

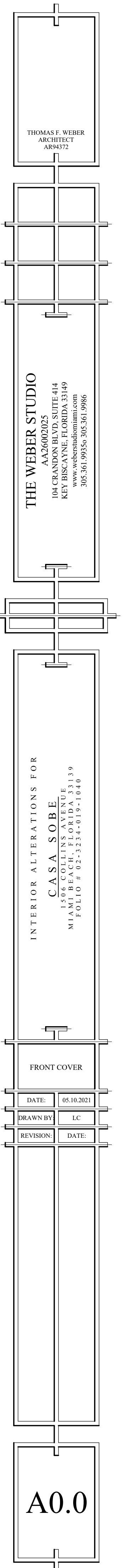
1 5 0 6 C O L L I N S A V E N U E
M I A M I B E A C H F L 3 3 1 3 9

A photograph of a two-story, light-colored building with 'HOSTEL' written on the upper facade and '1506' on the lower facade. The building is surrounded by lush tropical vegetation, including palm trees and bamboo. A white bench is visible on the sidewalk in front of the building.

- EXISTING CONDITION PLANS FOR RECLASSIFICATION OF NON CONTRIBUTING STRUCTURE IN LOCAL HISTORIC DISTRICT

ALTON BEACH 1ST SUB PB 2-77
LOT 1 BLK 57
LOT SIZE 50,000 X 176
OR 14493-3568 0290 5
COC 26509-0377 07 2008 1

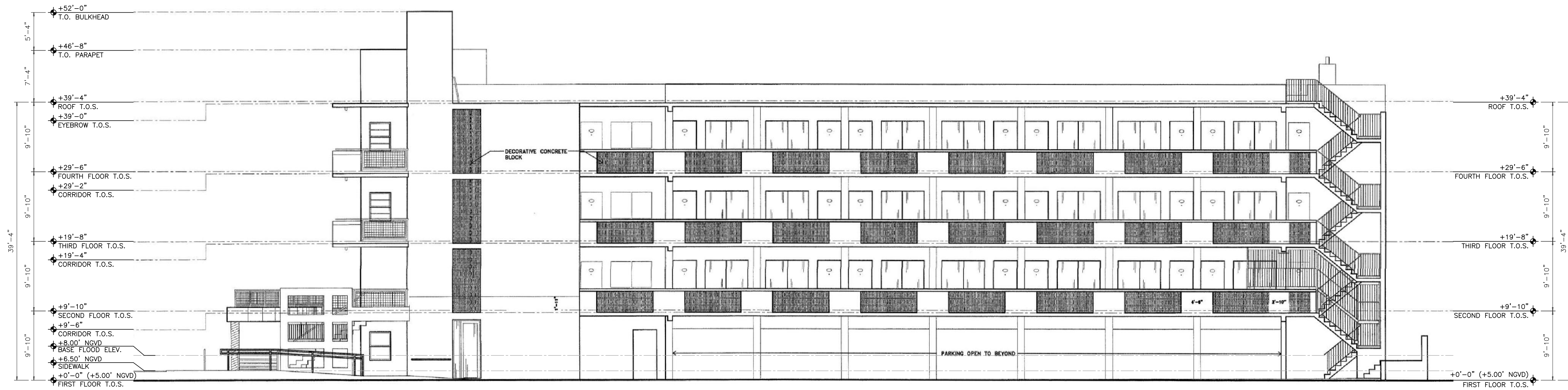
A0.0	COVER SHEET _____	N/A
A1.1	ZONING DATA _____	N/A
A2.1	FIRST & SECOND FLOOR EXISTING PLANS _____	$\frac{1}{8}" = 1'-0"$
A2.2	THIRD & FOURTH FLOOR EXISTING PLANS _____	$\frac{1}{8}" = 1'-0"$
A2.3	EXISTING ROOF PLAN _____	$\frac{1}{8}" = 1'-0"$
A4.1	NORTH & WEST ELEVATIONS _____	$\frac{1}{8}" = 1'-0"$
A4.2	SOUTH & EAST ELEVATIONS _____	$\frac{1}{8}" = 1'-0"$



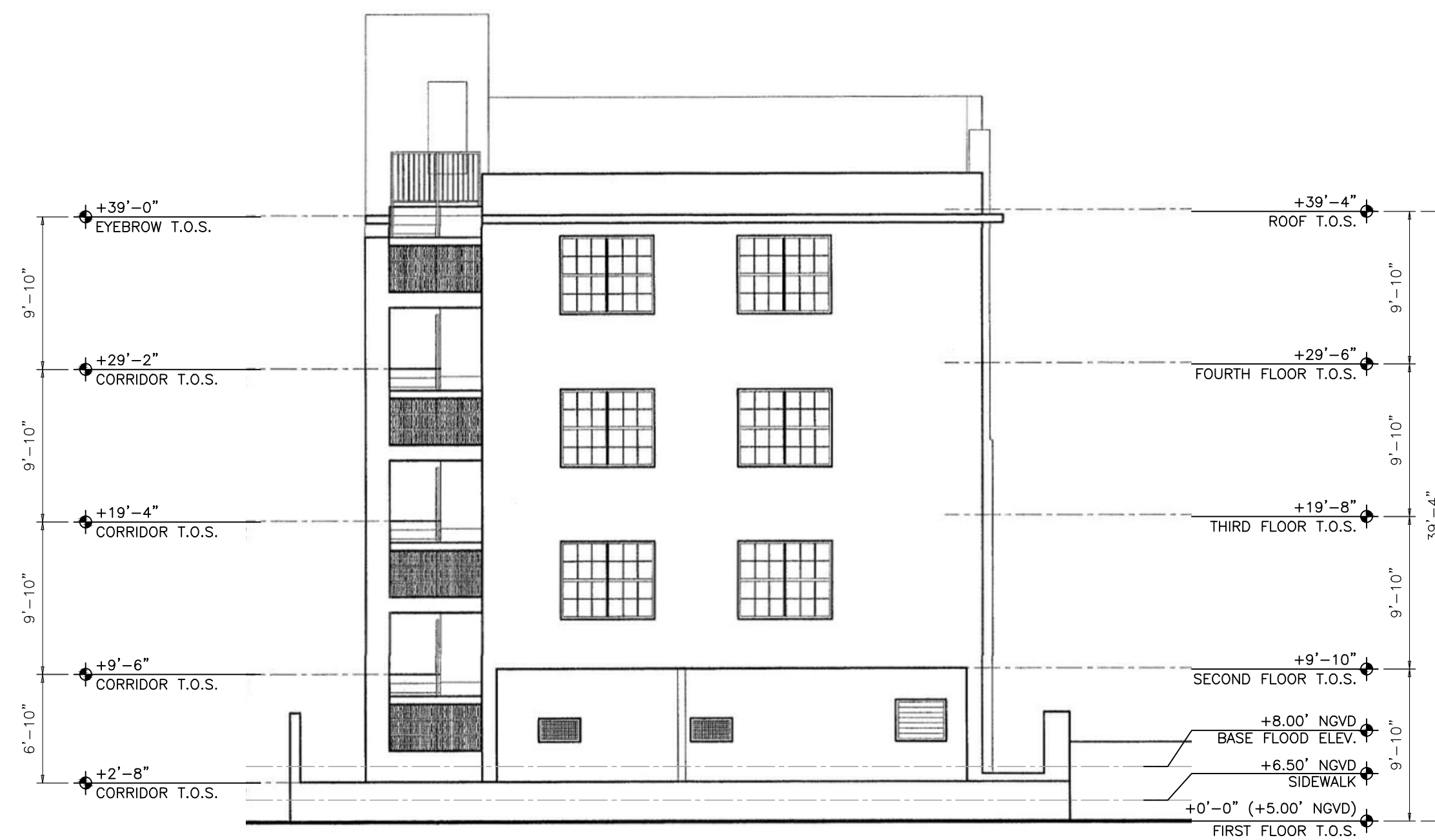


*Fig. 32. Tax parcel map showing property lines of 1506 Collins Avenue.
(Miami-Dade County Property Appraiser)*





