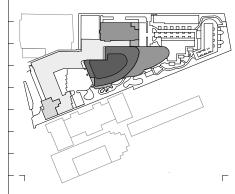


12.06.2021 FINAL SUBMITTAL

THE SHORE CLUB

HPB21-0481

1901 Collins Ave, Miami Beach, FL 33139



Rev.	Date	Rev.	Date
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Design Architects: KKAID & RAMSA COLLABORATION Name Address Address Tel: Email





Lic. # AR0012578

COVER

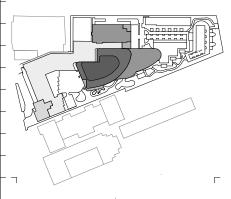
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	Scale	-	A0.00
	Project	2104	

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A0.32	HISTORIC IMAGES	A3.09.2	CROMWELL/TOWER ENLARGED 9TH FLOOR	L0-00.01	TREE AND PALM RELOCATION & MAINTENANCE SPECS
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	LANDSCAPE PLANS
L0-00.00	DRAWING INDEX / LANDSCAPE LEGEND.
L0-00.01	LANDSCAPE NOTES
L0-00.02	TREE AND PALM RELOCATION & MAINTENANCE SPECS
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L0-01.01	ILUSTRATIVE LOADING / GARAGE ENTRANCE GREEN ROOF PLAN - GROUND LEVEL
L0-02.00	ILUSTRATIVE SITE PLAN - CANOPY LEVEL
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L0-09.03	TREE MANAGEMENT PLAN
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L1-01.01	LANDSCAPE UNDERSTORY PLAN
L1-02.00	LANDSCAPE CANOPY PLAN
L1-02.01	LANDSCAPE CANOPY PLAN
L1-03.00	HARDSCAPE MATERIAL PLAN & SCHEDULE
L1-03.01	HARDSCAPE MATERIAL PLAN & SCHEDULE
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L1-05.00	CROMWELL NORTH ENTRANCE ELEVATION
L1-06.00	SHORECLUB EAST ELEVATION
L1-07.00	SHORECLUB SOUTH ELEVATION



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Shore Club

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Fri Dec 3, 2021



Lic. # AR0012578

INDEX

THE SHORE CLUB

Date 12-06-2021 Scale -Sheet No. A0.01 Project 2104

#### SHORE CLUB **EXITING FAR CALCULATIONS LEVEL** FLOOR AREA **BASEMENT** 12,597 SF 46,695 SF 45,231 SF 37,420 SF 18,415 SF 15,636 SF 15,644 SF 14,390 SF 13,163 SF 4,460 SF 10 4,460 SF 4,460 SF 12 4,460 SF 4,296 SF 14 4,064 SF 15 3,980 SF 16 3,296 SF 17 3,279 SF 18 3,283 SF 19

20 21

**ROOF** 

TOTAL

3,283 SF

2,614 SF

265,126 SF

0 SF

LEVEL		FLOOR AREA***							
	SHORE CLUB	CROMWELL	NEW TOWER AREA	NEW VILLA AREA	TOTAL PER FLOOR				
B-2	0 SF	0 SF	0 SF	0 SF	0 S				
B-1	3,168 SF	5,697 SF	4,870 SF	0 SF	13,735 S				
1	18,629 SF	8,552 SF	11,869 SF	3,188 SF	42,238 S				
2	17,678 SF	7,019 SF	13,302 SF	2,944 SF	40,943 S				
3	17,678 SF	6,137 SF	19,148 SF	126 SF	43,089 S				
4	2,306 SF	7,019 SF	19,177 SF		28,502 S				
5		6,137 SF	19,177 SF		25,314 S				
6		7,019 SF	19,177 SF		26,196 S				
7		4,840 SF	18,181 SF		23,021 S				
8		4,243 SF	16,280 SF		20,523 S				
9		155 SF	16,280 SF		16,435 S				
10			16,280 SF		16,280 S				
11			16,280 SF		16,280 S				
12			16,299 SF		16,299 S				
13			14,806 SF		14,806 S				
14			12,713 SF		12,713 S				
15			12,713 SF		12,713 S				
16			12,713 SF		12,713 S				
17			12,514 SF		12,514 S				
ROOF			859 SF		859 S				
TOTAL	59,459 SF	56,818 SF	272,638 SF	6,258 SF	395,173 S				

