



NAUTILUS SOUTH BEACH CONDITIONAL  
PERMIT MODIFICATION FOR

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

**ARQUITECTONICA**

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

**NAUTILUS - SOUTH BEACH**

1825 Collins Avenue, Miami Beach, FL 33139

COVER PAGE

May 23, 2016  
Conditional Use Permit  
Board Submission

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 91.61' at rear of site	LOT DEPTH:	646.57'
8. MINIMUM UNIT SIZE:	275 sf	AVERAGE UNIT SIZE:	330 sf
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

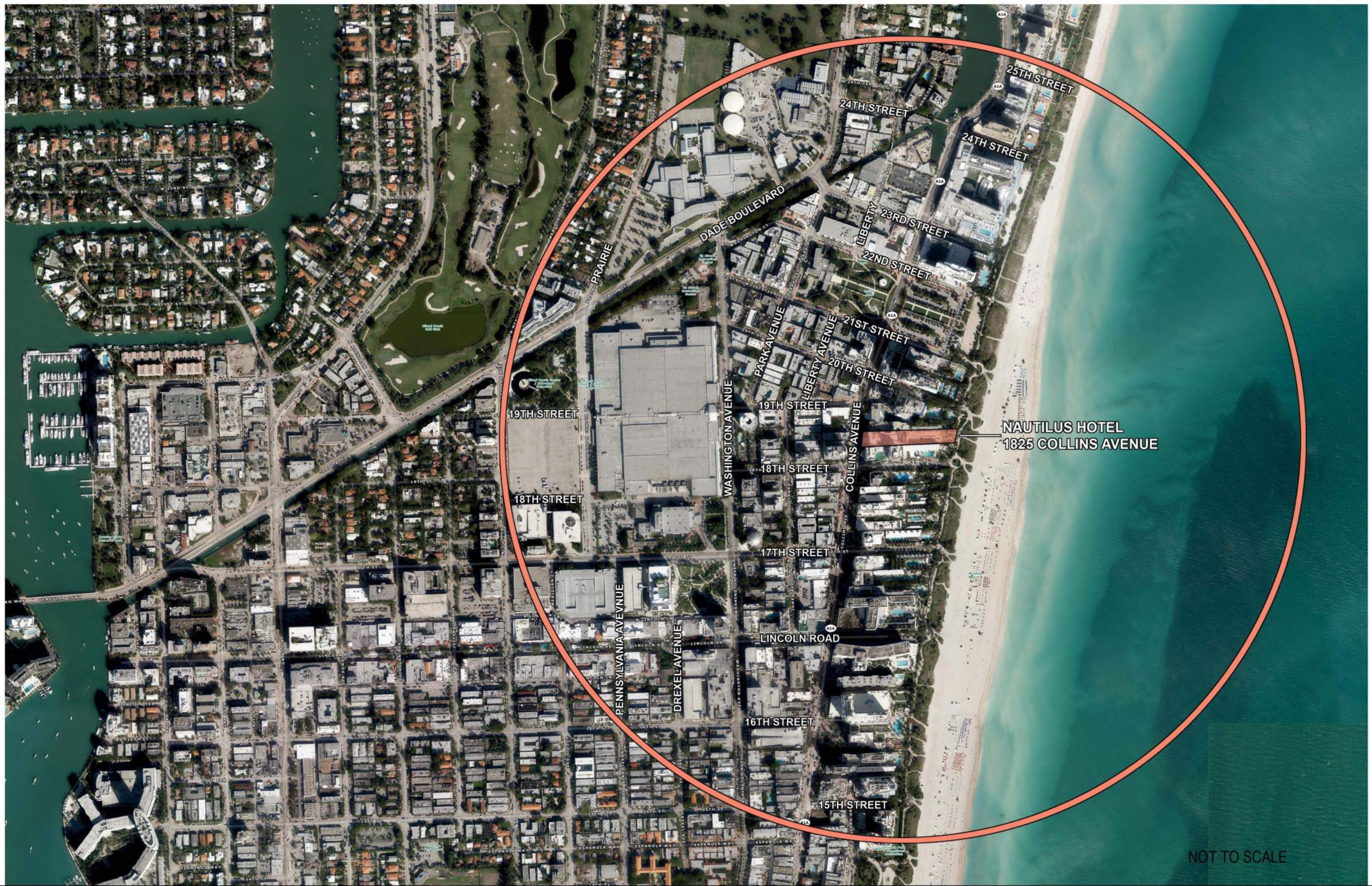
TOWER SETBACKS

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 Properties
57. 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





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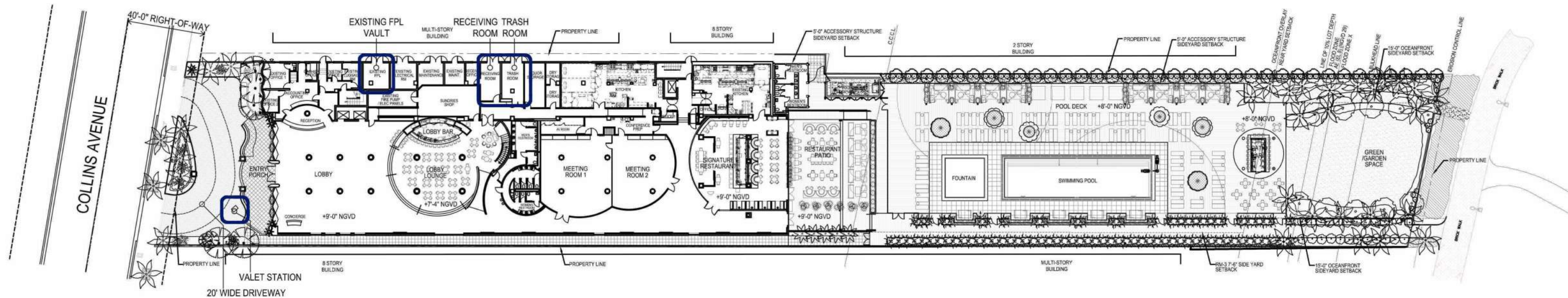
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**LOCATION PLAN**

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SITE PLAN PREVIOUSLY APPROVED

