CADILLAC HOTEL

3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

FOLIO # 02-3226-001-1850

PLANNING BOARD FILE NO. PB17-0144

CONDITIONAL USE PERMIT

SECOND SUBMITTAL

08/31/2017



INDEX OF DRAWINGS

SHEET	DESCRIPTION	FIRST SUBMITTAL (08-15-2017)	SECOND SUBMITTAL (08-31-2017)	
A0.00	COVER SHEET	●	●	
	SURVEY	●		
A0.02	PROJECT DATA	●		
A1.00	LOCATION PLAN	●		
A1.01	EXTERIOR EXISTING PHOTOGRAPHS	●		
A1.02	INTERIOR EXISTING PHOTOGRAPHS	●		
A1.03	INTERIOR EXISTING PHOTOGRAPHS	●		
A1.04	INTERIOR EXISTING PHOTOGRAPHS	●		
A2.00	EXISTING SITE PLAN	●		
A2.01	EXISTING BASEMENT PLAN	●		
A3.00	EXISTING FLOOR PLAN	●	●	
A3.01	PROPOSED FLOOR PLAN	●	●	
A4.00	RENDERINGS	●		

SCOPE OF WORK

CONDITIONAL USE PERMIT:

- INTERIOR RENOVATION OF PUBLIC OF SPACES, INCLUDING RESTAURANT, HOTEL LOBBY, HOTEL BAR LOUNGE, AND POOL BAR DECK

OWNER
HERSHA HOSPITALITY TRUST
254 West 31 Street 2FI
New York, New York 10001
Tel: (215) 717-2746

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 Biscayne Blvd. Suite 200
Miami , Florida 33137
Tel: (305) 573-1818
Fax: (305) 573-3766

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CADILLAC HOTEL
3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

COVER

KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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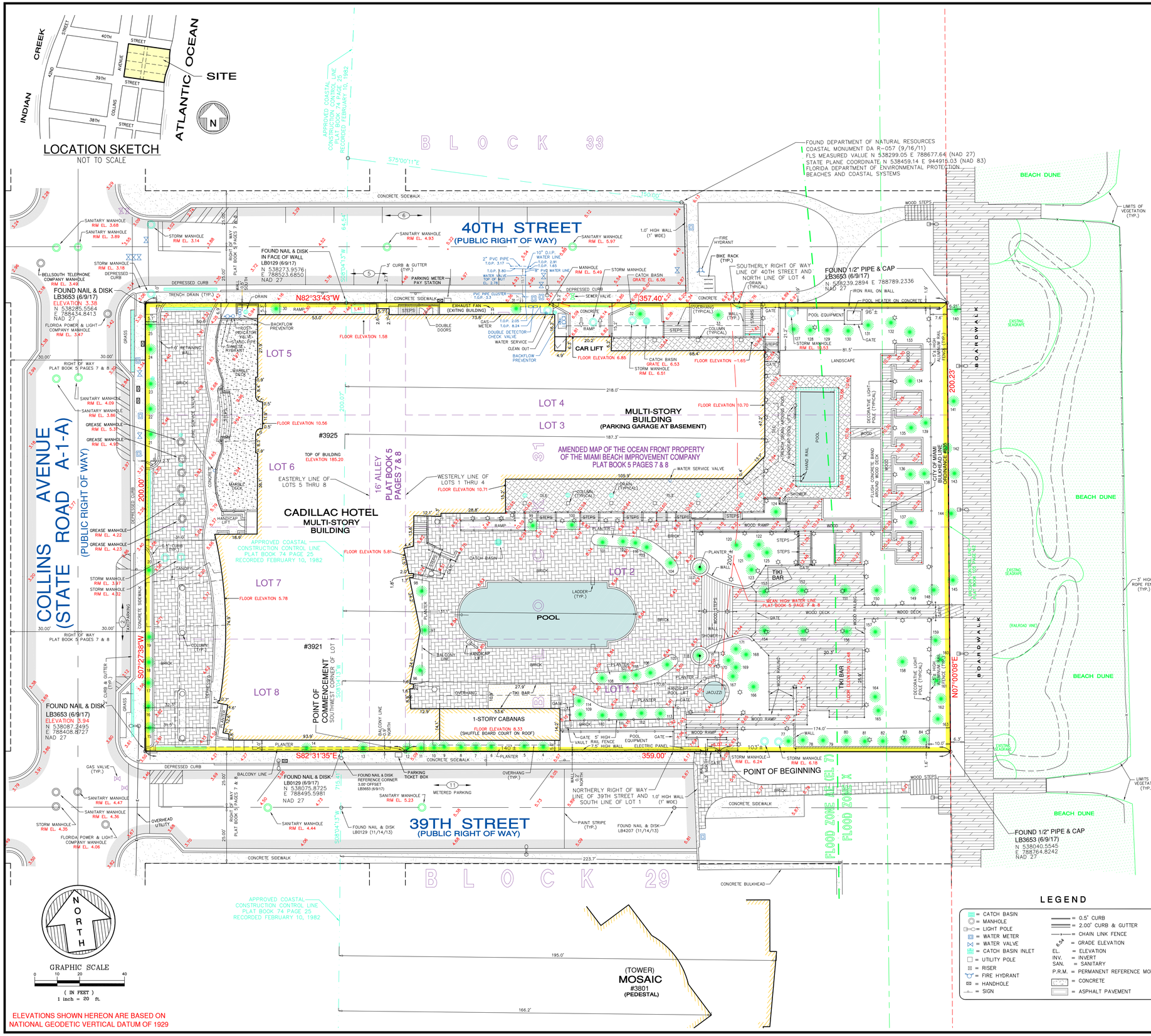
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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	05/23/2017