		Seating / O.C.C Chart for part	king calculation			
Shore Club - Historic						
Floor Level	Room Name	Туре	Area	Total Seats/Occupants	Parking Required	
	Shore Club Historic	Bar	285 SF	17 seats	N/A	
	Lobby	Lobby	5,168 SF	24 seats	N/A	
		Total Lobby	5,453 SF	41 seats	N/A	
	Café (Juice Bar Botanical	Indoor	1,345 SF	25 seats	N/A	
	Garden)	Outdoor	1,045 SF	40 seats	N/A	
Ground		Total Café	2,390 SF	65 seats	N/A	
		Indoor Dining	2,188 SF	88 seats	N/A	
	Shore Club Restaurant	Piano Bar	695 SF	20 seats	N/A	
	(1)	Outdoor Dining Lounge	1,980	50 seats	N/A	
	(-)	Outdoor Dining Mezzanine	565 SF	18 seats	N/A	
		Total Restaurant 1	5,428 SF	176 seats	N/A	
	Members Club		1,774 SF	90 seats	N/A	
Level 2	Amenities		2,991 SF	133 seats	N/A	
Level 3	Amenities		2,991 SF	133 seats	N/A	
Totals				638 seats	0	
		C==II - 1	Hetoria			
Floor Level	Room Name	Cromwell - I	Area	Total Seats/Occupants	Parking Required	
FIOOI Level	KOOM Name		3,582 SF	70 seats		
Ground Cromwell Rest	Cromwell Restaurant (2)	Indoor Dining			N/A	
		Outdoor Dining	1,520 SF	60 seats	N/A	
		Bar	400 SF	20 seats	N/A	
Totals		Pool Seating Total	500 SF 6,002 SF	28 seats 178 seats	N/A 0	
iotais		Total	6,002 SF	178 Seats	U	
		Residential To	ver - New			
Floor Level	Room Name	Туре	Area	Total Seats/Occupants	Parking Required	
	Café	Indoor Dining	1.000 SF	67 seats	9.52	
Ground	cure	Outdoor Lounge	2,000 SF	133 seats	19.05	
		Total Cafe	3,000 SF	200 seats	28.57	
Ground	Amenities	10.01.00.0	1,192 SF	20 seats	0	
2nd Level	Amenities		3,935 SF	66 seats	0	
Totals	rinences		5,127 SF	55 35 35	29 spaces	
Totals			5,127 51		as spaces	
		Unit Mix / Parking	Requiremnts			
Unit Type		Quantity	Area Range	Space / Unit	Parking Required	
Hotel - Shore Club (Historic)		65 Hotel Units		N/A	N/A	
Hotel - Cromwell (Historic)	15 Units	55 115121 51115		N/A	N/A	
Residential - Cromwell	0 Units		550-999 SF	N/A	N/A	
(Historic)	0 Units		1000-1200 SF	N/A	N/A	
(matorie)	4 Units		+ 1200 SF	N/A	N/A	
	0 Units	80 Resi. Units	550-999 SF	N/A	N/A	
Residential - New Tower	0 Units		1000-1200 SF	N/A	N/A	
	75 Units		+ 1200 SF	2	150	
Residential - Villa	1 Unit		+ 1200 SF	2	2	
Total					152 spaces	
Grand Total					181 spaces	
		BioI- C-I-	ulation			
Use	Rate	Bicycle Calco Rate	uiauon	Spaces Required	Spaces Proposed	
1018/00		N/A		o O	spaces Froposed	
		DV/A				
Dining  New Apartment units	76 Units	0.5 PS per unit (100 units max)		38	27	

### MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1901 Collins Ave, Miami	Beach, FL, 33139	
2	Board and File numbers:			
3	Folio number(s):	02-3226-001-0020		
4	Year constructed:	VARIES	Zoning District:	RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL
5	Historic Designation	Local: Ocean Drive/Co	ollins Ave Historic District	FAR: 3
		National: Miami Beach	Architectural District	
6	Flood Zone:	Flood Zone AE & Flood	Zone X	
7	Base Flood Elevation:	8.0' NG VD	6.44' NAVD	
8	Design Flood Elevation:	9.0' NGVD	7.44' NAVD	
9	Max. Wave Crest Elevation:	20.40' NGVD	18.84' NAVD	
10	Adjusted grade (Flood+Grade/2)	N/A		
11	Lot Area:	2.88 AC	125,452 SF	
12	Lot Width:	193'-1"	Lot Depth:	VARIES
13	Minimum Unit Size	550 SF	Average Unit Size:	800 SF
14	Existing Use:	HOTEL / RESTAURANT	Proposed Use:	HOTEL / RESIDENTIAL / RESTAURANT

