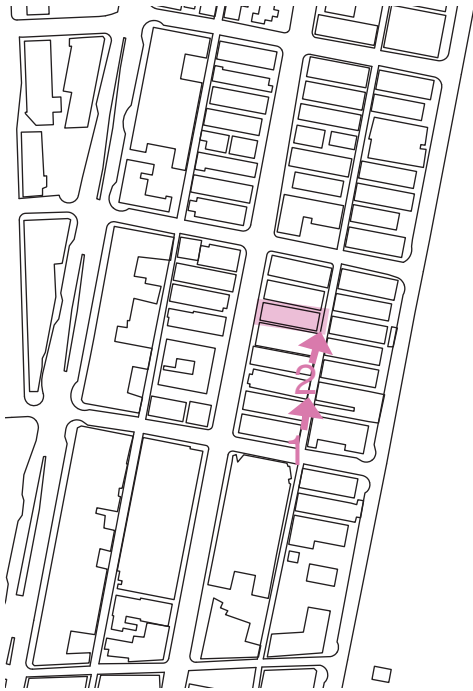
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2

G-1.17 CONTEXT IMAGES





PHOTOS TAKEN FEBRUARY 23, 2023



1



2

G-1.18 CONTEXT IMAGES





PHOTOS TAKEN FEBRUARY 23, 2023



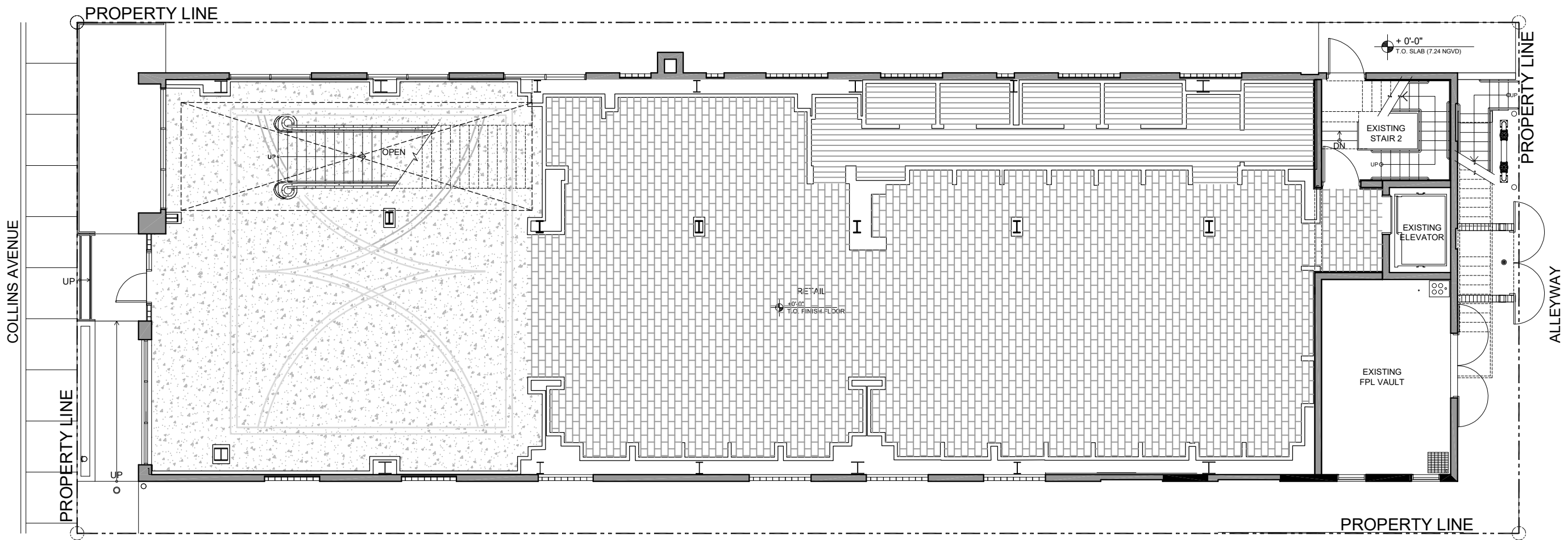
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2

