



ANDAZ  
MIAMI BEACH

4041 COLLINS AVE.,  
MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL  
CERTIFICATE OF APPROPRIATENESS

**APRIL 11TH 2023**

# NARRATIVE

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MIAMI BEACH - A MANGROVE RIDGE AND GLORIFIED  
SANDBAR IN DAYS PAST.

A ONCE NATURALLY OCCURRING GEOGRAPHICAL  
FEATURE, BECAME A CITY BUILT WITH FILL AND TOPPED  
WITH FORMS OF FASHION.

AS THE OCEAN LAPS DEEPER INTO ITS SHORELINE, WE  
PAUSE, WE EVOLVE, AND FULLY EMBRACE OUR  
SYMBIOTIC RELATIONSHIP WITH AN AQUEOUS WORLD.



# SANDBAR

THE PAST



# FABRICATED LAND

THE PRESENT



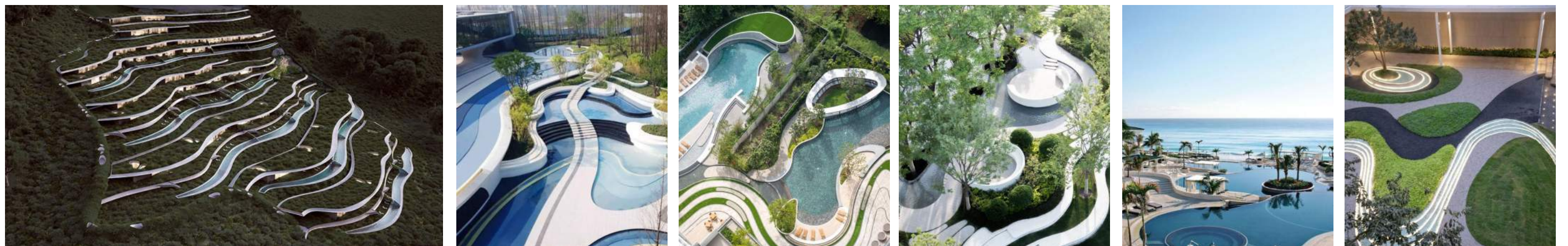
# OCEAN EMBRACE

THE FUTURE



# AQUEOUS WORLD

EVOLVE & EMBRACE



LANDSCAPE INSPIRATION

NORTH WEST FACADE



WEST FACADE



