



1677

The National Hotel - Rooftop Terrace Additions
1677 Collins Ave.
Miami Beach, FL 33139

Project scope consists of an application for a Certificate of Appropriateness package and drawings related to the addition of rooftop decks at the National Hotel including the following:

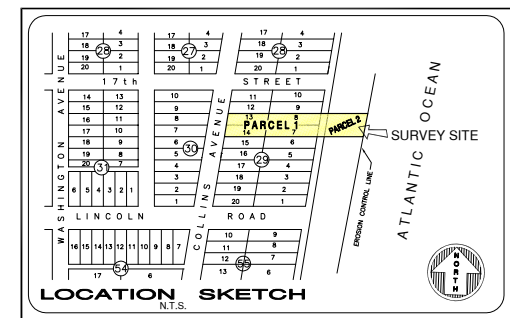
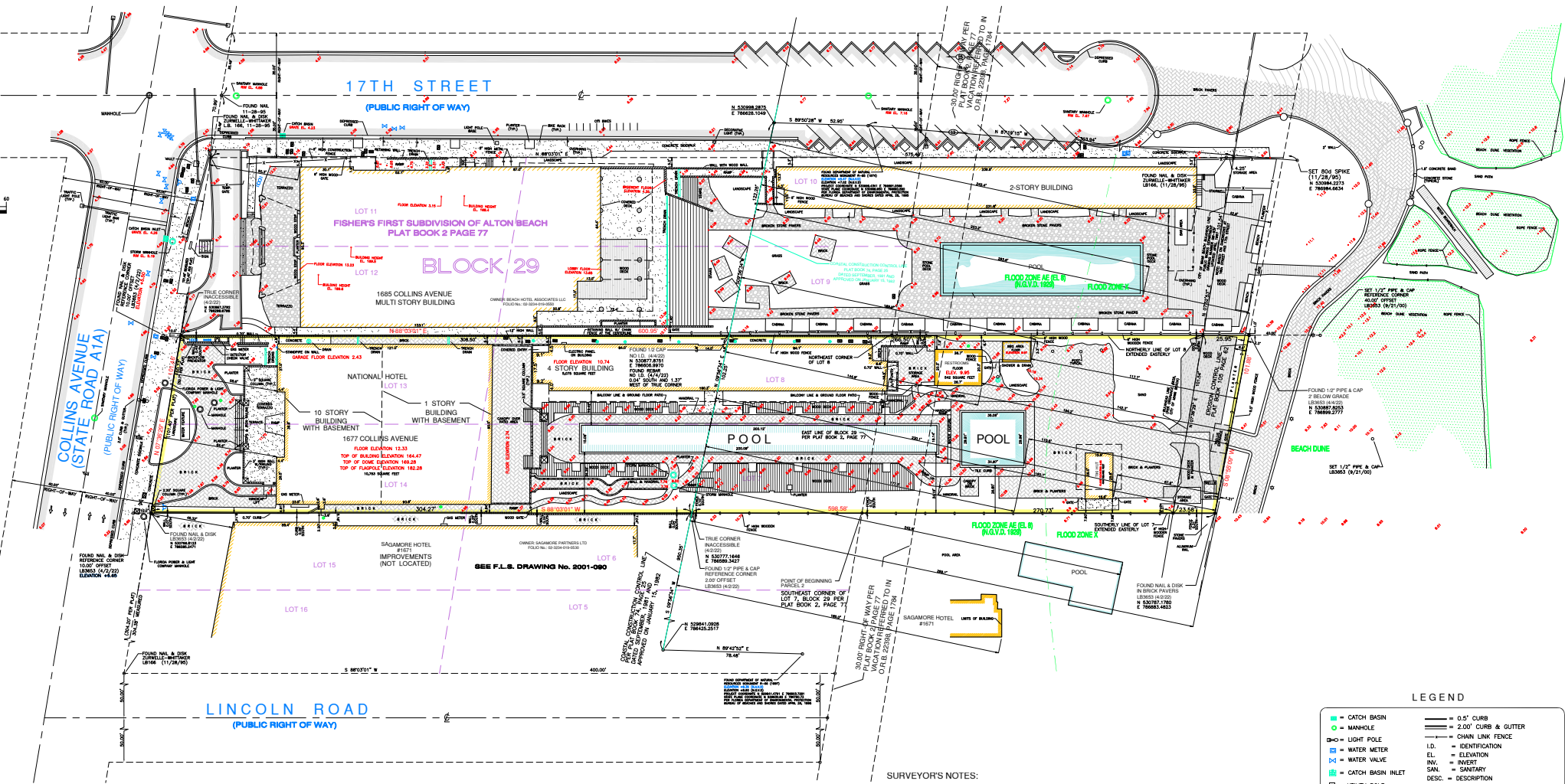
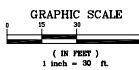
1. Selective demolition of the existing roofing and roof slab, and window sill walls.
2. New spiral stairs at fourth-level suite balconies up to rooftop.
3. New wood deck on adjustable pedestals.
4. New aluminum trellis structure with operable shading louvers.
5. New guardrail to match existing.

Historic Preservation Board - First Submittal
DATE: February 13, 2023



Fornaris Pau & Associates, LLC

NATIONAL HOTEL - 1677 COLLINS AVENUE



LEGAL DESCRIPTION:

PARCEL I:
Lots 7, 8, 13 and 14, in Block 29, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a subdivision of part of Fractional Section 34, Township 53 South, Range 42 East, and other lands, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

PARCEL II:
Also that tract of land shown on Plat 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, described as follows:

Begin at the southeast corner of Lot 7, in Block 29, as shown by a plat entitled 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, run in a northerly direction along the northern line of said Lot 8, Block 29, extended easterly to the high water line of the Atlantic Ocean, thence southerly along the high water line of the Atlantic Ocean to the point of intersection of said high water line with south line of said Lot 7, Block 29, extended easterly to said high water line of the Atlantic Ocean, thence westerly along the south line of said Lot 7, Block 29, extended easterly to the POINT OF BEGINNING; less and except any claim by the State of Florida or the United States of America as to the lands artificially created as a result of the beach nourishment program by the State of Florida and the United States of America.

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 abstracted for easements and/or rights-of-way of records per Stewart Title Guaranty Company, Commitment No. 20120086, effective March 29, 2012. All easements and/or rights-of-way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- Bearings hereon are referred to an assumed value of N 07°36'29" E for the East Right-of-Way line of Collins Avenue (State Road A1A), and evidenced by found nail & disk and found nail & disk (10' offset).
- 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 (N.G.V.D. 1929), located on May 7, 2019 at the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120602317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 60,007 square feet, or 1.378 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.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Per Florida Statutes Chapter 161.141: Upland property landward of the established erosion control line shall remain the property of the upland owner.
- That the portion of land lying between the High Water Line of the Atlantic Ocean and the established recorded Erosion Control Line is not included in this property.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- This survey does not attempt to show the historic limits of the mean high water line nor the limits of any formerly sovereign lands now filed.

LEGEND

■	CATCH BASIN	—	0.5' CURB
○	MANHOLE	—	2.00' CURB & GUTTER
○	LIGHT POLE	—	CHAIN LINK FENCE
○	WATER METER	—	I.D.
○	WATER VALVE	EL.	ELEVATION
○	CATCH BASIN INLET	IN.	INVERT
□	UTILITY POLE	SAN.	SANITARY
□	RISER	DESC.	DESCRIPTION
○	FIRE HYDRANT	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
○	HANDHOLE	±	CENTERLINE
○	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
○	ASPHALT PAVEMENT	—	ASPHALT PAVEMENT



SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on November 26, 1995 and last updated on April 2, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

(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., LB3663

Digitally signed by Daniel C Fortin
DN: c=US, o=Florida, dnQualifier=A01410D0000017F5
1B204DE0018D6EA, cn=Daniel C Fortin

By: Daniel C. Fortin, Jr., For the Firm
Surveyor and Mapper, L56435
State of Florida. Date: 2022.04.12 21:43:07 -0400

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be reproduced or transmitted in any form without the Express WRITTEN Permission of Same.

MAP	DATE	REVISION	DESCRIPTION
5	220159	UPDATE SURVEY (4/2/22) PP	
4	19A437	UPDATE SURVEY (5/7/19) S/D	
3	120445	AMEND PER UPDATED TITLE COMMITMENT	
2	120297	UPDATE SURVEY (1/17/13) S/D	
1	110489	UPDATE SURVEY (6/23/11) REL.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00063633
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7157 / Email: fls@fsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
NATIONAL HOTEL - 1677 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	11/28/95
Scale	1" = 30'
Drawn by	DANJIR
CAD No.	970020
Plotted	4/12/22 6:24a
Ref. Dwg.	34257
Field Book	52454-65 JWJ
Job No.	110489
Dwg. No.	2050-303-NGVD
Sheet	1 of 1

Reserved for AHJ

The National Hotel - Terrace
HPB CoA

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

SURVEY
Scale: n/a
V-0.01

Notes:

1. Survey is by others and included for reference purposes only.
2. Project site located in : Flood Zone AE. Elevation +8 NGVD

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1677 Collins Ave. Miami Beach, FL 33139	Folio number(s):	02-3434-019-0540	Year built:	1940
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	60,007 sf.
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-3	Lot width:	101.46 ft.
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	600
5	Base Flood Elevation:	8	Grade value in NGVD:		
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Hotel			
8	Proposed Accessory Use:	n/a			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	No landscape scope under this application.			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2	1.725	1.781	
14	Building Height	200 ft. max.	50.74 ft.	59.74	
15	At grade parking lot on the same lot	n/a	n/a	n/a	
a	Front setbacks	20ft.	58.6 ft.	Existing to remain	
b	Side interior setback	7.5 min.	5.1 ft	Existing to remain	
c	Side facing street setback	n/a	n/a	n/a	
d	Rear setback	150 ft. min.	194.2 ft.	Existing to remain	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction			n/a	
b	Rehabilitated Buildings			n/a	
c	Hotel Unit			Existing to remain	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction			n/a	
b	Rehabilitated Buildings			n/a	
c	Hotel Unit			Existing to remain	
20	Required Open-space ratio (RPS, CPS)			Existing to remain	
21	Parking			Existing to remain	
22	Loading			Existing to remain	

Notes: Indicate N/A if not applicable.