	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
Height#				
15 Architectural District-New Construction*	200'-0"		200'-0"	
Ground Floor Additions****	25'-0"	N/A	25'-0"	
Number of Stories	2	N/A	2	
16 Architectural District-New Construction	20 STORIES		17 STORY TOWER	
Ground Floor Additions	2 STORIES			
17 FAR ##	395,173 SF	265,126 SF	395,173 SF	
18 Gross Square Footage	N/A	N/A		
19 Square Footage by use	N/A	N/A		
20 Number of Units Residential	N/A	N/A	54 UNITS	
21 Number of Units Hotel	N/A	312	50 UNITS	
22 Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	
23 Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	

SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
At-Grade Parking Lot				
Front Setback (Collins ave/West):	N/A	N/A	N/A	
Side Setback (Interior/West):	N/A	N/A	N/A	
Side Setback (Interior/South):	N/A	N/A	N/A	
Side Setback (Interior/North):	N/A	N/A	N/A	
Side Setback (20th Street/North):	N/A	N/A	N/A	
Rear Setback (East):	N/A	N/A	N/A	
Subterranean/Pedestal Oceanfront Levels 0-5		Subterranean / Pedestal	Subterranean / Pedestal	
Front Setback (Collins ave/West):	20'-0"	72'-4" / 31'-10"	72'-4" / 31'-10"	
Side Setback (Interior/West):	38'-0"	8'-6" / 7'-7"	8'-6" / 67'-5"	
Side Setback (Interior/South):	15'-6"	70'-11" / 4'-10"	15'-6" / 5'-3"	
Side Setback (Interior/North):	15'-6"	5'-0" / 4'-8"	5'-0" / 4'-8"	
Side Setback (20th Street/North):	15'-6"	15'-10" / 27'-7"	15'-6" / 27'-7"	
Rear Setback (East):	100'-0"	233'-3" / 265'-6"	100'-0" / 189'-6"	
Tower Oceanfront**				
Front Setback (Collins ave/West):	100'-0"	181'-7"	180'-0"	
Side Setback (Interior/ West):	50'-0"	16'-10"	75-6"	·
Side Setback (Interior/South):	35'-5"	4'-10"	35'-5" / 3'-9" BALCONY PROJECTION OVER SETBACK	
Side Setback (Interior/North):	35'-5"	N/A	32'-1"	
Side Setback (20th Street/North):	75'-0	27'-7	101'-9"	
Rear Setback (East):	100'-0"	265'-10"	189'-6"	
Detached Additions at 25 FT max height	-			
Front Setback (Collins ave/West):	N/A	326'-2"	N/A	
Side Setback (Interior/West):	5'-0"	N/A	8'-6"	
Side Setback (Interior/South):	5'-0"	7'-1"	112'-7"	
Side Setback (Interior/North):	5'-0"	4'-8"	N/A	
Side Setback (20th Street/North):	5'-0"	126'-3"	5'-0"	
Rear Setback (East):	50' from BL	71'-11" from BL	N/A	

\*Sec. 142-246(ff)Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions:

\*\* Sec. 142-246(f)(1) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the street side property lines, and 100 feet from the rear (oceanfront) property line.

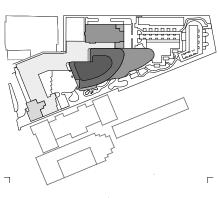
\*\*\* Sec. 142-246(f)(2) Limits on the floorplate of additions exceeding 50 feet in height. The maximum floor plate size for the portion of an addition that exceeds 50 feet in building height is 15,000 square feet per floor excluding projecting balconies. The historic preservation board may approve an increase in this overall floor plate, up to a maximum of 20,000 square feet per floor, excluding balconies, in accordance with the certificate of appropriateness criteria in chapter 118, article X of these land development regulations.

\*\*\*Sec. 142-246[e], [3] Upon approval of the proposed addition by the historic preservation board, no building greater than two stories or 25 feet in height shall be constructed between the rear of the building and vestward line of the dune overlay district. This provision shall not be subject to variance.

