

The Shelborne Hotel

City of Miami Beach
Historic Preservation Board
HPB File No. HPB21-0491 | December 06, 2021

OWNER:
Shelborne Hotel Partners WC LP
1801 Collins Avenue
Miami Beach, FL 33139

PROJECT MANAGER:
Claro Development
1035 N. Miami Ave, Suite 201
Miami, FL 33136

ARCHITECT OF RECORD:
Bermello Ajamil & Partners
2601 S. Bayshore Drive, 10th Floor
Miami, FL 33133

L&ND
LANDSCAPE ARCHITECT:
L&ND
7294 NW 1st Court
Miami, FL 33150

SCOPE OF WORK

- NEW FPL VAULT
- REDESIGN OF THE EAST SIDE OF THE SITE



Digitally signed by
marsh c kriplen
Date: 2021.12.04
00:42:26 -05'00'



RAJ A. FERNANDEZ R.A.
AR 0012637

Summary of Information



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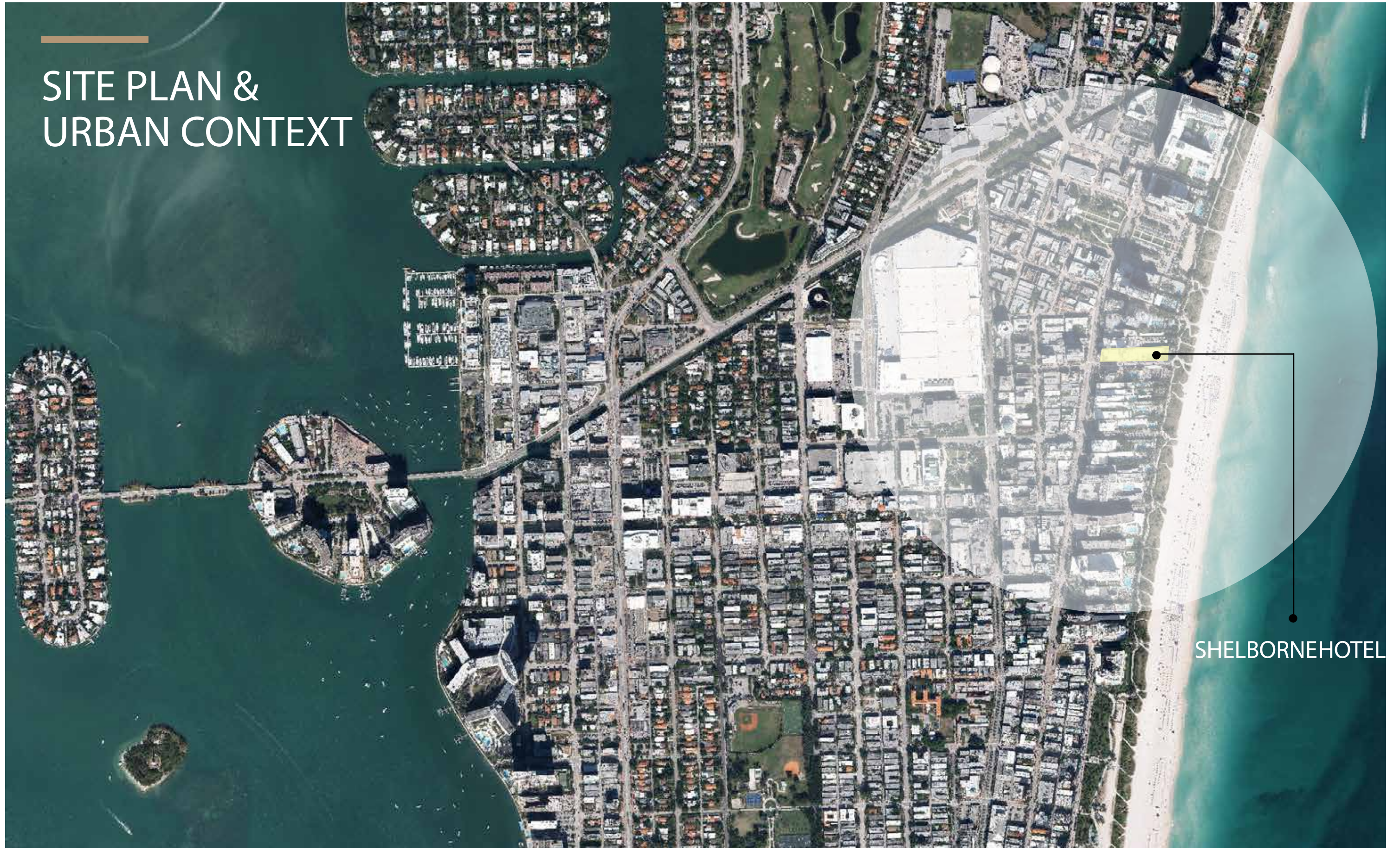
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Floor Plan

Details

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SITE PLAN & URBAN CONTEXT



PROJECT SCOPE OF WORK

The scope of work for this project will include the previously approved remodeling of the ground level public areas and restaurant, the mezzanine level, the hotel units and the basement level night club. The existing ground level (added into the original) town homes located in the lobby of the hotel will be demolished and the exterior adjoining wall will be redesigned in the spirit of the original Lapidus design. A new retractable Awning will provide shade over the existing mezzanine terrace located above the ground level restaurant. A new pool, FPL vault and garden will be introduced at the eastern part of the site.

SCOPE OF WORK

New proposed work:

