



AGENDA

- A. Background / Timeline
- B. Site Context and Early Work Completed to Date
- C. Review of Design Elements
 - 1. Setback Variance
 - 2. North Façade
 - 3. East Dimple
 - 4. FPL Vault Façade

BACKGROUND / TIMELINE

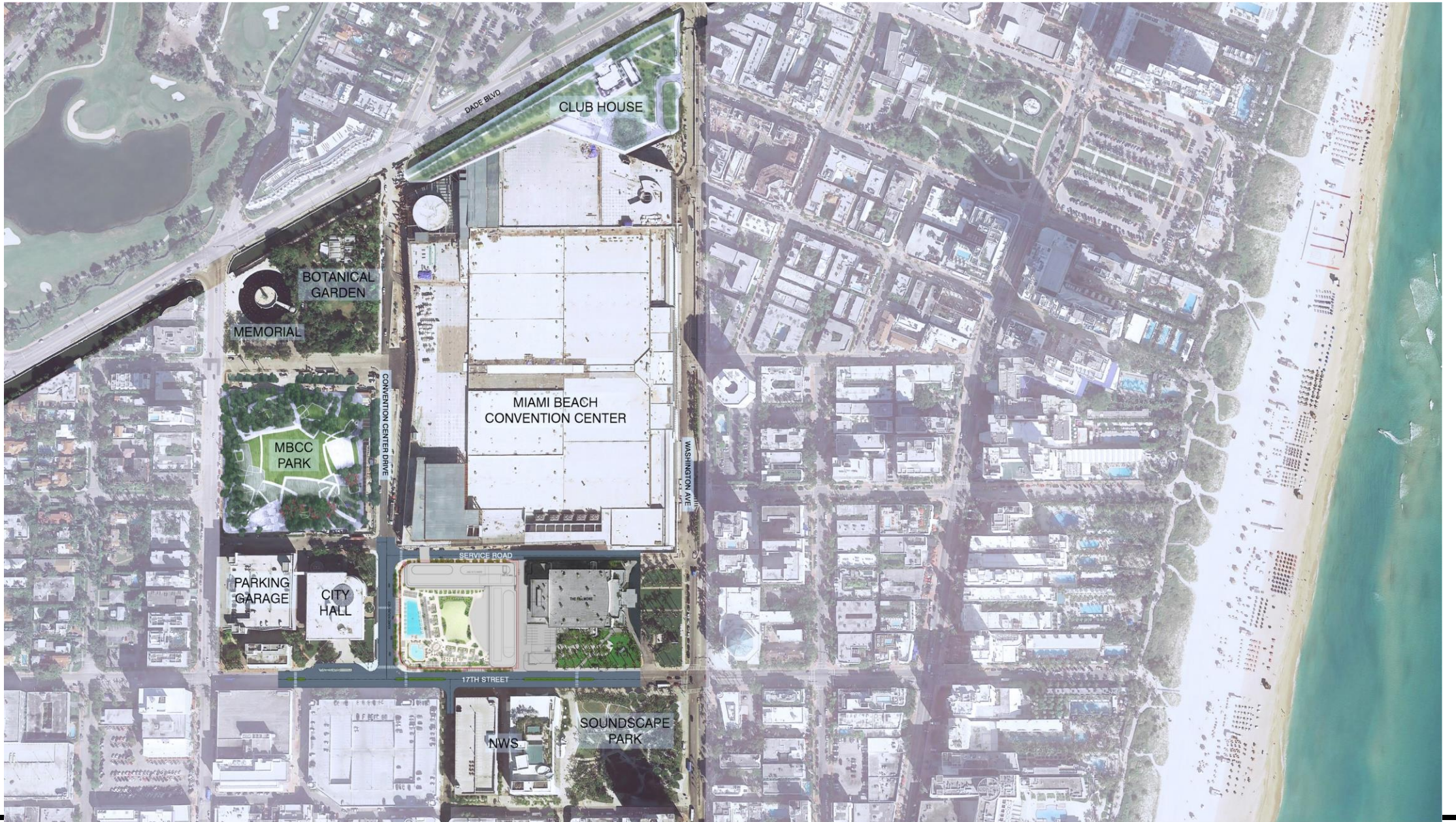
Achieved Milestones

- DRB18-0355 Final Order Approved Summer 2019
2020-2022 Project on Hold due to COVID
- Summer 2022 - Early Work began
- July 2023 Approved Foundation Permit BC2219523
- Vertical Permit RV2320777 Review in Progress

Upcoming Milestones

- April 2024 - Early Work Completion
- May 2024 - Obtain Approval of Master Permit RV2320777 for Vertical Construction (upon DRB hearing approval)
- Q3 2024 Hotel Construction Commencement

