



# 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](http://shulman-design.com) AA 26001090

# 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:                        | VARIES (108' - 4")                    |  |  |

|    |                            | Maximum    | Existing                 | Proposed                                                               |
|----|----------------------------|------------|--------------------------|------------------------------------------------------------------------|
| 15 | Height                     | 50'        | 53'-2" NON CONFORMING    | 62'-4" EXTENSION IS ARCHITECTURAL MECHANICAL SCREEN. NON-HABITAL 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"                                  | VARIES (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"  | VARIES (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"   | VARIES (6'-4" - 13'-8") NON CONFORMING | VARIES (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 |                                                                                      |                      |                |                         |
| 39 | Parking Space Dimensions                                                             | 8'-6" X 16'-0" VALET | NON CONFORMING | 8'-6" X 16'-0" VALET    |

|    |                                                                                                                        |                            |                       |                                                |
|----|------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|------------------------------------------------|
| 40 | Parking Space configuration (45o, 60o, n90o, 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<br>22'-0" VALET | VARIES NON-CONFORMING | 18'-0" MIN (ONE WAY)<br>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 |

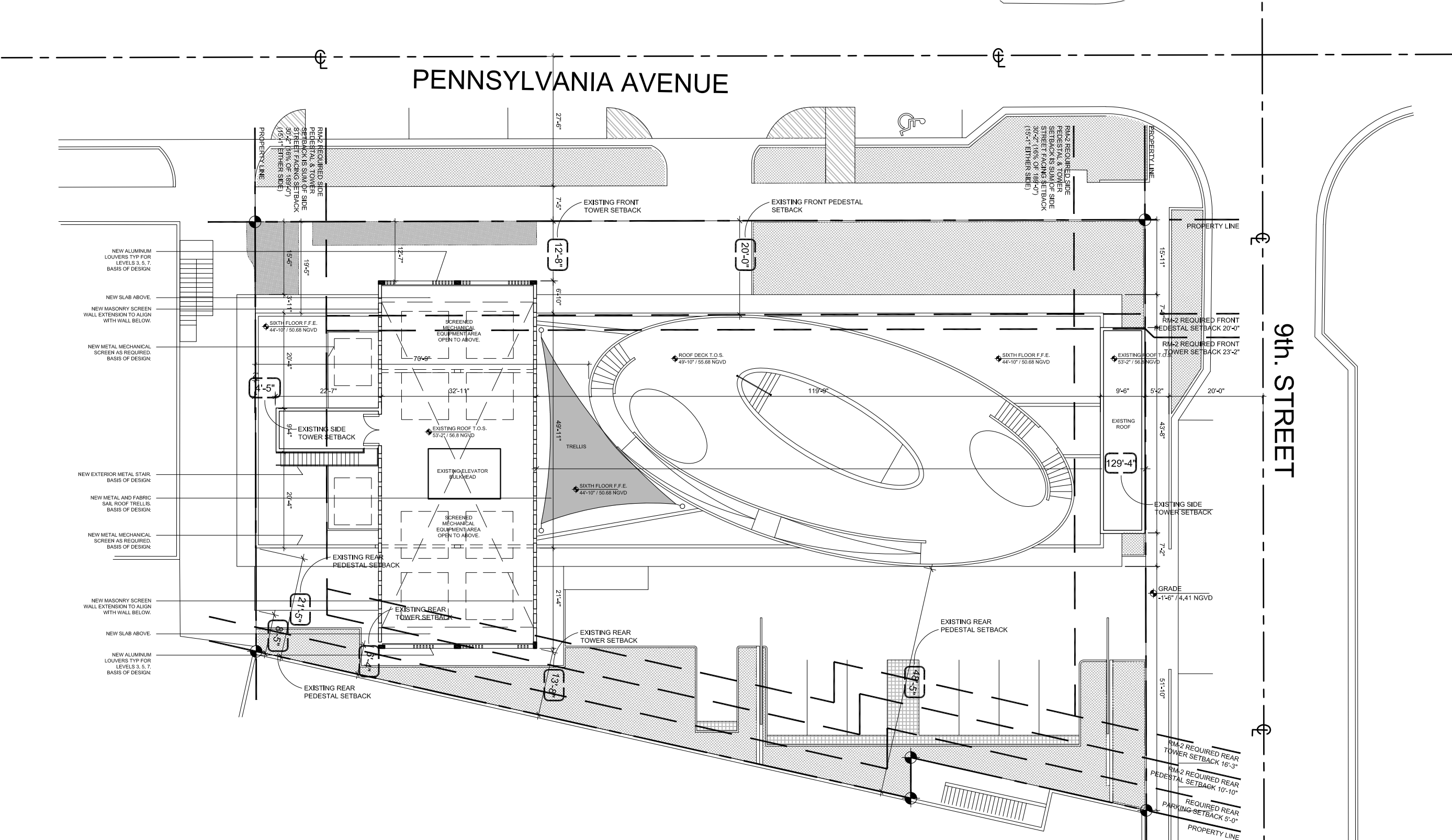
|    | UNIT SIZE                                            | Required                  | Existing    | Proposed                                 |
|----|------------------------------------------------------|---------------------------|-------------|------------------------------------------|
| 49 |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

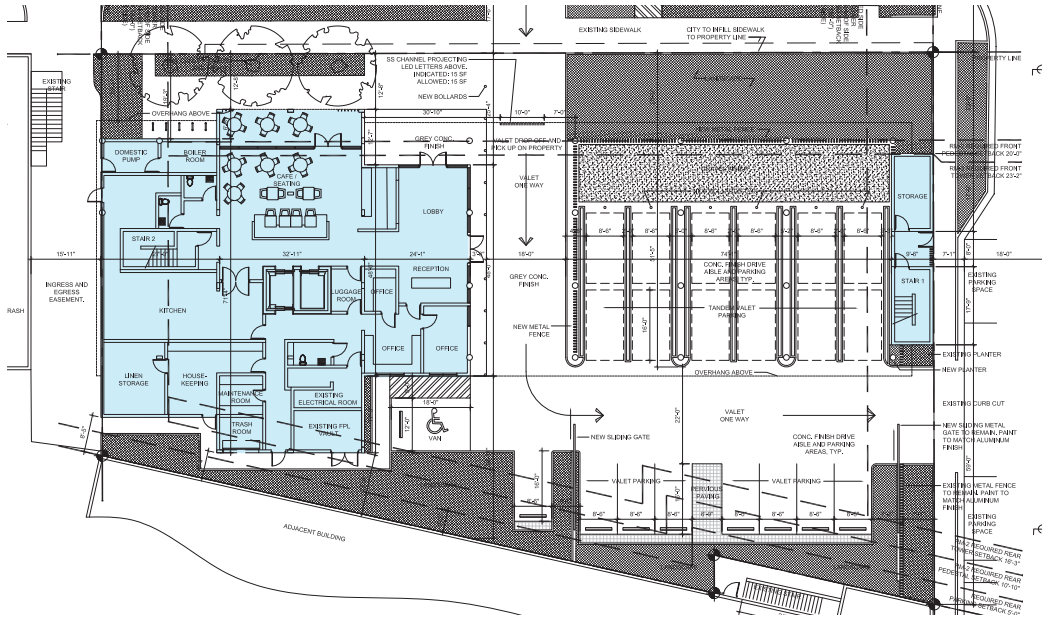
|              |                                       |
|--------------|---------------------------------------|
| DRAWING LIST |                                       |
| Cover        |                                       |
| Survey       |                                       |
|              |                                       |
| 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               |



