

# The Shelborne Hotel

City of Miami Beach  
Historic Preservation Board  
HPB File No. HPB21-0491 | February 8, 2022



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, 10<sup>th</sup> Floor  
Miami, FL 33133



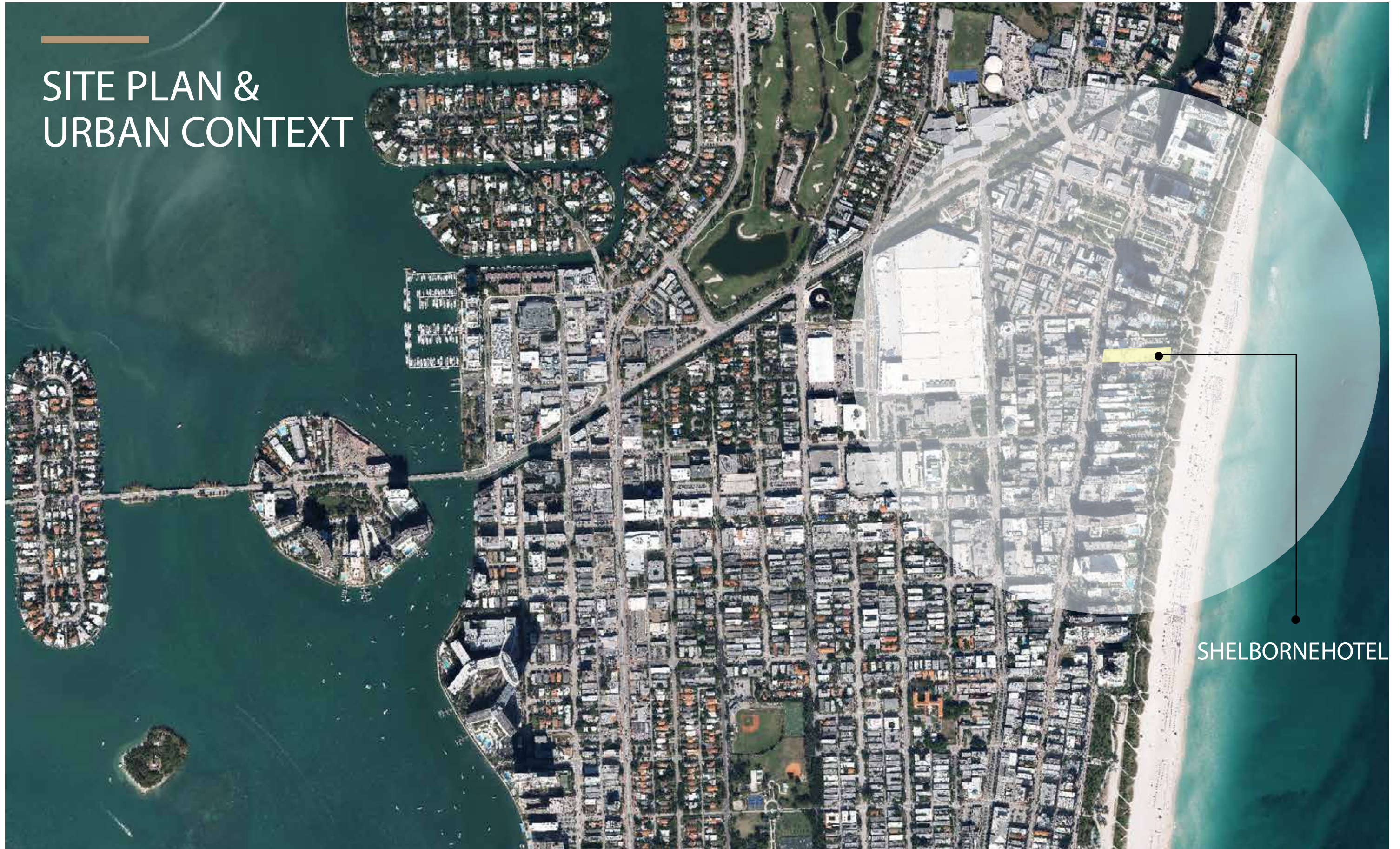
LANDSCAPE ARCHITECT:  
L&ND  
7294 NW 1<sup>st</sup> Court  
Miami, FL 33150