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WEST FACADE, NOVEMBER 2014



SOUTH SIDE YARD, NOVEMBER 2014



EAST FACADE FROM BEACH, NOVEMBER 2014



NORTH SIDE YARD, NOVEMBER 2014

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PROJECT SITE PHOTOS PREVIOUSLY  
SUBMITTED

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WEST FACADE, MAY 2016



SOUTH SIDE YARD, MAY 2016



EAST FACADE, MAY 2016



NORTH SIDE YARD, MAY 2016





HOTEL ENTRY / VALET, NOVEMBER 2014



LOBBY LOUNGE, NOVEMBER 2014



HOTEL LOBBY, NOVEMBER 2014



SIGNATURE RESTAURANT, NOVEMBER 2014

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ENTRY AND INTERIOR PHOTOS  
PREVIOUSLY SUBMITTED

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HOTEL ENTRY/VALLET, MAY 2016



LOBBY LOUNGE, MAY 2016



HOTEL LOBBY, MAY 2016



SIGNATURE RESTAURANT, MAY 2016

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ENTRY AND INTERIOR PHOTOS EXISTING  
CONDITIONS

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POOL DECK, NOVEMBER 2014



RESTAURANT PATIO, NOVEMBER 2014



PATIO BAR, NOVEMBER 2014



GARDEN / GREEN SPACE, NOVEMBER 2014

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EXTERIOR PHOTOS PREVIOUSLY  
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POOL DECK, MAY 2016



RESTAURANT PATIO, MAY 2016



PATIO BAR, MAY 2016



GARDEN / GREEN SPACE, MAY 2016

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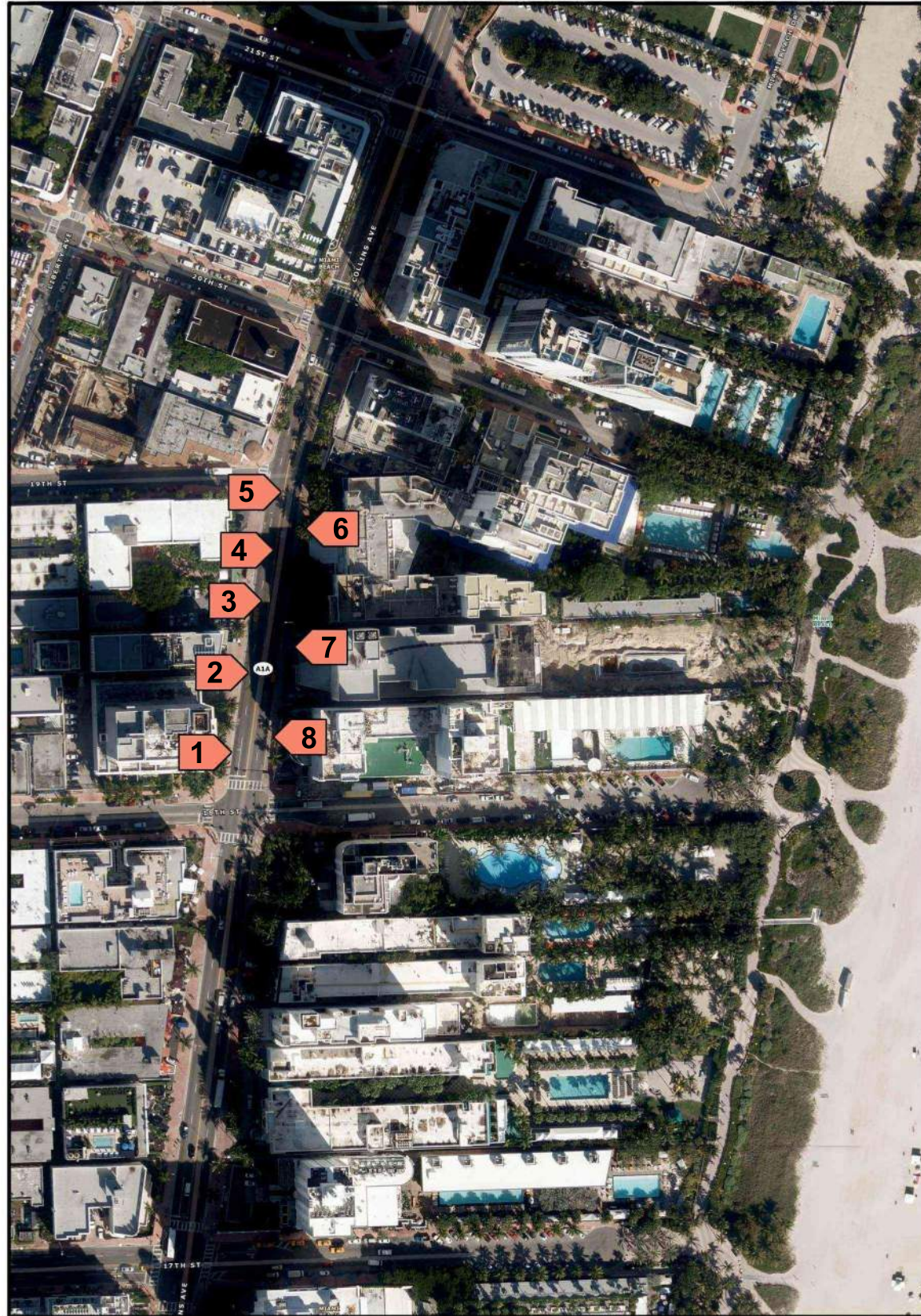
**NAUTILUS - SOUTH BEACH**

1825 Collins Avenue, Miami Beach, FL 33139

EXTERIOR PHOTOS EXISTING CONDITIONS

May 23, 2016  
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## 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



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CONTEXT PHOTOS KEY PLAN  
PREVIOUSLY SUBMITTED

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



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



3. SHORE CLUB AT 1901 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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CONTEXT PHOTOS