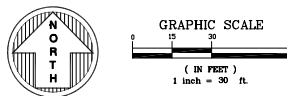
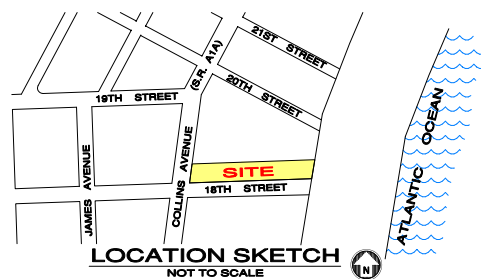
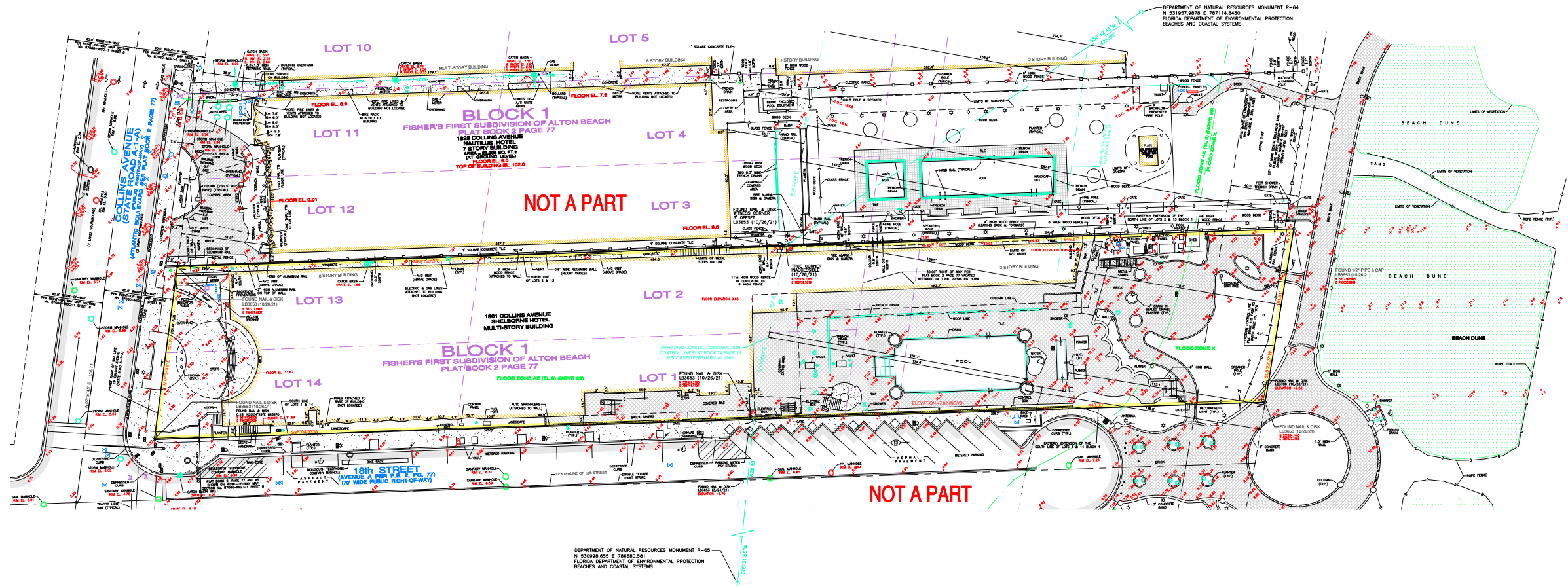
- New FPL Vault
- Remodeling the Eastern Garden Portion of the Site



CONTEXT

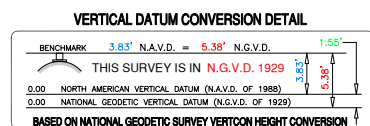


Site Survey & Legal Description



LEGEND

| | |
|----------------------------------|----------------------------------|
| ○ = CATCH BASIN | — = 0.5' CURB |
| ○ = MANHOLE | — = 2.00' CURB & GUTTER |
| ○ = LIGHT POLE | — = CHAIN LINK FENCE |
| ○ = WATER METER | — = GRADE ELEVATION |
| ○ = WATER VALVE | — = ELEVATION |
| ○ = CATCH BASIN INLET | — = FACE |
| ○ = UTILITY POLE | — = PLAT BOOK |
| ○ = RISER | — = SANITARY |
| ○ = FIRE HYDRANT | — = PERMANENT REFERENCE MONUMENT |
| ○ = HANDHOLE | — = OFFICIAL RECORDS BOOK |
| ○ = SIGN | — = CONCRETE |
| ○ = FLRA = FLORIDA POWER & LIGHT | — = ASPHALT PAVEMENT |



SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 07°34'45" E for the East right of way line of Collins Avenue and evidence by found nail & disk and found nail & disk.
- Elevations shown hereon are relative to the **National Geodetic Vertical Datum of 1929**, based on Miami-Dade County Benchmark No. A-371, Elevation +5.38, located on February 26, 2013 South of the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) and X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Pursuant to Florida State Statutes in Chapter 161.141, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 64,389 square feet, or 1.478 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this Boundry & Topographic survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Tax Folio Number: 02-3234-083-2810 per Miami-Dade County Property Appraiser website.

LEGAL DESCRIPTION:

Lots 1, 2, 13 and 14, Block 1, 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.

AND

That certain tract of land lying to the East of the above-described lots and West of the Erosion Control Line.

ALL THE ABOVE BEING DESCRIBED AS FOLLOWS:

Bounded on the West by the West line of said Lots 13 and 14, also being the East Right-of-Way line of Collins Avenue; bounded on the North by the North line of said Lots 2 and 13 and its Easterly extension thereof; bounded on the South by the South line of said Lots 1 and 14 and its Easterly extension thereof; and bounded on the East by the Erosion Control Line, as recorded in Plat Book 105, Page 62, of said Public Records.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 24, 2021, and last updated on October 26, 2021 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 26, 2021.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Zoning Information

- Site Zoning RM3
- Site FAR 2.0
- FEMA-AE 8.0 NGVD
- Lot Dimensions:
 - North Property Line 646.64'
 - South Property Line 643.35'
 - West Property Line 101.41'
 - East Property Line 102.00'
- Site Area-64,500
- Allowable FAR 129,000
- Existing FAR 174,243
- Previously Approved FAR 171,059
- FPL Vault Area Non Contributing to FAR 672
- Previously Approved Reduction in FAR 3,184
- Height of East Tower-157'-8" NGVD
 - Building Height from FEMA+1 equals 148'-8"
- Height of West Tower-97'-2" NGVD
 - Building Height from FEMA +1 equals 88'-2"

