

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



OWNER
HERSHA HOSPITALITY TRUST
254 West 31 Street 2Fl
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

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				

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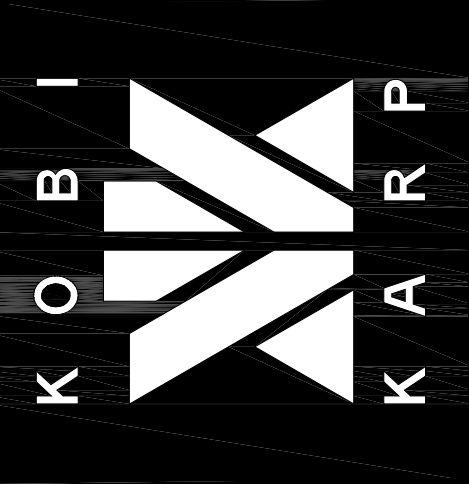
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MIAMI BEACH, FL 33141

COVER

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Lic. # AR0012578

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CHECKED BY:	KKAD
DATE:	05/23/2017

A0.00

LEGAL DESCRIPTION:

Lots 1 thru 8 and the 16.60 feet foot alley, Bounded on the West by the Eastern line of Lot 9, Bounded on the North by the Southern line of 40th Street, and Bounded on the South by the Northern line of 39th St. 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 54 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 an AMENDED MAP of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY according to the plat thereof as recorded in Plat Book 54 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 103 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 to said High Water line of said Mean High Water Line for 140 feet more or less to the intersection of the aforesaid Mean High Water Line with the line of the Eastern projection of the Eastern Erosion control line of said parcel of land; thence continue S 23°13'35" E along the Eastern projection of the Eastern Erosion control line of said parcel of land for 200.23 feet to a point of intersection with the Eastern 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 S 82°33'43" W along the Eastern projection of the North line of said Lot 4, Block 31 of said AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY for 140 feet more or less to a point of intersection with said Mean High Water Line; thence meander Southwestly along said Mean High Water Line for 140 feet more or less to the intersection of said Mean High Water

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

SURVEYOR'S NOTES:

- CE
- ANT
- ANT
- ON
- 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 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 USCGC 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) 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.

PROPERTY OWNED

PROPERTY OWNER: BETA EPSILON/ CADILLAC L

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FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
OF COURTYARD MARIOTT
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



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			



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	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? (Neighborhood Impact Establishment, 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 Building	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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ZONING INFORMATION

