

NAUTILUS SOUTH BEACH CONDITIONAL PERMIT MODIFICATION FOR

- LOBBY LOUNGE
- SIGNATURE RESTAURANT
- PATIO BAR
- POOL DECK
- GARDEN / GREEN SPACE

ZONING DATA

1. PROJECT ADDRESS: 1825 Collins Avenue

Miami Beach, Florida 33139

2. BOARD AND FILE NUMBERS: (to be determined)

3. FOLIO NUMBERS:

02-3234-071-0010 thru 02-3234-071-2640

4. YEAR CONSTRUCTED: 1950

ZONING DISTRICT:

RM-3 Multi-Family Residential District

5. BASE FLOOD ELEVATION: +8.0 NGVD

GRADE VALUE IN NGVD: +7.43 NGVD

6. ADJUSTED GRADE: +7.715 NGVD

LOT AREA: 1.411 acres (61,468 sf)

7. LOT WIDTH: 101.23' on Collins Ave LOT DEPTH:

91.61' at rear of site

8. MINIMUM UNIT SIZE: 275 sf

AVERAGE UNIT SIZE:

330 sf

646.57

9. EXISTING USE: Vacant - Prior Use - Hotel

PROPOSED USE:

Hotel

10. HEIGHT: 102.03'

11. NUMBER OF STORIES: 7 Stories with Penthouse

12. FAR: 2.0 Oceanfront Lot in an Architectural District

142,253 sf existing to remain

13. GROSS SQUARE FOOTAGE: 139,600 sf

16. NUMBER OF UNITS HOTEL: 250 Units

PEDESTAL SETBACKS

29. FRONT SETBACK: 32.29' existing
30. NORTH SIDE SETBACK: 4.31 'existing
31. SOUTH SIDE SETBACK: 5.49' existing
32. STREET FACING SIDE SETBACK: N/A
33. REAR SETBACK: 325.85' existing

TOWER SETBACKS

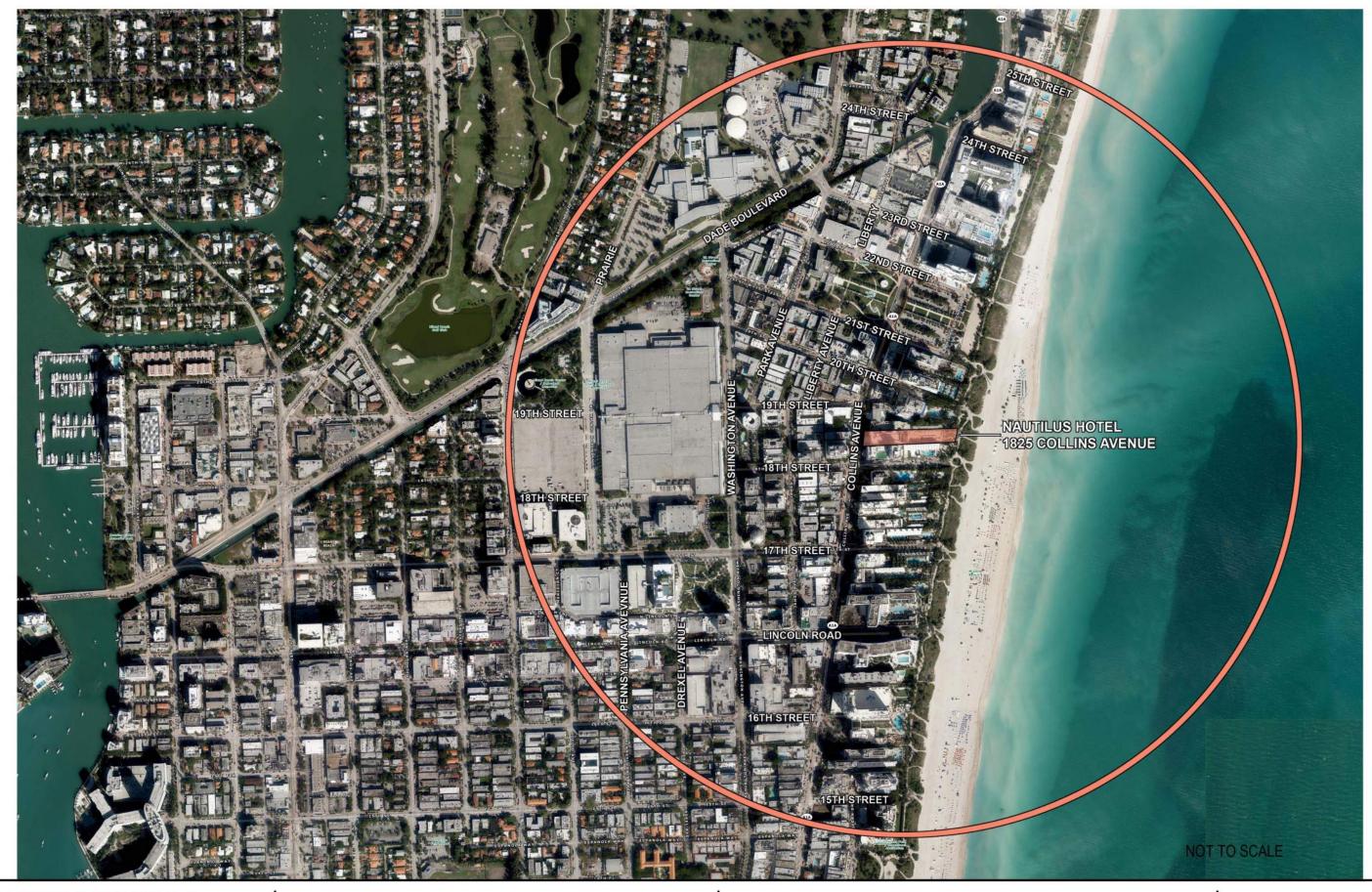
34. FRONT SETBACK: 32.29' existing
35. NORTH SIDE SETBACK: 4.31' existing
36. SOUTH SIDE SETBACK: 5.49' existing
37. STREET FACING SIDE SETBACK: N/A
38. REAR SETBACK: 325.85' existing

56. IS THIS A CONTRIBUTING BUILDING? Yes, Miami Beach Historic Properties57. LOCATED WITHIN A LOCAL HISTORIC DISTRICT? Yes, Collins Avenue Historic District

PARKING - NO EXISTING OR PROPOSED PARKING ON SITE

TYPE OF USE - REFER TO RESTAURANT AND BAR MATRIX AND PLANS

1825 Collins Avenue, Miami Beach, FL 33139



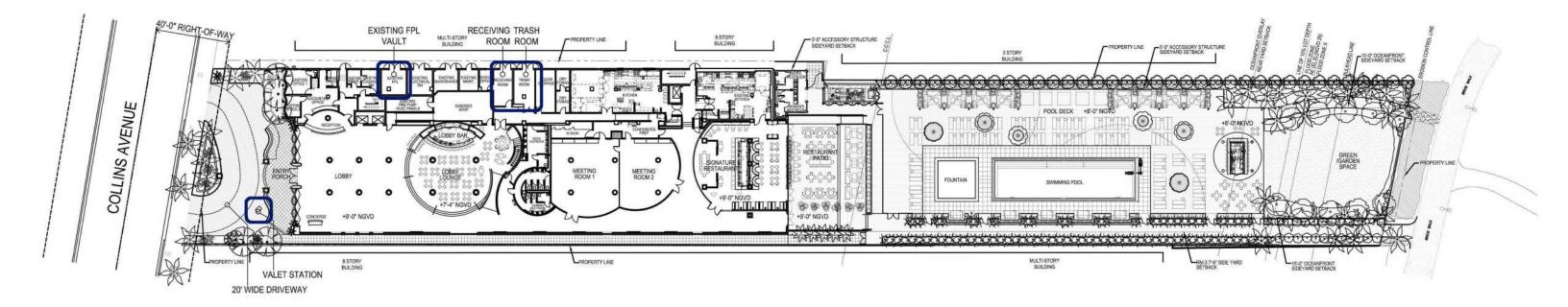


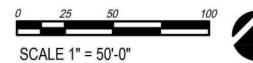
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NAUTILUS - SOUTH BEACH

