



550 9TH STREET, MIAMI BEACH

Scope: Conversion of a hospital facility into a select service hotel. Zoning District Assumption CD-2.

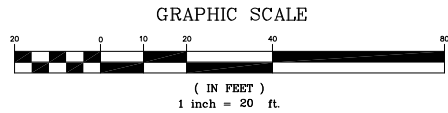
Variance Request: Minimum Hotel Unit Size.

HPB Final Submittal Package
January 07, 2019

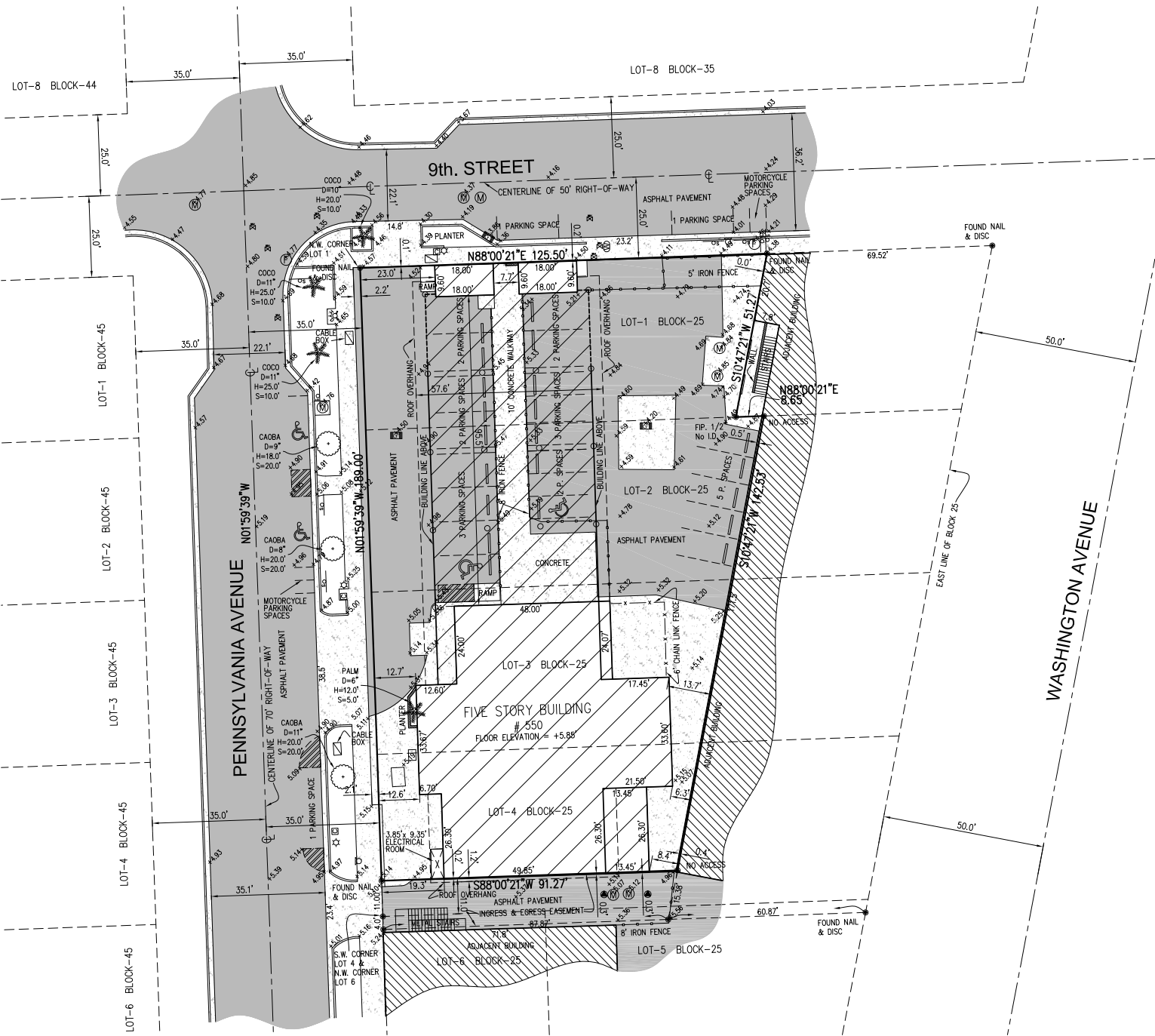
**Shulman +
Associates**

Architecture Interior Design Urban Design Graphic Design · 100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AA 26001090

F:\DRAWING\550 9 STREET UPDATE RP18-1445.dwg 12/13/2018



BOUNDARY SURVEY



LEGEND

	Overhead Wire Line		=Existing Elevations
	Catch Basin		Conc. = Concrete
	Wood Fence		C.B.S. = Concrete Block & Stucco
	Chain Link Fence		D.E. = Drainage Easement
	Iron Fence		D.M.E. = Drainage Maintenance Easement
	Monument Line		F.D.H. = Found Drill Hole
	Centerline		F.F.E. = Finish Floor Elevation
	Property Line		F.I.P. = Found Iron Pipe/Pin
	A=Arc		F.I.R. = Found Iron Rebar
	BRG=Bearing		F.N. = Found Nail
	Ch=Chord		F.N&D = Found Nail & Disc
	Δ=Delta		F.P.L. = Florida Power Light Transformer
	L=Length		H=Height
	R=Radius		L.M.E. = Lake Maintenance Easement
	T=Tangent		(M) = Measured
	Ø=Diameter		(P) = Platted
			P.O.B. = Point of Beginning
			P.O.C. = Point of Commencement
			(R) = Record
			Res. = Residence
			S/P/R = Set Iron Pin/Rebar
			S = Spread
			U.E. = Utility Easement
			=Manhole
			=Cleanout

LEGAL DESCRIPTION

All of Lots 1, 2 and 3 in Block 25 of "OCEAN BEACH ADDITION NO. THREE", according to the Plat thereof, as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida; and Lot 4 of said Block 25 less the following:

Commence at the Southwest corner of Lot 4 of said Block 25, thence run North along the West line of Lot 4, a distance of 11.00 feet; thence run East along a line 11.00 feet North of and parallel to the South line of Lot 4 a distance of 91.27 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course run Southwesterly for a distance of 11.28 feet to a point on the South line of Lot 4; thence run West along the South line of Lot 4 to the Southwest corner of Lot 4 and the Point of Beginning.

AND ALSO LESS THE FOLLOWING:

Commence at the Northwest corner of Lot 1, of Block 25 of "OCEAN BEACH ADDITION NO. THREE" as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida; thence run South along the West line of said Lots 1, 2, 3 and 4 a distance of 189.00 feet; thence run East along a line 11.00 feet North of and parallel to the South line of said Lot 4 for a distance of 91.27 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence deflecting to the left at an angle of 77 degrees 13' to the previously described course; run Northeastly for a distance of 142.53 feet to a point; thence deflecting to the left at an angle of 102 degrees 47' to the previously described course, run Westerly for a distance of 8.65 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course, run Northeastly for a distance of 51.27 feet to a point on the North line of said Lot 1, thence the Northwest corner thereof bears West 125.50 feet; thence run Easterly along the said North line of Lot 1 for a distance of 69.52 feet to the Northeast corner of said Lot 1; thence run Southwesterly along the Easterly Lines of said Lots 1, 2, 3, 4 and 5 for a distance of 209.80 feet to a point; thence run Westerly along a line 4.60 feet South of and parallel to the North line of said Lot 5 for a distance of 60.87 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course, run Northeastly for a distance of 16.00 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress over the following described parcel:

Commence at the Northwest corner of Lot 6, Block 25 of "OCEAN BEACH ADDITION NO. THREE" as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida; thence run South along the West line of said Lot 6 a distance of 4.00 feet; thence run East along a line 4.00 feet South of and parallel to the North line of Lot 6 and Lot 5 of said Block 25 for a distance of 87.87 feet to a point; thence deflecting to the left at an angle of 77 degrees 13' to the previously described course run Northeastly for a distance of 15.38 feet to a point; thence run West along a line 11.00 feet North of and parallel to the North line of Lots 5 and 6 for a distance of 91.27 feet to a point on the West line of Lot 4 of said Block 25; thence run South for a distance of 11.00 feet to the Point of Beginning.

Above described parcel of land containing 20,870 square feet (0.479+/- acres)



TREE TABULATION DATA:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (FT) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
1	COCONUT PALM	10	20	10
2	COCONUT PALM	11	25	10
3	COCONUT PALM	11	25	10
4	MAHOGANY	9	18	20
5	MAHOGANY	8	20	20
6	MAHOGANY	11	20	20
7	PALM	6	12	5

PROPERTY ADDRESS:

550 - 9th. Street, Miami Beach, Florida 33139
Folio# 02-4203-009-0100

SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey BOUNDARY SURVEY.
- North arrow direction and/or Bearings are based on an assumed meridian with a value of: N01°59'39"W along the centerline of Pennsylvania Avenue as shown on the aforementioned Plat.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark # X-310-R, Elevation = +8.10'.
- Flood Zone Data: Community/ Panel # 12065 I/O319/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, 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. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER. LS# 6231 STATE OF FLORIDA
- ☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER. LS# 5880 STATE OF FLORIDA



6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL:305-822-6062 ** 305-699-9468 FAX:305-827-9669

LB# 7282

PREPARED FOR:
ADME Real Estates LLC.
550 9th STREET , MIAMI BEACH, FLORIDA 33139

BOUNDARY SURVEY

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 20'

FIELD DATE: 12/13/2018

FIELD BOOK: RP18-1445

SHEET:

1

OF 1 SHEET

G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information		
1	Address:	550 9TH STREET, MIAMI BEACH FL, 33139	
2	Board and file numbers:	HPB18-0185	
3	Folio number(s):	02-4203-009-0100	
4	Year constructed:	1966	
5	Existing Zoning District:	HD	
6	Proposed Zoning District:	CD-2	
7	Existing Use:	HOSPITAL FACILITY - 192 BEDS (EST.)	
8	Proposed Use:	HOTEL	
9	Grade (On 9th St. Frontage):	4.41' NGVD	
10	Lowest Elevation at Ground Floor:	5.85' NGVD EXISTING	
11	Base Flood Elevation:	8.0' NGVD	
12	Lot Area:	20,870 SF	
13	Lot Width:	189'-0"	
14	Lot Depth:	VARIABLE (108' - 4")	

		Maximum	Existing	Proposed
15	Height	50'	53'-2" NON CONFORMING	62'-4" EXTENSION IS ARCHITECTURAL MECHANICAL SCREEN. NON-HABITABLE SPACE
16	Number of Stories	5	6 STORIES NON CONFORMING	6 STORIES EX. TO REMAIN NON CONFORMING
17	FAR: 2.0	41,740 SF	50,441 SF	50,441 SF EX. TO REMAIN
18	Lot Coverage	80 Percent	56 Percent (11,764 SF)	56 Percent (11,764 SF)
19	Open Space Requirements	20 Percent	7 Percent (1,575 SF)	21.9 Percent (4,587 SF)
20	Number of Hospital Rooms	N/A	88 (192 Beds EST.)	N/A
21	Number of Hotel Rooms	0	0	110
22	Number of Restaurant Seats	100	0	100 (GROUND FLOOR - 40, 6TH FLOOR - 60)

	Setbacks	Required	Existing	Proposed
	At Grade Parking:			
23	Front Setback_West (Pennsylvania):	5'-0"	0'-0"	21'-0"
24	Side Setback Street_North (9th Street):	5'-0"	0'-0"	10'-0"
25	Side Interior Setback_South:	5'-0"	0'-0"	VARIABLE (5" - 9'-4")
26	Rear Setback_East:	5'-0"	108'-5"	65'-3"
	Pedestal:			
27	Front Setback_West (Pennsylvania): (Per RM-2)	20'-0"	20'-0"	20'-0" TO POOL/DECK
28	Side Setback Street_North (9th Street):	15'-1"	0'-0"	15'-2" TO POOL DECK
29	Side Interior Setback_South:	15'-1"	6'-4"	48'-5" TO POOL DECK
30	Rear Setback_East:	10'-10"	VARIABLE (6'-4" - 48'-5")	70'-9" TO POOL DECK
	Tower:			
31	Front Setback_West (Pennsylvania Ave):	23'-2"	12'-8"	12'-8" EX. TO REMAIN.
32	Side Setback Street_North (9th Street):	15'-1"	0'-0"	15'-1" EX. TO REMAIN.
33	Side Interior Setback_South:	15'-1"	4'-4"	4'-4" EX TO REMAIN.
34	Rear Setback_East:	16'-3"	VARIABLE (6'-4" - 13'-8") NON CONFORMING	VARIABLE (6'-4" - 13'-8") EX. TO REMAIN