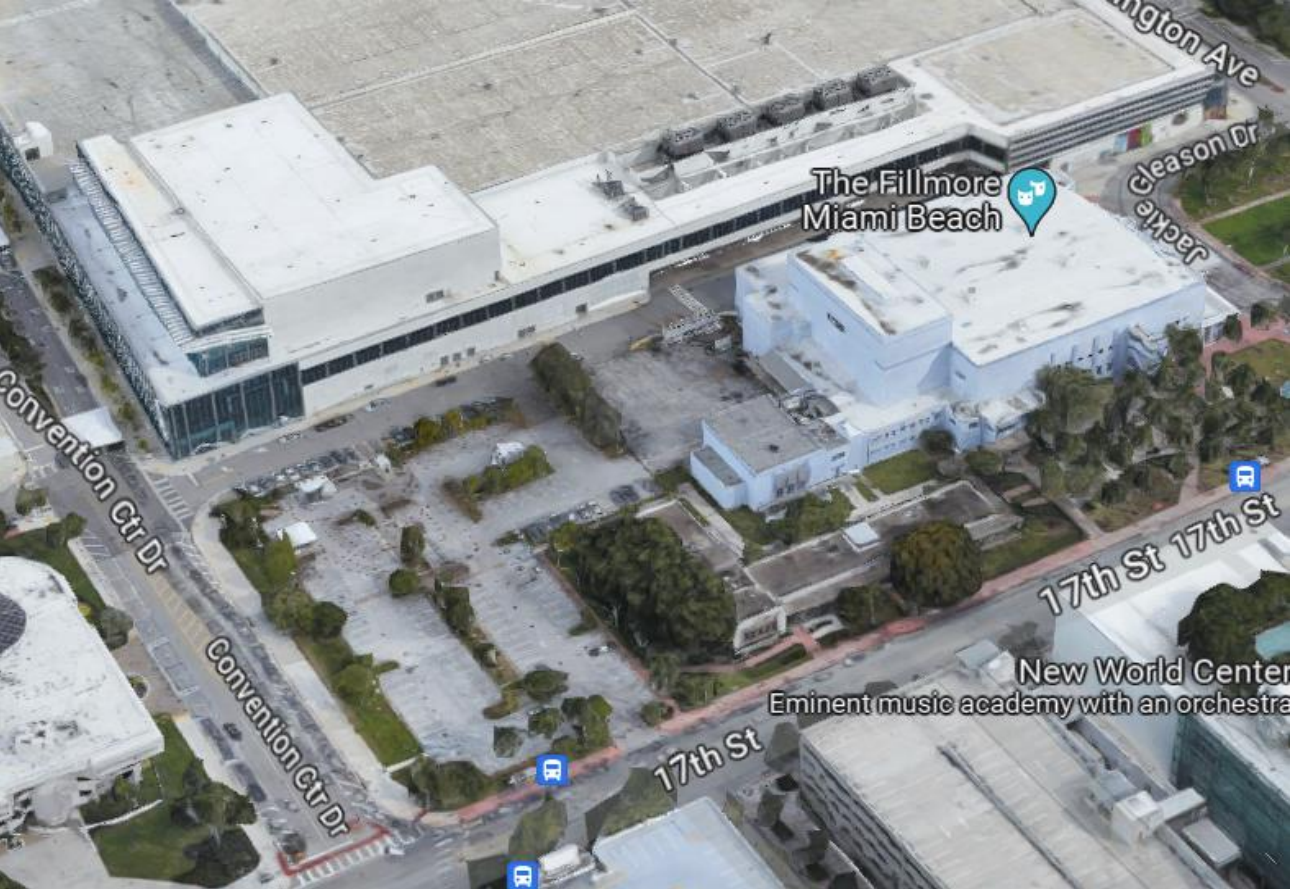








ORIGINAL SITE - 2020



CONSTRUCTION PROGRESS - 2024



Setback Variance

PARK

MIAMI BEACH CONVENTION CENTER

SERVICE ROAD (REAR)
0' PODIUM AND TOWER SETBACK
0' SETBACK REQUIRED

MIAMI BEACH CITY HALL

0' PODIUM SETBACK
10' SETBACK REQUIRED

0' PODIUM SETBACK
10' SETBACK REQUIRED

CONVENTION CENTER DRIVE (SIDE, FACING A STREET)