1825 Collins Avenue, Miami Beach, FL 33139

LOCATION PLAN









WEST FACADE, NOVEMBER 2014



EAST FACADE FROM BEACH, NOVEMBER 2014



SOUTH SIDE YARD, NOVEMBER 2014



NORTH SIDE YARD, NOVEMBER 2014

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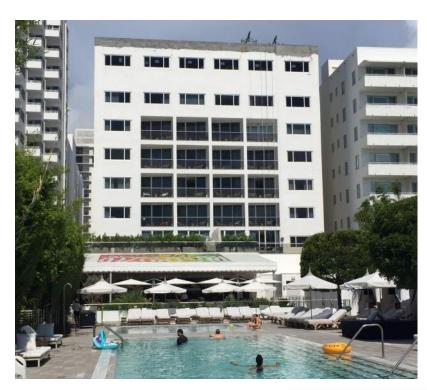
NAUTILUS - SOUTH BEACH

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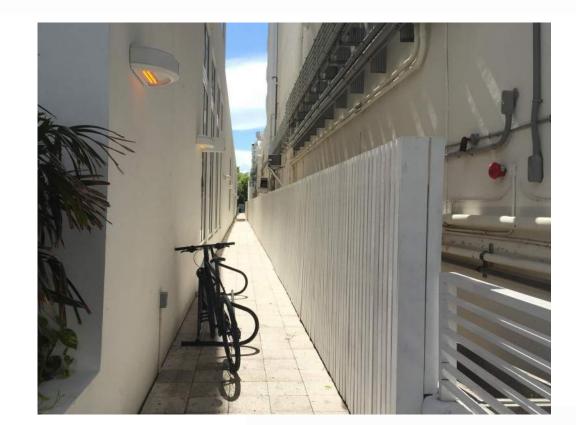
PROJECT SITE PHOTOS PREVIOUSLY SUBMITTED



WEST FACADE, MAY 2016



EAST FACADE, MAY 2016



SOUTH SIDE YARD, MAY 2016



NORTH SIDE YARD, MAY 2016

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NAUTILUS - SOUTH BEACH

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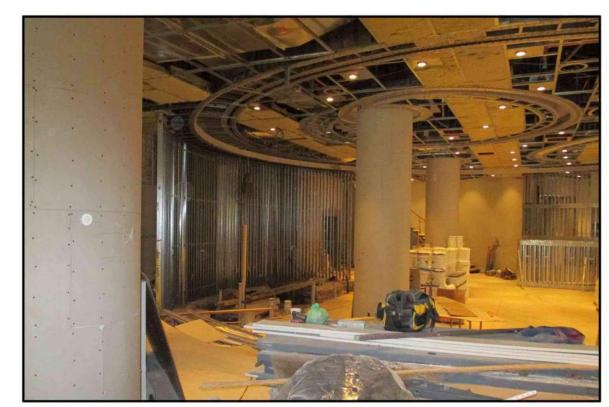
PROJECT SITE PHOTOS EXISTING CONDITIONS



HOTEL ENTRY / VALET, NOVEMBER 2014



HOTEL LOBBY, NOVEMBER 2014



LOBBY LOUNGE, NOVEMBER 2014



SIGNATURE RESTAURANT, NOVEMBER 2014

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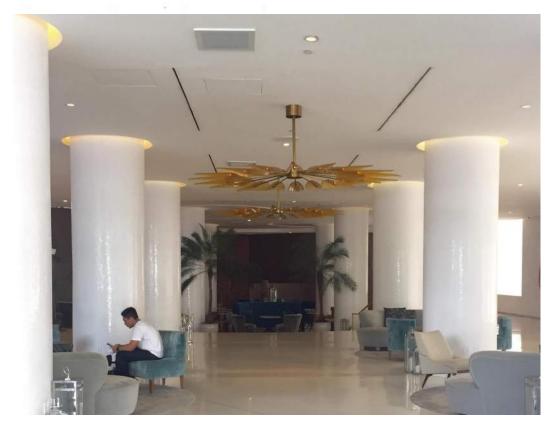
NAUTILUS - SOUTH BEACH

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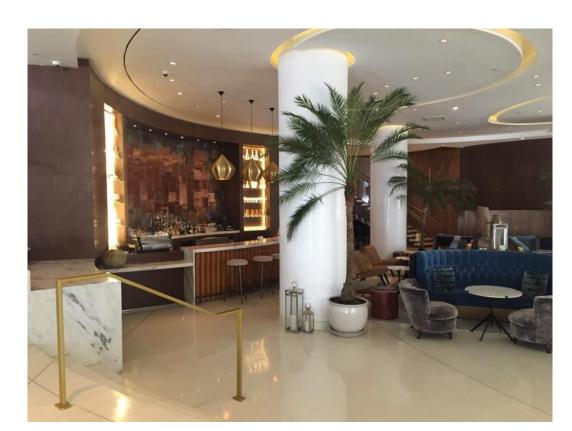
ENTRY AND INTERIOR PHOTOS PREVIOUSLY SUBMITTED



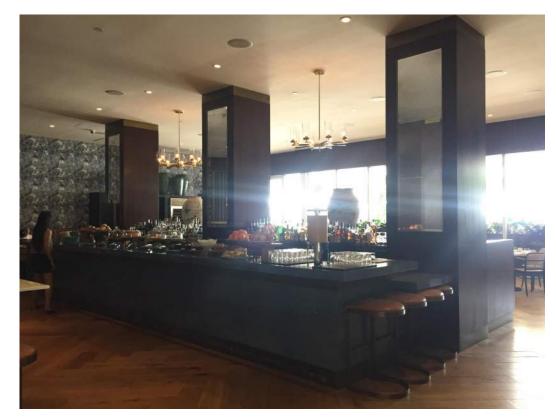
HOTEL ENTRY/VALLET, MAY 2016



HOTEL LOBBY, MAY 2016



LOBBY LOUNGE, MAY 2016



SIGNATURE RESTAURANT, MAY 2016

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NAUTILUS - SOUTH BEACH

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ENTRY AND INTERIOR PHOTOS EXISITNG CONDITIONS



POOL DECK, NOVEMBER 2014



PATIO BAR, NOVEMBER 2014



RESTAURANT PATIO, NOVEMBER 2014



GARDEN / GREEN SPACE, NOVEMBER 2014

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NAUTILUS - SOUTH BEACH 1825 Collins Avenue, Miami Beach, FL 33139