	Parking	Required	Existing	Proposed
35	Parking District 7			
36	Total # of parking spaces:	N/A NOT REQUIRED	19	20 TOTAL, VALET PARKING
37	# of parking spaces per use (Provide a separate chart for breakdown calculation)	N/A	N/A	20 HOTEL USE
	# of parking spaces per level (provide a separate chart for a breakdown calculation)	N/A	N/A	20 GROUND LEVEL ONLY
38	Parking Space Dimensions	8'-6" X 16'-0" VALET	NON CONFORMING	8'-6" X 16'-0" VALET

40	Parking Space configuration (450, 600, n900, Parallel)	N/A	PERPENDICULAR	PERPENDICULAR AND TANDEM
41	ADA Spaces	1	2	1
42	Tandem Spaces	N/A	N/A	12
43	Drive Aisle Width	24'-0" TYP 22'-0" VALET	VARIABLE NON-CONFORMING	18'-0" MIN (ONE WAY) 22'-0" (ONE WAY) VALET
44	VALET drop-off and pick-up	N/A	0	20
45	On-Street Loading Spaces (Detailed plan for on street loading pursuant to approval by parking department Sec 130-101C)	N/A	N/A	1
46	Bicycle Racks	2	0	5

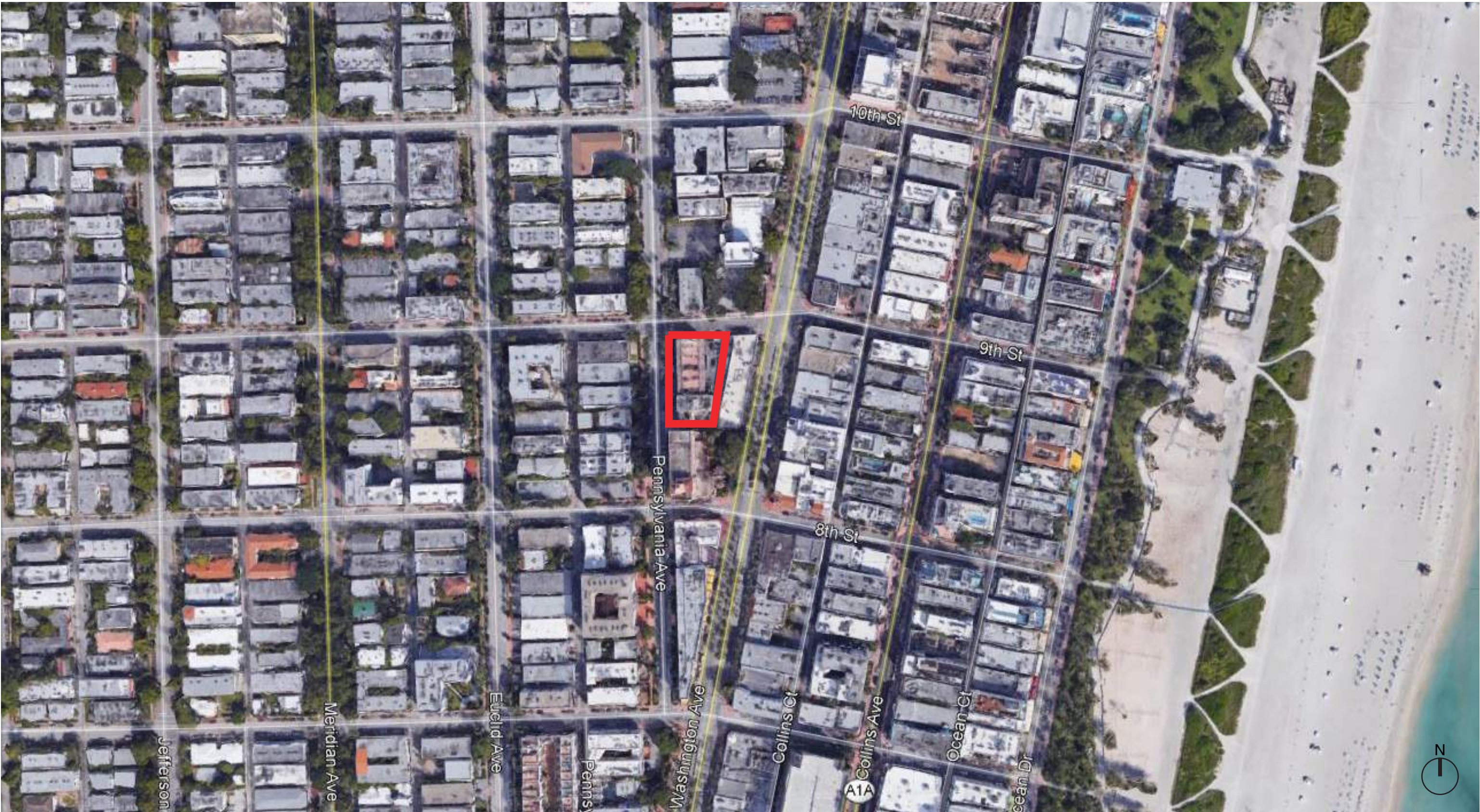
47	Is this a contributing building?	No
48	Located within a Local Historic District?	Yes

	UNIT SIZE	Required	Existing	Proposed
49	80 Existing Hospital Rooms, Converted to Hotel Rooms	15%: 300-335 85%: 335+	253 SF TYP.	< 300 SF (TYP. UNIT SIZES 269-274 SF)
50	8 Existing Hospital Rooms Converted to Hotel Suites	15%: 300-335 85%: 335+	565 SF TYP.	> 335 SF (TYP. UNIT SIZES 550-563 SF)
51	16 New Proposed Hotel Rooms	15%: 300-335 85%: 335+	N/A	> 335 SF (TYP. UNIT SIZES 352-420 SF)
52	6 New Proposed Hotel Rooms	15%: 300-335 85%: 335+	N/A	300-335 SF (TYP. UNIT SIZES 315-332 SF)

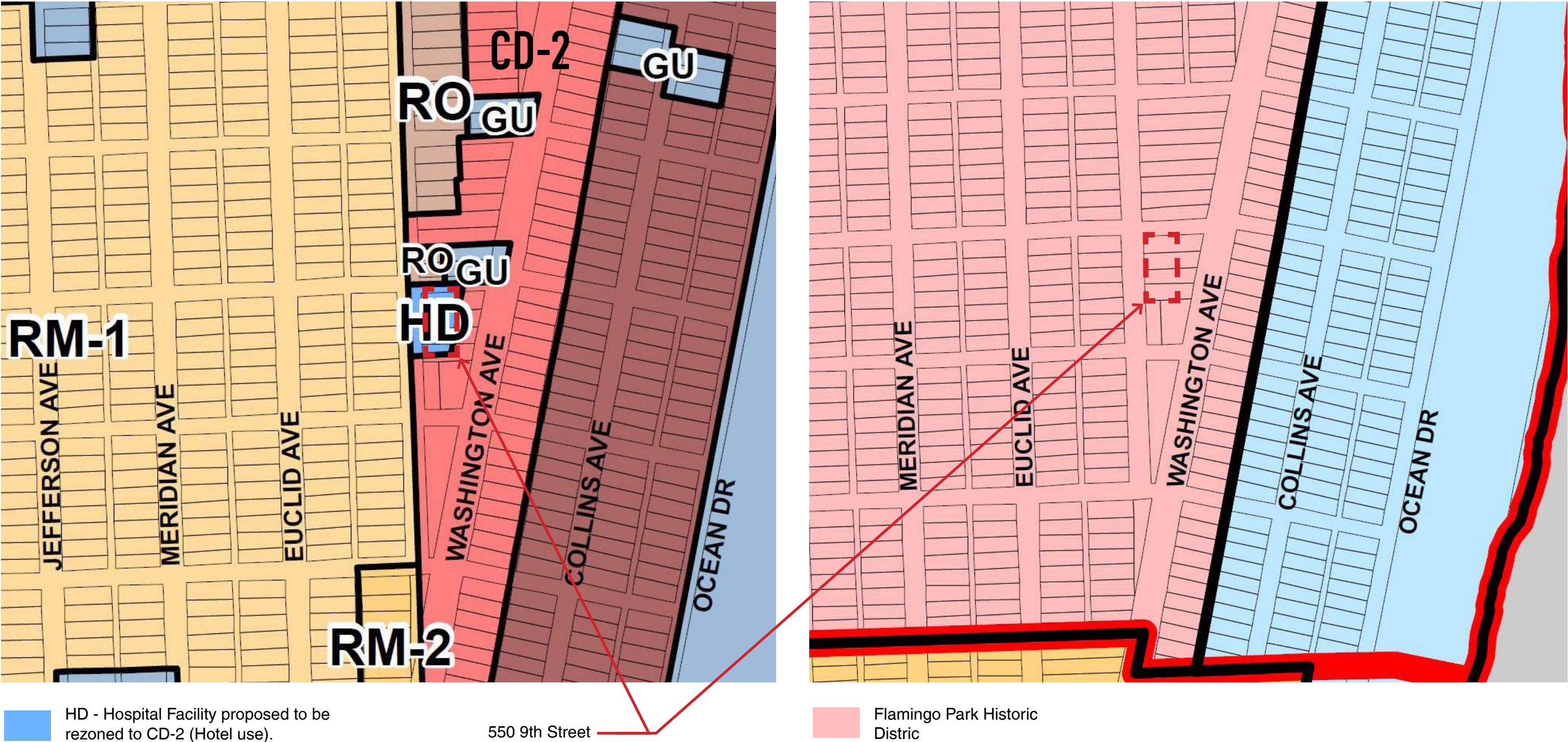
Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

DRAWING LIST	
Cover	
Survey	
G-1.01	Zoning Data and Drawing list
G-1.02	Location Plan
G-1.03	Zoning and Historic District Map
G-1.04	Existing Site Plan
G-1.05	Proposed Site Plan
G-1.06	Existing FAR Diagrams
G-1.07	Proposed FAR Diagrams
G-1.08-09	Context Elevations
G-1.10-11	Existing Site Photos
G-1.12	Existing Interior Photos
G-1.13-19	Context Photos
G-1.20	Materials
AB-1.00	Existing Ground Floor Plan
AB-1.01	Existing Second Floor Plan
AB-1.02	Existing Third Floor Plan
AB-1.03	Existing Fourth Floor Plan
AB-1.04	Existing Fifth Floor Plan
AB-1.05	Existing Sixth floor Plan
AB-1.06	Existing Roof Plan
AB-2.00	Existing East and West Elevations
AB-2.01	Existing North and South Elevations
D-1.00	Ground Floor Demolition Plan
D-1.01	Second Floor Demolition Plan
D-1.02	Third Floor Demolition Plan
D-1.03	Fourth Floor Demolition Plan
D-1.04	Fifth Floor Demolition Plan
D-1.05	Roof Demolition Plan
D-2.00	East and West Demolition Elevations
D-2.01	North and South Demolition Elevations
A-1.00	Proposed Ground Floor Plan
A-1.00A	Proposed Neighborhood Context Plan
A-1.01	Proposed Second Floor Plan
A-1.02	Proposed Third Floor Plan
A-1.03	Proposed Fourth Floor Plan
A-1.04	Proposed Fifth Floor Plan
A-1.05	Proposed Sixth Floor Plan
A-1.06	Proposed Roof Plan
A-2.00	Proposed East and West Elevations
A-2.01	Proposed North and South Elevations
A-3.00	Proposed Transverse Section
A-4.00	Perspective View North East
A-4.01	Perspective View South West
A-4.02	Aerial View
L-1.00	Site Survey
L-1.01	Tree Disposition Plan
L-1.02	Conceptual Rendering-First Floor Plan
L-1.03	Conceptual Rendering-Roof Deck
L-1.04	Hardscape Plan-First Floor Plan
L-1.05	Hardscape Plan-Roof Deck Plan
L-1.06	Landscape Plan-First Floor Plan
L-1.07	Landscape Plan-Roof Deck Plan
L-1.08	Planting Details and Legend
L-1.09	Landscape Plant Images
L-1.10	Landscape Lighting Plan
L-1.11	Landscape Lighting Plan
L-1.12	Landscape Lighting Plan