SETBACKS

PEDESTAL

Front Setback

Required 20' Provided 32'-4"*

Interior Side Yard Setback

Required 8'-2" Provided 4'-10"*

Street Side Yard Setback

Required 8'-2" Provided 5'-1"*

Rear Setback

Required 129'-4" Provided 119'-3"*

* All Provided Setbacks are Existing

TOWER

Front Setback

Required 58'-2" Provided 23'-9"*

Interior Side Yard Setback

Required 23'-9" Provided 4'-10"*

Street Side Yard Setback

Required 8'-2" Provided 5'-1"*

Rear Setback

Required 161'-8" Provided 390'-7"*

* All Provided Setbacks are Existing

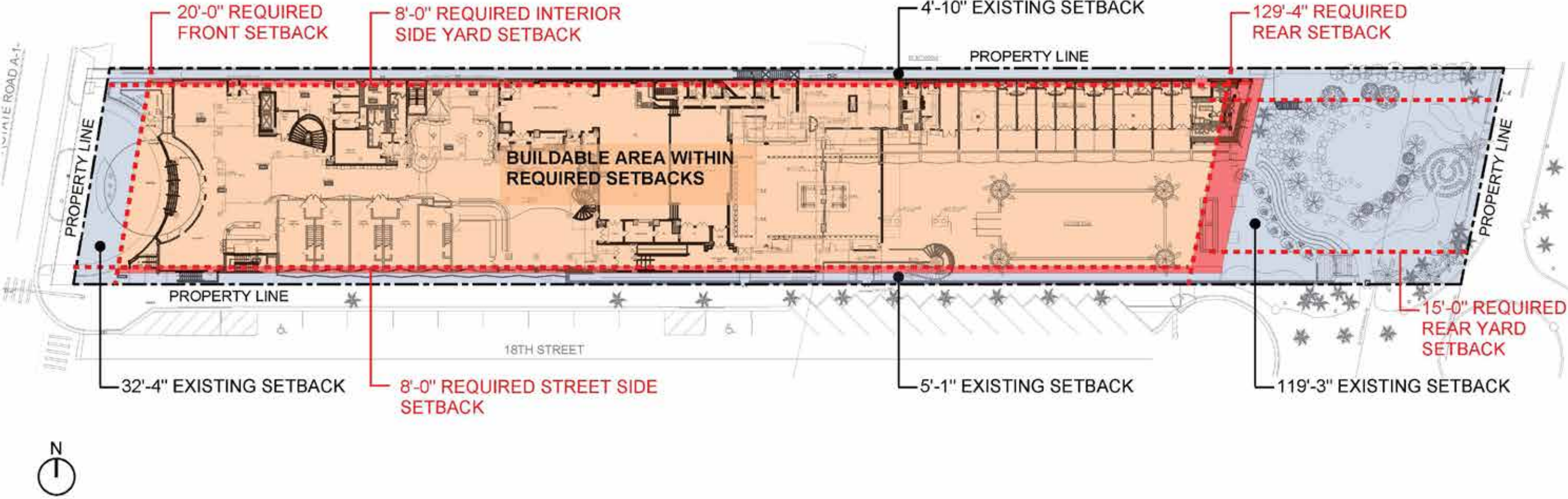
OCEANFRONT DUNE OVERLAY

Setback Required 15'-0"

Setback Provided 0'-0"

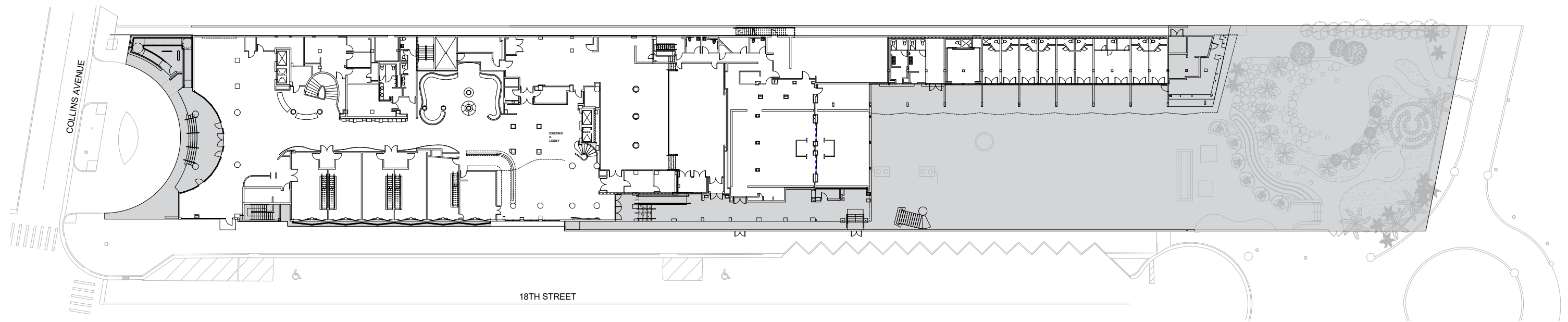
Existing SITE PLAN SETBACKS

SITE PLAN SHOWING REQUIRED VS. EXISTING PEDESTAL SETBACKS



Existing PLAN

SITE AND GROUND FLOOR PLAN



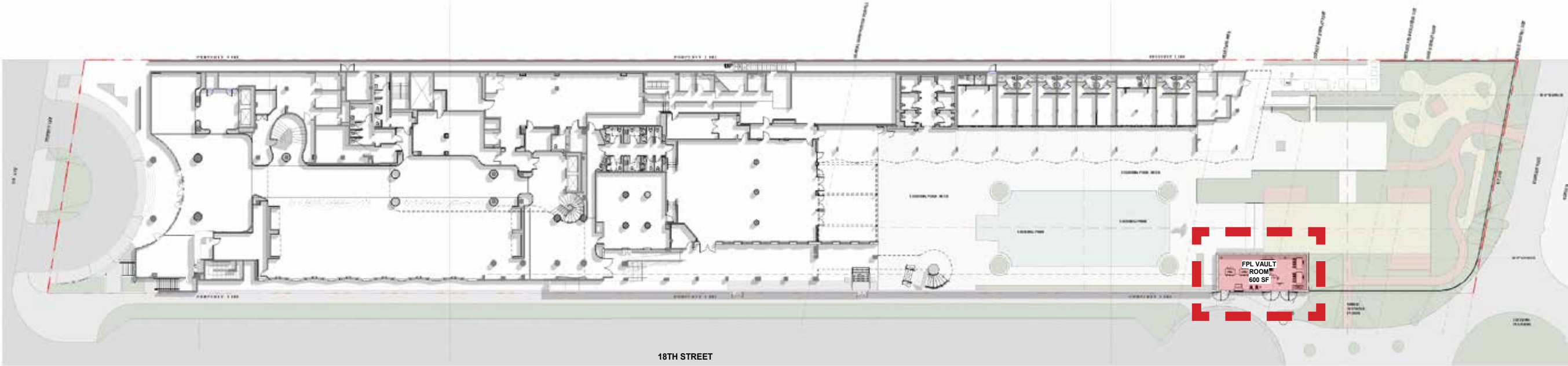
Design inspiration - Site Surroundings & Vertical Components