# Sec. 142-1161. Height regulation exceptions.

## Includes 18,817 SF of amenities (0.15 FAR) per Sec. 142-246(a)(3)... oceanfront lots with a lot area greater than 100,000 square feet with an existing building, shall have a maximum FAR of 3.0; however, additional fAR shall be available for the sole purpose of providing hotel amenities as follows: the lesser of 0.15 FAR or 20,000 square feet.

	See Survey for existing conditions				
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
39	Parking District No 1				
40	Total # of parking spaces	181	28	173	8
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A	N/A	
42	Valet Drop off and pick up		ON SITE Collins Ave.	ON SITE / 20th Street / Collins Ave.	
43	Loading zones and Trash collection areas		ON SITE / 20th Street	ON SITE / 20th Street	
44	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	
45	Is this a contributing building?	YES			
46	Located within a Local Historic District?	YES			
	Notes: If not applicable write N/A				
	Notes: FAR calculated per Ordinance ZBA2019-009	lotes: FAR calculated per Ordinance ZBA2019-0097		·	
	SEE PARKING REQUIREMENTS CHART				



Rev.	Date	Rev.	Dat

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HERITAGE ARCHITECTURAL ASSOCIATES Steve Avdakov. Island Planning Corporation. 4300 Biscayne Boulevard, Suite 203 Miami, FL, 33137

