

HISTORIC PRESERVATION BOARD PRESENTATION

City of Miami Beach, Florida, July 30, 2008



MORAVIA

250 & 260 Collins Avenue, Miami Beach, Florida, 33139

DEMOLITION

- D1.01 Demolition Ground Floor Plans
- D1.02 Demolition Second Floor Plan
- D1.03 Demolition Roof Plan
- D2.01 Demolition Elevations
- D2.02 Demolition Elevations

LANDSCAPE

- LS-1 Landscape Ground Floor
- LS-2 Landscape Roof Terrace

ARCHITECTURAL

- A0.0 Cover sheet
- A0.01 Project Data
- A0.02 Site Photos
- A0.03 Existing Site Plan
- A0.03.1 Proposed Site Plan
- A1.01 Existing Ground Floor
- A1.01.1 Proposed Ground Floor
- A1.02 Existing Second Floor
- A1.02.1 Proposed Second Floor
- A1.03 Existing Roof
- A1.03.1 Proposed Third Floor
- A1.04 Proposed Roof Terrace
- A2.01 Existing Exterior Elevations
- A2.01.1 Proposed Elevations East & West
- A2.02.2 Proposed Elevations North & South
- A2.02.3 Enlarged Colored Elevations
- A2.02.4 Enlarged Colored Elevations
- A2.03 Existing Courtyard Elevations
- A2.03.1 Proposed Courtyard Elevations
- A2.03.2 Enlarged Courtyard Elevations
- A3.01 Building Sections
- A4.01 Renderings
- A5.01 Materials Board

ARCHITECT

Jose R. Carlo
11 Island Avenue, # 2105
Miami Beach, Fl, 33139

LANDSCAPE

Witkin Hults - Desing Group
307 South 21 Avenue
Hollywood, Fl, 33020



REAL ESTATE
DEVELOPMENT

JOSE R. CARLO
FL LICENSE NO. AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
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SEAL

MORAVIA
250 & 260 COLLINS AV.
MIAMI BEACH, FLORIDA, 33139

PROJECT:

DATE: 07/30/08

FILE:

DRAWN BY: DL/CE

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REV. DESCRIPTION DATE

CONSULTANT:

VIARCHI.LLC

Sheet Title:

COVER SHEET

Sheet No.:

A0.0

SCALE:

FILE COPY

HPB 6013 9-9-08



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REV.	DESCRIPTION	DATE
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CONSULTANT:

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Sheet Title:
DEMOLITION GROUND
FLOOR PLAN

Sheet No.:

D1.01

SCALE:

1/8" = 1'-0"

COLLINS AV.

5' CONCRETE SIDEWALK

10' PLANTER

10' CONCRETE SIDEWALK

10' PLANTER

18.9' ASPHALT ALLEY

THIRD STREET

1
D1.01

GROUND FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"





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CONSULTANT:

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Sheet Title:
DEMOLITION SECOND
FLOOR PLAN

Sheet No.:

D1.02

SCALE:

1/8" = 1'-0"



1
D1.02

SECOND FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"





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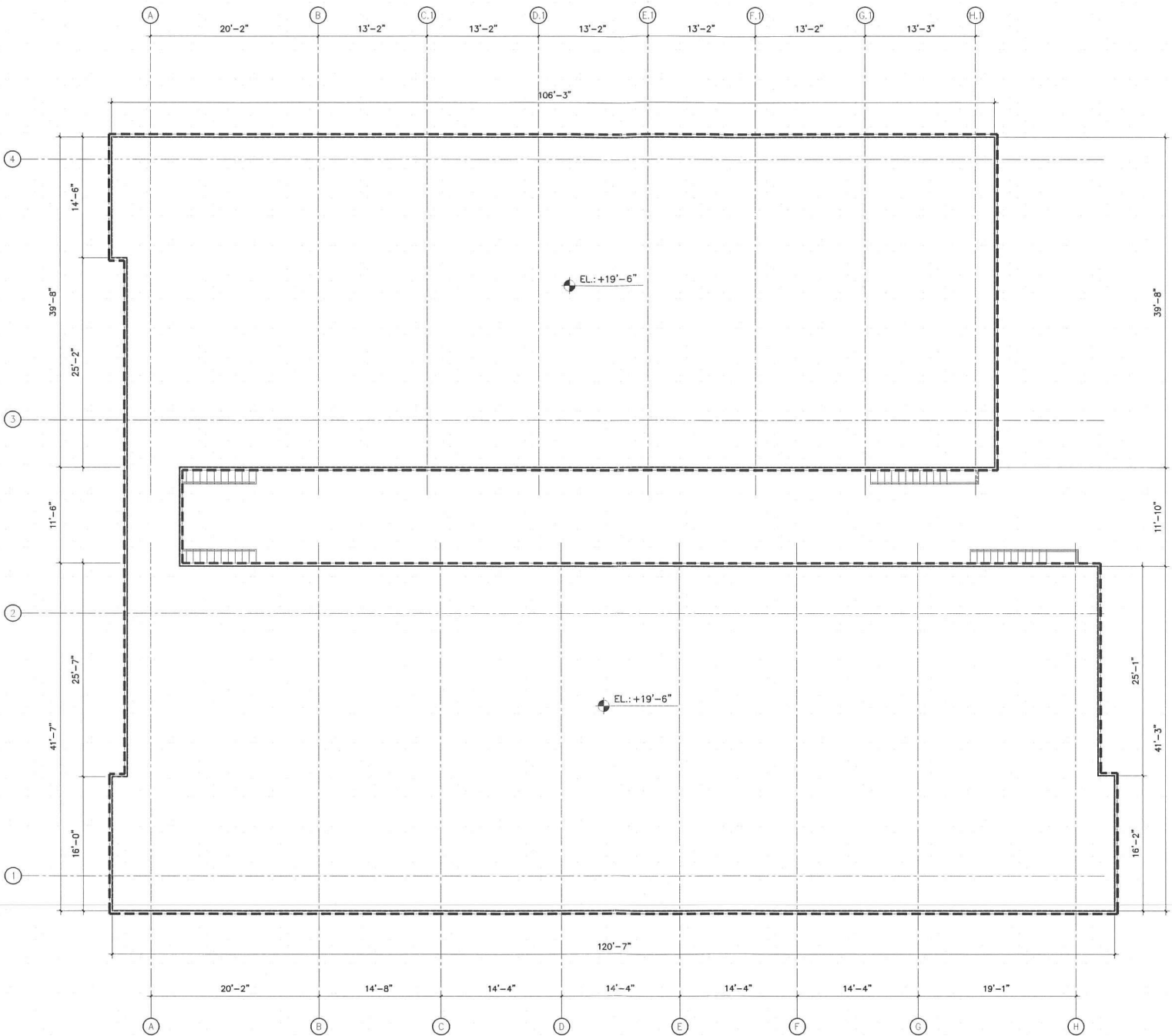
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DEMOLITION ROOF
FLOOR PLAN

Sheet No.:

D1.03

SCALE:

1/8" = 1'-0"



1
D1.03

ROOF DEMOLITION PLAN

SCALE 1/8" = 1'-0"





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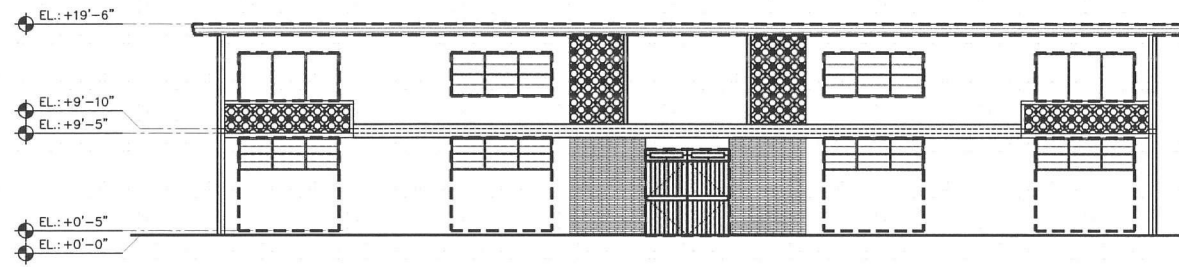
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MIAMI BEACH, FLORIDA, 33139

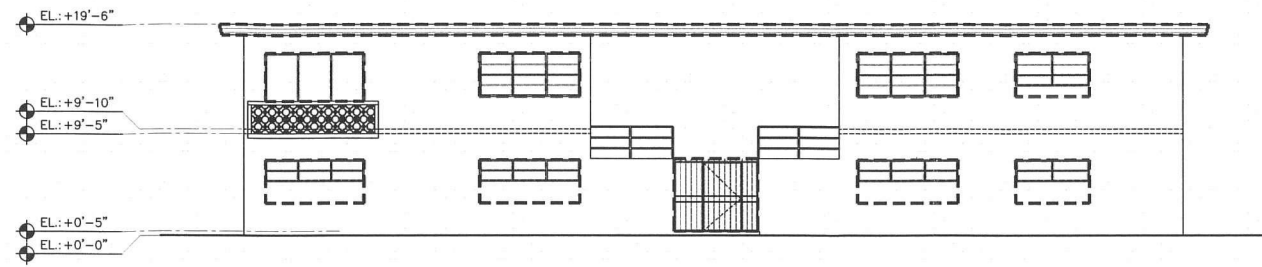
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REV.	DESCRIPTION	DATE

CONSULTANT:
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Sheet Title:
DEMOLITION
ELEVATIONS
Sheet No.:
D2.01
SCALE:
1/8" = 1'-0"



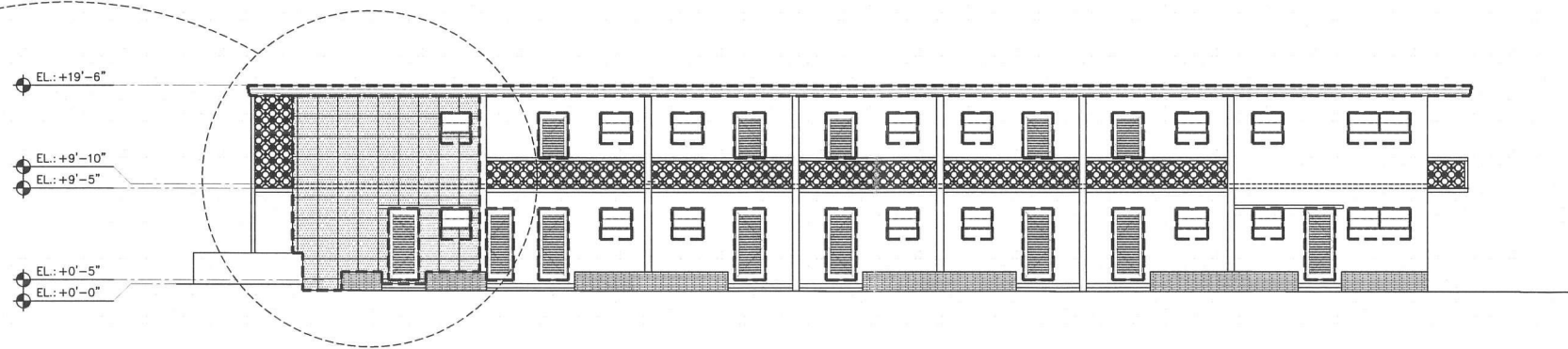
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D2.01
DEMOLITION EAST ELEVATION
SCALE 1/8" = 1'-0"



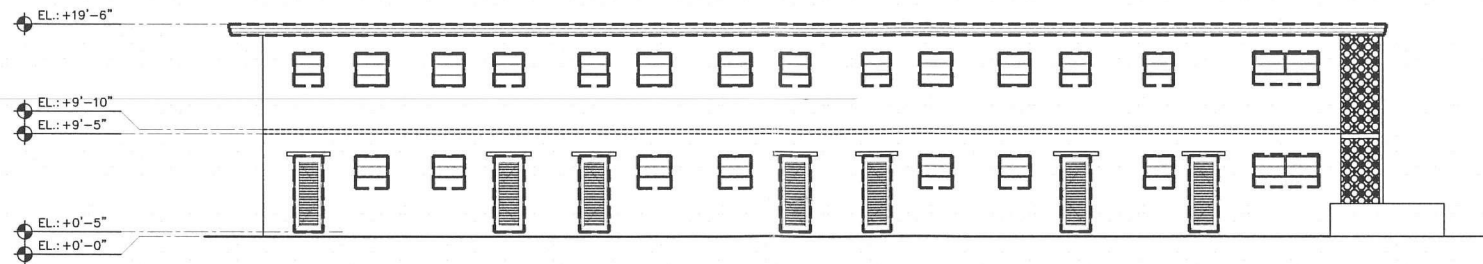
2
D2.01
DEMOLITION WEST ELEVATION
SCALE 1/8" = 1'-0"