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



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



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



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

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CONTEXT PHOTOS

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HOTEL EXTERIOR, APRIL 2011



LOBBY BAR, APRIL 2011



HOTEL LOBBY, 2010



RESTAURANT, 2010

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HOTEL AND RESTAURANT PRIOR TO  
CONSTRUCTION

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POOL DECK, APRIL 2011



RESTAURANT PATIO, 2010



REAR HOTEL EXTERIOR, APRIL 2011

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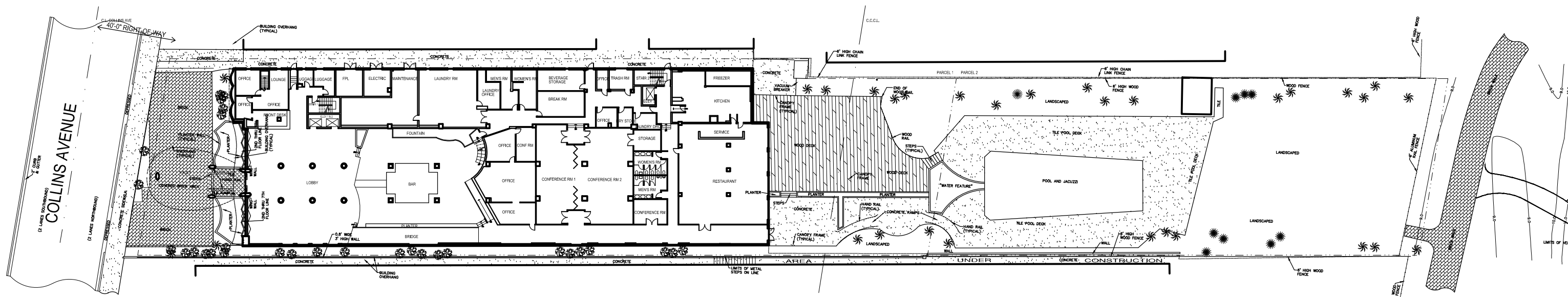
**NAUTILUS - SOUTH BEACH**

1825 Collins Avenue, Miami Beach, FL 33139

**HOTEL AND RESTAURANT PRIOR TO  
CONSTRUCTION**

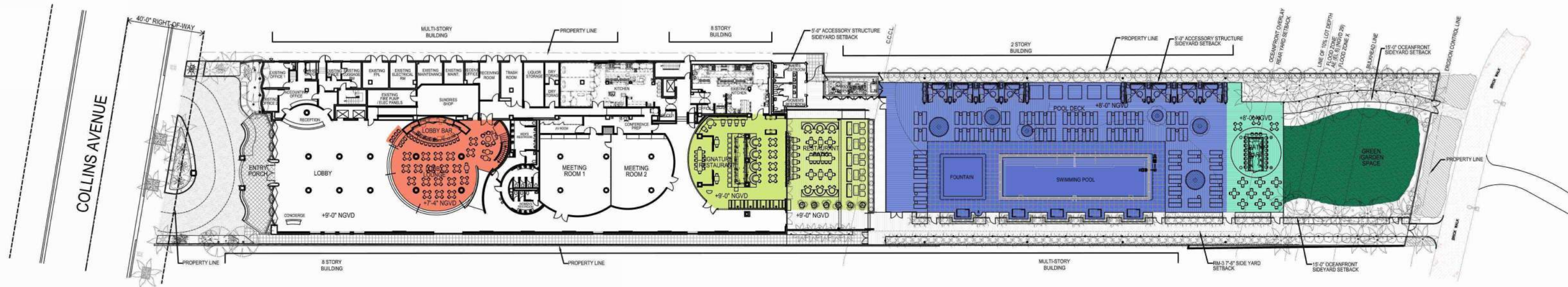
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SCALE 1" = 50'-0"





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

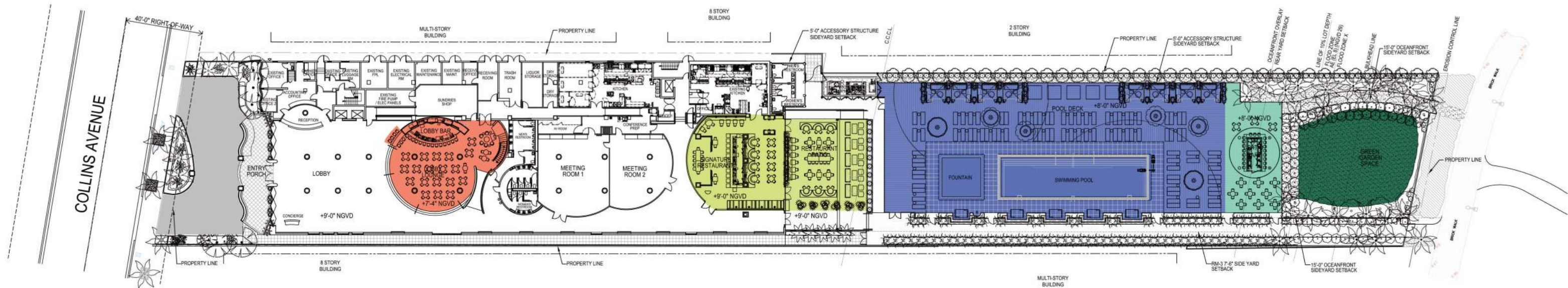
Venue*	Location	Seating	Occupancy	Hours of Operation	Concept	Music & Entertainment
Lobby Lounge	West Lobby	106	119	7:00am to 11:00am for casual continental breakfast  11:00am to 5:00am for bar/lounge operation	breakfast dining consisting of casual continental breakfast from 7:00am to 11:00am  transition into a cocktail bar/lounge with local flare, focusing on signature cocktails and light bites from 11:00am to 5:00am	amplified background music from 7:00am to 11:00am  amplified music as "entertainment" by DJ from 11:00am to 5:00am
Signature Restaurant	East Lobby and Patio	209 total 100 inside 109 outside	306 total 138 inside 168 outside	7:00am to 11:30am for breakfast  11:30am to 4:00pm for lunch  7:00pm to 2:00am for dinner	signature restaurant serving as the hotel's three-meal-a day restaurant with breakfast, lunch and an upscale fine dining for dinner	amplified background music
Pool Deck	Outdoor	142	359 total 327 deck 32 pool	7:00am to 2:00am	primarily providing exclusive pool deck for hotel guests  alternate use as bar/lounge area open to the general public, with priority for hotel guests**	amplified background music, including music played by DJ at a volume that does not interfere with normal conversation**
Patio Bar	Outdoor	67	75	9:00am to 2:00am	outdoor bar with 9 tables for casual dining, also providing personalized service for pool deck and garden  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 hotel guests**	amplified background music, including music played by DJ 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 DJ 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.

\*\*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  11:00am to 5:00am for bar/lounge operation	breakfast dining consisting of casual continental breakfast from 7:00am to 11:00am  transition into a cocktail bar/lounge with local flare, focusing on signature cocktails and light bites from 11:00am to 5:00am	amplified background music from 7:00am to 11:00am  amplified music as "entertainment" by DJ from 11:00am to 5:00am
Signature Restaurant	East Lobby and Patio	209 total 100 inside 109 outside	294 total 109 inside 185 outside	7:00am to 11:30am for breakfast  11:30am to 4:00pm for lunch  7:00pm to 2:00am for dinner	signature restaurant serving as the hotel's three-meal-a day restaurant with breakfast, lunch and an upscale fine dining for dinner	amplified background music
Pool Deck	Outdoor	142	403	7:00am to 2:00am	primarily providing exclusive pool deck for hotel guests  alternate use as bar/lounge area open to the general public, with priority for hotel guests**	amplified background music, including music played by DJ at a volume that does not 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 service for pool deck and garden  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 hotel guests**	amplified background music, including music played by DJ at a volume that does not interfere with normal conversation**
Garden/Green Space	Outdoor East	N/A	N/A			

\*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.