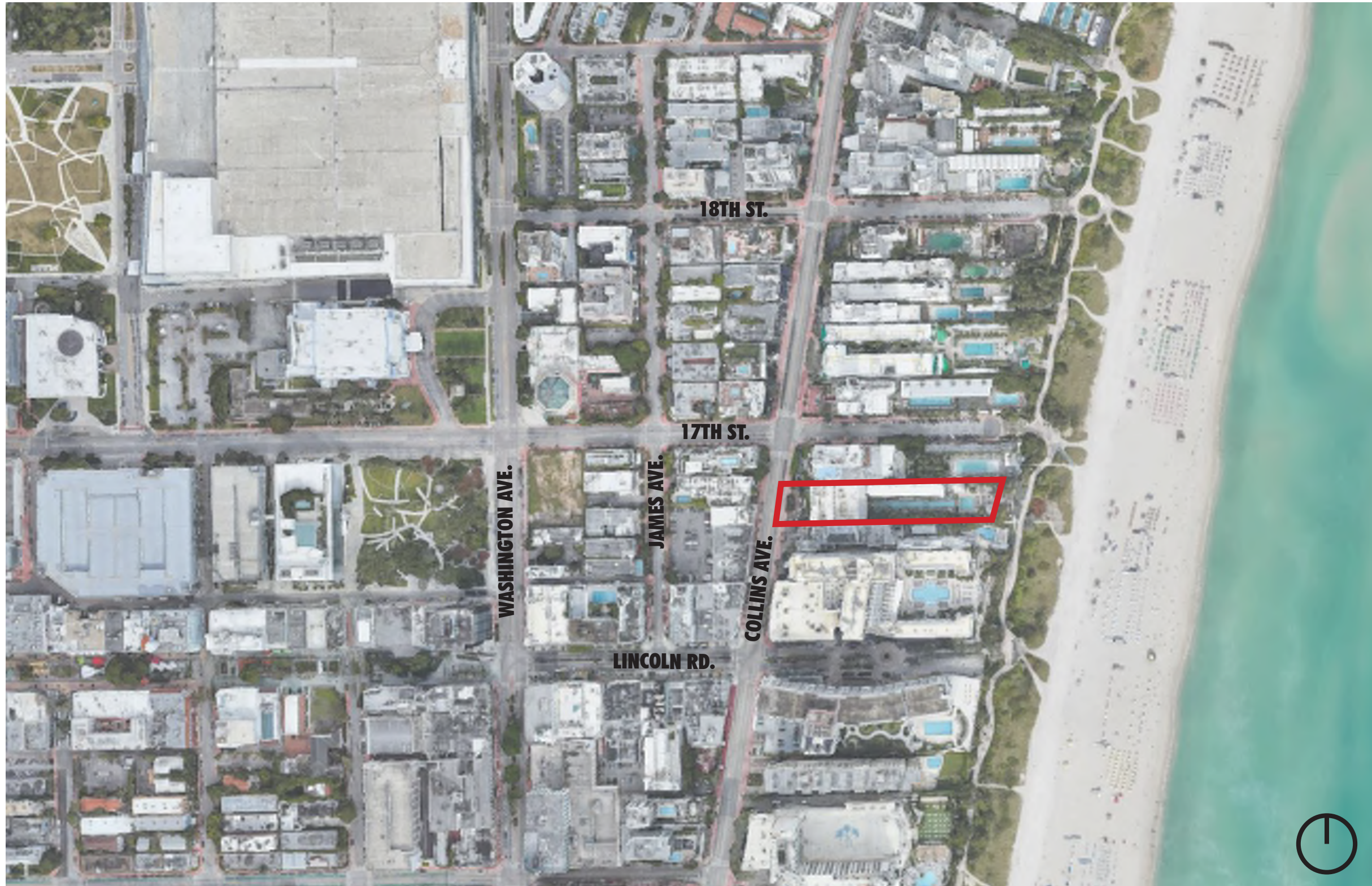
The National Hotel - Terrace
 HPB CoA

1677 Collins Ave
 Miami Beach, FL 33139
 Submittal date: Feb. 13, 2023

ZONING DATA
 Scale: n/a
G-1.01

Sheet Notes:

Reserved for AHJ



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**The National Hotel - Terrace
HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

**CONTEXT LOCATION MAP
Scale: n/a
G-1.02**

Sheet Notes:



**The National Hotel - Terrace
HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

**FAR TABULATION
Scale: n/a
G-1.03**

Sheet Notes:

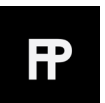
LOT SIZE (IN SF.):	60,007
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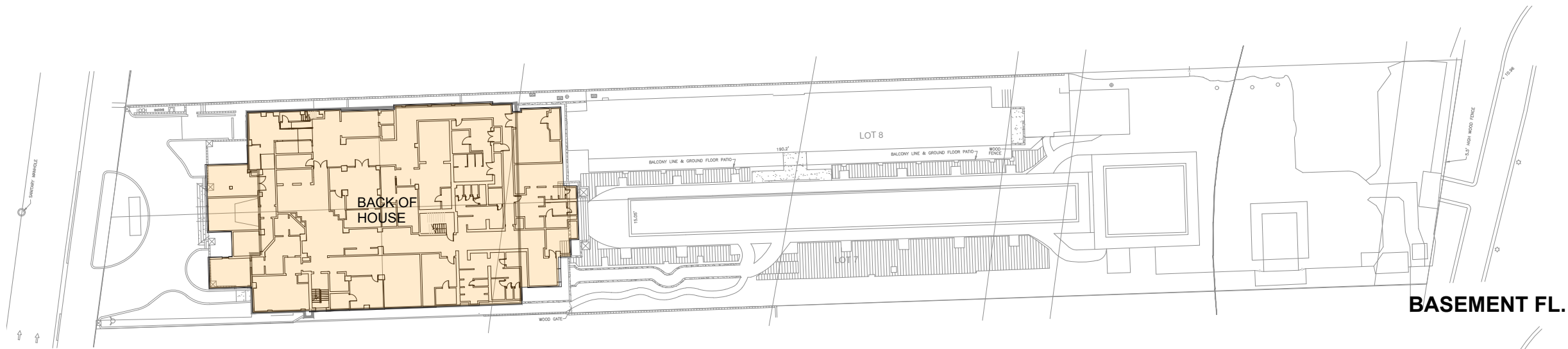
EXISTING FAR CALCULATION

LEVEL	AREA IN SF.	# OF LEVELS	TOTAL AREA IN SF.
BASEMENT	10,755	1	10,755
GROUND	21,968	1	21,968
2ND	9,695	1	9,695
3RD	11,398	1	11,398
4TH	11,398	1	11,398
5TH	5,181	1	5,181
6TH-11TH	5,181	6	31,086
PH	1,114	1	1,114
PH 2	922	1	922
Total existing area (FAR):			103,517
Allowed FAR =			2
Exist. FAR =			1.725
Available FAR =			0.275
			16,497

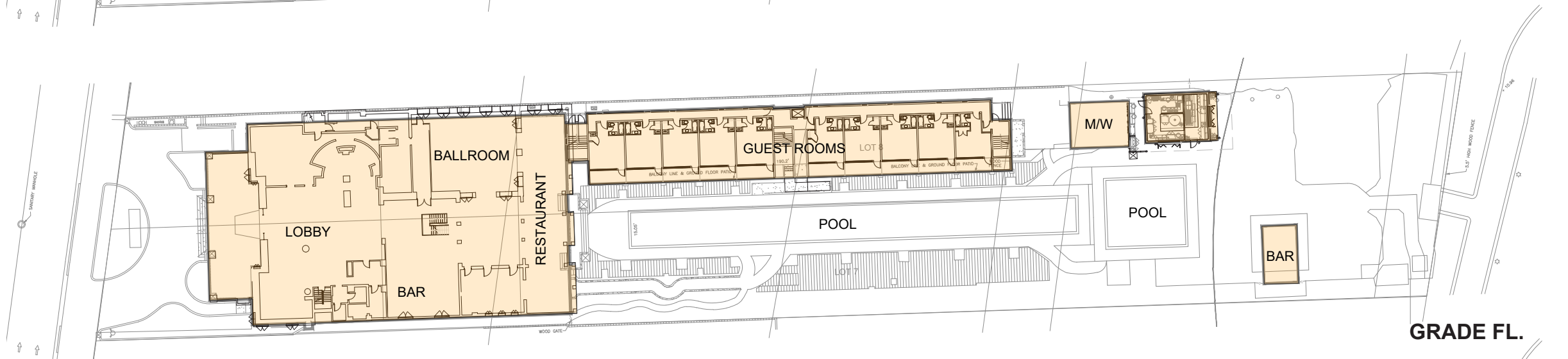
PROPOSED FAR CALCULATION

LEVEL	AREA IN SF.	# OF LEVELS	TOTAL AREA IN SF.
BASEMENT	10,755	1	10,755
GROUND	21,968	1	21,968
2ND	9,695	1	9,695
3RD	12,450	1	12,450
4TH	11,398	1	11,398
5TH	7,464	1	7,464
6TH-11TH	5,181	6	31,086
PH	1,114	1	1,114
PH 2	922	1	922
Total proposed area (FAR):			106,852
Allowed FAR =			2
Prop. FAR =			1.781
Available FAR =			0.219
			13,162

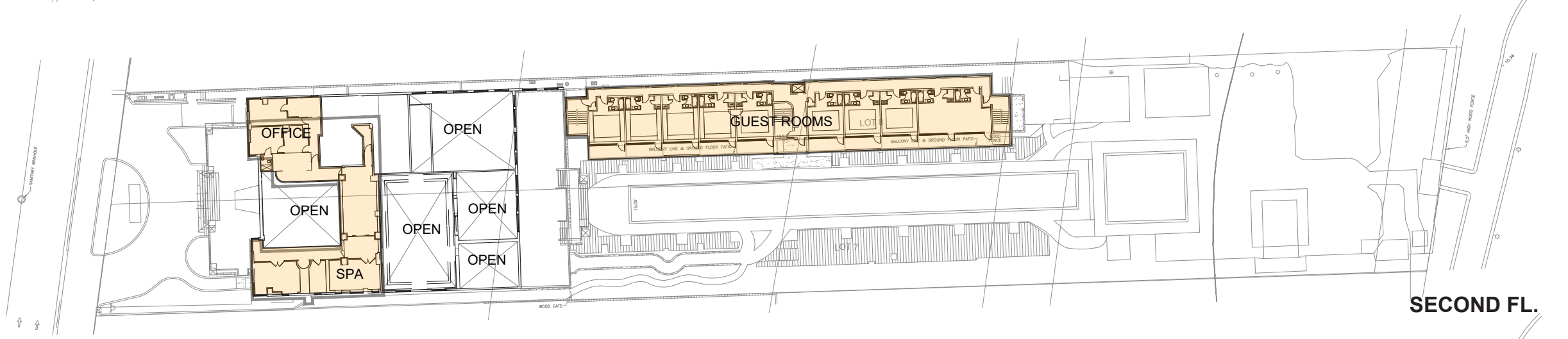




BASEMENT FL.