A0.00



TREE LEGEND

TREE #	SIZE	HEIGHT	SPREAD	TYPE
4	4"	10'	10'	Silver Buttonwood
5	4"	10'	10'	Silver Buttonwood
6	4"	10'	10'	Silver Buttonwood
7	4"	10'	10'	Silver Buttonwood
8	4"	10'	10'	Silver Buttonwood
9	4"	10'	10'	Silver Buttonwood
10	5"	16'	10'	Palm
11	5"	16'	10'	Palm
12	5"	16'	10'	Palm
13	5"	16'	10'	Palm
14	5"	16'	10'	Palm
15	5"	16'	10'	Palm
16	2 x 5"	15'	10'	Christmas Palm
17	2 x 5"	15'	10'	Christmas Palm
18	2 x 6"	18'	10'	Christmas Palm
19	2 x 6"	18'	12'	Christmas Palm
20	2 x 6"	18'	12'	Christmas Palm
21	2 x 6"	18'	12'	Christmas Palm
22	2 x 6"	18'	12'	Christmas Palm
23	2 x 6"	18'	12'	Christmas Palm
24	2 x 6"	18'	12'	Christmas Palm
25	2 x 6"	18'	12'	Christmas Palm
26	2 x 6"	18'	12'	Christmas Palm
30	10"	25'	22'	Coconut Palm
31	10"	20'	15'	Coconut Palm
32	12"	22'	18'	Coconut Palm
33	12"	20'	16'	Coconut Palm
77	4" - 6"	25'	10'	Buttonwood
78	4" - 6"	25'	10'	Buttonwood
79	4" - 6"	25'	10'	Buttonwood
80	4" - 6"	25'	10'	Buttonwood
81	4" - 6"	25'	10'	Buttonwood
82	4" - 6"	25'	10'	Buttonwood
83	4" - 6"	25'	10'	Buttonwood
84	4" - 6"	25'	10'	Buttonwood
96	12"	28'	18'	Coconut Palm
97	10"	20'	18'	Coconut Palm
98	12"	28'	18'	Coconut Palm
99	12"	20'	20'	Coconut Palm
100	12"	20'	20'	Coconut Palm
101	12"	20'	20'	Coconut Palm
102	12"	20'	20'	Coconut Palm
103	12"	20'	20'	Coconut Palm
104	12"	20'	20'	Coconut Palm
105	12"	20'	20'	Coconut Palm
106	12"	20'	20'	Coconut Palm
107	12"	20'	20'	Coconut Palm
108	12"	20'	20'	Coconut Palm
109	10"	30'	18'	Coconut Palm
110	8"	20'	18'	Coconut Palm
111	8"	18'	18'	Coconut Palm
112	10"	25'	18'	Coconut Palm
113	10"	25'	18'	Coconut Palm