NOTE: NON ORIGINAL STONE TILE TO BE
REMOVED



3
D2.01
DEMOLITION NORTH ELEVATION
SCALE 1/8" = 1'-0"



4
D2.01
DEMOLITION SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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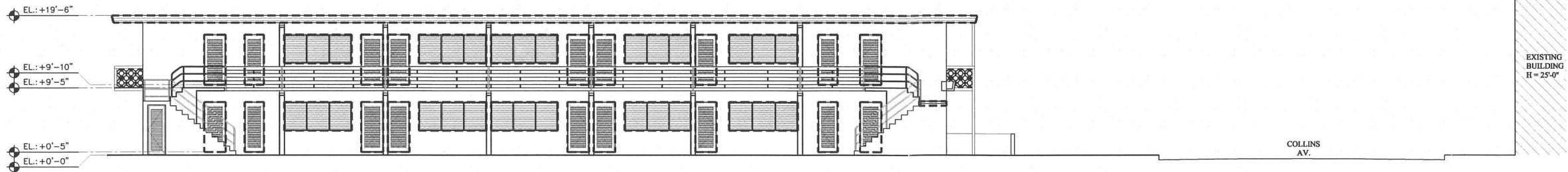
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DEMOLITION COURTYARD
ELEVATIONS

Sheet No.:

D2.02

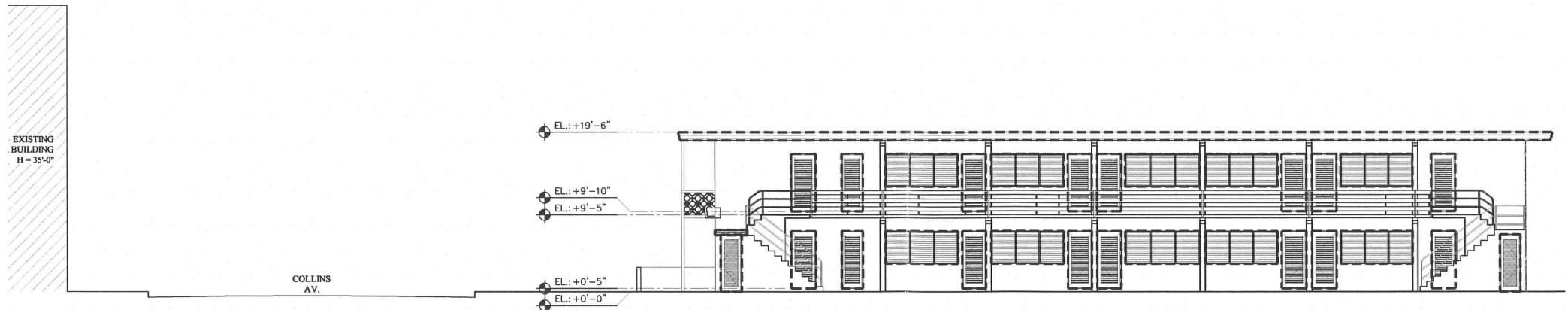
SCALE:

1/8" = 1'-0"



1
DEMOLITION NORTH ELEVATION
D2.02

SCALE 1/8" = 1'-0"

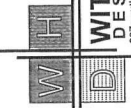


2
DEMOLITION SOUTH ELEVATION
D2.02

SCALE 1/8" = 1'-0"



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



WITKIN HULTS
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www.witkinhulth.com

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250/260 COLLINS AVENUE
MIAMI BEACH, FL 33139

Project:

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.I.A.

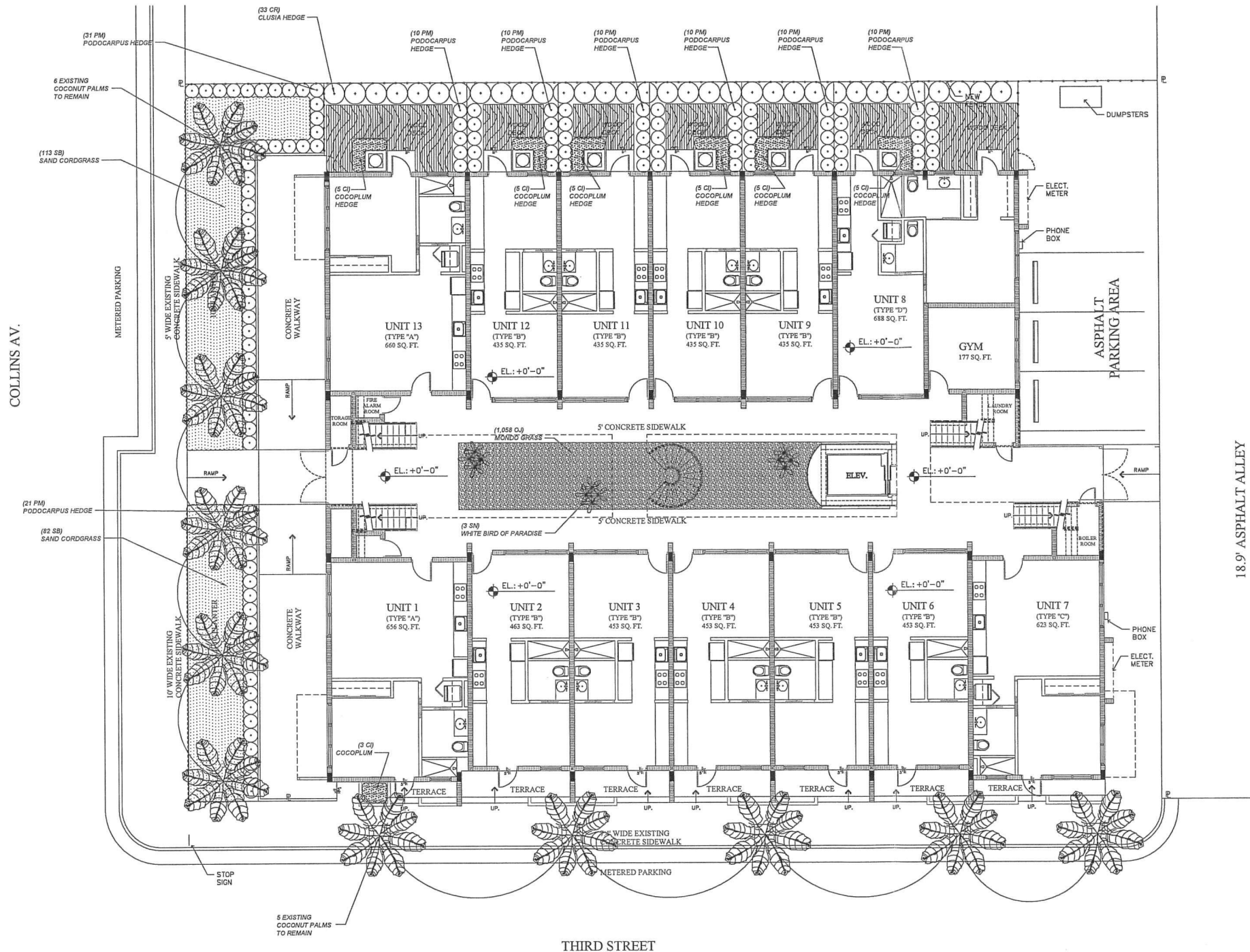
Project Name: LANDSCAPE PLAN

Date: 01/24/08

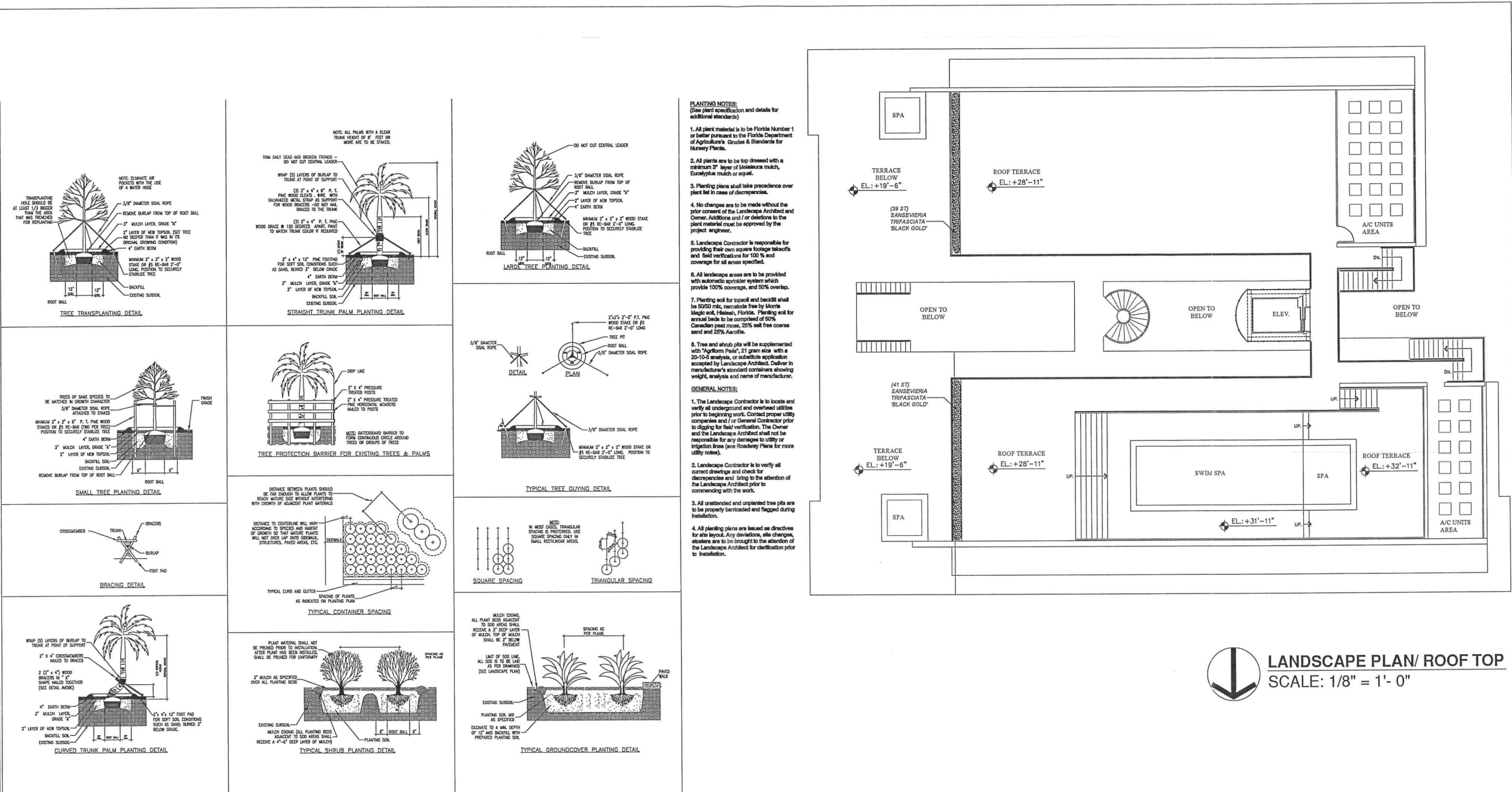
Scale: 1/8" = 1'-0"

Drawn by: JRP

Sheet No.:



LEGENDS OF LANDSCAPE KEYS AND SYMBOLS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	WHITE BIRD OF PARADISE	6' HT. X 4' SPR., 4 P.P.P. MINIMUM
		STRELITZIA NICOLAI	F.G., F.F., FULL
	33	PITCH APPLE (HEDGE)	5' HT. X 3' SPR., 3' O.C.
		*CLUSIA ROSEA (HEDGE)	7 GALLONS, F.F., FULL
	112	PODOCARPUS HEDGE	4' HT. X 2' SPR., 2' O.C.
		PODOCARPUS MACROPHYLLUM	7 GALLONS, F.F., FULL
	11	EXISTING COCONUT PALMS TO REMAIN	15' HT. CLEAR TRUNK
		COCOS NUCIFERA (EXISTING)	F.G. FROM GROUNDWORKS
	33	COCOPLUM	36" HIGH X 24" SPR.
		*COCOLOBA DIVERSIFOLIA	7 GALLONS, FULL
	80	SANSEVIERIA 'BLACK GOLD'	12" HT., 3 LEAVES PER POT MINIMUM
		SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	1 GALLON, FULL
	195	SAND CORDGRASS	18" HIGH X 12" SPR.
		*SPARTINA BAKERII	3 GALLONS, FULL
	1,058	DWARF MONDO GRASS	18" HIGH X 12" SPR.
		OPHIOPOGON JAPONICUS	3 GALLONS, FULL
* DENOTES NATIVE SPECIES			



LANDSCAPE DETAILS

LANDSCAPE PLAN/ ROOF TOP
SCALE: 1/8" = 1'- 0"

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Member: A.S.L.A.