G-1.19 CONTEXT IMAGES



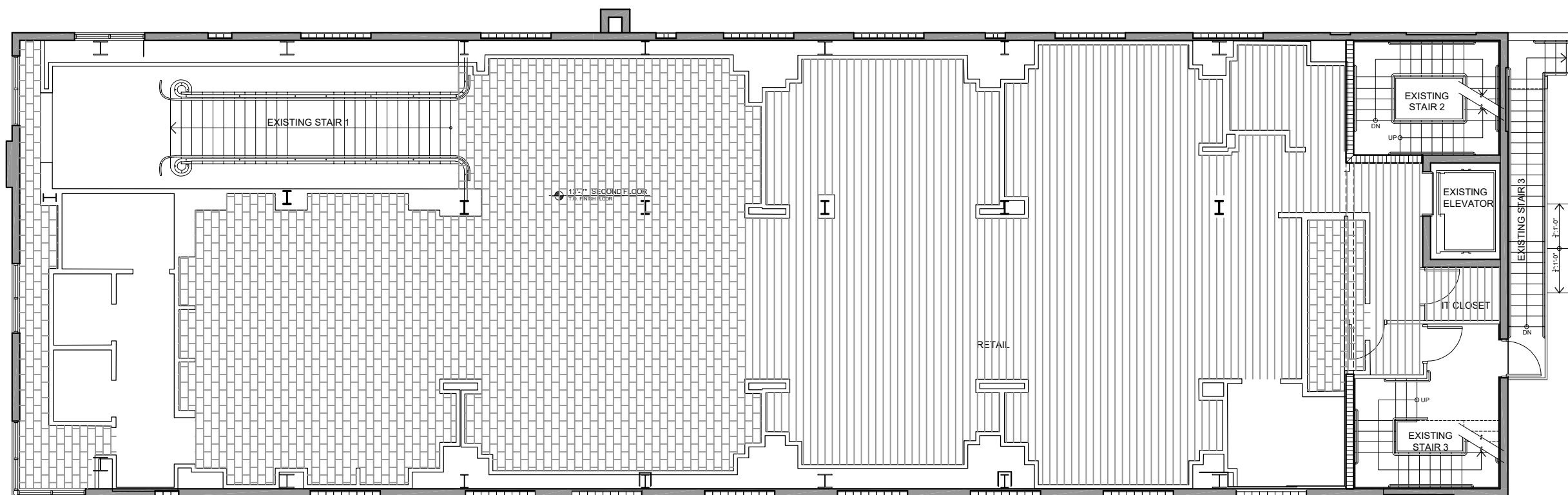


AB-1.00 AS-BUILT GROUND FLOOR PLAN

Shulman + Associates

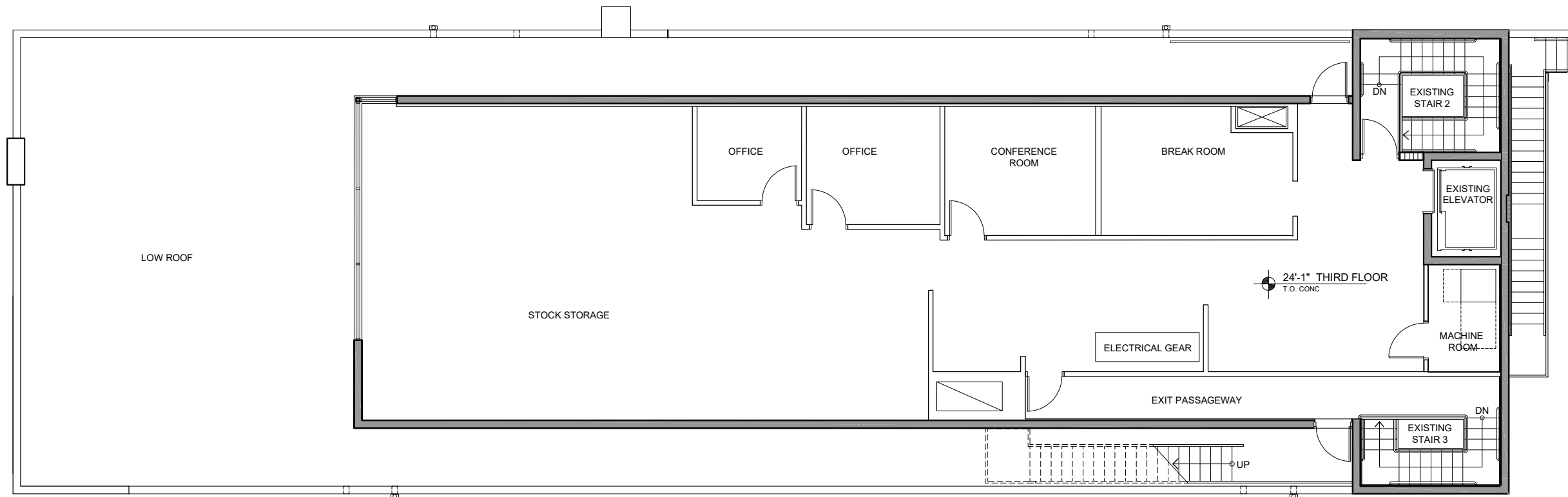


Scale: 3/32" = 1'-0"