TREE LEGEND

TREE #	SIZE	HEIGHT	SPREAD	TYPE
114	5 x 3"	16'	12'	Areca Palm
115	2 x 4"	14'	10'	Christmas Palm
116	2 x 4"	14'	10'	Christmas Palm
117	18"	20'	18'	Date Palm
118	18"	20'	18'	Date Palm
120	14"	15'	16'	Cabbage Palm
121	14"	15'	16'	Cabbage Palm
122	14"	15'	16'	Cabbage Palm
123	10"	35'	22'	Coconut Palm
124	10"	20'	20'	Coconut Palm
125	5"	16'	14'	Seagrape
127	5"	20'	12'	Buttonwood
128	5"	20'	12'	Buttonwood
129	5"	20'	12'	Buttonwood
130	5"	20'	12'	Buttonwood
131	5"	20'	12'	Buttonwood
132	5"	20'	12'	Buttonwood
133	12"	18'	20'	Coconut Tree
134	12"	18'	20'	Coconut Tree
135	12"	18'	20'	Coconut Tree
136	12"	18'	20'	Coconut Tree
137	12"	18'	20'	Coconut Tree
138	12"	40'	20'	Coconut Tree
139	12"	40'	20'	Coconut Tree
140	10"	22'	12'	Cabbage Palm
141	14"	24'	30'	Unknown
142	12"	24'	25'	Unknown
143	12"	24'	25'	Unknown
144	4"	20'	18'	Silver Buttonwood
145	14"	24'	30'	Unknown
148	10"	20'	20'	Coconut Palm
149	10"	20'	20'	Coconut Palm
150	10"	20'	20'	Coconut Palm
151	10"	20'	20'	Coconut Palm
152	10"	20'	20'	Coconut Palm
153	10"	20'	20'	Coconut Palm
154	10"	20'	20'	Coconut Palm
155	10"	20'	20'	Coconut Palm
156	10"	20'	20'	Coconut Palm
157	10"	20'	20'	Coconut Palm
158	10"	20'	20'	Coconut Palm
159	10"	20'	20'	Coconut Palm
160	10"	20'	20'	Coconut Palm
161	10"	20'	20'	Coconut Palm
162	10"	20'	20'	Coconut Palm
163	10"	20'	20'	Coconut Palm
164	14"	20'	12'	Cabbage Palm
165	14"	20'	12'	Cabbage Palm
166	16"	50'	22'	Coconut Palm
167	12"	40'	20'	Coconut Palm
168	10"	40'	20'	Coconut Palm
169	16"	14'	18'	Cabbage Palm
170	16"	14'	18'	Cabbage Palm
171	16"	14'	18'	Cabbage Palm

LEGAL DESCRIPTION:

Lots 1 thru 8 and the 16.00 feet foot alley, Bounded on the West by the Easterly line of Lots 5 thru 8; Bounded on the East by the Westerly line of Lots 1 thru 4; Bounded on the North by the Southerly line of 40th Street; and Bounded on the South by the Northerly line of 39th Street; All in Block 31, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida.

AND ALSO:

A parcel of land lying east of the Mean High Water Line as shown on AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY according to the plat thereof as recorded in Plat Book 5 at Pages 7 and 8 and lying west of the Erosion Control Line as shown on establishment of EROSION CONTROL LINE according to the plat thereof as recorded in Plat Book 105 at Page 62, both being of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Block 31 of said AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence S 82°31'35" E along the South line of said Lot 1 for 140 feet more or less to the point of intersection with the aforesaid Mean High Water Line, said point being the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S 82°31'35" E along the Easterly projection of the previously described line for 103 feet more or less to a point on said Erosion Control Line; thence N 07°00'08" E along said Erosion control Line for 200.23 feet to a point of intersection with the Easterly projection of the North line of Lot 4, Block 31 of said AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence N 82°33'43" W along the previously described Easterly projection of said North line of Lot 4 for 96 feet more or less to a point of intersection with said Mean High Water Line; thence meander Southerly along said Mean High Water Line for 200 feet more or less to the POINT OF BEGINNING.

The above described property contains 71,680 square feet, more or less, or 1.646 acres, more or less.

SURVEYOR'S NOTES:

- This site lies in Section 26, 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°27'38" E for the East right of way line of Collins Avenue, and evidenced by found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. B-313 Elevation +4.33, located on September 12, 2011 by USC&G brass disk on top of concrete ramp directly over a catch basin at 36th Street (81.7' South of South curb) and Highway A-1-A (Collins Avenue) (57.8' East of East curb).
- Lands shown hereon are located within an area having a Zone Designations X and AE (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0336L, 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.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 71,680 square feet, or 1.646 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- 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.
- 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.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 21, 2000, and last updated on June 9, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

LEGEND

- CB = CATCH BASIN
- MH = MANHOLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE
- CBI = CATCH BASIN INLET
- UP = UTILITY POLE
- R = RISER
- FH = FIRE HYDRANT
- HH = HANDHOLE
- SN = SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CLF = CHAIN LINK FENCE
- 6.54 = GRADE ELEVATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- ASPH. = ASPHALT PAVEMENT

PROPERTY OWNER: BETA EPSILON/ CADILLAC LLC

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

No.	O.N.	Revision Description	MAP	DWF
4	170616	UPDATE SURVEY (6/9/17) TC		
3	131391	UPDATE SURVEY (11/27/13) – RLL		
2	110852	AMEND TO SHOW BENCHMARK B-313	MAP	
1	110852	UPDATE SURVEY (9/16/11) RLL	MAP	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fortinleavy.com