## SCOPE OF WORK

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



# 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





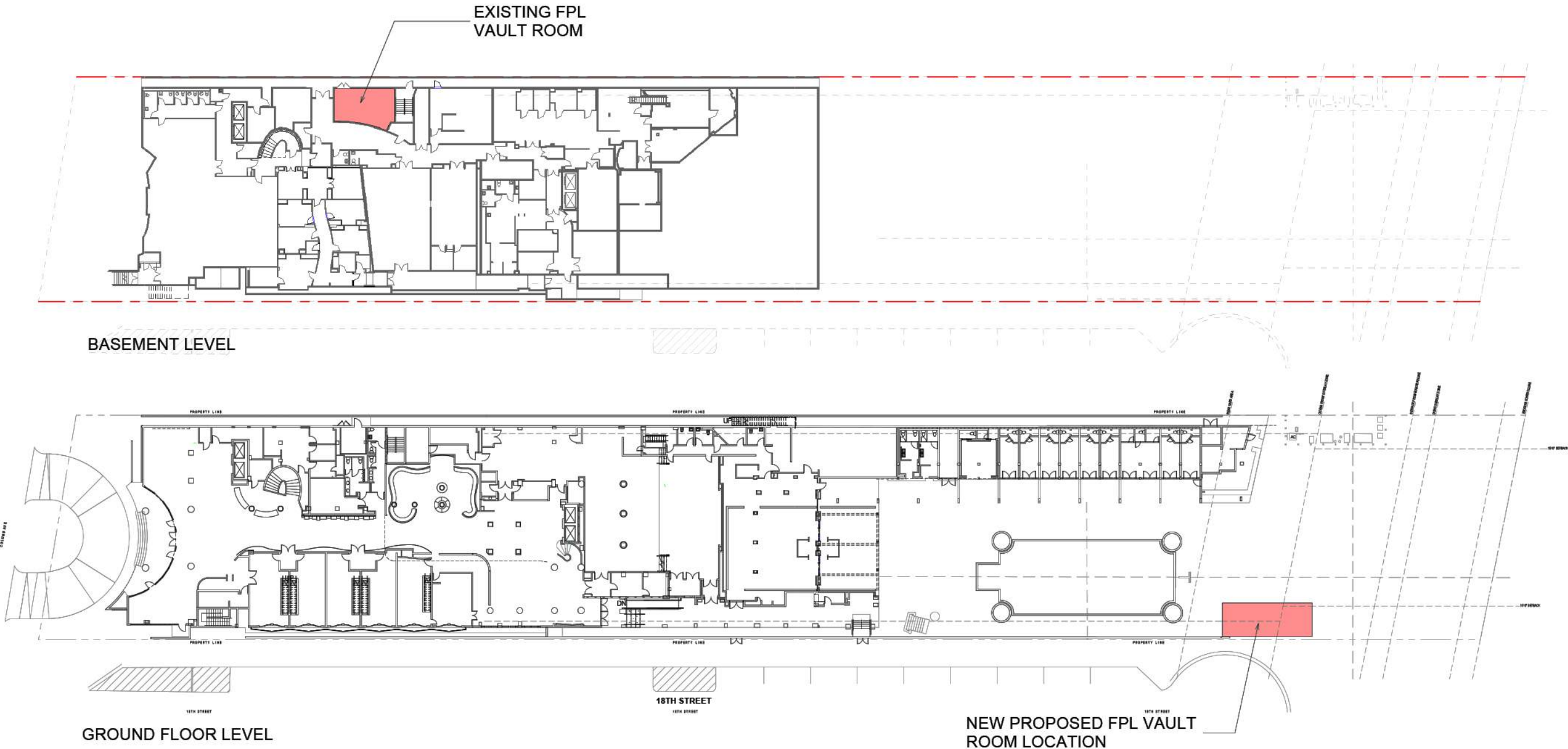
# CONTEXT





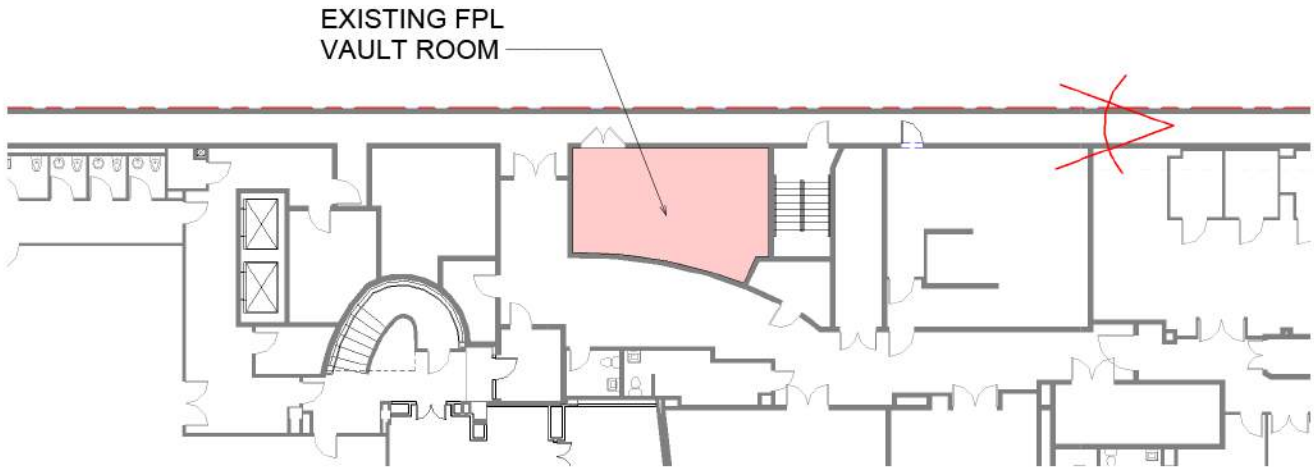
# Existing PLAN

## BASEMENT AND GROUND FLOOR PLAN





# Back Alley looking west to Collins. Ave

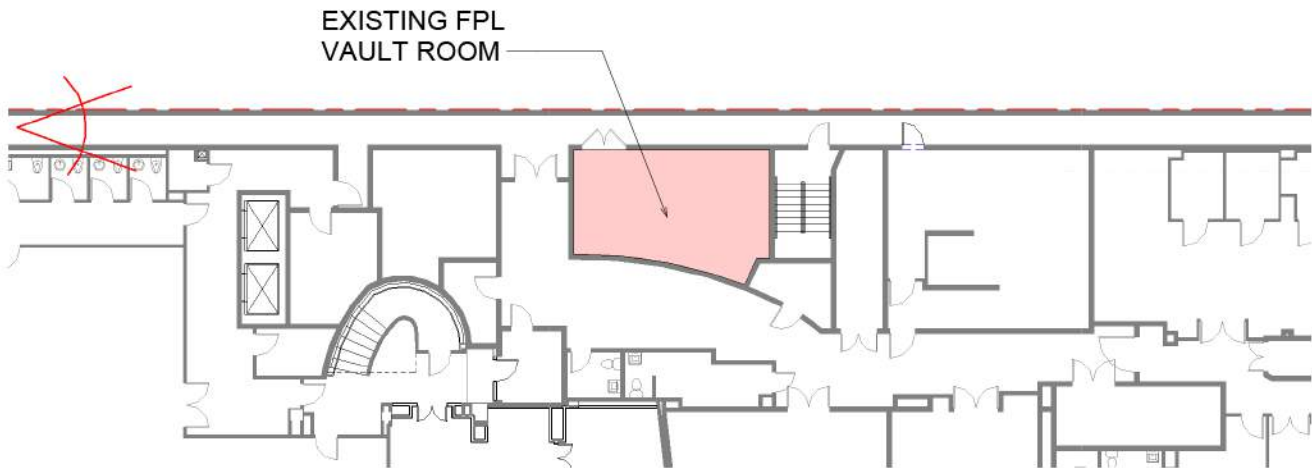