Project Name: LANDSCAPE PL

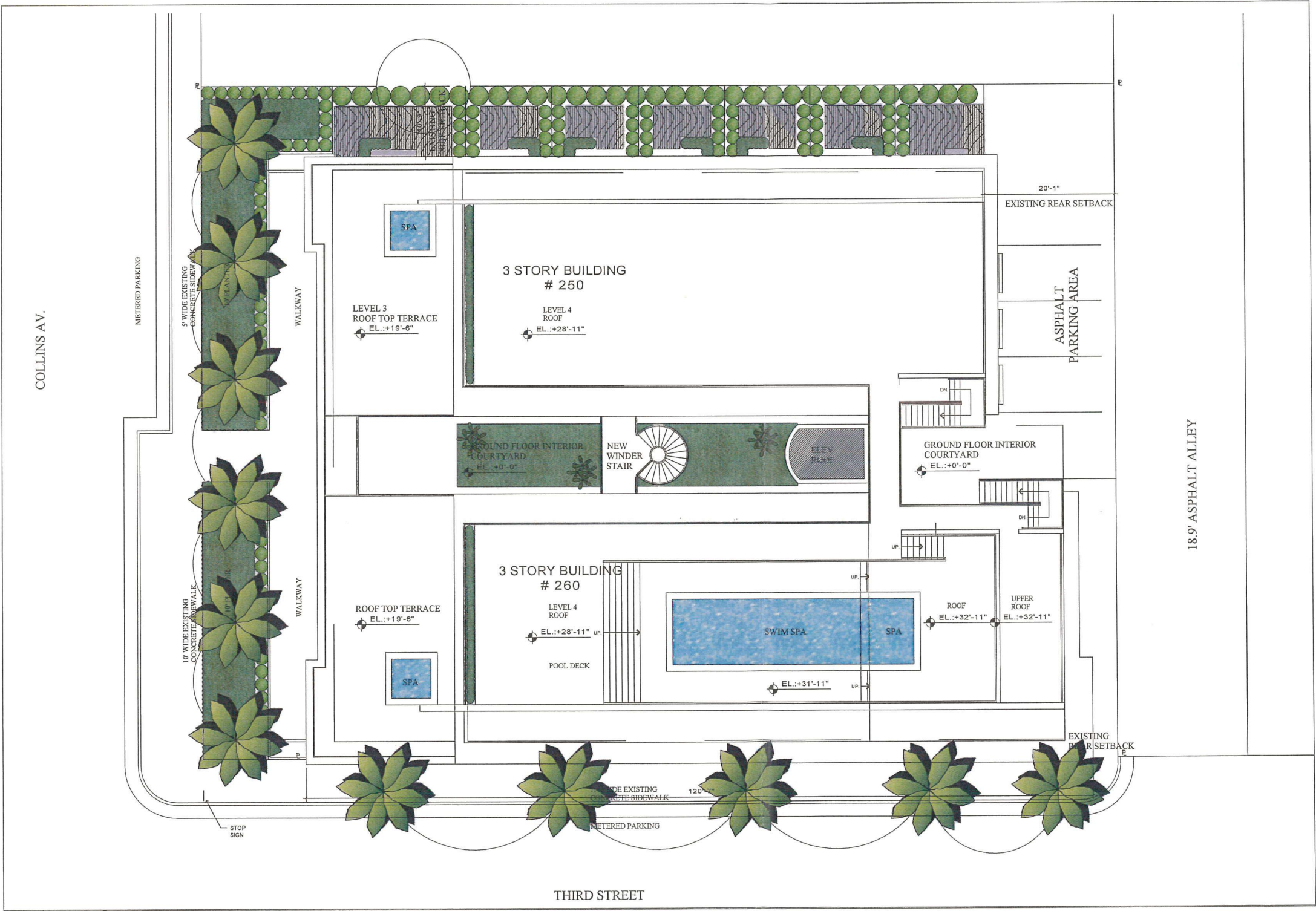
Date: 01.24.08

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

Drawn by: JRP

Sheet No:

L-2



LANDSCAPE SITE PLAN
SCALE: 1/8" = 1' - 0"

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250/260 COLLINS AVENUE
MIAMI BEACH, FL 33139

Project:

Revisions:

Seal:

Lic. # LA0000889
Member, A.S.L.A.

Project Name: LANDSCAPE PLAN

Date: 01.24.08

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

Drawn by: JRP

Sheet No.:

1-47

WITKIN HULTS DESIGN GROUP, INC. 307 South 21st Avenue, Suite 100, Miami, FL 33136 Phone: 305.523.3661 Fax: 305.523.3662 www.witkinhultsdesign.com

SITE DATA & DEVELOPMENT PROGRAM
MORAVIA BUILDING
250 & 260 Collins Avenue, Miami Beach, FL 33139

I. PROJECT DATA SUMMARY

ZONING CLASSIFICATION RPS-4 / Residential Performance Standard District / Ocean Beach local historic district
FEMA ZONING ZONE AE
GROSS LOT AREA 13,000 SF

		EXISTING	ALLOWED	PROPOSED
FAR	1.75	14,448 SF	22,750 SF	
BUILDING HEIGHT LIMIT		2 FLRS / 19'-6"	3 FLRS / 35'-0"	3 FLRS / 32'-11"

II. SETBACK REQUIREMENTS

	EXISTING	ALLOWED	PROPOSED	NOTES / REMARKS
250 COLLINS AVENUE				
E / FRONT (COLLINS AVE)	10'-0"	5'-0"	10'-0"	
S / SIDE	12'-9"	5'-0"	12'-9"	
N / SIDE (3RD ST)	N/A	N/A	N/A	
W / REAR (ALLEY)	20'-0"	5'-0"	20'-0"	
260 COLLINS AVENUE				
E / FRONT (COLLINS AVE)	10'-0"	5'-0"	10'-0"	
S / SIDE	N/A	N/A	N/A	
N / SIDE (3RD ST)	5'-2"	5'-0"	5'-2"	
W / REAR (ALLEY)	8'-0"	5'-0"	8'-0"	

III. F.A.R DETAIL

	EXISTING	ALLOWED	PROPOSED	NOTES / REMARKS
250 COLLINS AVENUE			9,454.0 SF	
GROUND FLOOR	3,368 SF		3,558 SF	
SECOND FLOOR	3,835 SF		3,190 SF	
THIRD FLOOR	N/A		2,706 SF	
260 COLLINS AVENUE			10,267.6 SF	
GROUND FLOOR	3,258 SF		3,756 SF	
SECOND FLOOR	3,987 SF		3,516 SF	
THIRD FLOOR	N/A		2,996 SF	
TOTAL	14,448 SF	22,750 SF	19,722 SF	

IV. BUILDING STATISTICS

	EXISTING	ALLOWED	PROPOSED	NOTES / REMARKS
250 COLLINS AVENUE				
STORIES / HEIGHT	2 / 19'-6"	3 / 35'-0"	3 / 28'-11"	
260 COLLINS AVENUE				
STORIES / HEIGHT	2 / 19'-6"	3 / 35'-0"	3 / 32'-11"	MAXIMUM ELEVATOR OVERRUN HEIGHT = 47'-1"

V. PARKING AND LOADING

	EXISTING	REQUIRED	PROPOSED	
OFF-STREET PARKING	4 SPACES	53 SPACES	4 SPACES	"GRANDFATHERED"
1.5 SPACES / UNIT				PROJECT IN HISTORIC DISTRICT

PROJECT DATA



REAL ESTATE
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MORAVIA
250 & 260 COLLINS AV.
MIAMI BEACH, FLORIDA, 33139

PROJECT :

DATE : 07/30/08

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Sheet Title:

PROJECT DATA

Sheet No.:

A0.01

SCALE:

1/8" = 1'-0"

28 Exist Units
27 Units Proposed in Exist
+ 8 New Units



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SITE PHOTOS

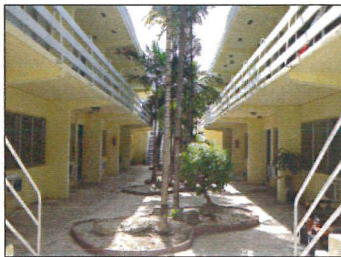
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SCALE:



WEST ELEVATION



INNER COURTYARD



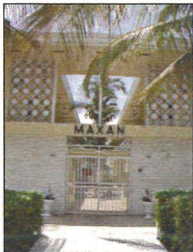
BACK VIEW
NEIGHBORHOOD



SOUTH-EAST CORNER
COLLINS AV



SOUTH ELEVATION



MAIN ENTRANCE
COLLINS AV
(EAST)



NORTH ELEVATION
3 RD STREET



FRONT COLLINS AV.
NEIGHBORHOOD



FRONT ELEVATION
COLLINS AV
(EAST)



SOUTH COLLINS AV.
NEIGHBORHOOD

1
A0.02

SITE PHOTOS



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EXISTING SITE PLAN

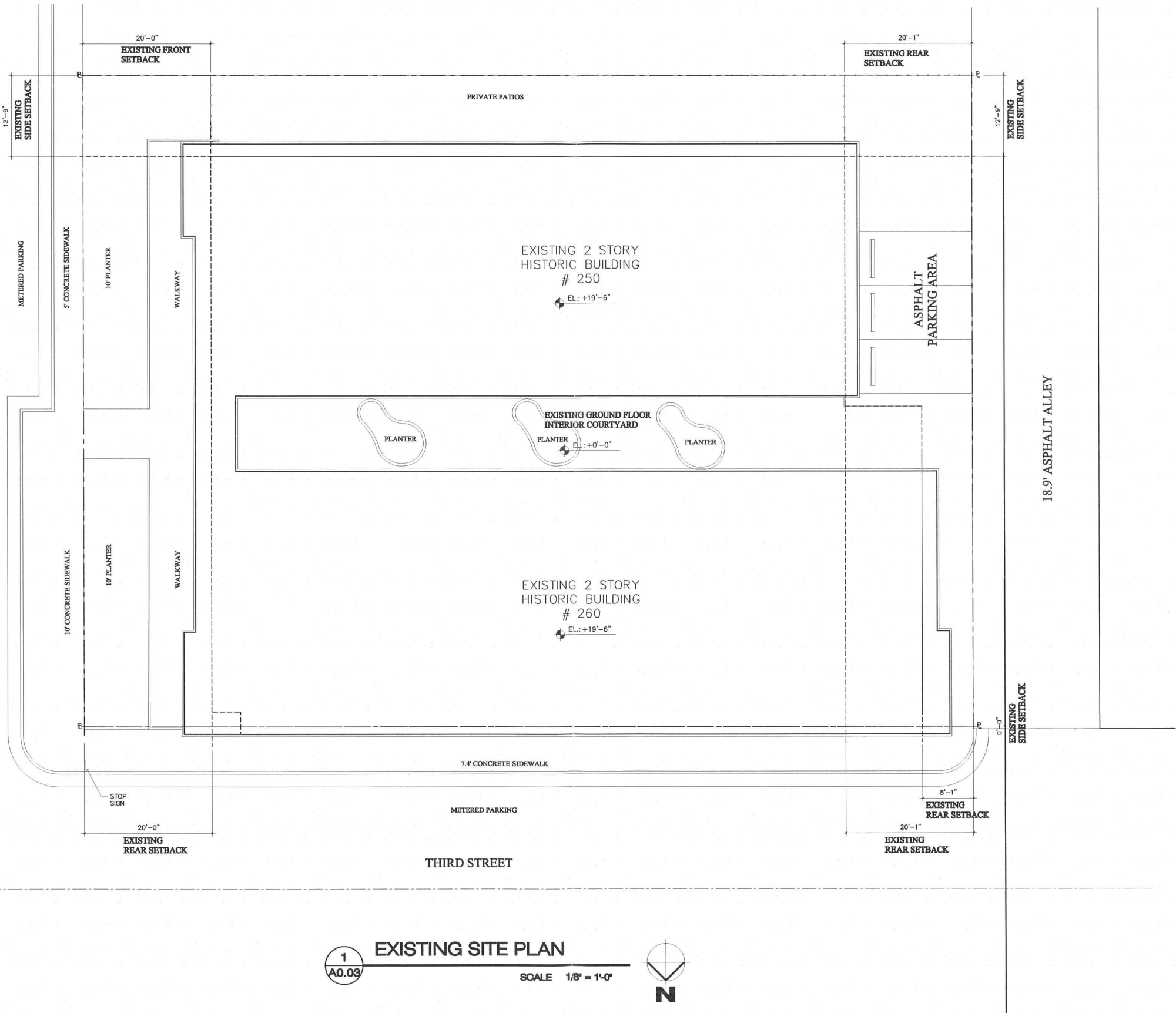
Sheet No.:

A0.03

SCALE:

1/8" = 1'-0"

COLLINS AV.