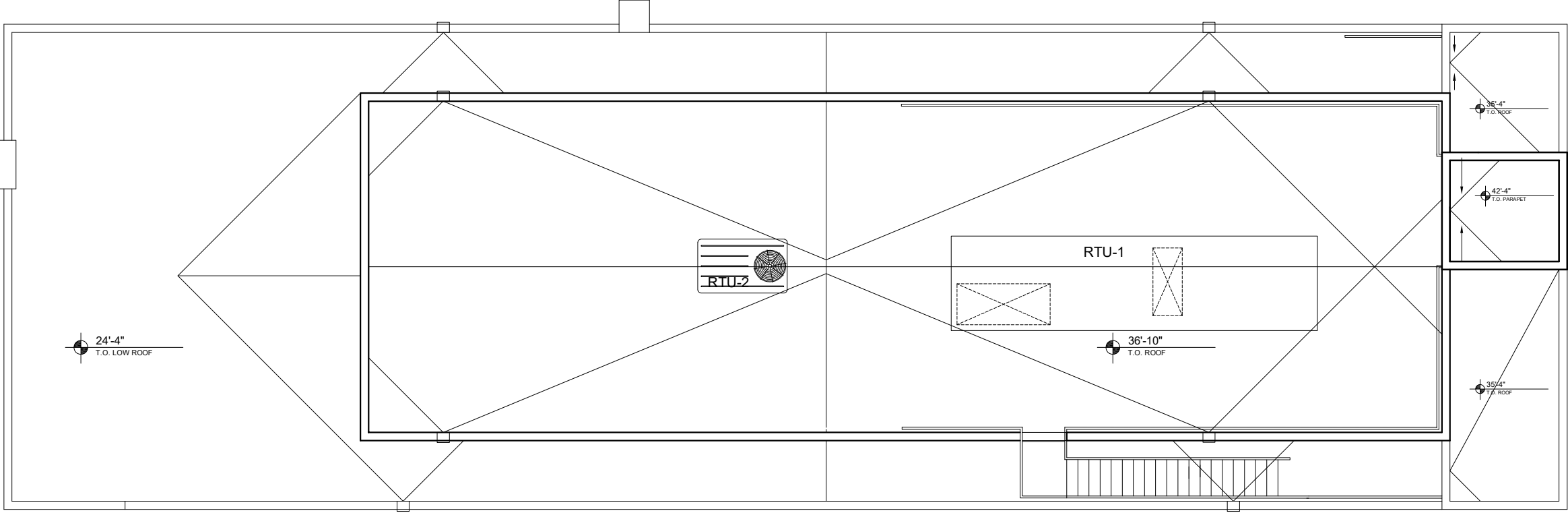
AB-1.01
AS-BUILT SECOND FLOOR PLAN





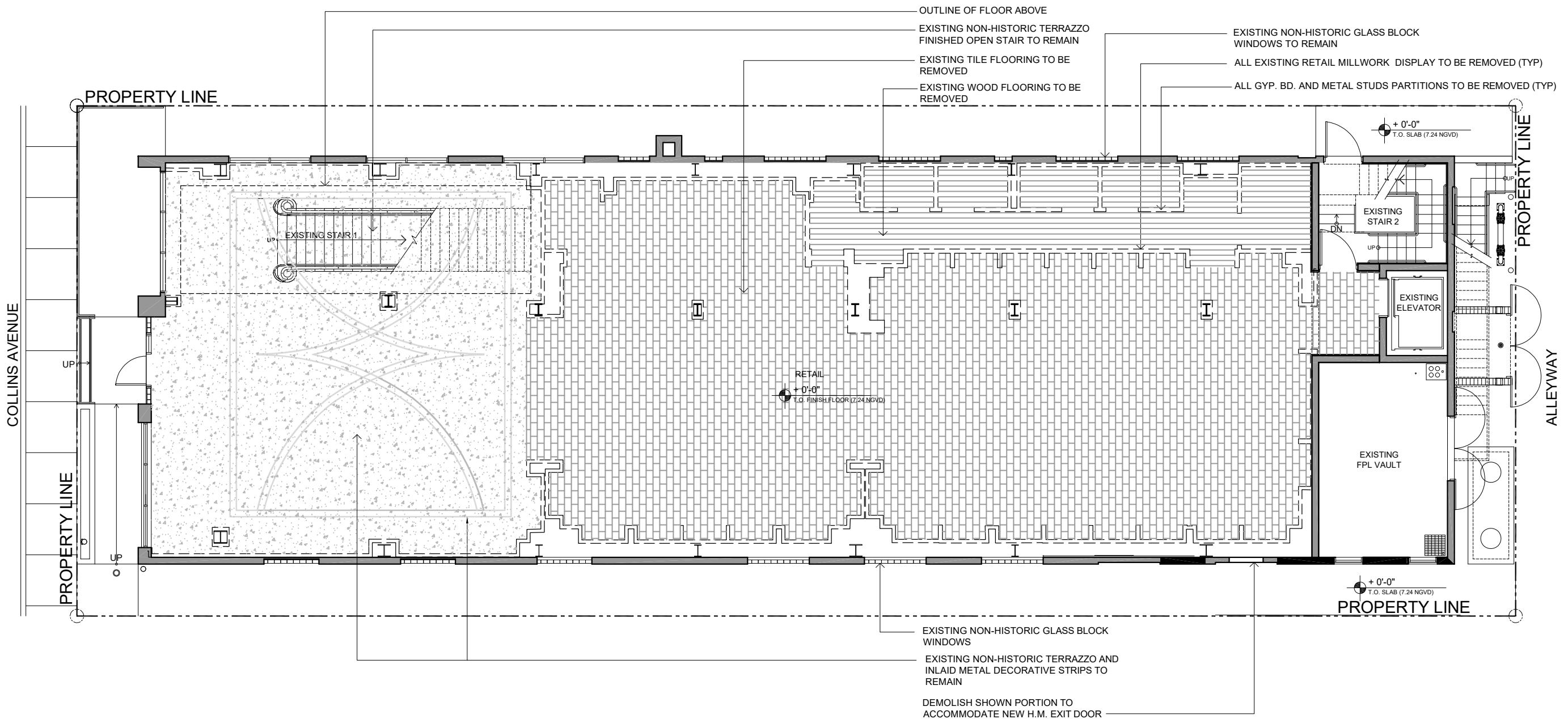
AB-1.02
AS-BUILT THIRD FLOOR PLAN



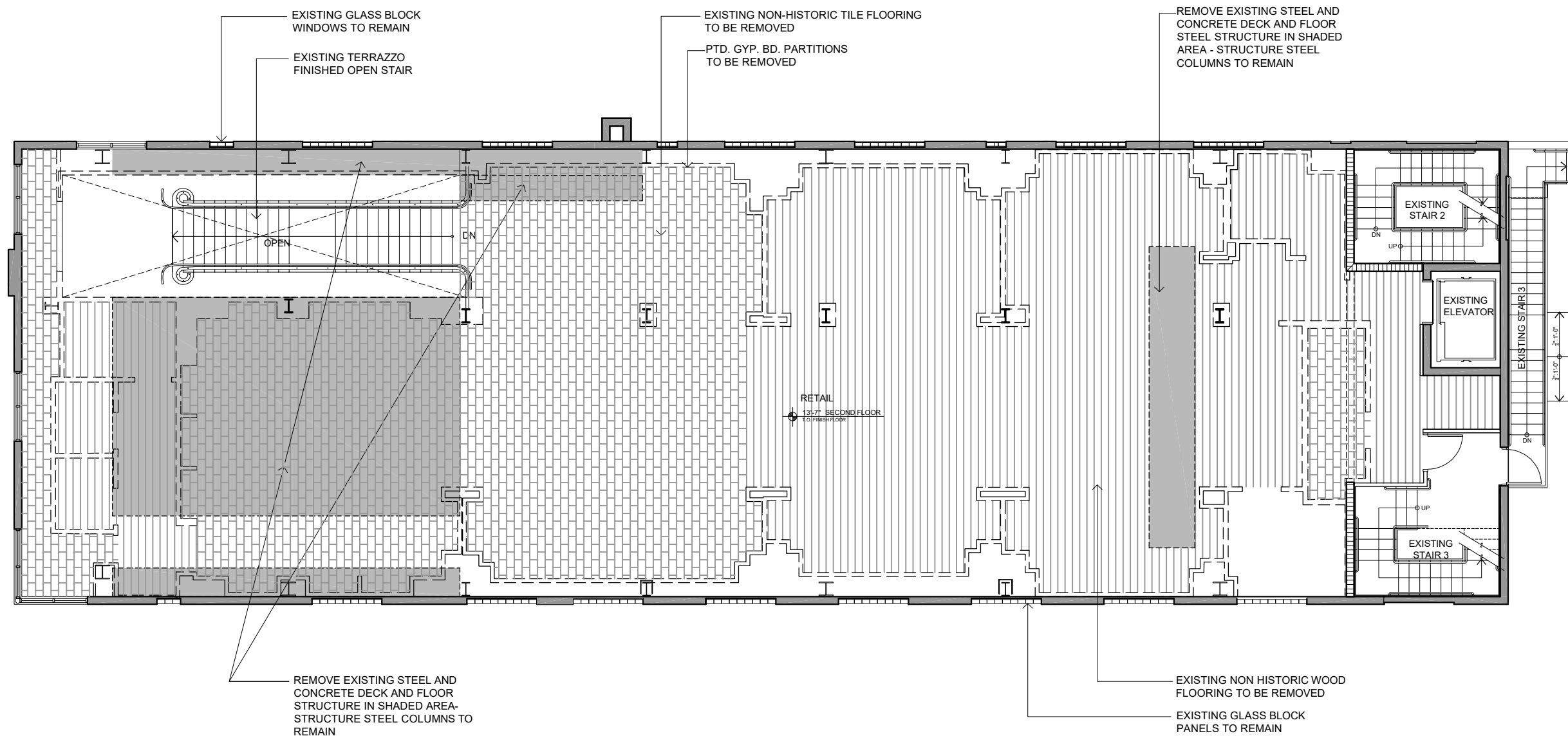


AB-1.03
AS-BUILT ROOF PLAN





D-1.00 DEMOLITION GROUND FLOOR PLAN