GRADE FL.



SECOND FL.

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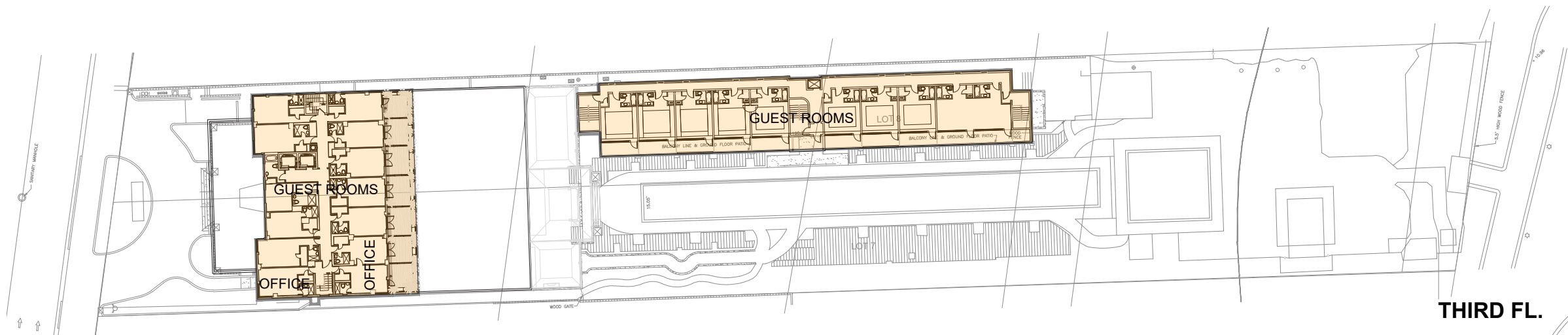
1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

FAR DIAGRAMS
Scale: n/a

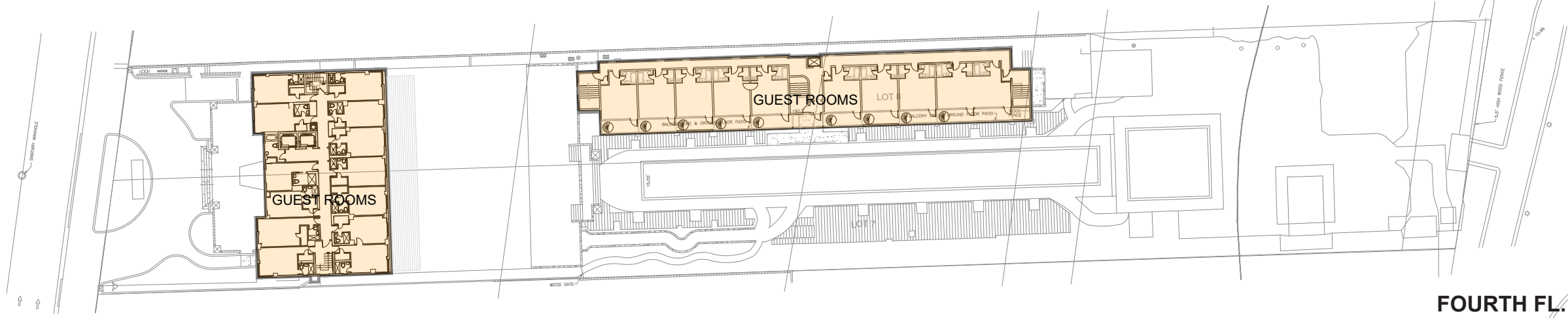
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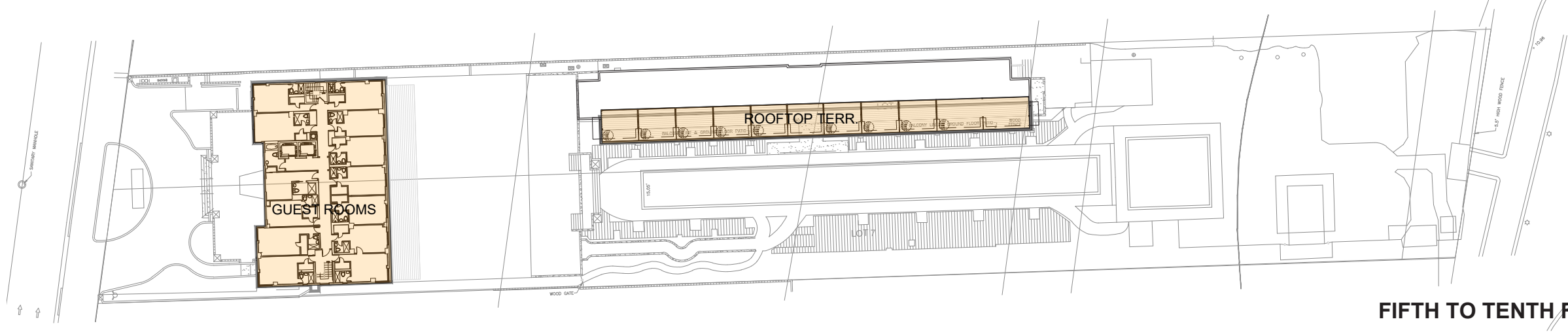




THIRD FL.



FOURTH FL.



FIFTH TO TENTH FL.

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**The National Hotel - Terrace
HPB CoA**

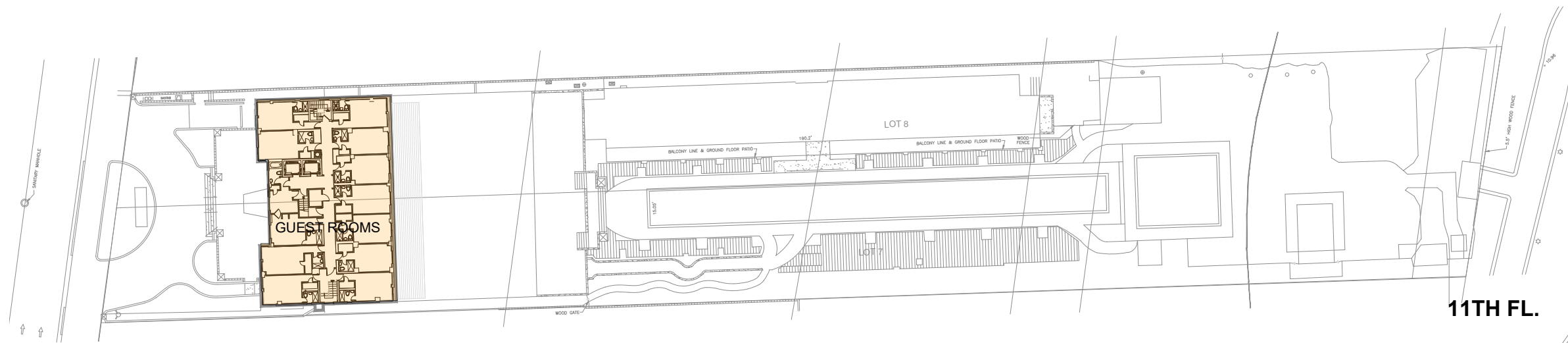
1677 Collins Ave
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FAR DIAGRAMS
Scale: n/a

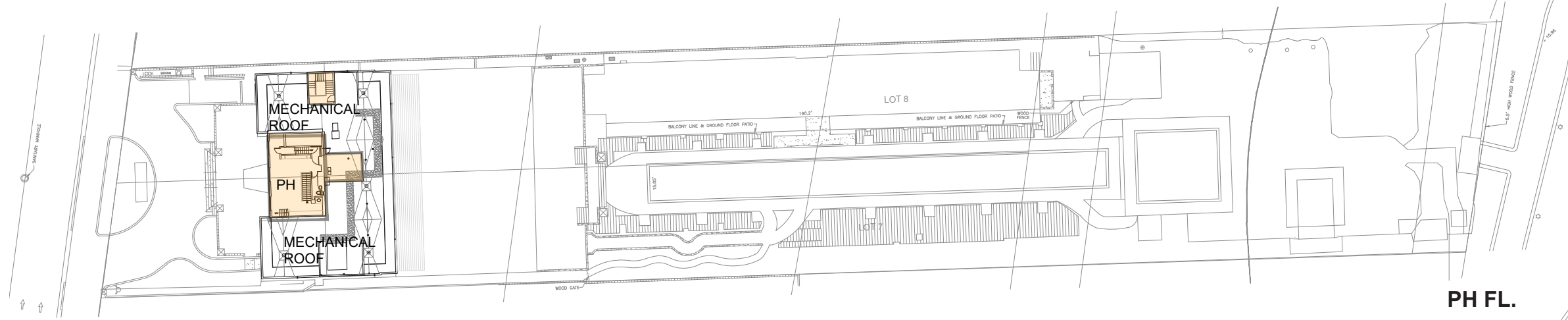
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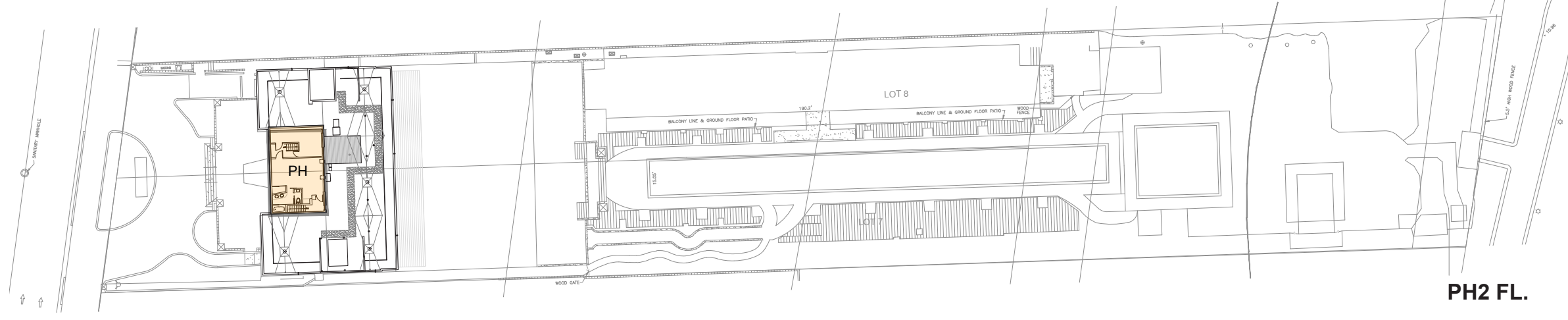




11TH FL.