BOUNDARY & TOPOGRAPHIC SURVEY OF COURTYARD MARRIOTT CADILLAC HOTEL

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	12/21/00
Scale	1" = 20'
Drawn By	MAP
CAD No.	001581
Plotted	6/16/17 3:44p
Ref. Dwg.	007064
Field Book	615/75 SJD 532/10 & FLD.SHT. RLL
Job No.	001581
Dwg. No.	2000D-224-NGVD
Sheet	1 of 1

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MIAMIBEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3925 Collins Avenue, Miami Beach, Florida , 33141		
2	Board and file numbers :			
3	Folio Number (s):	02-3226-001-1850		
4	Year constructed:	1940	Zoning District:	RM - 3
5	Based Flood Elevation:	7 NGVD	Grade value in NGVD:	+4.33 NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	71,680 (1.65 ACRES)
7	Lot width:	±200'	Lot Depth:	±359'
8	Minimum Unit Size:	220 Sq. Ft.	Average Unit Size:	335 Sq Ft.
9	Existing Use:	Hotel	Proposed Use:	N/A

		Maximum	Existing	Proposed	Deficiencies
10	Height		109'-6" from grade		
11	Number of Stories	10 STORIES (new const.)	14 - Historical Tower 10 - 2011 Addition	N/A	
12	FAR (3.0)	215,037 SF	211,905	N/A	
13	Gross square footage				
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	N/A		
16	Number of units Hotel	N/A	264 - Historical Tower 93 - 2011 Addition	N/A	
17	Number of seats	N/A			
18	Occupant load	N/A	999	999	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:		N/A	N/A	
20	Side Setback:		N/A	N/A	
21	Side Setback:		N/A	N/A	
22	Side Setbackfacing street:		N/A	N/A	
23	Rear Setback:		N/A	N/A	
	At Grade Parking:				
24	Front Setback:		N/A	N/A	
25	Side Setback:		N/A	N/A	
26	Side Setback:		N/A	N/A	
27	Side Setbackfacing street:		N/A	N/A	
28	Rear Setback:		N/A	N/A	
	At Pedestal (Levels 0 - 5 - New Construction):				
29	Front Setback:	20'-0"	138'-9" - 2011 Addition	N/A	
30	Side Setback (North):	16'-0" (8% of lot width)	16'-0" - 2011 Addition	N/A	
31	Side Setback (South):	16'-0" (8% of lot width)	105'-6" - 2011 Addition	N/A	
32	Side Setbackfacing street:				
33	Rear Setback:	50'-0" from Bulkhead	50'-0" - 2011 Addition	N/A	
	At Tower (Levels 6 - 10 - New Construction):				
34	Front Setback:	N/A			

MIAMIBEACH

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

	Setbacks	Required	Existing	Proposed	Deficiencies
35	Side Setback:	16'-0"	16'-0" - 2011 Addition	N/A	
36	Side Setback:	16'-0"	118'-0" - 2011 Addition	N/A	
37	Side Setbackfacing street:				
38	Rear Setback:	75'-0" from Bulkhead	75'-0" - 2011 Addition	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces		68 Lifts (Valet Only)	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	See Sheet A2.01			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	N/A	8'-6" x 17'-0" Lifts		
44	Parking Space configuration (45o, 60o, 90o, parallel)	N/A	90°		
45	ADA Spaces				
46	Tandem Spaces				
47	Drive Aisle width	N/A	See Sheet A2.00		
48	Valet Drop off and pick up	N/A	See Sheet A2.00		
49	Loading Zones and Trash collection areas		See sheet A2.01		
50	Racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total Occupant Content	N/A	999 Occupants	999 Occupants	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	See Sheet A3.00	See Sheet A3.01	

58	Proposed hours of operation				
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)				
61	Is this a contributing building?	Yes or No			
62	Located within a Historical Builiding	Yes or No			

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

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CADILLAC HOTEL
3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

ZONING INFORMATION

KOBI KARP
Lic. # AR0012578

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PLANNING

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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	05/23/2017

A0.01



AERIAL VIEW

SCALE: N.T.S.