G-1.02 LOCATION MAP



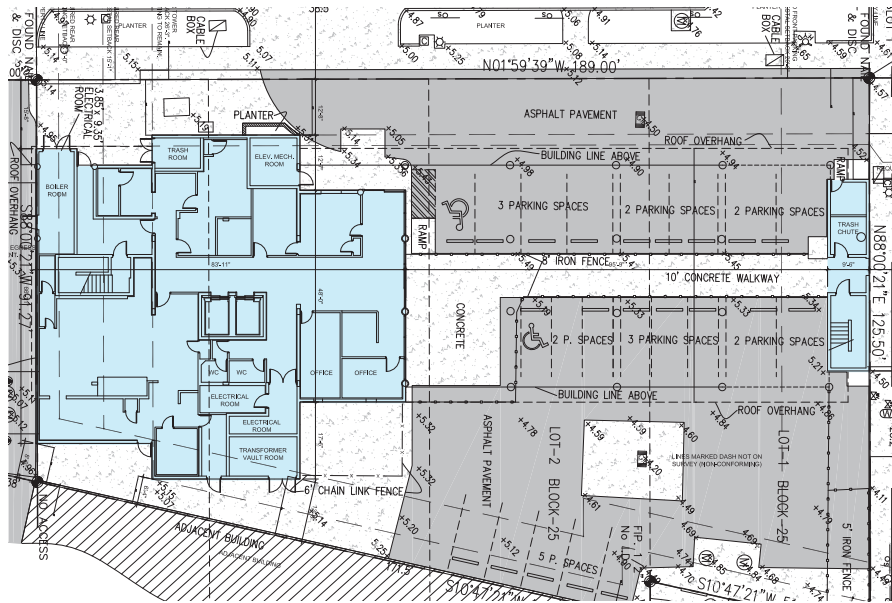
G-1.03 ZONING AND HISTORIC DISTRICT MAP



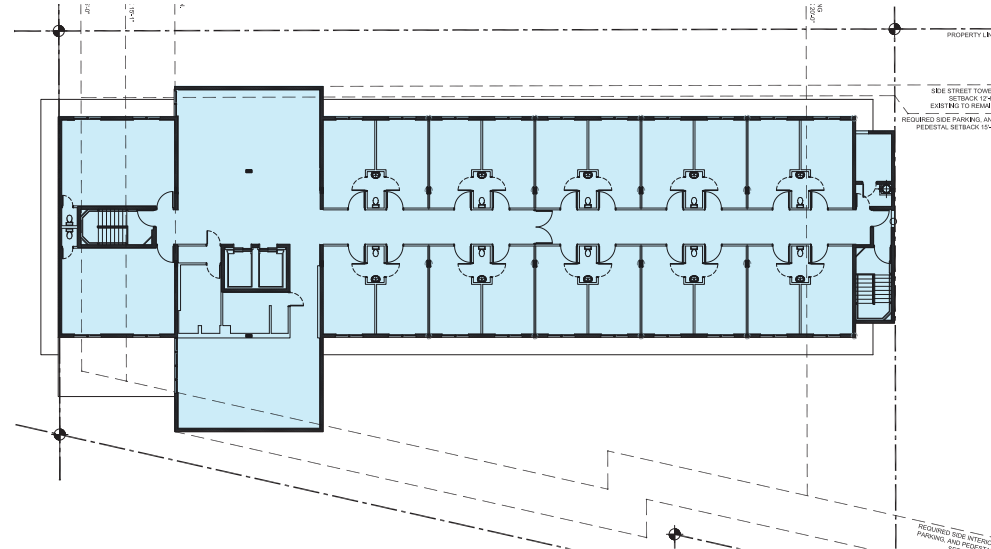


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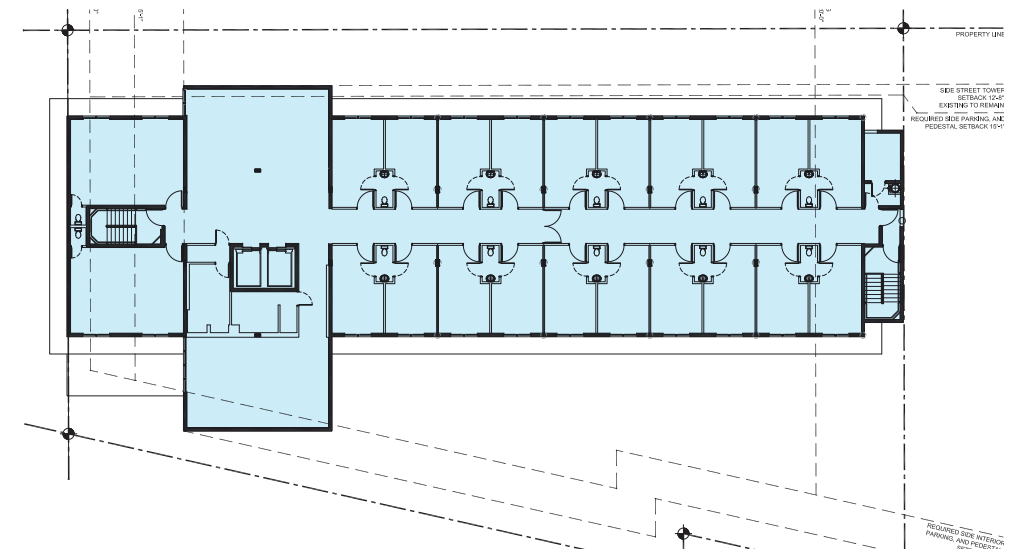
G-1.06 EXISTING FAR DIAGRAMS