5' PODIUM AND TOWER SETBACK
5' SETBACK REQUIRED
FILMORE LOADING

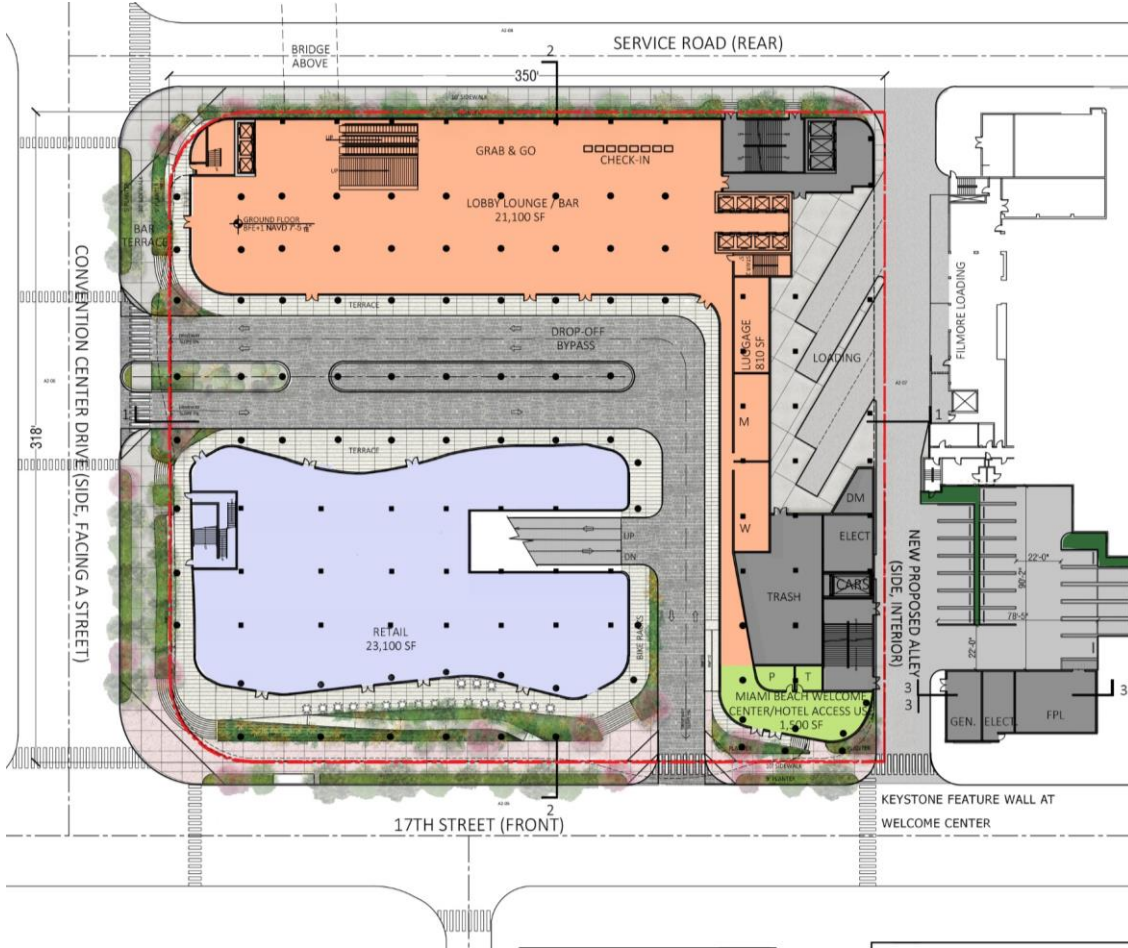
THE FILLMORE

0' PODIUM SETBACK
10' SETBACK REQUIRED

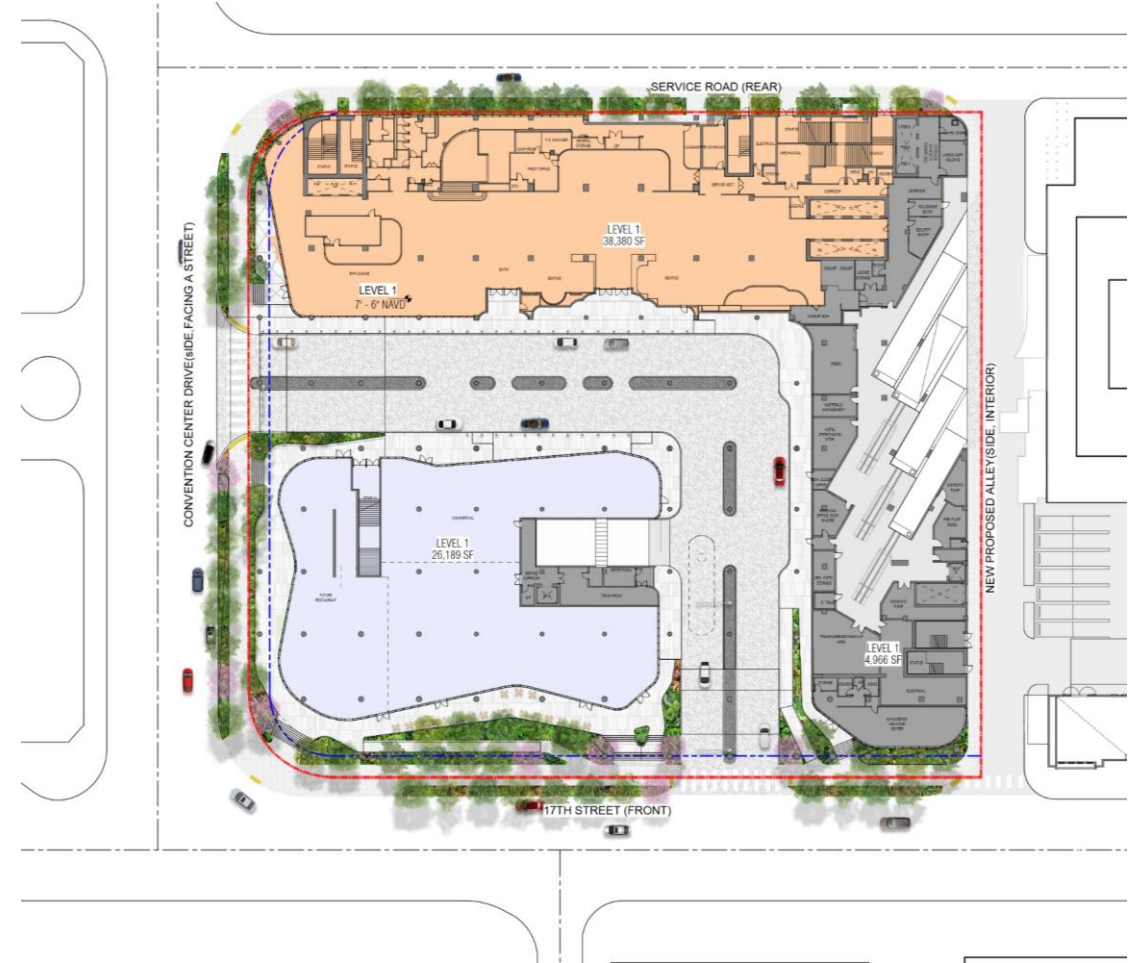
79' PODIUM SETBACK
10' SETBACK REQUIRED

17TH STREET (FRONT)