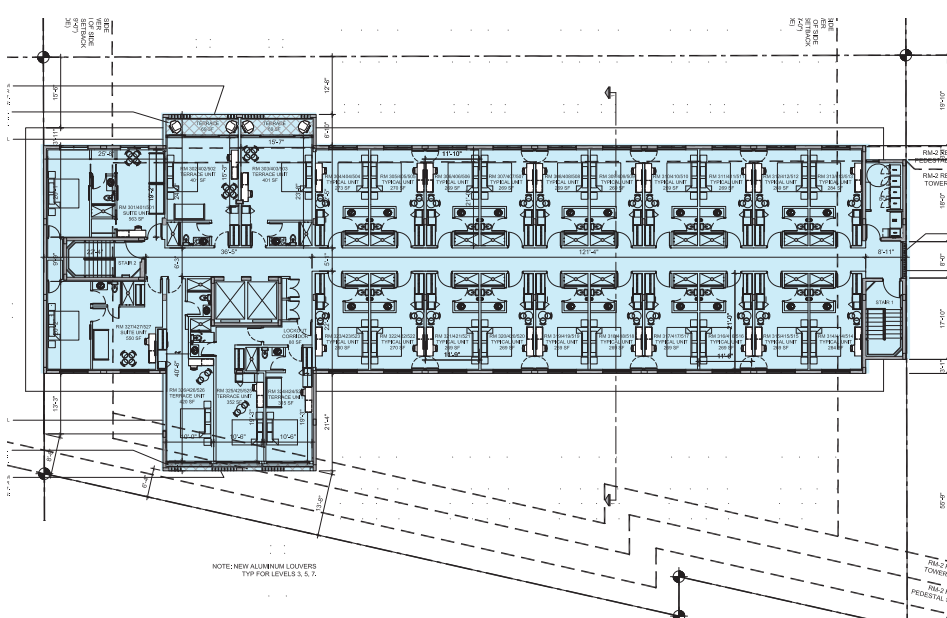
# G-1.05 PROPOSED SITE PLAN



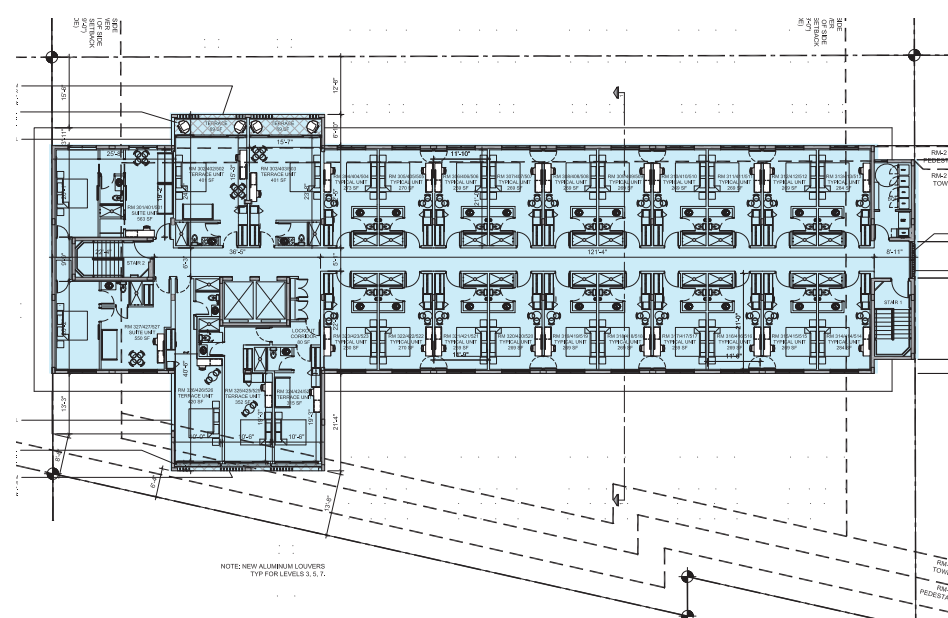
# G-1.07 PROPOSED FAR DIAGRAMS



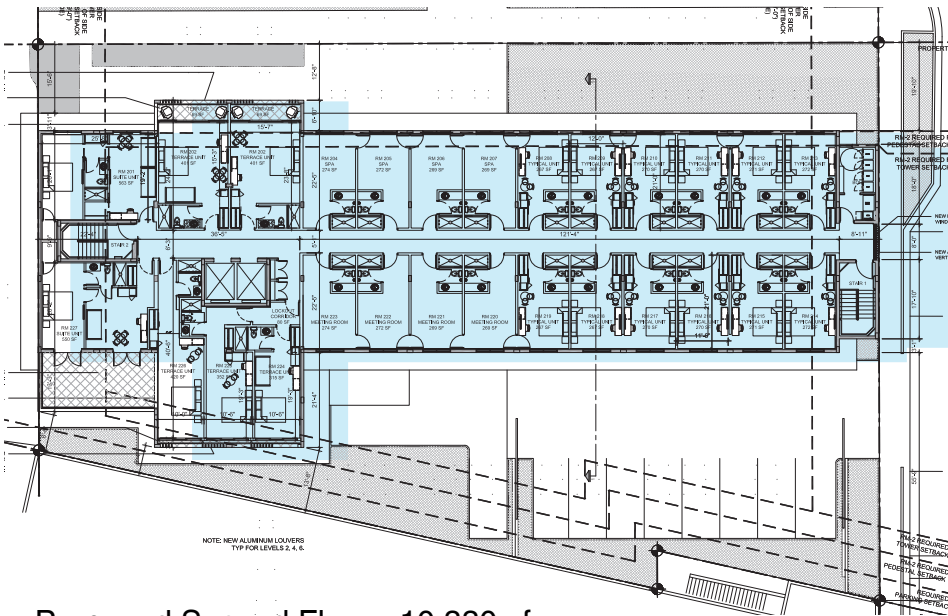
Proposed Ground Floor - 5,883 sf



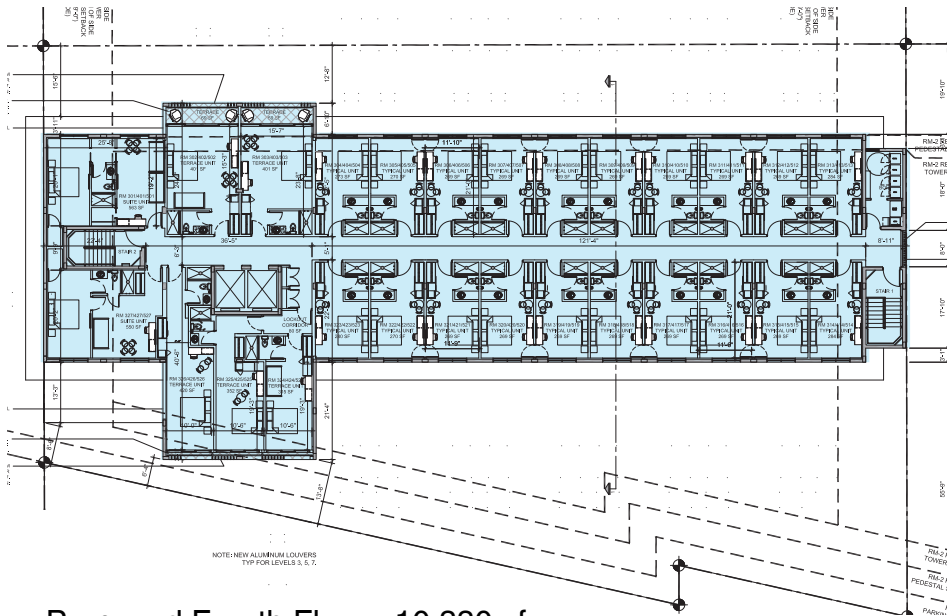
Proposed Third Floor - 10,330 sf



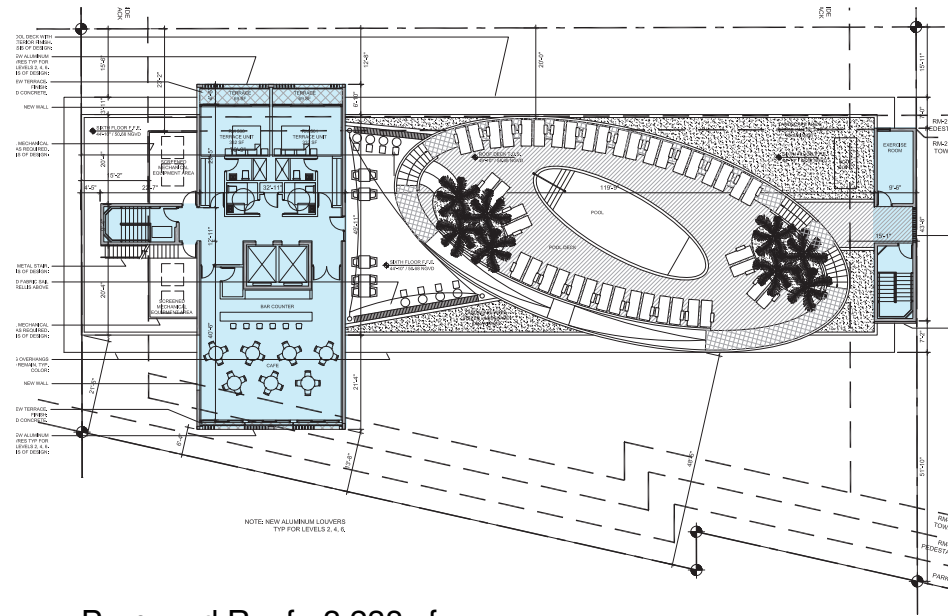