ENLARGED BASEMENT LEVEL





# Back Alley looking east to Beach side

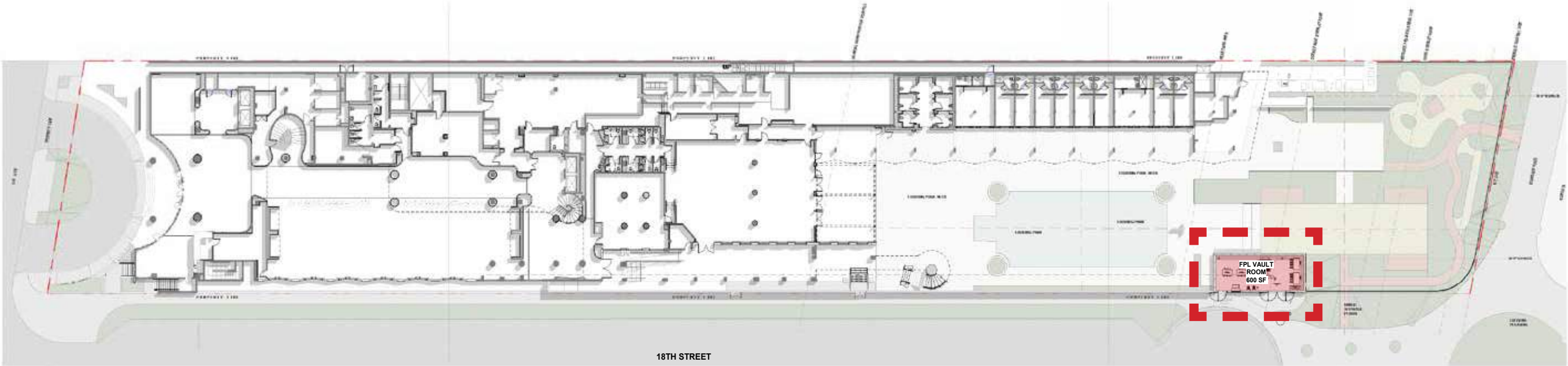


ENLARGED BASEMENT LEVEL





# Proposed Site Plan

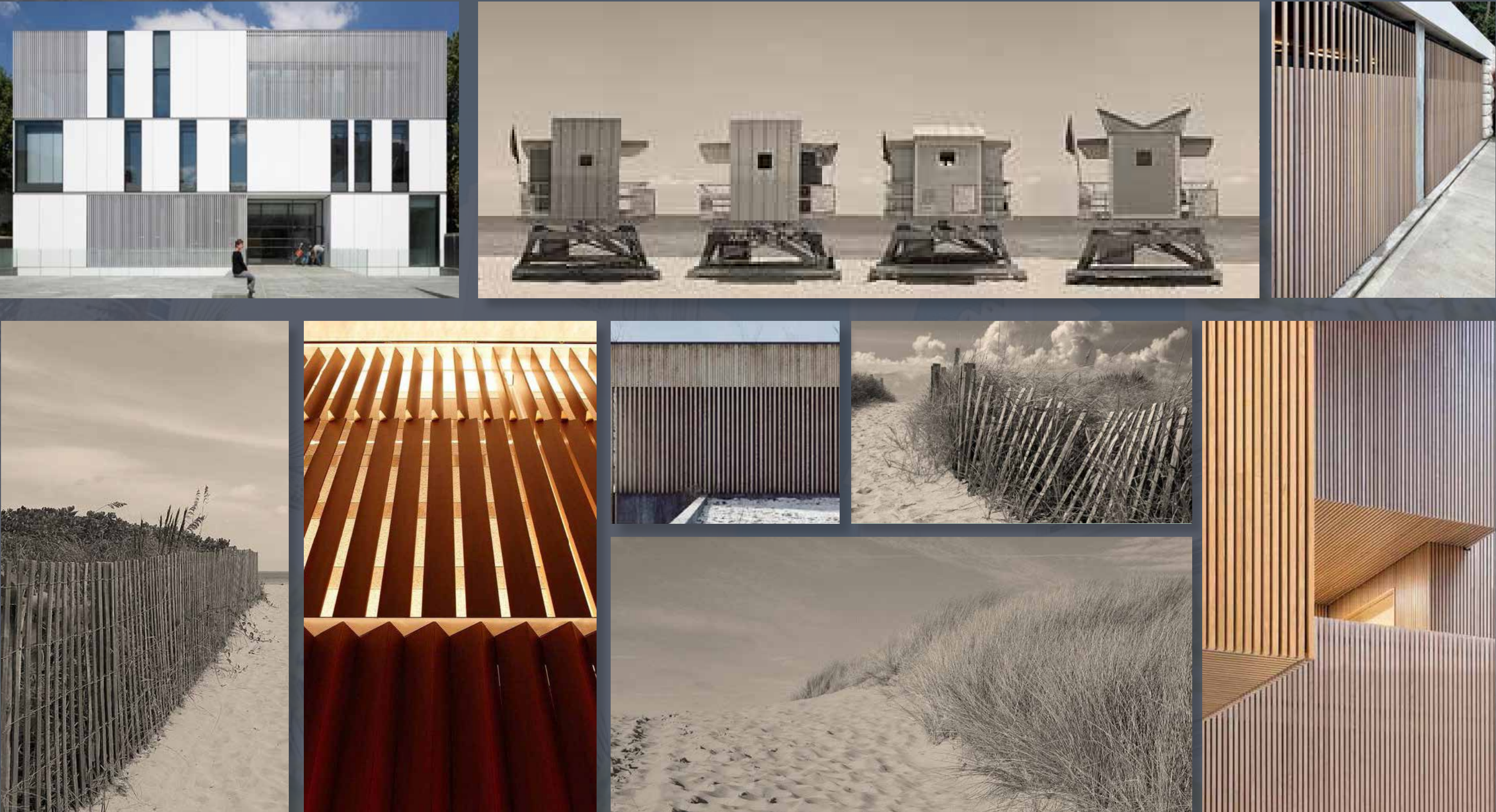




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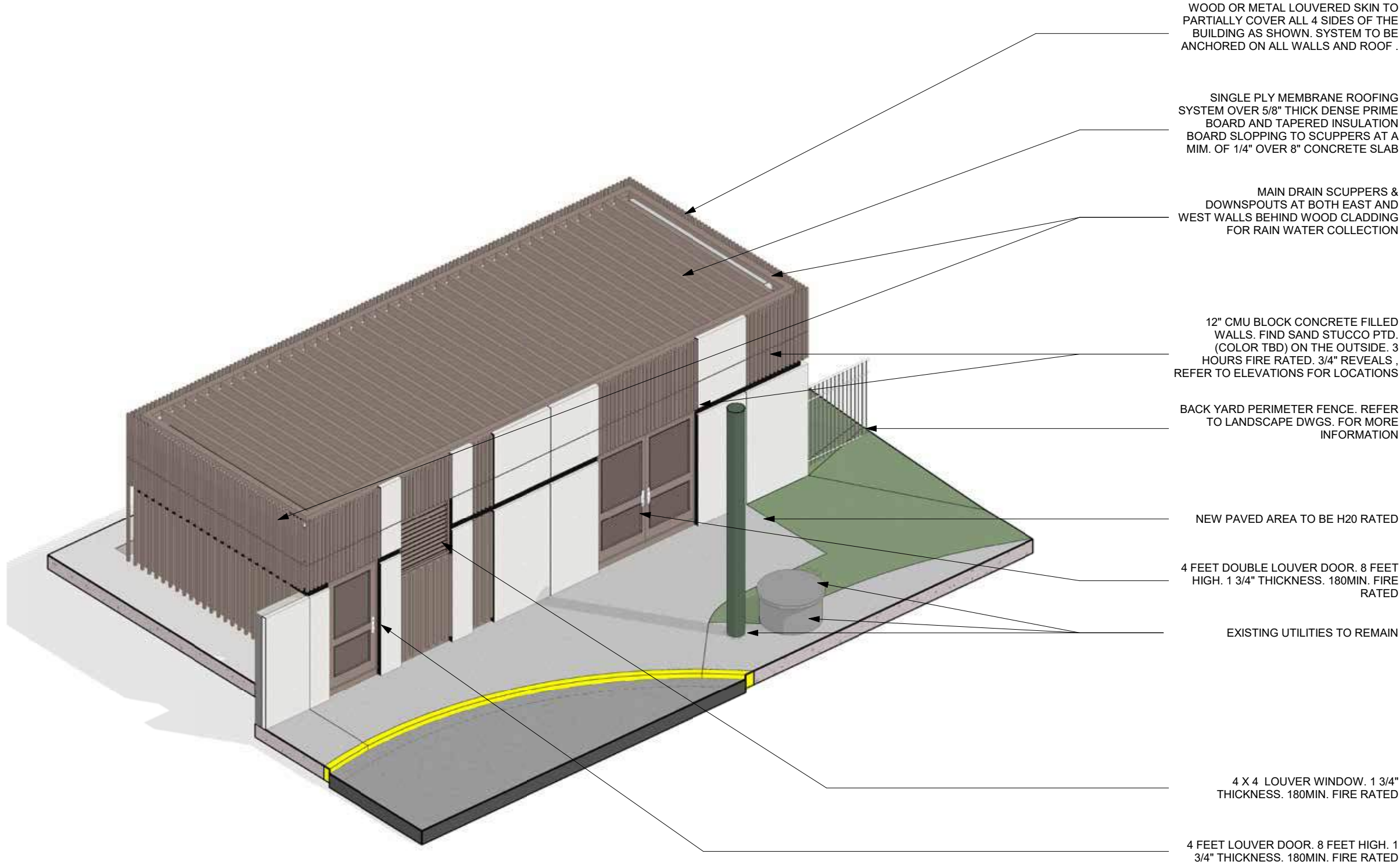
# Design inspiration - Site Surroundings & Vertical Components