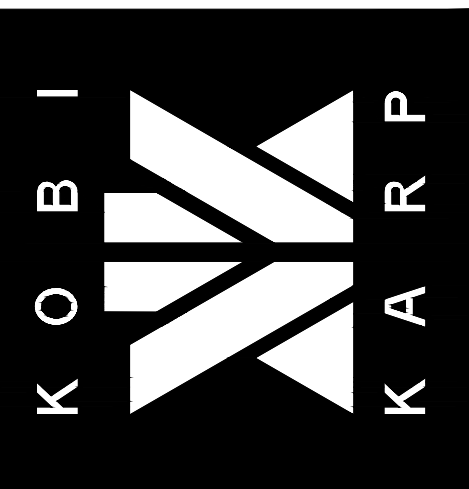
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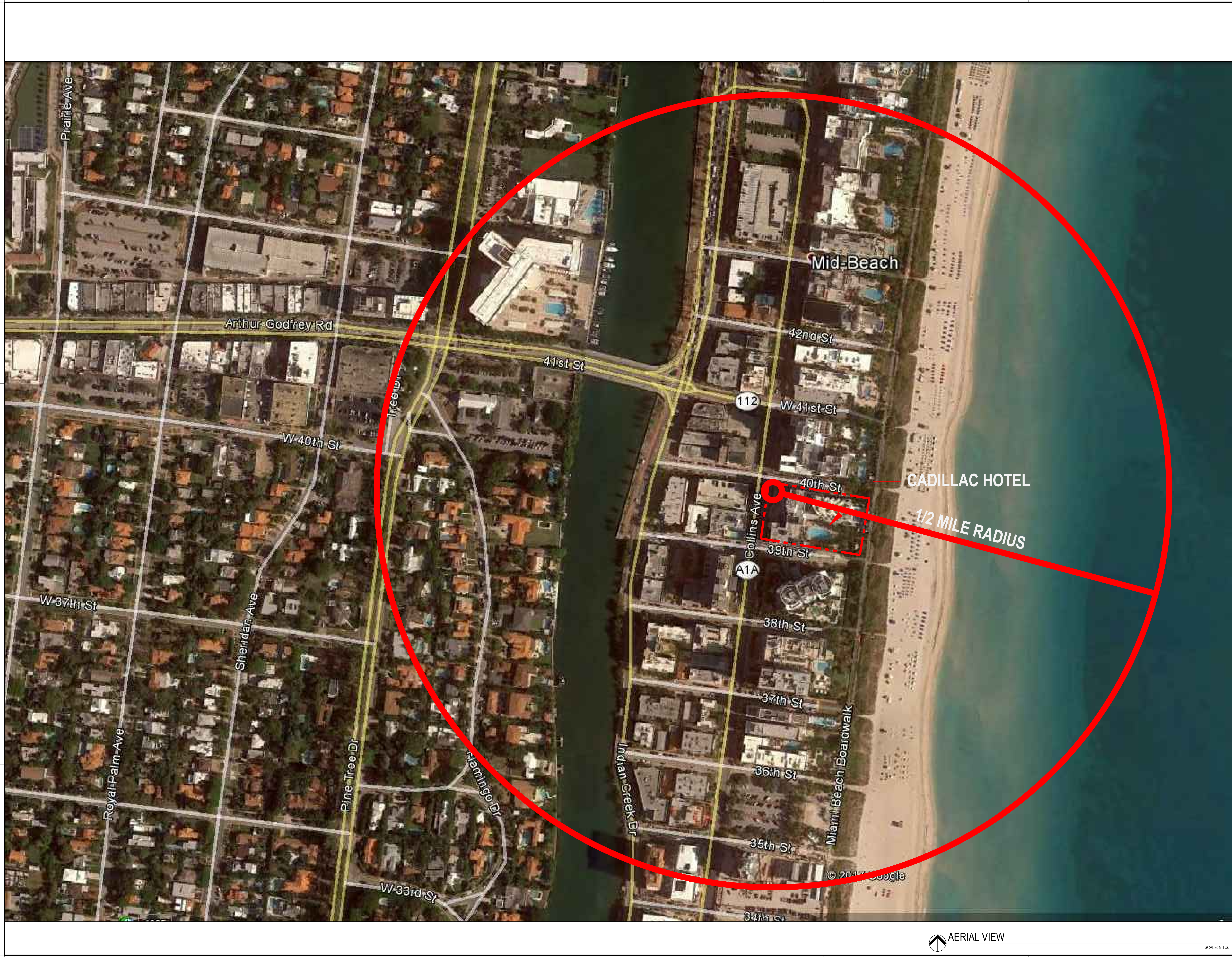
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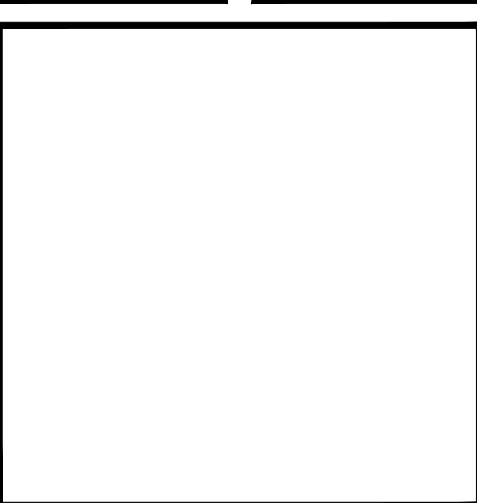
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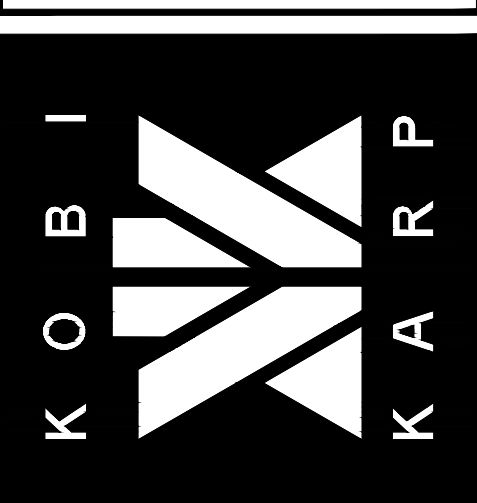
LOCATION PLAN