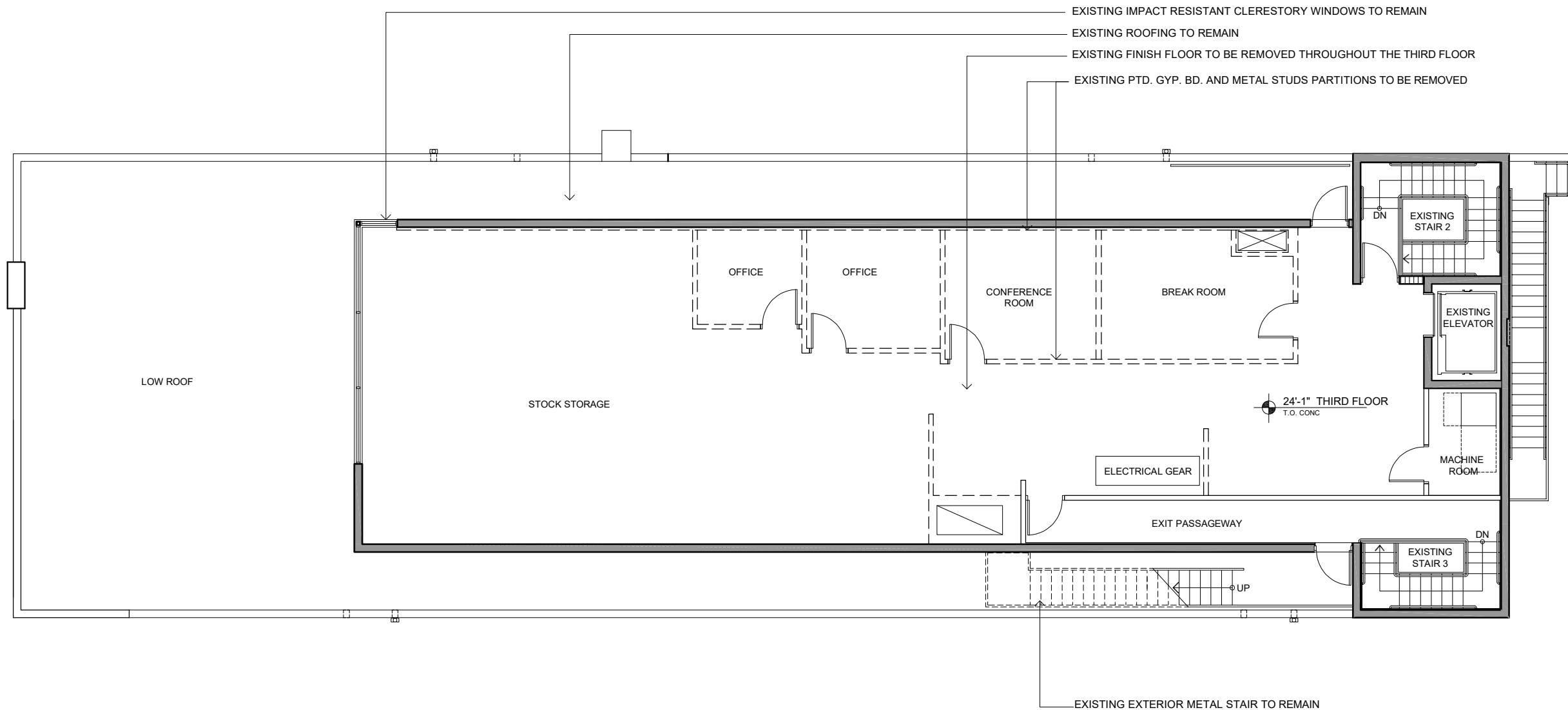


D-1.01 DEMOLITION SECOND FLOOR PLAN

BUILDING FLOOR PLATE AREA:	4,932 SF
MAX. ALLOWED AREA TO BE REMOVED:	986 SF (20% FLOOR PLATE AREA)
<u>FLOOR AREA REMOVED:</u>	879 SF (17.8%)
(FRONT 775 SF + REAR 104 SF)	

N
Scale: 3/32" = 1'-0"