PH FL.



PH2 FL.

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The National Hotel - Terrace
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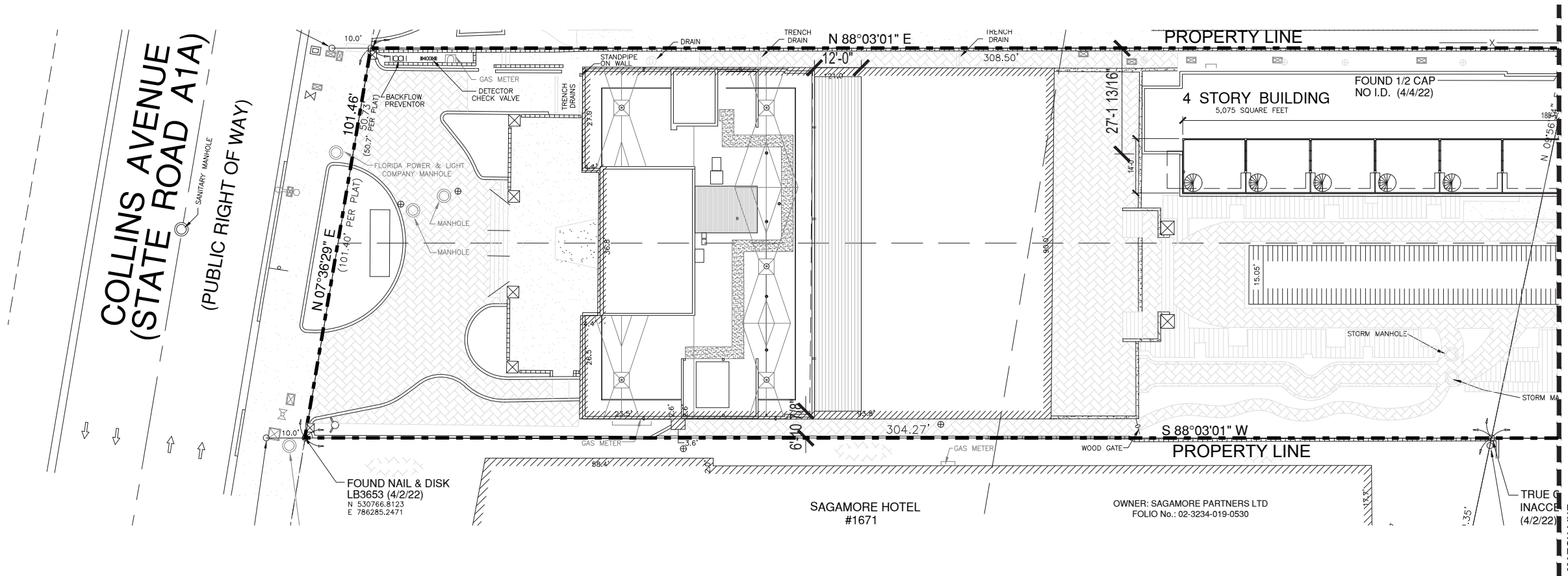
1677 Collins Ave
 Miami Beach, FL 33139
 Submittal date: Feb. 13, 2023

FAR DIAGRAMS
 Scale: n/a

G-1.06

Sheet Notes:





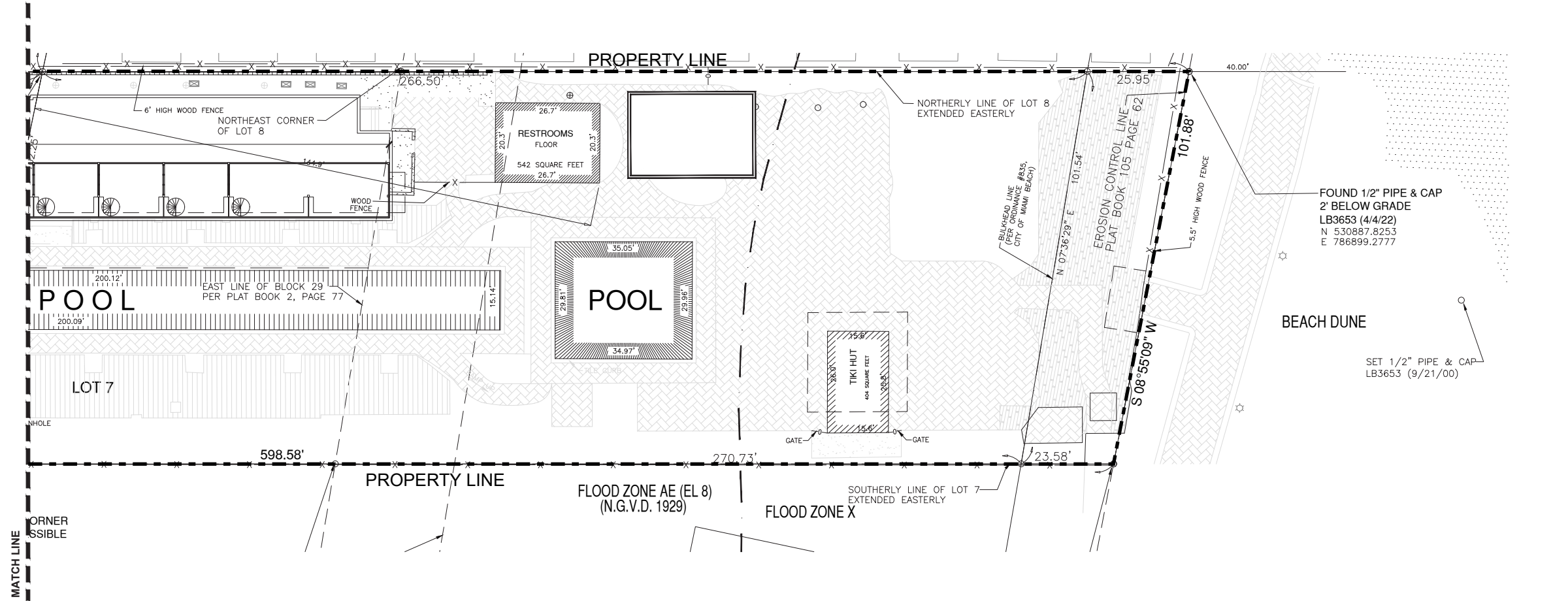
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**The National Hotel - Terrace
HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

SITE PLAN
Scale: 1/32" = 1'-0"
G-1.07

Sheet Notes:





1 INTERIOR LOBBY VIEW

2

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HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

EXISTING PROPERTY IMAGES

Scale: n/a

G-1.08



INTERIOR LOBBY VIEW TO BALLROOM/REST.

3



4

Notes:

1. Images taken January 2023.





1



2



3



4

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Miami Beach, FL 33139
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EXISTING PROPERTY IMAGES

Scale: n/a

G-1.09

- Notes:
- 1. Images taken January 2023.





1



2



3



4

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CONTEXT IMAGES

Scale: n/a

G-1.10

- Notes:
- 1. Images taken January 2023.





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1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

EXISTING IMAGE WORK AREA
Scale: n/a
A-0.00

Sheet Notes:

CABANA BUILDING

National Hotel - Rooftop Terrace - Certificate of Appropriateness

Fornaris Pau & Associates, LLC
www.f-pau.com @fpa.designs
Proj. No. 202304+ 202219-02



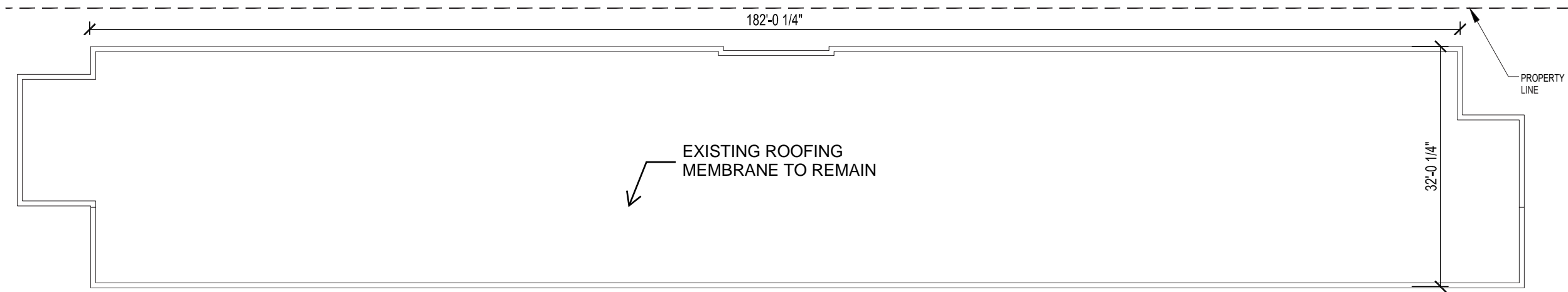
Reserved for AHJ

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HPB CoA
1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