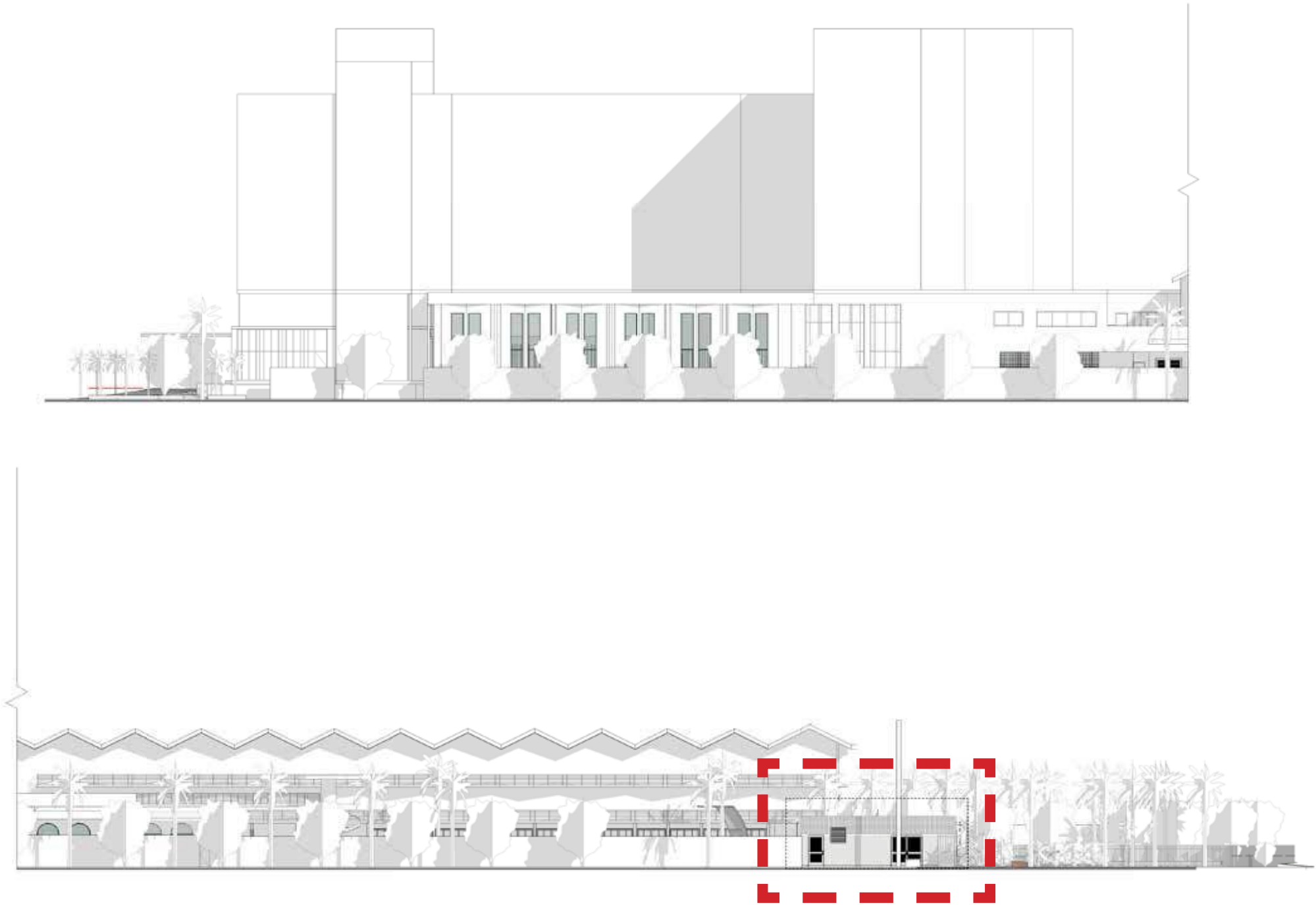
# Proposed Skin Design







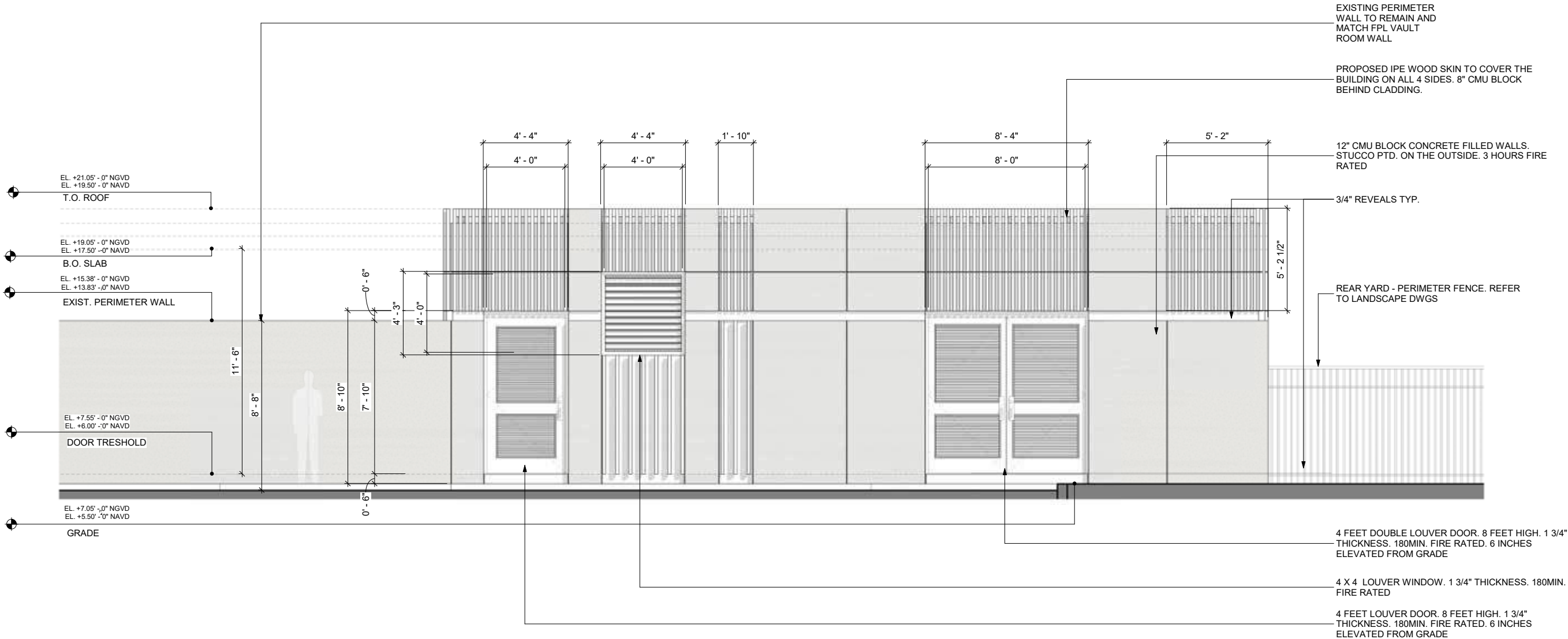
# Proposed South Elevation







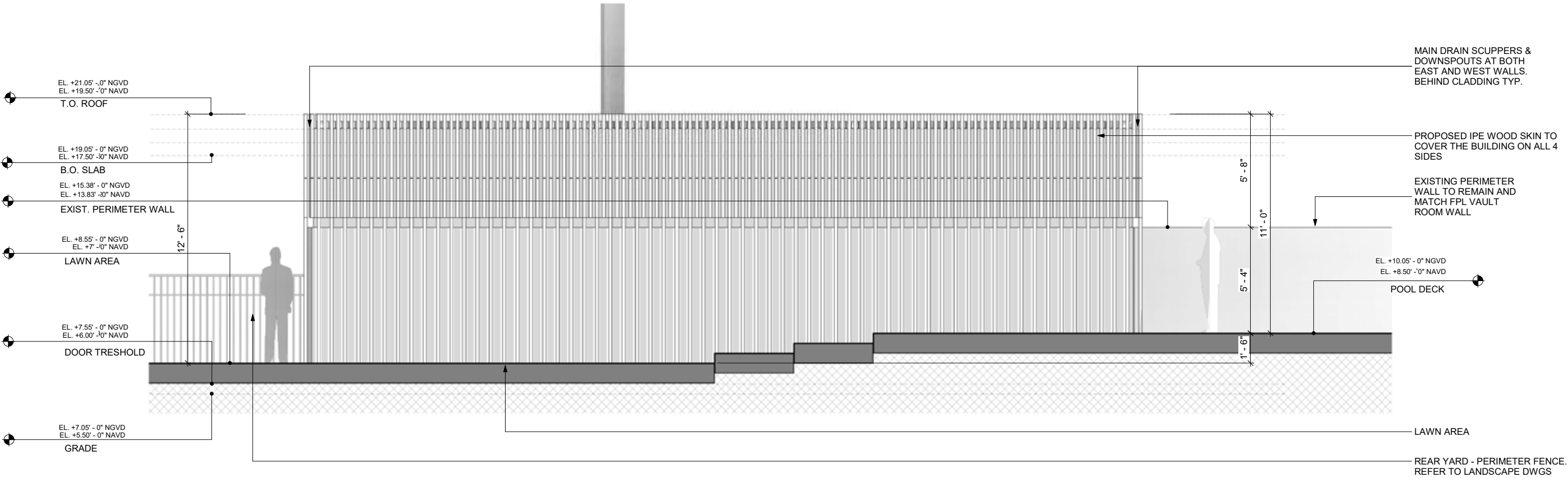
# Enlarged Proposed South Elevation







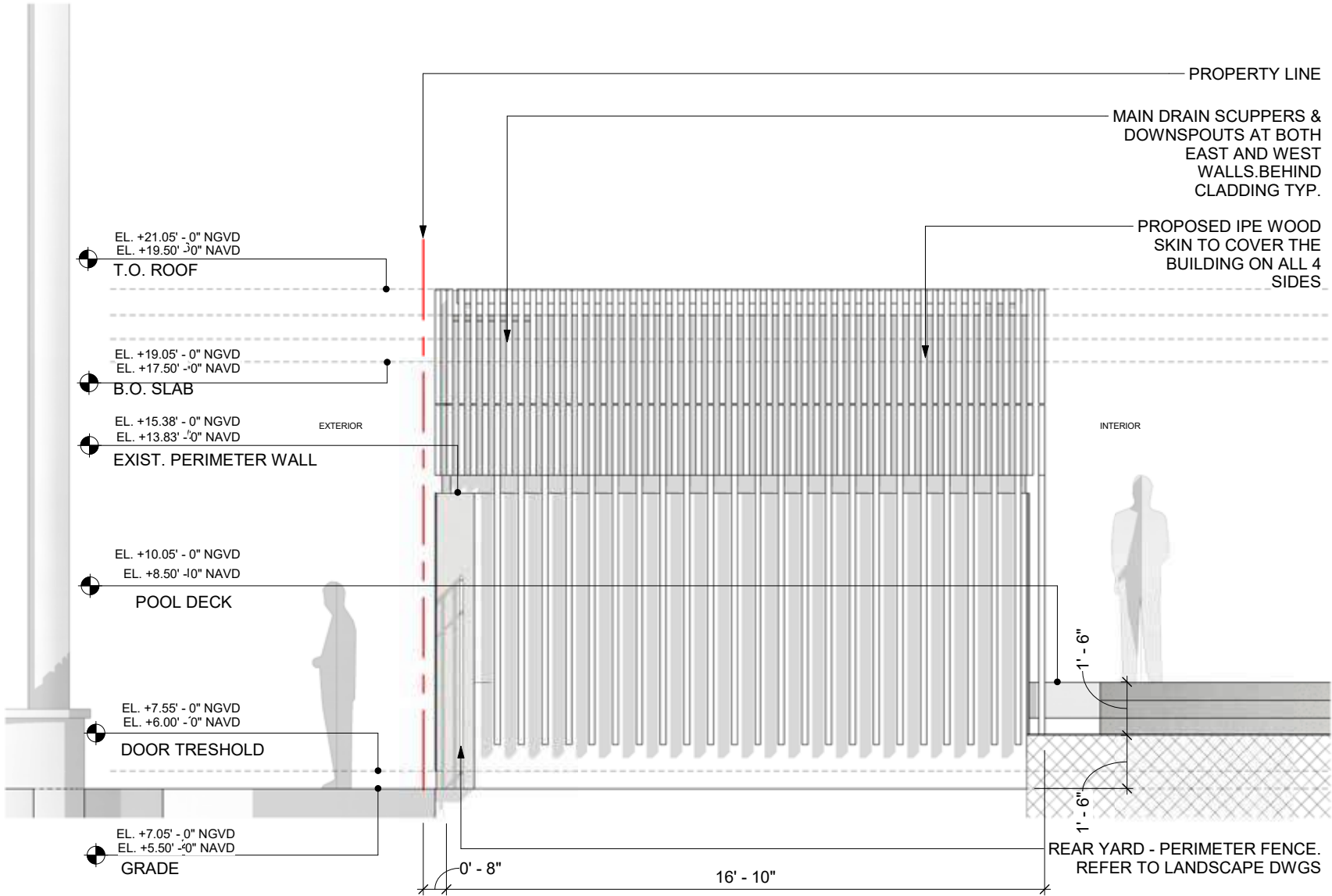
# Enlarged Proposed North Elevation







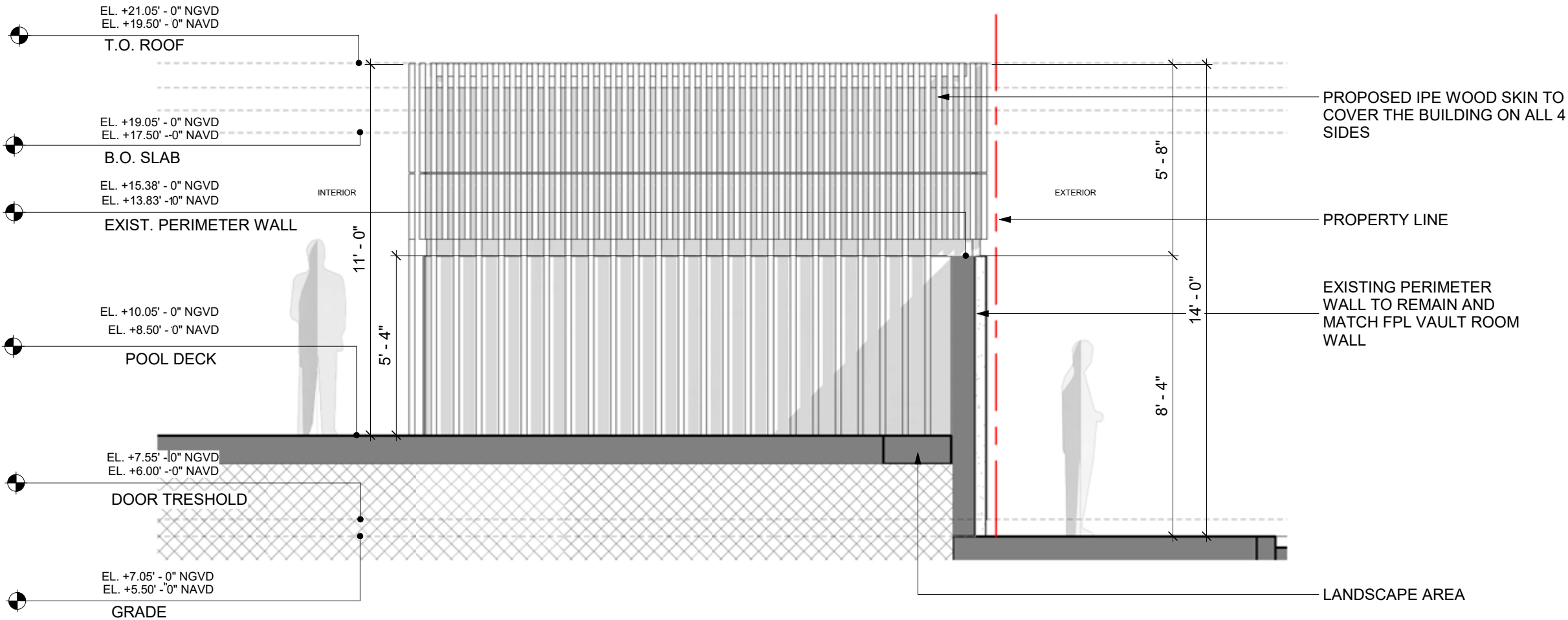
# Enlarged Proposed East Elevation







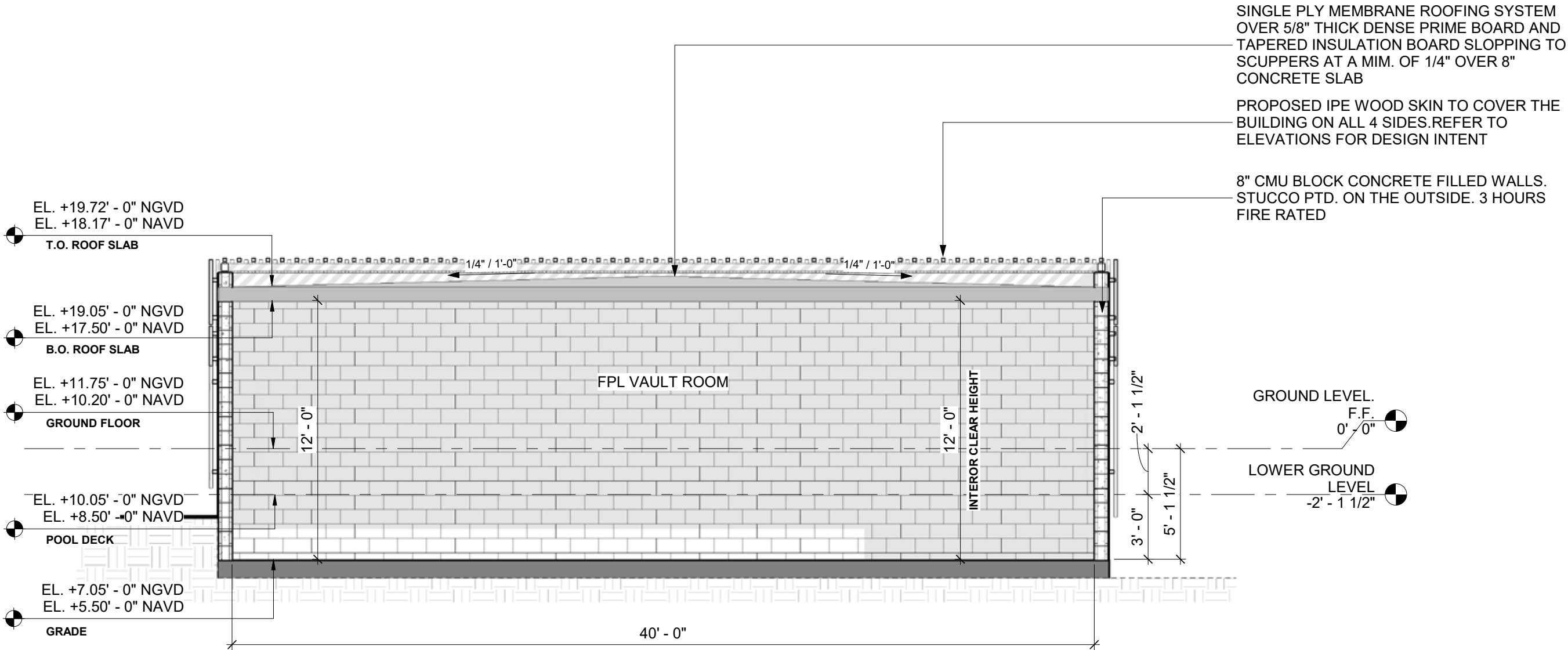
# Enlarged Proposed West Elevation







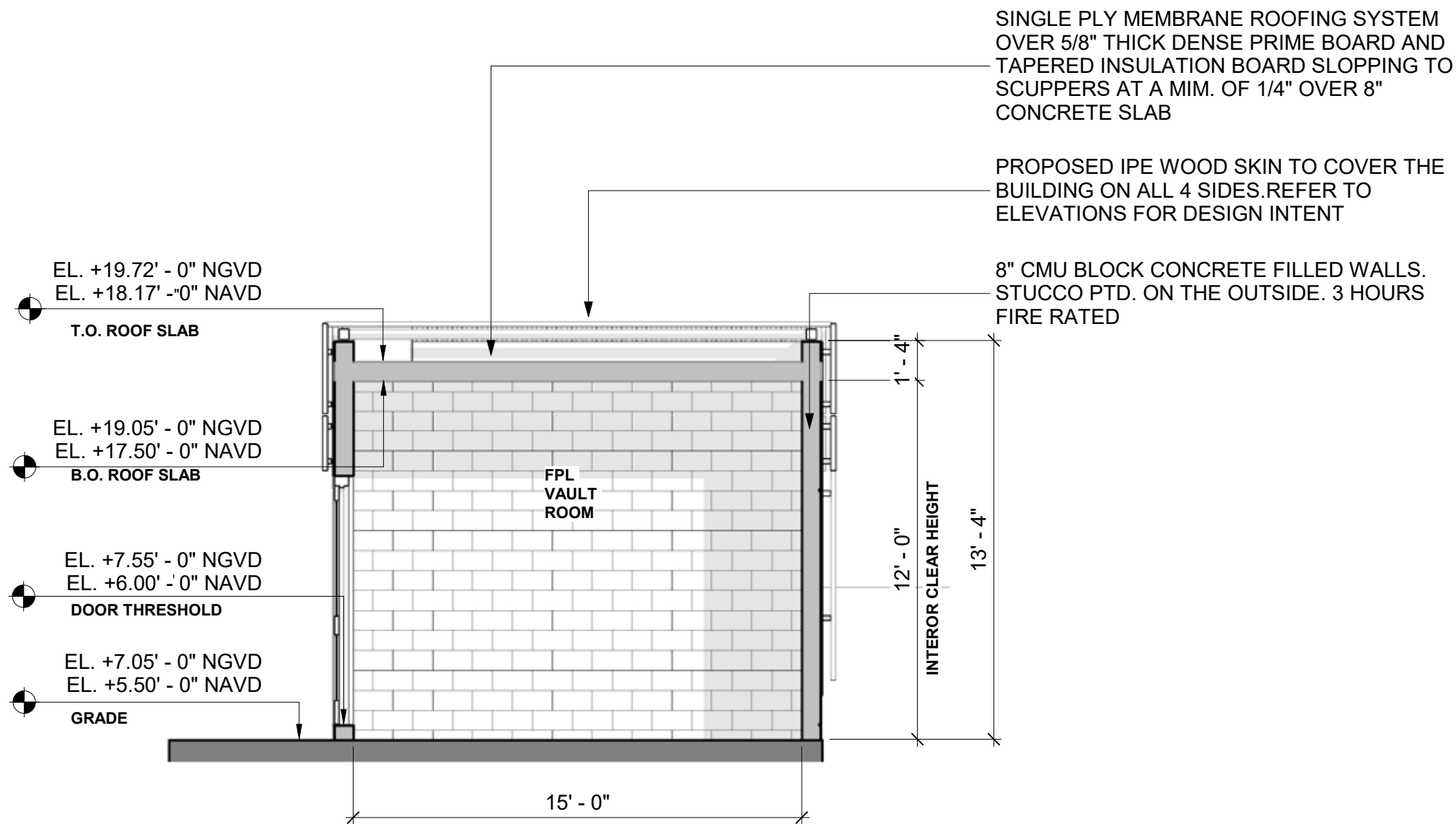
# Enlarged Proposed Section A







# Enlarged Proposed Section B





## EXTERIOR renderings