Proposed Fifth Floor - 10,330 sf



Proposed Second Floor - 10,330 sf



Proposed Fourth Floor - 10,330 sf



Proposed Roof - 3,238 sf

Total - 50,441 sf (as existing).



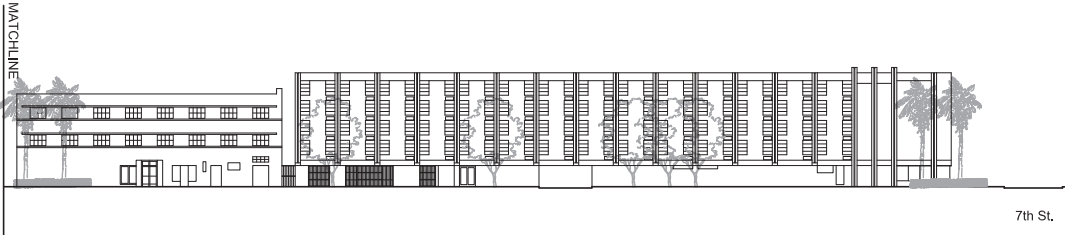
# G-1.08 CONTEXT ELEVATIONS



1



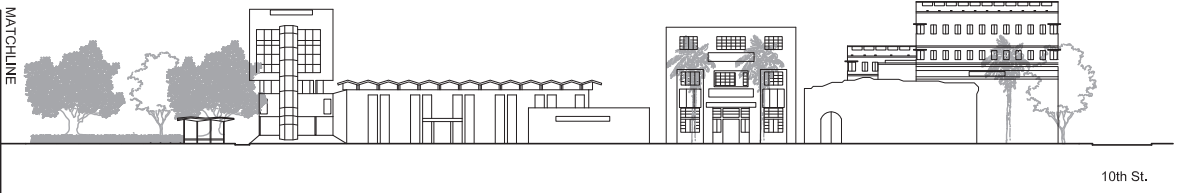
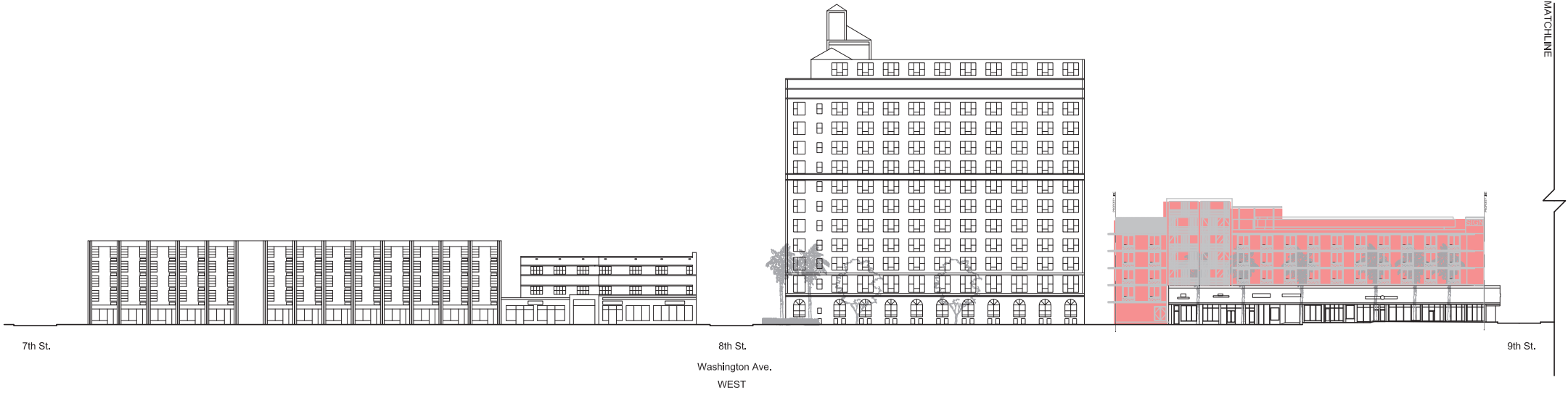
2