APPROVED

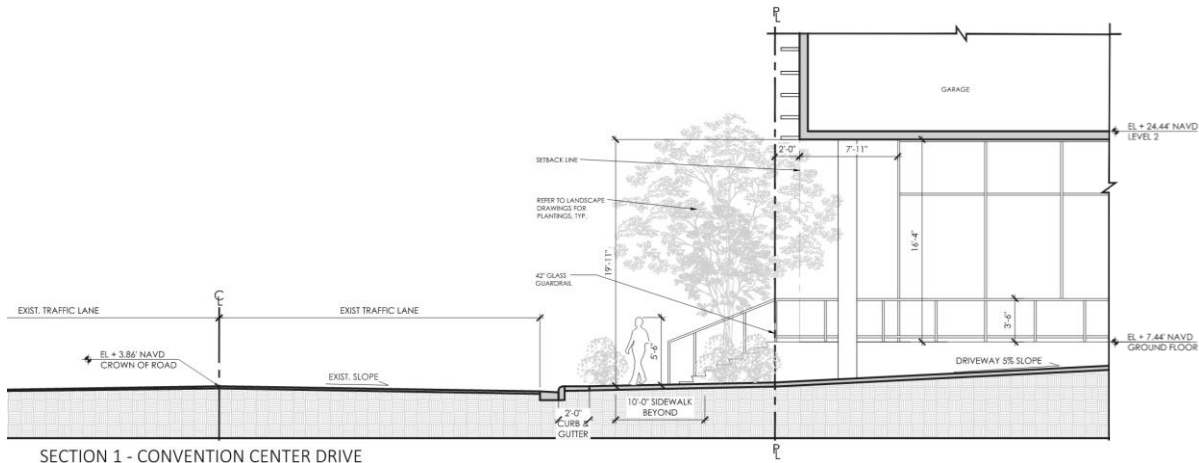


PROPOSED

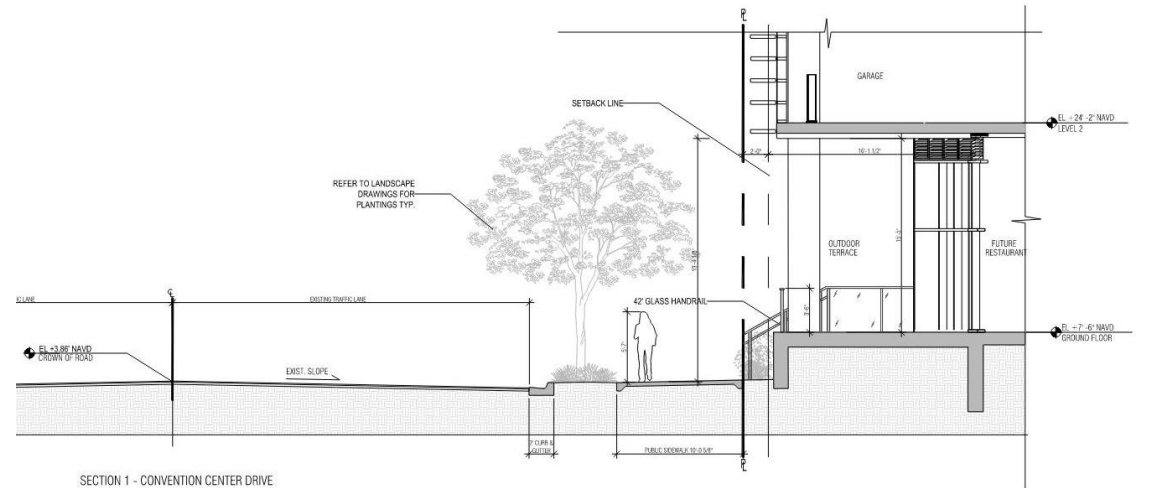


NORTH FAÇADE PROGRAM DEVELOPMENT

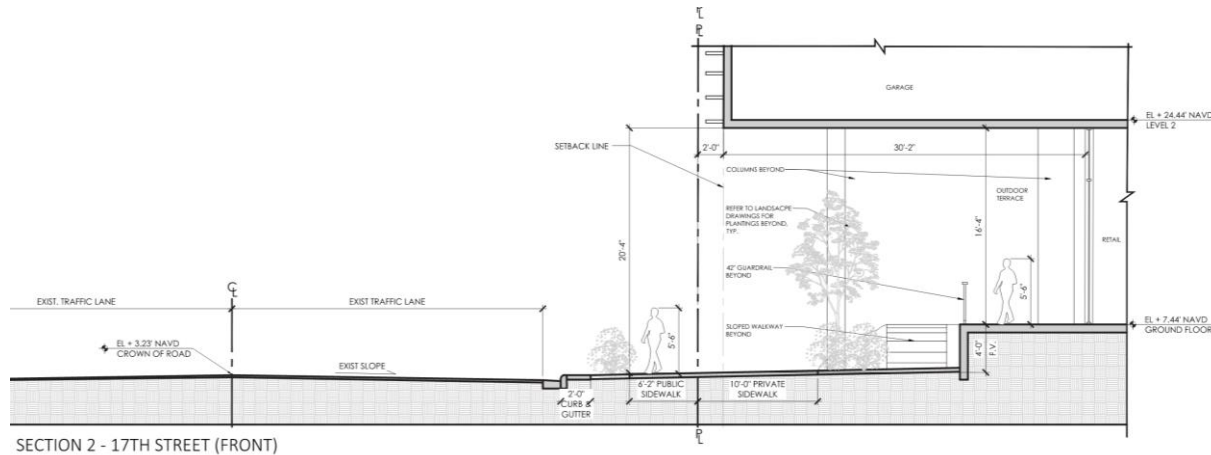
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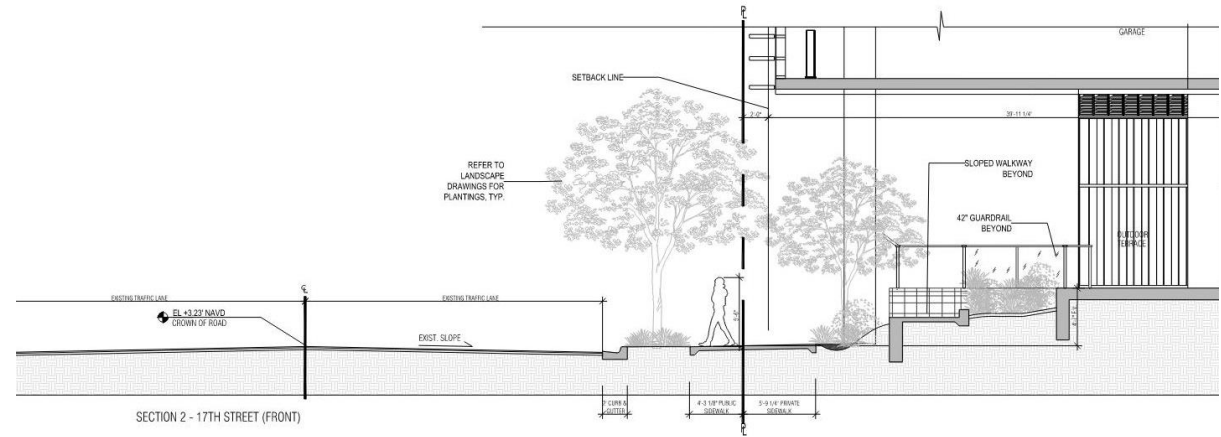
SECTION 1 - CONVENTION CENTER DRIVE



SECTION 1 - CONVENTION CENTER DRIVE



SECTION 2 - 17TH STREET (FRONT)



SECTION 2 - 17TH STREET (FRONT)