1 NORTH ELEVATION
A4.1 1/8" = 1'-0"



2 WEST ELEVATION
A4.1 1/8" = 1'-0"

THOMAS F. WEBER
ARCHITECT
A304372

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INTERIOR ALTERATIONS FOR

CASA SOBE

496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-234-019-1040

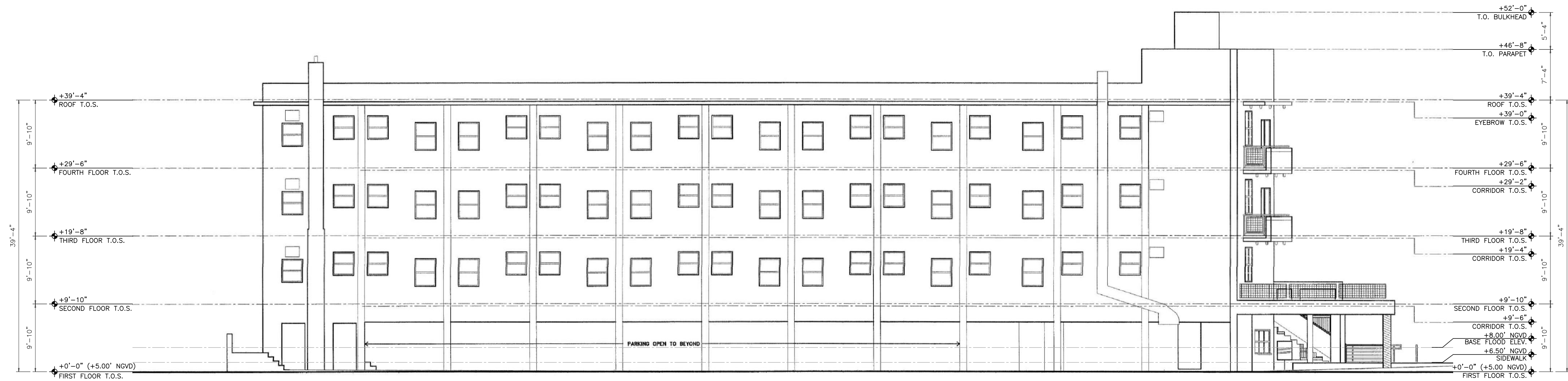
NORTH & WEST
ELEVATIONS

DATE: 05.10.2021

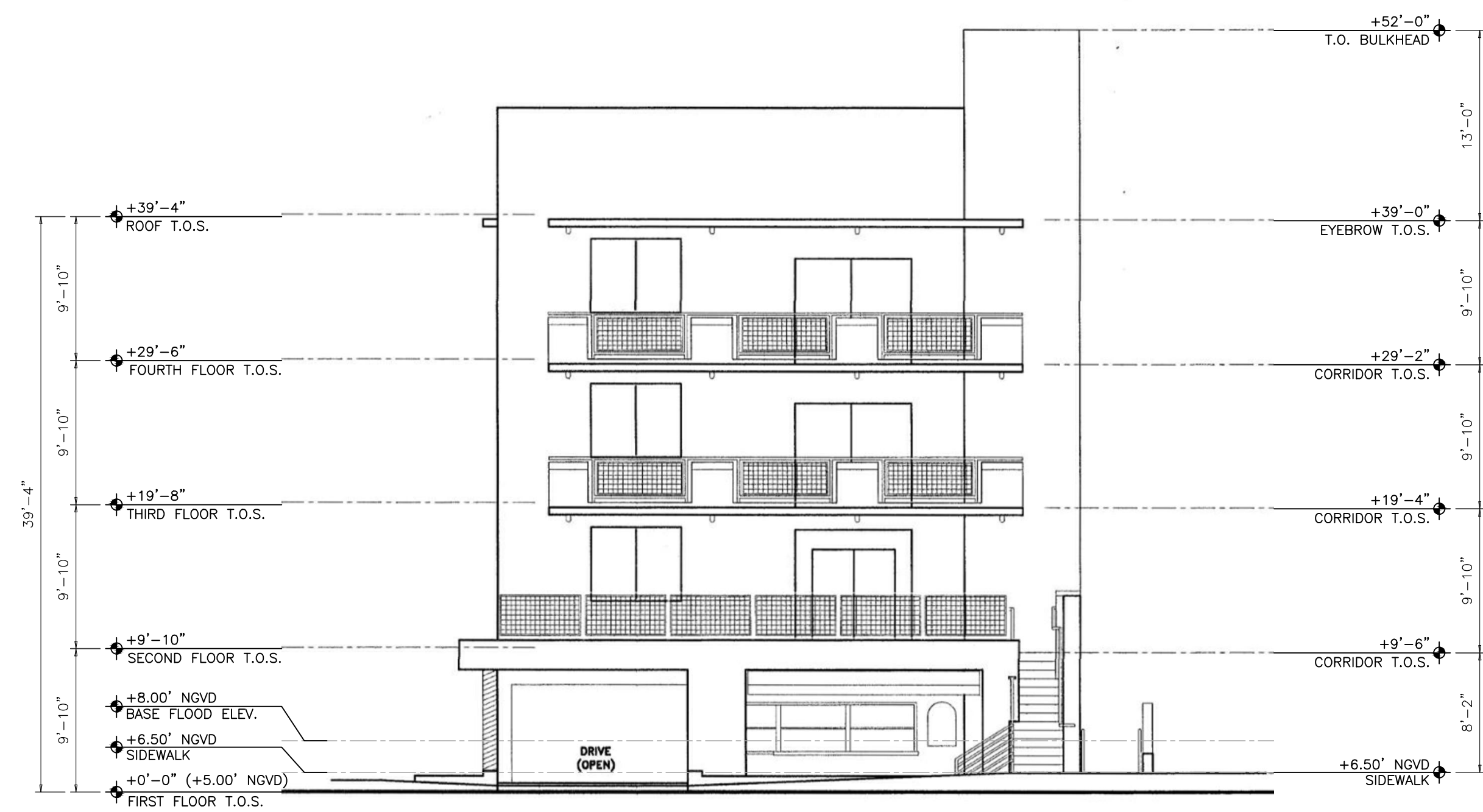
DRAWN BY: LC

REVISION: DATE:

A4.1



1 SOUTH ELEVATION
A4.2 1/8" = 1'-0"



2 EAST ELEVATION
A4.2 1/8" = 1'-0"

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INTERIOR ALTERATIONS FOR
CASA SOBE
1496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-234-019-1040

SOUTH & EAST
ELEVATIONS

DATE:	05.10.2021
DRAWN BY:	LC
REVISION:	DATE:

A4.2

MIAMI BEACH Historic Properties Database

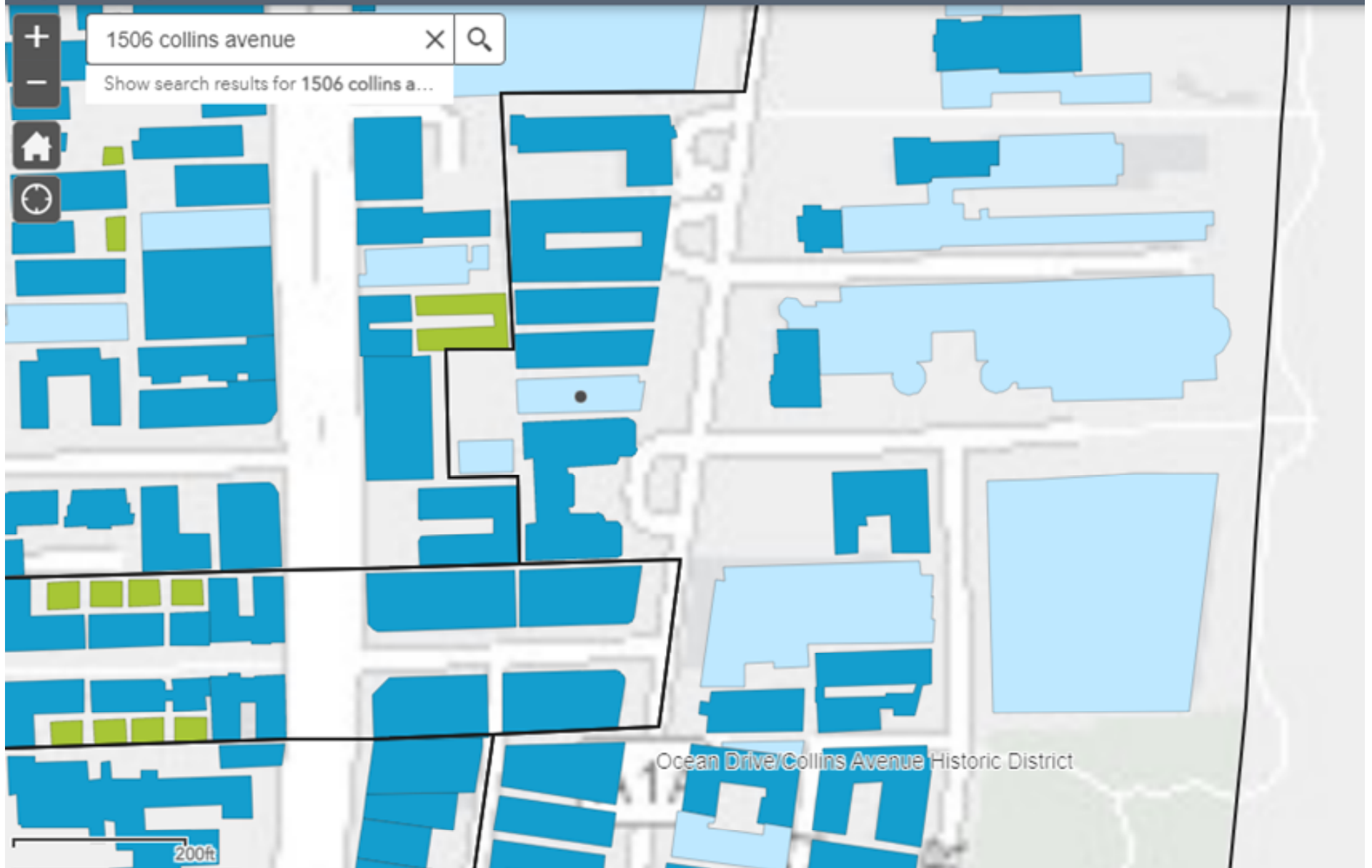




Fig. 33. Densely-planted vegetation along front façade of building, March 2021



Fig. 34. Courtyard between sidewalk and front façade of building, March 2021.



Fig. 35. Entrance to parking garage at south end of site adjacent courtyard, March 2021.



Fig. 38. Full-width walkways at upper levels of front facade, March 2021.



Fig. 39. Overhanging walkways, continuous overhanging ledge and stair tower, March 2021.

The north elevation features continuous walkways (Fig. 40) and stairs at the west end. (Fig. 41) The walkway railings on this elevation feature original breeze block. (Fig. 43) Original breeze block is also featured in the elevator tower. (Fig. 40) The west and south elevations are not visible.



Fig. 40. Continuous walkways and stair tower at north elevation, March 2021.



Fig. 41. Stairs at west end of north elevation, March 2021.



Fig. 9. Parisian (1955) and Geneva (1952) Hotels, west side of Collins Avenue, March 2021.



Fig. 10. Sun Deck Apartments (1953), west side of Collins Avenue, March 2021.



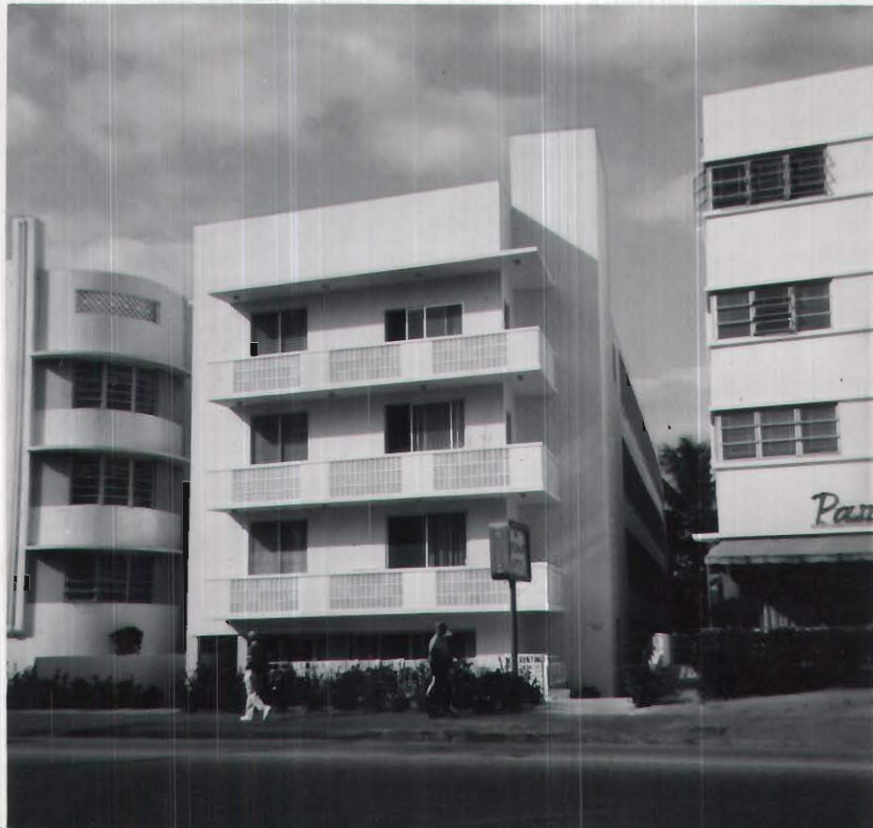
Fig. 11. Tropics Hotel (1941), west side of Collins Avenue, March 2021.