\*\*Per City of Miami Beach fire department occupant content certificate.

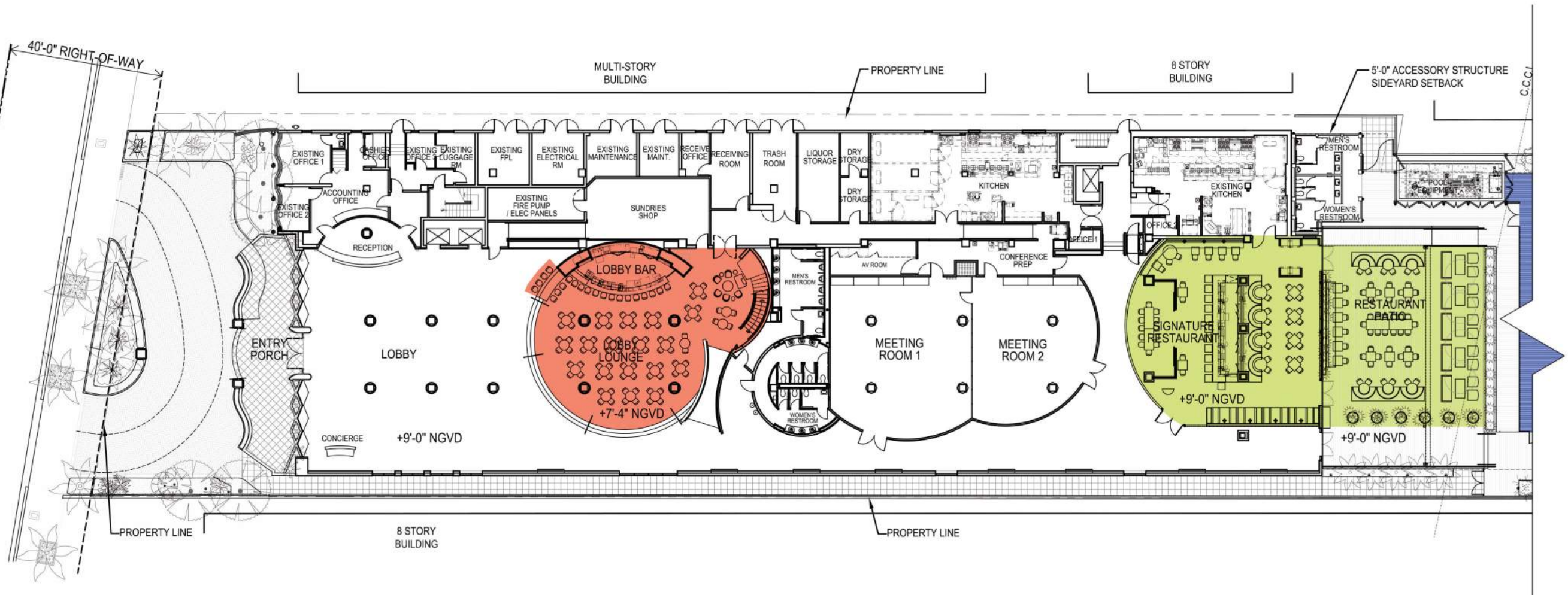








COLLINS AVENUE



### 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

0 15 30 60

SCALE 1" = 30'-0"



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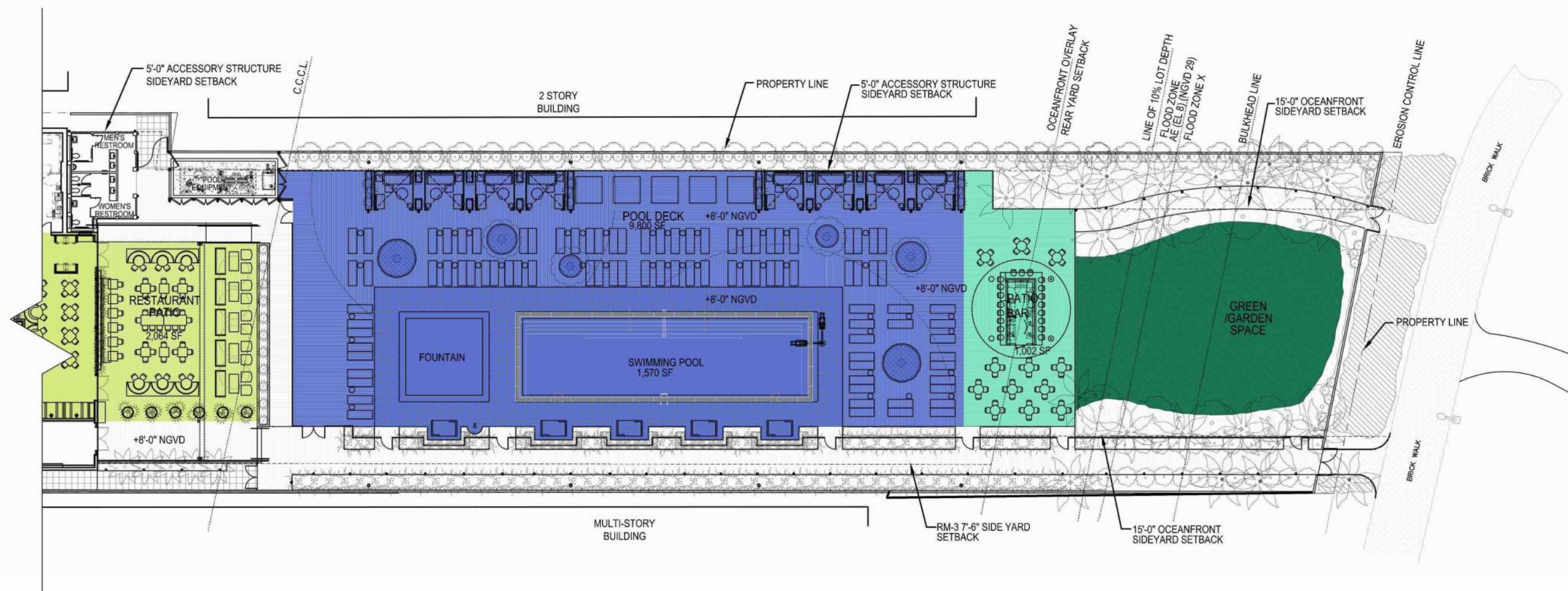
**NAUTILUS - SOUTH BEACH**