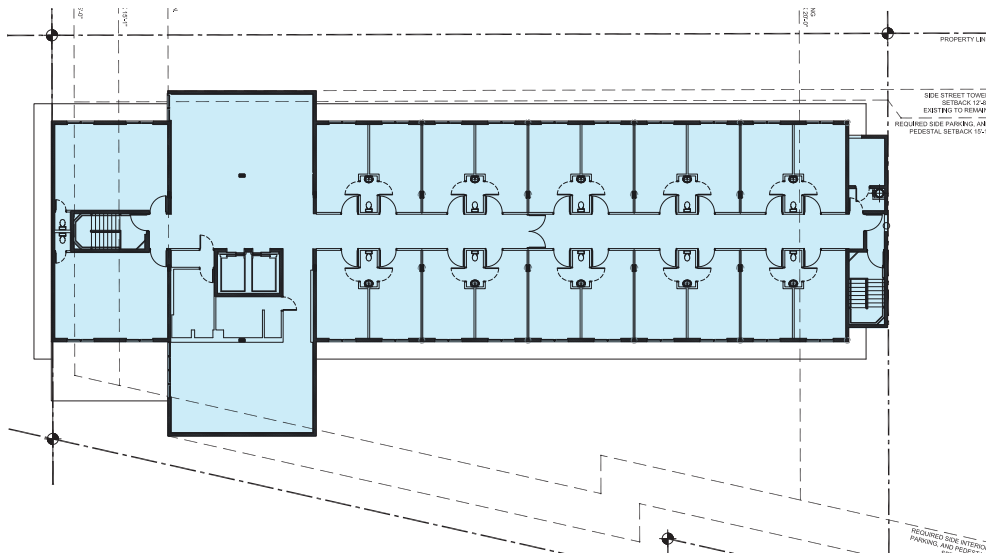
Existing Ground Floor - 5,883 sf



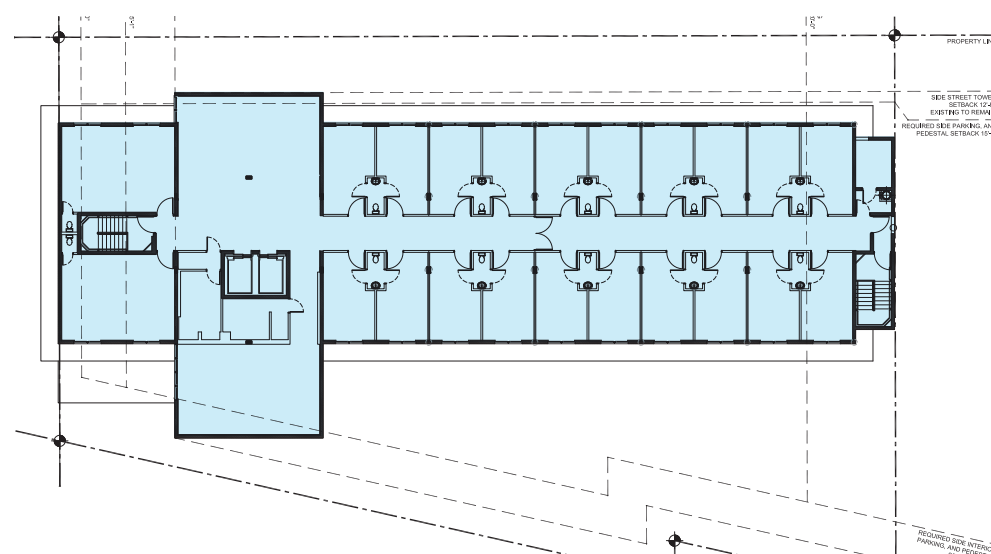
Existing Third Floor - 10,330 sf



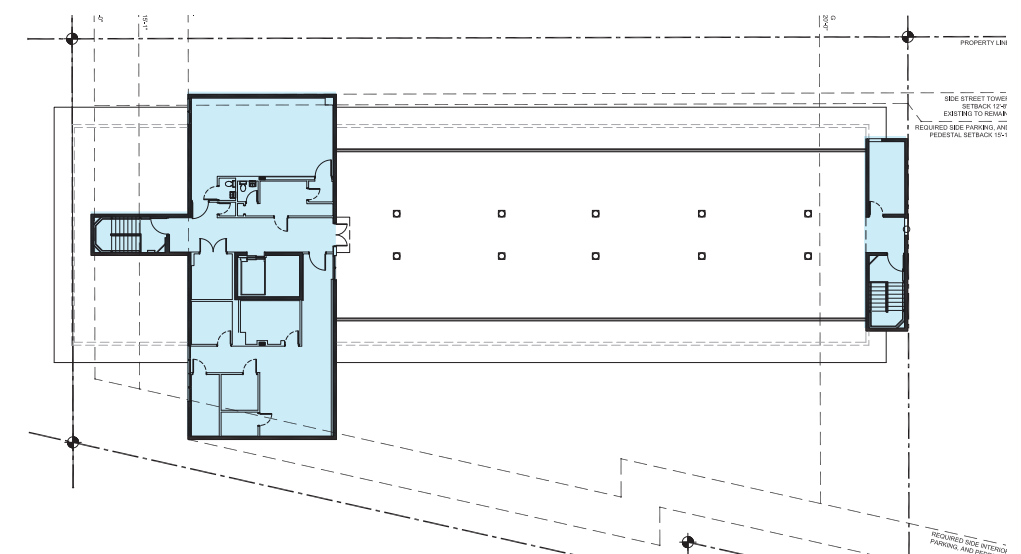
Existing Fifth Floor - 10,330 sf



Existing Second Floor - 10,330 sf



Existing Fourth Floor - 10,330 sf



Existing Sixth Floor - 3,238 sf

Total - 50,441 sf

G-1.10 EXISTING SITE PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



1



2

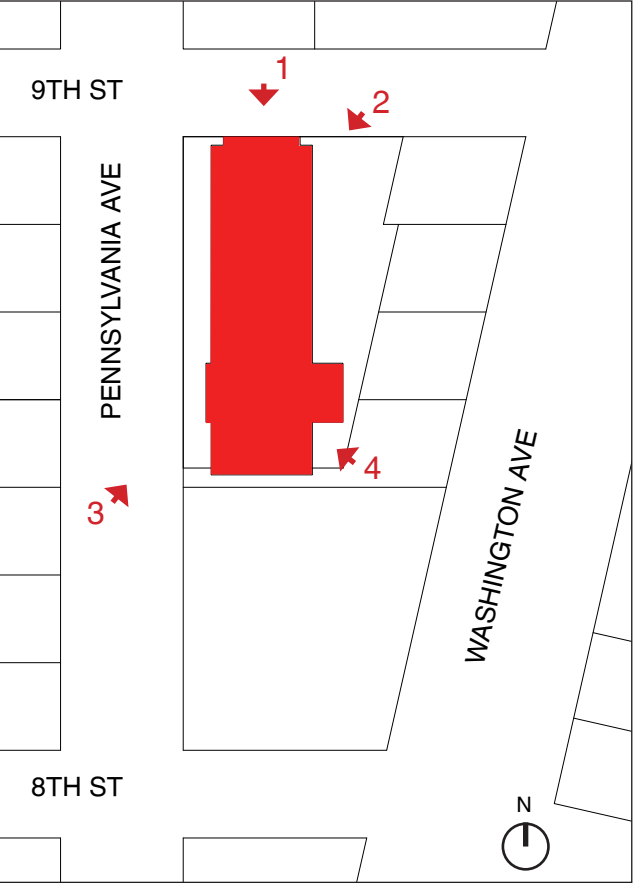


3



4

G-1.11 EXISTING SITE PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



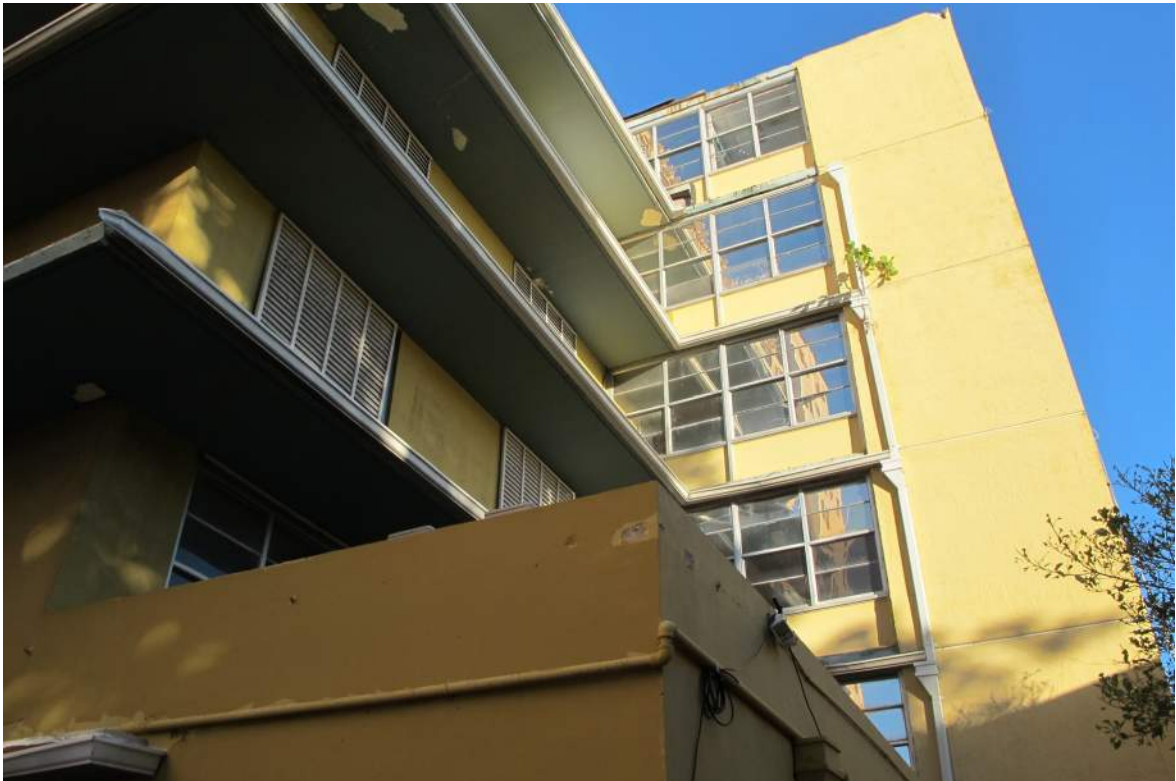
1



2



3



4