EXTERIOR PHOTOS PREVIOUSLY SUBMITTED



POOL DECK, MAY 2016



PATIO BAR, MAY 2016

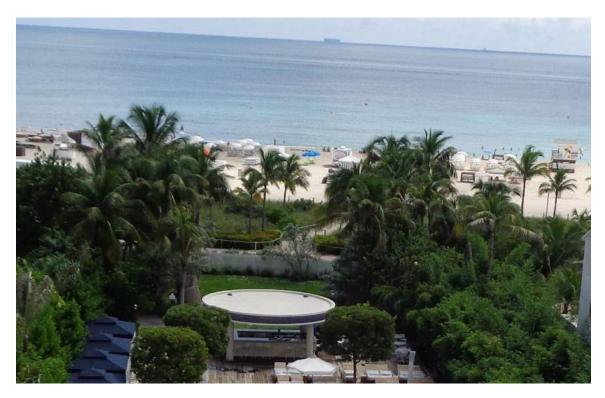


EXTERIOR PHOTOS EXISTING CONDITIONS





RESTAURANT PATIO, MAY 2016



GARDEN / GREEN SPACE, MAY 2016

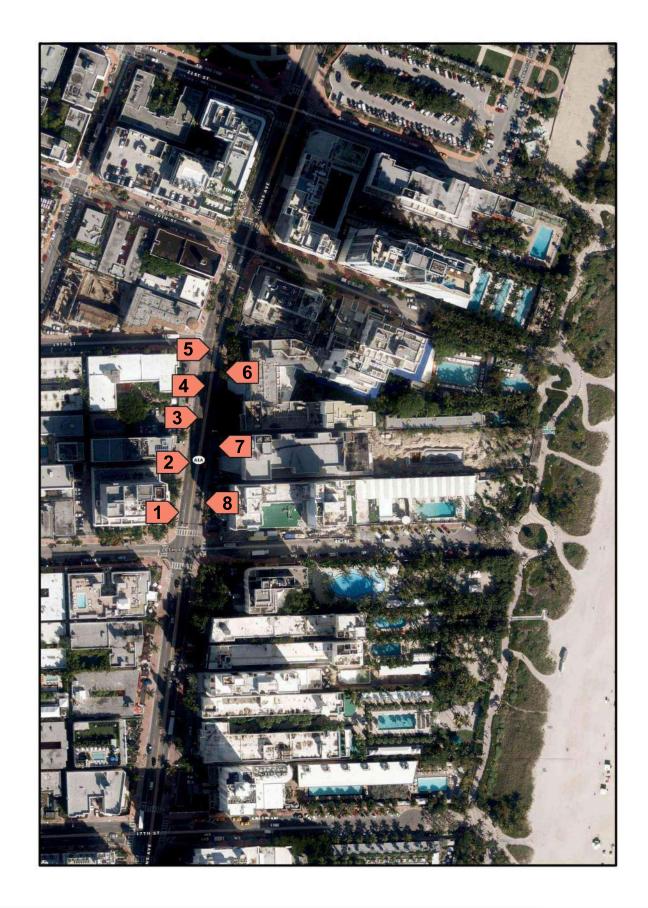


PHOTO LEGEND

- 1. SHELBORNE HOTEL AT 1801 COLLINS AVENUE FACING EAST, NOVEMBER 9, 2014.
- 2. NAUTILUS HOTEL AT 1825 COLLINS AVENUE FACING EAST, NOVEMBER 9, 2014.
- 3. SHORE CLUB AT 1901 COLLINS AVENUE FACING EAST, NOVEMBER 9, 2014.
- 4. TOWNHOUSE HOTEL GROUND FLOOR COMMERCIAL SPACES FROM 1903-1931 COLLINS AVENUE FACING EAST, NOVEMBER 9, 2014.
- 5. TOWNHOUSE HOTEL AT 150 20TH STREET FACING EAST, NOVEMBER 9, 2014.
- 6. DORCHESTER HOTEL AT 1850 COLLINS AVENUE FACING WEST, NOVEMBER 9, 2014.
- 7. 1826 RESTAURANT AND PARKING GARAGE AT 1826 COLLINS AVENUE FACING WEST, NOVEMBER 9, 2014.
- 8. 1800 COLLINS CONDOMINIUM AT 1801 COLLINS AVENUE FACING WEST, NOVEMBER 9, 2014.



NOT TO SCALE

ARQUITECTONICA

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NAUTILUS - SOUTH BEACH 1825 Collins Avenue, Miami Beach, FL 33139



1. SHELBORNE HOTEL AT 1801 COLLINS AVE. FACING EAST, NOVEMBER 2014



3. SHORE CLUB AT 1901 COLLINS AVE. FACING EAST, NOVEMBER 2014



2. NAUTILUS HOTEL AT 1825 COLLINS AVE. FACING EAST, NOVEMBER 2014



4.TOWNHOUSE HOTEL GROUND FLOOR COMMERCIAL SPACE 1903-1931 COLLINS AVE. FACING EAST, NOVEMBER 2014

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NAUTILUS - SOUTH BEACH

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CONTEXT PHOTOS



5. TOWNHOUSE HOTEL AT 150 20TH STREET FACING EAST, NOVEMBER 2014



7. 1826 RESTAURANT/PARKING GARAGE AT 1826 COLLINS AVE. FACING WEST, NOVEMBER 2014



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6. DORCHESTER HOTEL AT 1850 COLLINS AVE. FACING WEST, NOVEMBER 2014



8. 1800 COLLINS CONDOMINIUM AT 1801 COLLINS AVE. FACING WEST, NOVEMBER 2014

CONTEXT PHOTOS



HOTEL EXTERIOR, APRIL 2011



HOTEL LOBBY, 2010



LOBBY BAR, APRIL 2011



RESTAURANT, 2010

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NAUTILUS - SOUTH BEACH

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HOTEL AND RESTAURANT PRIOR TO CONSTRUCTION



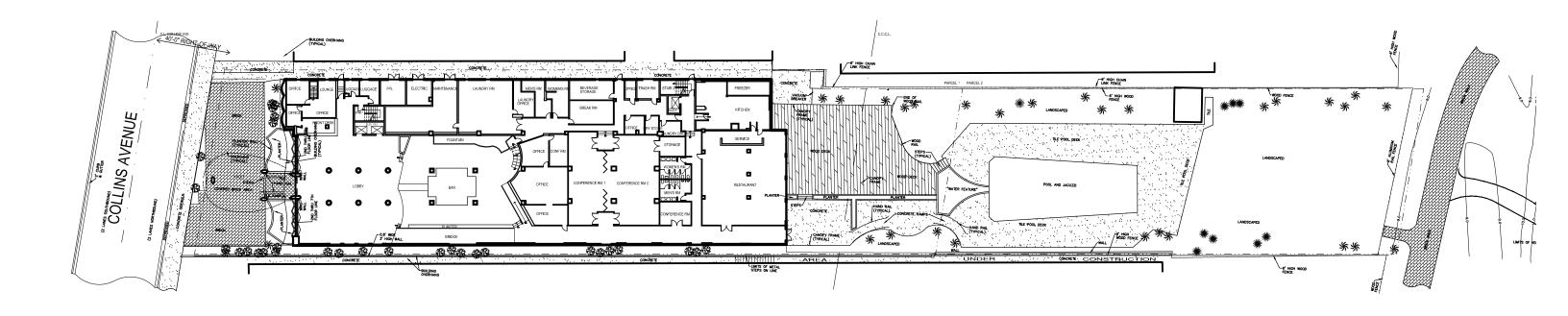
POOL DECK, APRIL 2011



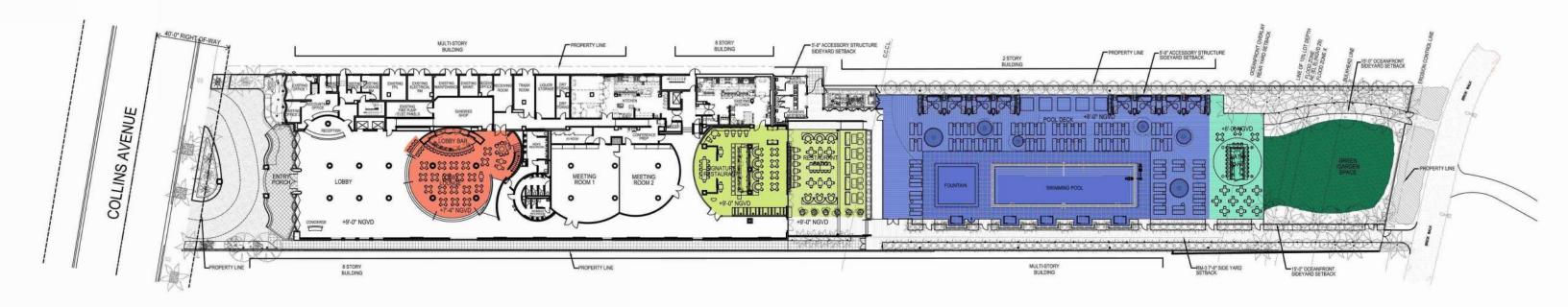
RESTAURANT PATIO, 2010



REAR HOTEL EXTERIOR, APRIL 2011



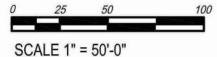
SCALE 1'' = 50'-0''



Nautilus Hotel - Conditional Use Permit - Restaurant & Bar Venues Matrix

Venue*	Location	Seating	Occupancy	Hours of Operation	Concept	Music & Entertainment
Lobby Lounge	West Lobby West Lobby 106 119 casual continental breakfast from 7:00am to 11:00am 11:00am to 5:00am for bar/lounge operation 11:00am to 5:00am for bar/lounge operation transition into a cocktail bar/lounge with local flare, focusing on signature cocktails and light bites from 11:00am to 5:00am signature restaurant serving as the hotel's three-meal-a day restaurant with breakfast, lunch and an upscale fine dining for dinner 11:30am to 4:00pm for lunch 109 outside 138 inside 168 outside 17:00am to 2:00am for dinner 7:00am to 2:00am primarily providing exclusive pool deck for		11:00am transition into a cocktail bar/lounge with local flare, focusing on signature cocktails	amplified background musi from 7:00am to 11:00am amplified music as "entertainment" by DJ from 11:00am to 5:00am		
Signature Restaurant			amplified background music			
Pool Deck			hotel guests alternate use as bar/lounge area open to the general public, with priority for hotel	amplified background musincluding music played by at a volume that does not interfere with normal conversation**		
Patio Bar Outdoor 67 75 also providing personalized deck and garden primarily providing exclusive with casual dining for hotel goperating as an alternate ba		primarily providing exclusive outdoor bar with casual dining for hotel guests, but also operating as an alternate bar/lounge area open to the general public, with priority for	amplified background music including music played by D at a volume that does not interfere with normal conversation**			
Garden/Green Space	Outdoor East	N/A	137	9:00am to 2:00am, depending on use**	relaxation area, primarily for hotel guests**	amplified background music including music played by D at a volume that does not interfere with normal conversation**

^{*}The meeting rooms in the center lobby are excluded from this analysis under Section 142-1361, since they will not be operated as restaurant or bar/lounge areas open to the general public, but instead will be only be utilized for those uses customarily associated with a hotel, such as a wedding, banquet or corporate meeting.