APPROVED

PROPOSED

**SETBACKS
SECTIONS**

Date: 2024.03.29



APPROVED



PROPOSED



APPROVED



PROPOSED



APPROVED



PROPOSED

APPROVED



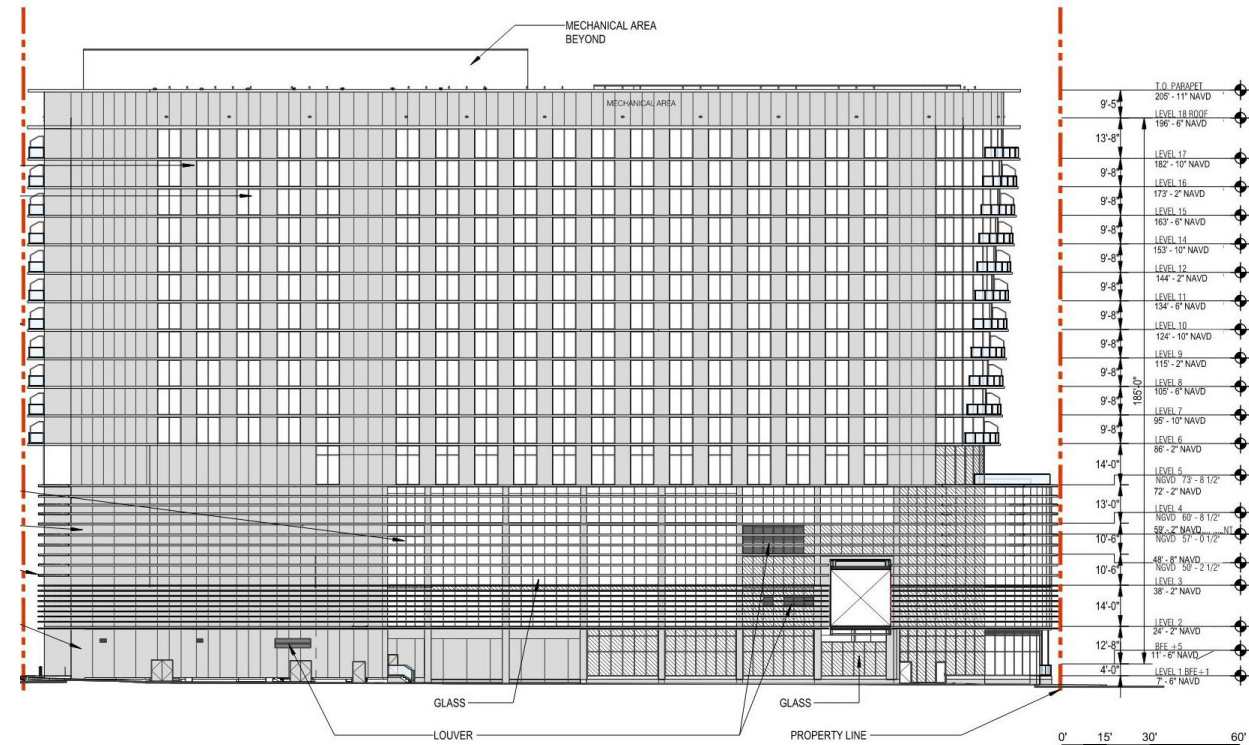
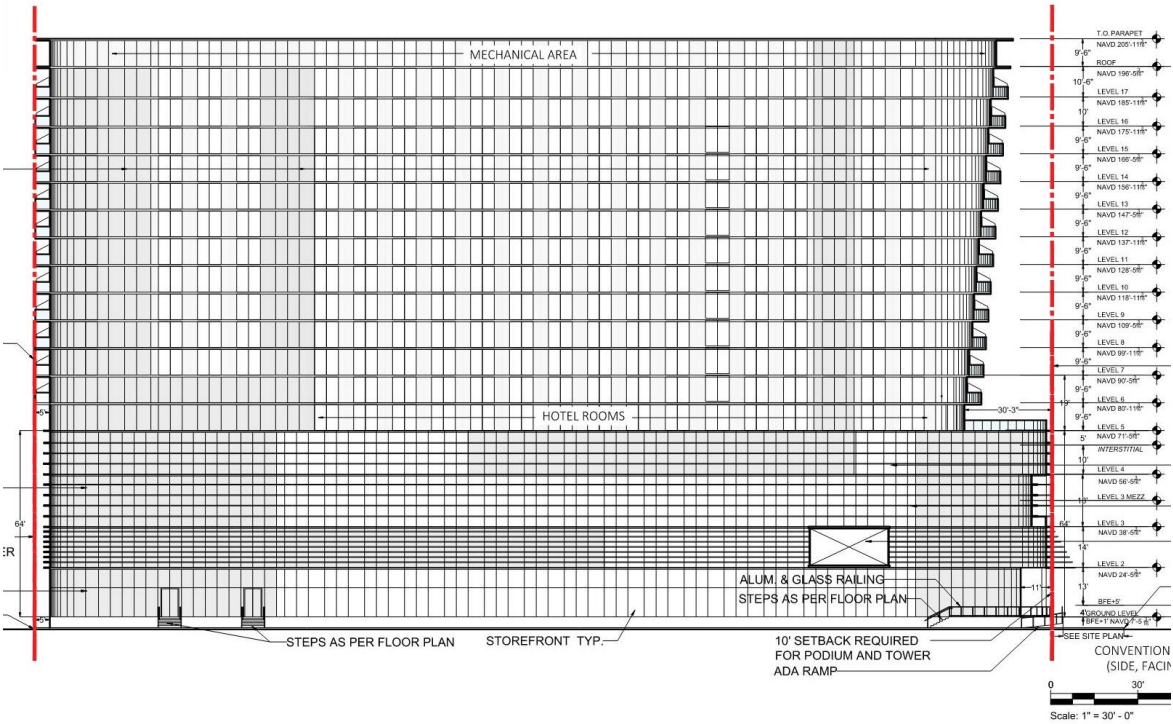
PROPOSED