NORTH EAST FACADE



NORTH FACADE 1930'S HOUSE ENTRANCE AND EGRESS EXIT TO 41ST STREET

EXTERIOR VIEWS  
EXISTING CONDITIONS

PORTE COCHERE



MAIN LOBBY



HISTORIC ENTRANCE

HISTORIC LOBBY

PORTE COCHERE AND GROUND FLOOR  
EXISTING CONDITIONS

THE CROWN STAIRS



LOUNGE



OUTDOOR CORRIDOR

SECOND FLOOR CORRIDOR VIEW

SECOND FLOOR  
EXISTING CONDITIONS

SECOND FLOOR ACCESS



POOL DECK



OUTDOOR BAR



POOL DECK

POOL DECK  
EXISTING CONDITIONS

1030'S HOUSE



PORCH



INTERIOR



INTERIOR

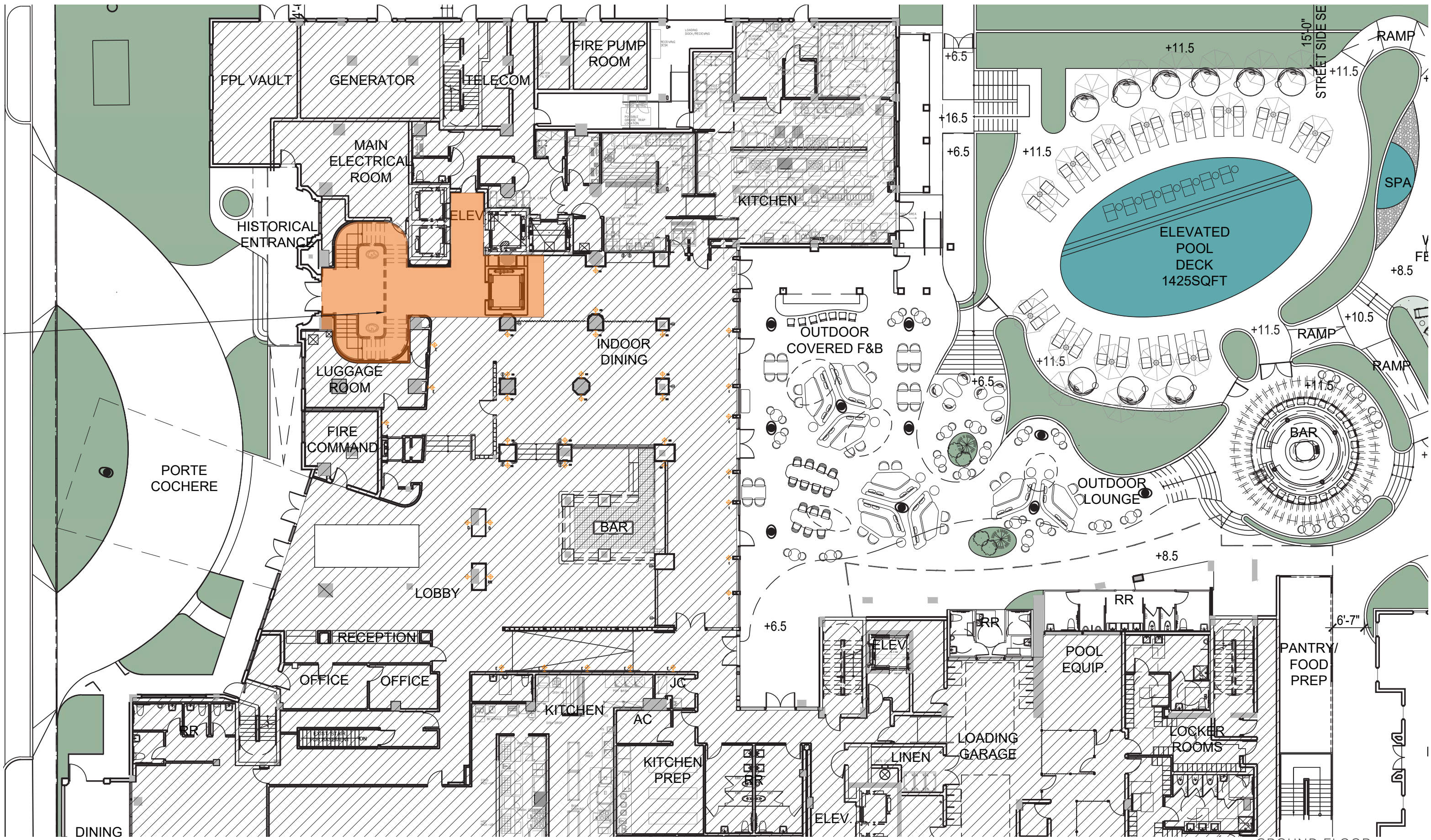
1930'S HOUSE  
EXISTING CONDITIONS





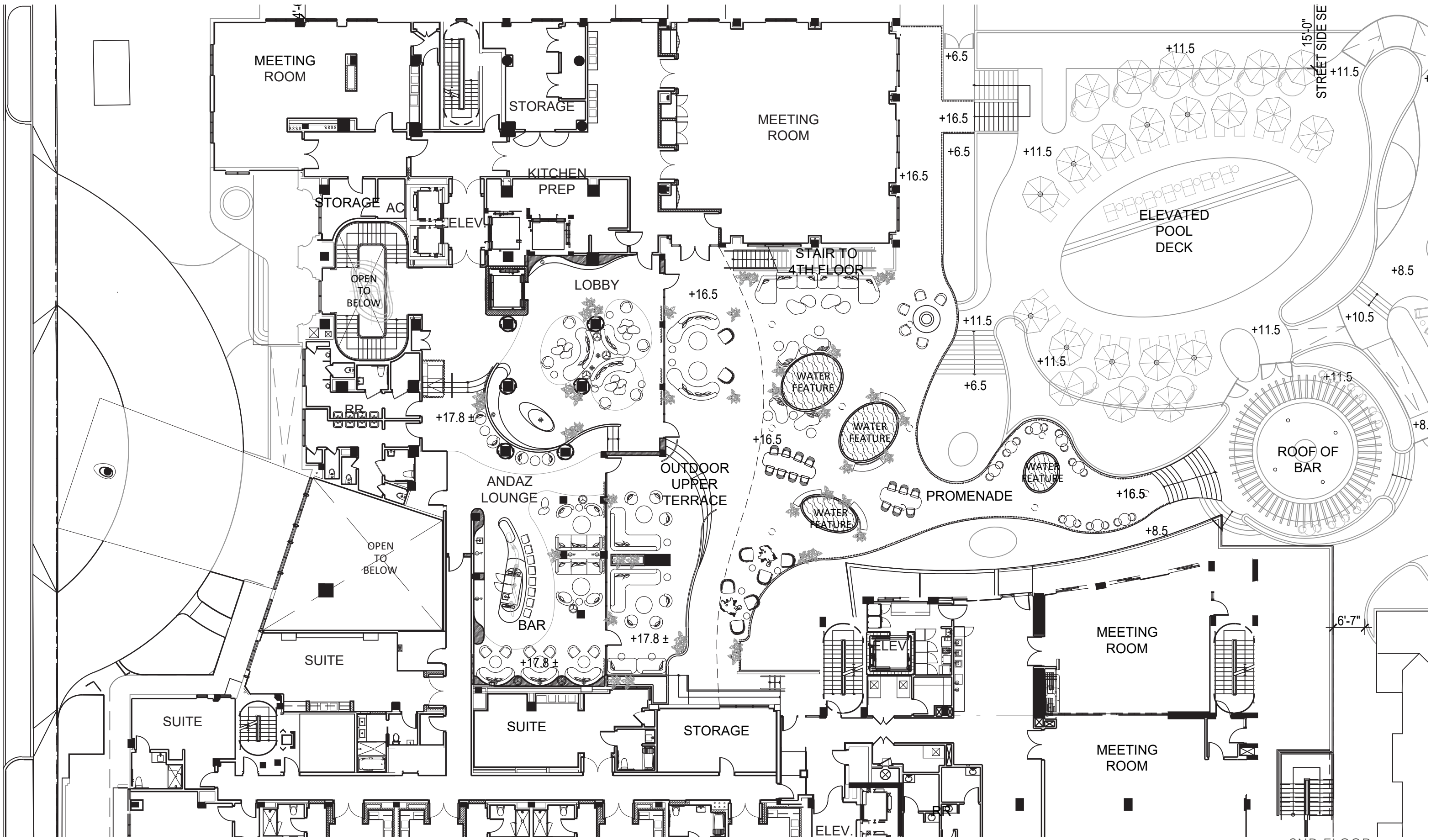






GROUND FLOOR

PROPOSED ENLARGED PLAN

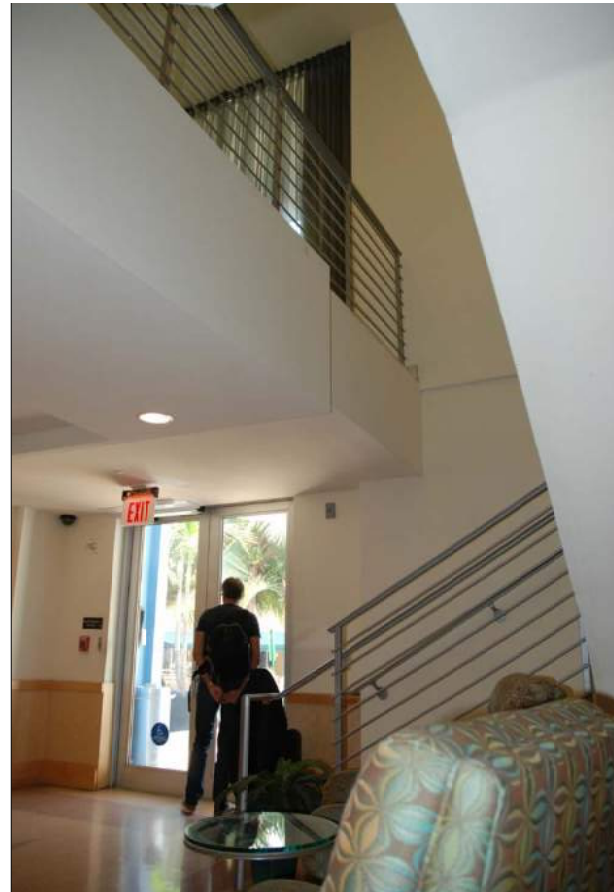


PROPOSED ENLARGED PLAN

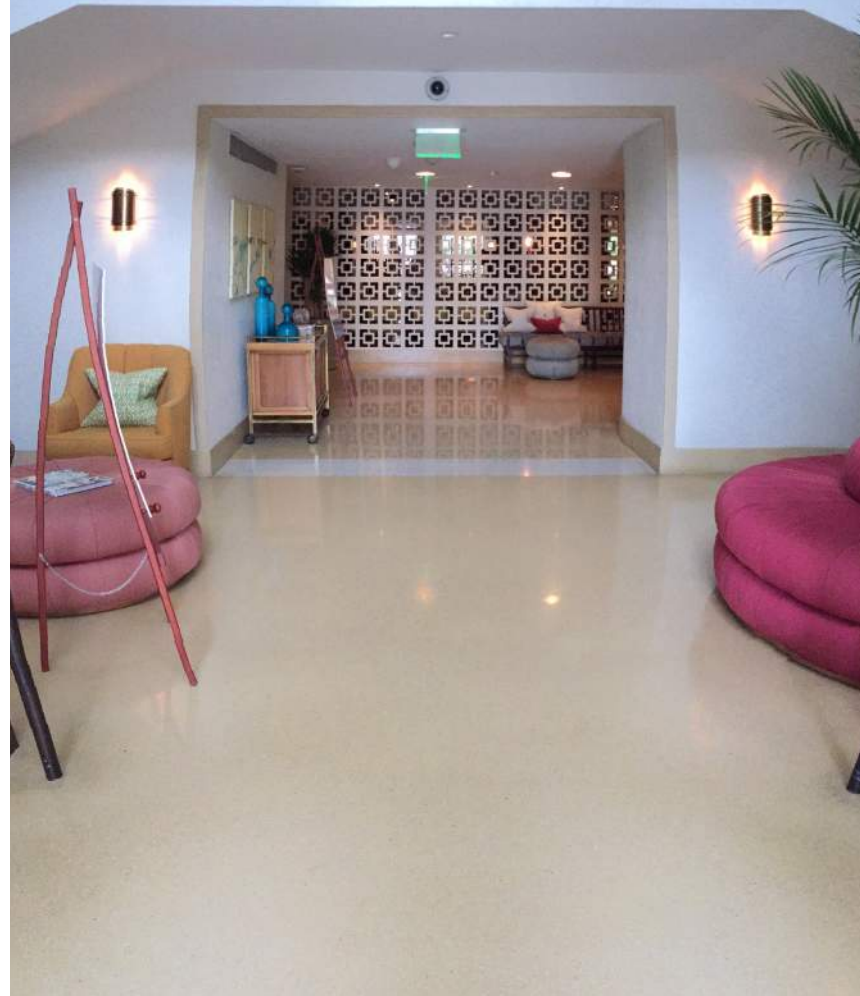