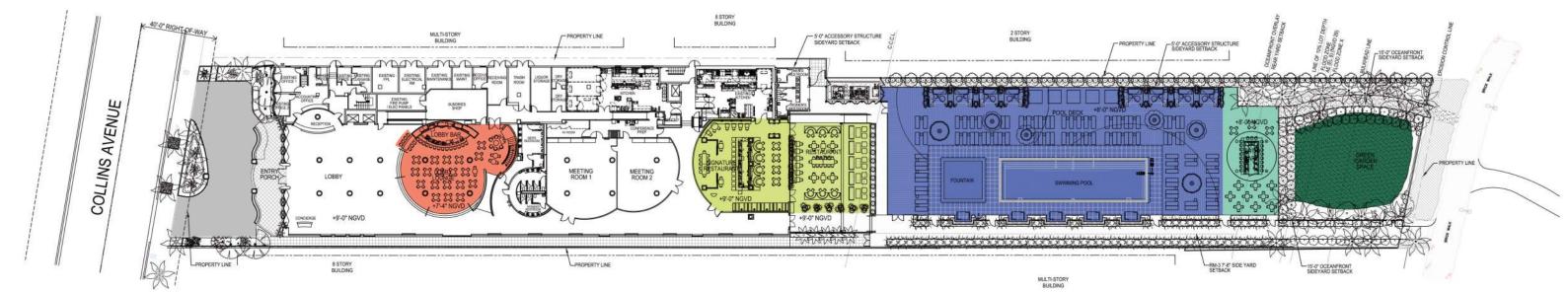


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NAUTILUS - SOUTH BEACH

PREVIOUSLY APPROVED FLOOR PLAN WITH RESTAURANT AND BAR VENUE MATRIX

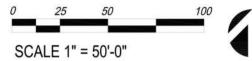
^{**}These Venues will alternatively operate as those uses customarily associated with a hotel, such as a wedding, banquet or corporate meeting, and events operating pursuant to a Special Event permit issued by the City, which will, in some instances, have "entertainment" and extend beyond the maximum hours of operation described above.



Nautilus Hotel - Conditional Use Permit - Restaurant & Bar Venues Matrix

Venue*	Location	Seating	Occupancy**	Hours of Operation	Concept	Music & Entertainment
Lobby Lounge	West Lobby	106	146	7:00am to 11:00am for casual continental breakfast	breakfast dining consisting of casual continental breakfast from 7:00am to 11:00am	amplified background music from 7:00am to 11:00am amplified music as
				11:00am to 5:00am for bar/lounge operation	transition into a cocktail bar/lounge with local flare, focusing on signature cocktails and light bites from 11:00am to 5:00am	"entertainment" by DJ from 11:00am to 5:00am
Signature	East	209 total	294 total	7:00am to 11:30am for breakfast	signature restaurant serving as the hotel's three-meal-a day restaurant with	amplified background music
Restaurant	Lobby and	200 1014	20 / 10141		breakfast, lunch and an upscale fine	
	Patio	100 inside 109 outside	109 inside 185 outside	11:30am to 4:00pm for lunch	dining for dinner	
	·			7:00pm to 2:00am for dinner		
Pool Deck	Outdoor	142	403	7:00am to 2:00am	primarily providing exclusive pool deck for hotel guests	amplified background music including music played by D at a volume that does not
					alternate use as bar/lounge area open to the general public, with priority for hotel guests**	interfere with normal conversation**
Patio Bar	Outdoor	67	139	9:00am to 2:00am	outdoor bar with 9 tables for casual dining, also providing personalized	amplified background music including music played by D
		10800	1.50		service for pool deck and garden	at a volume that does not interfere with normal
					primarily providing exclusive outdoor bar with casual dining for hotel guests, but	conversation**
					also operating as an alternate bar/lounge area open to the general public, with priority for hotel guests**	
Garden/Green Space	Outdoor East	N/A	N/A			

bar/lounge areas open to the general public, but instead will be only be utilized for those uses customarily associated with a hotel, such as a wedding, banquet or corporate meeting.





ARQUITECTONICA

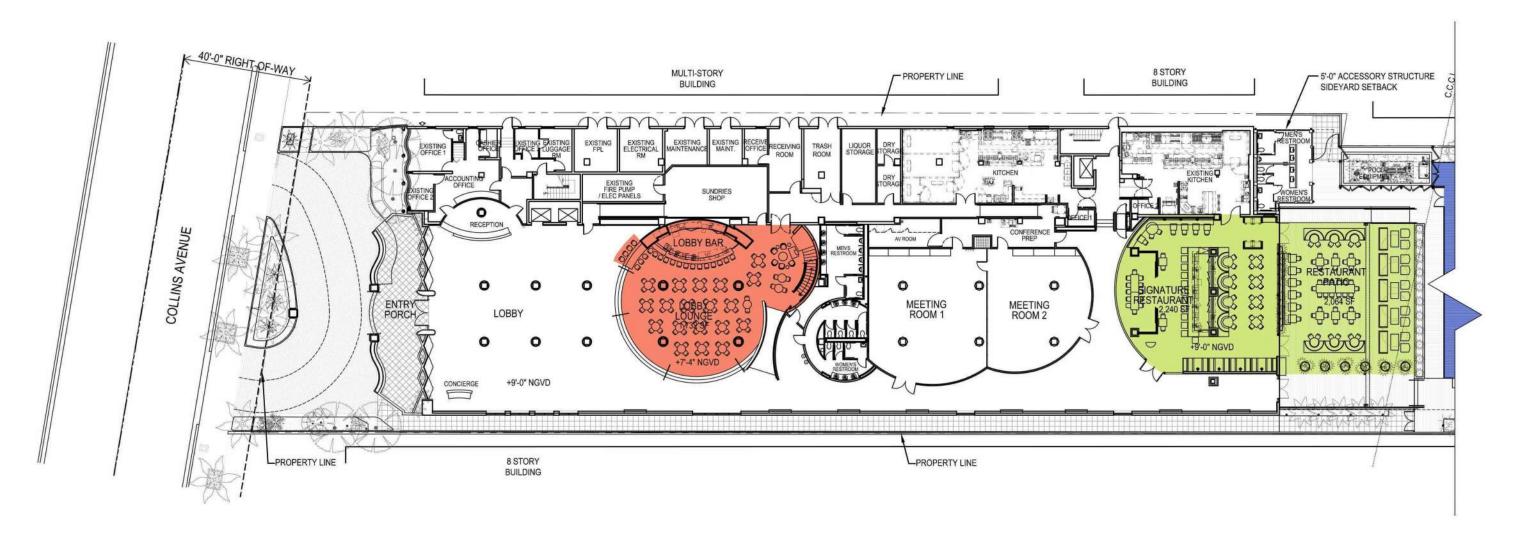
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NAUTILUS - SOUTH BEACH