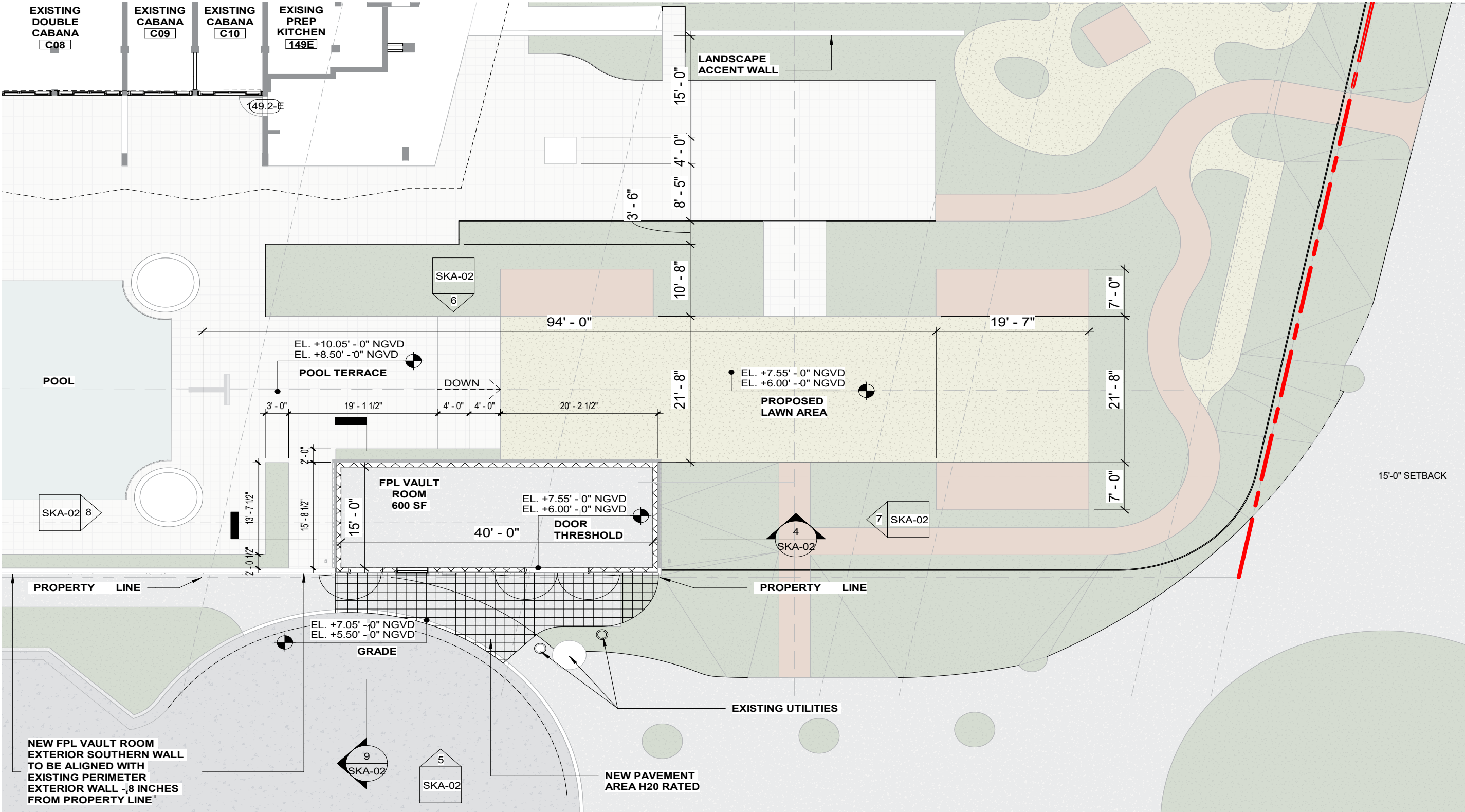
Proposed Site Plan



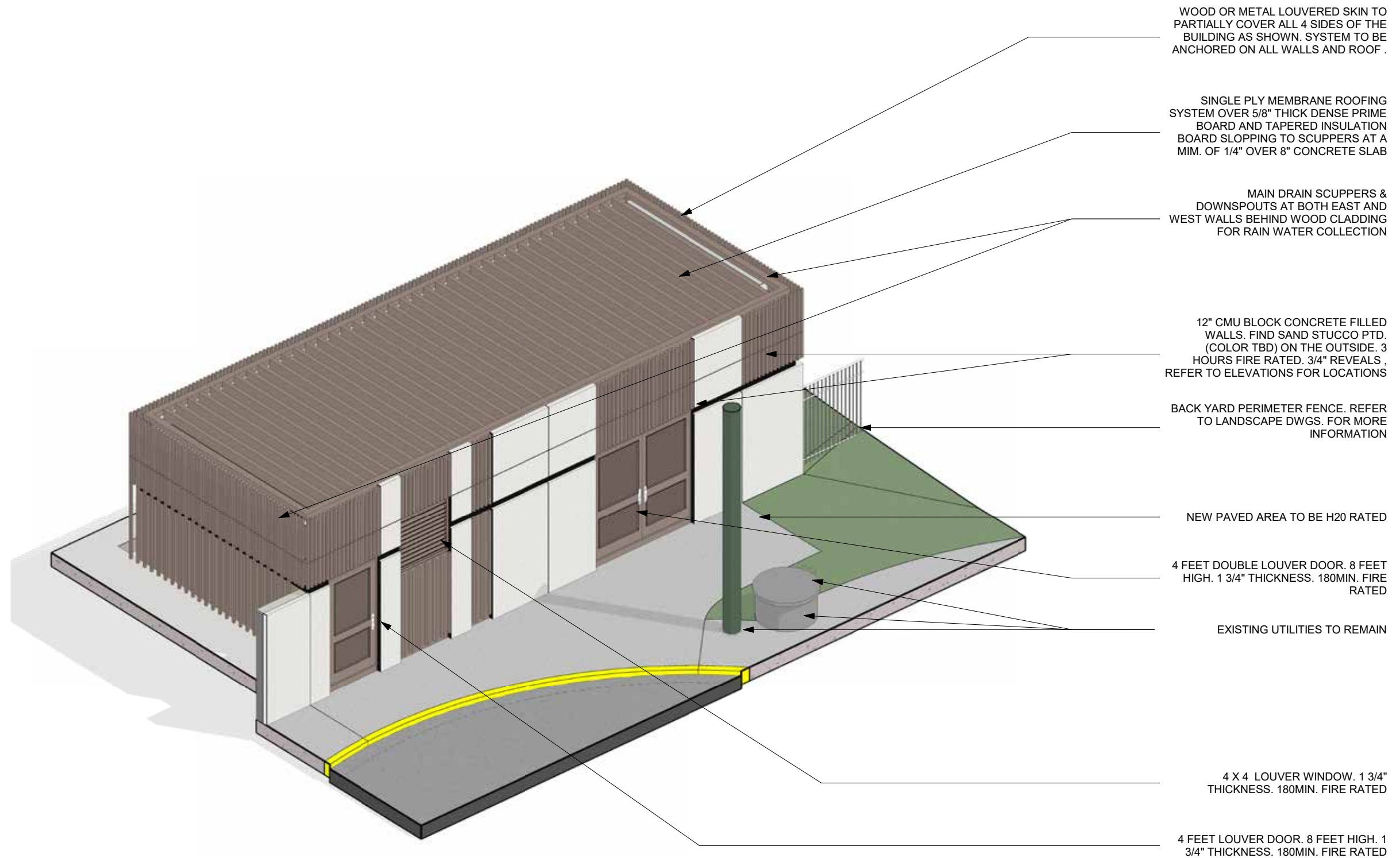
11



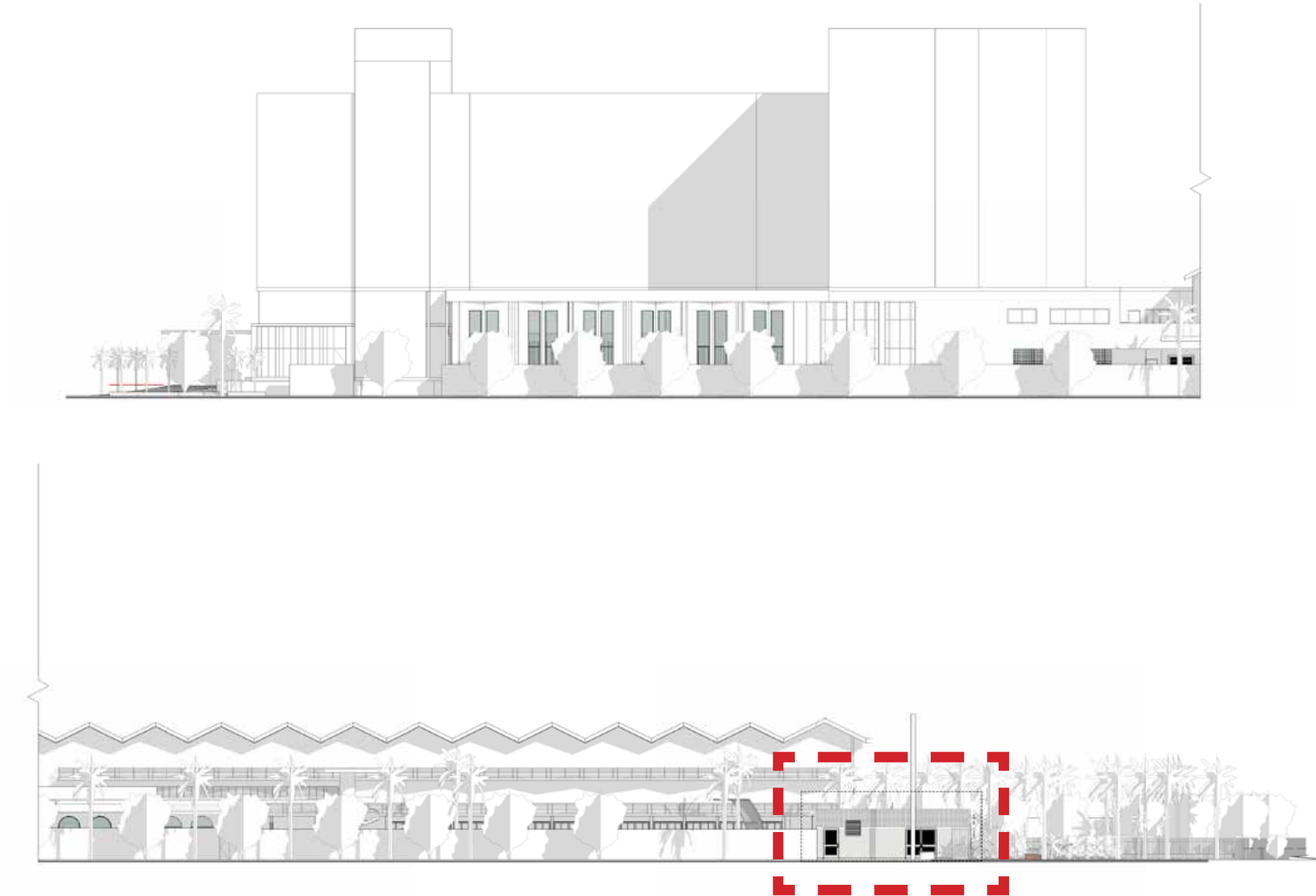
Proposed Enlarged Site Plan