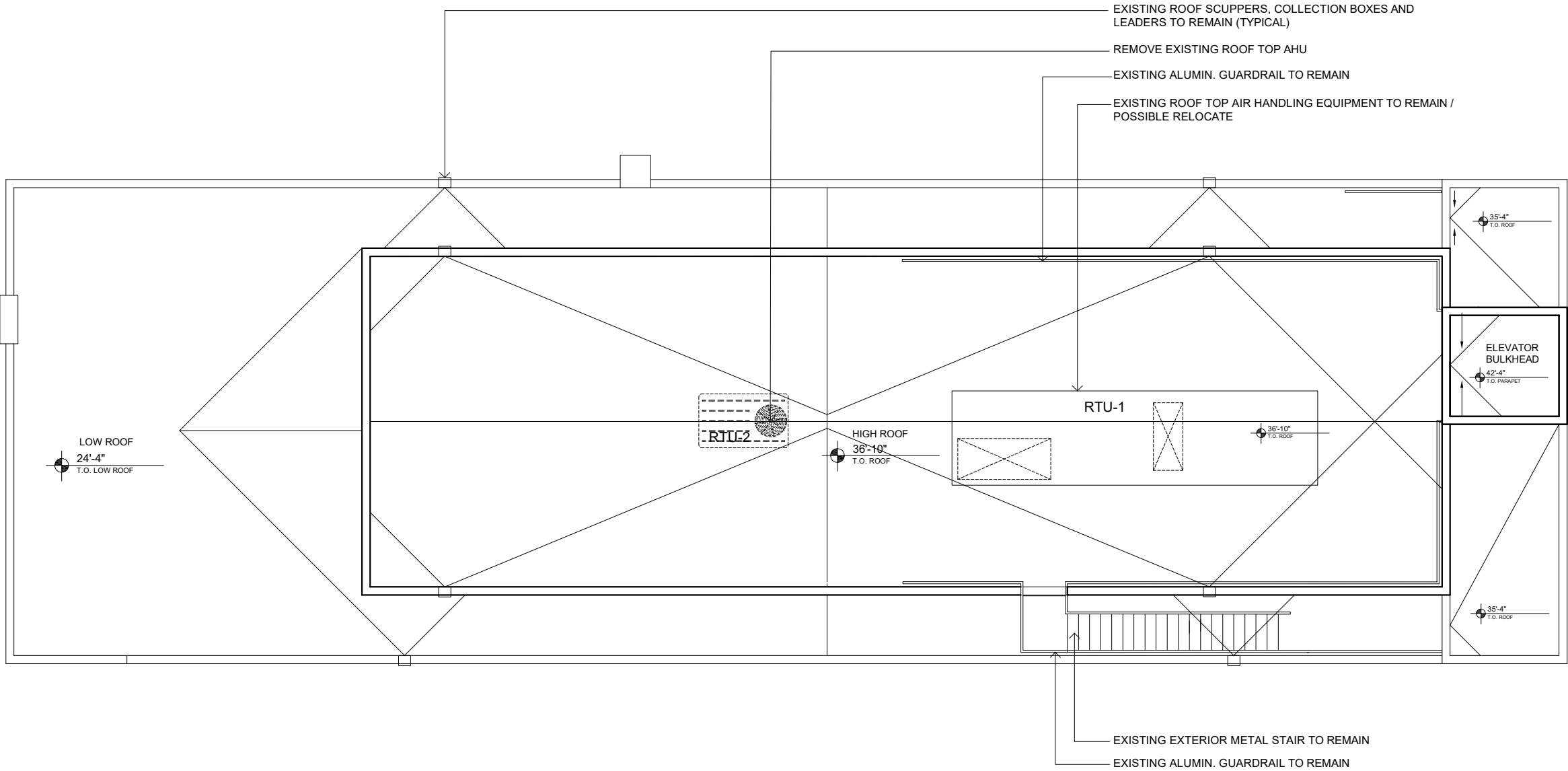


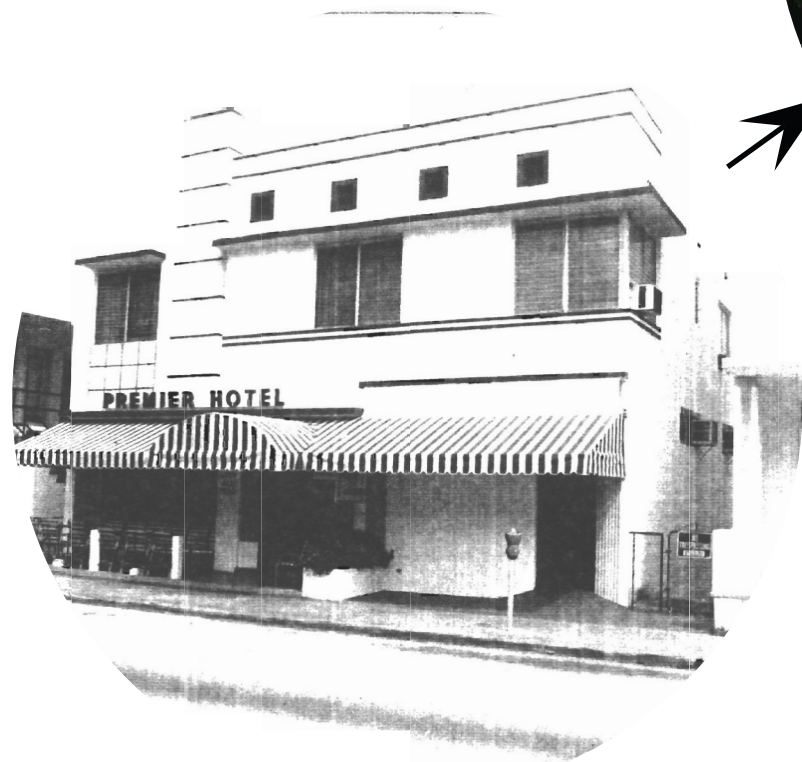


D-1.02 DEMOLITION THIRD FLOOR PLAN



D-1.03
DEMOLITION ROOF PLAN





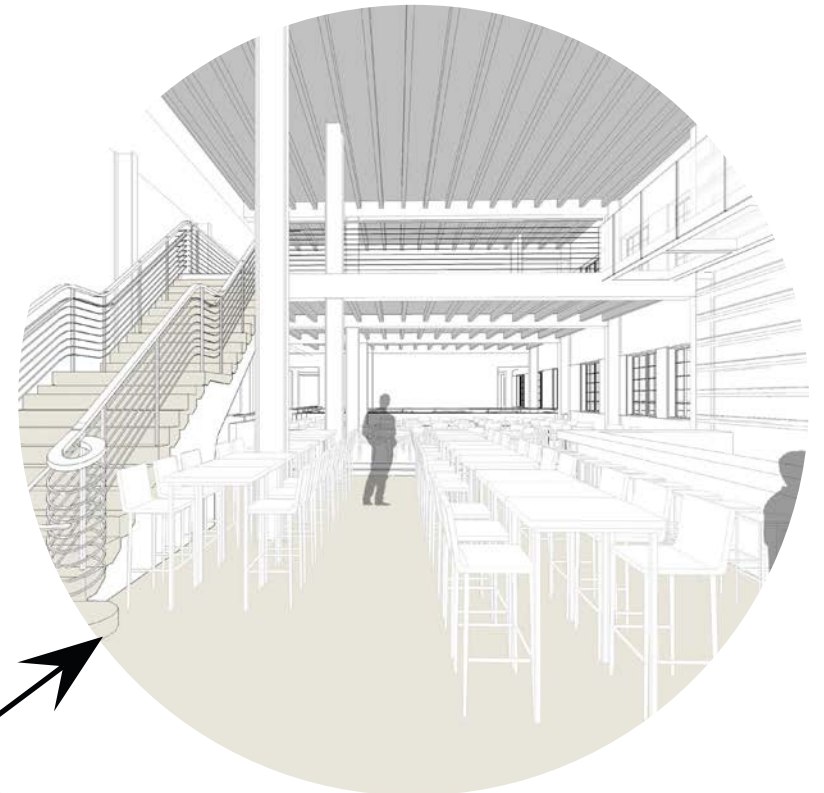
PREMIER HOTEL
L. MURRAY DIXON
1940



EXPRESS
LANE PETTIGREW KARP
1995



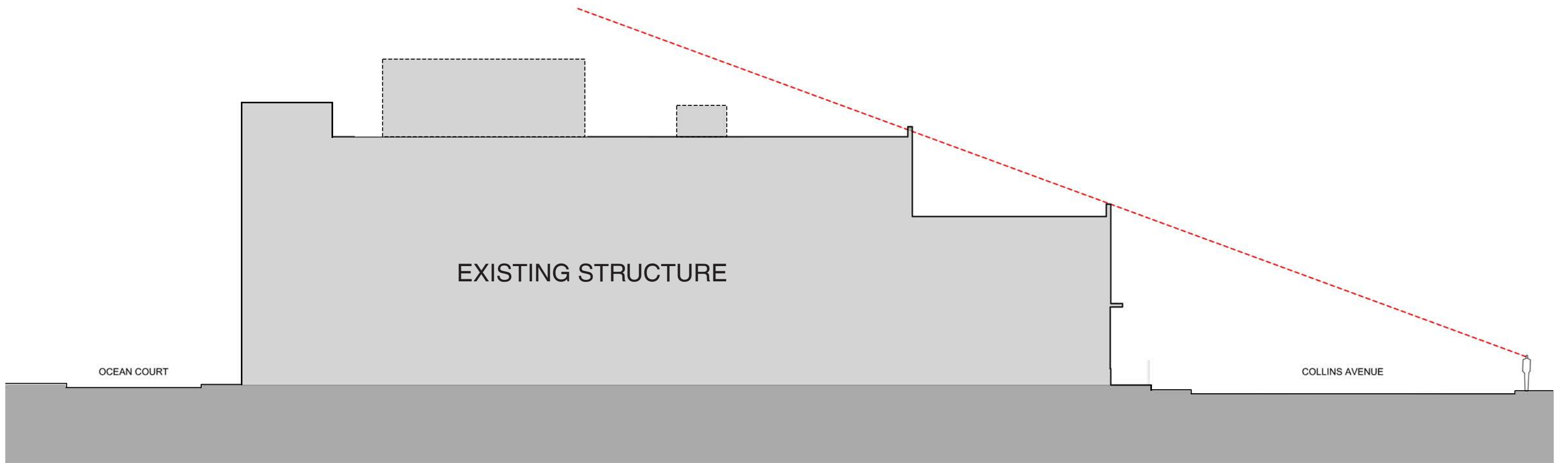
VICTORIA'S SECRET
SHULMAN + ASSOCIATES
2007