Architect:
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Fri Dec 3, 2021

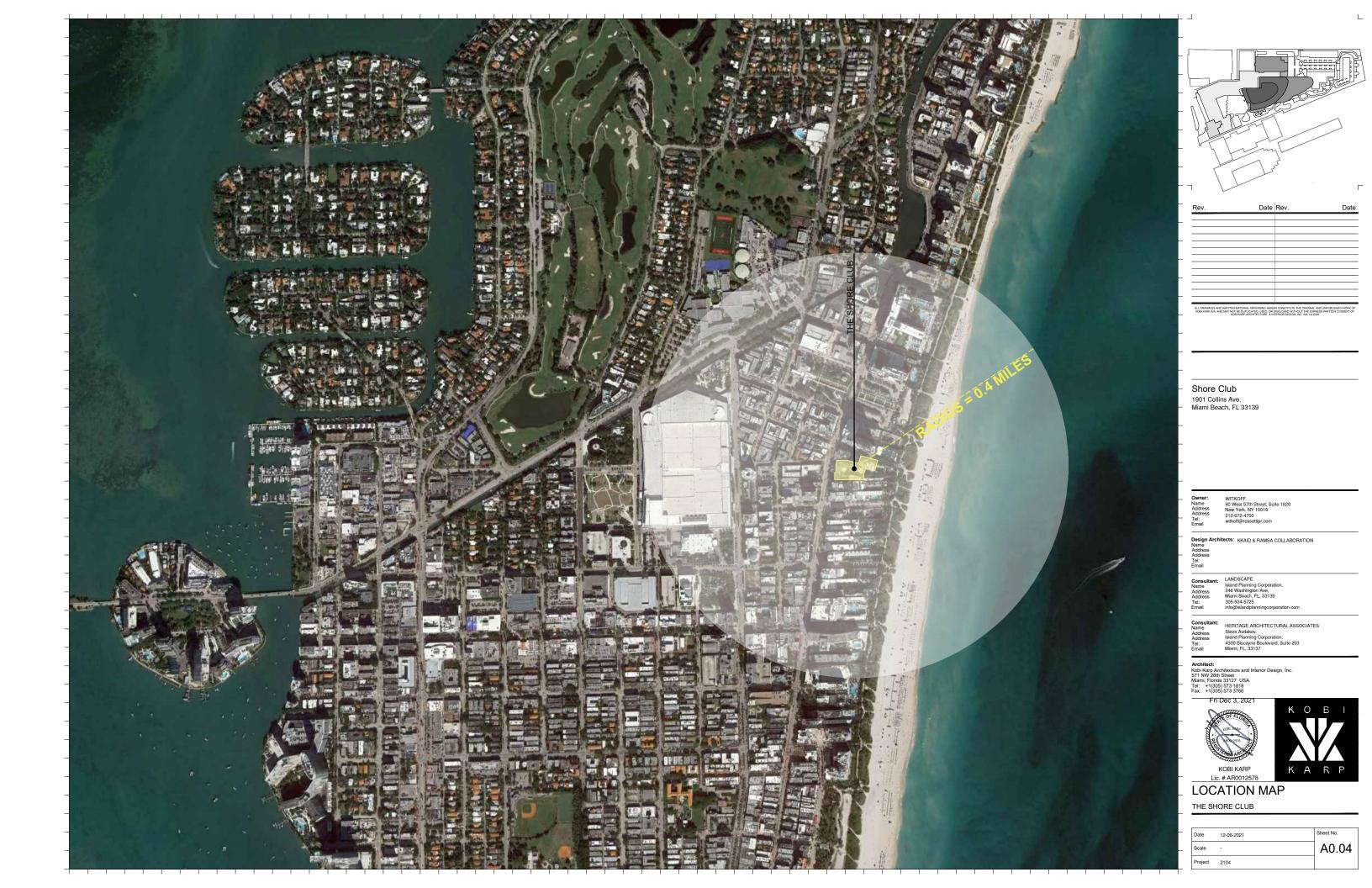


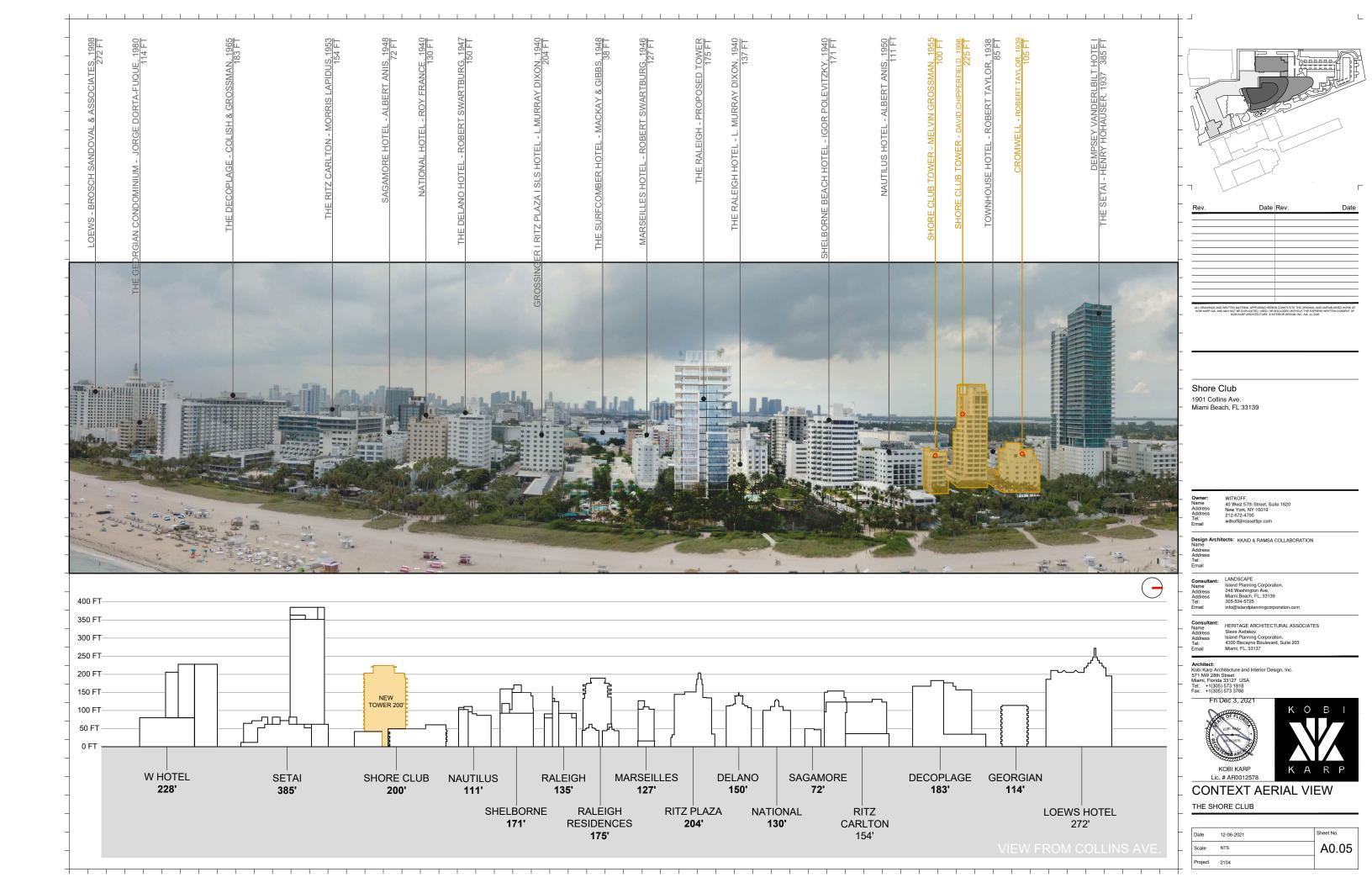


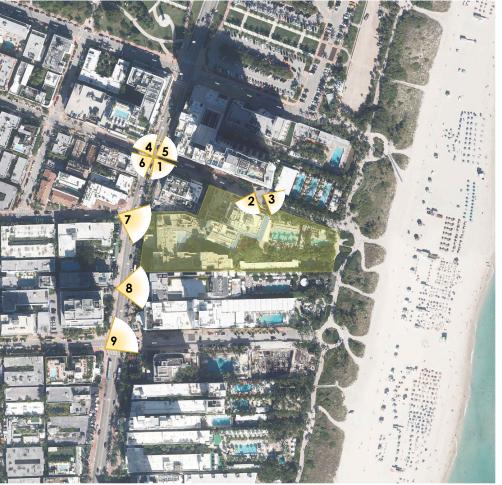
Lic. # AR0012578

PROJECT DATA

Date	12-06-2021	Sheet No.
Scale	-	A0.03
Project	2104	









BOULAN SOUTH BEACH



SHORE CLUB MIAMI BEACH



TOWNHOUSE HOTEL MIAMI



THE SETAI MIAMI BEACH



NAUTILUS CABANA CLUB



THE CROMWELL HOTEL



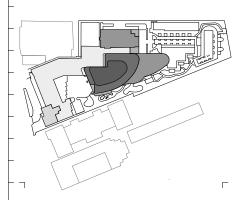
BEACH WALK ENTRANCE



HOTEL GREYSTONE



SHELBORNE OCEAN BEACH RESORT



Date

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KOBI KARP Lic. # AR0012578



## CONTEXT

SURROUNDING BUILDINGS

Date	12-06-2021	Sheet No.
Scale	NTS	A0.06
Project	2104	

# HISTORIC OVERVIEW

The original Shore Club Hotel and the former Cromwell Hotel are contributing buildings to the locally-designated Ocean Drive / Collins Avenue Historic District. The local district was designated in 1986 and expanded in 1992. The two buildings are also contributing buildings to the National-Register listed Miami Beach Architectural (Art Deco) District, which was originally listed in 1979. At that time, the hotels were less than 50 years old and thus were not classified as contributing buildings. In 2001, the period of significance for the Art Deco District was extended to 1950, which allowed both hotels to be designated as contributing building to the Miami Beach Architectural (Art Deco) District.