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CADILLAC HOTEL
3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

LOCATION PLAN

KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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DATE:	05/23/2017

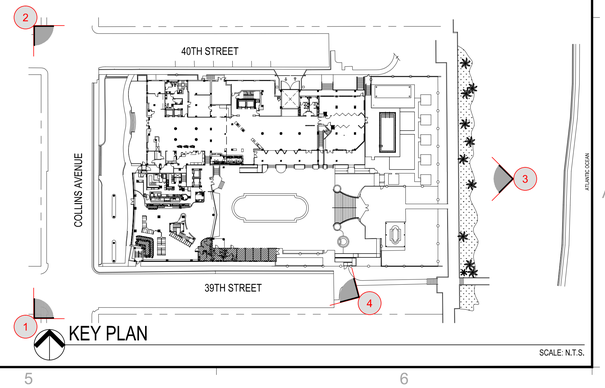
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CADILLAC HOTEL
3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

EXTERIOR EXISTING PHOTOGRAPHS

KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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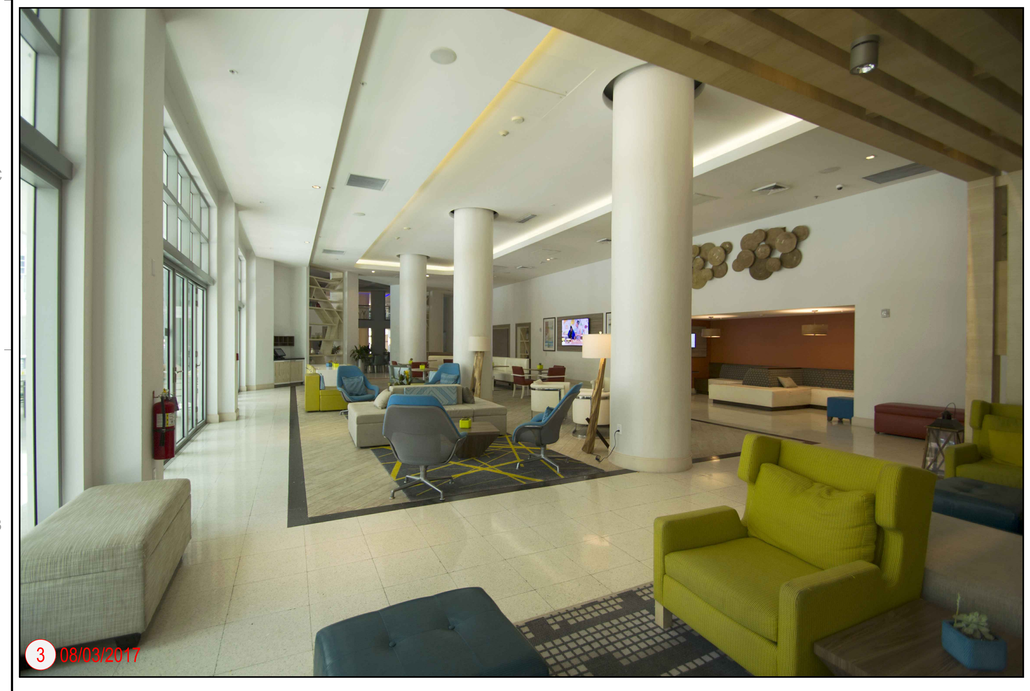
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CHECKED BY:	KKAID
DATE:	05/23/2017

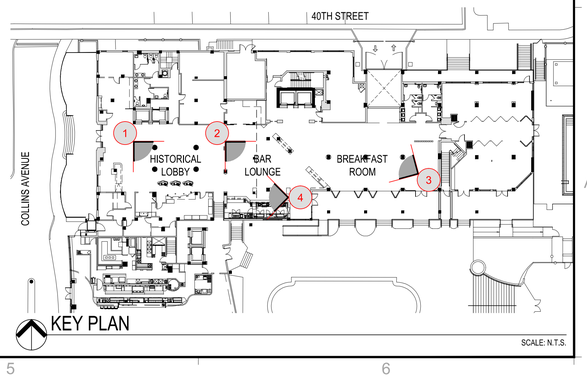
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INTERIOR EXISTING PHOTOGRAPHS