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EXISTING LOBBY FLOOR PLAN WITH  
RESTAURANT AND BAR VENUES

May 23, 2016  
Conditional Use Permit  
Board Submission





### 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

0 15 30 60  
SCALE 1" = 30'-0"



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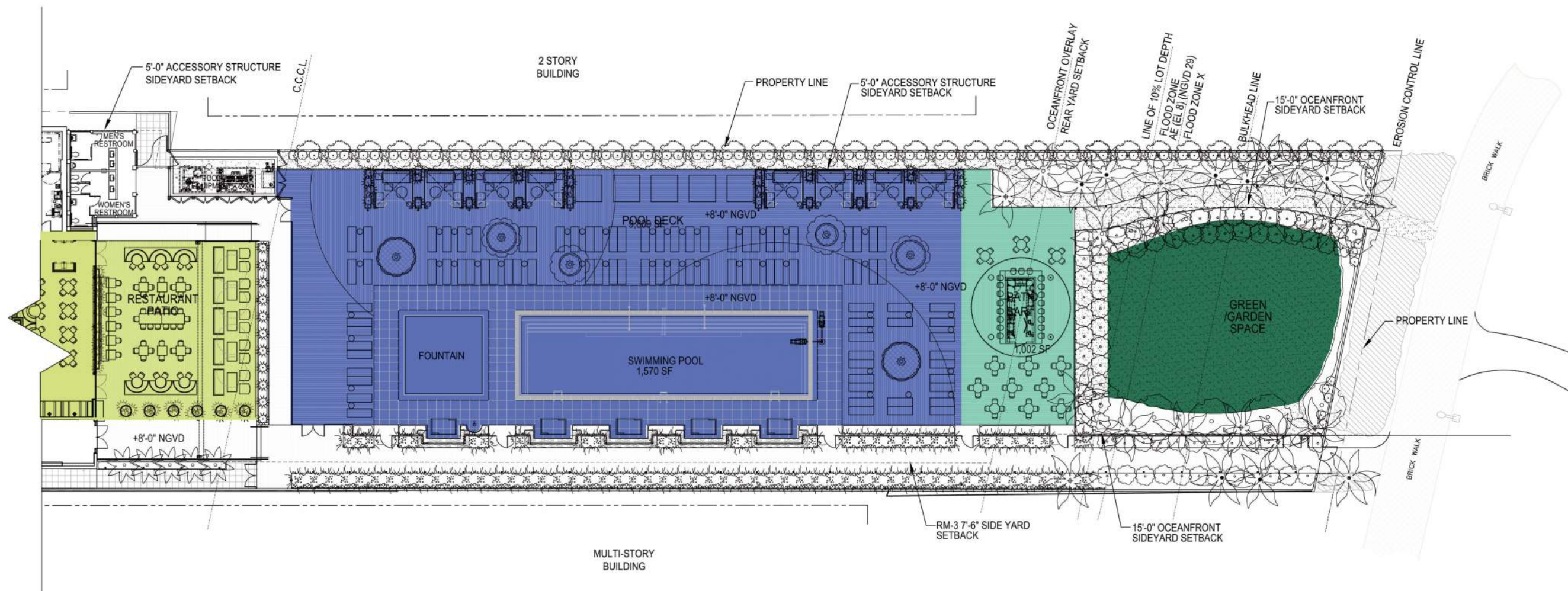
**NAUTILUS - SOUTH BEACH**

1825 Collins Avenue, Miami Beach, FL 33139

PREVIOUSLY APPROVED REAR YARD PLAN  
WITH RESTAURANT AND BAR VENUES

May 23, 2016  
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### 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
<b>TOTAL</b>	<b>318</b>	<b>727</b>	<b>18,536 SF</b>

\*PER CITY OF MIAMI BEACH FIRE DEPARTMENT OCCUPANT CONTENT CERTIFICATE

0 15 30 60

SCALE 1" = 30'-0"



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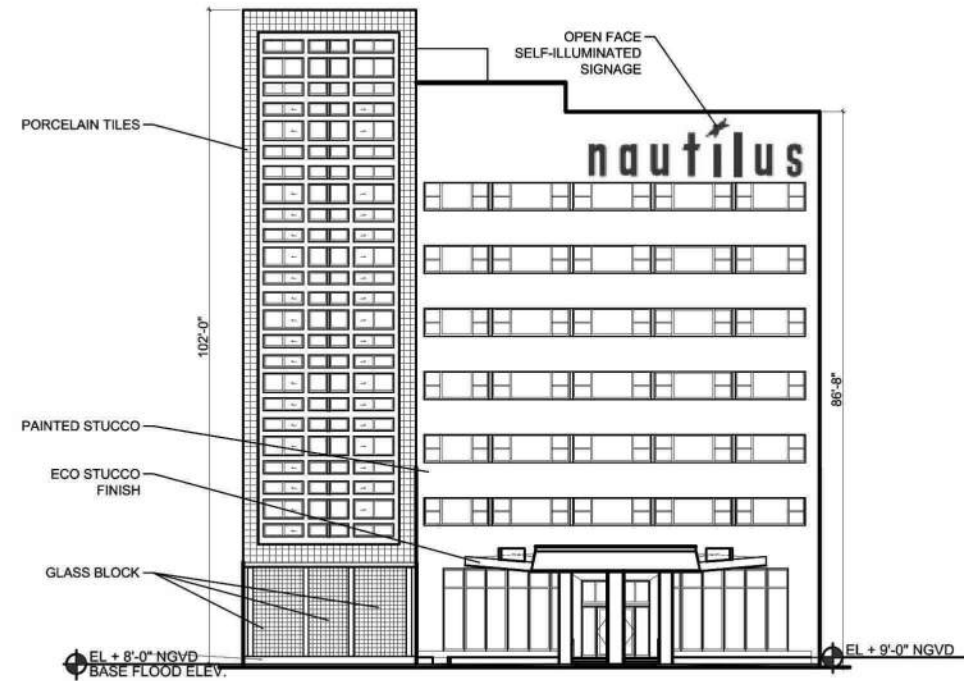
**NAUTILUS - SOUTH BEACH**