1
A0.03

EXISTING SITE PLAN

SCALE 1/8" = 1'-0"





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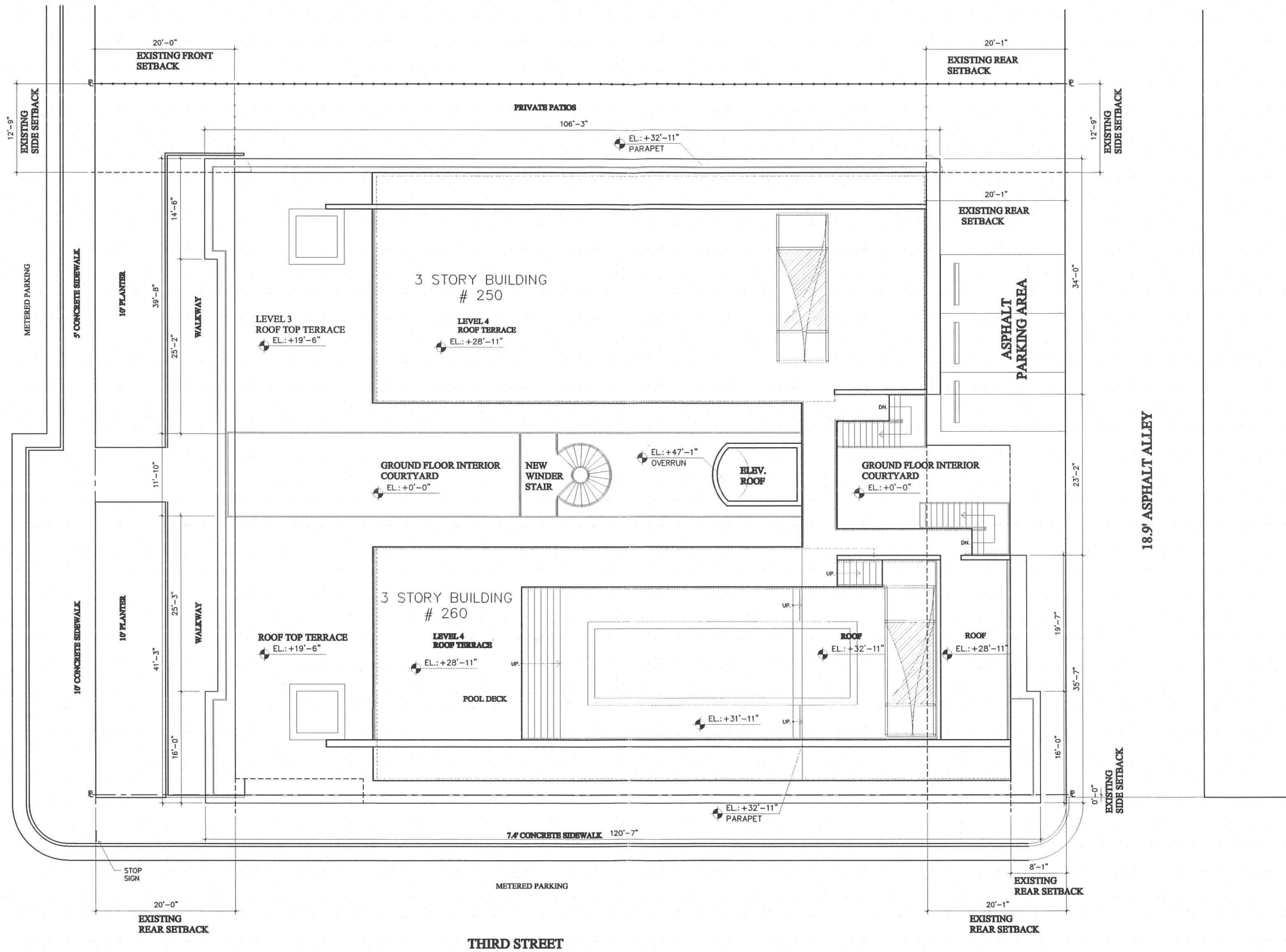
PROPOSED SITE PLAN

Sheet No.:

A0.03.1

SCALE:

1/8" = 1'-0"



1
A0.03.1

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"





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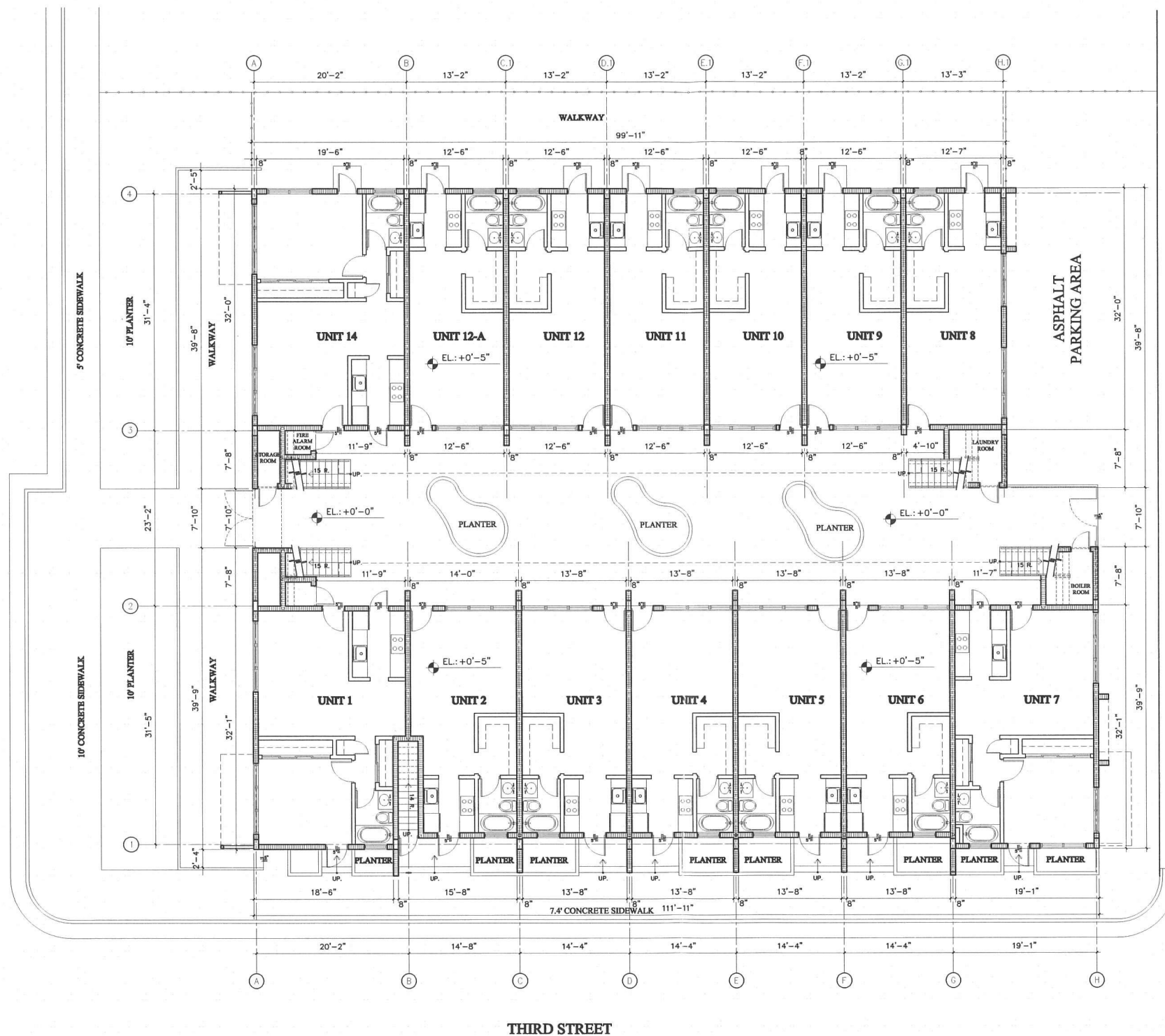
VIARCHI.LLC

Sheet Title: EXISTING GROUND FLOOR PLAN

Sheet No.

A1.01

SCALE:

 $1/8" = 1'-0"$ 

1
A1.01

EXISTING GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"





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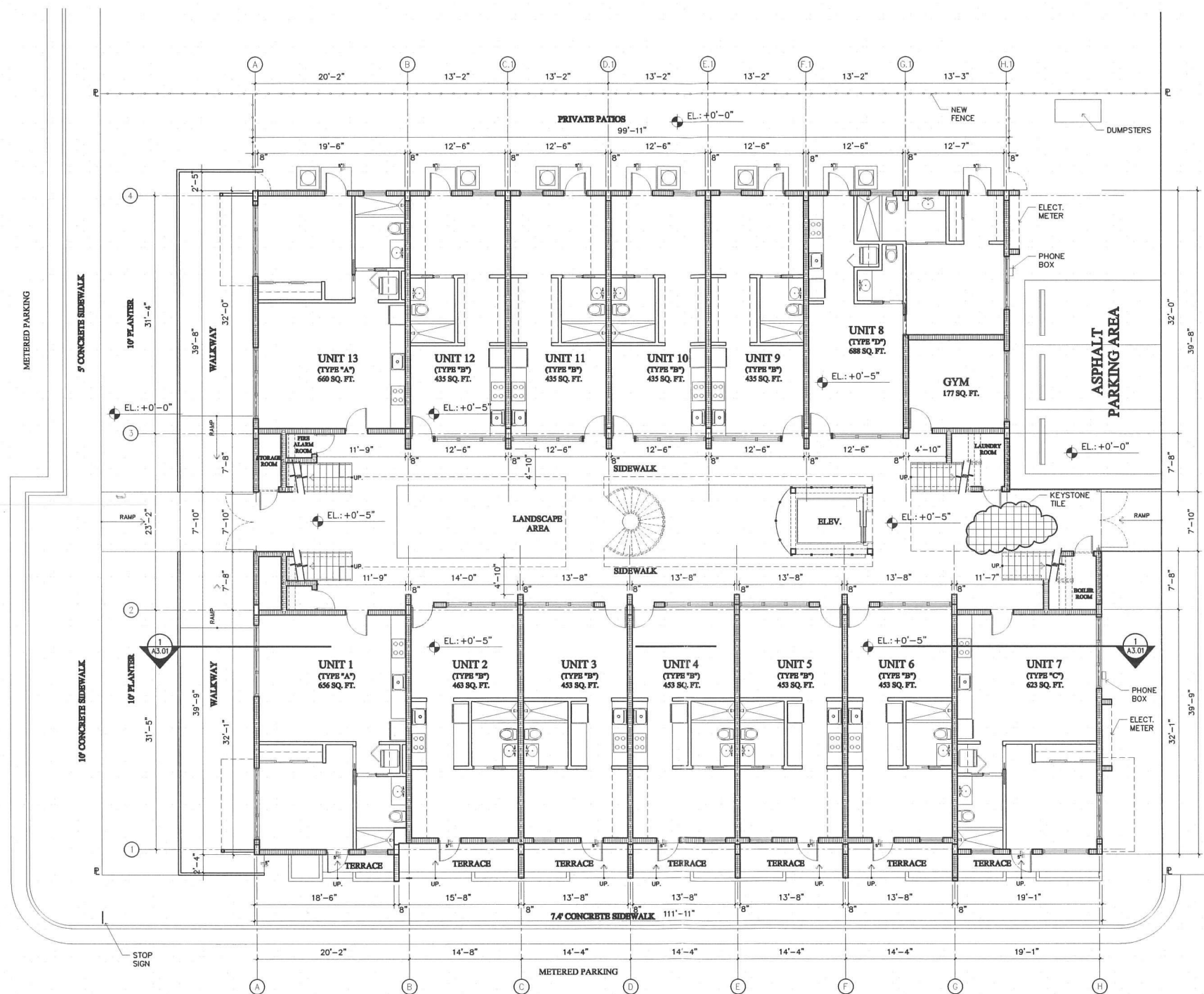
SEAL

MORAVIA
250 & 260 COLLINS AV.
MIAMI BEACH, FLORIDA, 33139

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CONSULTANT:		
VIARCHI.LLC		

Sheet Title:
PROPOSED GROUND
FLOOR PLAN
Sheet No.:
A1.01.1
SCALE:
1/8" = 1'-0"

COLLINS AV.