Fig. 12. Haddon Hall Hotel, west side of Collins Avenue, March 2021.



*Fig. 4. Aerial view of Collins Avenue north of 15th Street prior to construction of the Diplomat Apartments, June 1961.
(1950s and 1960s Aerial views of South Beach)*



DEC • 62



APR . 63 .





Fig. 15. Rabrinni Hotel after it became associated with the Rodeway Inn chain, 2007. (LoopNet)



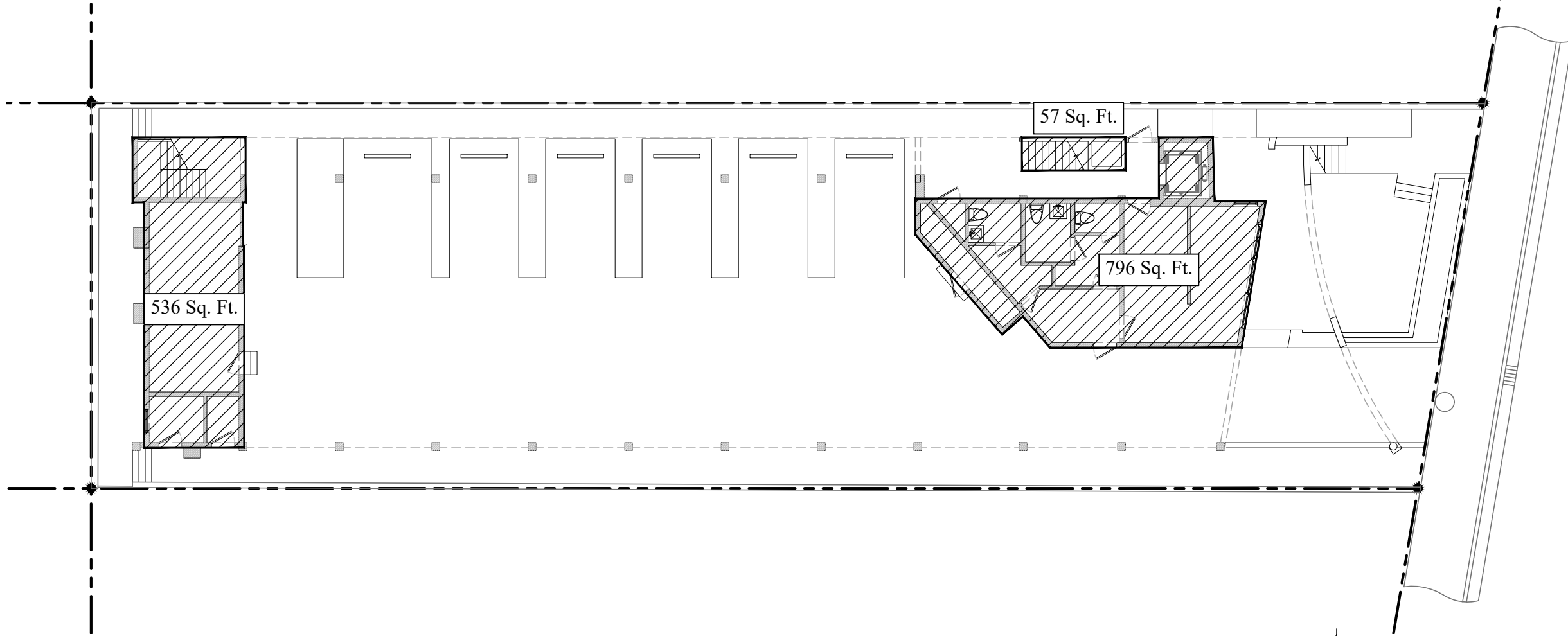
Fig. 16. Hotel Eva, c. 2013. (Ocean Drive-Collins Avenue Historic District, Miami Beach Historic Districts)

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

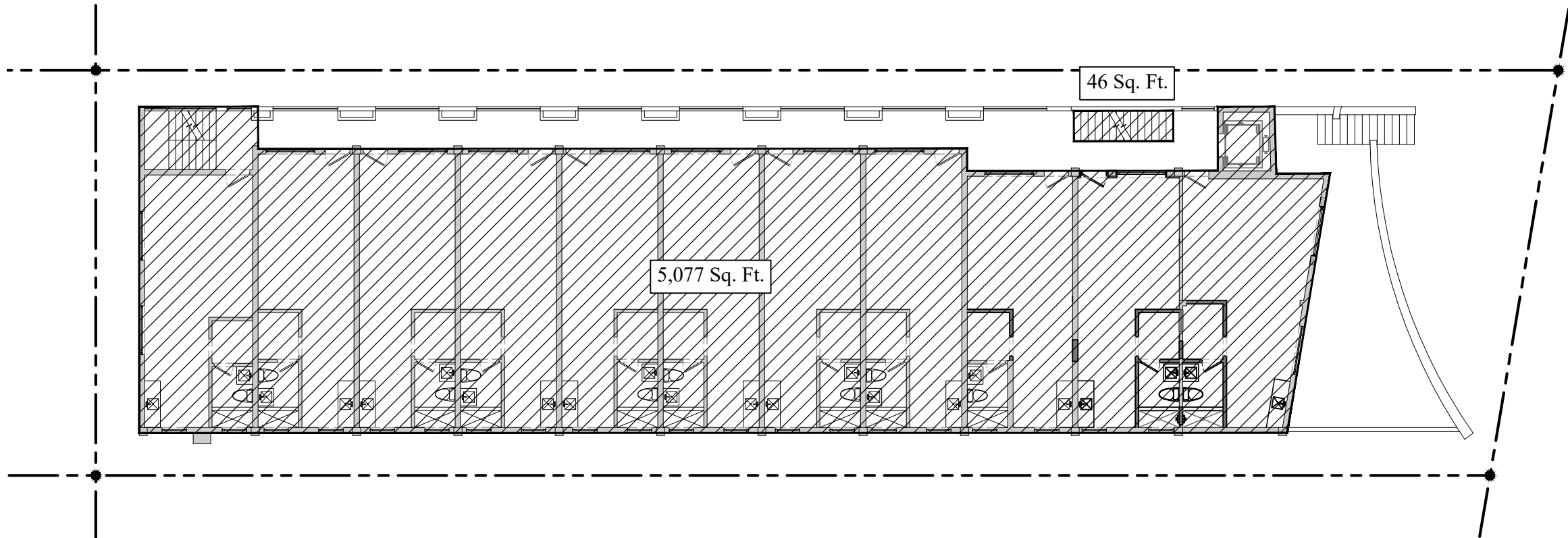
www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