G-1.12 EXISTING INTERIOR PHOTOS

PHOTOS TAKEN DECEMBER 19, 2017



Ground Floor Lobby



Kitchen



Typical Room



Typical Lift Lobby/Corridor

G-1.13 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



1



2

G-1.14 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



G-1.15 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



1



2

G-1.16 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



G-1.17 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



2

G-1.18 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



1



2

G-1.19 CONTEXT PHOTOS



PHOTOS TAKEN DECEMBER 17, 2018



1



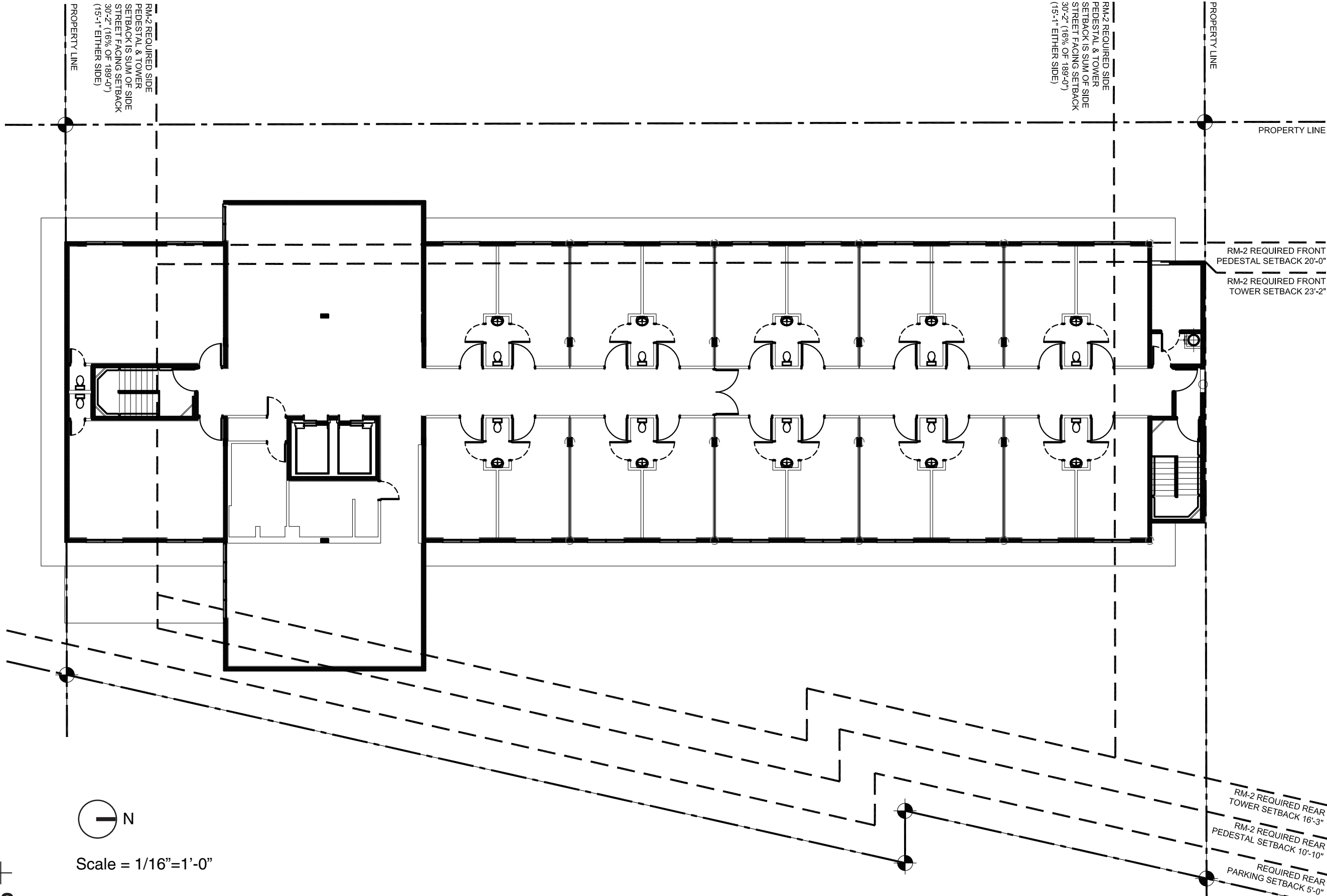