# EXTERIOR renderings





# EXTERIOR renderings





## EXTERIOR renderings





## EXTERIOR renderings



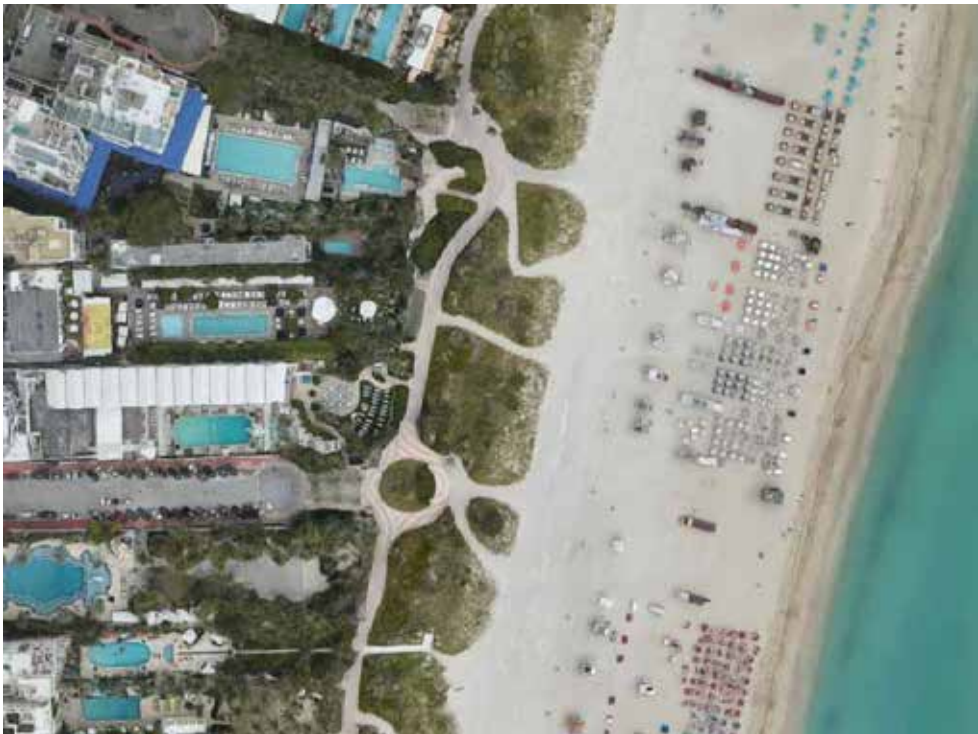


## EXTERIOR renderings

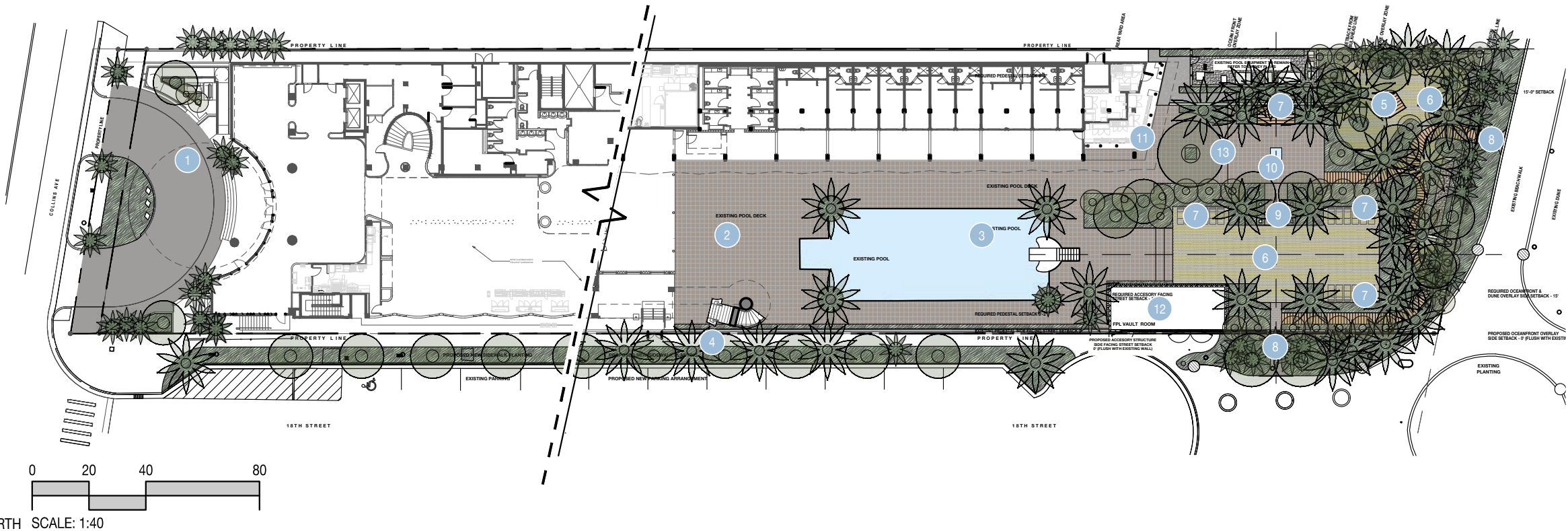




# LANDSCAPE | Proposed Site Plan



- LEGEND
- EXISTING VEHICULAR DROP OFF
  - EXISTING POOL TERRACE
  - EXISTING POOL
  - PROPOSED SIDEWALK / PARKING ENHANCEMENTS
  - WOOD CABANA BAR
  - PROPOSED LAWN AREA
  - WOOD OUTDOOR FURNITURE PADS
  - PEDESTRIAN ACCESS
  - TRELLIS STRUCTURE
  - WATER FEATURE
  - EXISTING BAR
  - FPL VAULT ROOM
  - PROPOSED TERRACE / LOUNGE AREA

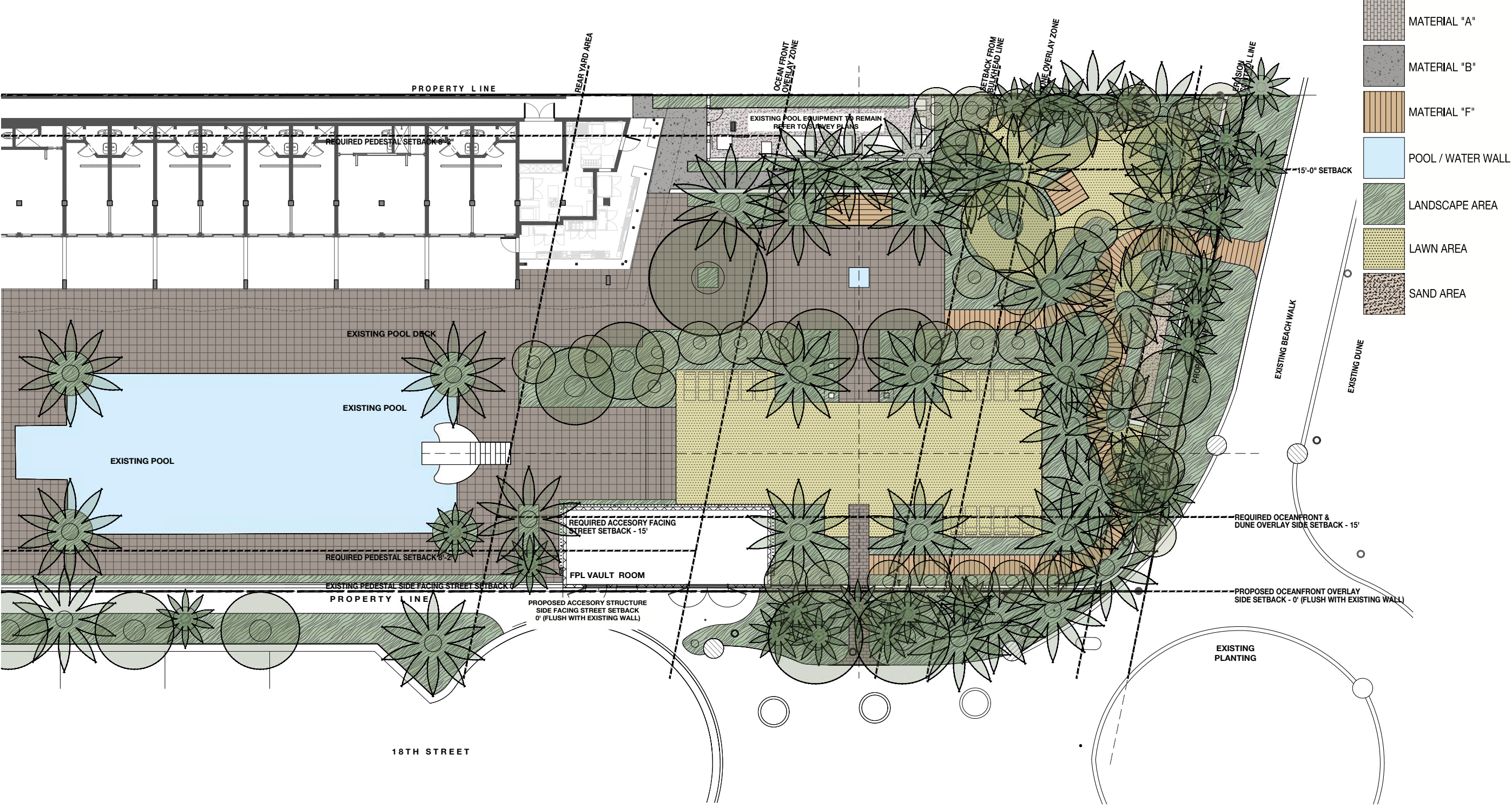


0 20 40 80  
NORTH SCALE: 1:40

L001



# LANDSCAPE | Proposed Enlarged Site Plan



L212



# LANDSCAPE | Proposed Oceanfront and Dune Overlay Zones



LEGEND		
OCEAN FRONT OVERLAY ZONE + DUNE OVERLAY ZONE TOTAL AREA = 9,108 SQ.FT.		
	SQ.FT.	%
PLANTING	3,963	43%
LAWN	2,627	30%
TOTAL LANDSCAPE	6,590	73%
HARDSCAPE	2,229	24%
BUILDINGS	259	3%
TOTAL HARDSCAPE + BUILDINGS	2,488	27%

OCEAN FRONT OVERLAY AREA 5,104 SQ.FT. 50% LANDSCAPE AREA REQUIRED		
	SQ.FT.	%
PLANTING	1,717	35%
LAWN	1,513	29%
TOTAL LANDSCAPE	3,230	64%
HARDSCAPE	1,615	31%
BUILDINGS (*)	259	5%
TOTAL HARDSCAPE & BUILDINGS	1,874	36%