2ND FLOOR



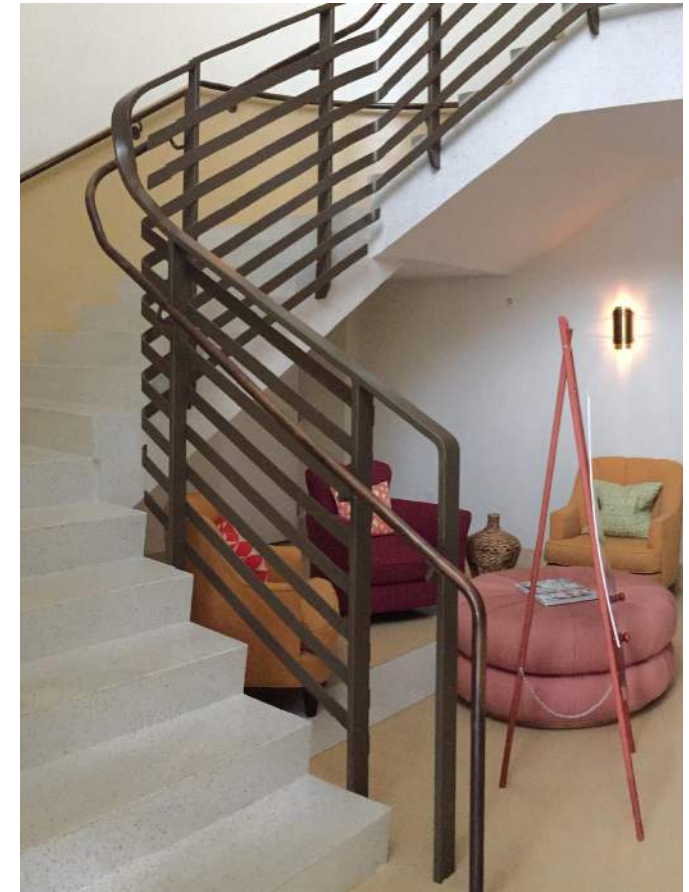
1940s ENTRY PRE 2013 RENOVATIONS

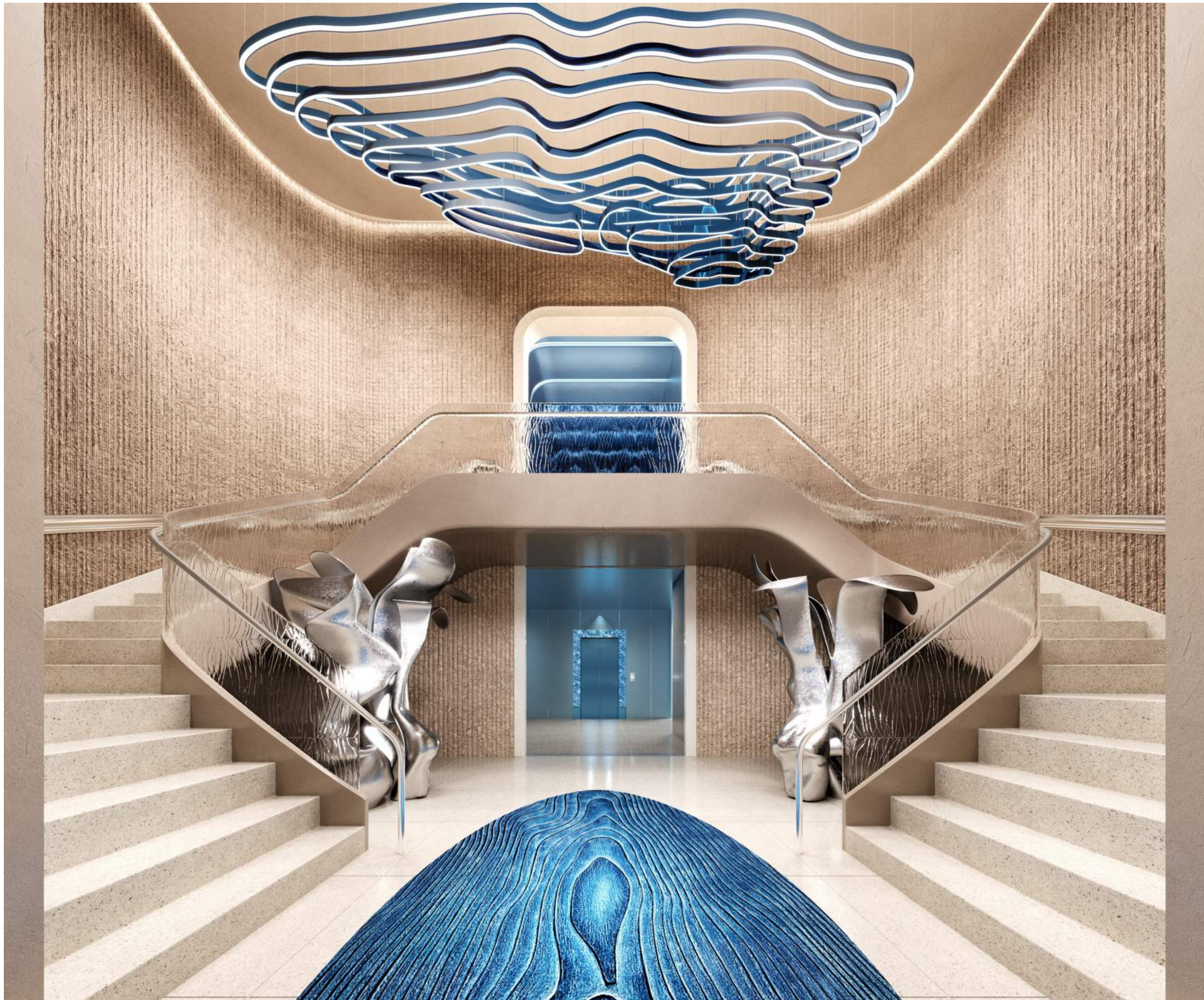


1940s ENTRY CURRENT EXISTING CONDITIONS



1940s ENTRY CURRENT EXISTING CONDITIONS

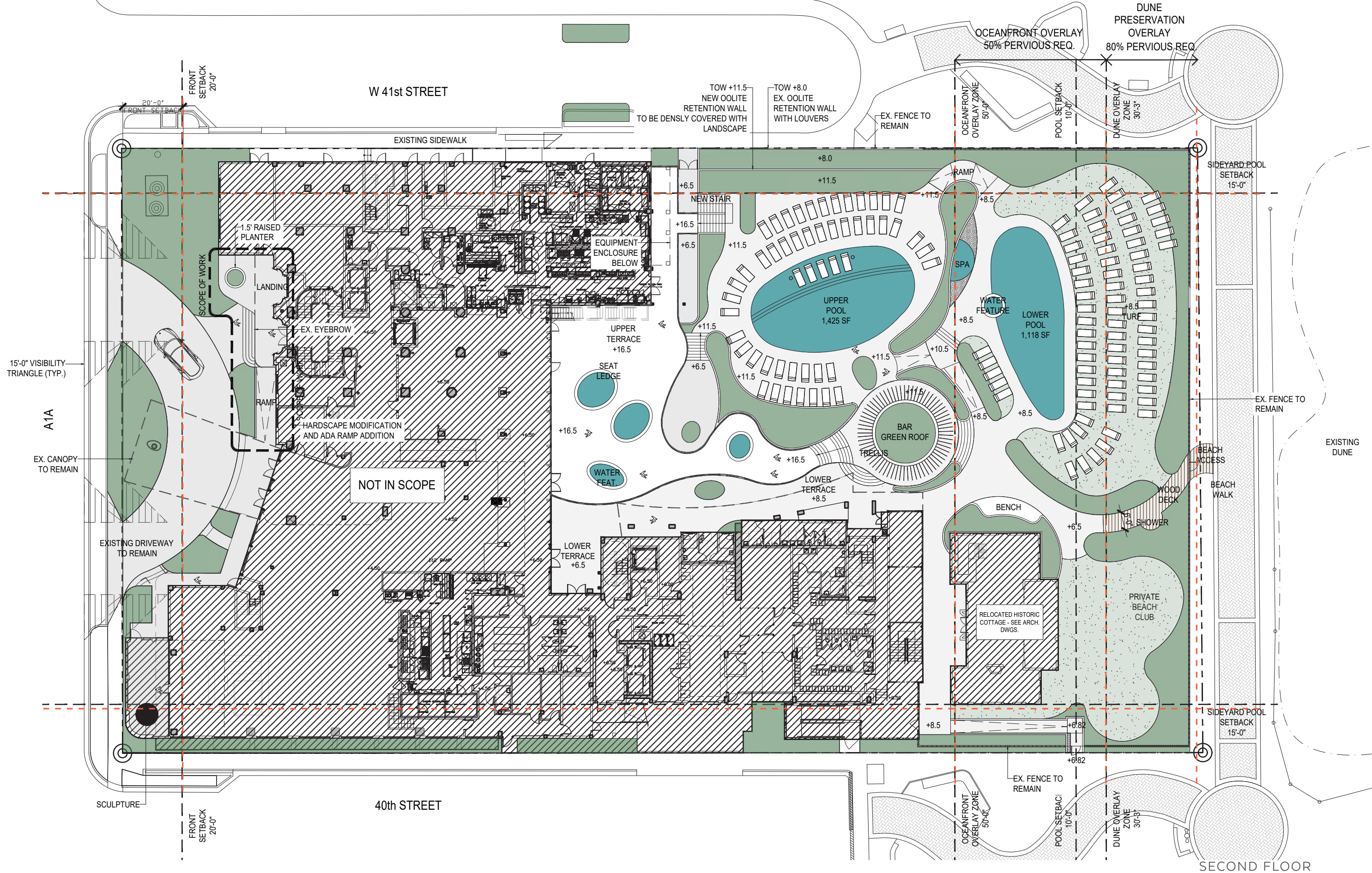