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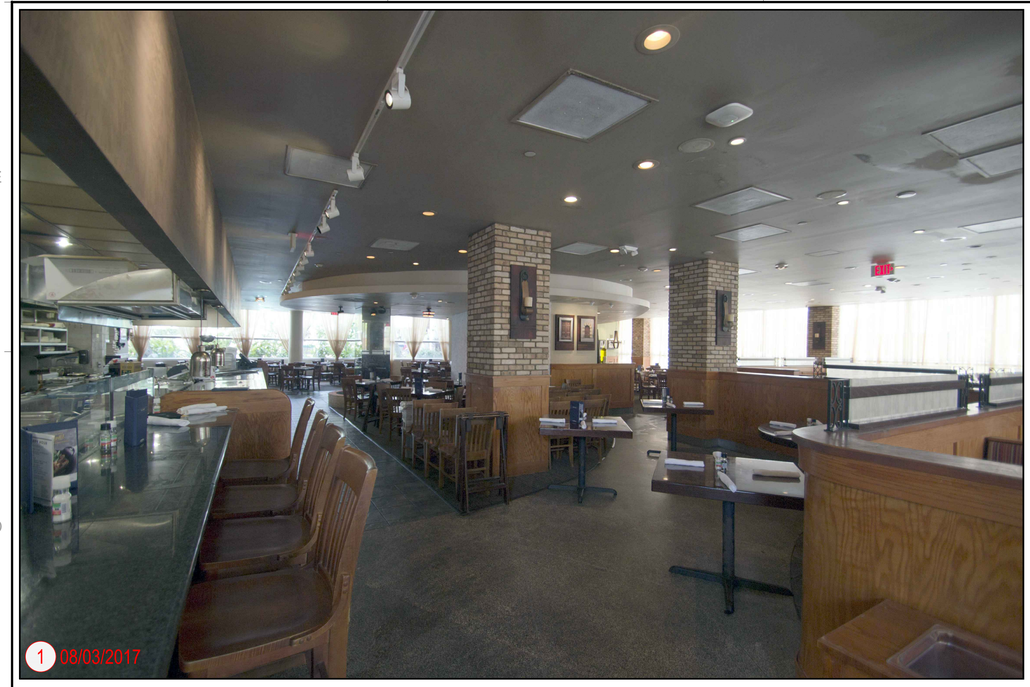
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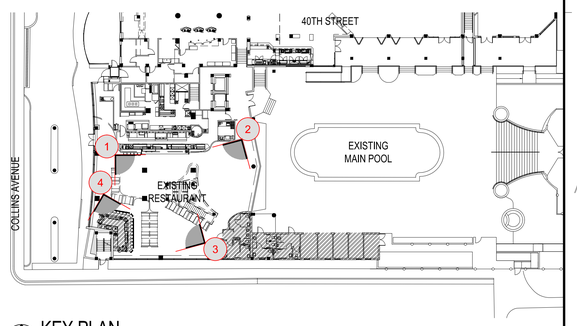
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KEY PLAN

SCALE: N.T.S.

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3921-3925 COLLINS AVENUE
MIAMI BEACH, FL 33141

INTERIOR EXISTING PHOTOGRAPHS

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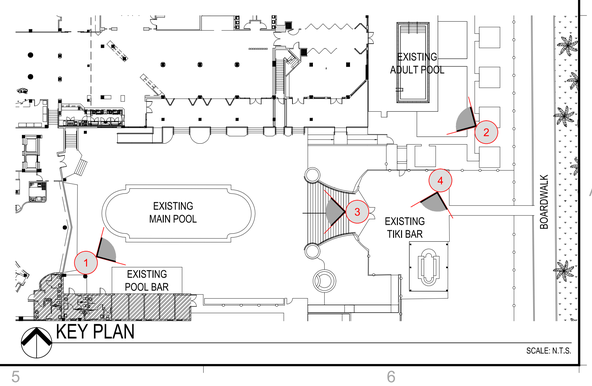
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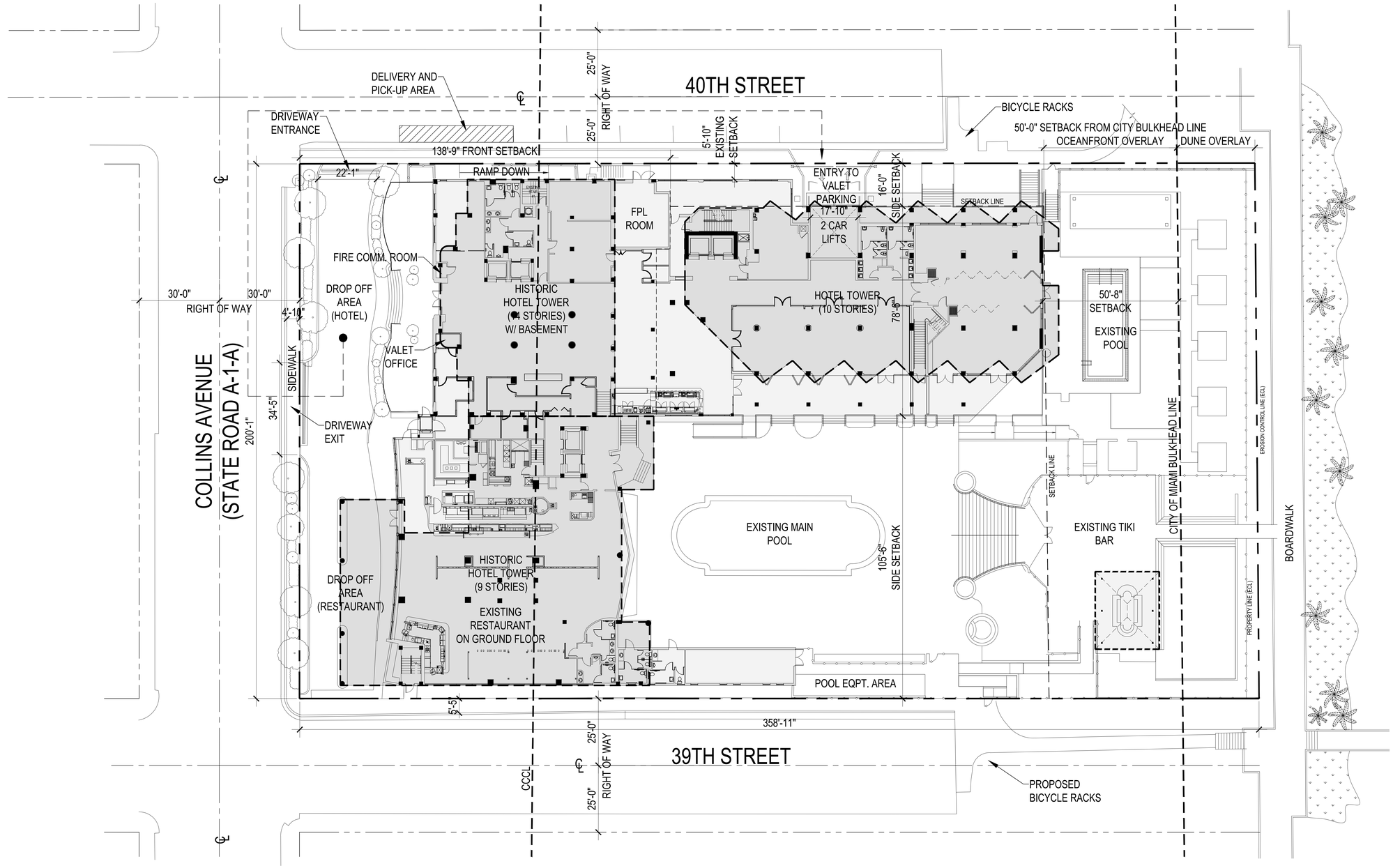
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EXISTING OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"