1825 Collins Avenue, Miami Beach, FL 33139

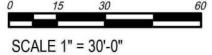
EXISTING FLOOR PLAN WITH RESTAURANT AND BAR VENUE MATRIX

^{**}Per City of Miami Beach fire department occupant content certificate

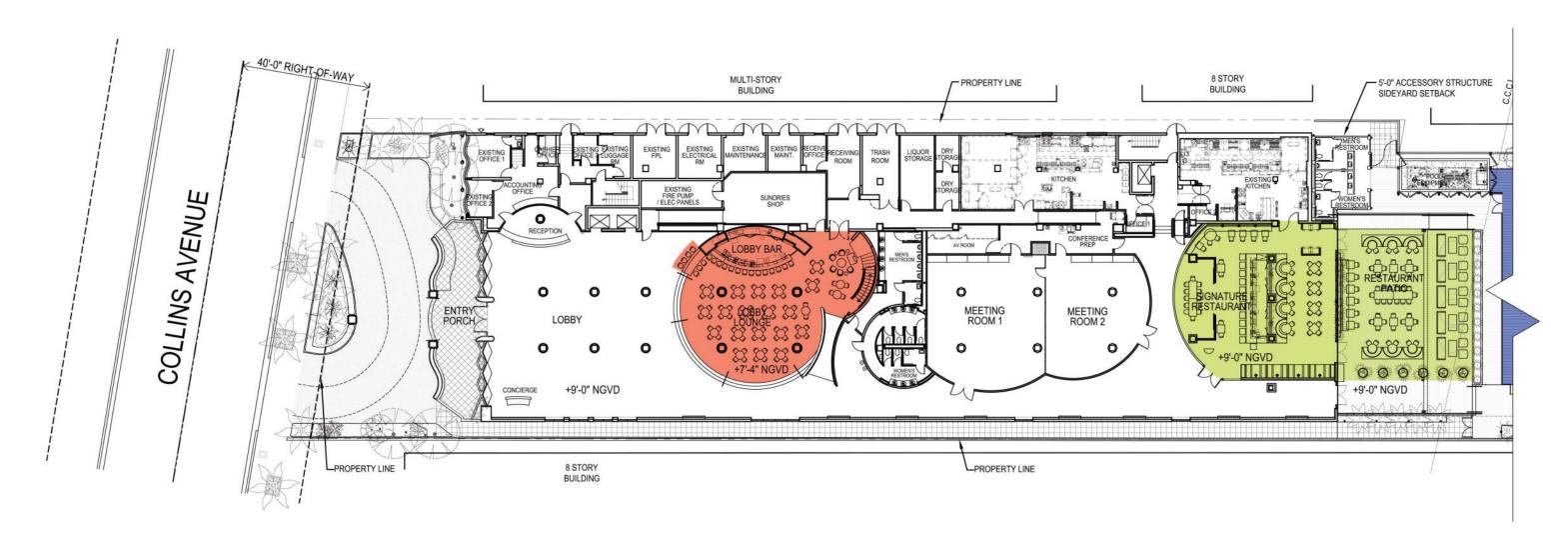


INTERIOR RESTAURANT AND BAR VENUES

7	SEAT COUNT	OCCUPANCY	FLOOR AREA
LOBBY LOUNGE	106	119	1,732 SF
SIGNATURE RESTAURANT	100	138	2,240 SF
TOTAL	206	257	3,972 SF



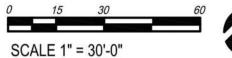




INTERIOR RESTAURANT AND BAR VENUES

	SEAT COUNT	OCCUPANCY*	FLOOR AREA
LOBBY LOUNGE	106	146	1,732 SF
SIGNATURE RESTAURANT	100	109	2,240 SF
TOTAL	206	255	3,972 SF

*PER CITY OF MIAMI BEACH FIRE DEPARTMENT OCCUPANT CONTENT CERTIFICATE





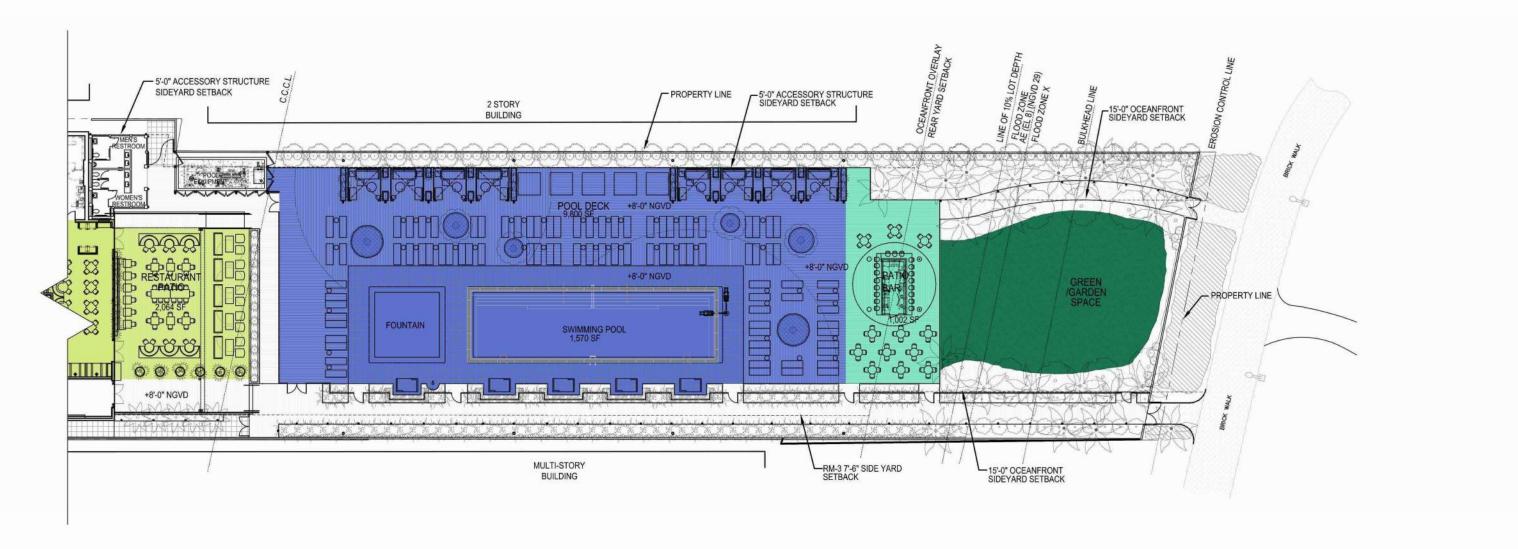
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NAUTILUS - SOUTH BEACH

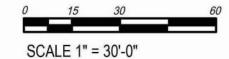
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EXISTING LOBBY FLOOR PLAN WITH RESTAURANT AND BAR VENUES



EXTERIOR RESTAURANT AND BAR VENUES

	SEAT COUNT	OCCUPANCY	FLOOR AREA	
RESTAURANT PATIO	109	168	2,064 SF	
POOL DECK	142	359	11,370 SF	
PATIO BAR	67	75	1,002 SF	
GARDEN / GREEN SPACE	N/A	137	4,100 SF	
TOTAL	318	739	18,536 SF	

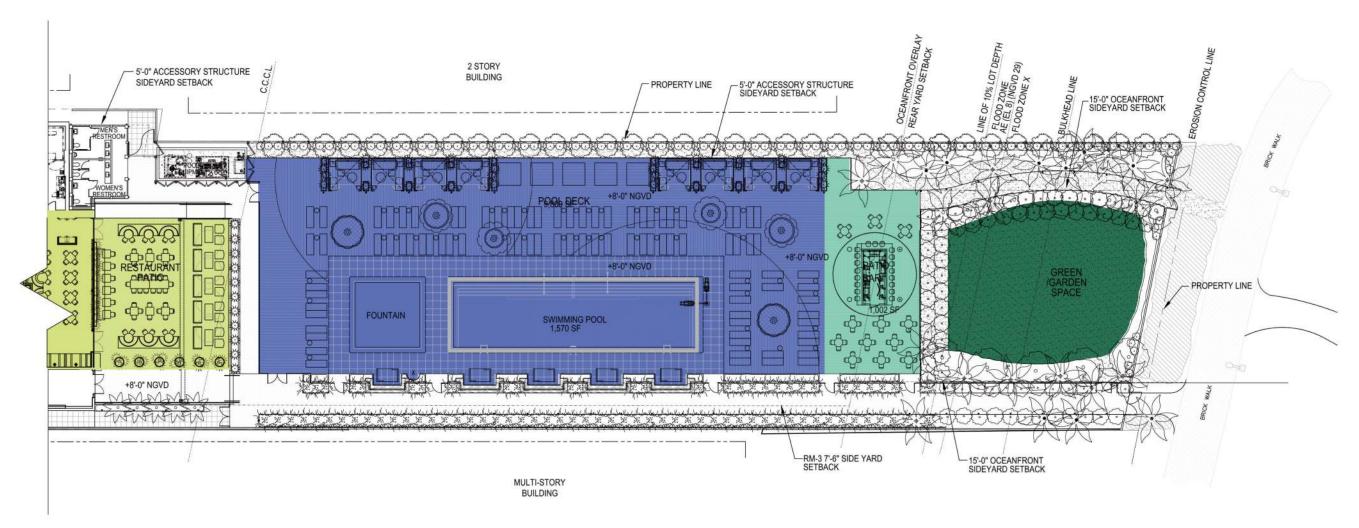




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NAUTILUS - SOUTH BEACH

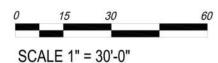
PREVIOUSLY APPROVED REAR YARD PLAN WITH RESTAURANT AND BAR VENUES



EXTERIOR RESTAURANT AND BAR VENUES

	SEAT COUNT	OCCUPANCY*	FLOOR AREA
RESTAURANT PATIO	109	185	2,064 SF
POOL DECK	142	403	11,370 SF
PATIO BAR	67	139	1,002 SF
GARDEN / GREEN SPACE	N/A	N/A	4,100 SF
TOTAL	318	727	18,536 SF