18.9' ASPHALT ALLEY

PROPOSED GROUND FLOOR PLAN

1
A1.01.1

SCALE 1/8" = 1'-0"





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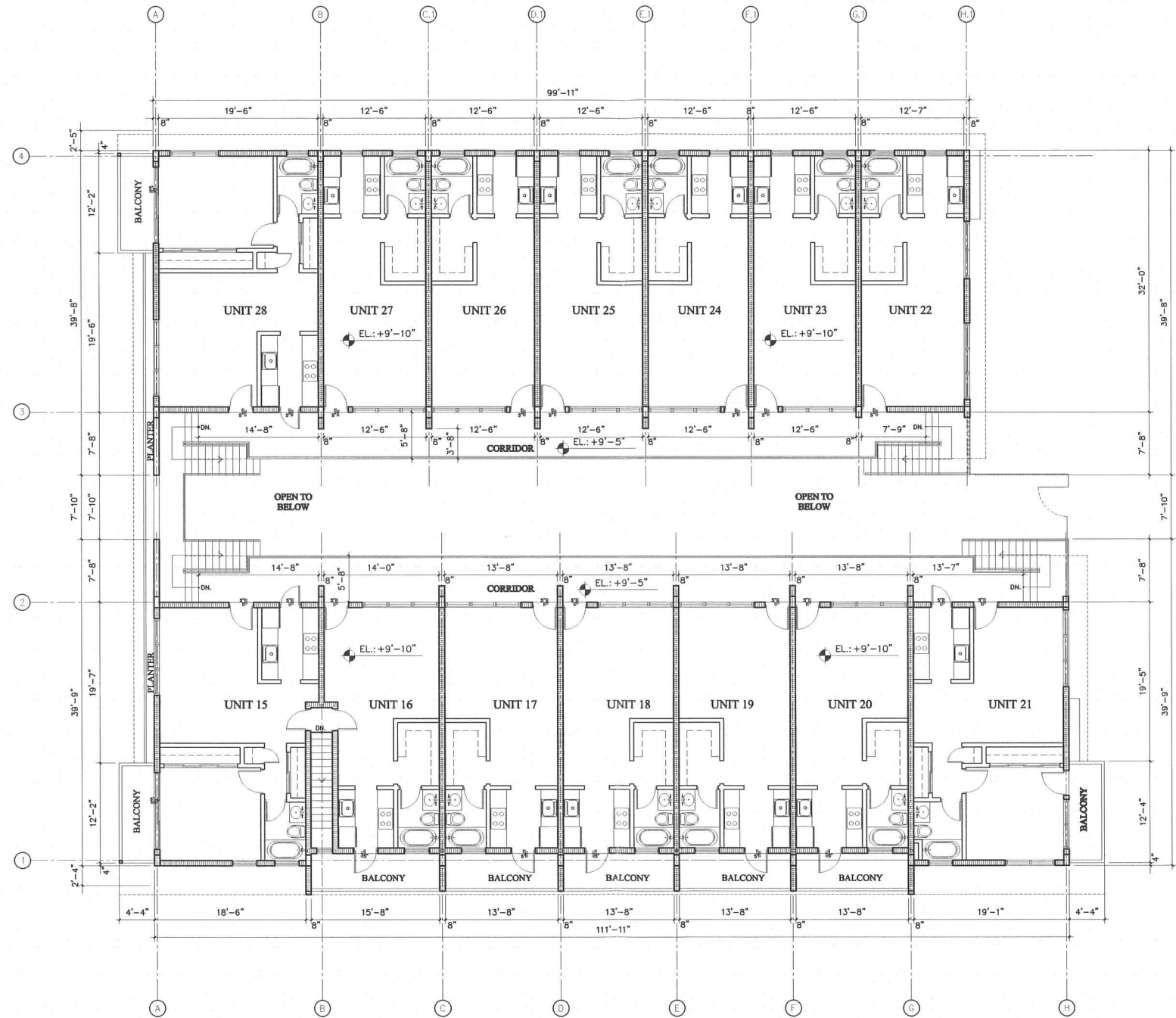
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CONSULTANT:
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Sheet Title:
EXISTING SECOND
FLOOR PLAN

Sheet No.:
A1.02

SCALE:
1/8" = 1'-0"



1
A1.02

EXISTING SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"





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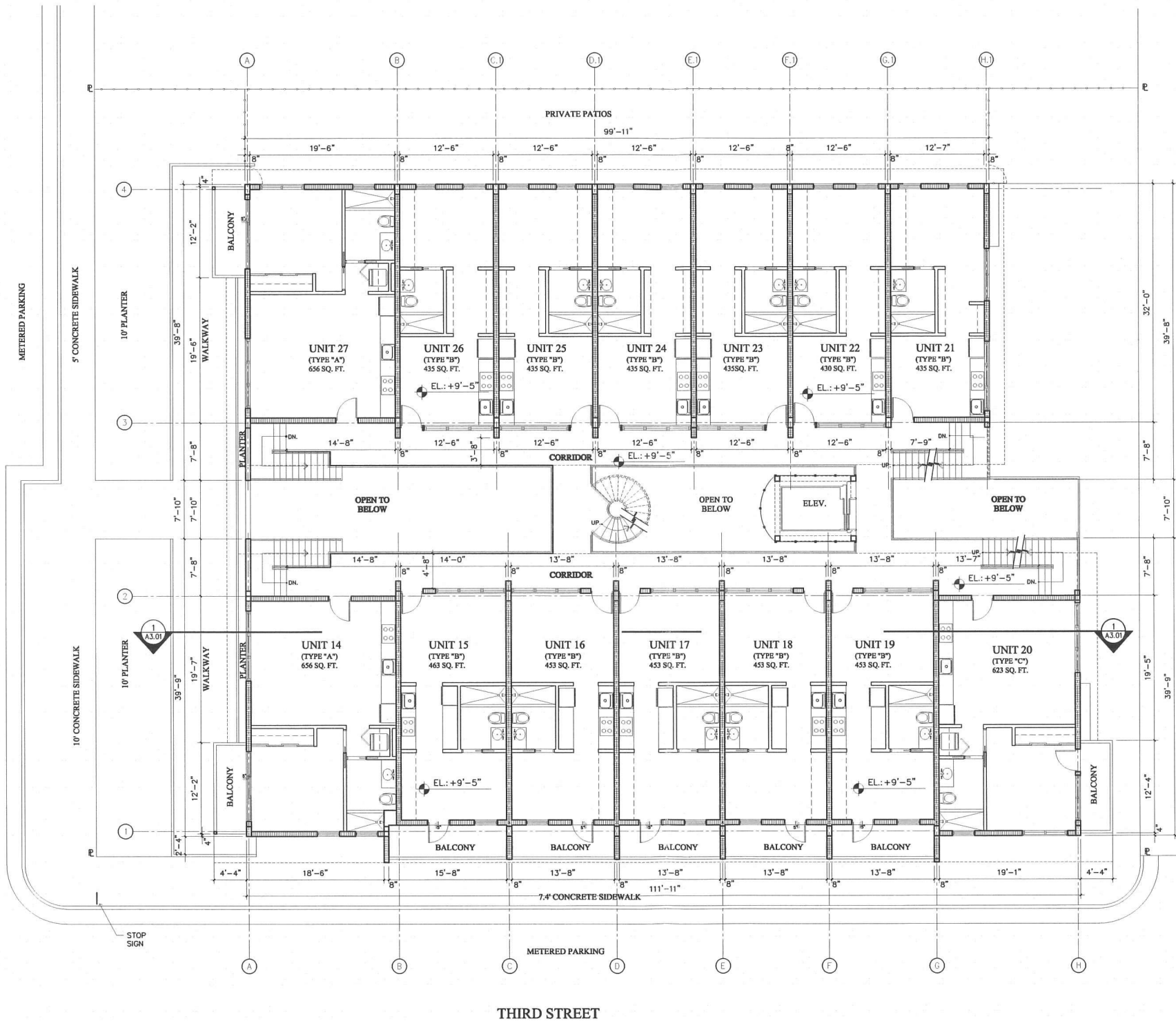
PROPOSED SECOND
FLOOR PLAN

Sheet No.:

A1.02.1

SCALE:

1/8" = 1'-0"



1
A1.02.1

PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"





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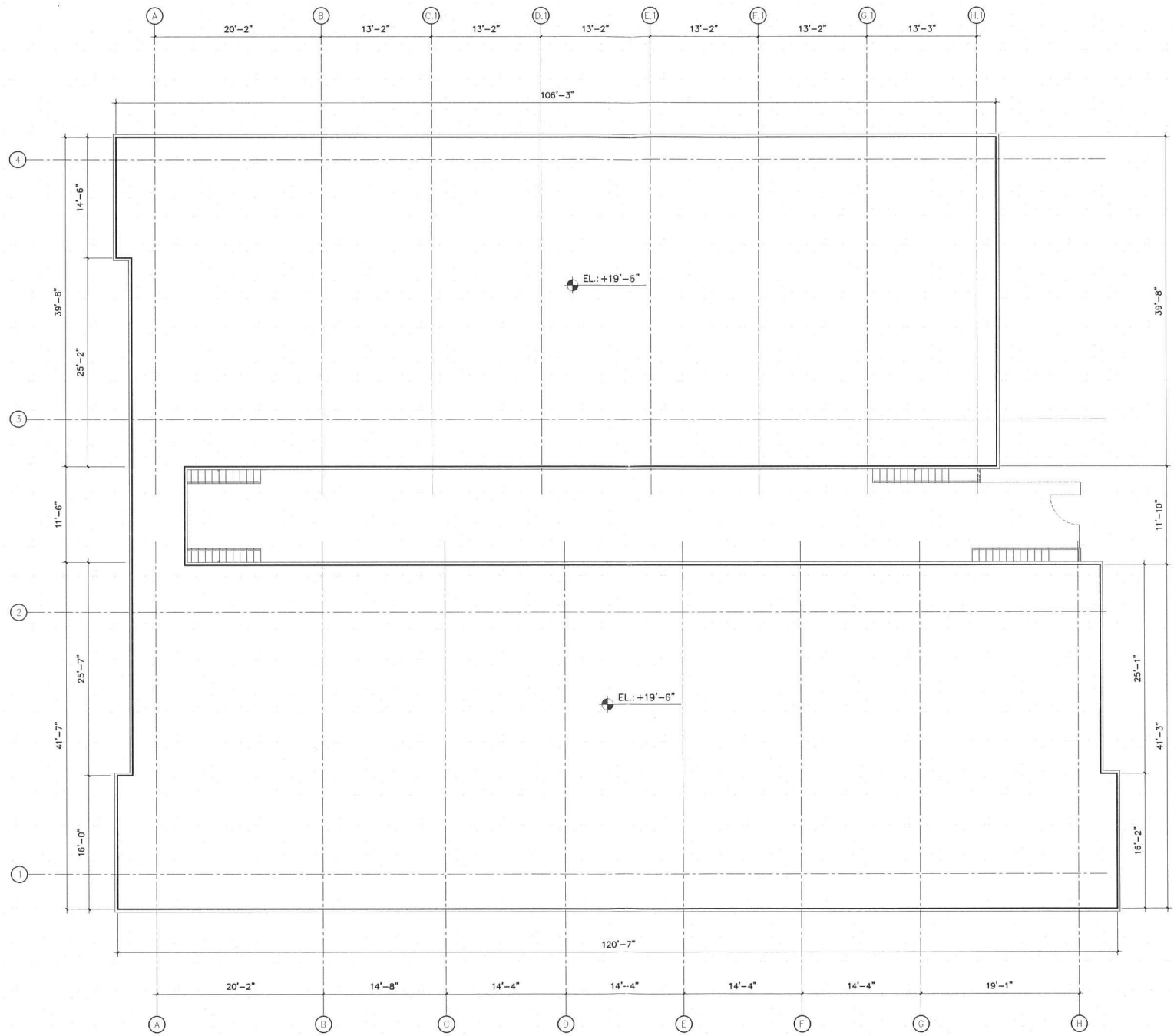
Sheet Title:
EXISTING ROOF
FLOOR PLAN

Sheet No.:

A1.03

SCALE:

1/8" = 1'-0"



1
A1.03

EXISTING ROOF FLOOR PLAN

SCALE 1/8" = 1'-0"