2

AB-1.00 EXISTING GROUND FLOOR PLAN

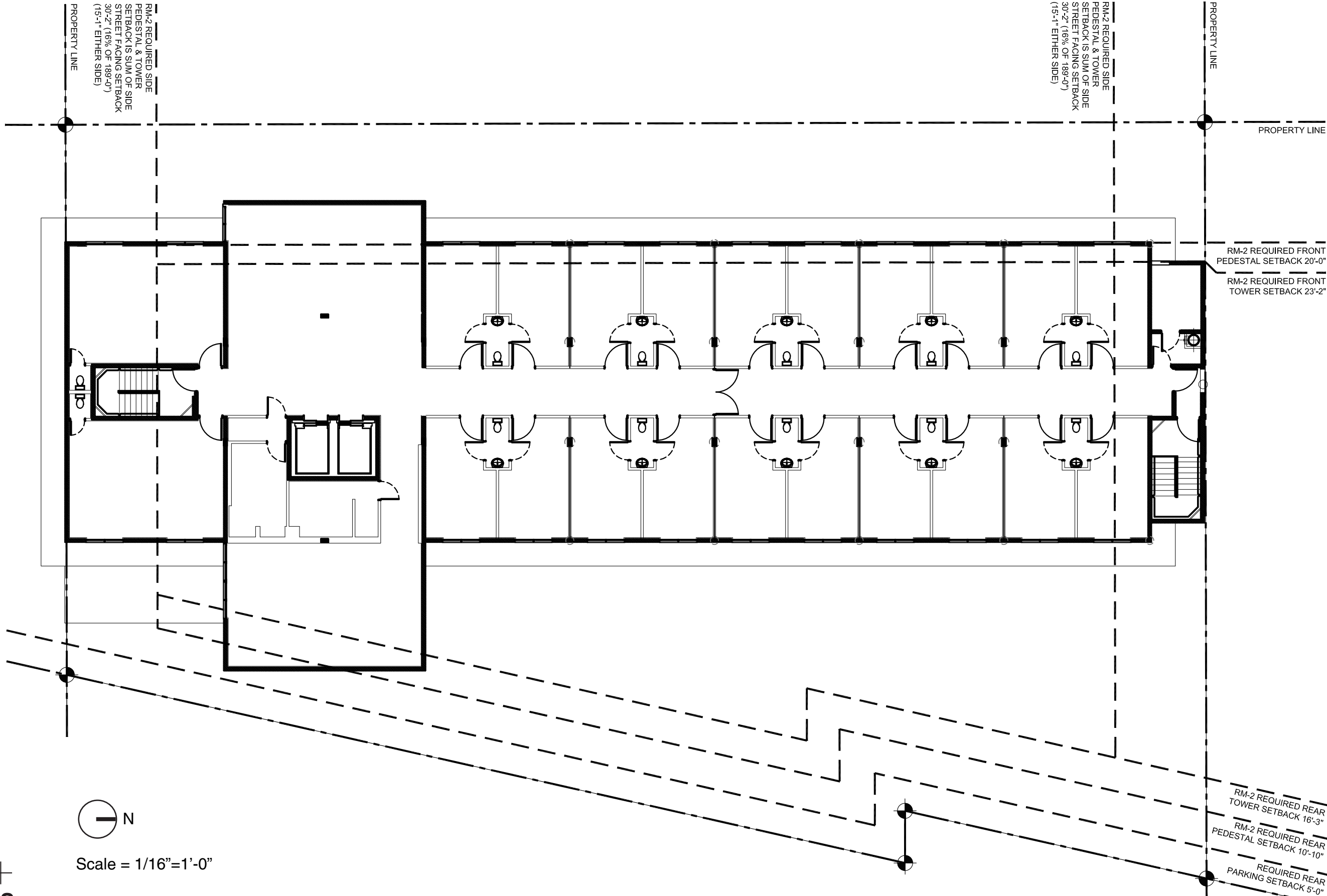


AB-1.01 EXISTING SECOND FLOOR

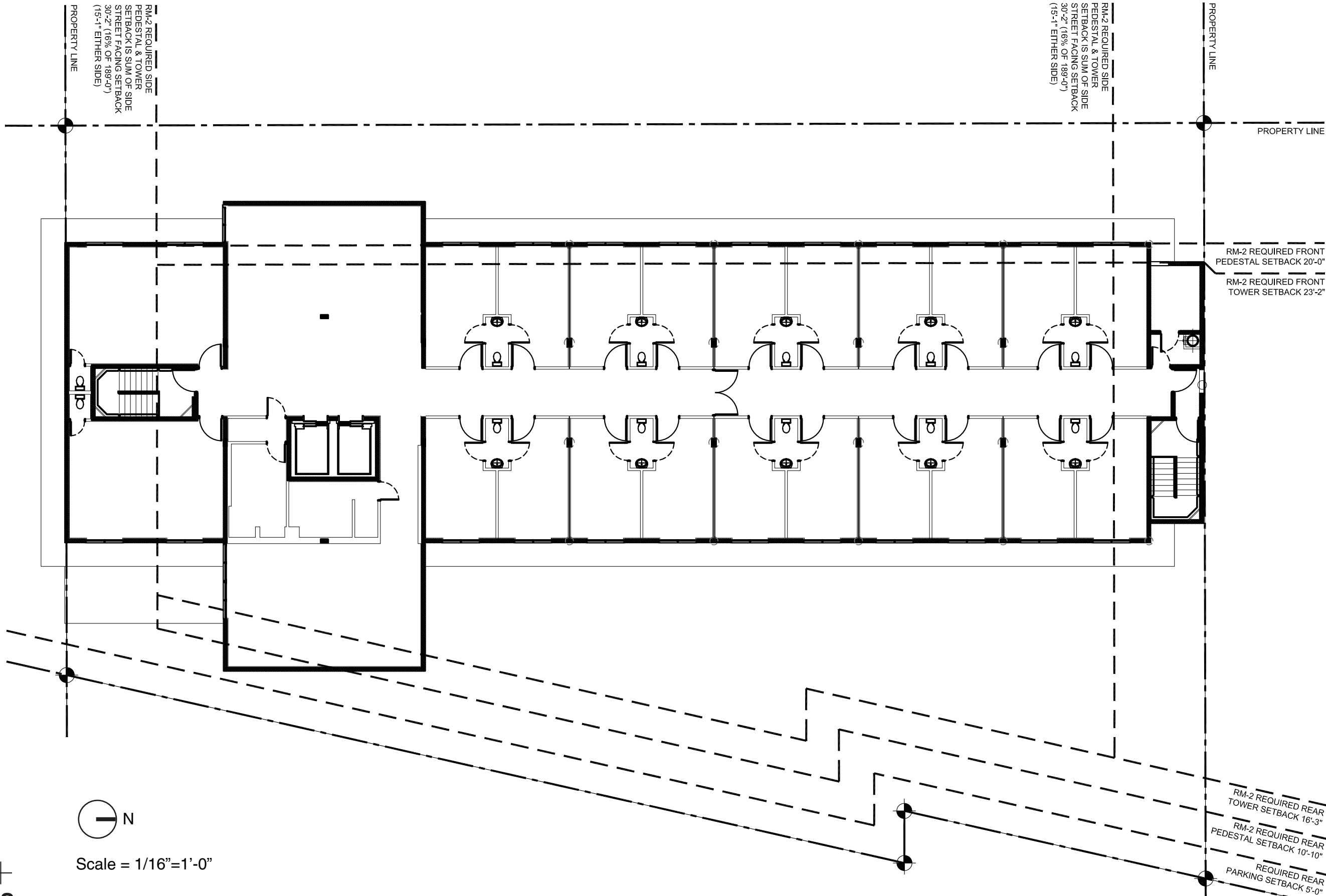
AB-1.02 EXISTING THIRD FLOOR



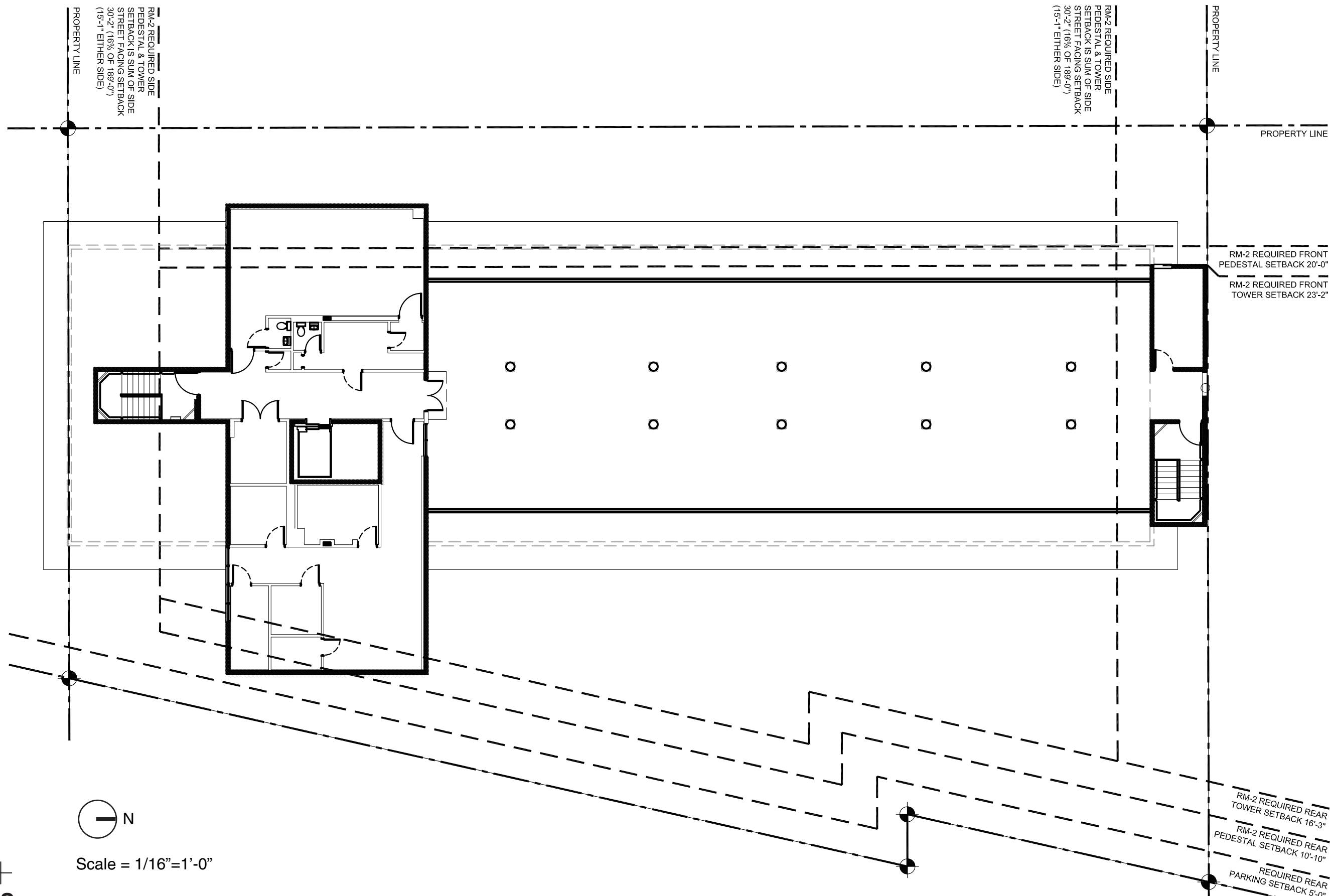
AB-1.03 EXISTING FOURTH FLOOR



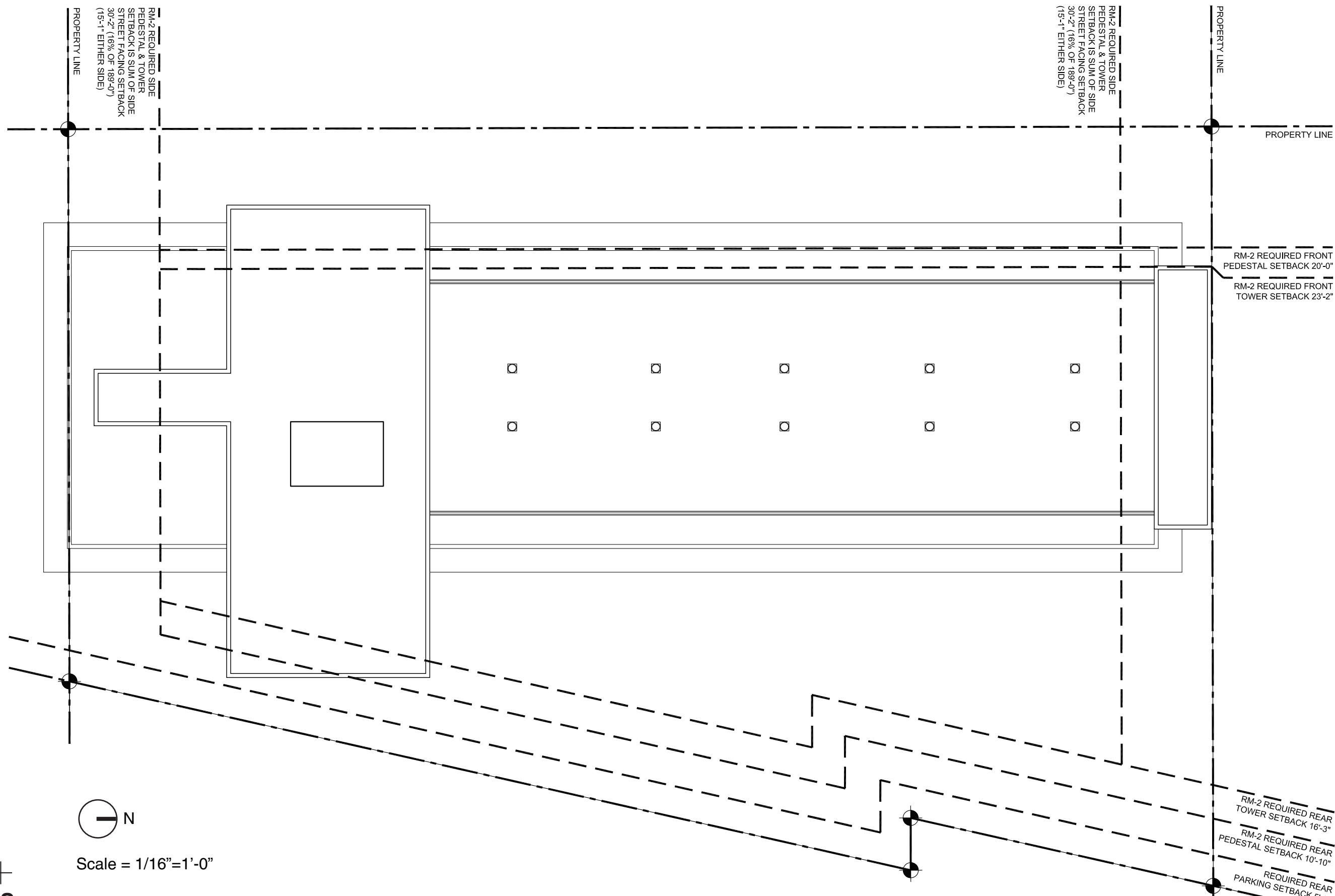
AB-1.04 EXISTING FIFTH FLOOR



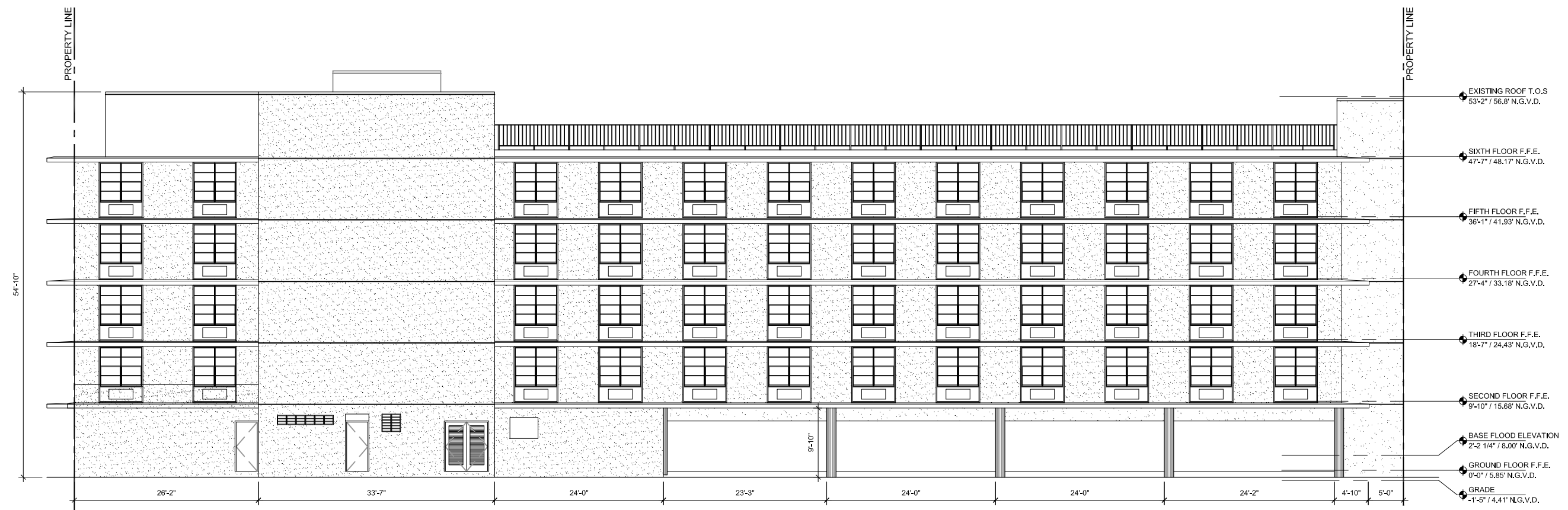
AB-1.05 EXISTING SIXTH FLOOR PLAN



AB-1.06 EXISTING ROOF PLAN



AB-1.07 EXISTING EAST AND WEST ELEVATIONS



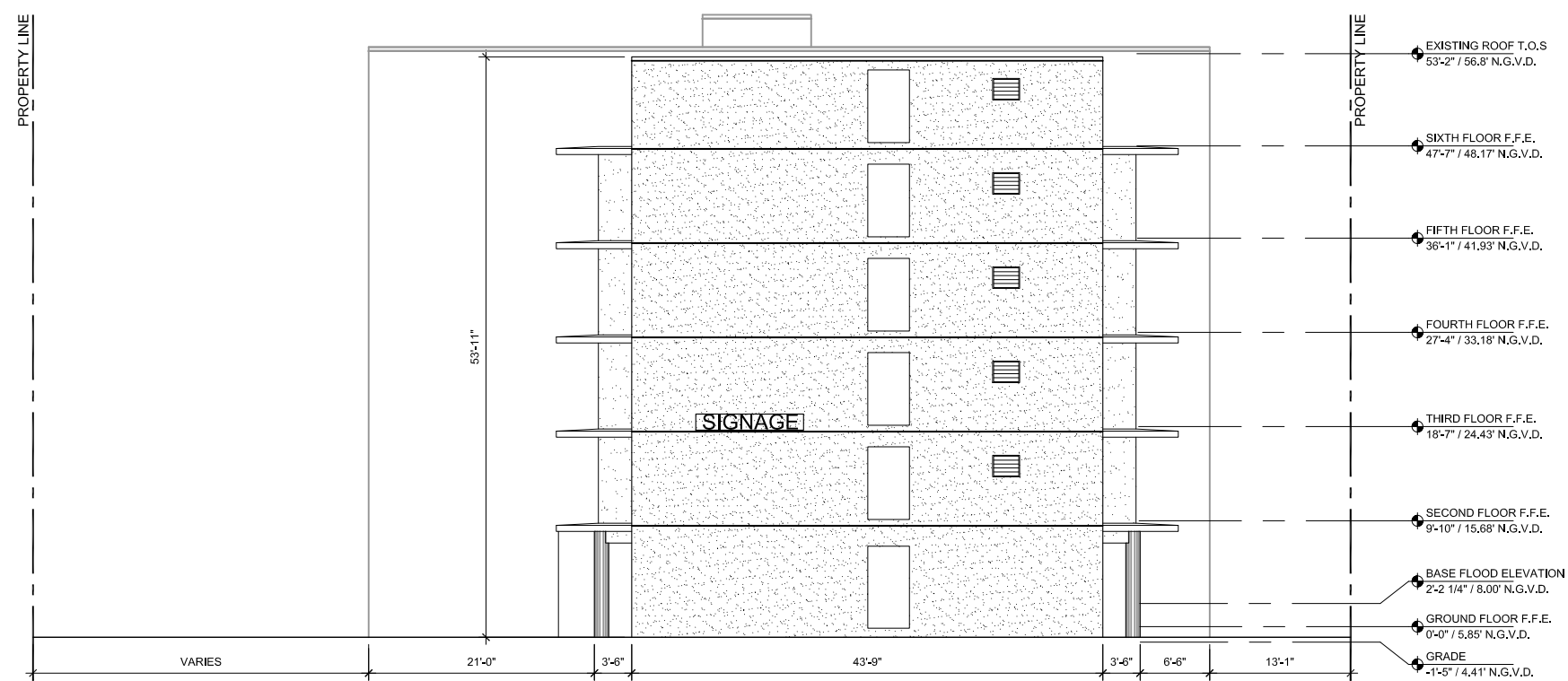
East Elevation



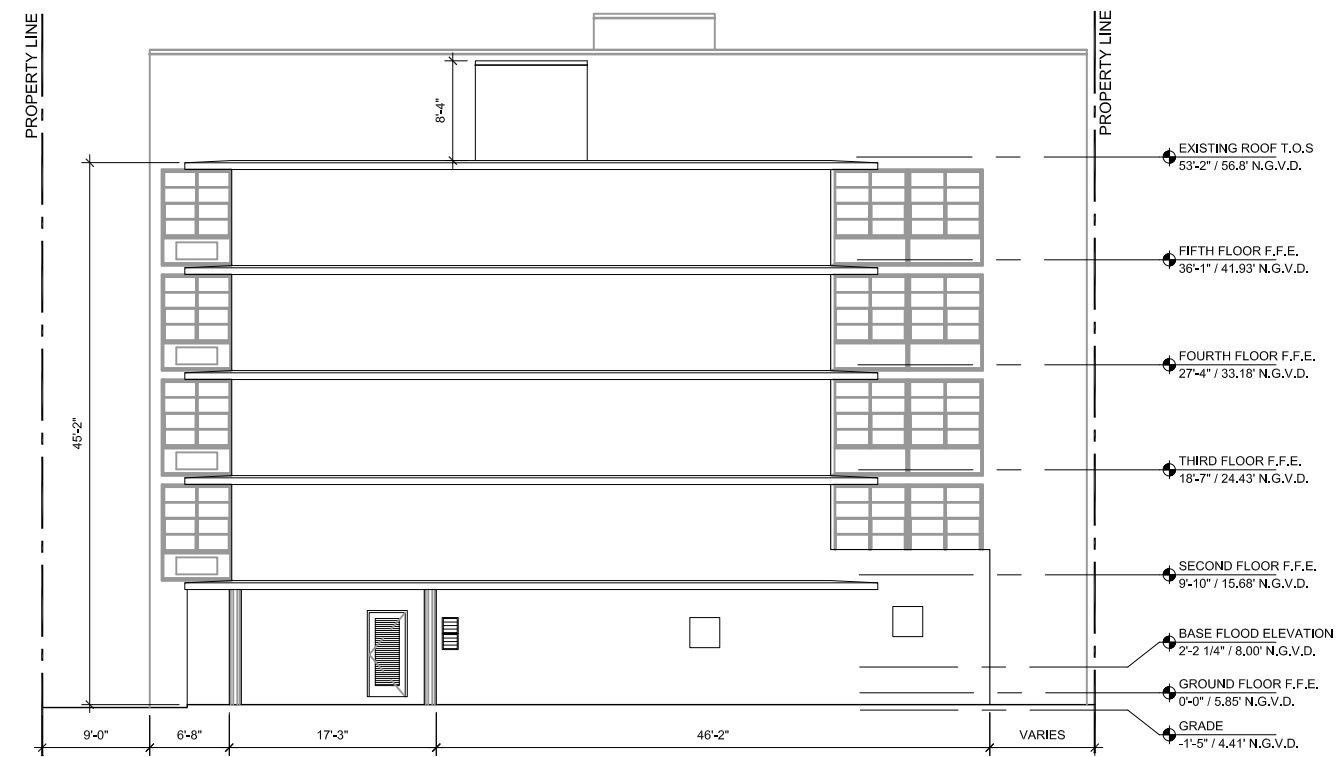
West Elevation

Scale = 1/16"=1'-0"