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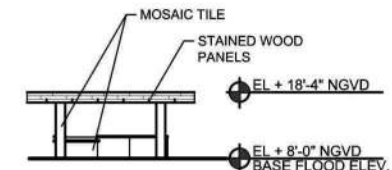
**EXISTING REAR YARD PLAN WITH  
RESTAURANT AND BAR VENUES**

May 23, 2016  
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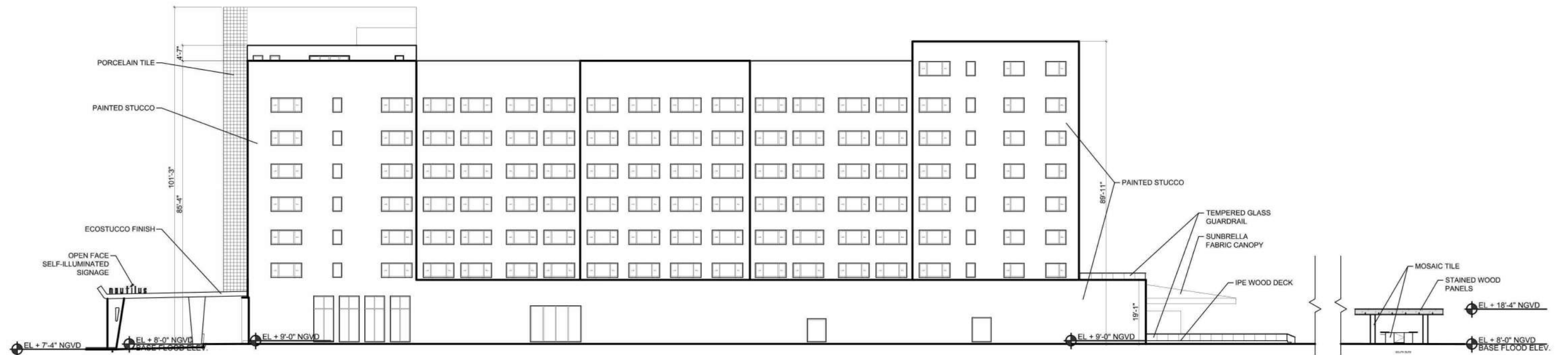




1 BUILDING WEST ELEVATION



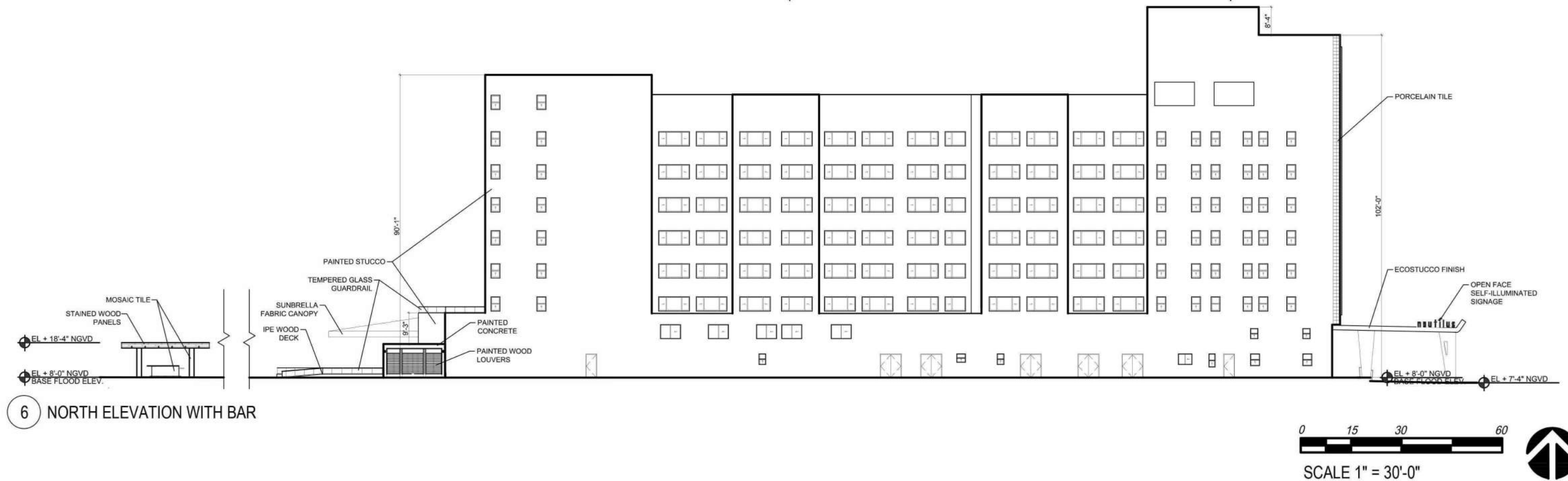
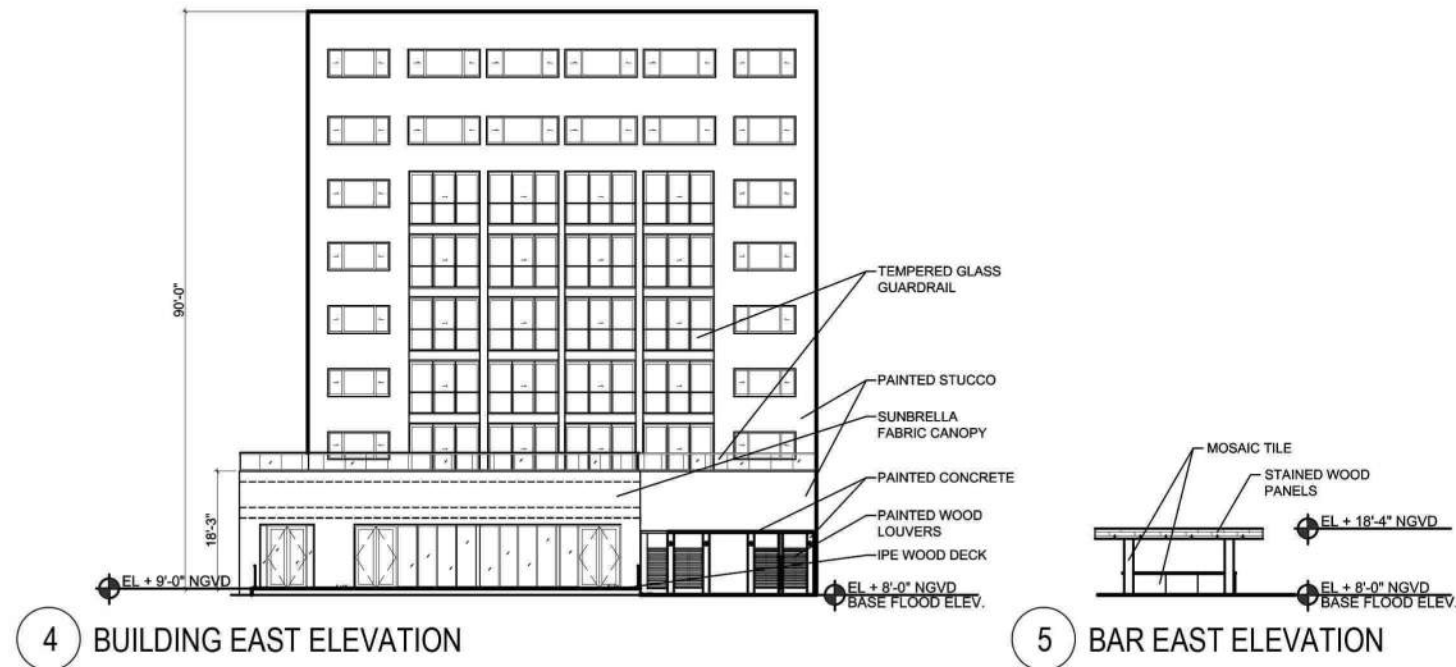
2 BAR WEST ELEVATION