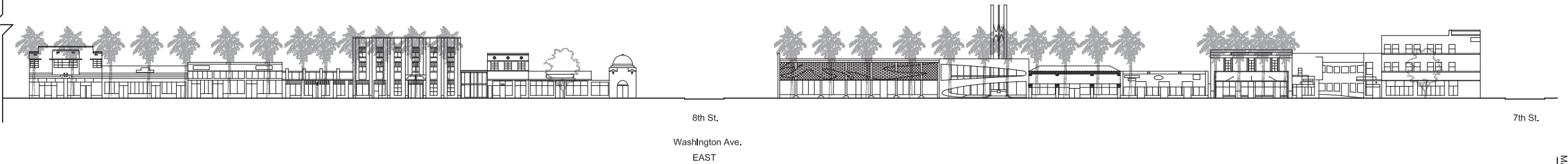
# G-1.09 CONTEXT ELEVATIONS



1



MATCHLINE

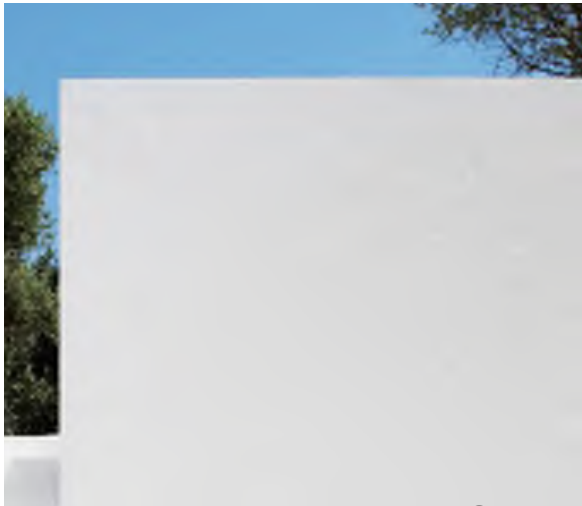


2





# G-1.20 MATERIALS



White Stucco



Light Grey Stucco



Yellow Stucco

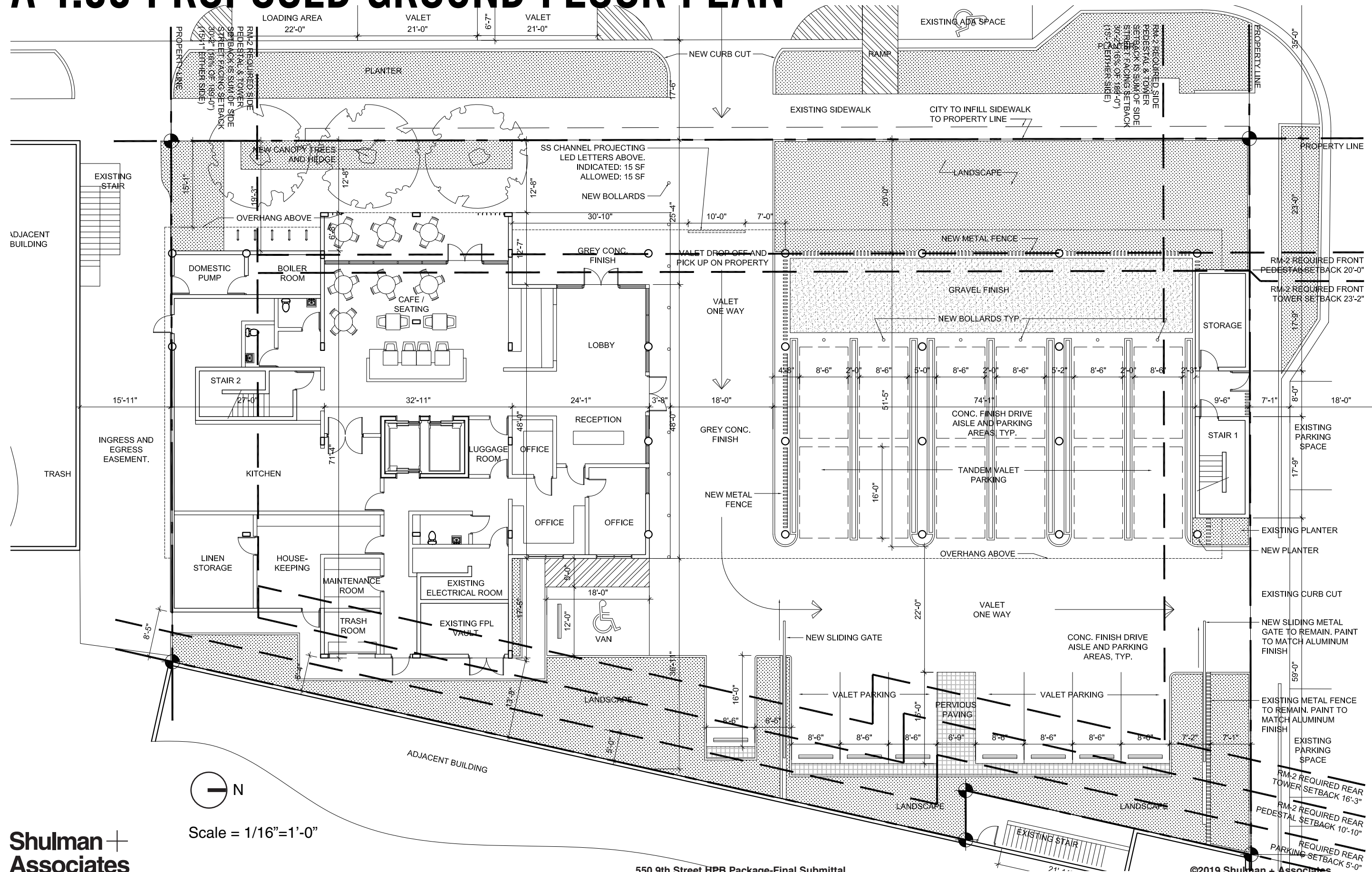


Aluminum Tube Screen  
- Tower Balconies



Alucobond Metal Panel  