CHURCH & UNION
SHULMAN + ASSOCIATES/ NRA
PROPOSED
2023

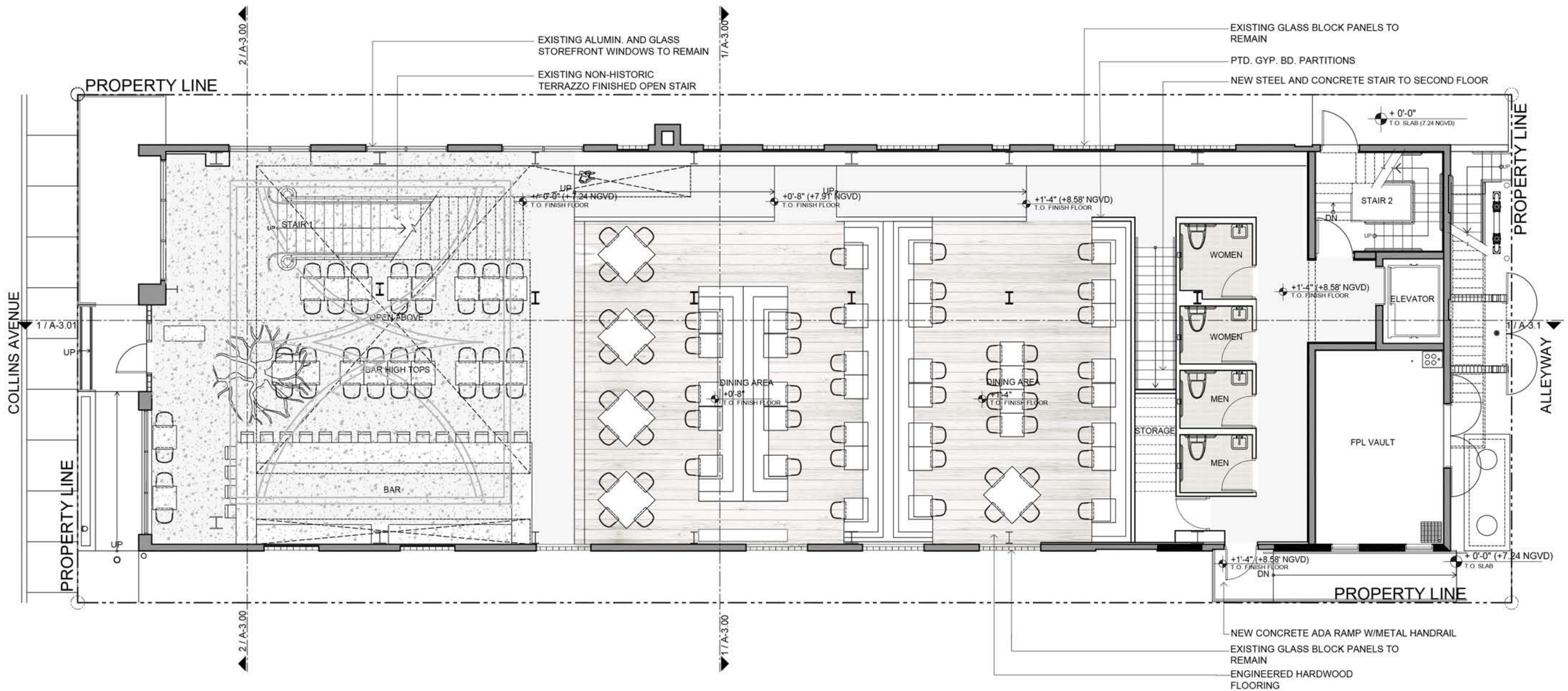
A-1.00 TIMELINE DIAGRAM





A-1.01 LINE OF SIGHT ANALYSIS

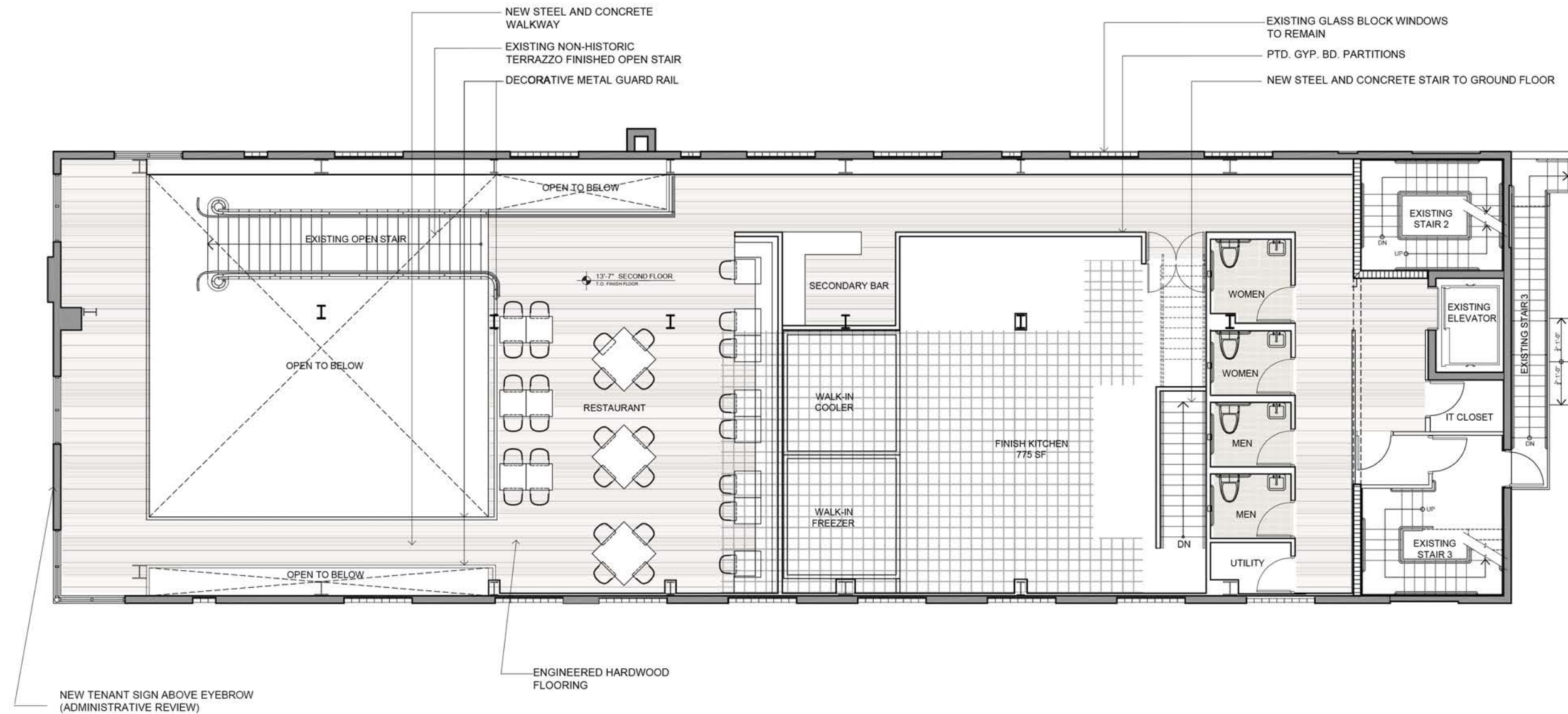