*PER CITY OF MIAMI BEACH FIRE DEPARTMENT OCCUPANT CONTENT CERTIFICATE





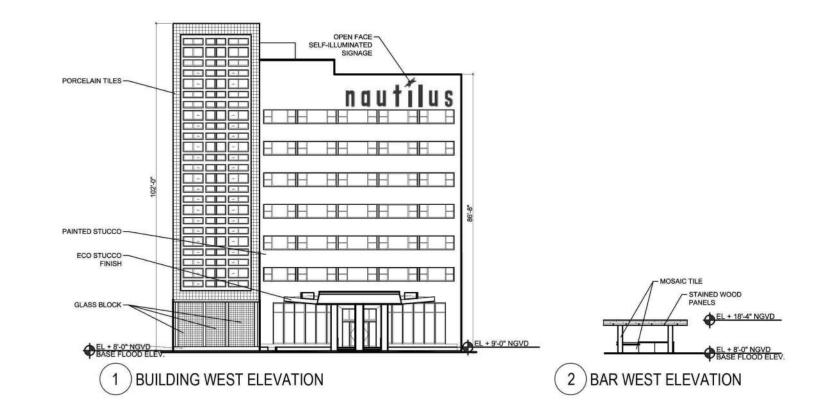
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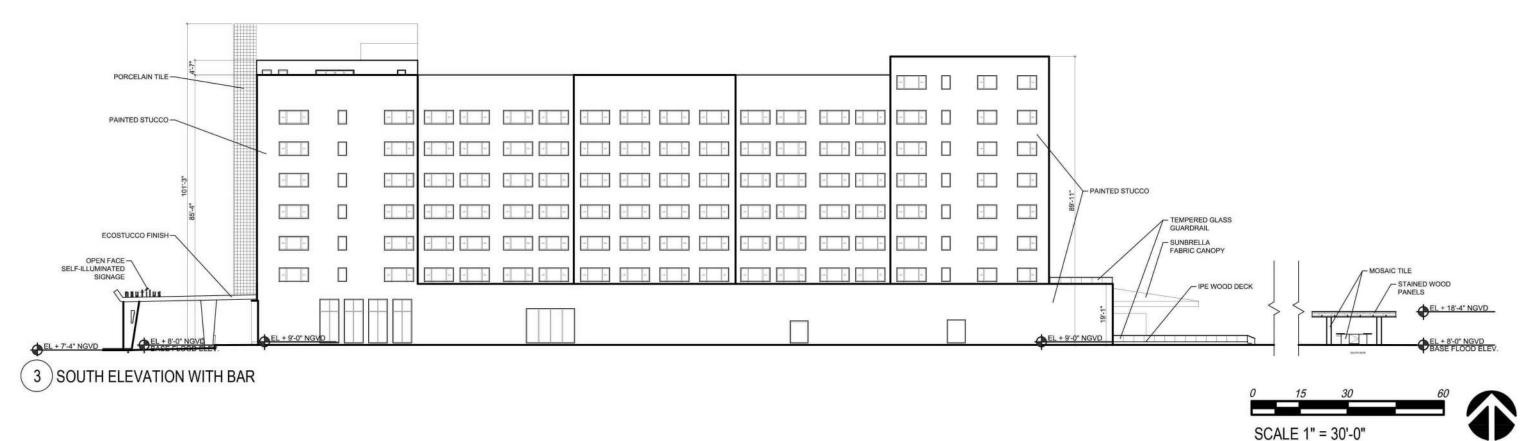
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NAUTILUS - SOUTH BEACH

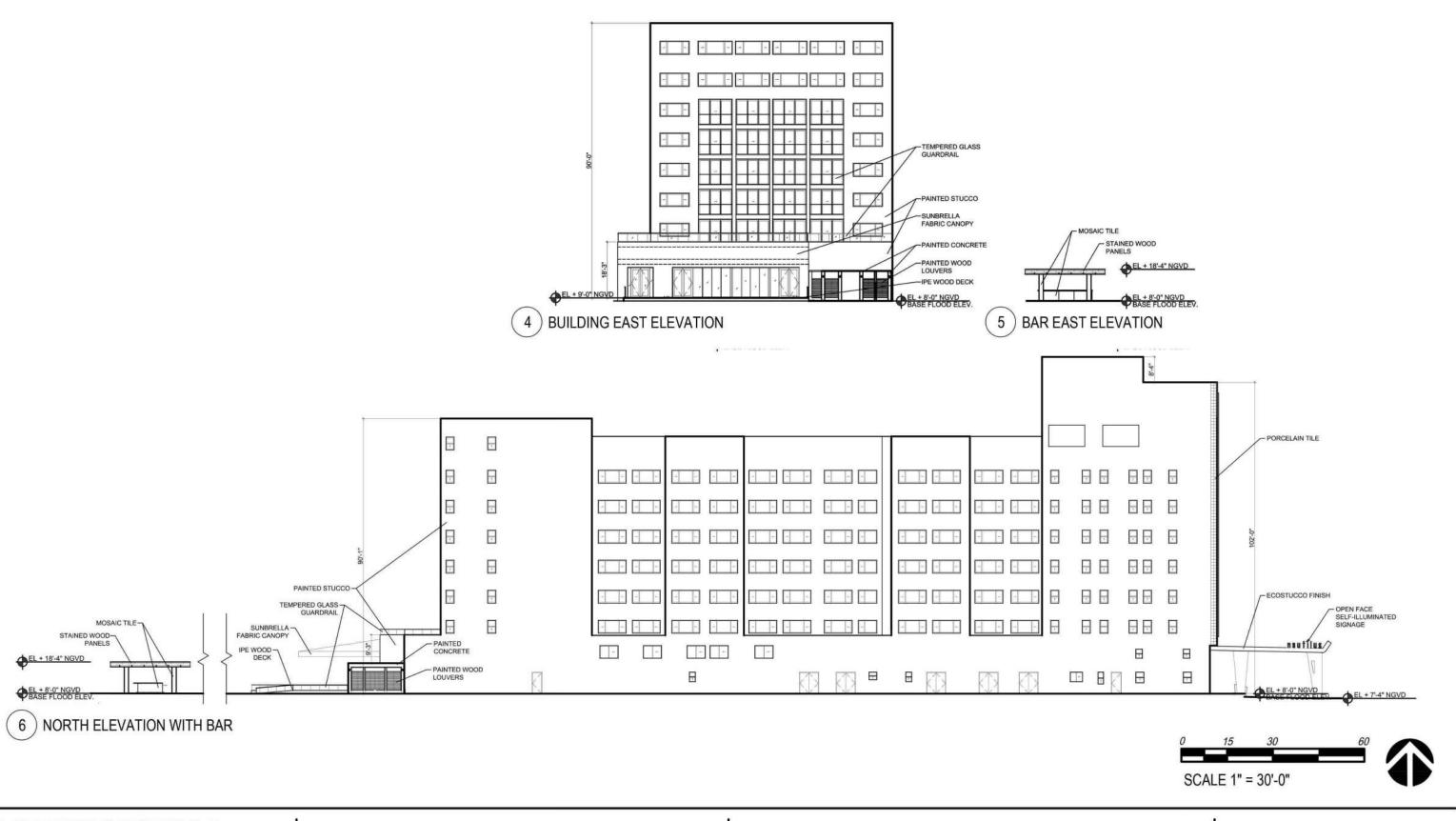
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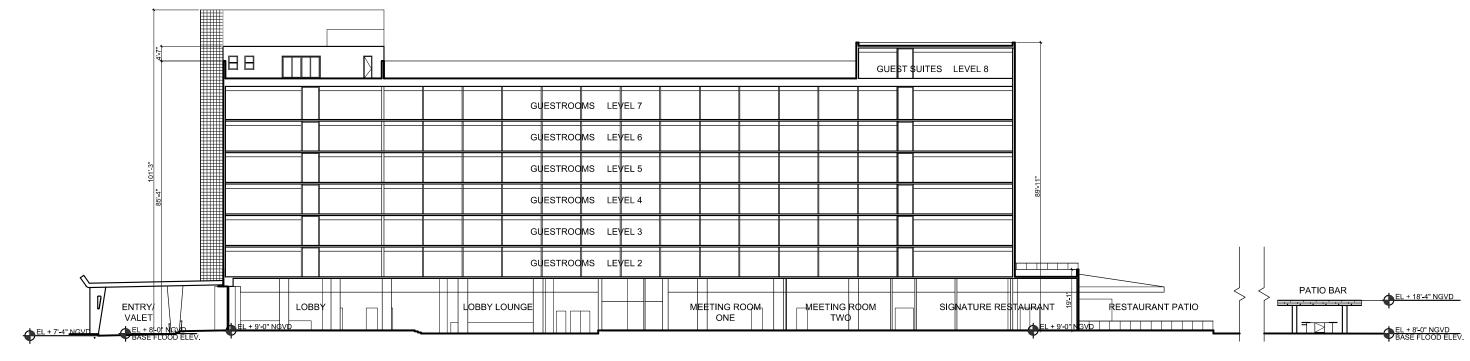
EXISTING REAR YARD PLAN WITH RESTAURANT AND BAR VENUES