The 7-story Art-Deco Cromwell Hotel was designed by architect Robert A. Taylor and was constructed in 1939. The original owner was prominent developer Newton B. T. Roney, who also developed the Shore Club, a pool/cabana resort that was associated with the Cromwell. The Cromwell was one of many Miami Beach hotels used by the U.S. Army Air Force Technical Training Command during World War II. It was returned to civilian use in late 1945.

In 1945, Roney sold the adjacent Shore Club property, which included the pool and cabanas associated with the Cromwell. Consequently, a new pool and cabanas were constructed at the Cromwell in 1947.

In 1966, the name of the Cromwell was changed to the Sharon Hotel. Ownership of the property was transferred several times during the 1980s. The building became vacant around 1984, and there were several failed attempts to renovate and reopen the hotel. It was combined with the Shore Club Hotel into one property in 2001.

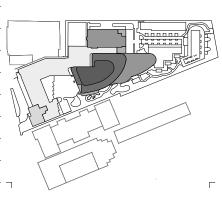
The 3-story Shore Club Hotel was constructed in 1949. It was designed in the Miami Modern (MiMo) style by Albert Anis with Melvin Grossman as associate architect. The pool and cabanas originally associated with the Cromwell were located on the property and thus became part of the Shore Club Hotel. An 8-story tower, designed by Melvin Grossman, was added in 1955. The Shore Club Hotel operated continuously until the late 1990s, when it was closed for the major construction project that combined the Shore Club and the former Cromwell into one property.