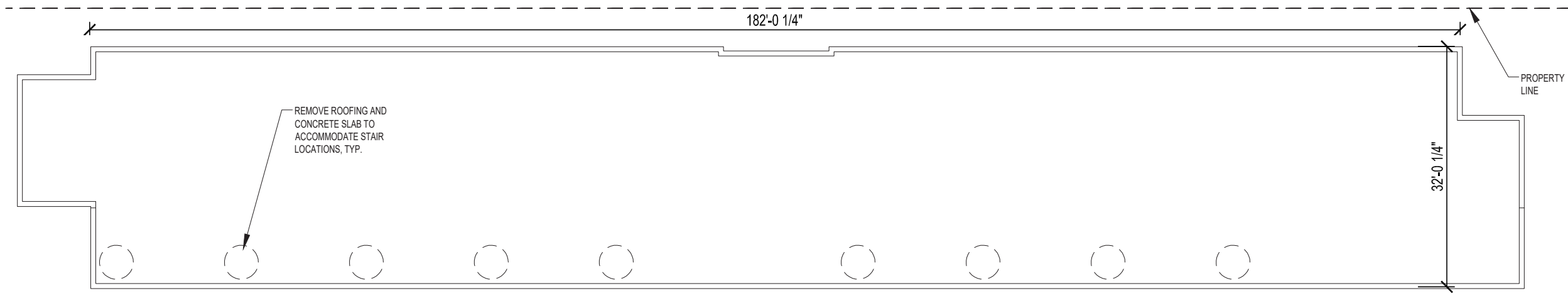
EXISTING AND DEMO PLANS
Scale: 1/16" = 1'-0"

A-0.01

Sheet Notes:



EXISTING ROOF PLAN



DEMOLITION PLAN



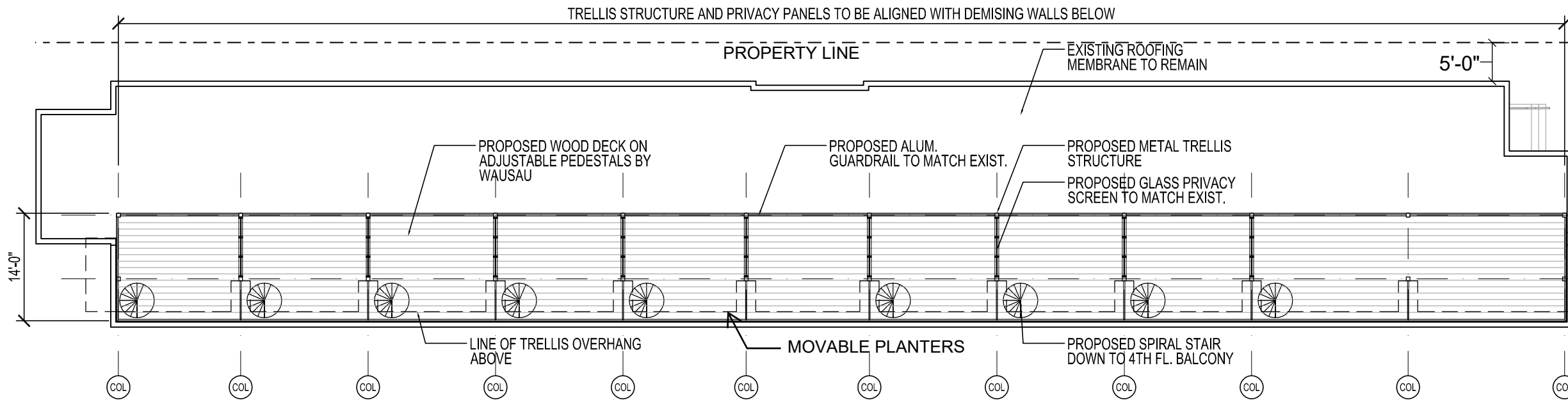
CABANA BUILDING

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ROOF PLAN

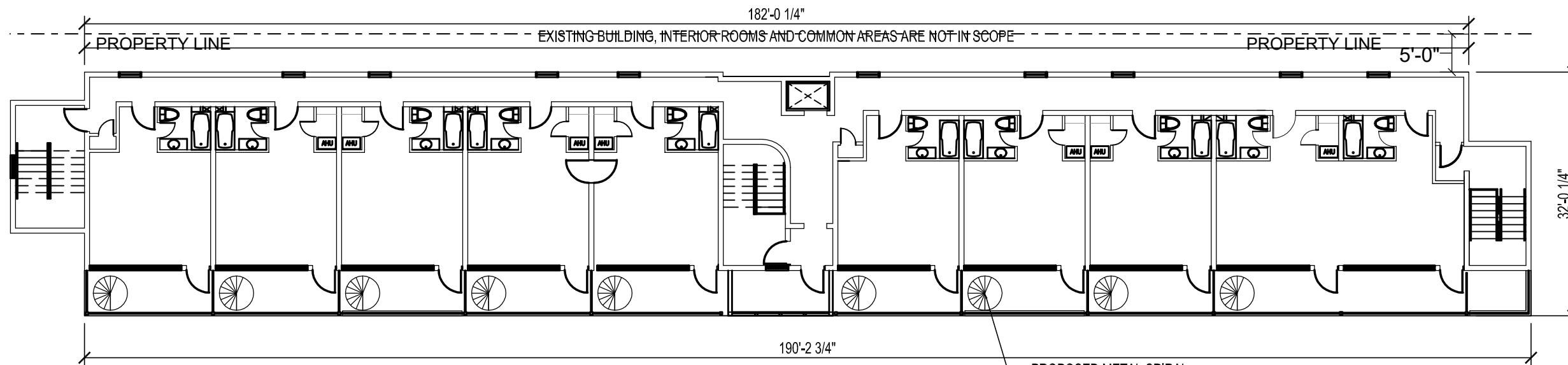
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PROPOSED FLOOR PLAN
Scale: 1/16" = 1'-0"

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Sheet Notes:



4TH FL.

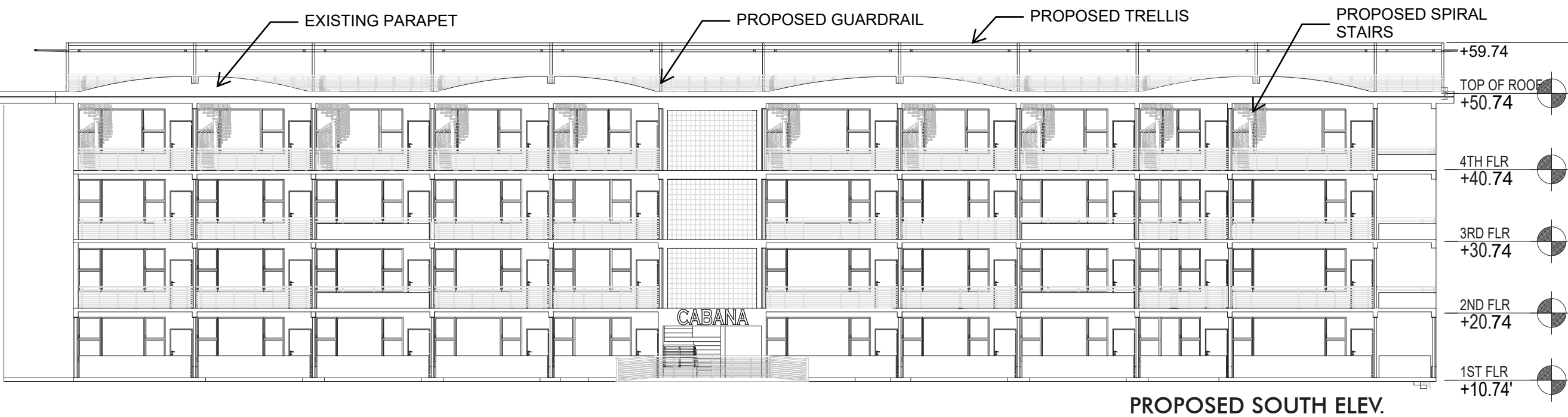


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PROPOSED SOUTH ELEV.

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ELEVATIONS
 Scale: 1/16" = 1'-0"

A-2.01

Sheet Notes:



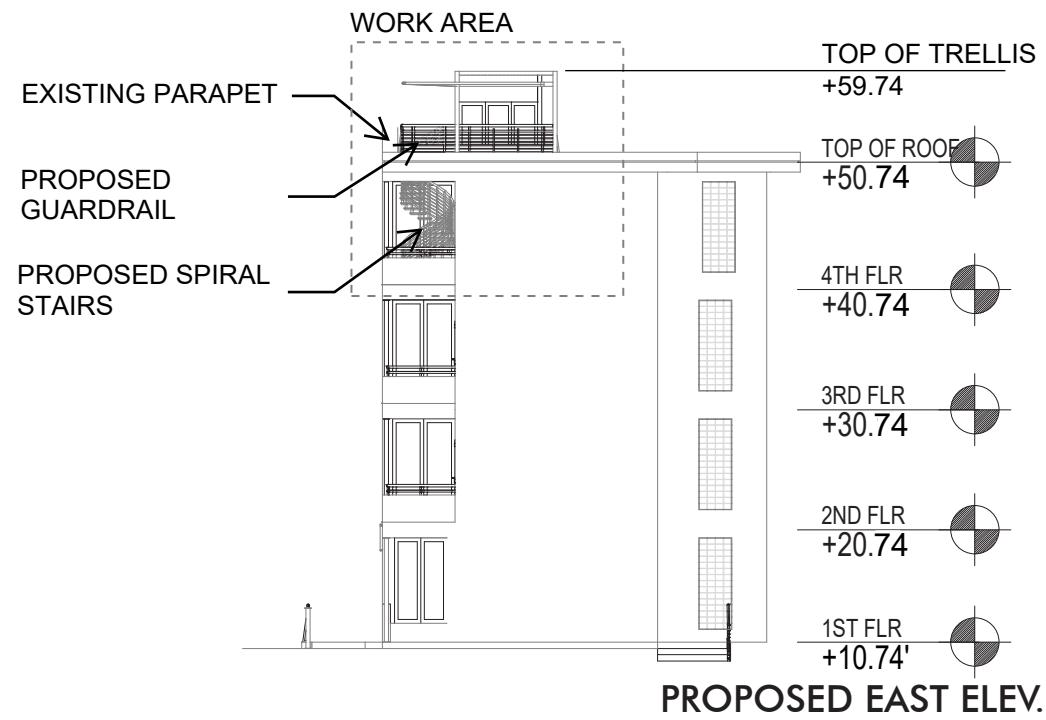
EXISTING SOUTH ELEV.