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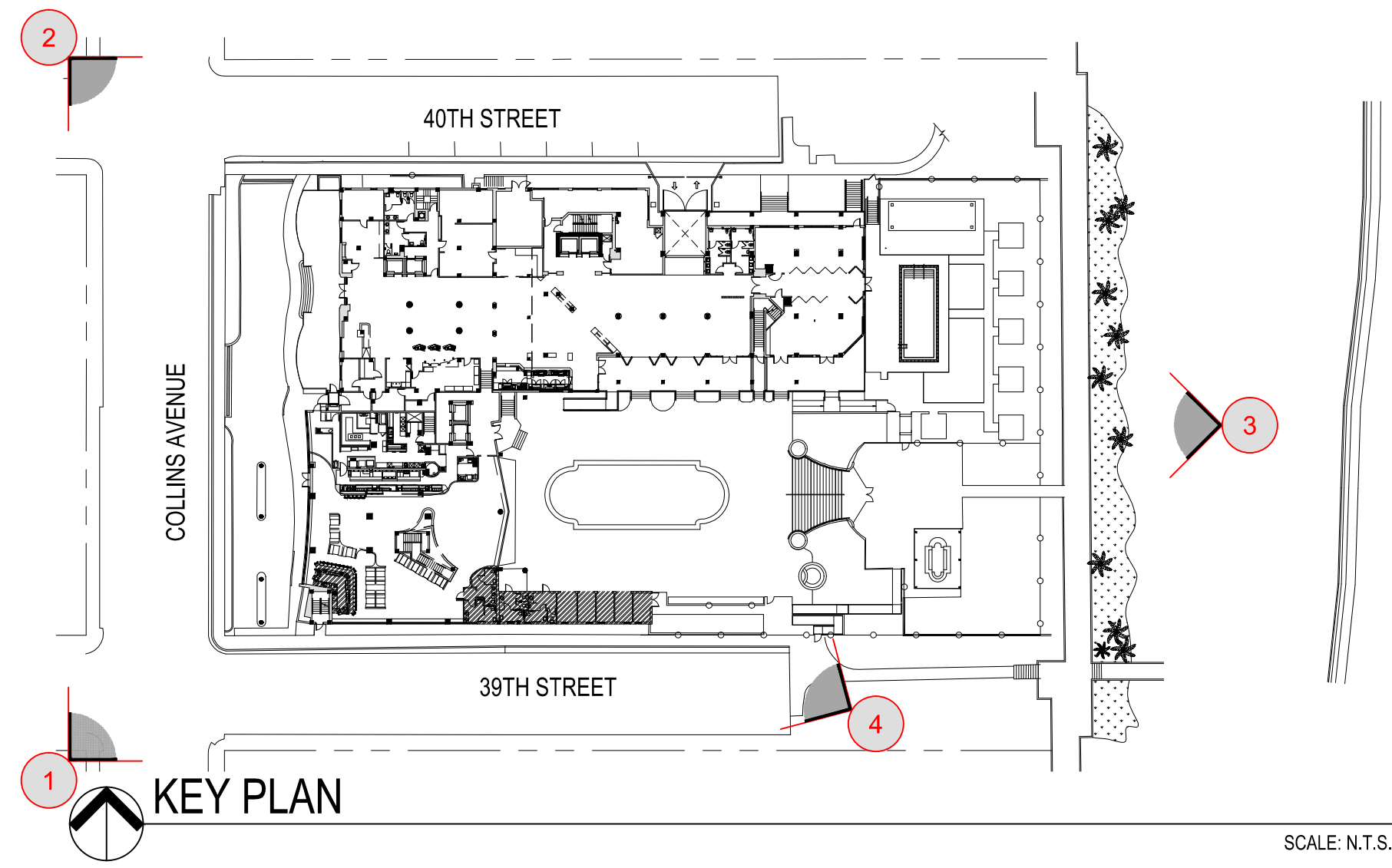
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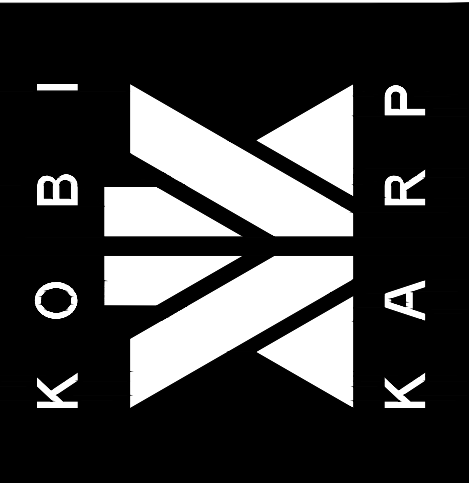