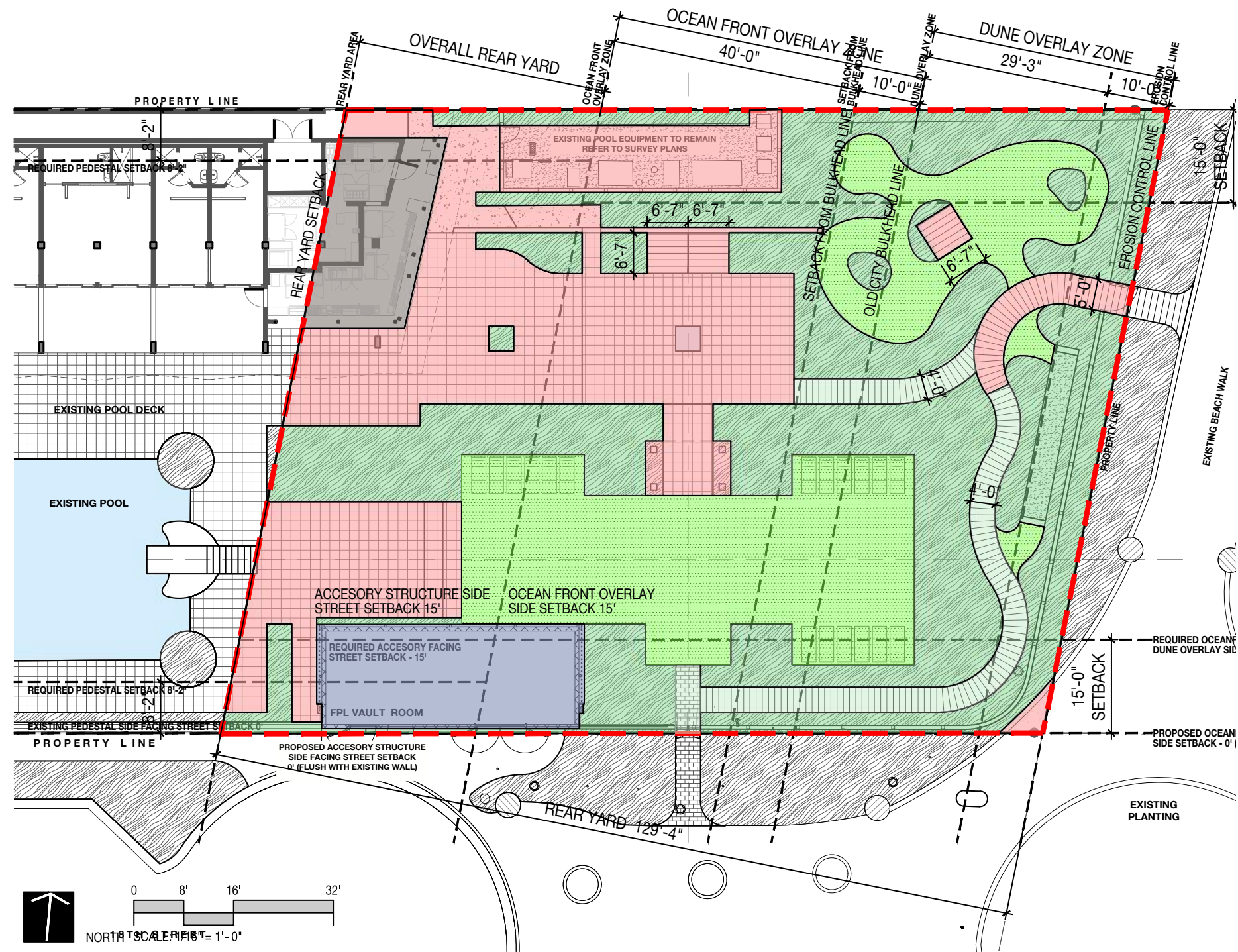
**NOTE:**

(\*) PER SECTION 142-1132(A), MAX. 30% COVERAGE FOR ACCESSORY BUILDINGS IN REAR YARD.

DUNE OVERLAY AREA 4,004 SQ.FT., 80% LANDSCAPE AREA REQUIRED		
	SQ.FT.	%
PLANTING	2,246	57%
LAWN	1,114	27%
TOTAL LANDSCAPE	3,360	84%
TOTAL HARDSCAPE	614	16%



# LANDSCAPE | Proposed Rear Yard Zones



LEGEND		
OVERALL REAR YARD TOTAL AREA 13,200 SQ.FT.		
	SQ.FT.	%
PLANTING	4,808	38%
LAWN	2,859	21%
OPEN SPACE (*1)	554	4%
TOTAL LANDSCAPE & OPEN SPACE		8,221 63%
HARDSCAPE (*2)	3,750	28%
EXISTING BUILDING (*3)	512	4%
NEW BUILDINGS (*3)	717	5%
TOTAL HARDSCAPE & BUILDINGS		4,979 37%

**NOTES:**

(\*1) PER SECTION 142-1132(A) AND STAFF INTERPRETATION OPEN SPACE INCLUDES UNCOVERED SWIMMING POOL AND WALKWAYS LESS THAN 4' IN WIDTH.

(\*2) PER SECTION 142-1132(J), MAX. 30% COVERAGE OF HOT TUBS, SHOWERS, SAUNAS, WHIRLPOOLS, BATHROOMS, AND DECKS.

(\*3) PER SECTION 142-1132(A), MAX. 30% COVERAGE FOR ACCESSORY BUILDINGS IN REAR YARD.

L004-A





# LANDSCAPE | Existing Rear Yard Zones

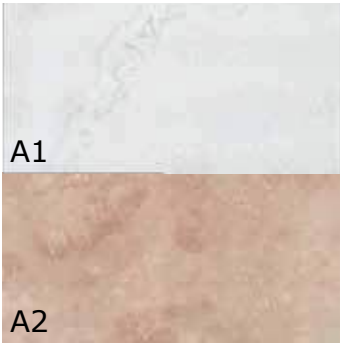


L003





# LANDSCAPE | Proposed Materials



**A**

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CHECKERBOARD TRAVERTINE PAVERS

COLOR: A1 WHITE  
A2 PINK

LOCATION: POOL TERRACE

SPECS: 18" x 18"

SOURCE: TBD



**B**

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CONCRETE WITH ROCK SALT FINISH

COLOR: GREY

LOCATION: PEDESTRIAN WALKWAYS

SPECS: SMOOTH ROCK SALT FINISH

SOURCE: T.B.D.



**C**

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IPE HARDWOOD DECKING

COLOR: T.B.D.

LOCATION: AS SHOWN ON PLAN

SPECS: PER MANUFACTURER

SOURCE: T.B.D.



**D**

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OOLITE STONE

COLOR: NATURAL

LOCATION: WALL

SPECS: REFER TO DETAILS

SOURCE: EPIC STONE WORKS  
[www.epicstoneworks.com](http://www.epicstoneworks.com)



**E**

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MOVABLE PLATFORM FOR LOUNGE CHAIRS

COLOR: T.B.D.

LOCATION: AS SHOWN ON PLAN

SPECS: WOOD AND FABRIC

SOURCE: KETTAL  
[www.kettal.com](http://www.kettal.com)



**F**

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PRO-LINE LANDSCAPE EDGING

COLOR: BLACK

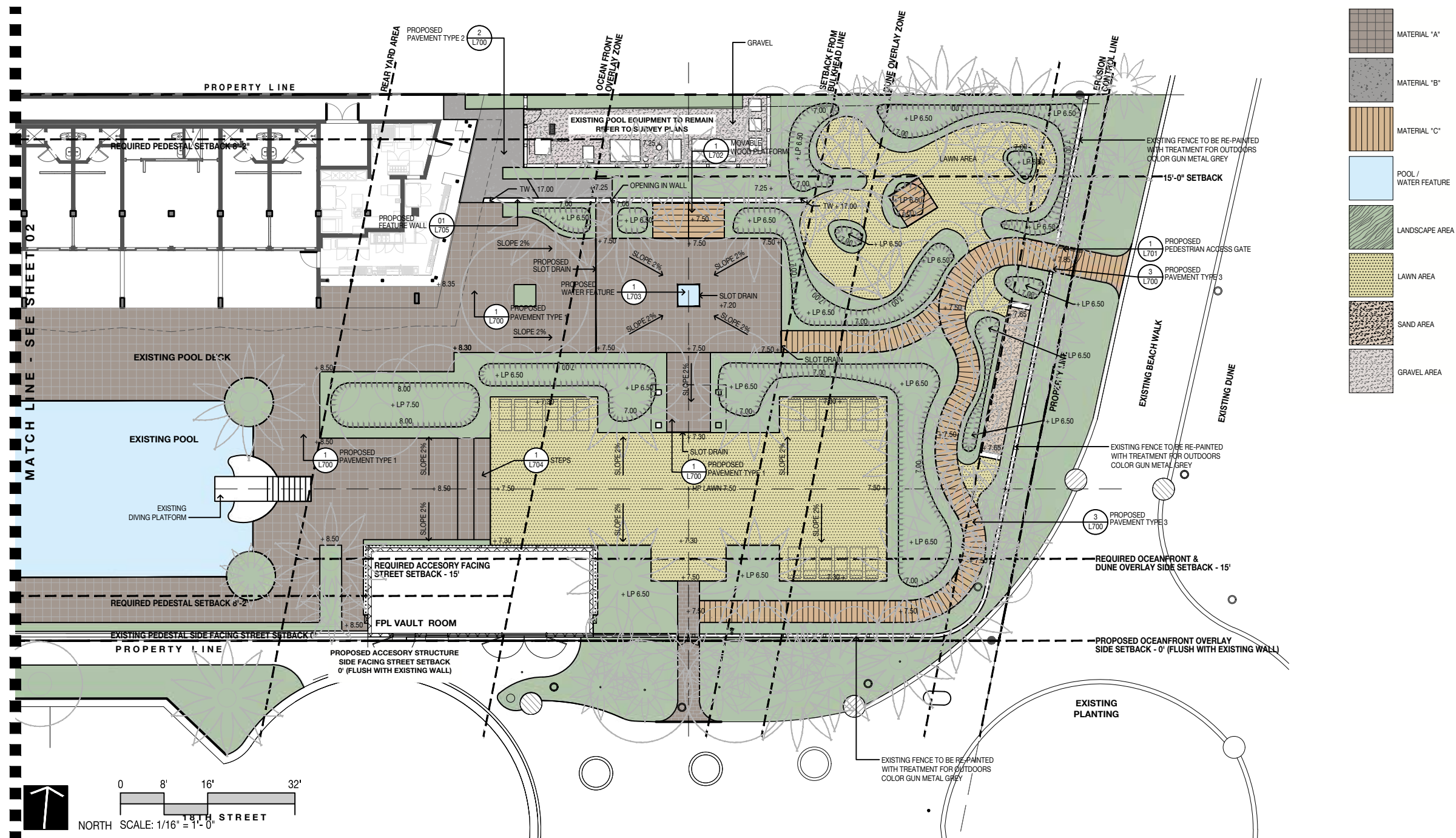
LOCATION: LANDSCAPE AREAS

SPECS: PER SUPPLIER

SOURCE: PERMALOC INC  
[www.permaloc.com](http://www.permaloc.com)