AB-1.08 EXISTING NORTH AND SOUTH ELEVATIONS

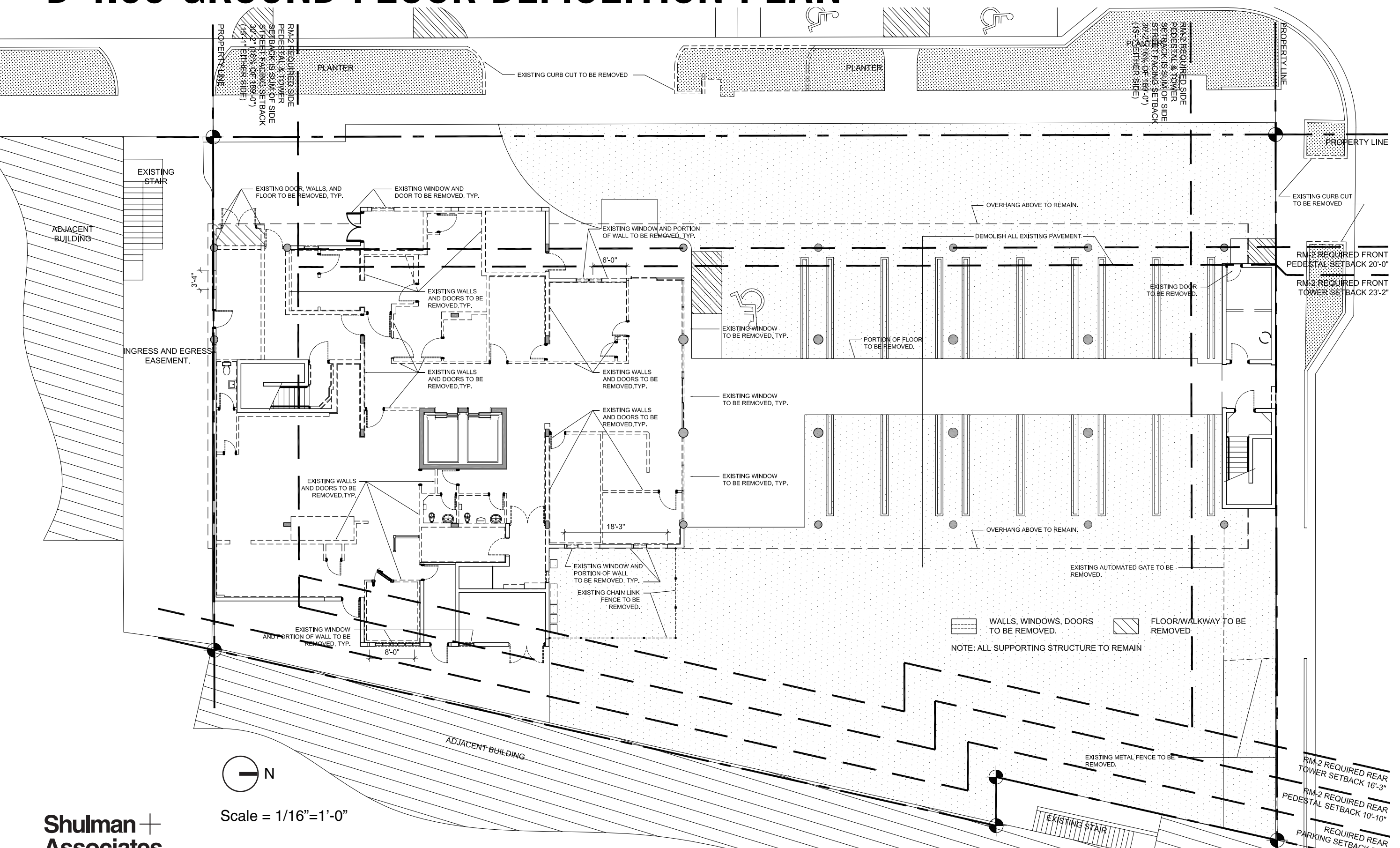


North Elevation



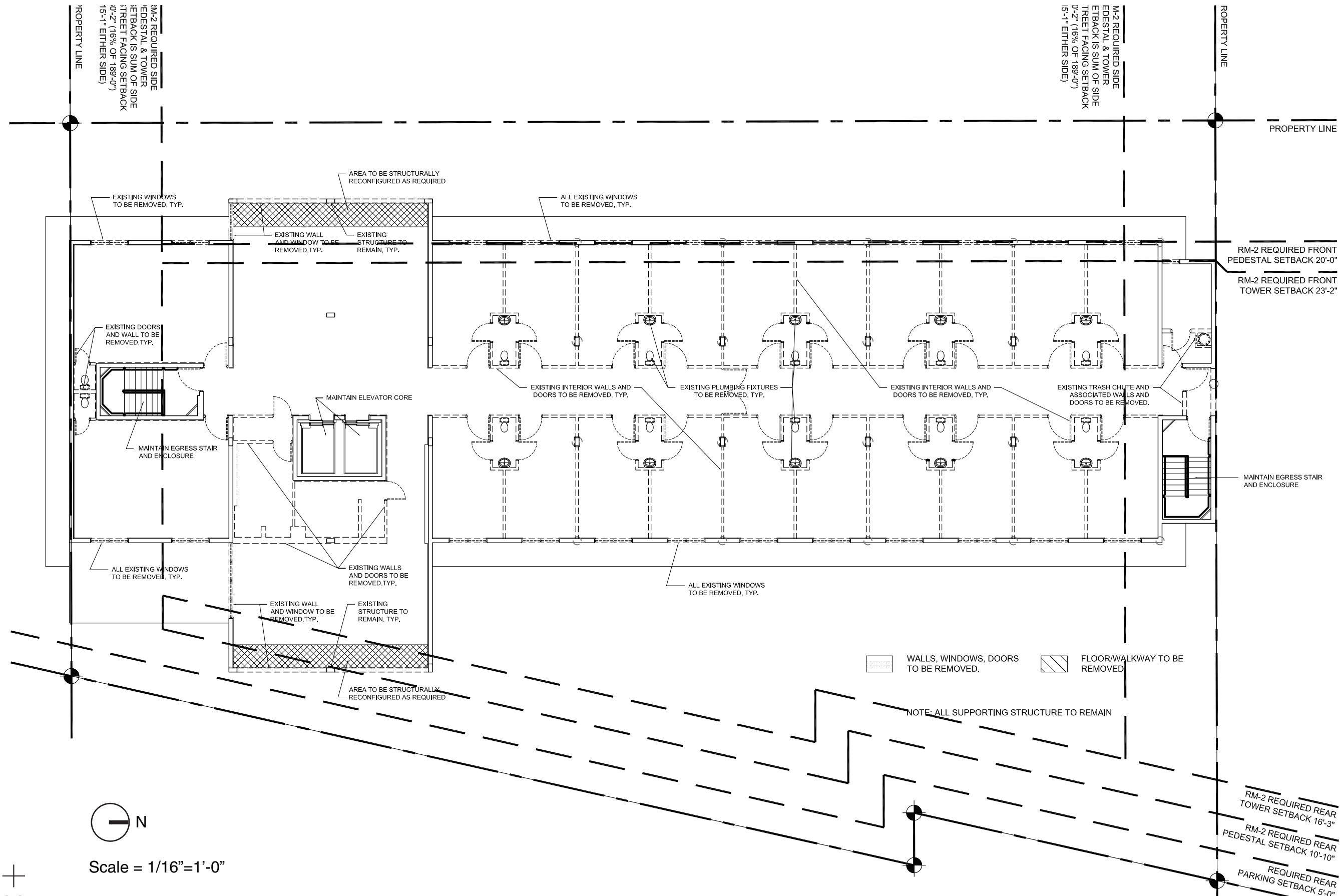
South Elevation

D 1.00 GROUND FLOOR DEMOLITION PLAN

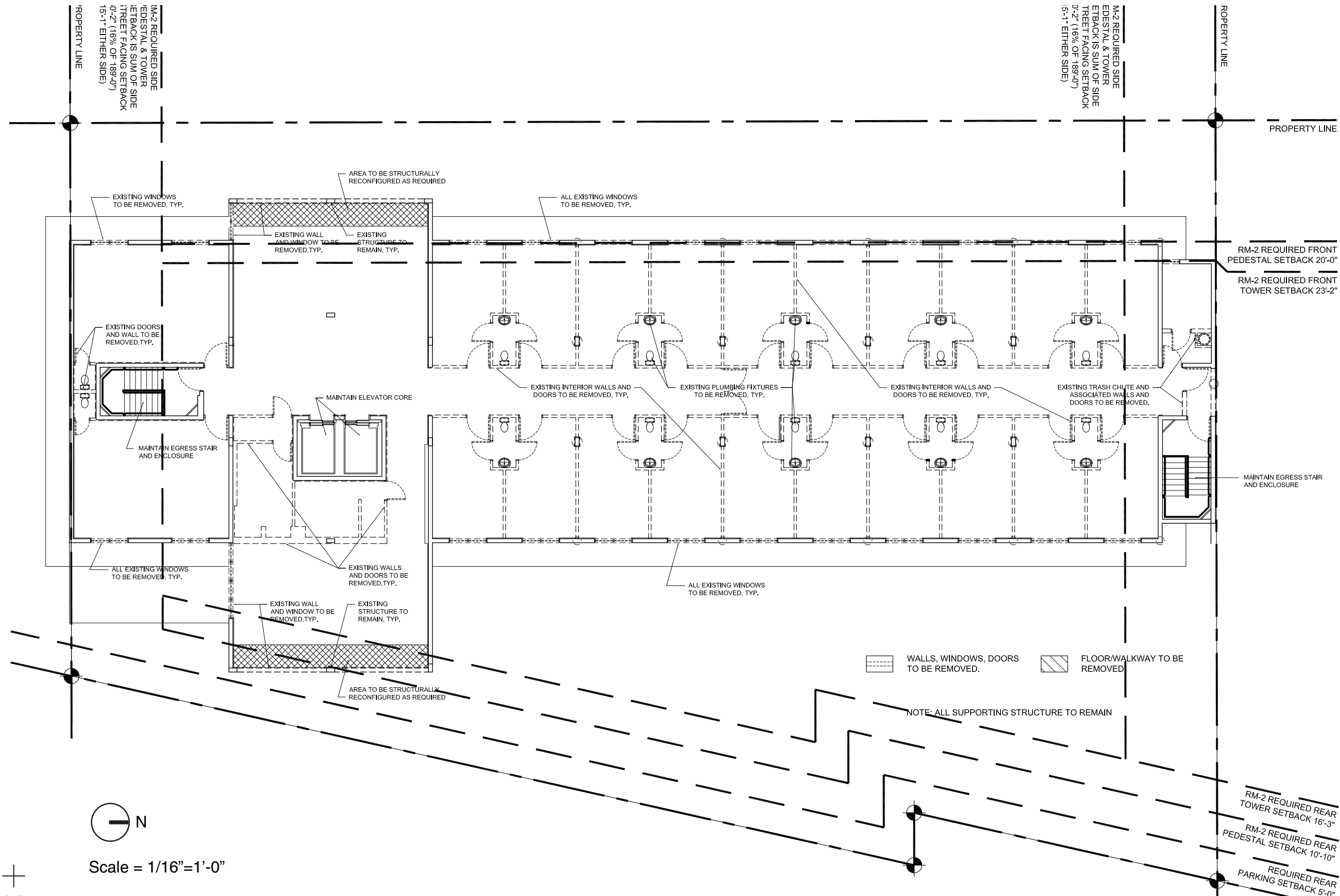


9th. STREET

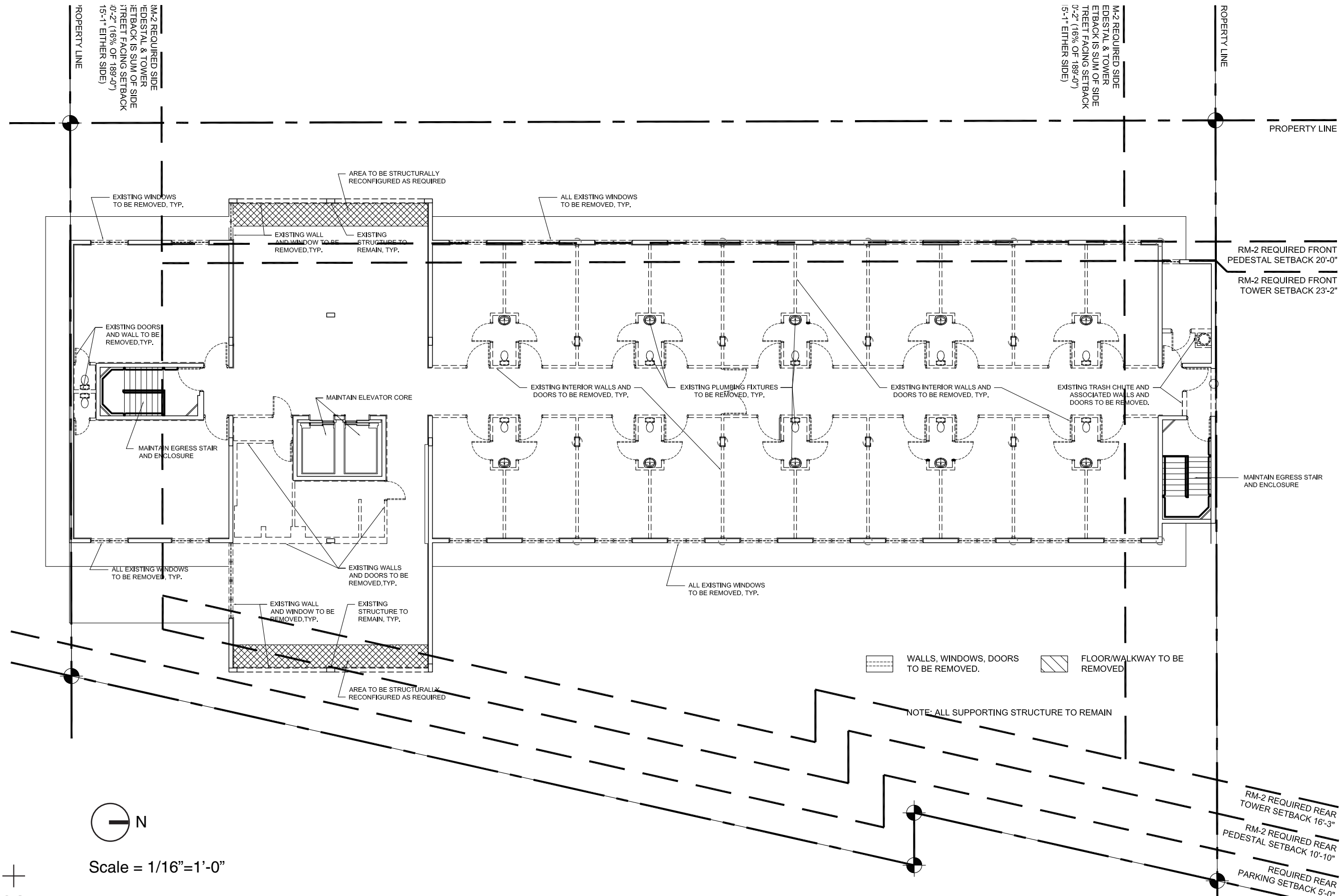
D 1.01 SECOND FLOOR DEMOLITION PLAN



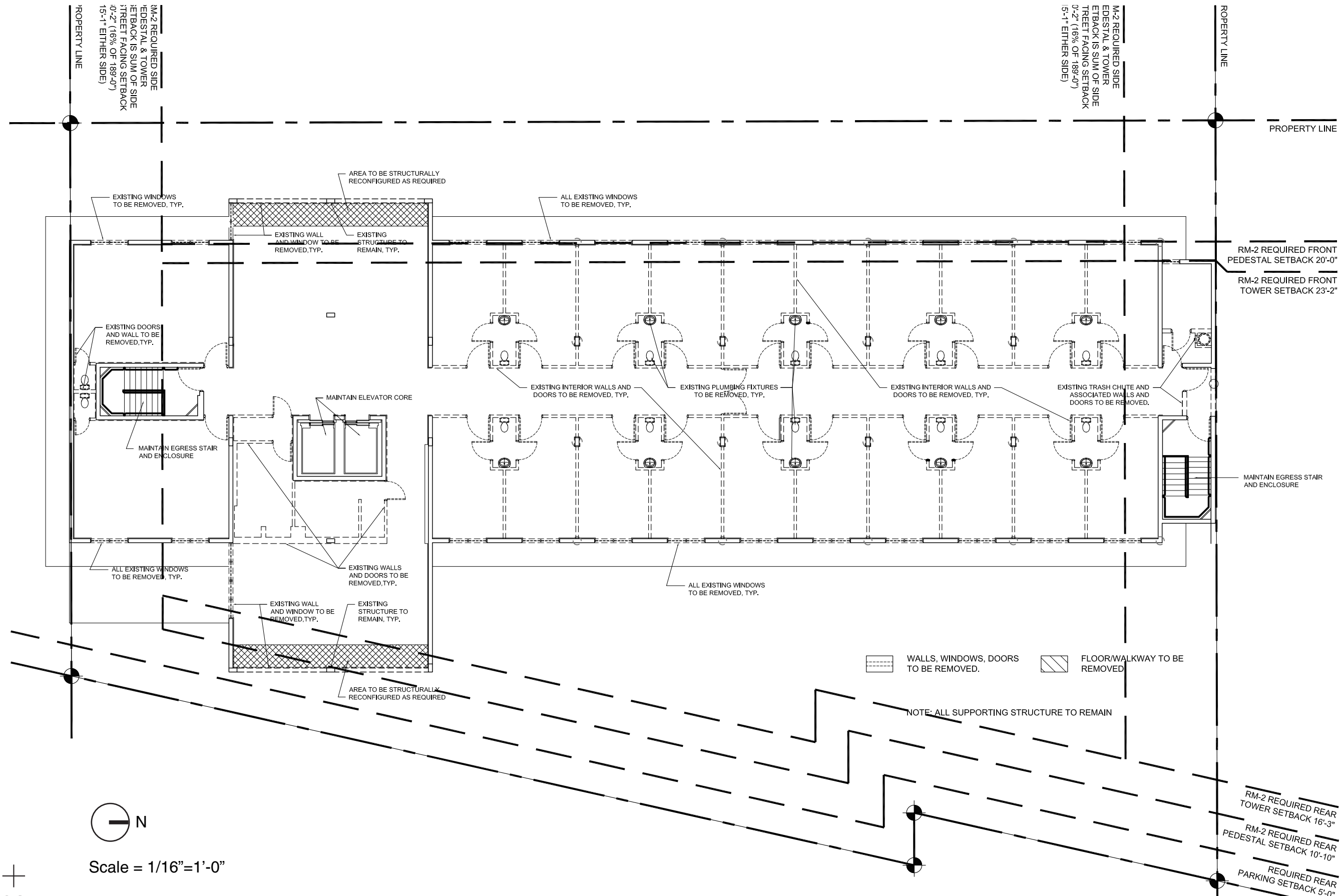
D 1.02 THIRD FLOOR DEMOLITION PLAN