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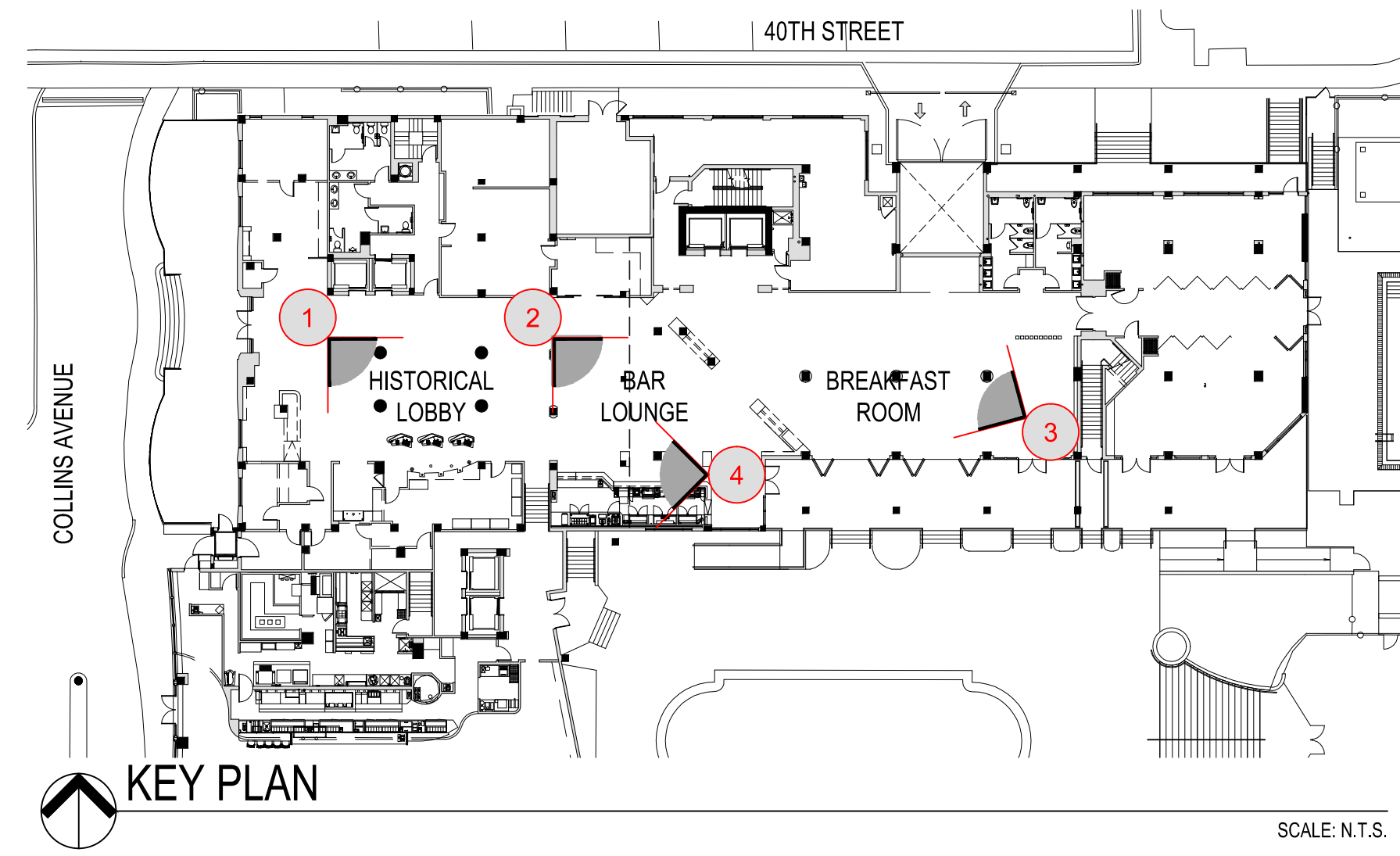
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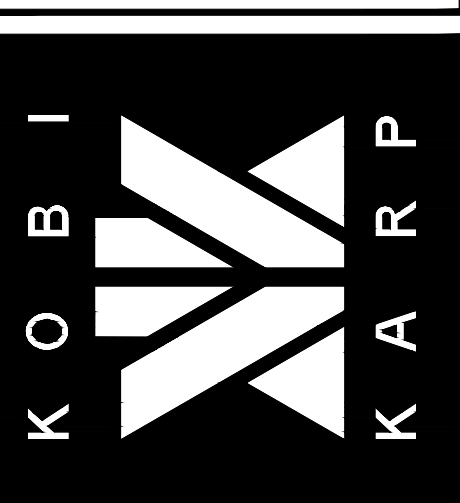
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