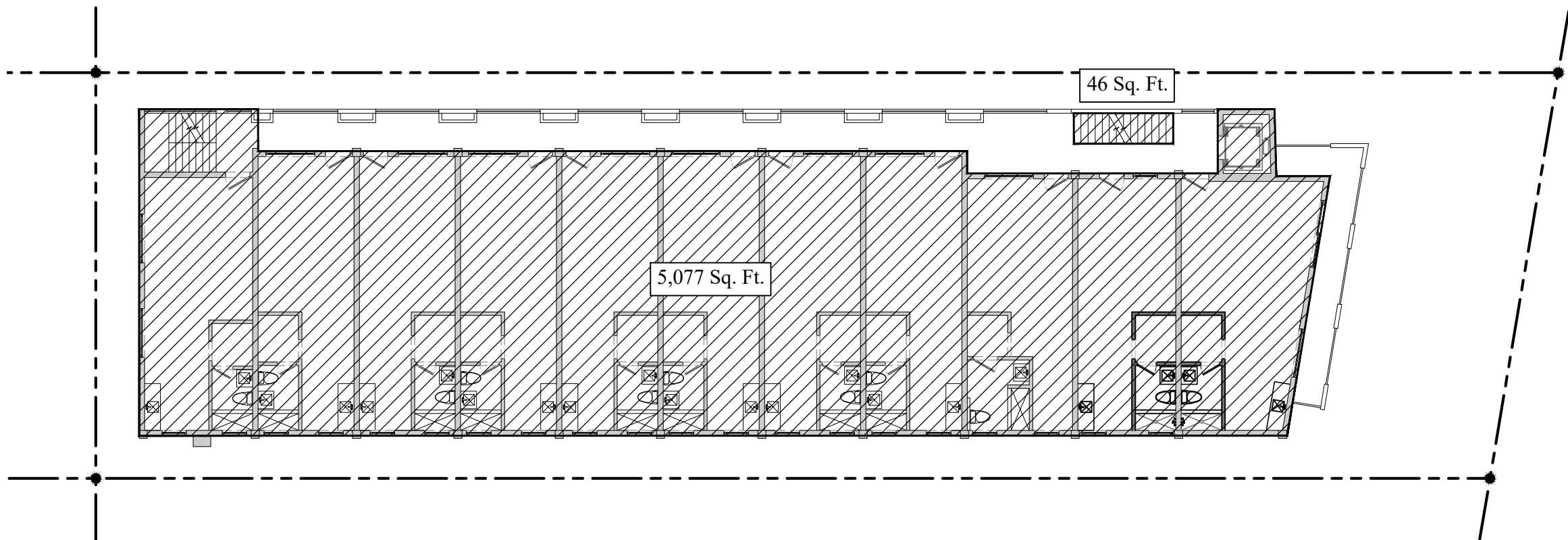
1 FIRST FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



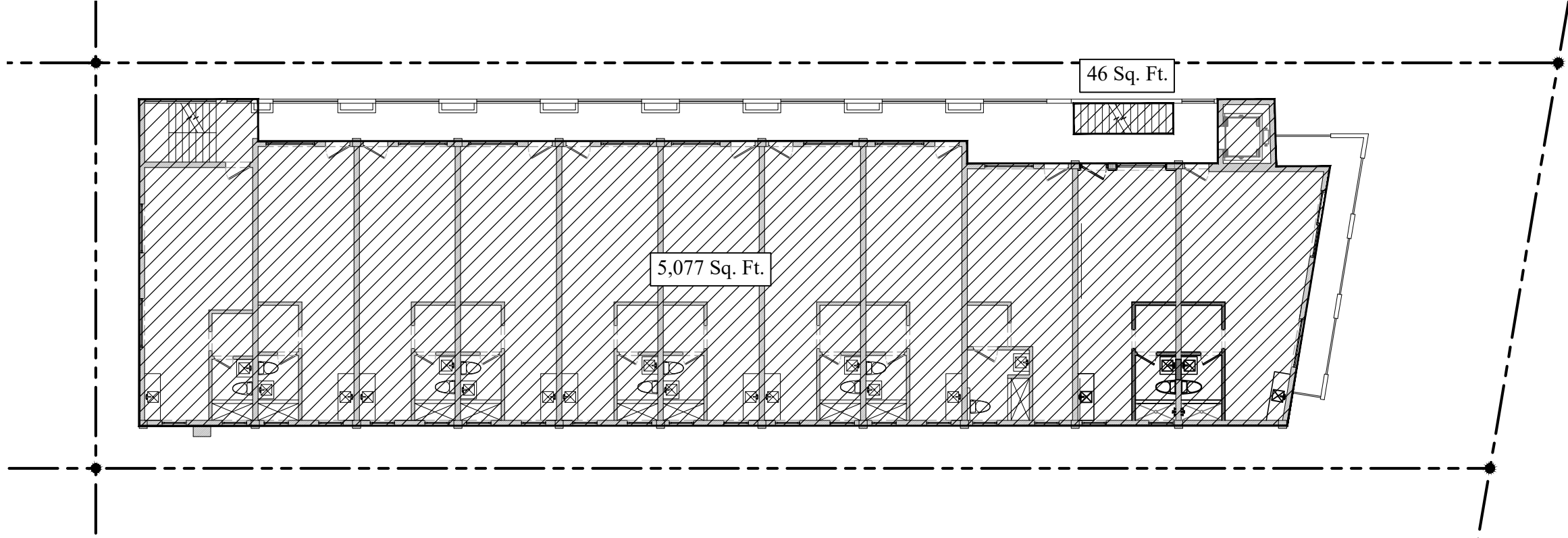
2 SECOND FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



3 THIRD FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



4 FOURTH FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1506 Collins Avenue, Miami Beach, FL, 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-019-1040		
4	Year constructed:	1962	Zoning District / Overlay:	MXE
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.5' NGVD
6	Lot Area:	8,800 Sq. Ft.	Lot Depth:	176.23'
7	Lot width:	50.0'		
8	Minimum Unit Size	15% @ 300-335, 80% @ 335+	Average Unit Size:	N/A
9	Existing use:	Transient-Residential	Proposed use:	Transient Residential