**Cromwell Hotel** 110 20th STREET MIAMI BEACH, FL 33139



Date	Rev. Da
	Date

Shore Club 1901 Collins Ave. Miami Beach El 33139

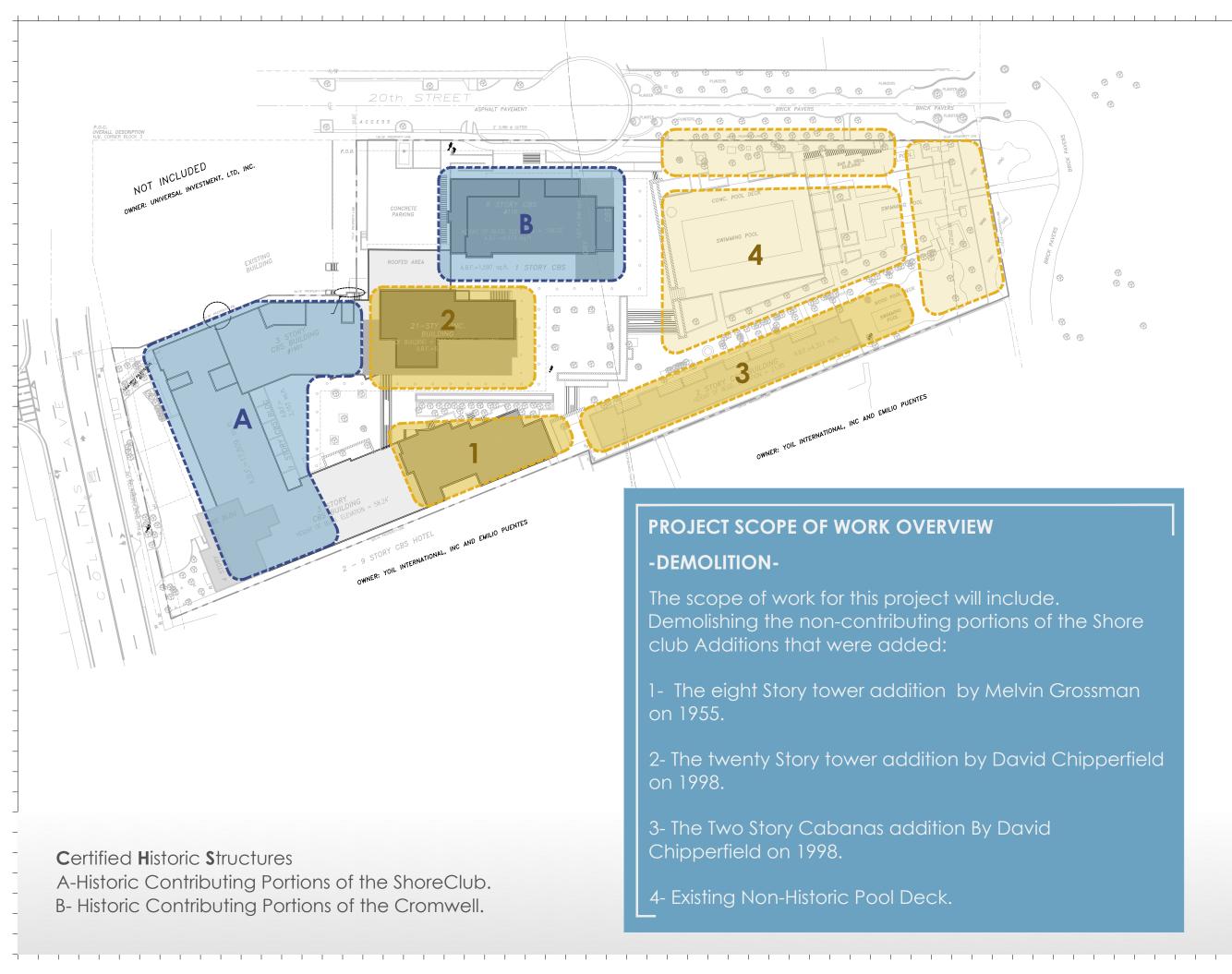
cts: KKAID & RAMSA COLLABORATION

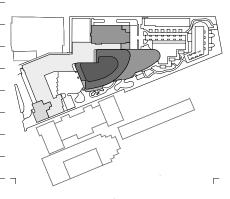




## SCOPE OF WORK

_	Date	12-06-2021	Sheet No.
_	Scale	-	A0.10
	Project	2104	





Rev.	Date	Rev.	Da
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## SCOPE OF WORK

-	Date	12-06-2021	Sheet No.
_	Scale	-	A0.11
	Project	2104	