North Façade

APPROVED

PROPOSED



East Dimple

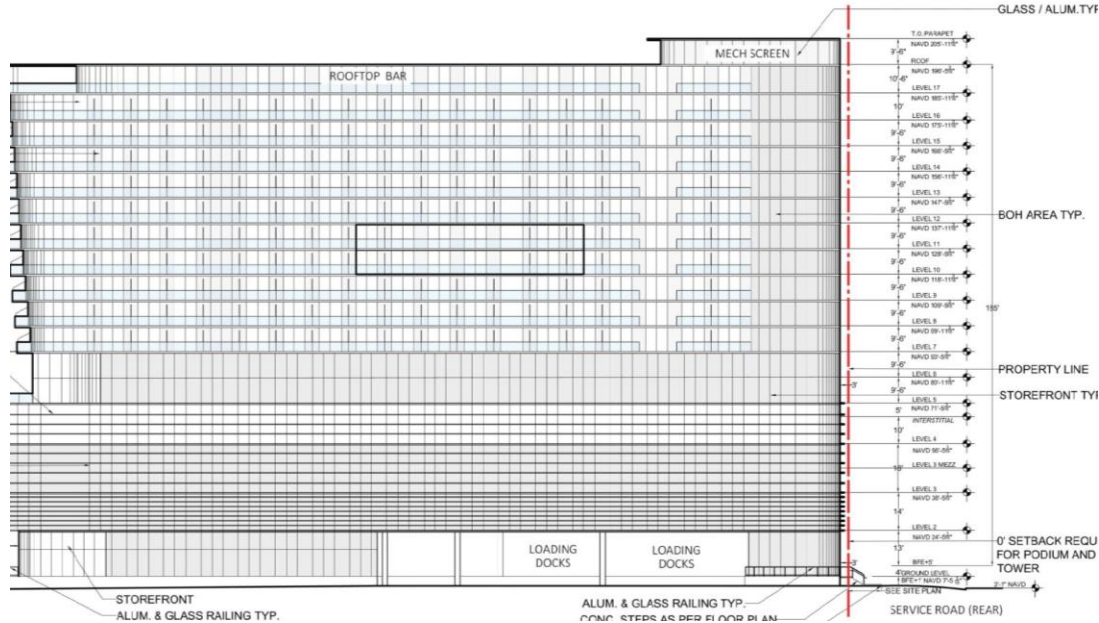
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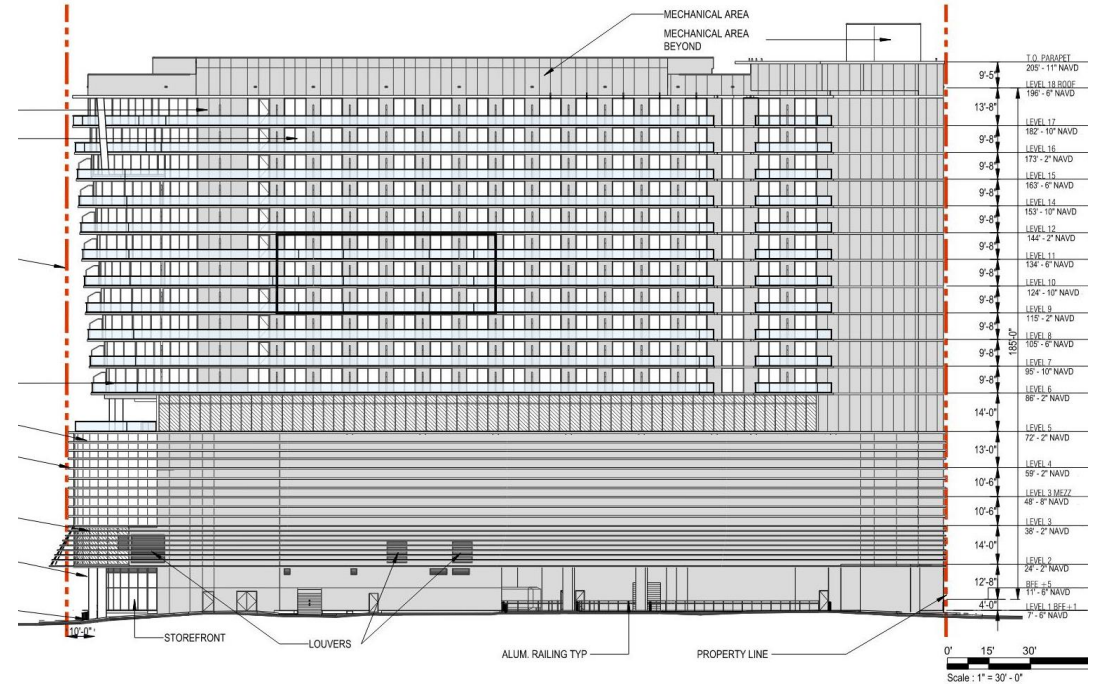
PROPOSED