CABANA BUILDING

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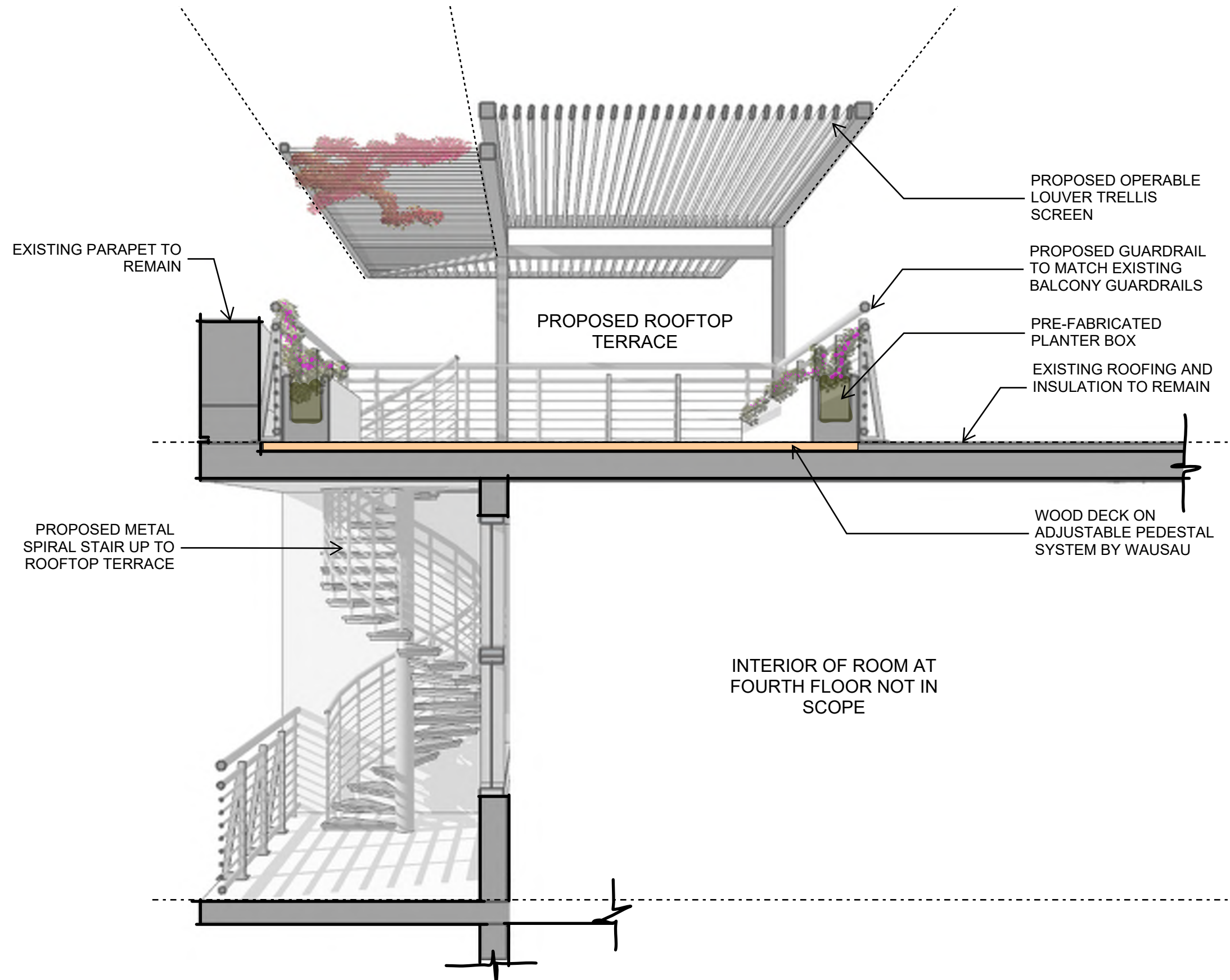
The National Hotel - Terrace
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ELEVATIONS
 Scale: 1/16" = 1'-0"

A-2.02

Sheet Notes:



EXISTING PARAPET TO REMAIN

PROPOSED ROOFTOP TERRACE

PROPOSED OPERABLE LOUVER TRELLIS SCREEN

PROPOSED GUARDRAIL TO MATCH EXISTING BALCONY GUARDRAILS

PRE-FABRICATED PLANTER BOX

EXISTING ROOFING AND INSULATION TO REMAIN

PROPOSED METAL SPIRAL STAIR UP TO ROOFTOP TERRACE

WOOD DECK ON ADJUSTABLE PEDESTAL SYSTEM BY WAUSAU

INTERIOR OF ROOM AT FOURTH FLOOR NOT IN SCOPE

RENDERED SECTION A

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The National Hotel - Terrace
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Miami Beach, FL 33139
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SECTIONS
Scale: n/a
A-3.01

Sheet Notes:



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The National Hotel - Terrace
HPB CoA

1677 Collins Ave
Miami Beach, FL 33139
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RENDERING

Scale: n/a

A-4.01

Sheet Notes:

1. View from the main pool deck looking West.

CABANA BUILDING

National Hotel - Rooftop Terrace - Certificate of Appropriateness

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The National Hotel - Terrace
HPB CoA

1677 Collins Ave
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RENDERING

Scale: n/a

A-4.02

Sheet Notes:

CABANA BUILDING

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PHOTO AT 3RD FL. ROOF LEVEL

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**The National Hotel - Terrace
HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

EXISTING IMAGE WORK AREA

Scale: n/a

A-0.00

Sheet Notes:

1. Image depicts East-facing elevation.

MAIN BUILDING

National Hotel - Rooftop Terrace - Certificate of Appropriateness

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AERIAL PHOTO

MAIN BUILDING

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EXISTING IMAGE WORK AREA

Scale: n/a

A-0.00a

Sheet Notes:

1. Image depicts East-facing elevation.

Reserved for AHJ

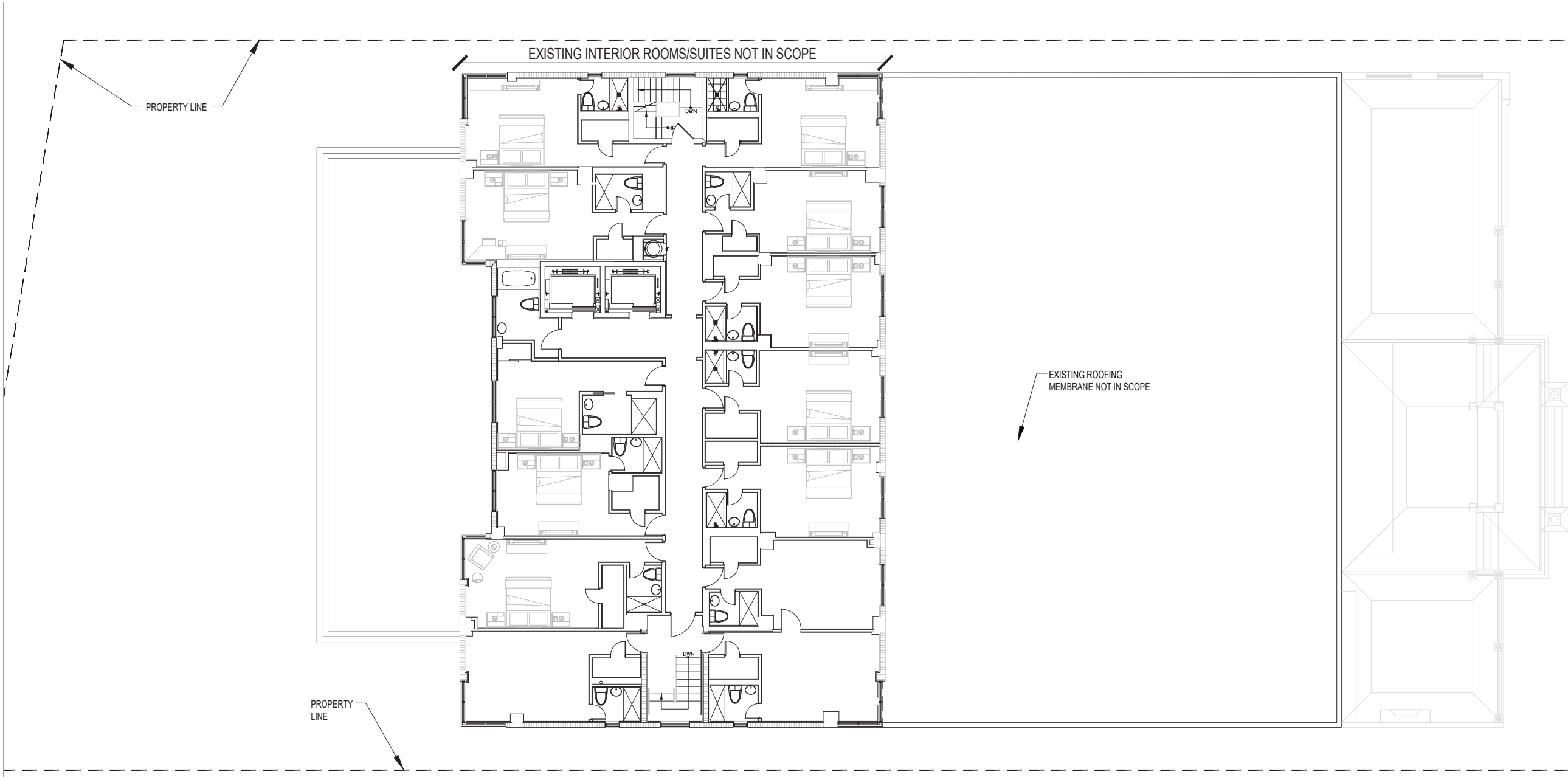
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EXISTING ROOF PLAN
Scale: 1/16" = 1'-0"