- Pool Frame

# A-1.00 PROPOSED GROUND FLOOR PLAN



9th. STREET



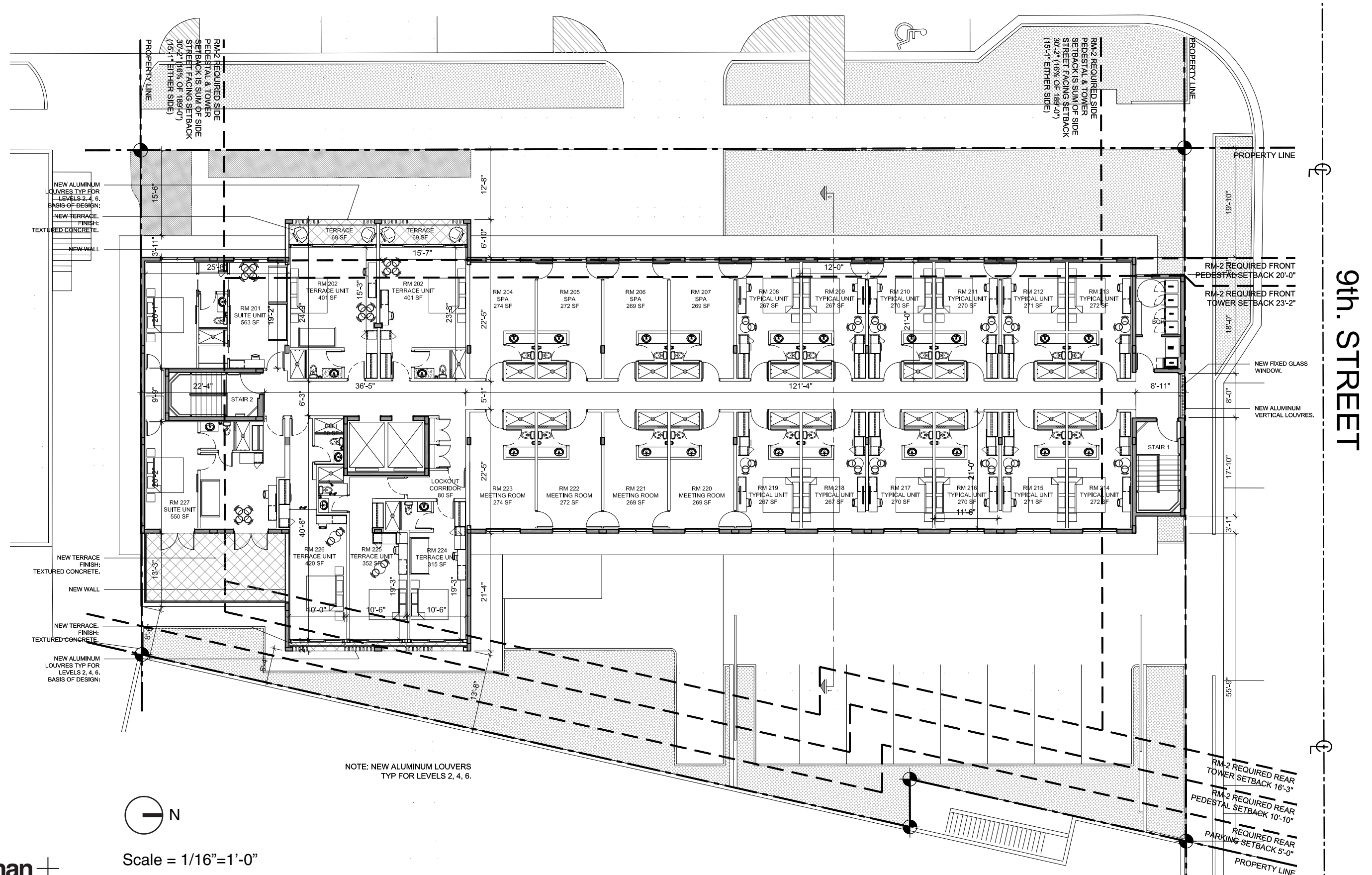
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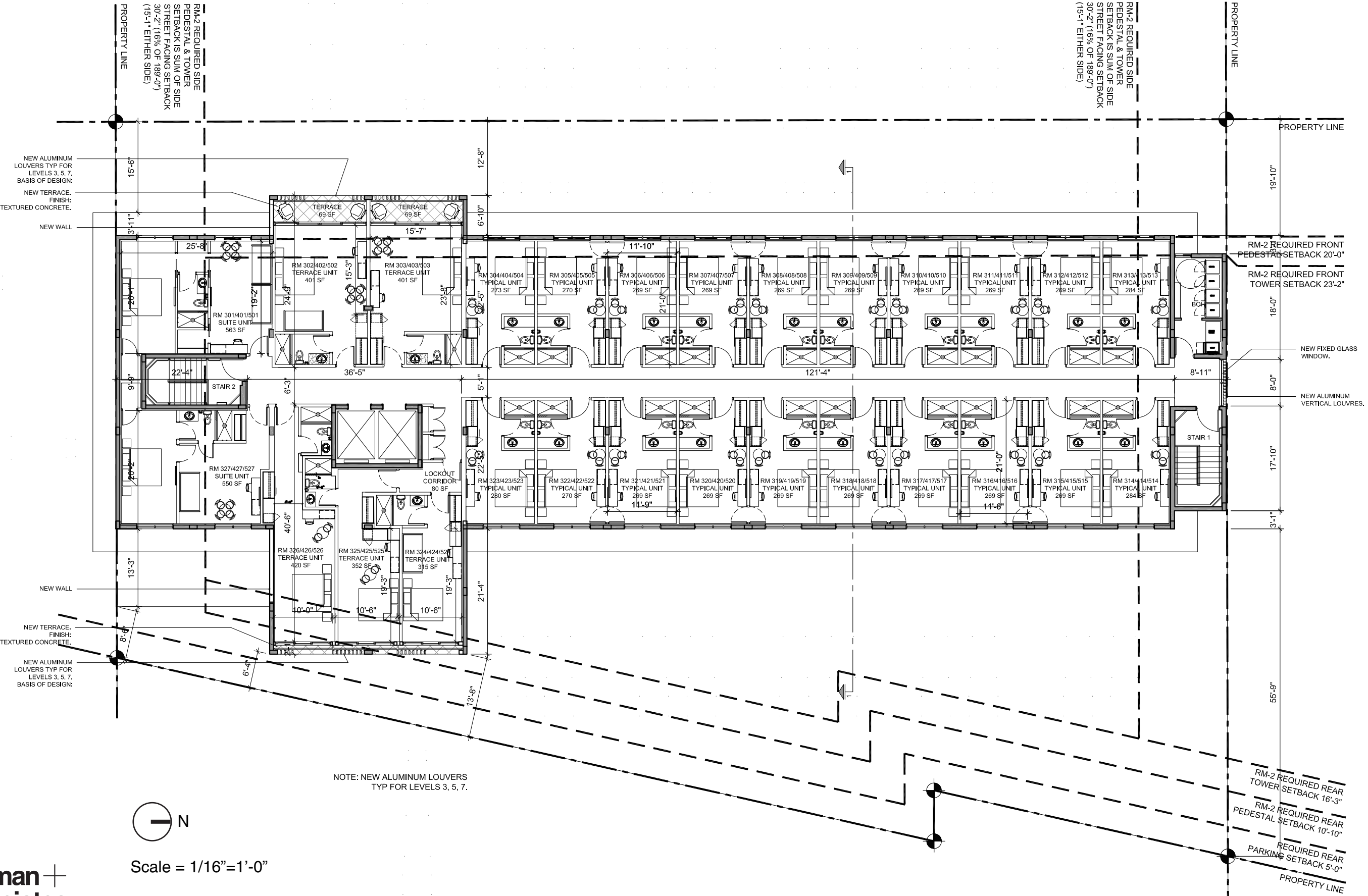
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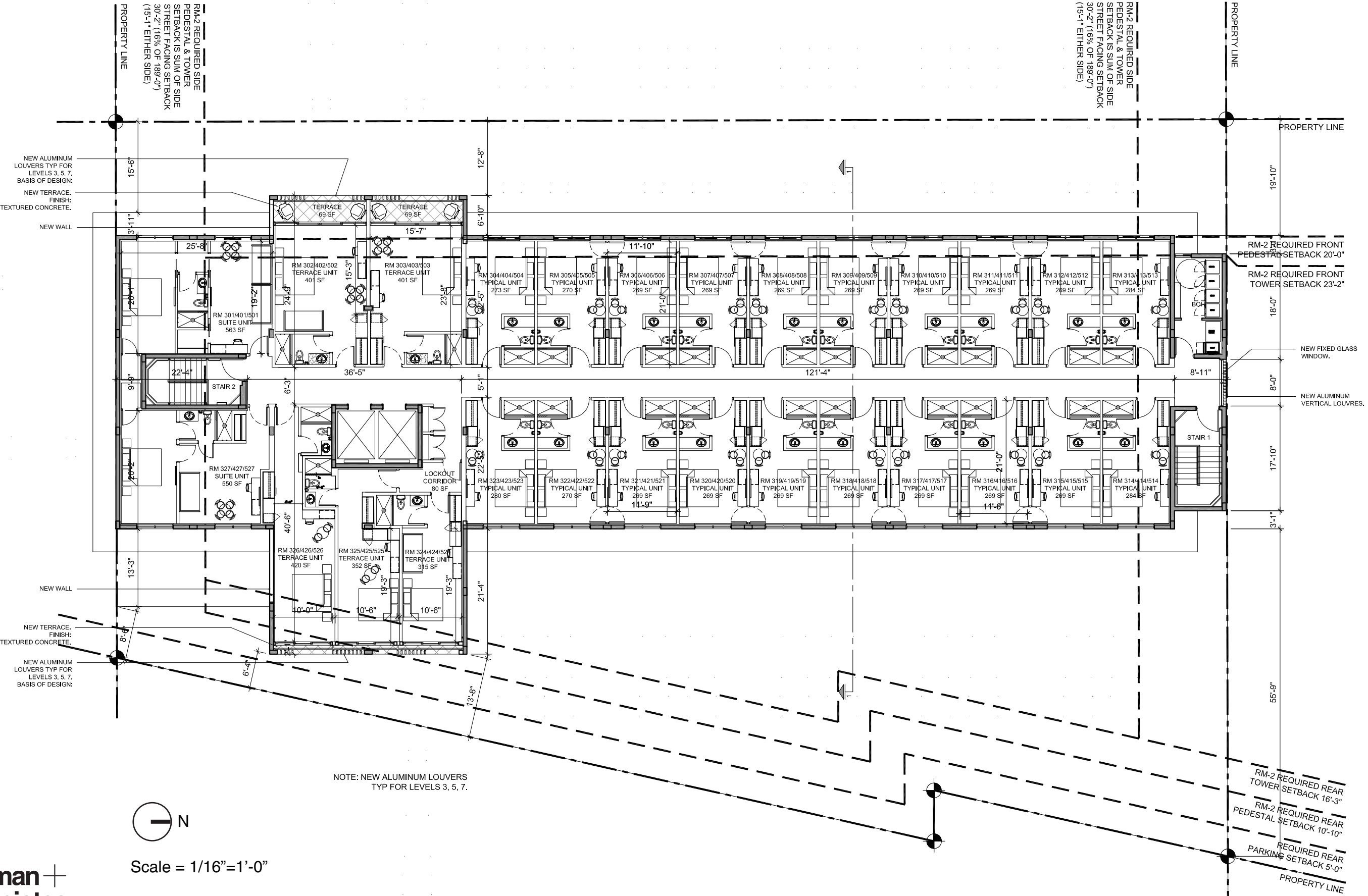