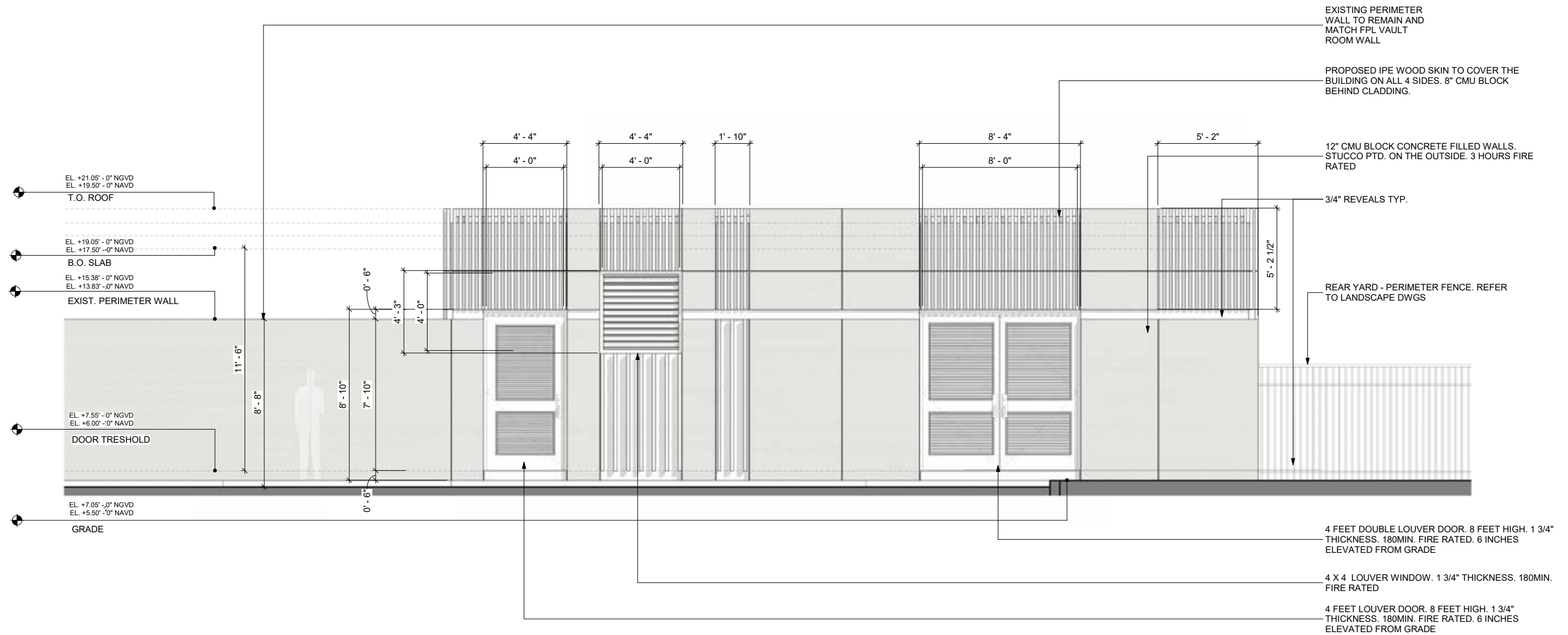
Proposed Skin Design



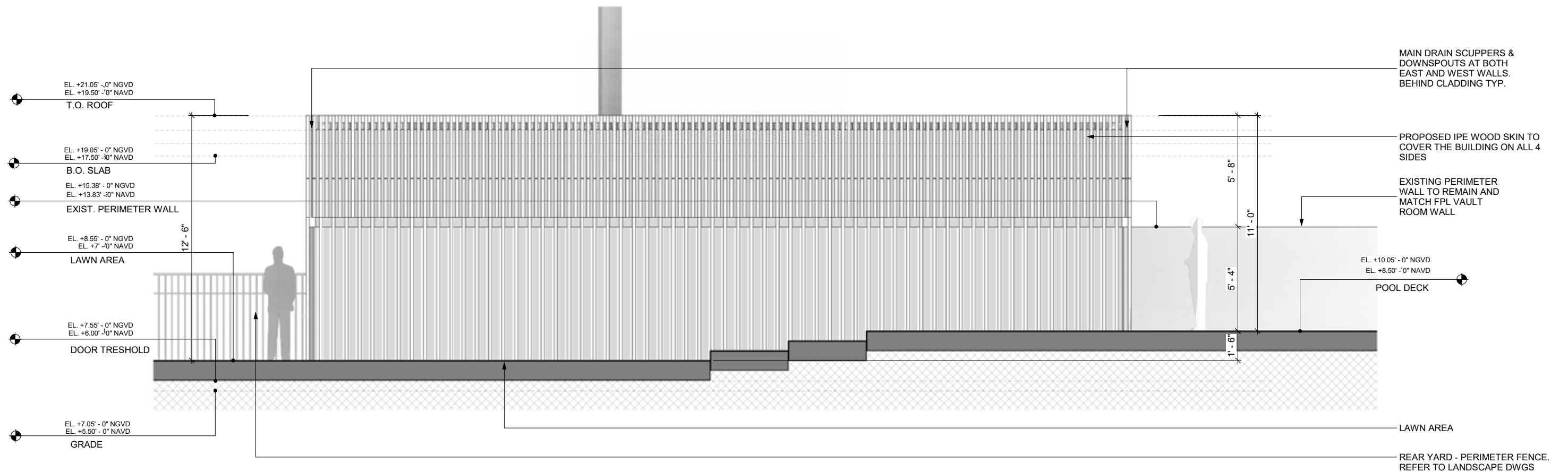
Proposed South Elevation



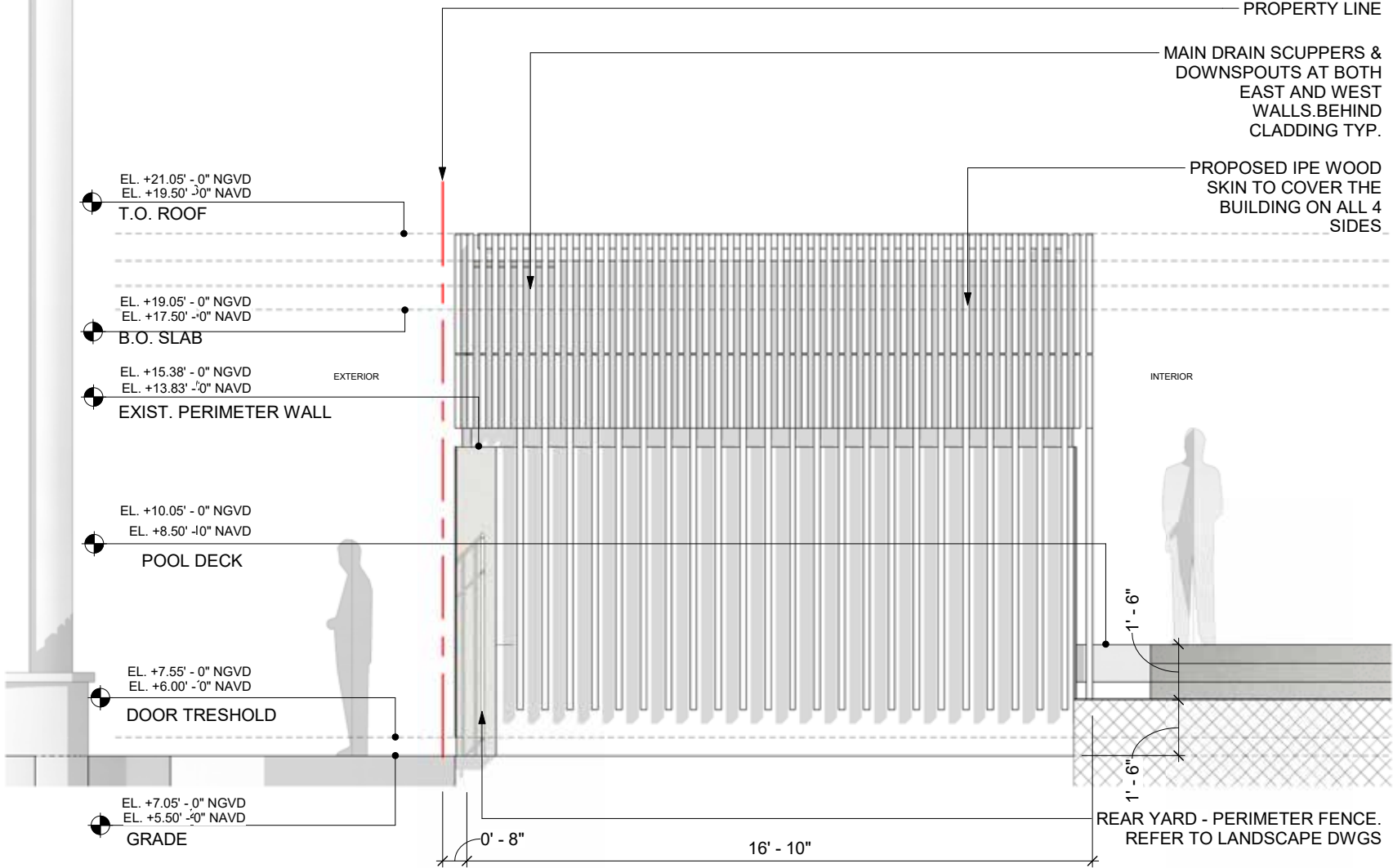