3 SOUTH ELEVATION WITH BAR







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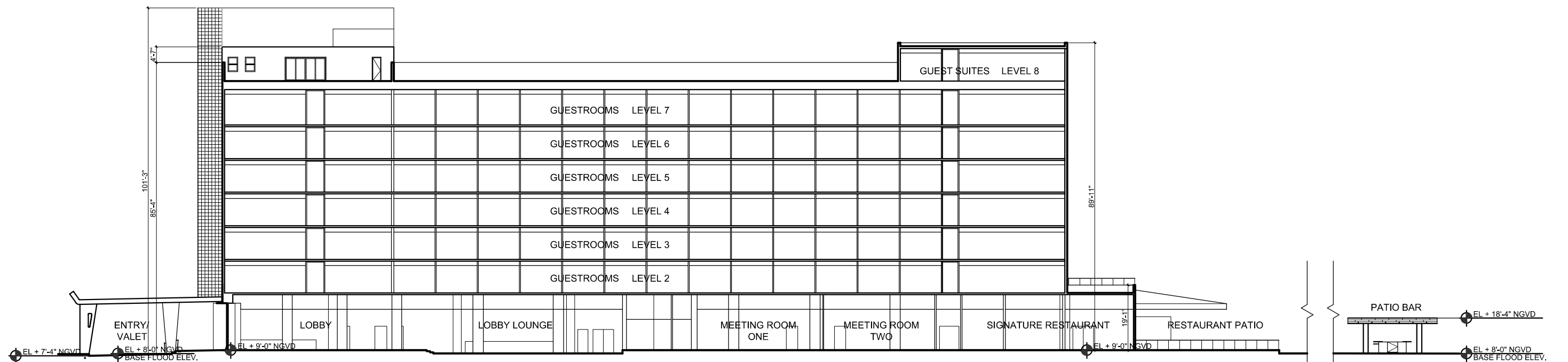
**NAUTILUS - SOUTH BEACH**

1825 Collins Avenue, Miami Beach, FL 33139

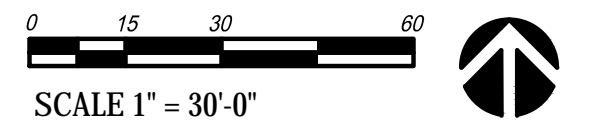
**EAST AND NORTH ELEVATIONS**

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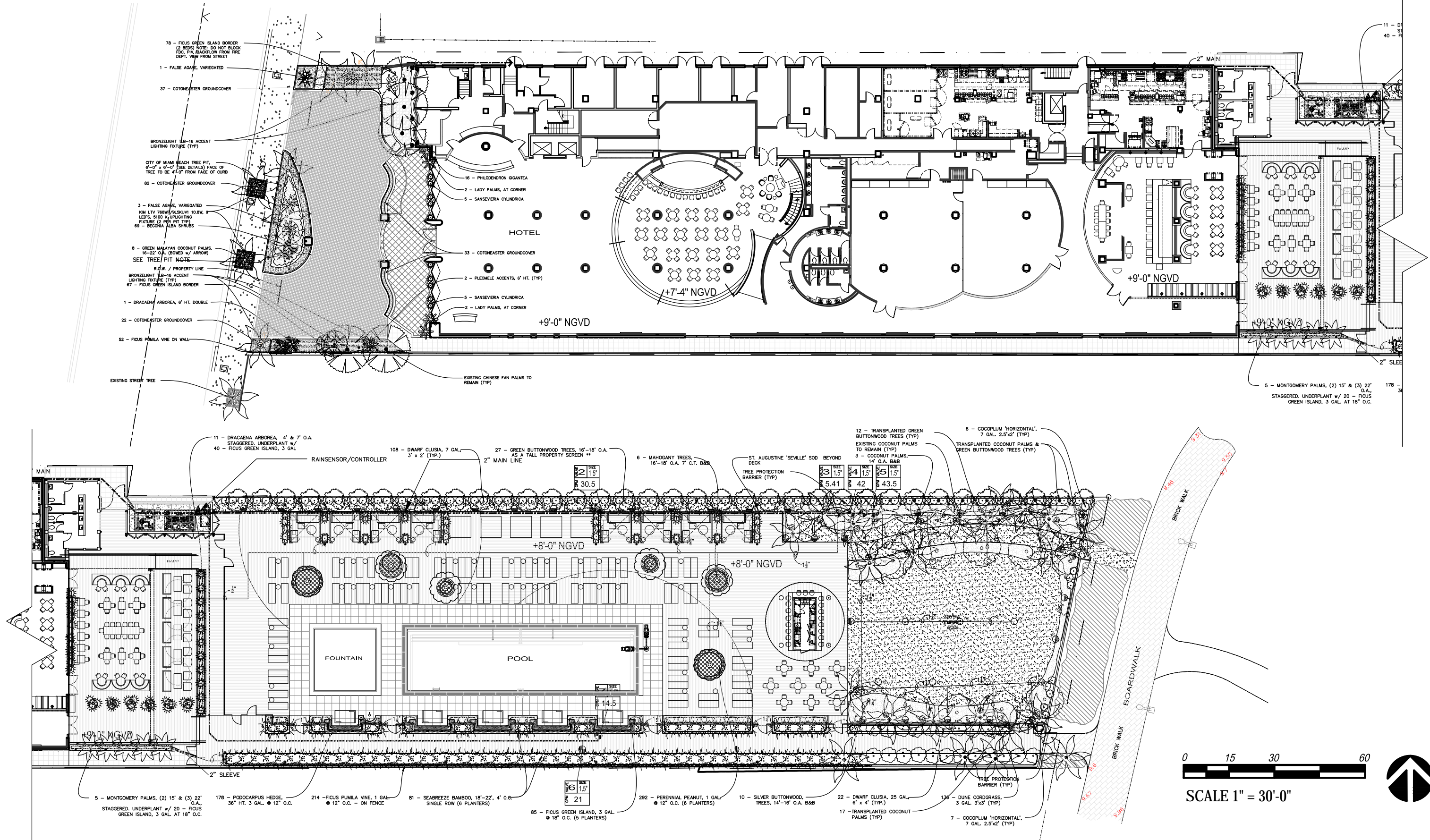