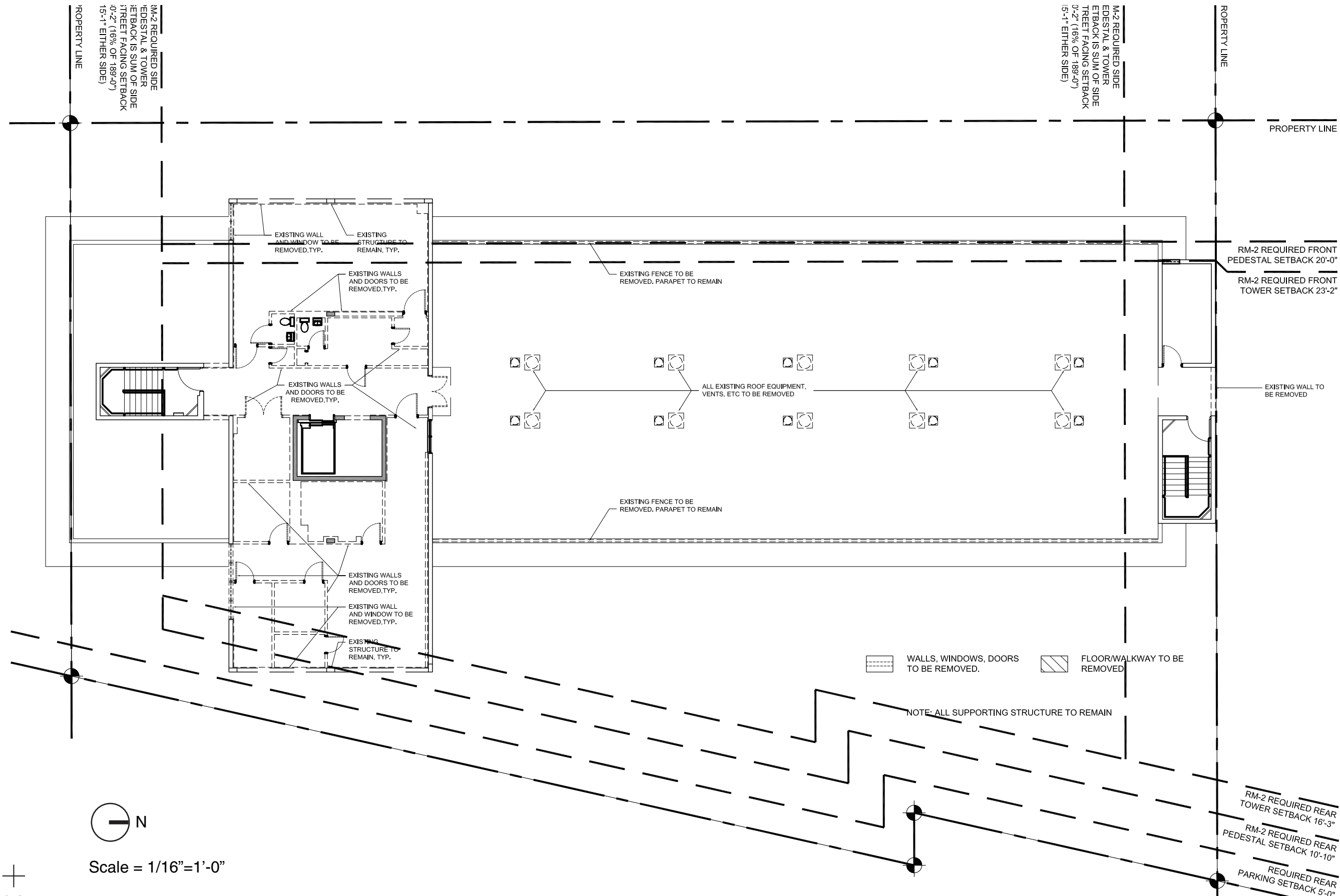
D 1.03 FOURTH FLOOR DEMOLITION PLAN



D 1.04 FIFTH FLOOR DEMOLITION PLAN



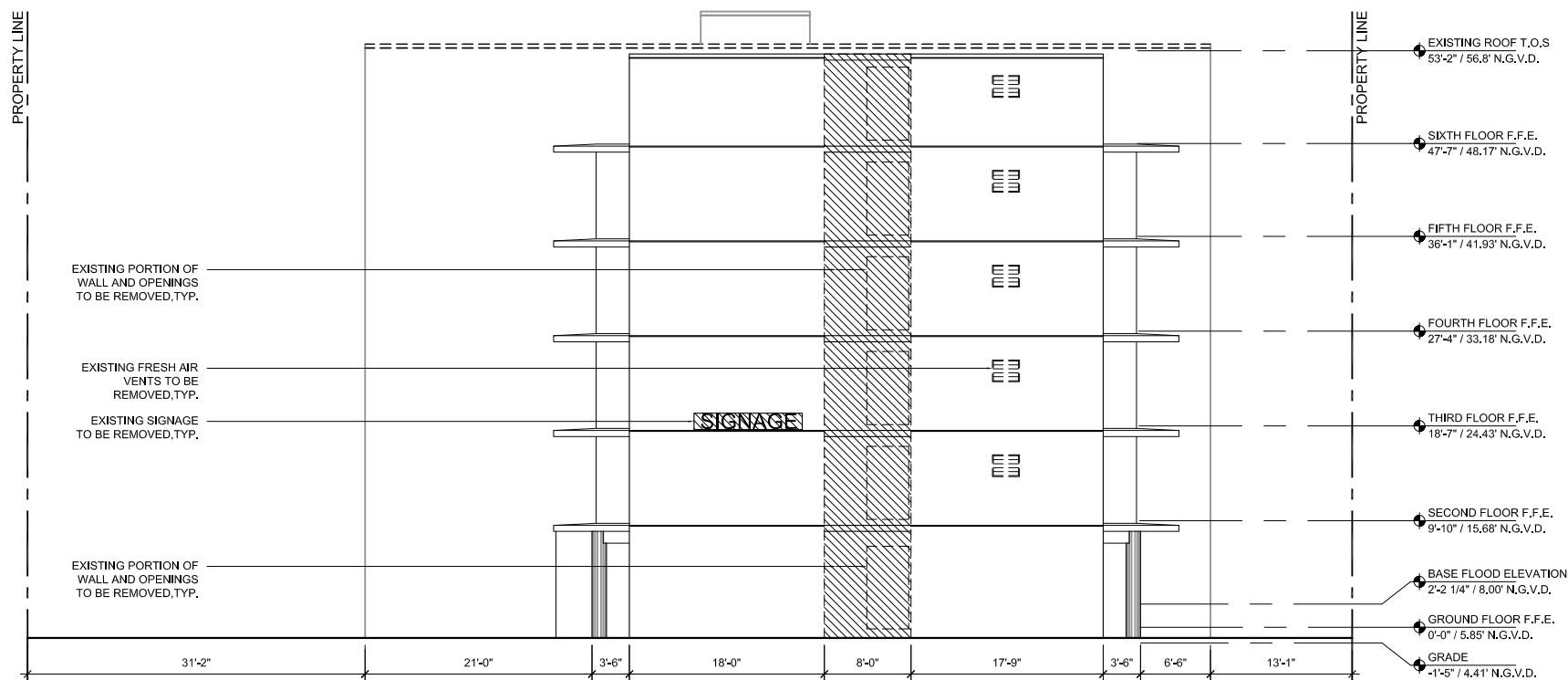
D 1.05 ROOF DEMOLITION PLAN



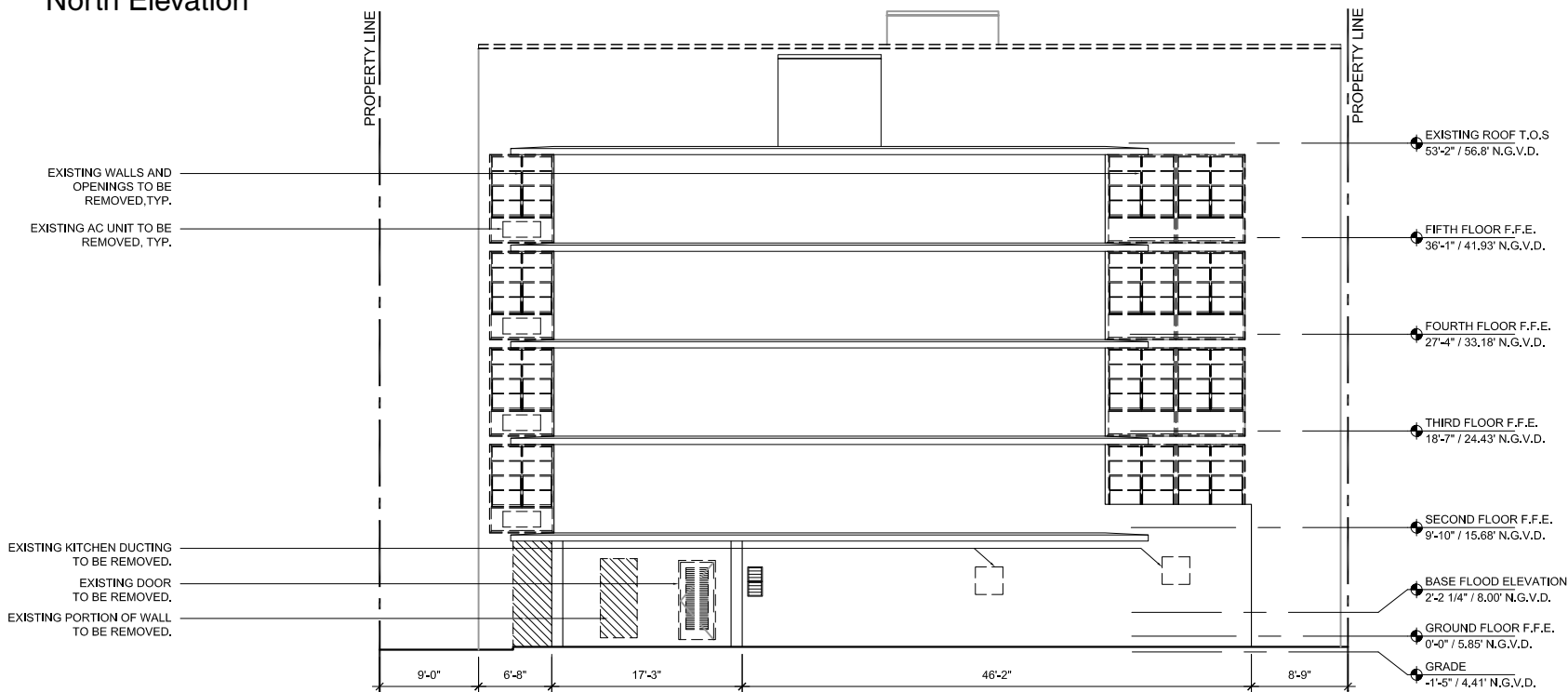
D 2.00 EAST AND WEST DEMOLITION ELEVATIONS



D 2.01 NORTH AND SOUTH DEMOLITION ELEVATIONS



North Elevation



South Elevation

--- WINDOWS, DOORS, RAILINGS TO BE REMOVED. PORTION OF WALL TO BE REMOVED