APPROVED



PROPOSED

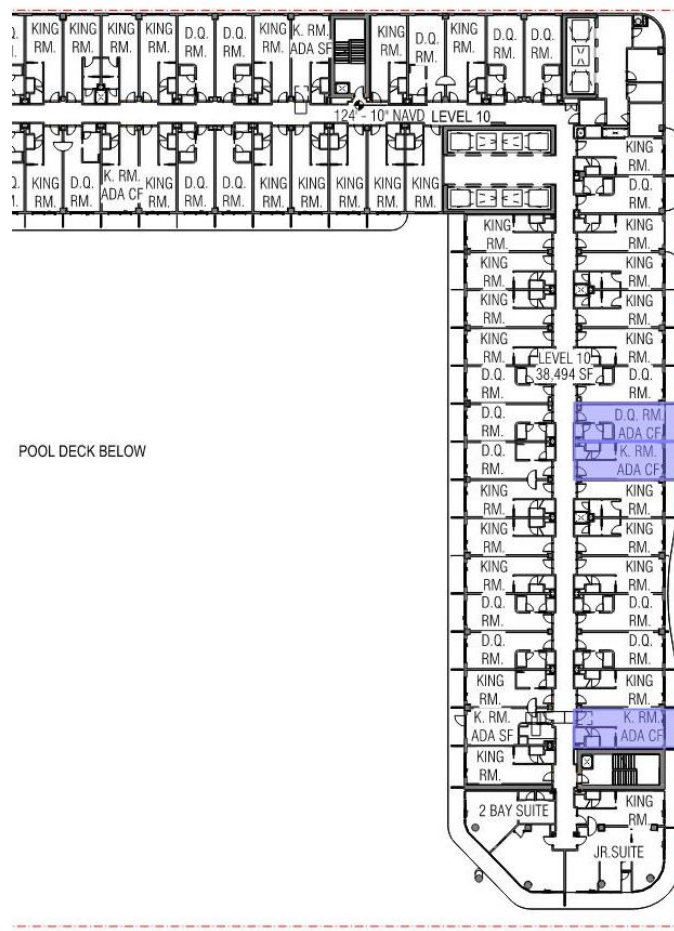


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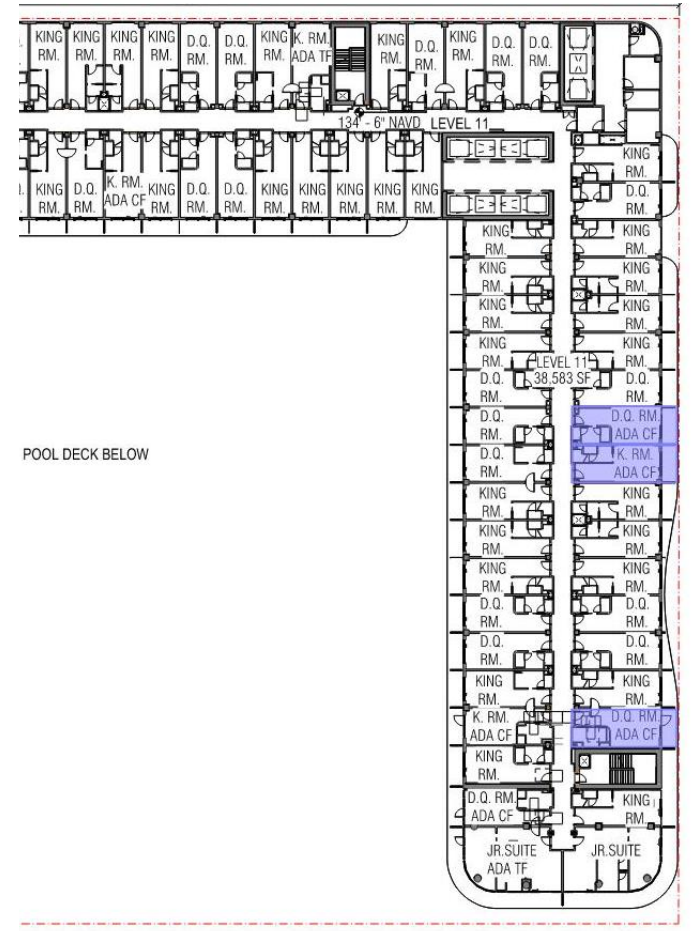
LEVEL 9