A-0.01

Sheet Notes:



3RD FL. EXISTING PLAN



MAIN BUILDING

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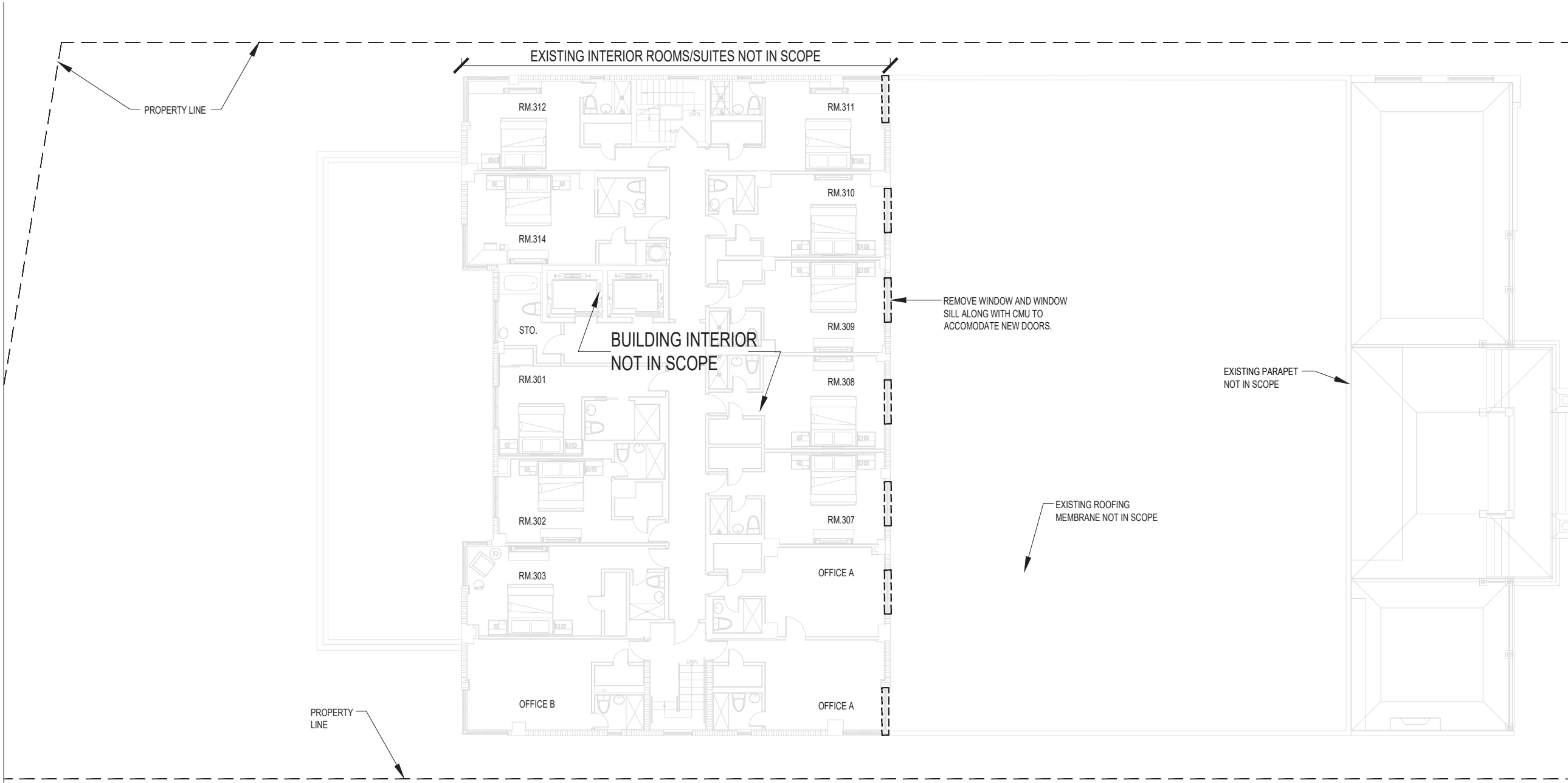
**The National Hotel - Terrace
HPB CoA**

1677 Collins Ave
Miami Beach, FL 33139
Submittal date: Feb. 13, 2023

**DEMOLITION PLAN
Scale: 1/16" = 1'-0"**

A-0.02

Sheet Notes:



3RD FL. DEMO. PLAN



MAIN BUILDING

National Hotel - Rooftop Terrace - Certificate of Appropriateness

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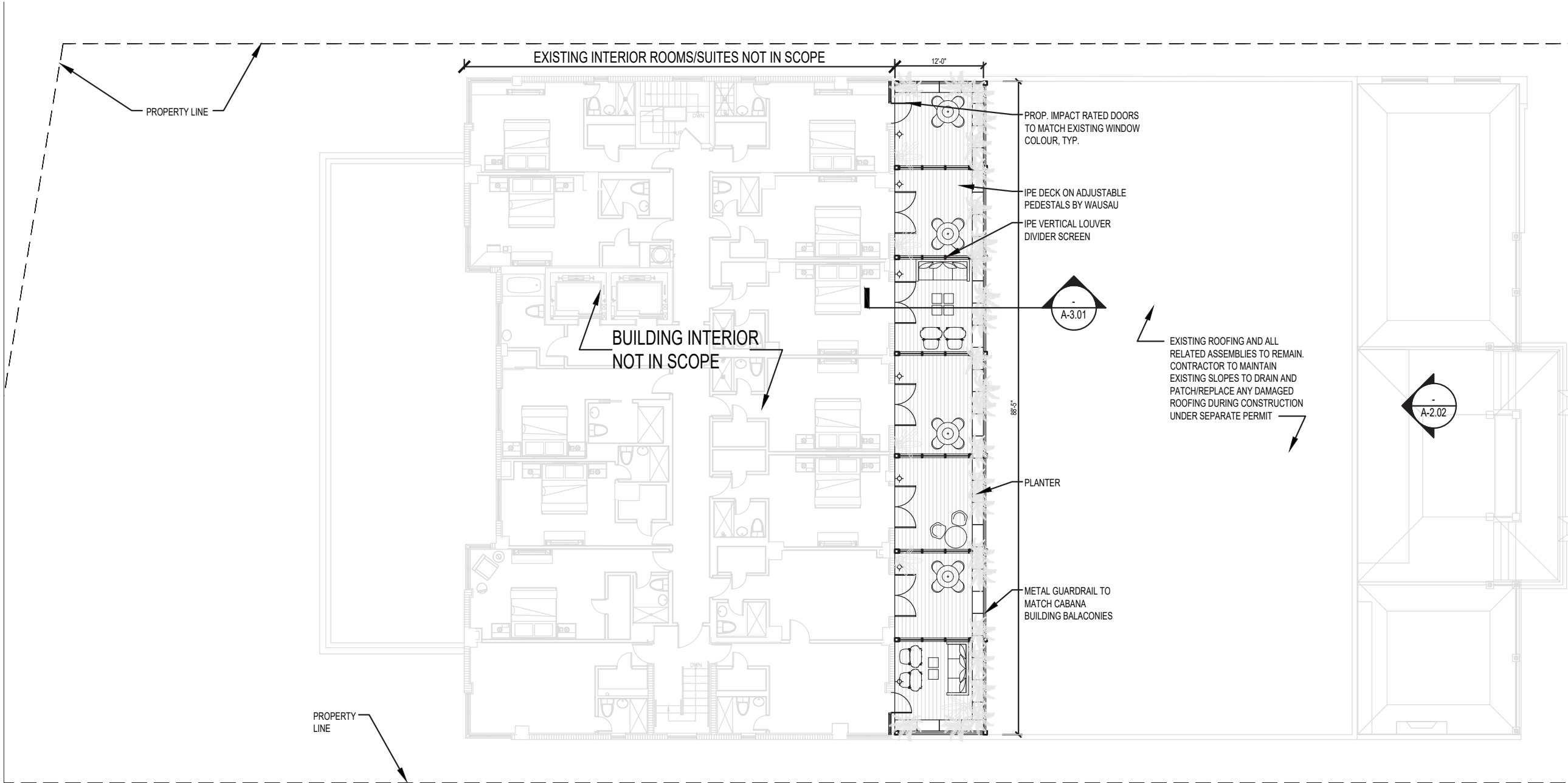


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PROPOSED FLOOR PLAN Scale: 1/16" = 1'-0" **A-1.01**

Sheet Notes:



3RD FL. ROOF PLAN





EXIST./DEMO EAST ELEV.