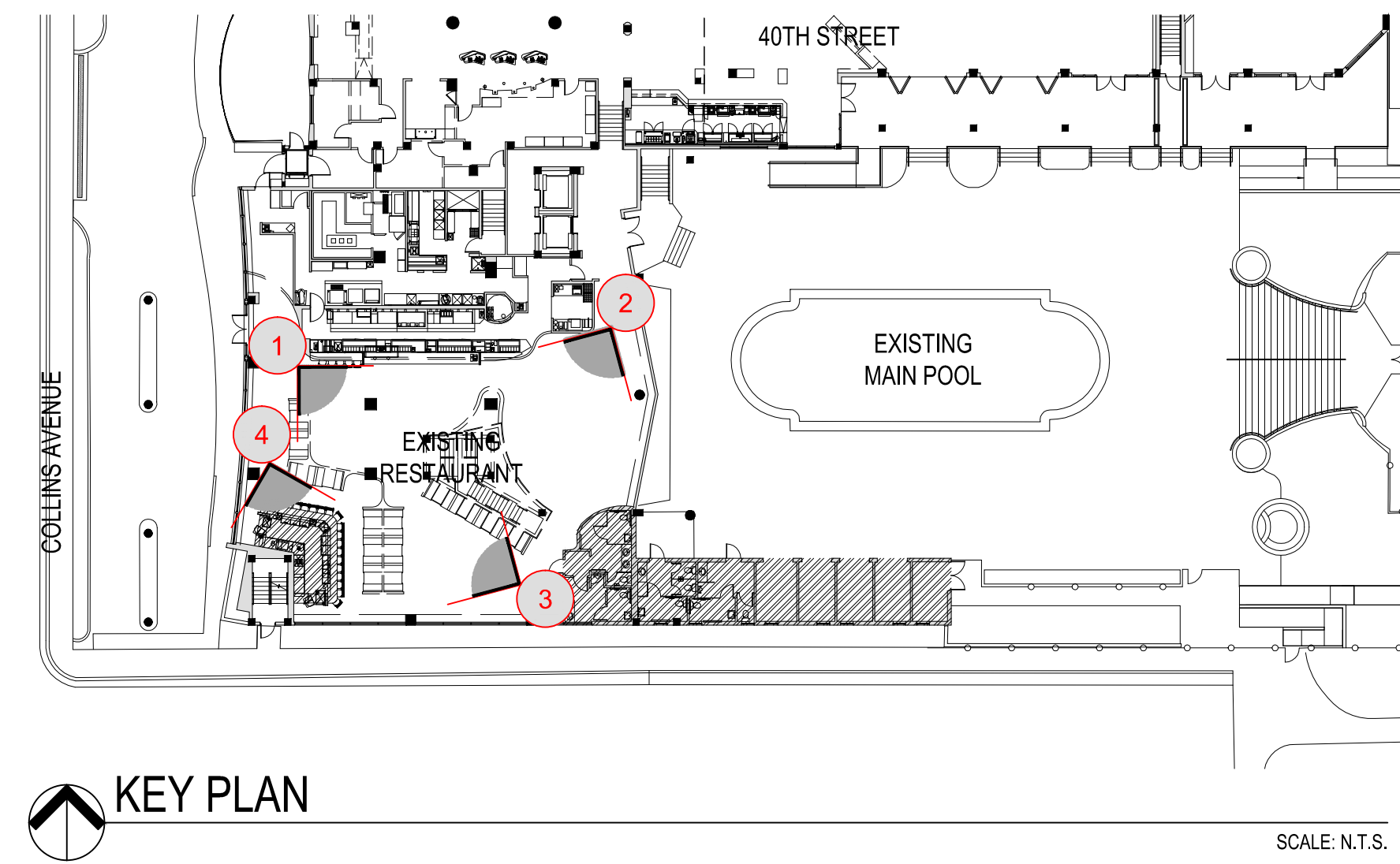
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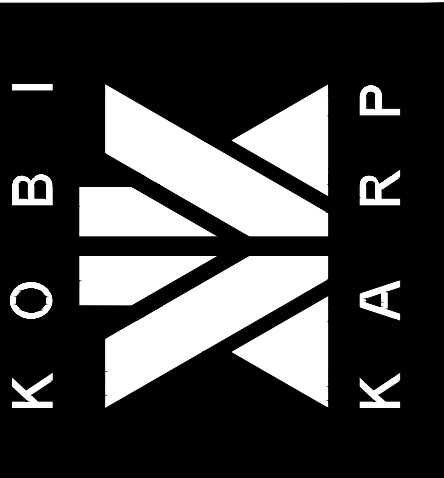
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