1 BUILDING SECTION LOOKING NORTH







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**NAUTILUS - SOUTH BEACH**

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**LANDSCAPE PLAN**

May 23, 2016

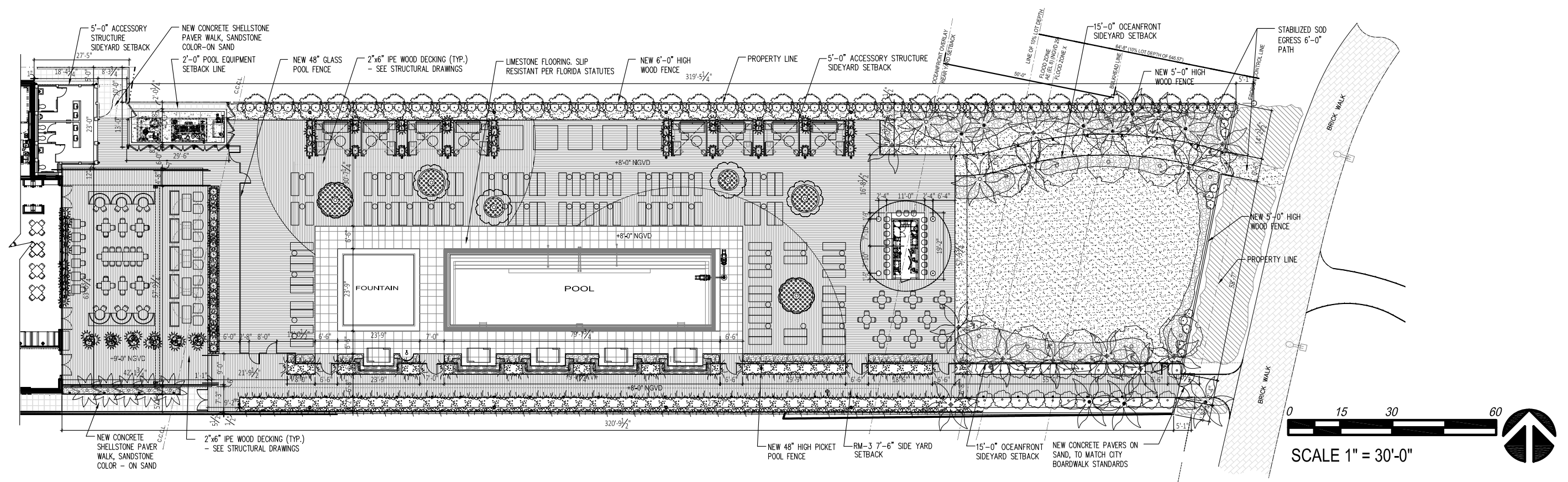
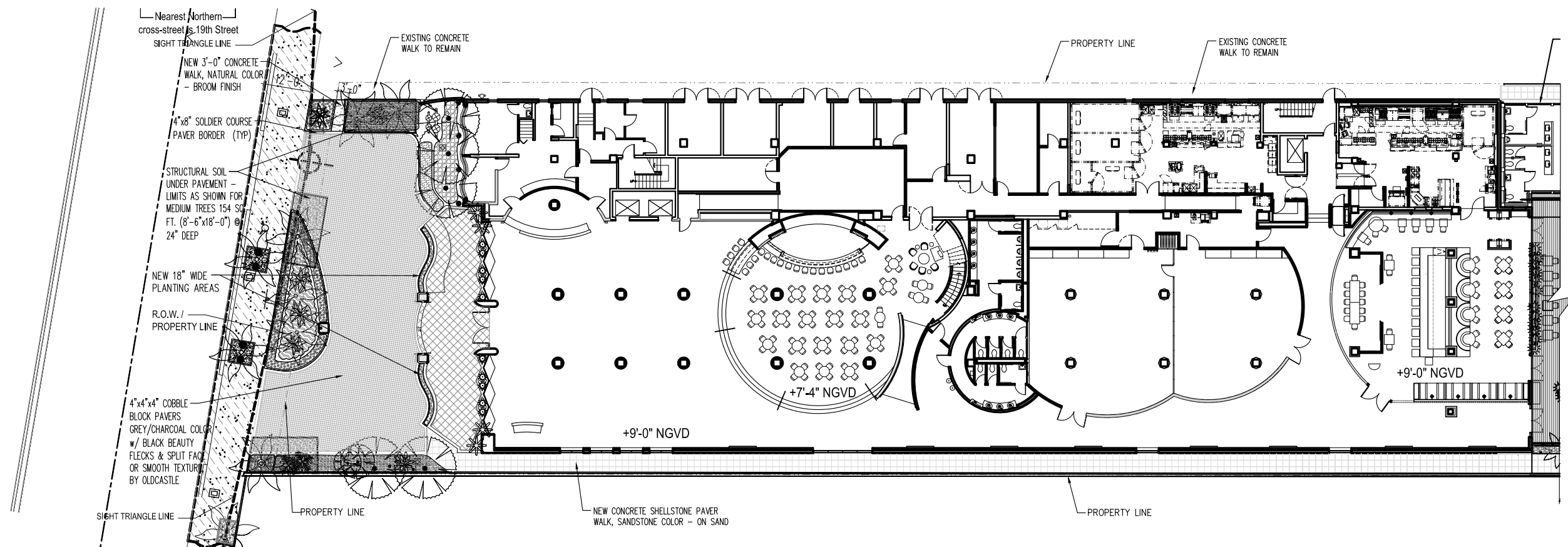
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**NAUTILUS - SOUTH BEACH**

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**HARDSCAPE PLAN**

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