	Maximum	Existing	Proposed	Deficiencies
10 Height:	50'-0"	46'-8"	46'-8"	
11 Number of Stories:	4	4	4	
12 FAR:	2	1.9	1.9	
13 Gross square footage:	17,600 Sq. Ft.	16,758 Sq. Ft.	16,758 Sq. Ft.	
14 Square Footage by use:	N/A	N/A	N/A	
15 Number of units Residential:	N/A	N/A	N/A	
16 Number of units Hotel:	N/A	28	33	
17 Number of seats:	N/A	N/A	N/A	
18 Occupancy load:	N/A	N/A	N/A	
19 Density (per Comprehensive Plan):	100 DWELLING UNITS/ACRE	20	20	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
20 Front Setback:		N/A	N/A	N/A	
21 Side Setback:		N/A	N/A	N/A	
22 Side Setback:		N/A	N/A	N/A	
23 Side Setback facing street:		N/A	N/A	N/A	
24 Rear Setback:		N/A	N/A	N/A	
At Grade Parking:					
25 Front Setback:		N/A	N/A	N/A	
26 Side Setback:		N/A	N/A	N/A	
27 Side Setback:		N/A	N/A	N/A	
28 Side Setback facing street:		N/A	N/A	N/A	
29 Rear Setback:		N/A	N/A	N/A	
Pedestal:					
30 Front Setback:		10'-0"	26'-0"	26'-0"	
31 Side Setback:		5'-0"	5'-0"	5'-0"	
32 Side Setback:		5'-0"	5'-2"	5'-2"	
33 Side Setback facing street:		5'-0"	N/A	N/A	
34 Rear Setback:		0'-0"	5'-2"	5'-2"	
Tower:					
35 Front Setback:		50'-0"	N/A	N/A	
36 Side Setback:		5'-0"	N/A	N/A	
37 Side Setback:		5'-0"	N/A	N/A	
38 Side Setback facing street:		7'-6"	N/A	N/A	
39 Rear Setback:		0'-0"	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40 Parking district:		District 1	District 1	District 1	
41 Total number of parking spaces:		N/A	6	6	
42 Number of parking spaces per use (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
43 Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
44 Parking Space Dimensions:		N/A	9'-0" x 18'-0"	9'-0" x 18'-0"	
45 Parking Space configuration (45°, 60°, 90°, Parallel):		N/A	90	90	
46 ADA Spaces:		N/A	1	1	
47 Tandem Spaces:		N/A	0	0	
48 Drive aisle width:		N/A	21'-5"	21'-5"	
49 Valet drop off and pick up:		N/A	N/A	N/A	
50 Loading spaces:		N/A	N/A	N/A	
51 Trash collection area:		N/A	N/A	N/A	
52 Short-term Bicycle Parking, location and Number of racks:		N/A	N/A	N/A	
53 Long-Term Bicycle Parking, location and Number of racks:		N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54 Type of use:		N/A	N/A	N/A	
55 Number of seats located outside on private property:		N/A	N/A	N/A	
56 Number of seats inside:		N/A	N/A	N/A	
57 Total number of seats:		N/A	N/A	N/A	
58 Total number of seats per venue (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
59 Total occupant content:		N/A	N/A	N/A	
60 Occupant content per venue (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	
64	Is this a contributing building?:	NO
65	Located within a Local Historic District?:	YES, OCEAN DRIVE/COLLINS AVE HISTORIC DISTRICT

THOMAS F. WEBER
ARCHITECT
ARCHITECT

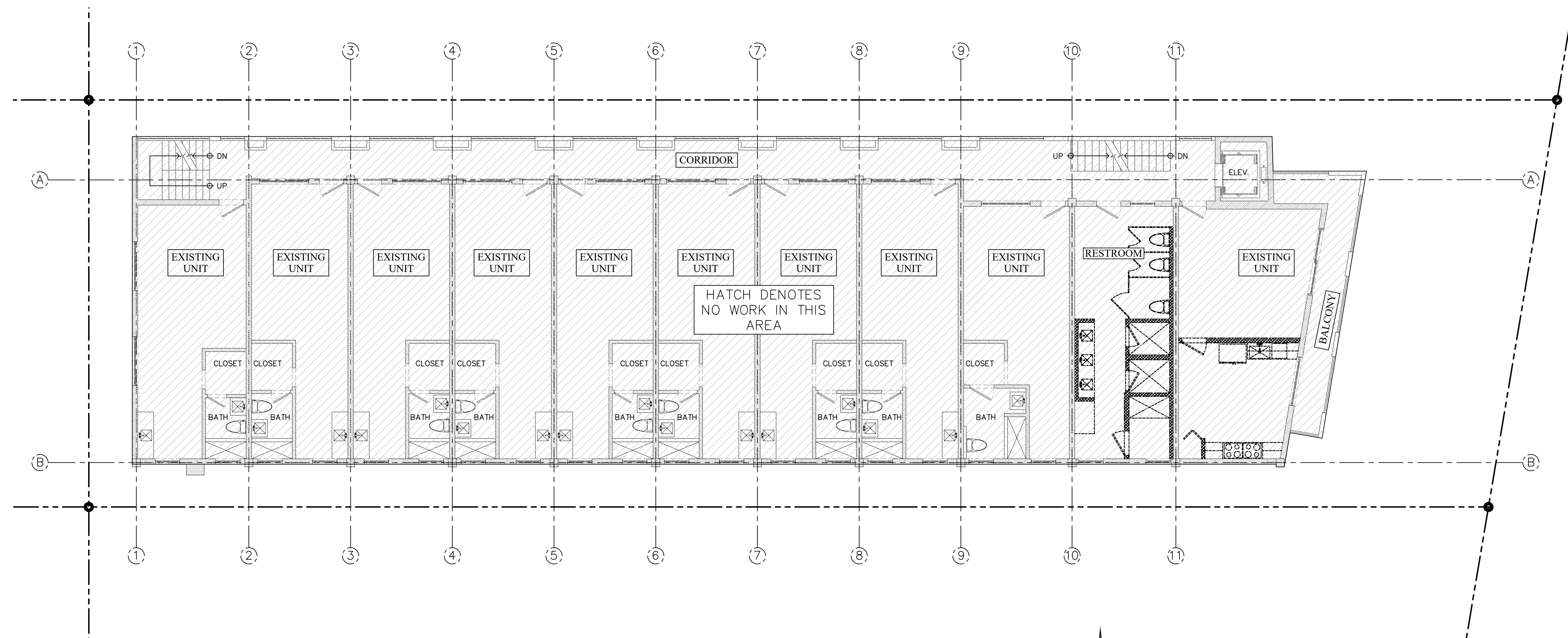
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INTERIOR ALTERATIONS FOR
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1496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-3234-019-1040