# A-1.02 PROPOSED THIRD FLOOR PLAN

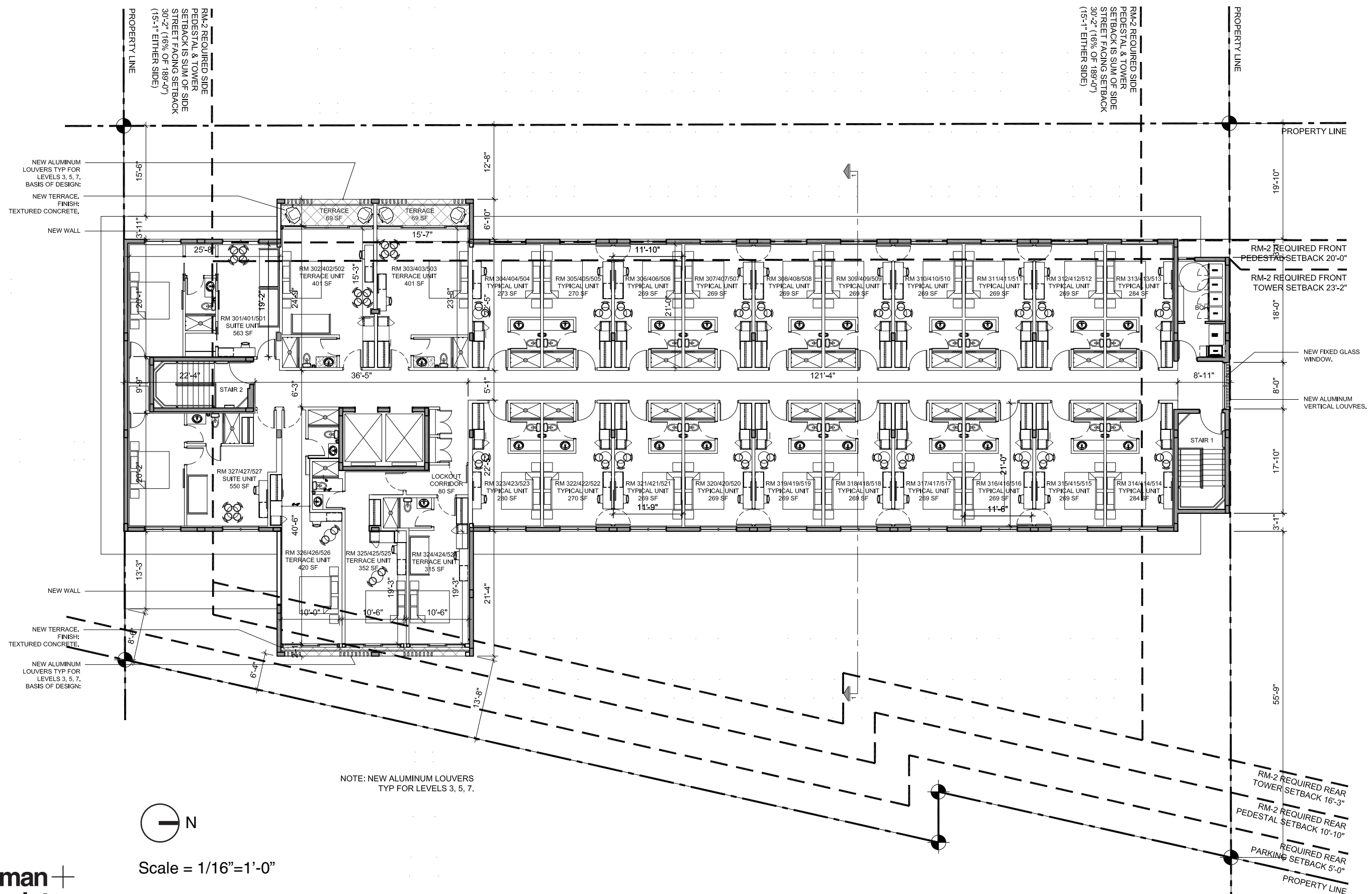


# A-1.03 PROPOSED FOURTH FLOOR PLAN

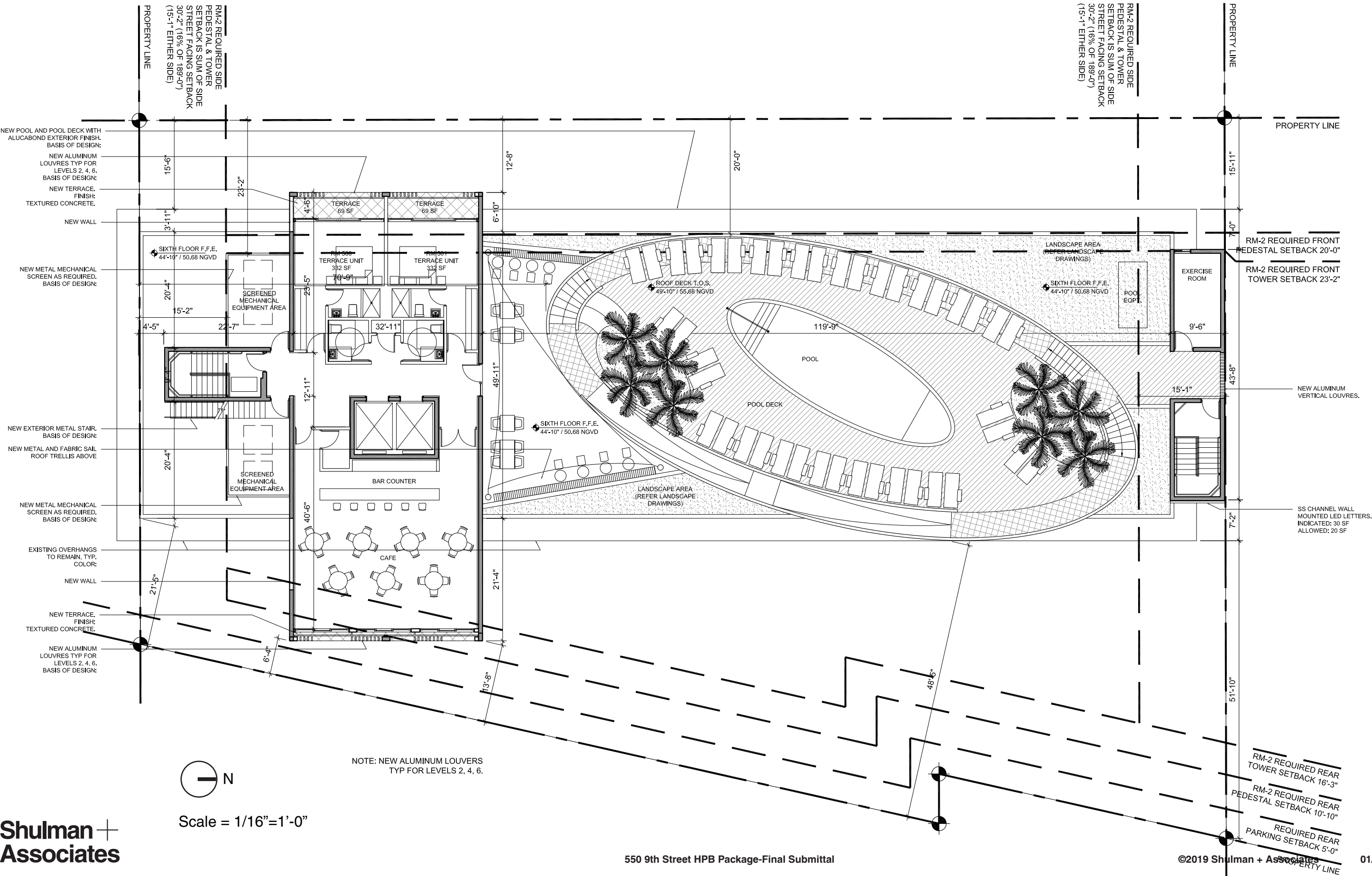




# A-1.04 PROPOSED FIFTH FLOOR PLAN

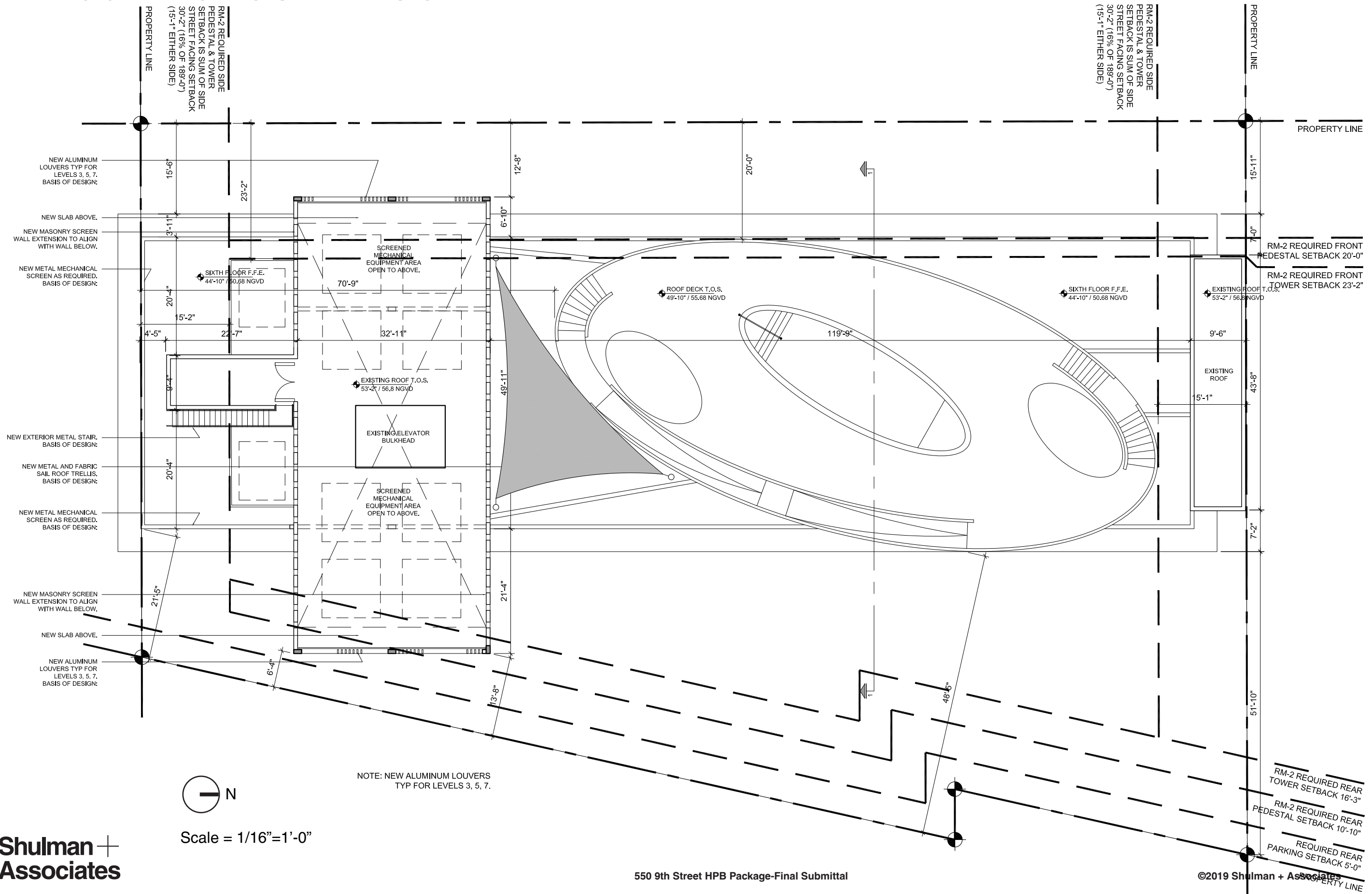


# A-1.05 PROPOSED SIXTH FLOOR PLAN





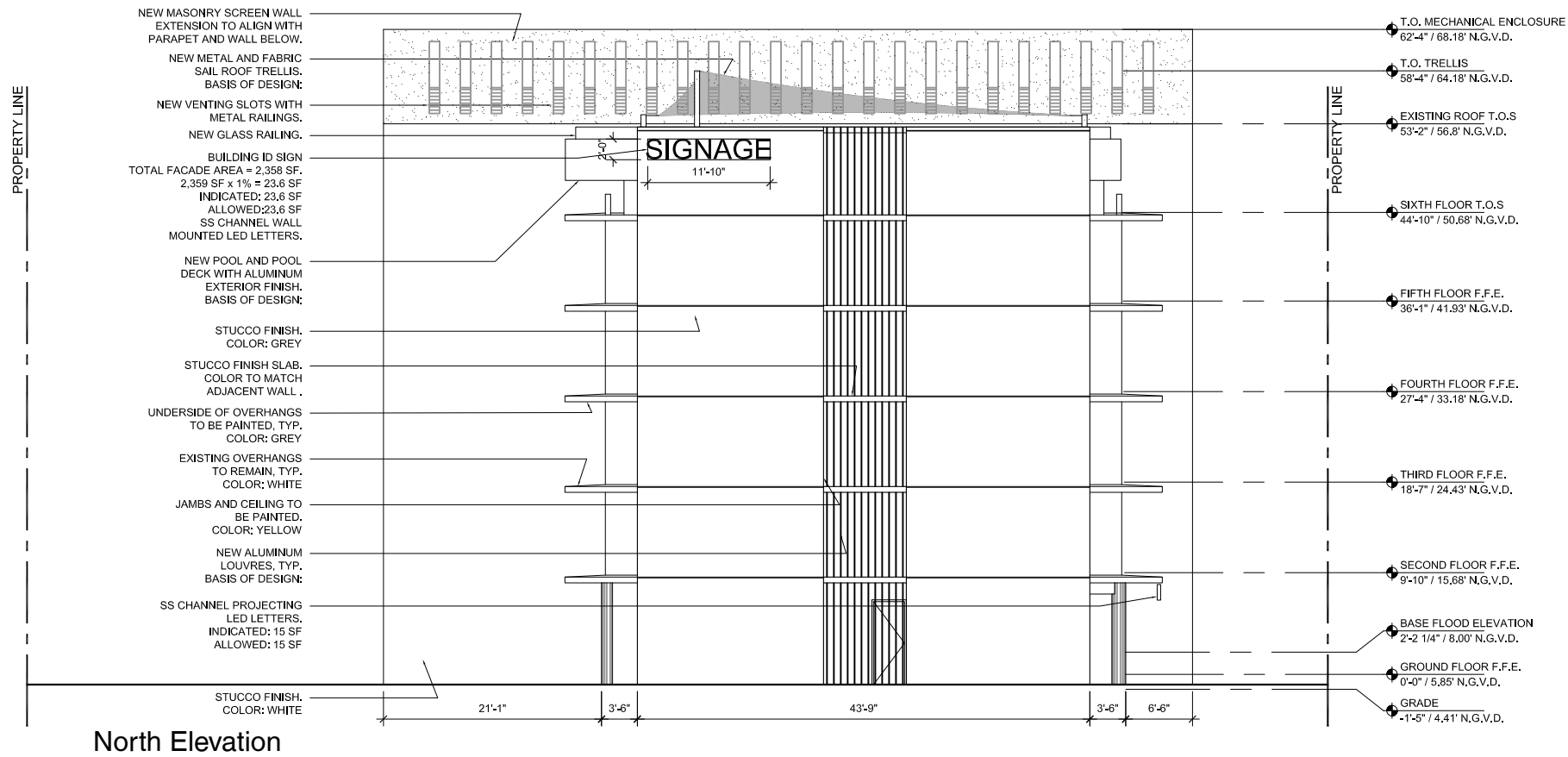
# A-1.06 PROPOSED ROOF PLAN



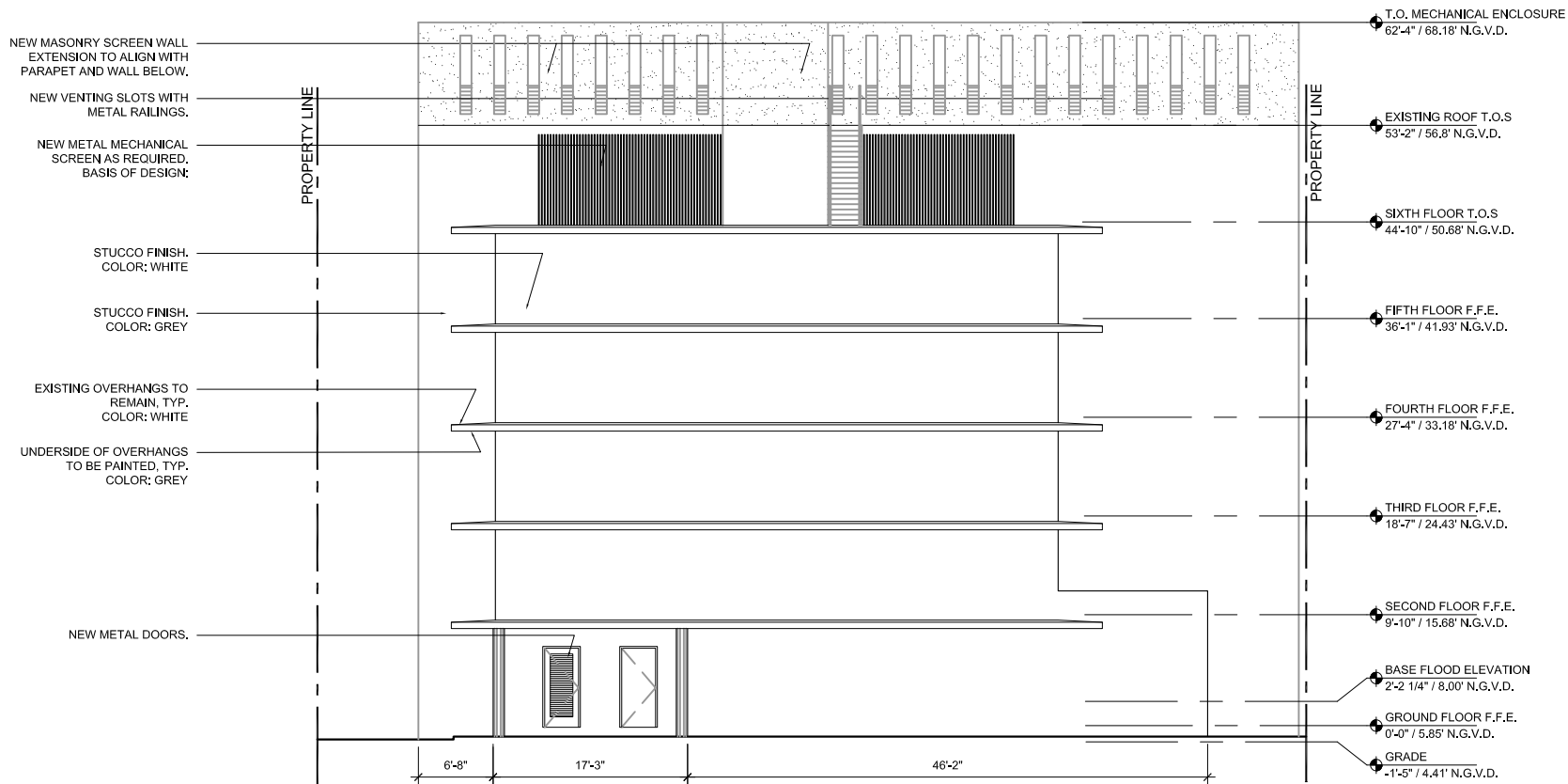
# A-2.00 PROPOSED EAST & WEST ELEVATIONS



# A-2.01 PROPOSED NORTH & SOUTH ELEVATIONS



North Elevation



South Elevation

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



# A-3.00 PROPOSED TRANSVERSE SECTION

NEW MASONRY SCREEN  
WALL EXTENSION TO ALIGN  