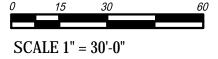


2900 Oak Avenue, Miami, FL 33133 T 305.372.1812 F 305.372.1175 WEST AND SOUTH ELEVATIONS

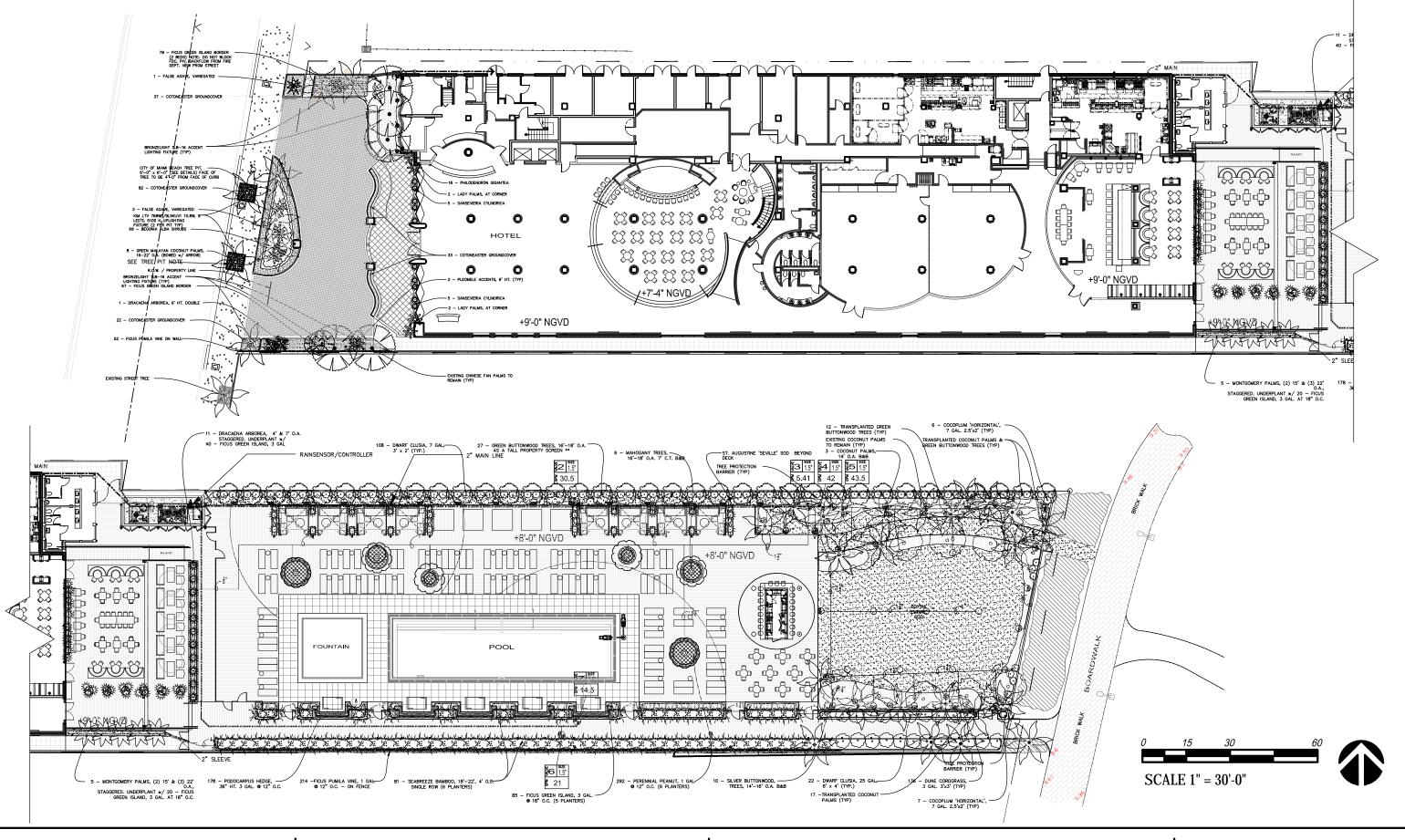




1 BUILDING SECTION LOOKING NORTH







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NAUTILUS - SOUTH BEACH

1825 Collins Avenue, Miami Beach, FL 33139

LANDSCAPE PLAN

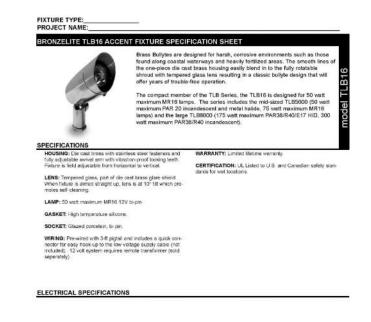
		WEST PLAN	T LIST			
TREE	S AND PALMS					
QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPECS	COMM	MENTS
8	Coconut Palms	Cocos nuciferous 'Green Malayan'	B & B	16'-22' o.a.	Bowed a	as shown
SHRU	BS, GROUNDCOVER	AND VINES				
69	Begonia Alba	Begonia odorata 'Alba'	3 gal.	18" o.c.		
174	Cotoneaster	Cotoneaster sp.	3 gal.	12" o.c.		
1	Dracaena, Double	Dracaena arborea	15 gal.	6' ht., double	Collected specim	en w/ LA approva
4	False Agave, variegated	Furcraea foetida	7 gal.	36" spr		
145	Ficus Green Island	Ficus microcarpa	3 gal.	18" o.c.		
52	Ficus Vine	Ficus pumila	1 gal.	12" o.c.		
4	Lady Palm	Rhapis excelsa	7 gal.	4'-5' ht		
16	Philodendron Giganteum	Philodendron giganteum	7 gal.	36" o.c.		
2	Pleomele 'Song of Jamaica'	Pleomele reflexa	7 gal.	6' ht.		
10	Sansevieria Cylindrical	Sansevieria cylindrica	1 gal.	18" o.c.		
NOTE	S:					
If there a	re any discrepancies between q	uantities on plan versus quantities fro	m plant list,	the plans take pro	ecedence.	
All lands	cape areas to be irrigated with a	an automatic sprinkler system with 10	0% coverag	e and 100 % overl	ap between heads.	
All sod a	reas to receive 2" of 80 / 20 lake	e wales floratam sand / top soil mix				
Mulch all	planting beds with 3 * of cypre:	ss or eucalyptus mulch				
Planting	beds should receive 4 " of "qua	rters mix" planting soil				
All plant	material to be Florida #1 or bett	er				