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EXISTING SITE PLAN

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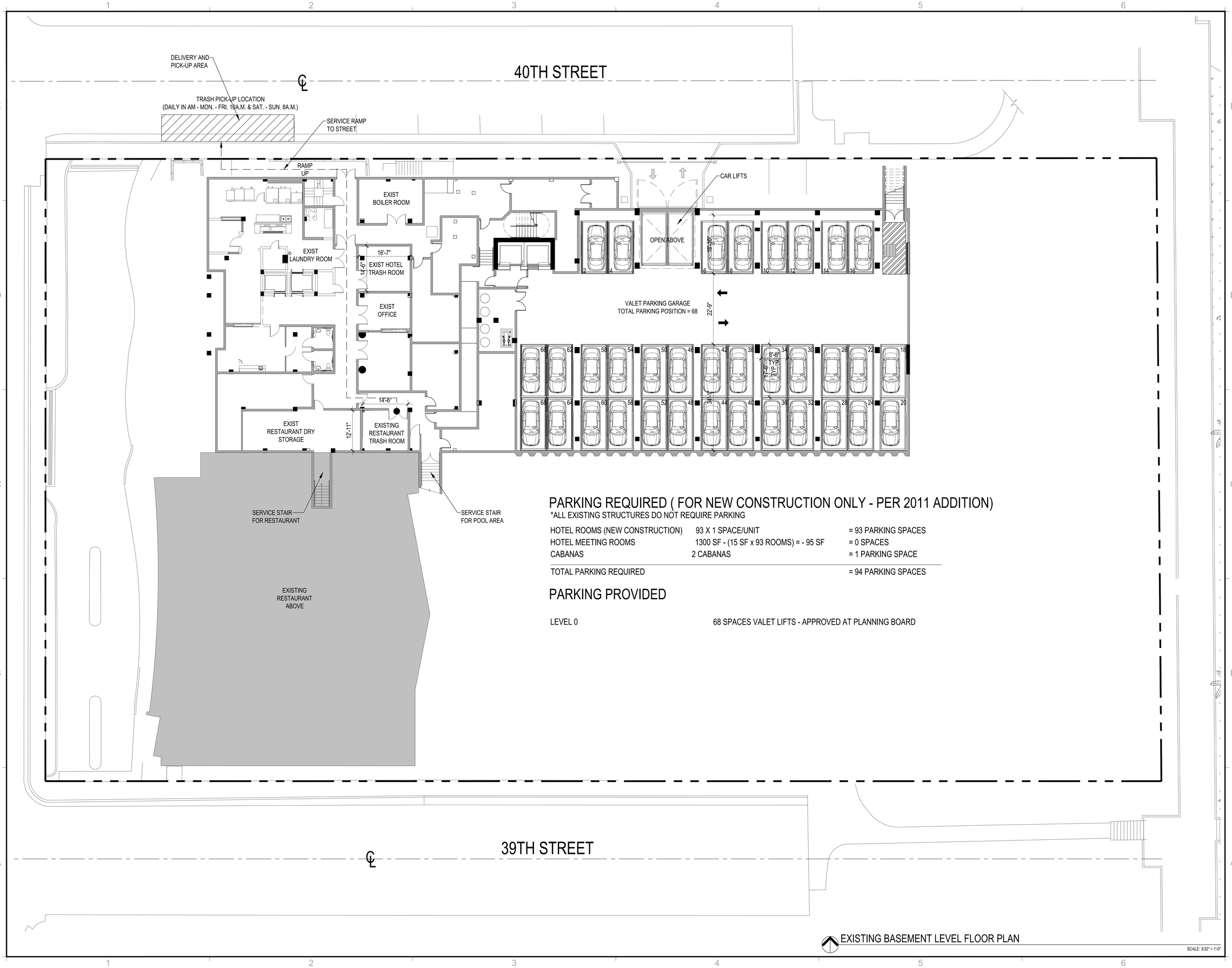
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PARKING REQUIRED (FOR NEW CONSTRUCTION ONLY - PER 2011 ADDITION)