# LANDSCAPE | Proposed Materials Plan



L212



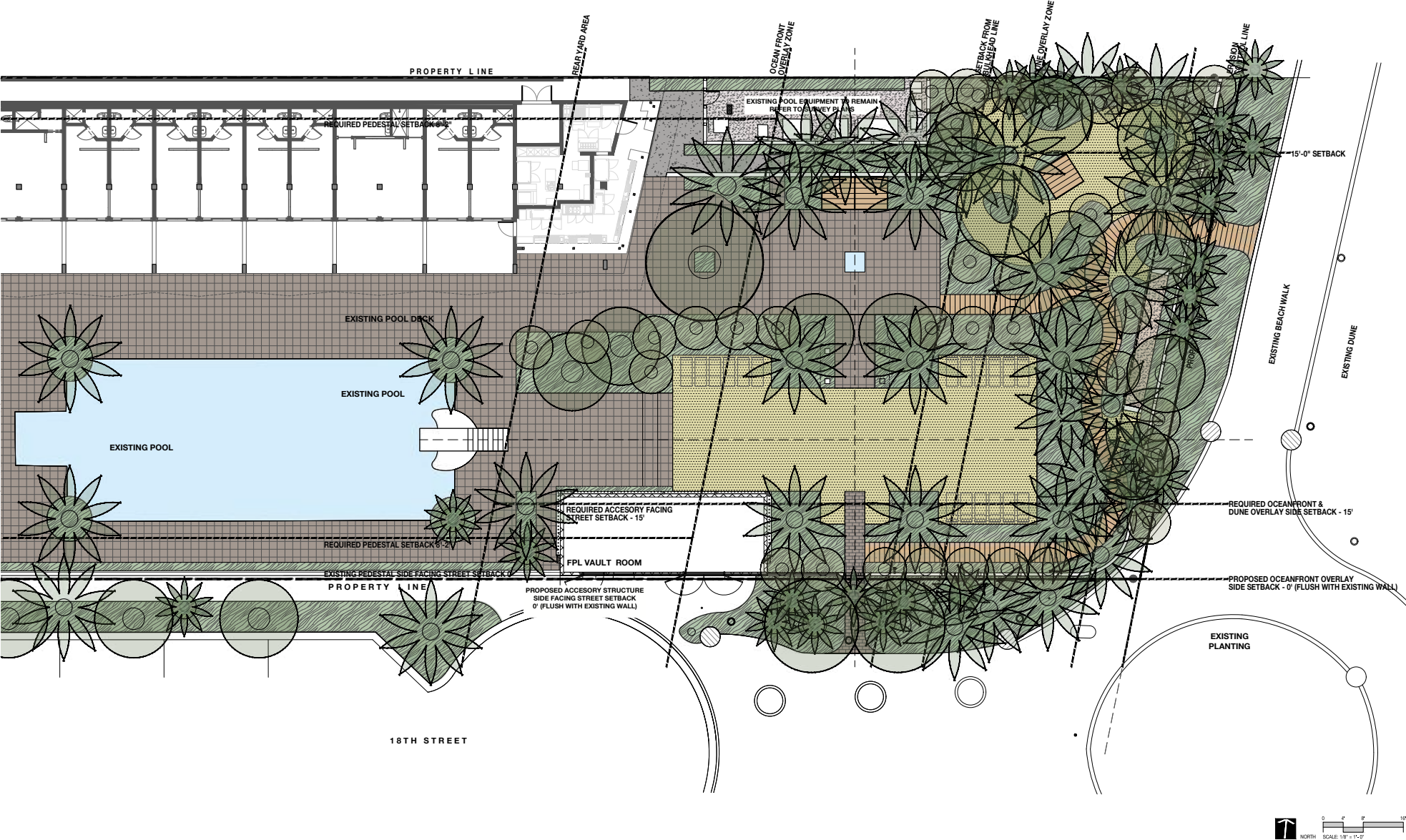
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# L412



# REQUESTED VARIANCES

- We are requesting a variance from required 15' side facing a street setback for accessory structures pursuant to Section 142-1132(a) of the Code to provide a zero foot (0') setback for an FPL Vault Room.
- We are requesting a variance from required 15' side setback in the Oceanfront Overlay Zone pursuant to Section 142-802(3) of the Code to provide a zero foot (0') setback for an FPL Vault Room.





# SHELBORNE

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

c̄laro  
development

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

BA  
Bermello Ajamil & Partners

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

L & N D

LANDSCAPE ARCHITECT:  
L&ND  
7294 NW 1<sup>st</sup> Court  
Miami, FL 33150



# 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
  - BuildingHeightfromFEMA+1 equals148’-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

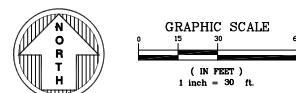
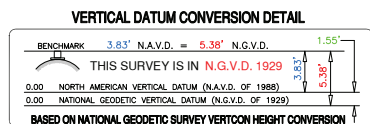
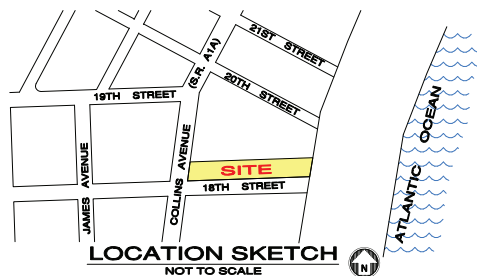
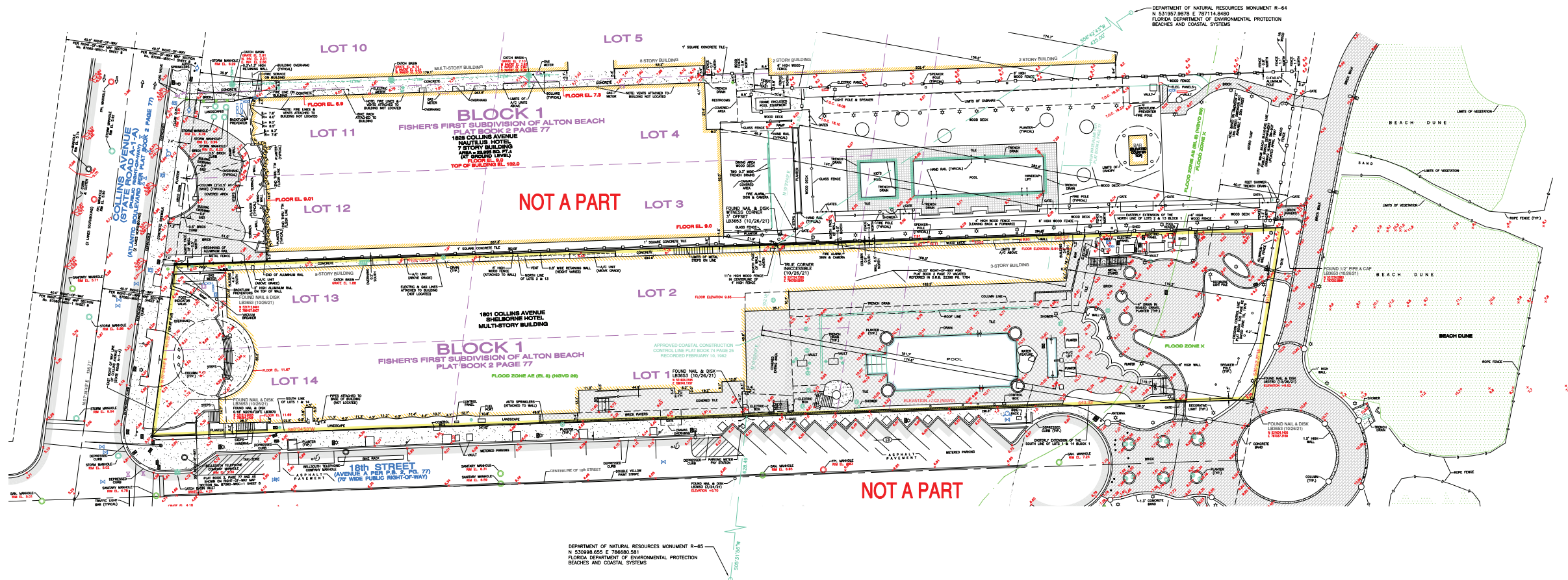
### OCEANFRONT DUNE OVERLAY

Setback Required 15’-0”

Setback Provided 0’-0”



# Site Survey & Legal Description



LEGEND	
	CATCH BASIN
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	CATCH BASIN INLET
	UTILITY POLE
	RISER
	FIRE HYDRANT
	MANHOLE
	SIGN
	FLORIDA POWER & LIGHT
	0.5' CURB
	2.00' CURB & GUTTER
	CHAIN LINK FENCE
	GRADE ELEVATION
	ELEVATION
	PAGE
	PLAT BOOK
	SANITARY
	PERMANENT REFERENCE MONUMENT
	OFFICIAL RECORDS BOOK
	CONCRETE
	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 64,369 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 Boundary & 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, LS435  
State of Florida.