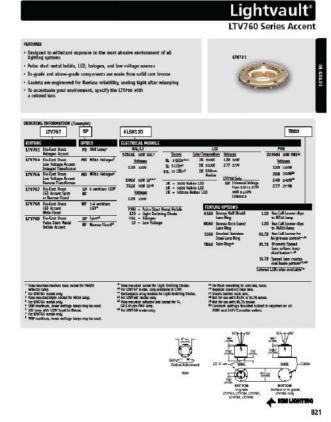
		EAST PLA	NT LIS	51		
TDEE	S AND PALMS					
	COMMON NAME	BOTANICAL NAME	SIZE	SPECS		MENTS
QTY 3	Coconut Palms	Cocos nuciferous 'Green Malayan'	B & B	14' o.a.		as shown
27	Green Buttonwood Trees	Conocarpus erectus	B&B	16' x 7'	Bowed	as snown
5	Montgomery Palms	Veitchia montgomeriana	B&B	15' & 22' o.a.	(2) at 221 a a	/71 at 451 a a
81	Seabreeze Bamboo	Bambusa malingensis				. (2) at 15' o.a. ch, minimum
10	Silver Buttonwood Trees		100 gal. B & B	18'-22' o.a. 16' x 8'		cn, minimum i trunk
6		Conocarpus erectus sericerus		17,000		
0	Mahogany Trees	Sweitenia mahagoni	B&B	16'-18' x 7'	/ de	ar trunk
SHRU	BS, GROUNDCOVER	AND VINES				
5	Dracaena Arborea	Dracaena arborea	TBD	4' height		
6	Dracaena Arborea	Dracaena arborea	TBD	7' height		
136	Dune Cordgrass	Spartina bakeri	3 gal.	3' x 3'	3'	O.C.
23	Dwarf Clusia	Clusia guttifera	25 gal.	6' x 4'	±5	o.c.
119	Dwarf Clusia	Clusia guttifera	7 gal.	3' x 2.5'	3 betwee	n each tree
145	Ficus Green Island	Ficus microcarpa 'Green Island'	3 gal.	18" o.c.		
214	Ficus Vine	Ficus pumilia	1 gal.	12" o.c.	on	fence
292	Perennial Peanut	Arachis glabrata	3 gal.	12" o.c.		
86	Podocarpus Hedge	Podocarpus macrophyllus	3 gal.	12" o.c.	in tight spa	ces at fence
NOTE	c.					
		niner sizes shown, then specs trump the	o apptoinan	Contractor to main on	a aiza un ta maat	haiabthiúdth ar
i piarits i	are not available in listed conta	liner sizes snown, then specs trump th	e container.	Contractor to move on	e size up to meet	neigni/ width sp
If there a	re any discrepancies between	quantities on plan versus quantities from	m plant list,	the plans will always to	ake precedence	
			200			
All lands	cape areas to be imgated with	an automatic sprinkler system with 10	0% coverag	e & 100% overlap betw	een heads	
All sod a	reas to receive 2° of 80 / 20 La	ske Wales floratam sand / top soil mix				
Mulch all	planting beds with 3" of recyc	led Eco mulch. To be approved by L.A.				
Planting	beds should receive 4" of "qua	arters mix" planting soil				
All plant	material to be Florida #1 or be	tter				

D COUTU DE LOU

	TRANSPLANT LIST								
Tree #	Common Name	Scientific Name	DBH	Height	Spread	Condition	Dispostion		
683	Coconut Palm	Cocos nuciferia	6"	25'	24'	Good	Transplant		
712	Coconut Palm	Cocos nucifera	8"	30'	30'	Good	Transplan		
713	Coconut Palm	Cocos nucifera	8"	30'	30'	Good	Transplan		
714	Coconut Palm	Cocos nucifera	8"	30'	30'	Good	Transplan		
715	Coconut Palm	Cocos nucifera	12"	30'	24'	Good	Transplan		
716	Coconut Palm	Cocos nucifera	12"	35'	24'	Good	Transplan		
717	Coconut Palm	Cocos nucifera	10"	30'	24'	Good	Transplan		
718	Coconut Palm	Cocos nucifera	12"	30'	24'	Good	Transplan		
721	Coconut Palm	Cocos nucifera	9"	35'	24'	Good	Transplan		
722	Coconut Palm	Cocos nucifera	9"	35'	24'	Good	Transplan		
723	Coconut Palm	Cocos nucifera	9"	35'	24'	Good	Transplan		
724	Coconut Palm	Cocos nucifera	8"	35'	24'	Good	Transplan		
725	Coconut Palm	Cocos nucifera	8"	35'	24'	Good	Transplan		
727	Coconut Palm	Cocos nucifera	10"	35'	24'	Good	Transplan		
728	Coconut Palm	Cocos nucifera	12"	37'	30'	Good	Transplan		
729	Coconut Palm	Cocos nucifera	12"	37'	30'	Good	Transplan		
730	Coconut Palm	Cocos nucifera	10"	32'	24'	Good	Transplan		
822	Green Buttonwood	Conocarpus erectus	3"	10'	4'	Good	Transplan		
823	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
824	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
825	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
826	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
827	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
828	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
829	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
830	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
831	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
832	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		
833	Green Buttonwood	Conocarpus erectus	3"	12'	4'	Good	Transplan		

CONTINENTAL HOTEL





ARQUITECTONICA

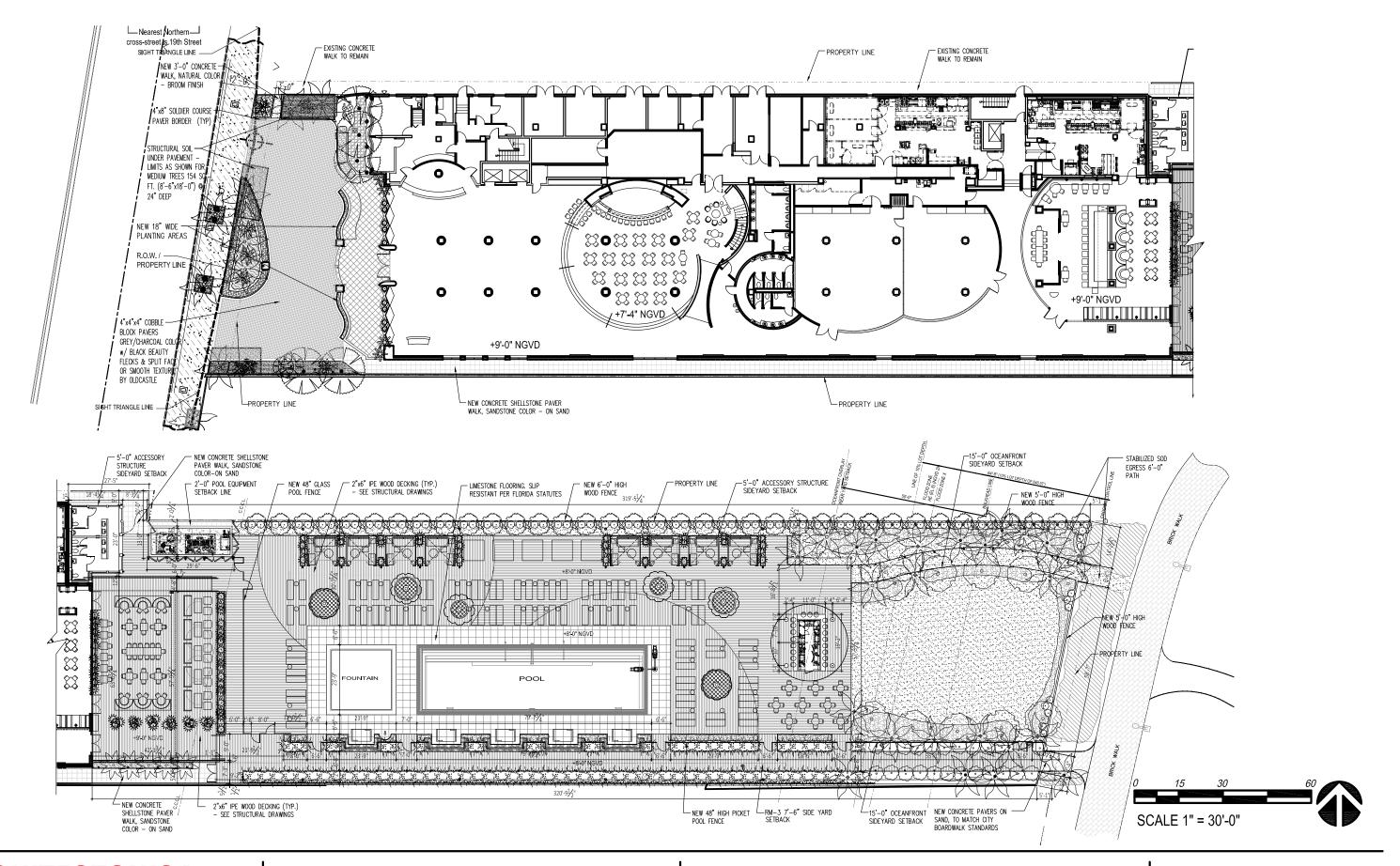
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HARDSCAPE PLAN