Enlarged Proposed South Elevation



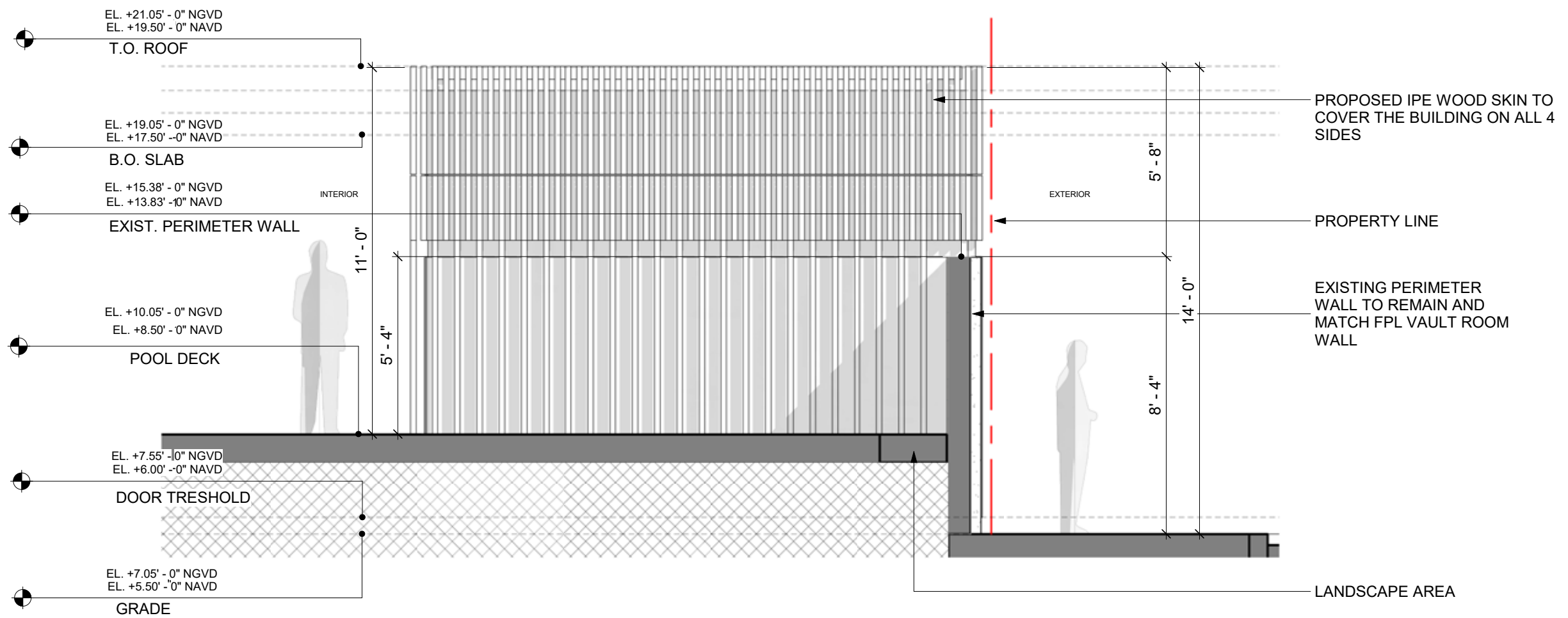
Enlarged Proposed North Elevation



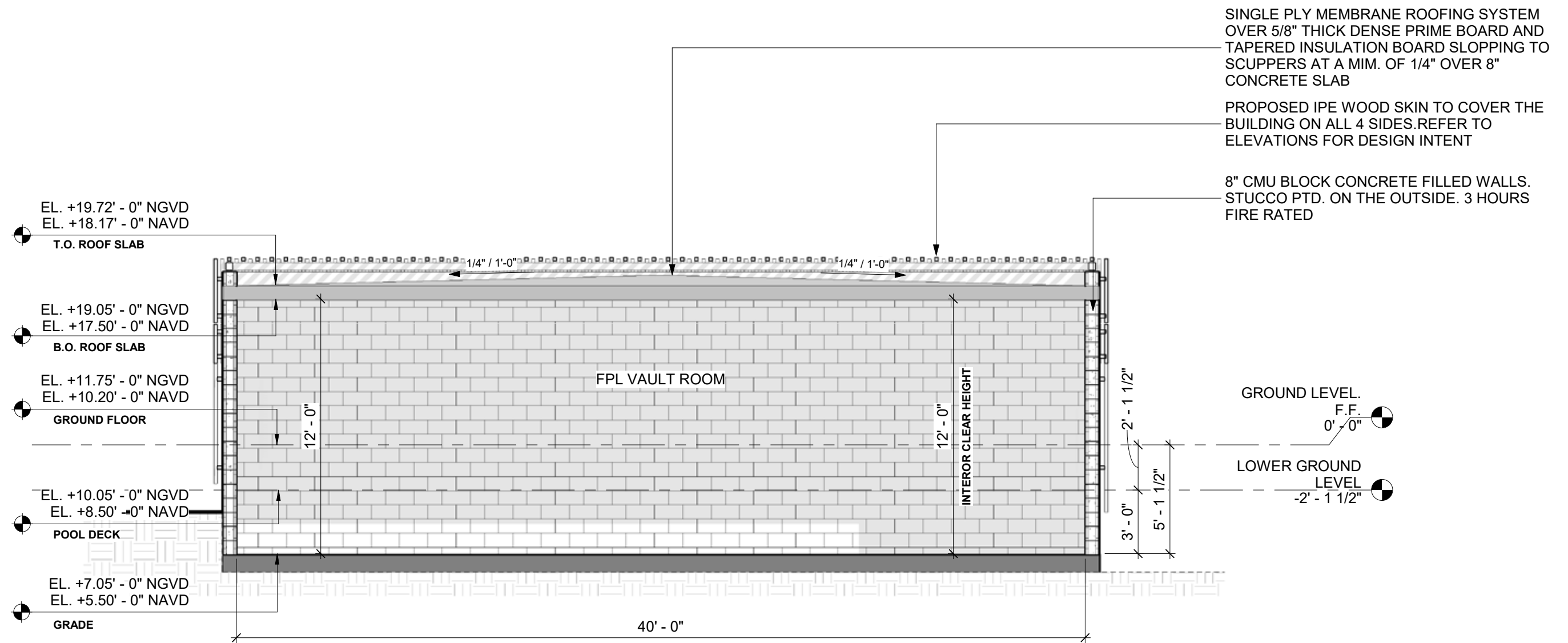