A-2.00 GROUND FLOOR PLAN

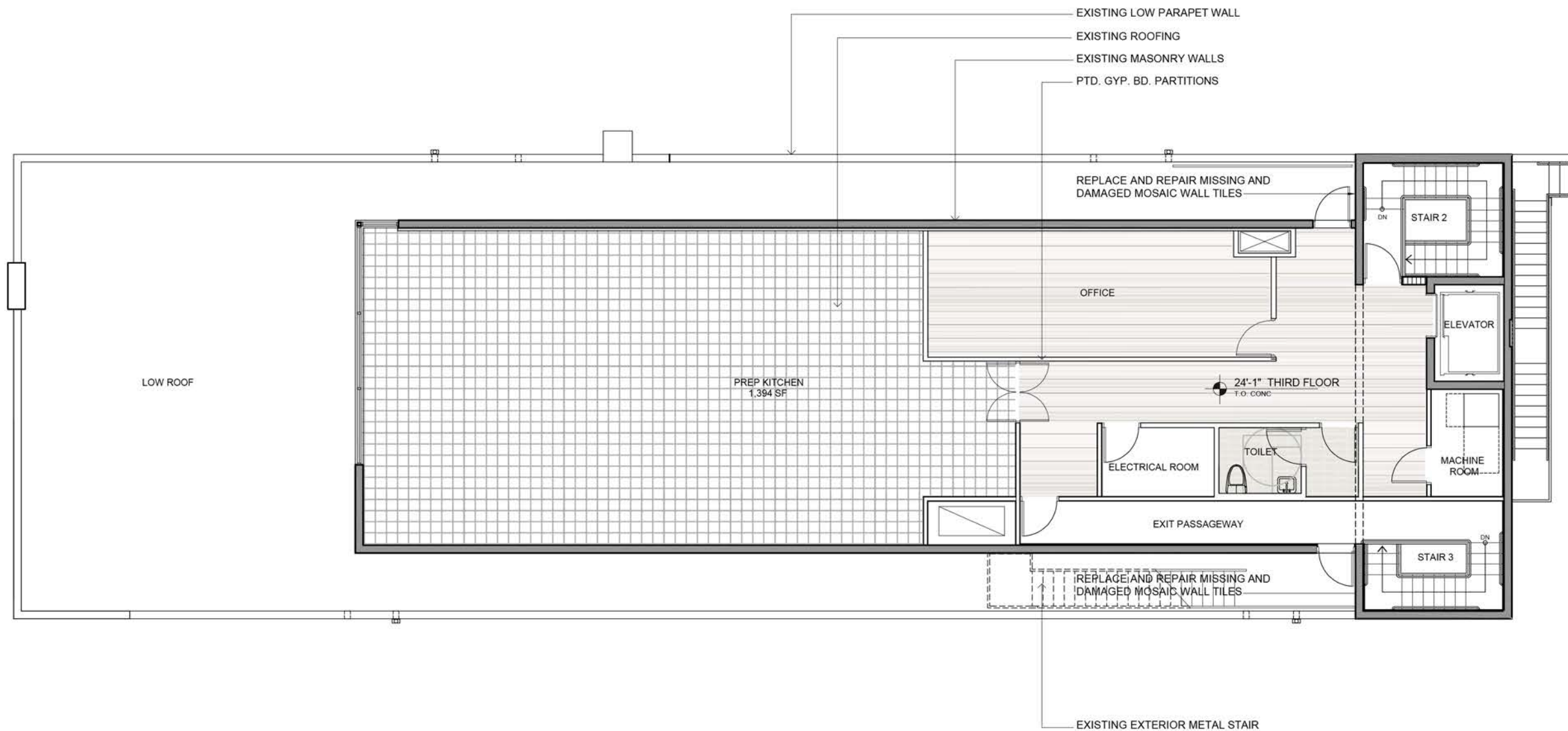


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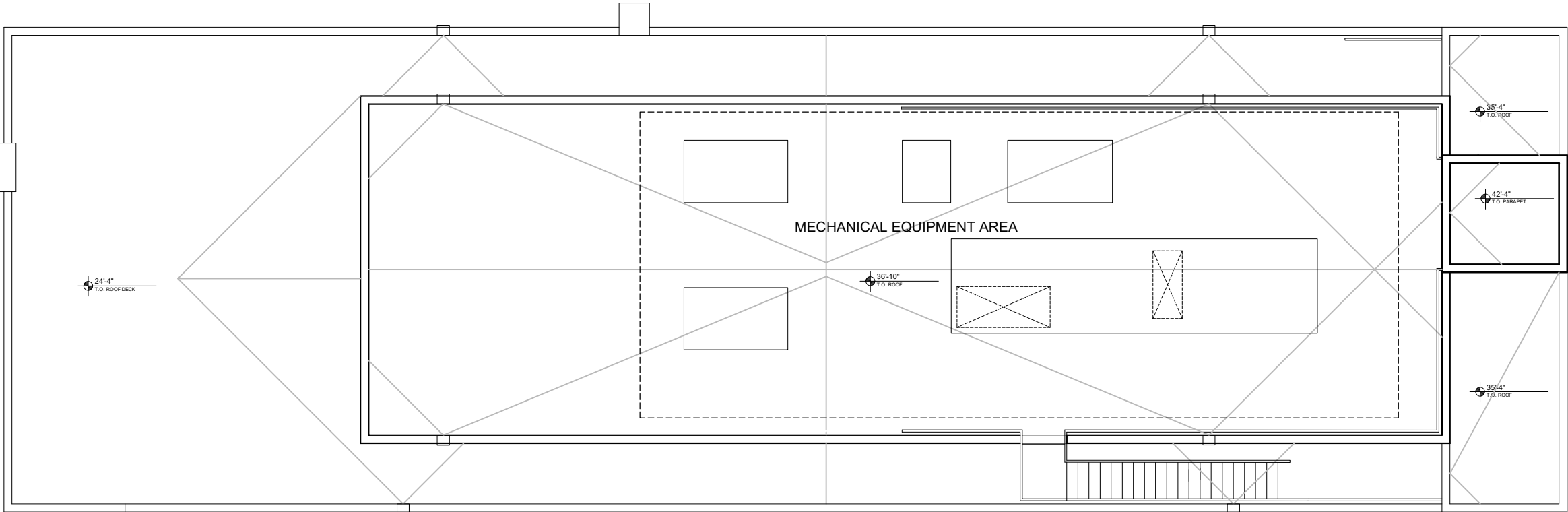
A-2.01 SECOND FLOOR PLAN