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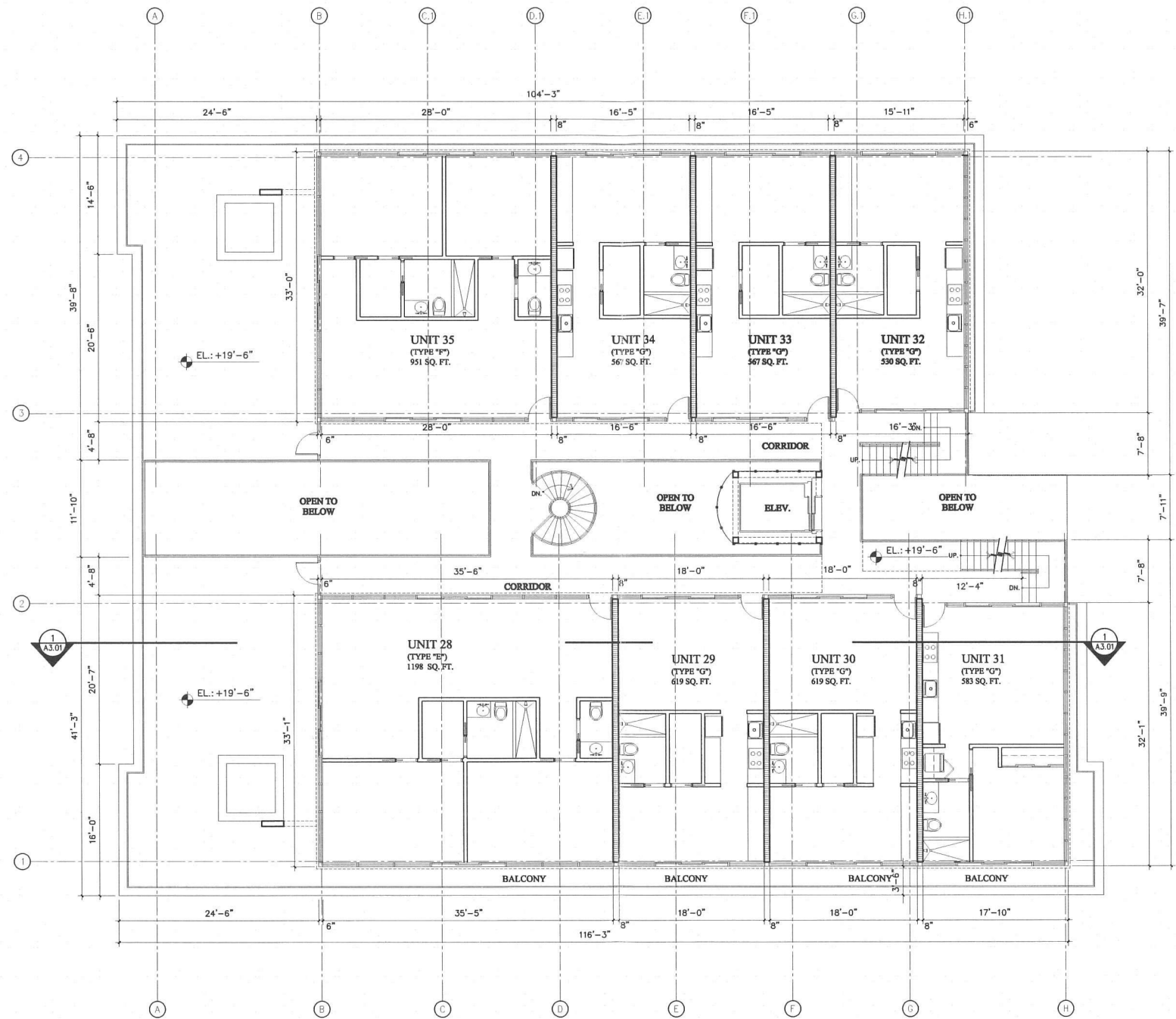
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PROPOSED THIRD
FLOOR PLAN

Sheet No.:

A1.03.1

SCALE:

1/8" = 1'-0"

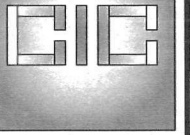


1
A1.03.1

PROPOSED THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"





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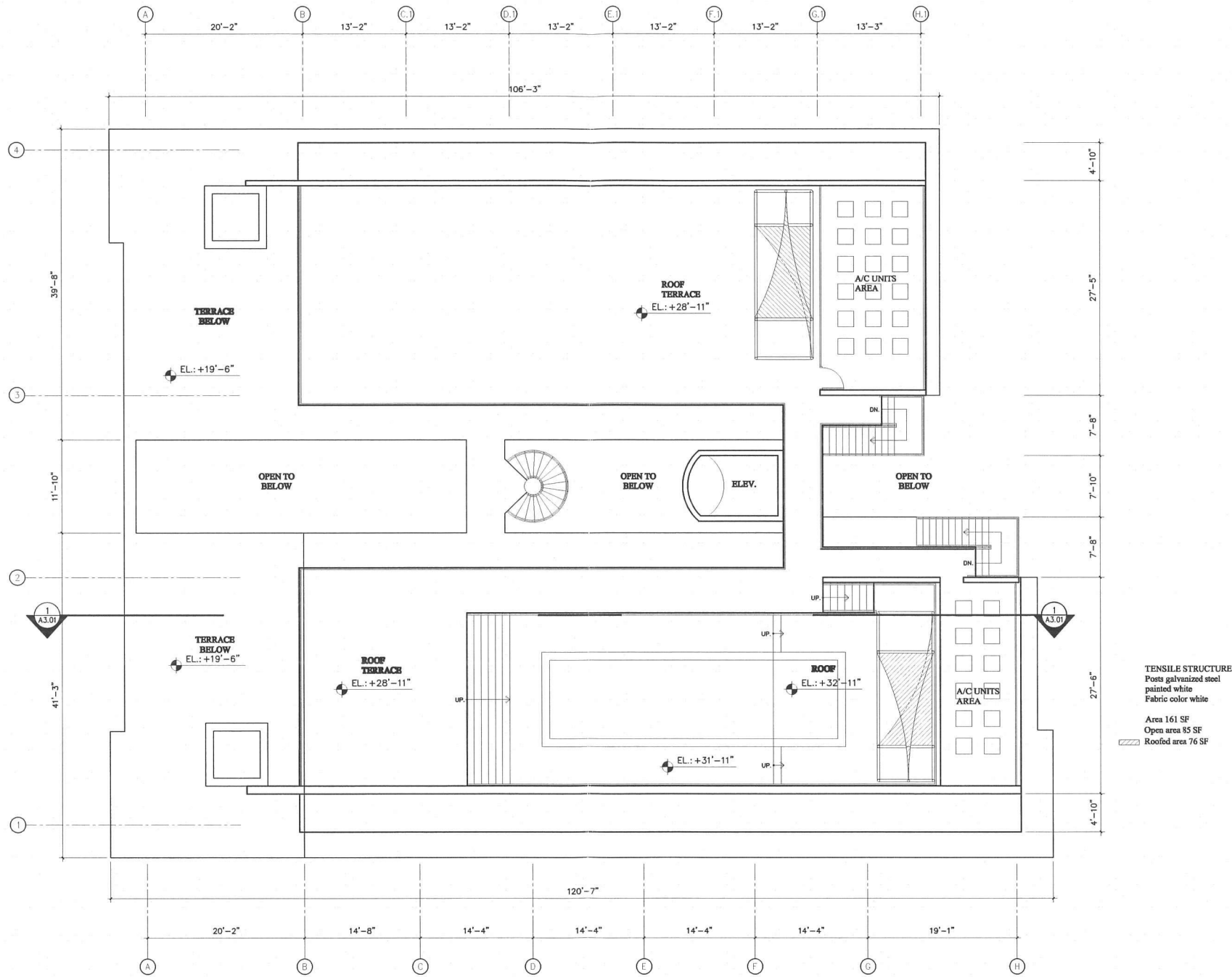
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PROPOSED ROOF PLAN

Sheet No.:

A1.04

SCALE:

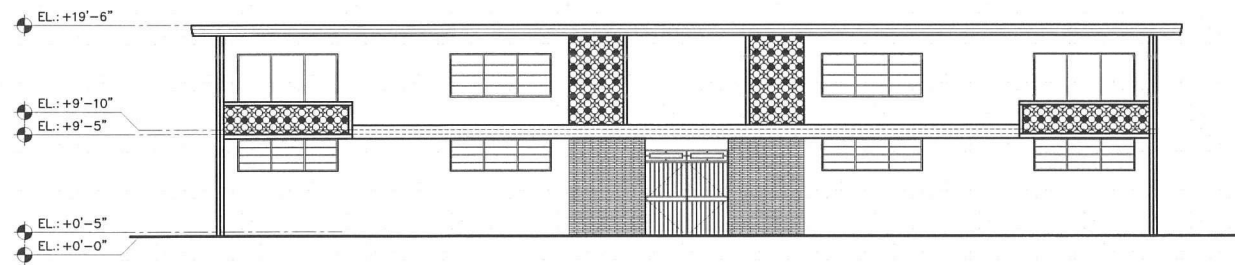
1/8" = 1'-0"



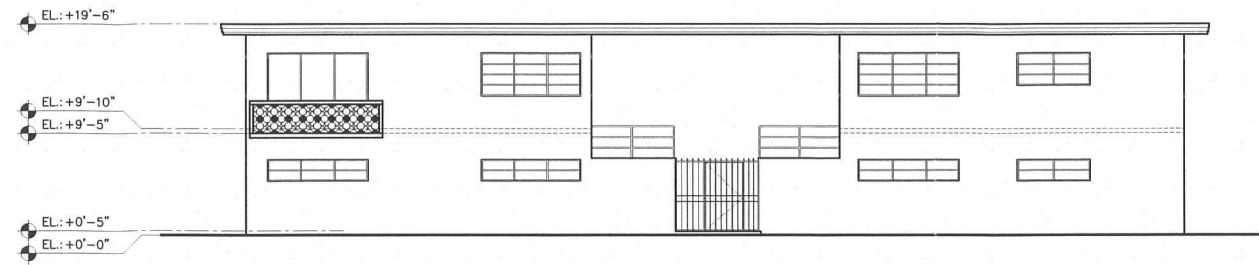
TENSILE STRUCTURE
Posts galvanized steel
painted white
Fabric color white
Area 161 SF
Open area 85 SF
Roofed area 76 SF

1
A1.4 **PROPOSED ROOF PLAN**
SCALE 1/8" = 1'-0"

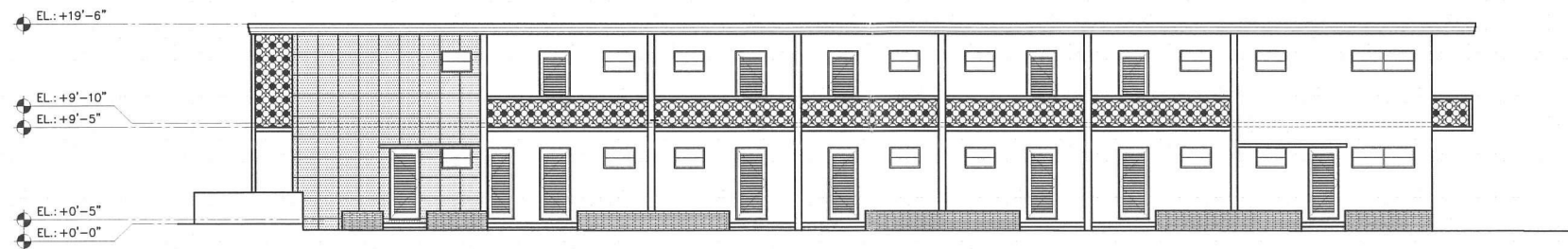




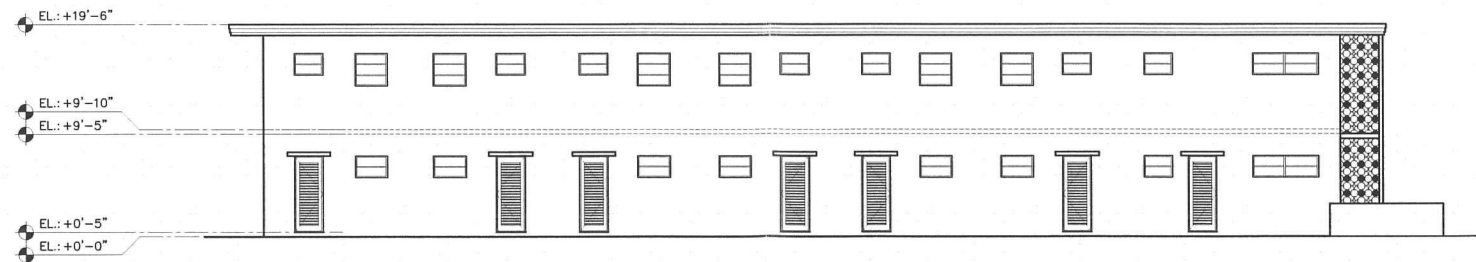
1
A2.01
EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"



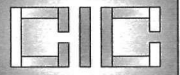
2
A2.01
EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



3
A2.01
EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



4
A2.01
EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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MIAMI BEACH, FLORIDA, 33139