*ALL EXISTING STRUCTURES DO NOT REQUIRE PARKING

HOTEL ROOMS (NEW CONSTRUCTION)	93 X 1 SPACE/UNIT	= 93 PARKING SPACES
HOTEL MEETING ROOMS	1300 SF - (15 SF x 93 ROOMS) = - 95 SF	= 0 SPACES
CABANAS	2 CABANAS	= 1 PARKING SPACE
TOTAL PARKING REQUIRED		= 94 PARKING SPACES

PARKING PROVIDED

LEVEL 0	68 SPACES VALET LIFTS - APPROVED AT PLANNING BOARD

EXISTING BASEMENT LEVEL FLOOR PLAN

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

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EXISTING FLOOR PLAN
BASEMENT LEVEL

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EXISTING HOTEL OCCUPANT COUNT			EXISTING RESTAURANT OCCUPANT COUNT		
LOCATION	SEAT COUNT	OCC. LOAD	LOCATION	SEAT COUNT	OCC. LOAD
LOUNGE / BREAKFAST /BAR	117	204	RESTAURANT	241	245
OUTDOOR SEATING	44	67			
MEETING ROOM	93	146			
EAST POOL	56	127			
BAR DECK	57	165			
SOUTH POOL	56	290			
TOTAL:	423	999	TOTAL:	241	245

EXISTING FLOOR PLAN

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

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EXISTING FLOOR PLAN
LOBBY LEVEL

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PROPOSED HOTEL OCCUPANT COUNT			PROPOSED OCCUPANT COUNT		
LOCATION	SEAT COUNT	OCC. LOAD	LOCATION	SEAT COUNT	OCC. LOAD
MEETING / LIBRARY ROOM	74	110	RESTAURANT	241	306
HOTEL BAR LOUNGE	56	94			
OUTDOOR SEATING	44	67			
MEETING ROOM	93	146			
EAST POOL	56	127			
BAR DECK	57	165			
SOUTH POOL	56	290	TOTAL:	241	306
TOTAL:	436	999			

PROPOSED FLOOR PLAN

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

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PROPOSED FLOOR PLAN
LOBBY LEVEL

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1 LOBBY



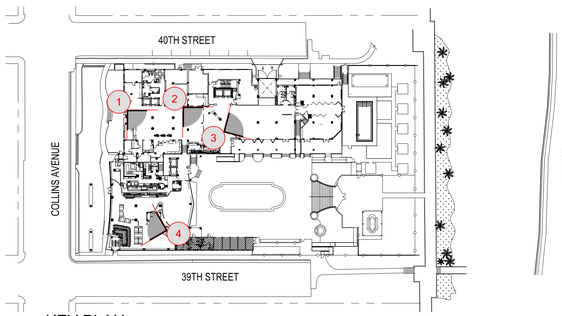
2 HOTEL BAR LOUNGE



3 MEETING / LIBRARY ROOM



4 RESTAURANT



KEY PLAN

SCALE: N.T.S.

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PROPOSED RENDERINGS

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