MAIN BUILDING

National Hotel - Rooftop Terrace - Certificate of Appropriateness



Reserved for AHJ

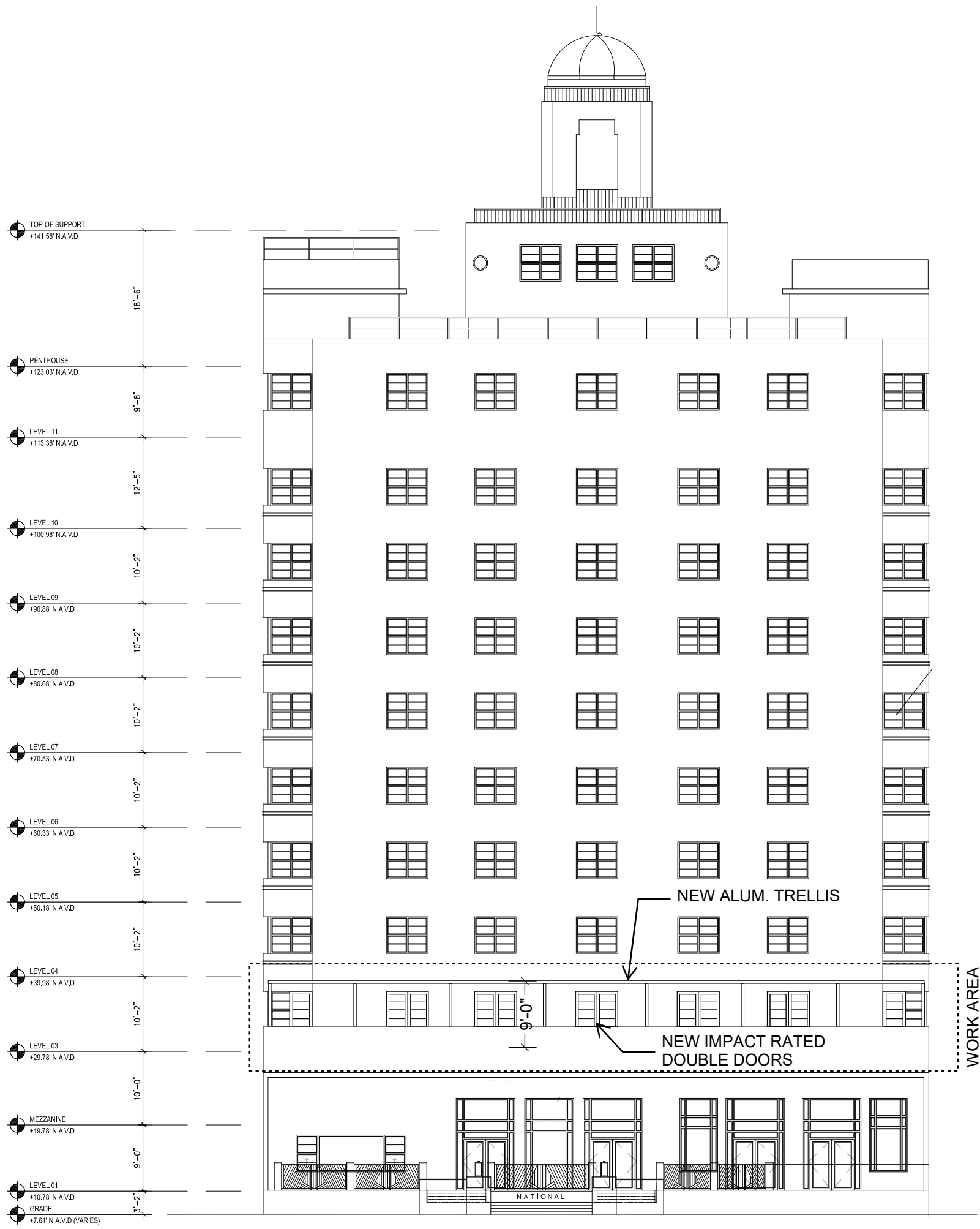
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DEMOLITION ELEVATION Scale: 1/16" = 1'-0" **A-2.00**

- Notes:
- Existing East elevation depicts typical demolition scope of third-level windows to make way for impact rated doors to match existing window color and muntin pattern.





PROPOSED EAST ELEV.

MAIN BUILDING

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Reserved for A/R

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ELEVATION
Scale: 1/16" = 1'-0"
A-2.01

Sheet Notes:

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The National Hotel - Terrace HPB CoA

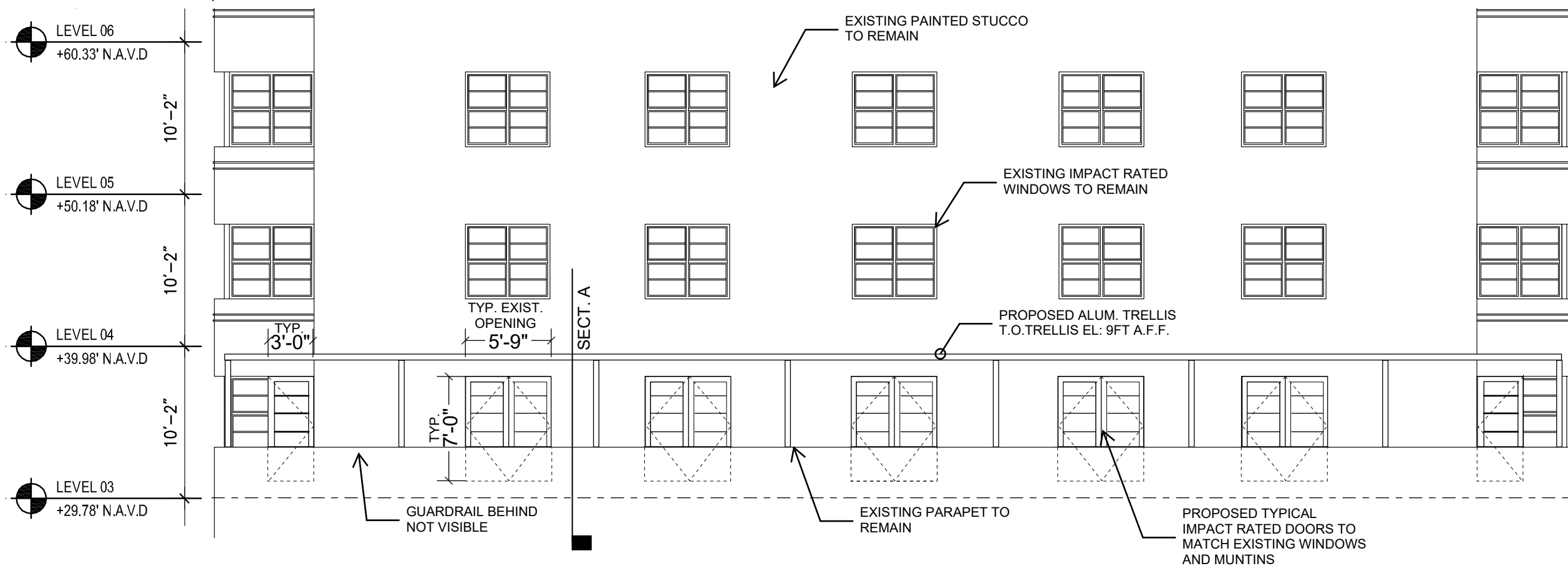
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ENLARGED ELEVATION
Scale: 1/8" = 1'-0"

A-2.02

Sheet Notes:

TOWER ABOVE NOT SHOWN



PROPOSED EAST ELEV.

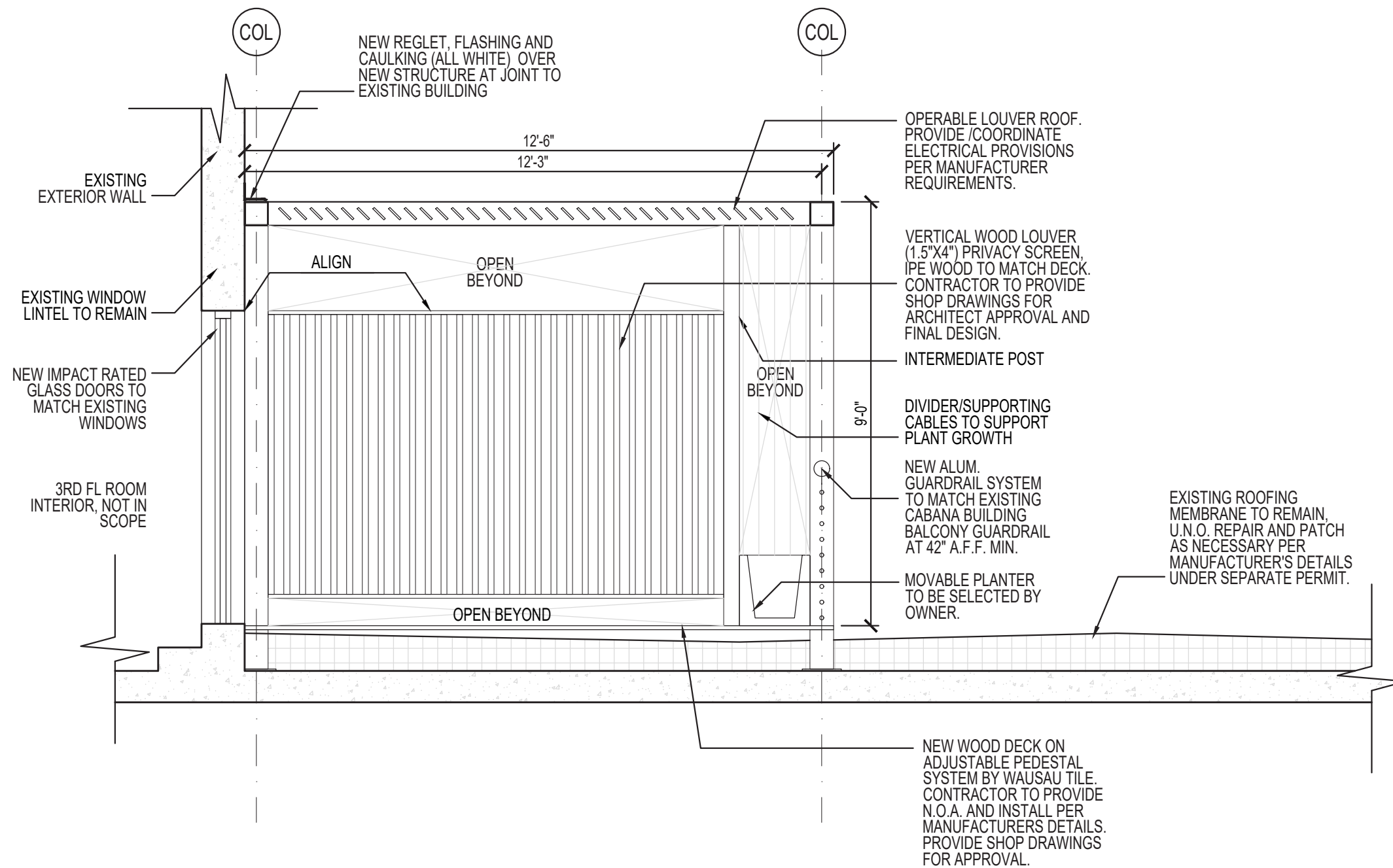
MAIN BUILDING

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SECTION -A

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SECTIONS
 Scale: 3/8" = 1'-0"
A-3.01

Sheet Notes:



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HPB CoA

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RENDERING

Scale: n/a

A-4.01

Sheet Notes:

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RENDERING
Scale: n/a
A-4.02

Sheet Notes:

MAIN BUILDING

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