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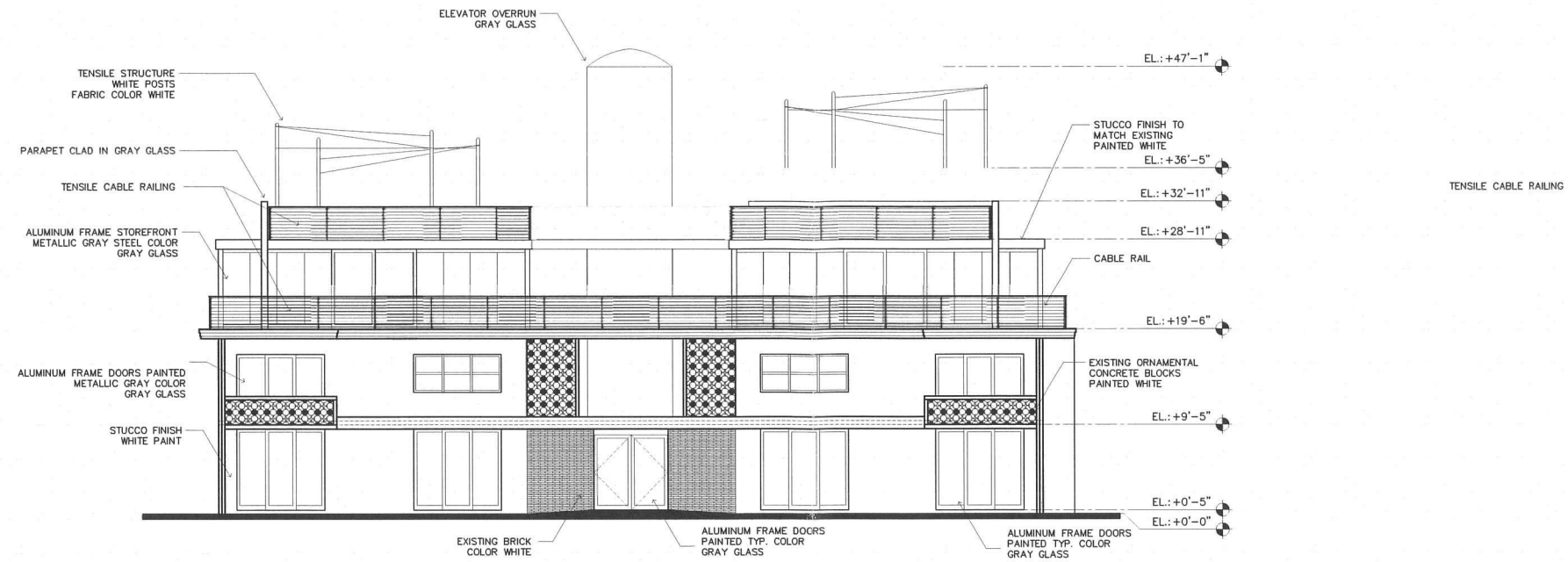
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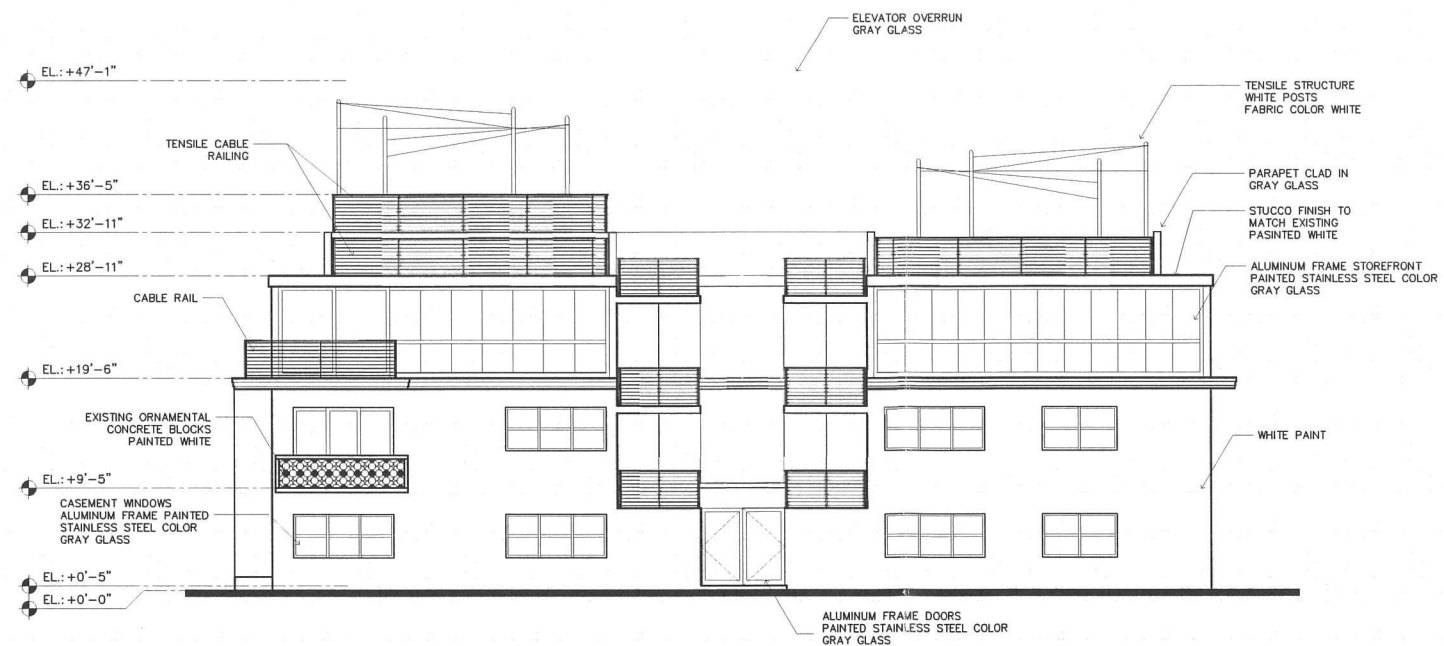
Sheet Title:
EXISTING ELEVATIONS

Sheet No.:
A2.01

SCALE:
1/8" = 1'-0"



1
A2.01.1
PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



2
A2.01.1
PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



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Sheet Title:
**PROPOSED ELEVATIONS
EAST & WEST**

Sheet No.:
A2.01.1

SCALE:
1/8" = 1'-0"



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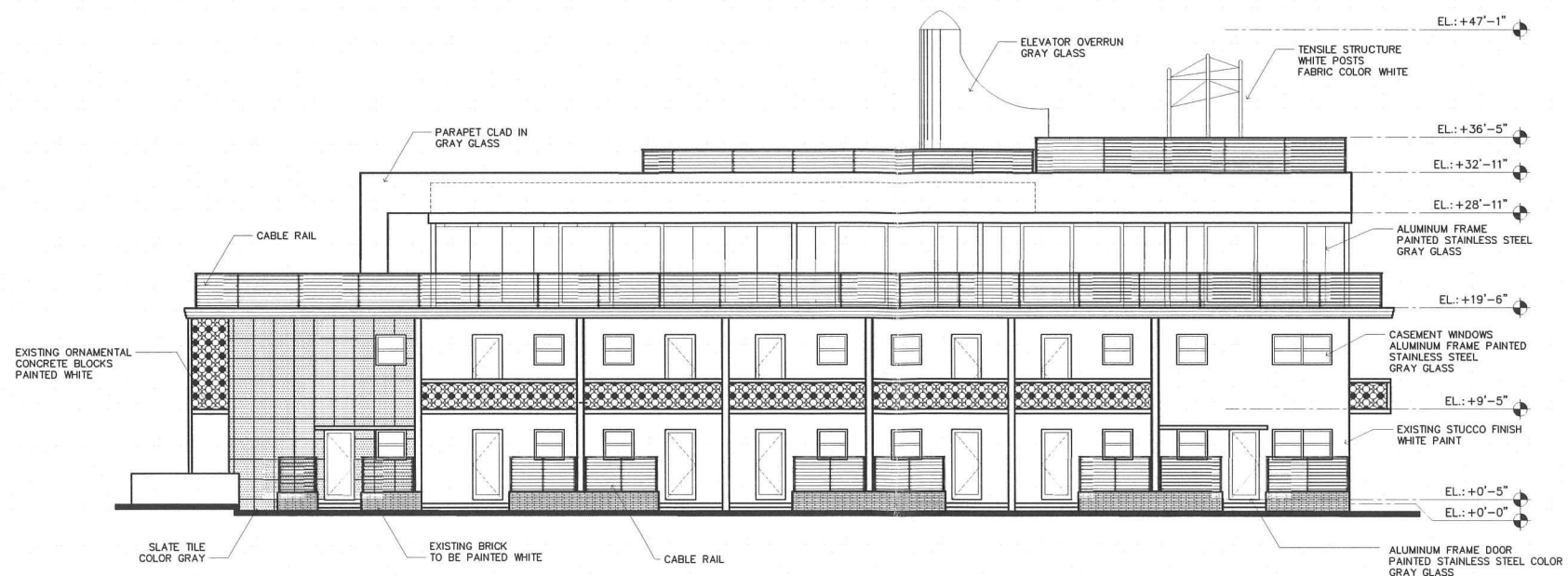
Sheet Title:
**PROPOSED ELEVATIONS
NORTH & SOUTH**

Sheet No.:

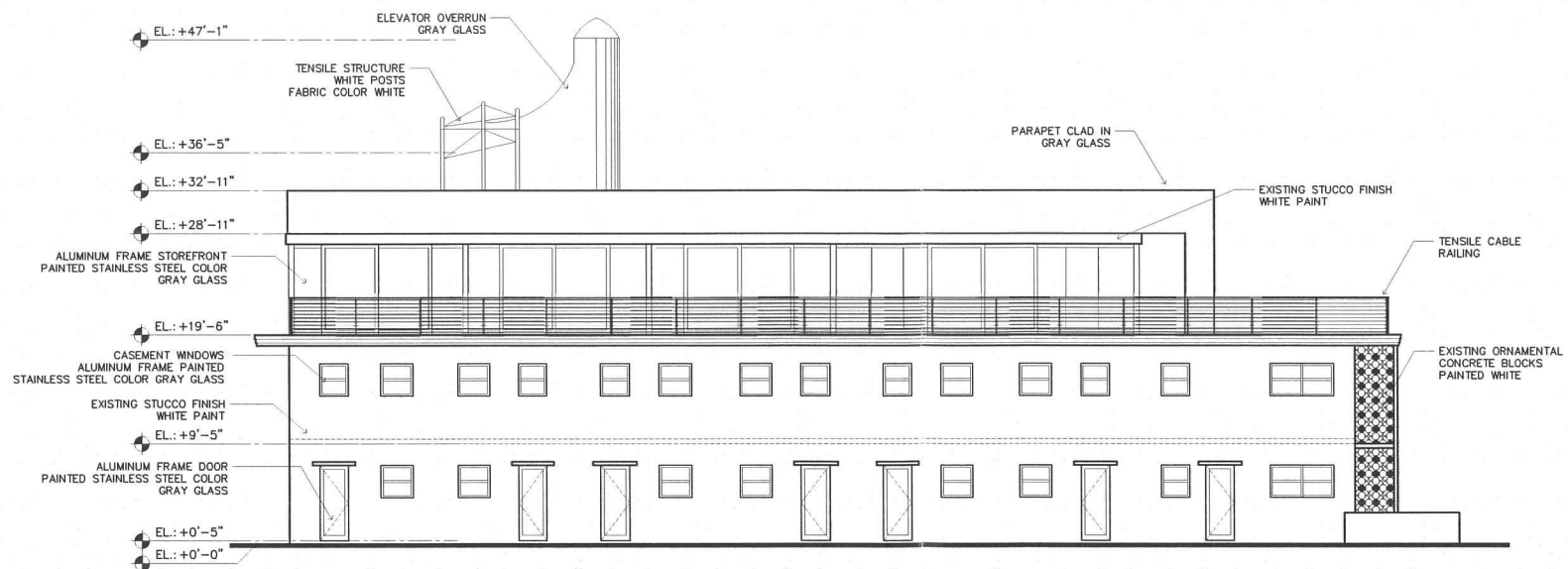
A2.02.2

SCALE:

1/8" = 1'-0"



1
A2.02.2
PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



2
A2.02.2
PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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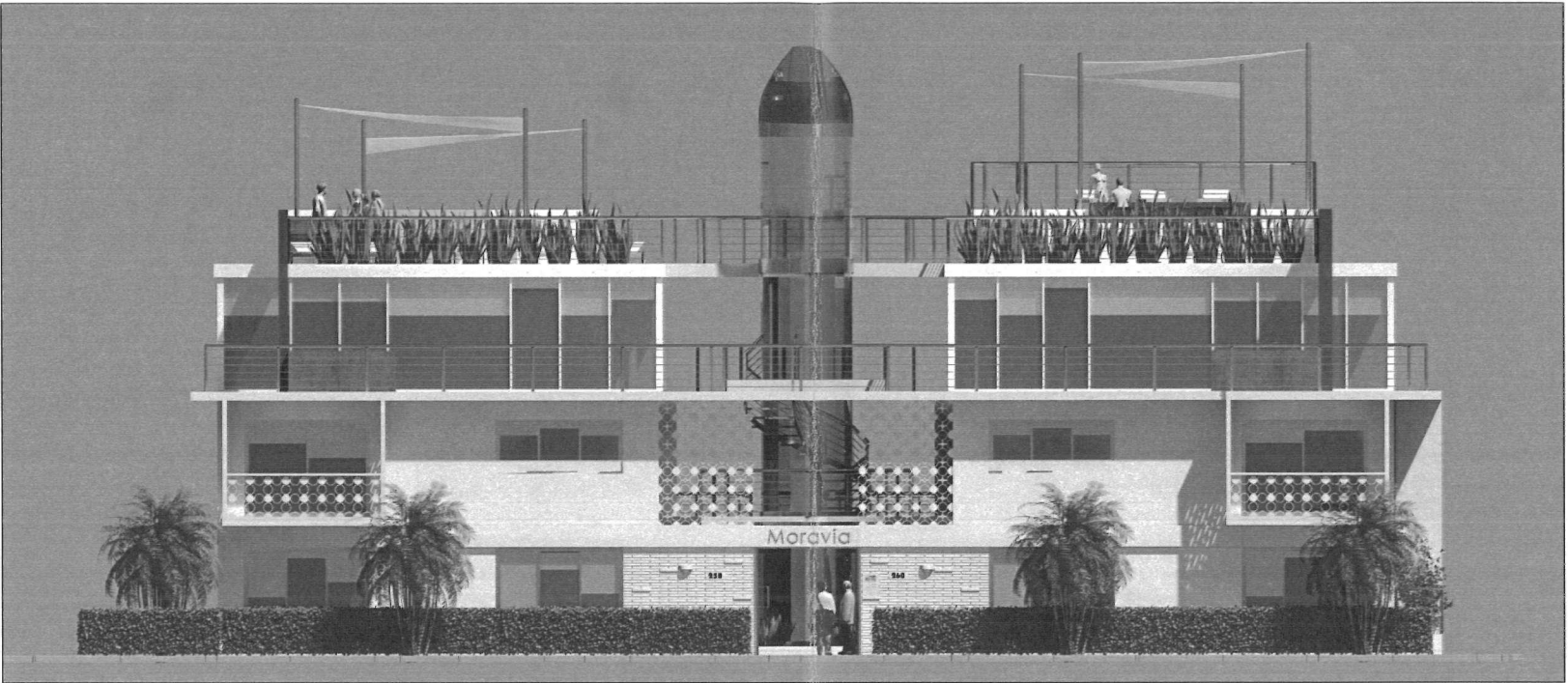
VIARCHI.LLC

Sheet Title:
PROPOSED EAST
ELEVATION
COLLINS AV.