WITH PARAPET AND WALL  
BELOW.

NEW METAL AND FABRIC  
SAIL ROOF TRELLIS.  
BASIS OF DESIGN:

NEW VENTING SLOTS WITH  
METAL RAILING.

NEW GLASS RAILING.

NEW POOL AND POOL  
DECK WITH ALUMINUM  
EXTERIOR FINISH.  
BASIS OF DESIGN:

NEW IMPACT RESISTANT  
ALUMINUM AND GLASS  
WINDOWS, TYP.

STUCCO FINISH.  
COLOR: WHITE

EXISTING OVERHANGS  
TO REMAIN, TYP.  
COLOR: WHITE

UNDERSIDE OF OVER-  
HANGS TO BE PAINTED,  
TYP.  
COLOR: GREY

UNDERSIDE OF CEILING  
TO BE PAINTED.  
COLOR: WHITE

EXISTING COLUMNS  
TO BE PAINTED.  
COLOR: GREY

- T.O. MECHANICAL ENCLOSURE  
62'-4" / 68.18' N.G.V.D.
- T.O. TRELLIS  
58'-4" / 64.18' N.G.V.D.
- EXISTING ROOF T.O.S  
53'-2" / 56.8' N.G.V.D.
- MAX. BUILDING HEIGHT ALLOWED  
50'-0" / 55.85' N.G.V.D.
- ROOF DECK T.O.S  
49'-10" / 55.68' N.G.V.D.
- EXISTING SIXTH FLOOR T.O.S  
44'-10" / 50.68' N.G.V.D.
- FIFTH FLOOR F.F.E.  
36'-1" / 41.93' N.G.V.D.
- FOURTH FLOOR F.F.E.  
27'-4" / 33.18' N.G.V.D.
- THIRD FLOOR F.F.E.  
18'-7" / 24.43' N.G.V.D.
- SECOND FLOOR F.F.E.  
9'-10" / 15.68' N.G.V.D.
- BASE FLOOD ELEVATION  
2'-2 1/4" / 8.00' N.G.V.D.
- GROUND FLOOR F.F.E.  
0'-0" / 5.85' N.G.V.D.
- GRADE  
-1'-5" / 4.41' N.G.V.D.

PROPERTY LINE

21'-0"

50'-8"

6'-6"



# A-4.00 PERSPECTIVE VIEW PENNSYLVANIA AVE - NE





# A-4.01 PERSPECTIVE VIEW 9TH STREET - SW





# A-4.02 AERIAL VIEW