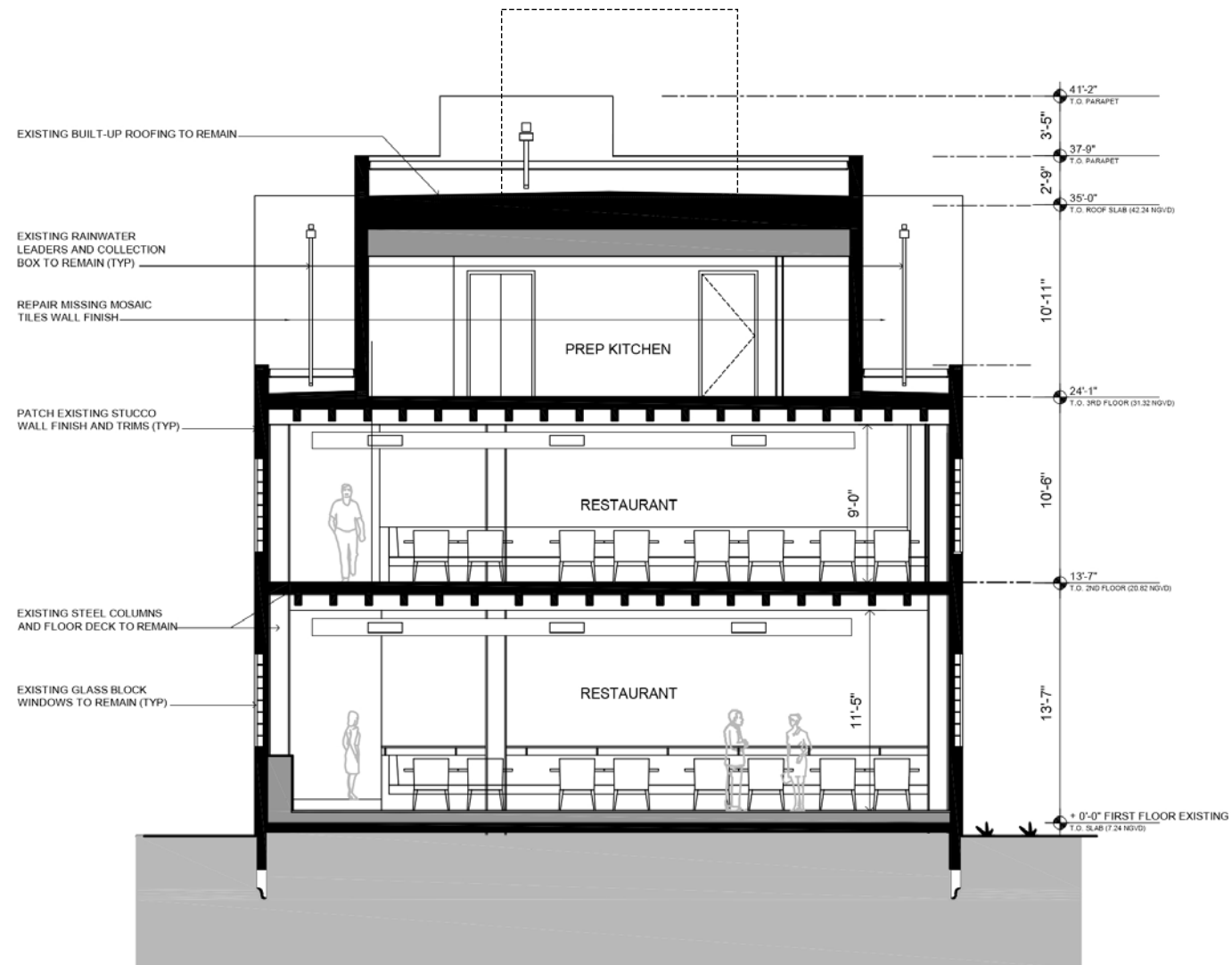
A-2.02 THIRD FLOOR PLAN





A-2.03
ROOF DECK PLAN





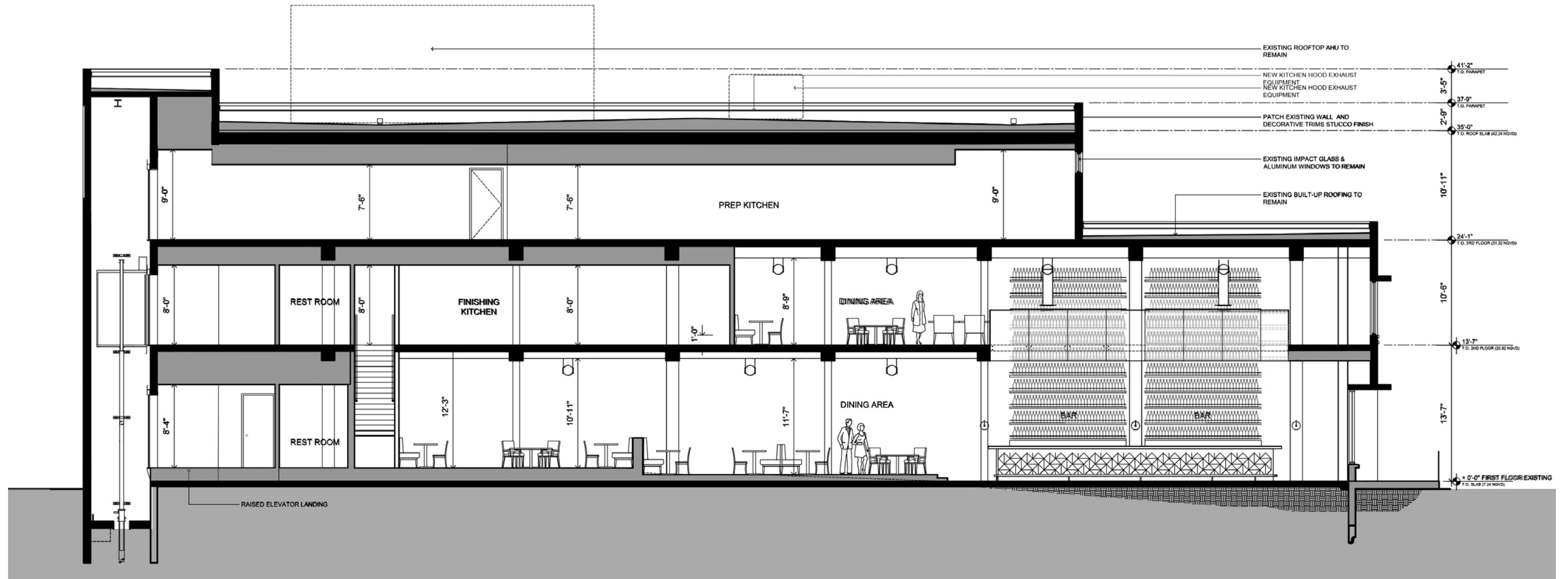
CROSS SECTION LOOKING EAST



CROSS SECTION LOOKING WEST

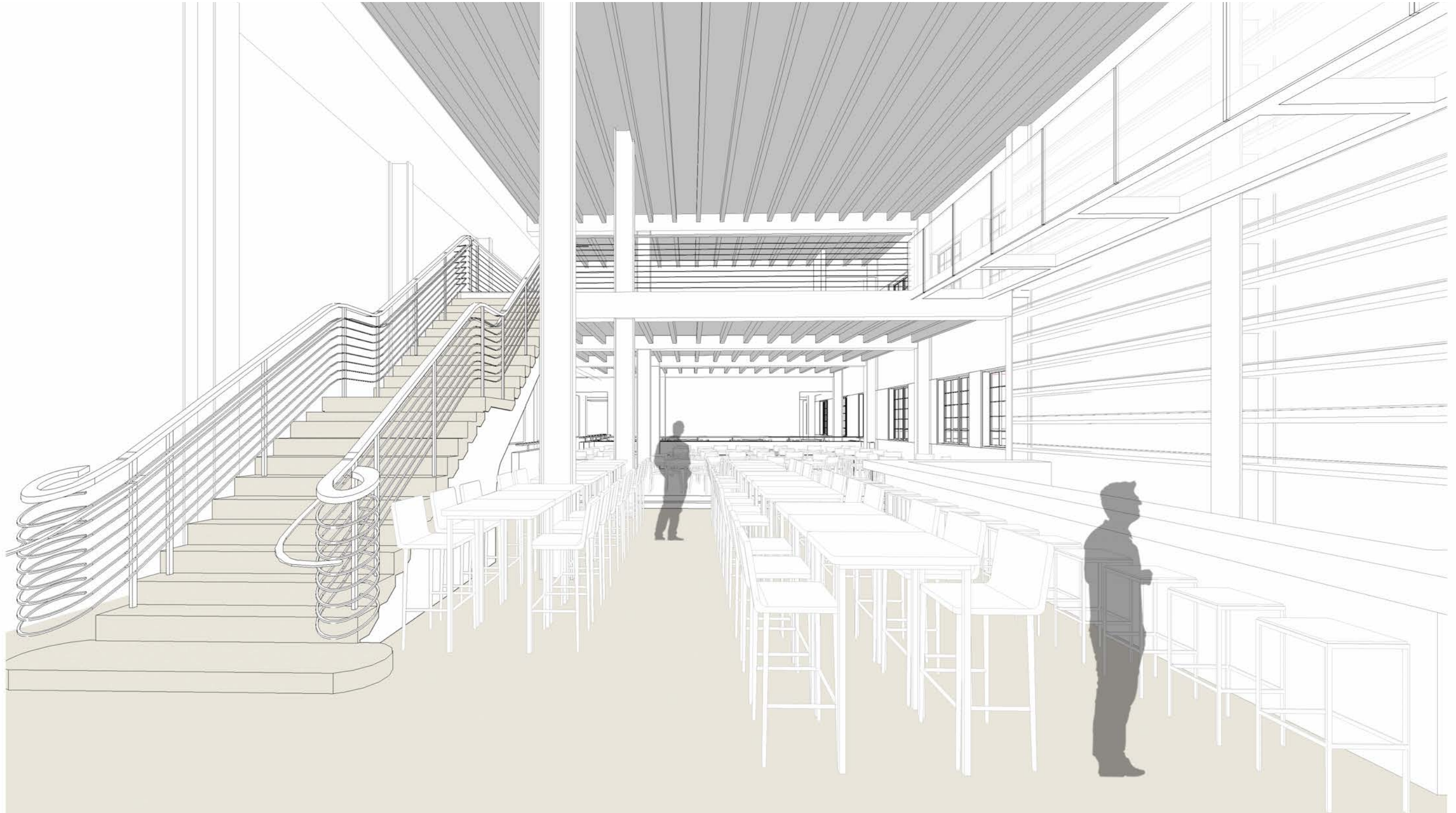
A-3.00 BUILDING SECTION





A-3.01 BUILDING SECTION





A-4.00 PERSPECTIVE VIEW (PRELIMINARY DEVELOPMENT)





A-4.01 PERSPECTIVE VIEW (PRELIMINARY DEVELOPMENT)





EXISTING TERRAZZO FLOORING
(NON-HISTORIC)



EXPOSED STEEL COLUMNS AND BEAMS



ENGINEERED HARDWOOD FLOORING



STEEL BRIDGE WITH GLASS RAIL

A-5.00 PROPOSED MATERIALS