Enlarged Proposed East Elevation



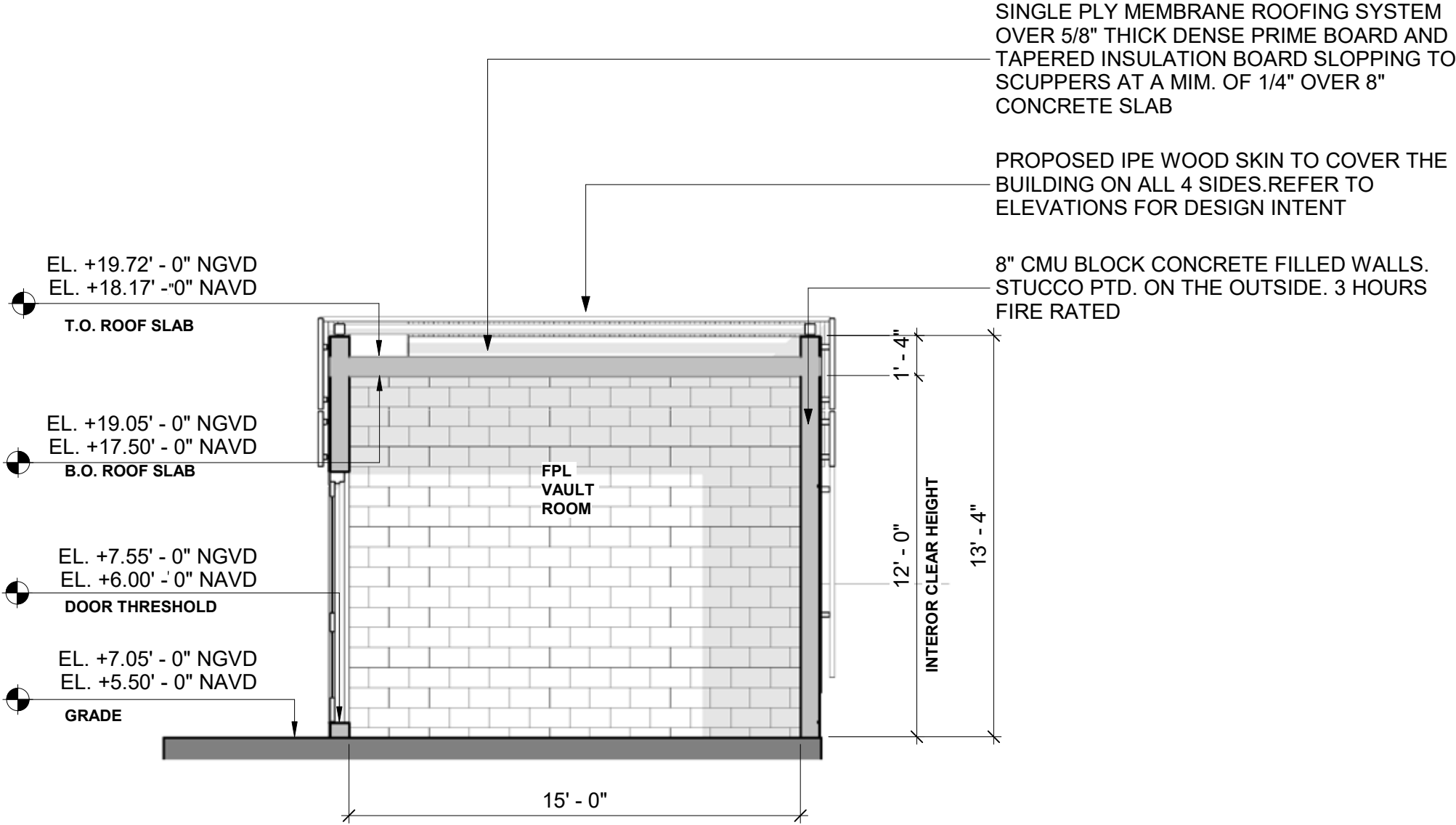
Enlarged Proposed West Elevation



Enlarged Proposed Section A



Enlarged Proposed Section B



EXTERIOR renderings



EXTERIOR renderings



EXTERIOR renderings



EXTERIOR renderings



EXTERIOR renderings



EXTERIOR renderings



EXTERIOR renderings