LEVEL 10

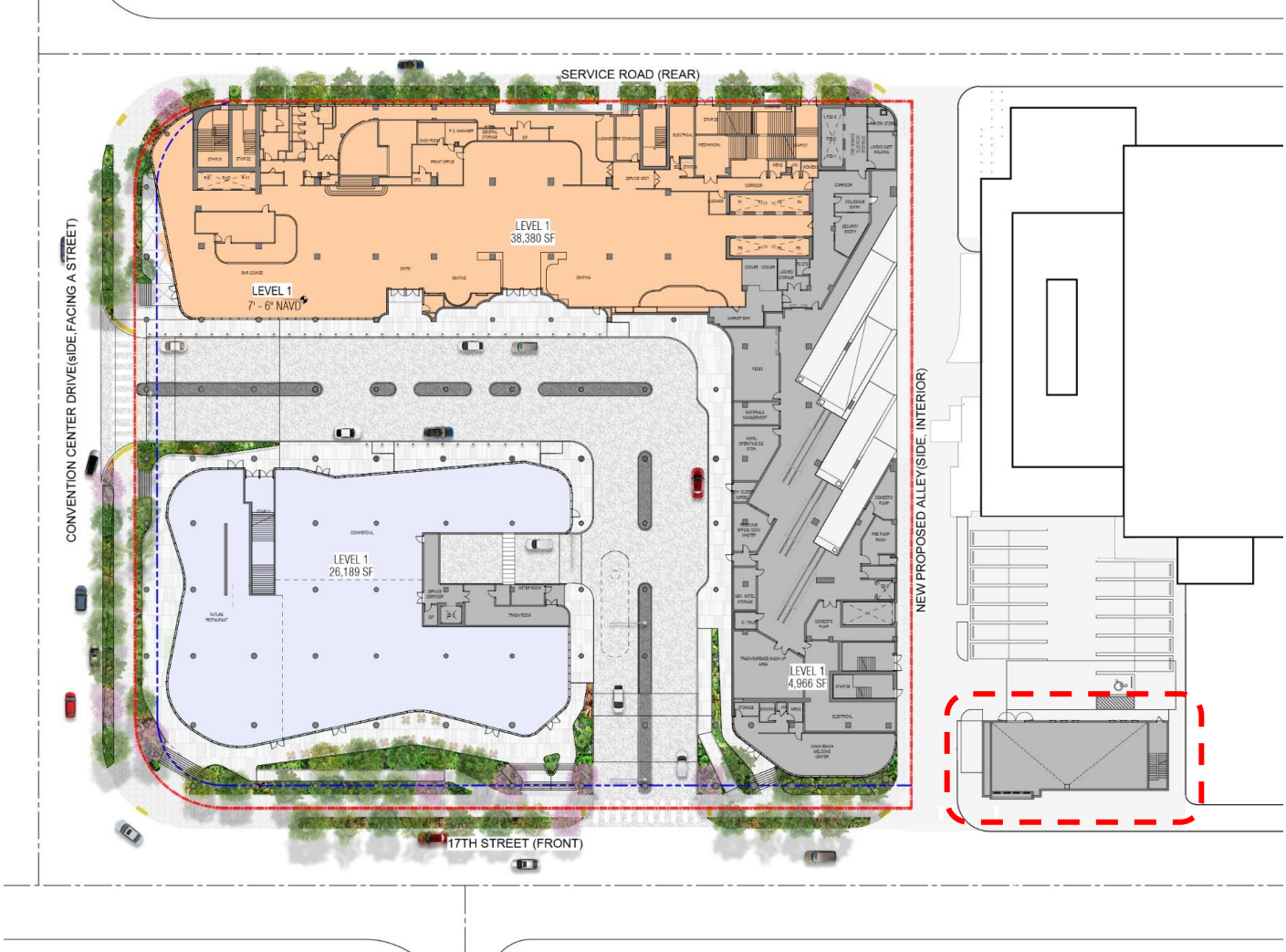


LEVEL 11



FPL VAULT

LOCATION

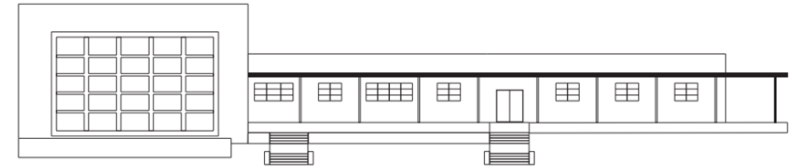




HENRY HOHAUSER BUILDING

555 17 ST. MIAMI BEACH, FL.

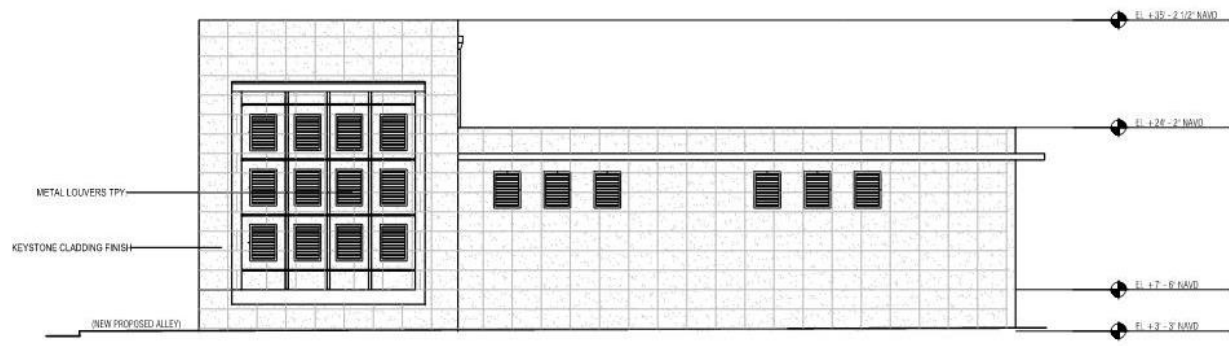
Built in 1953 and designed by Architect Henry Hohauser, the original building to sit on this site was the center for Miami Beach's Tourism & Cultural Development (TCD), which was the embodiment of the Art Deco and early Modern movement. The building's cultural significance prompted the design of the new FPL vault building to mirror its original façade and limestone cladding.



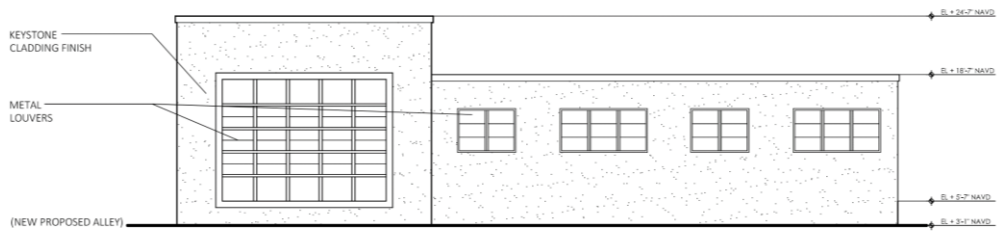
ORIGINALLY CONSTRUCTED IN 1953
BY STAR CONSTRUCTION CO.

ARCHITECT
HENRY HOHAUSER

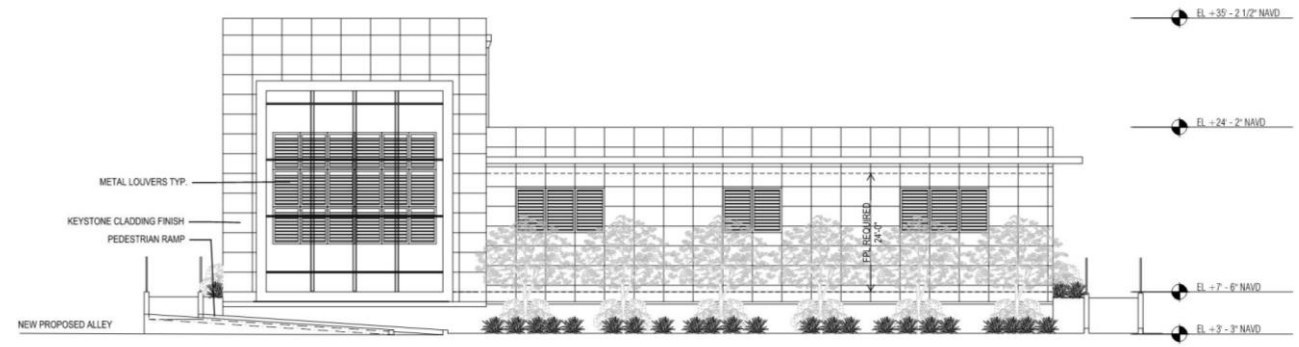
PROPOSED PLAQUE



SUBMITTED ELEVATION 02/02/2024



APPROVED ELEVATION



REVISED ELEVATION