Sheet No.:
A2.02.3

SCALE:

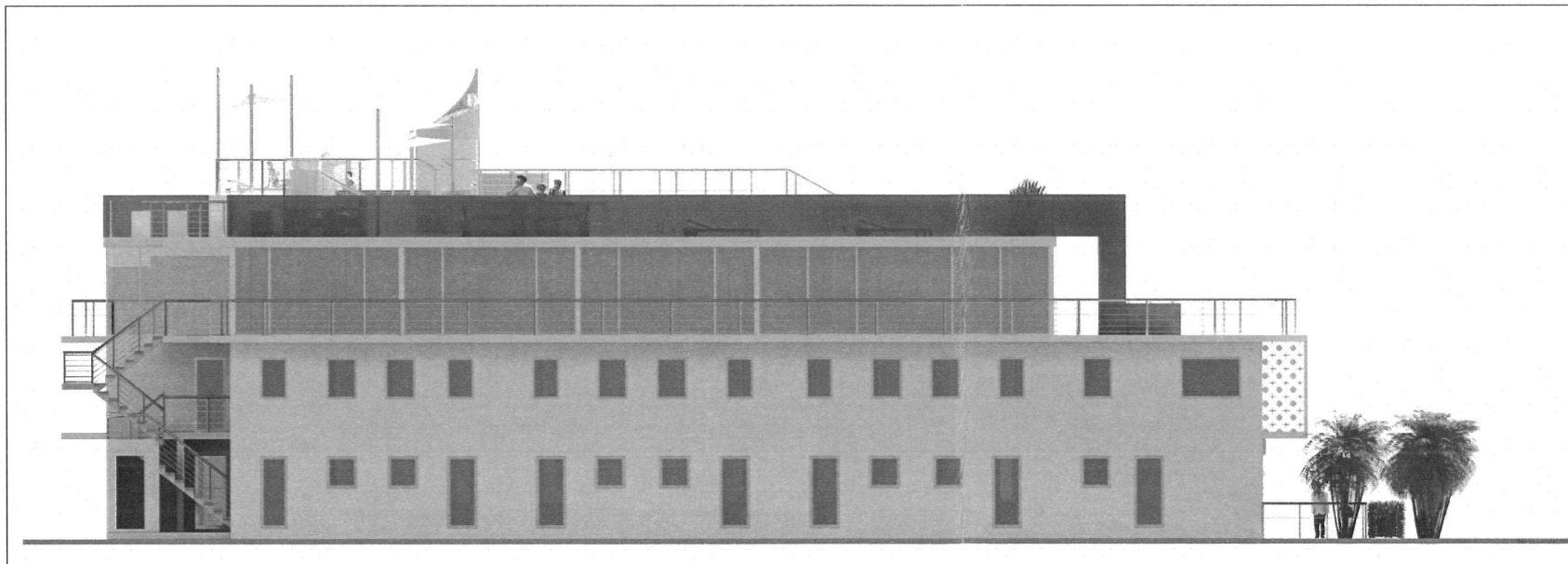
1/8" = 1'-0"



1
PROPOSED EAST ELEVATION
A2.02.3 SCALE N/A



1
A2.02.4
PROPOSED NORTH ELEVATION
SCALE N/A



2
A2.02.4
PROPOSED SOUTH ELEVATION
SCALE N/A

CIC

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Sheet Title:
PROPOSED ELEVATIONS
NORTH & SOUTH

Sheet No.:
A2.02.4

SCALE:
1/8" = 1'-0"



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Sheet Title:
**EXISTING COURTYARD
ELEVATIONS**

Sheet No.:

A2.03

SCALE:

3" = 1'-0"



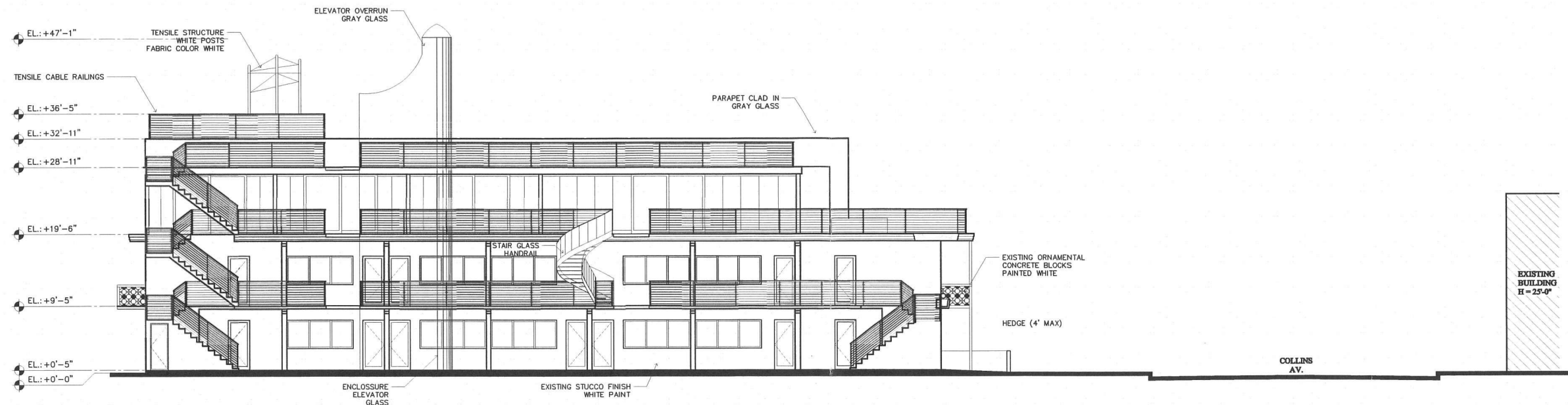
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**EXISTING COURTYARD
ELEVATIONS**

Sheet No.:

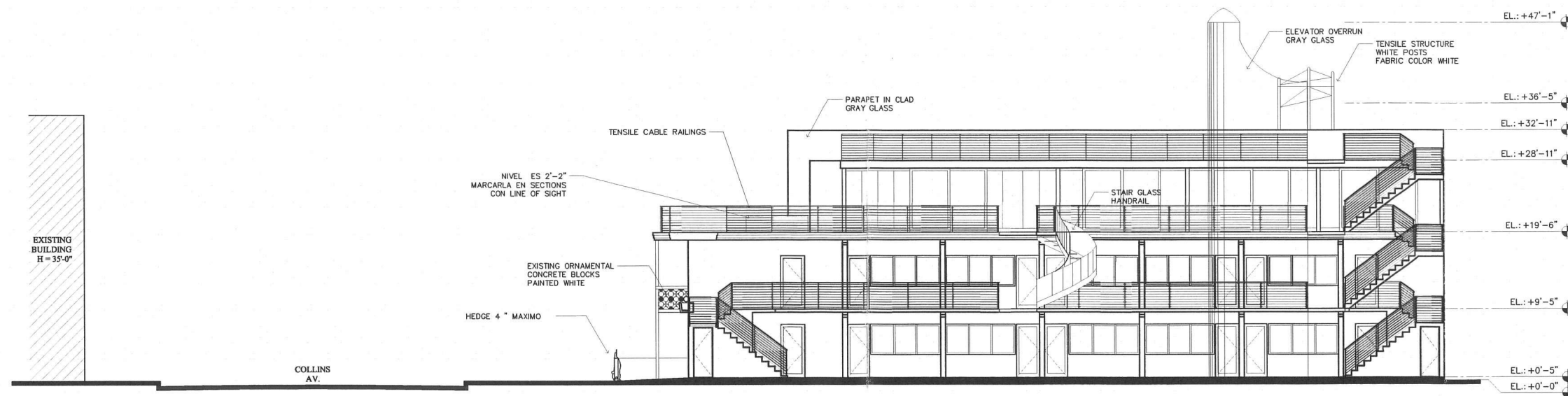
A2.03

SCALE:

3" = 1'-0"



1
A2.03.1
PROPOSED COURTYARD SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2
A2.03.1
PROPOSED COURTYARD NORTH ELEVATION
SCALE 1/8" = 1'-0"



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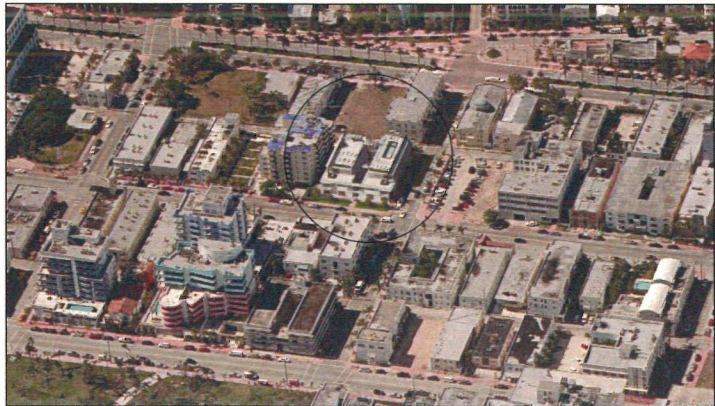
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PROPOSED COURTYARD
ELEVATIONS

Sheet No.:

A2.03.1

SCALE:

1/8" = 1'-0"



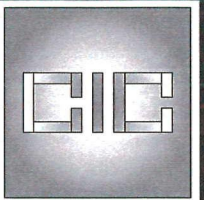
AERIAL VIEW



PROPOSED CORNER VIEW



COURTYARD VIEW



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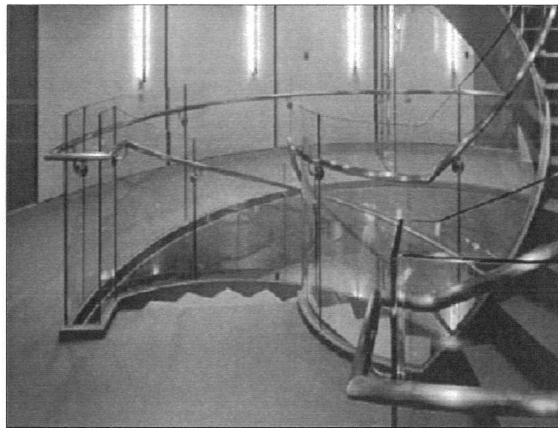
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Sheet Title:
RENDERINGS
Sheet No.:
A4.01
SCALE:
1/8" = 1'-0"



GLASS HANDRAIL
SCALE: N/A



CABLE HANDRAIL
SCALE: N/A

SIGNAGE MATERIAL: STAINLESS STEEL
FONT: CENTURY GOTHIC HEIGHT: 12"
BACK LIT



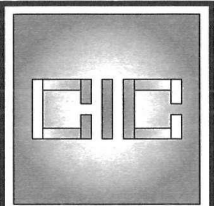
SIGNAGE
SCALE: N/A

TILE
SCALE: N/A

TILE
SCALE: N/A

WHITE PAINT
SCALE: N/A

GRAY ALUMINUM MOULION/GRAY GLASS
SCALE: N/A



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VIARCHI.LLC		
Sheet Title: MATERIALS BOARD		
Sheet No.: A5.01		
SCALE:		