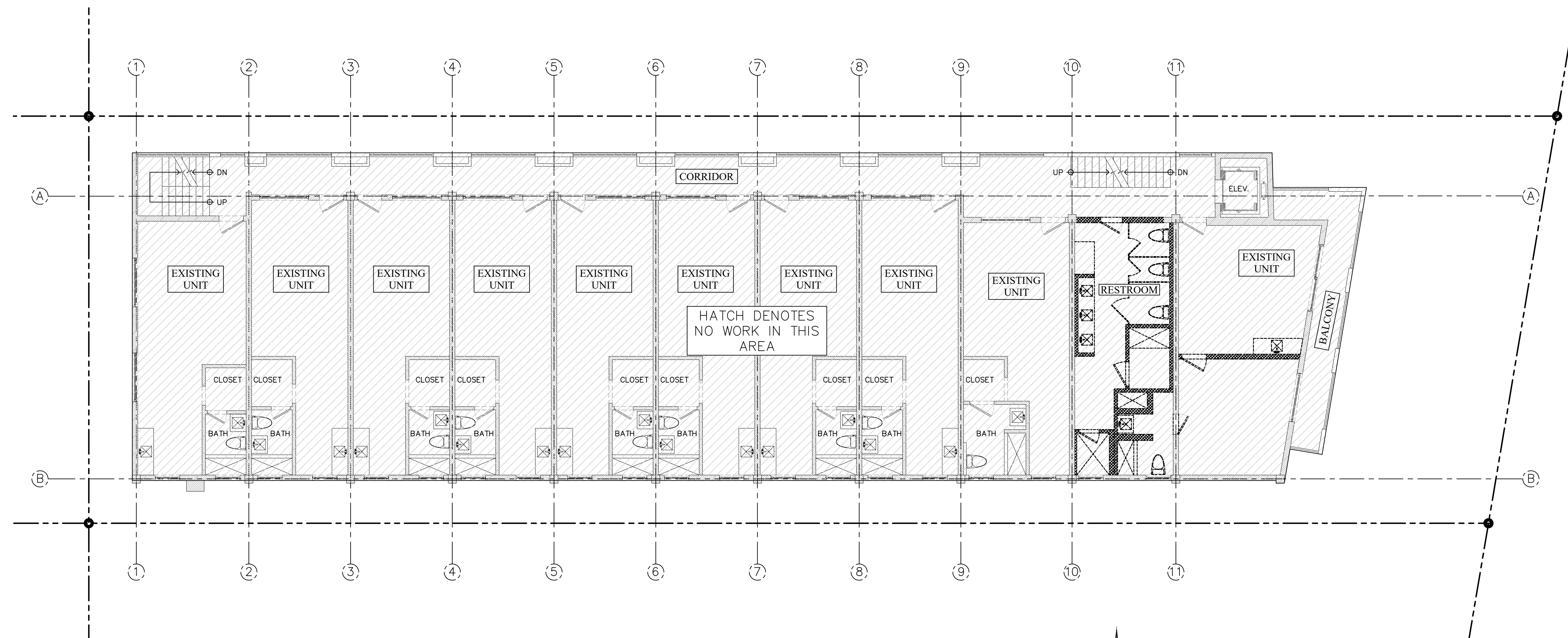
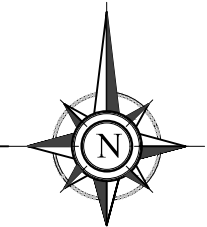
ZONING DATA

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DRAWN BY:	LC
REVISION:	DATE:

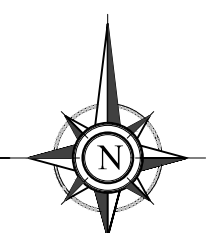
A1.1



1 THIRD FLOOR EXISTING PLAN
A2.2 1/8" = 1'-0"



2 FOURTH FLOOR EXISTING PLAN
A2.2 1/8" = 1'-0"



THOMAS F. WEBER
ARCHITECT
A204372

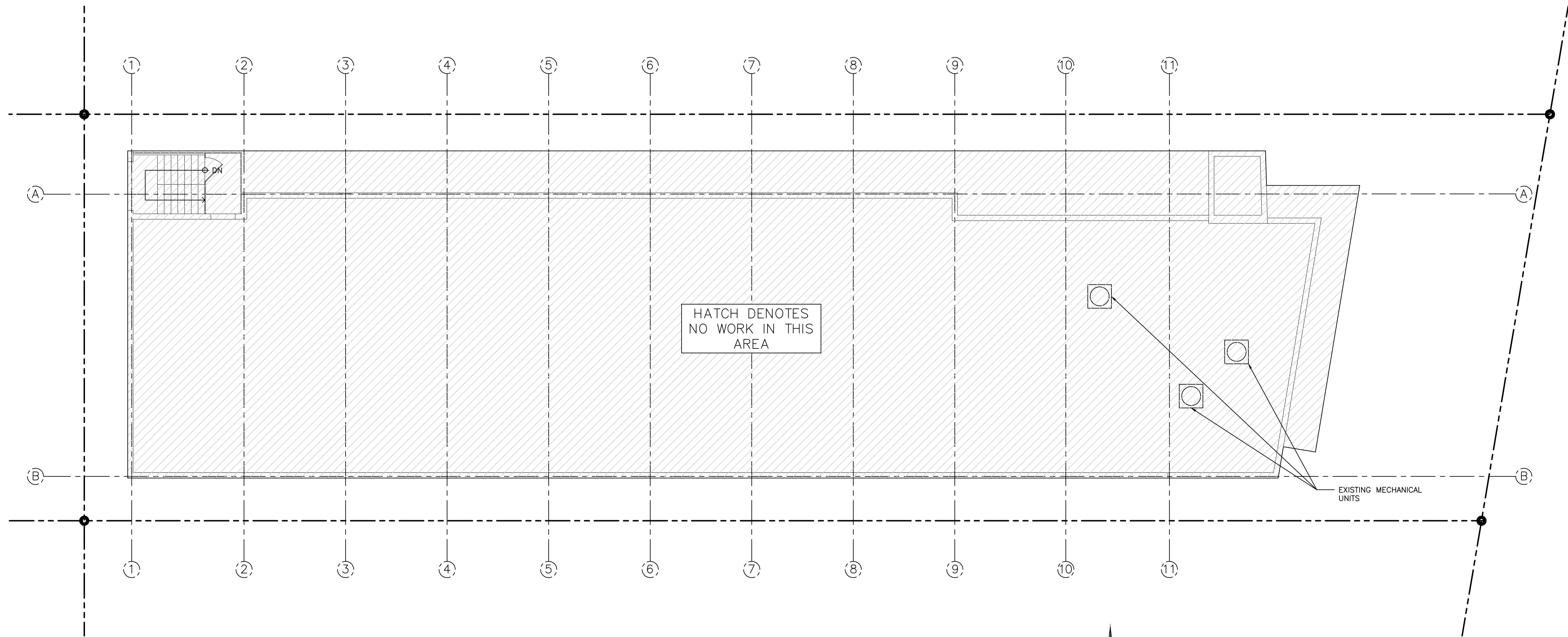
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305.561.9955 / 305.561.9966

INTERIOR ALTERATIONS FOR
CASA SOBE
1496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-234-019-1040

THIRD & FOURTH
FLOOR EXISTING
PLANS

DATE:	05.10.2021
DRAWN BY:	LC
REVISION:	DATE:

A2.2



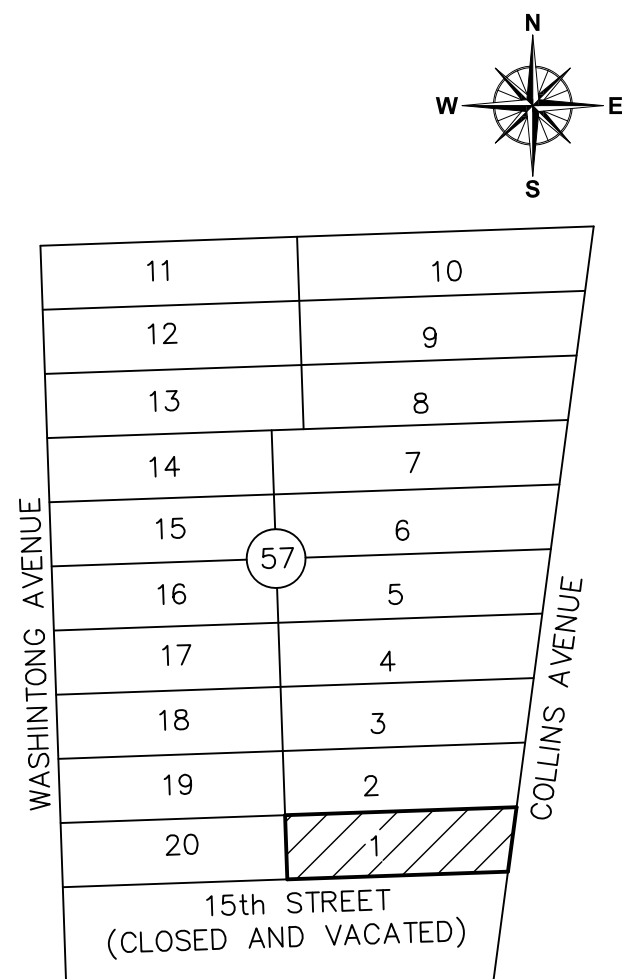
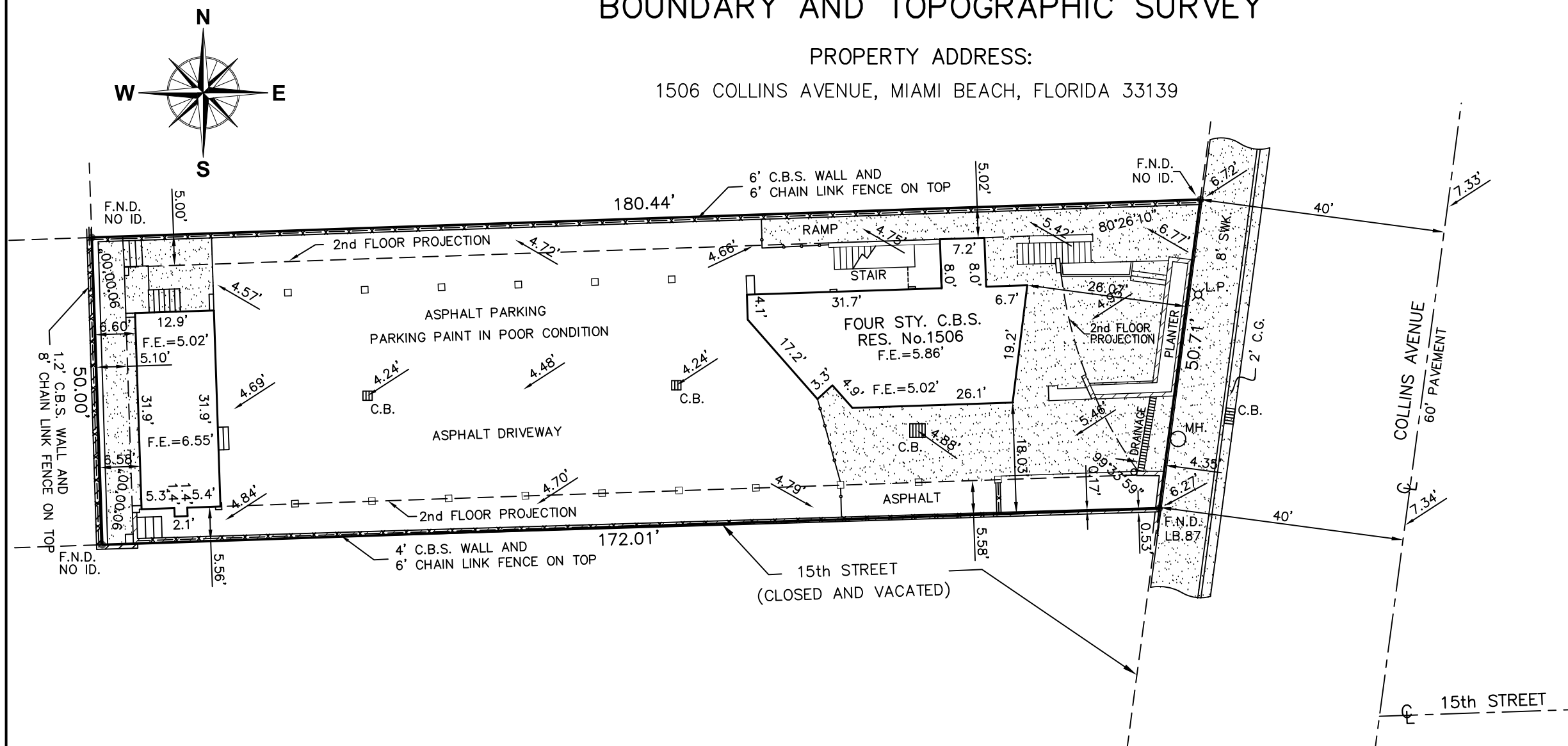
1
A2.3
EXISTING ROOF PLAN
1/8" = 1'-0"



BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS:

1506 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139



LOCATION SKETCH
N.T.S.

NOTES:

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17 FAC), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
- MIAMI-DADE COUNTY BENCHMARK No.D-148-R; ELEVATION=6.35'
- NET LOT AREA= 8,811 SQUARE FEET

FLOOD ELEVATION INFORMATION (NGVD 1929):

DATE OF FIRM: 09-11-09

COMMUNITY No: 120651

PANEL: 0317 SUFFIX: L

ZONE: AE BASE FLOOD ELEVATION: 8'

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.G. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB

E.T.P. = ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT

MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S. = NOT TO SCALE
NO ID. = NO IDENTIFICATION NUMBER
O.E.L. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P. = SET IRON PIPE No. LS. 5184
S.R. = SET ROD No. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE

V.G. = VALLEY GUTTER
C.L. = CENTER LINE
M.L. = MONUMENT LINE
C.A. = CENTRAL ANGLE
W.F. = WOOD FENCE
C.L.F. = CHAIN LINK FENCE
C.B.S. WALL = CONCRETE BLOCK STRUCTURE WALL
E.E. = EXISTING ELEVATION
D. = DIAMETER

LEGAL DESCRIPTION

LOT 1, IN BLOCK 57, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOSTER, LLC
LAND SURVEYORS LAND PLANNERS
1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221-3040 Fax: (305) 221-9040
nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

SCALE: 1"=20'
DRAWN BY: F.A.L.
REFERENCE:
FIELD BOOK: 20-0196
DATE: 03-10-21

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE MIAMI-DADE COUNTY SURVEYOR

ANTONIO FIORE
Professional Surveyor & Mapper
No. 5184
STATE OF FLORIDA

ANTONIO FIORE, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 5184
STATE OF FLORIDA