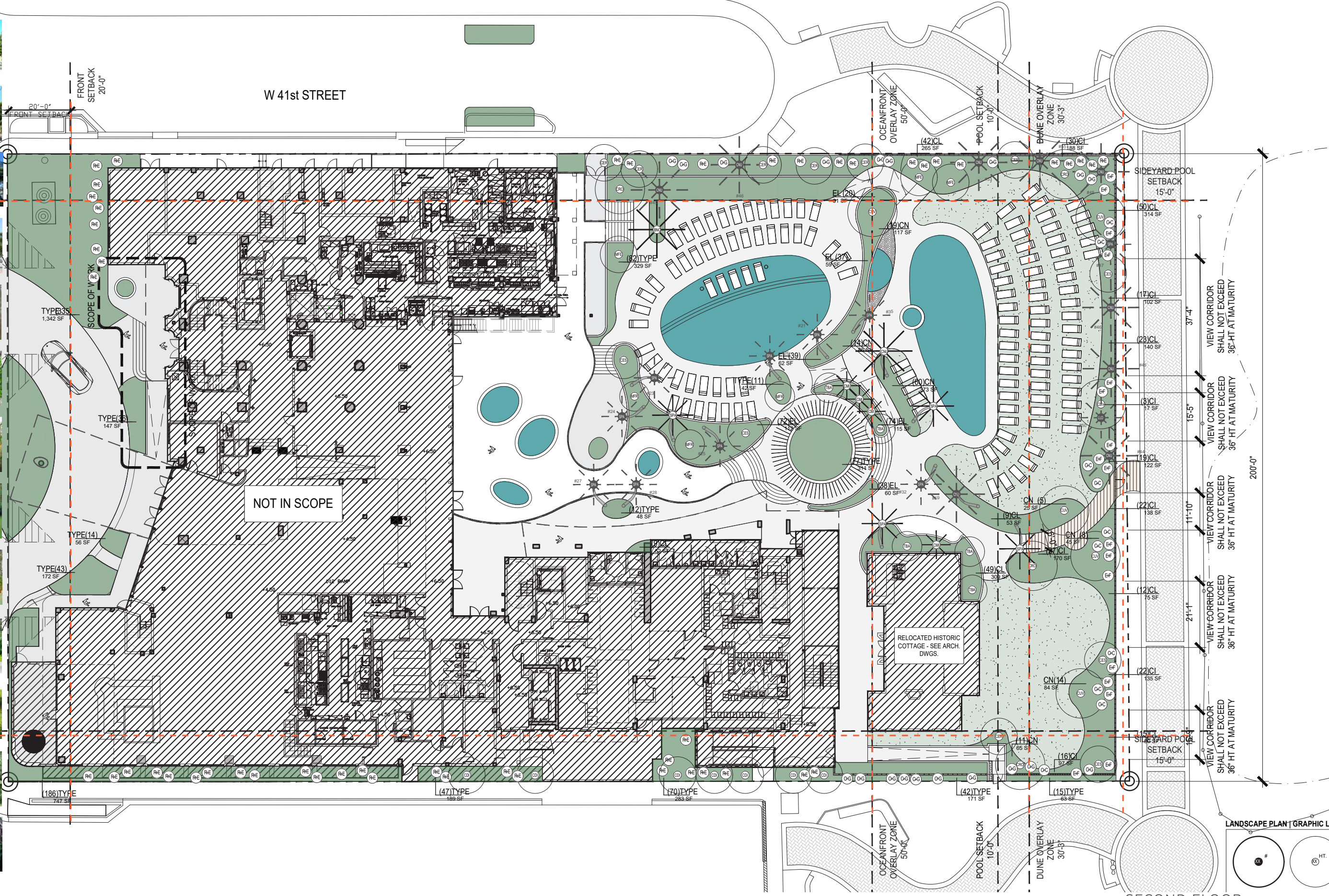
HISTORIC LOBBY PROPOSED DESIGN



2ND LOBBY PROPOSED DESIGN



PROPOSED HARDSCAPE PLAN





OVERALL PROPOSED RENDER

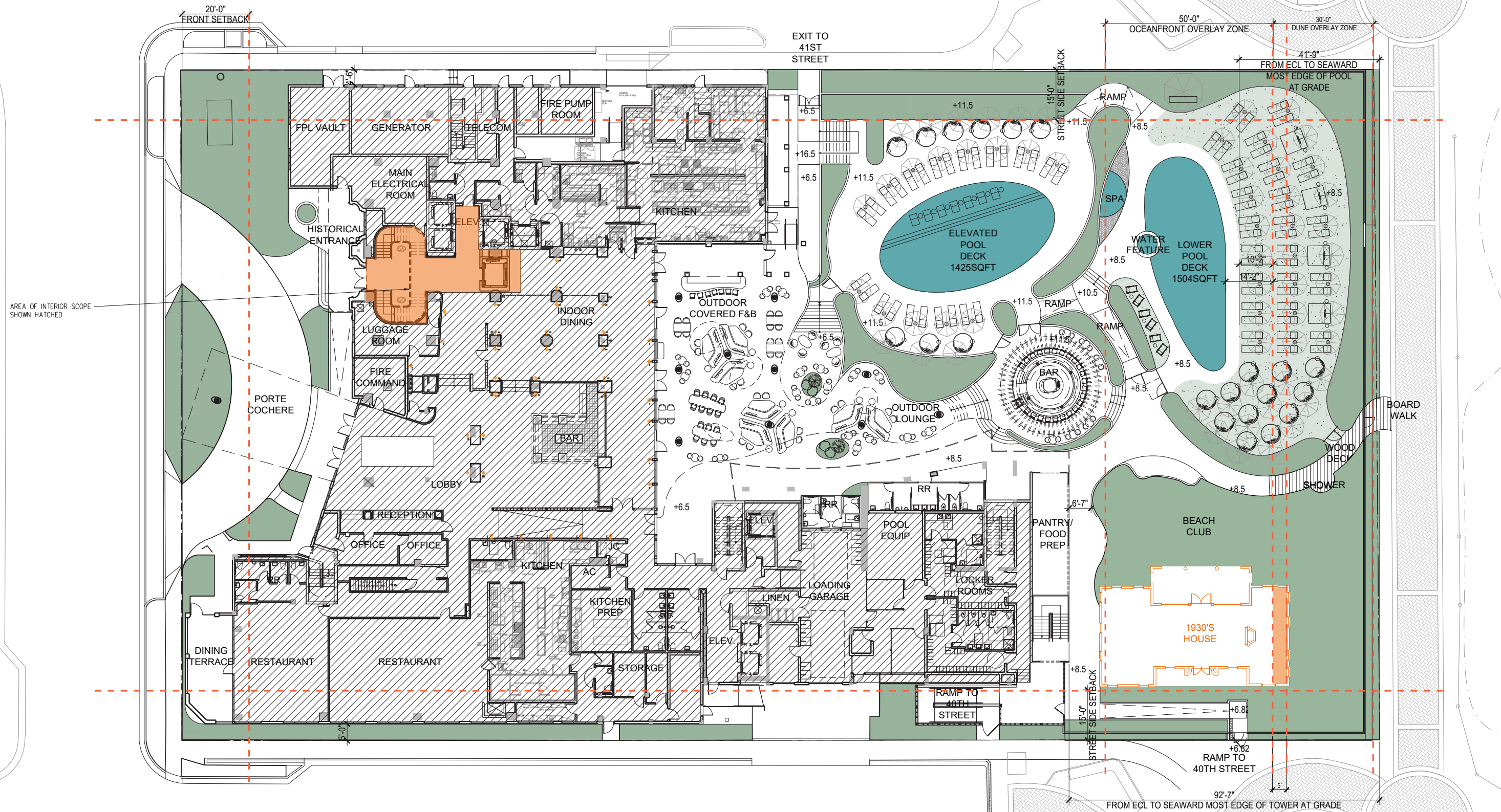


EXTERIOR PROPOSED DESIGN





VIEW FROM BOARD WALK

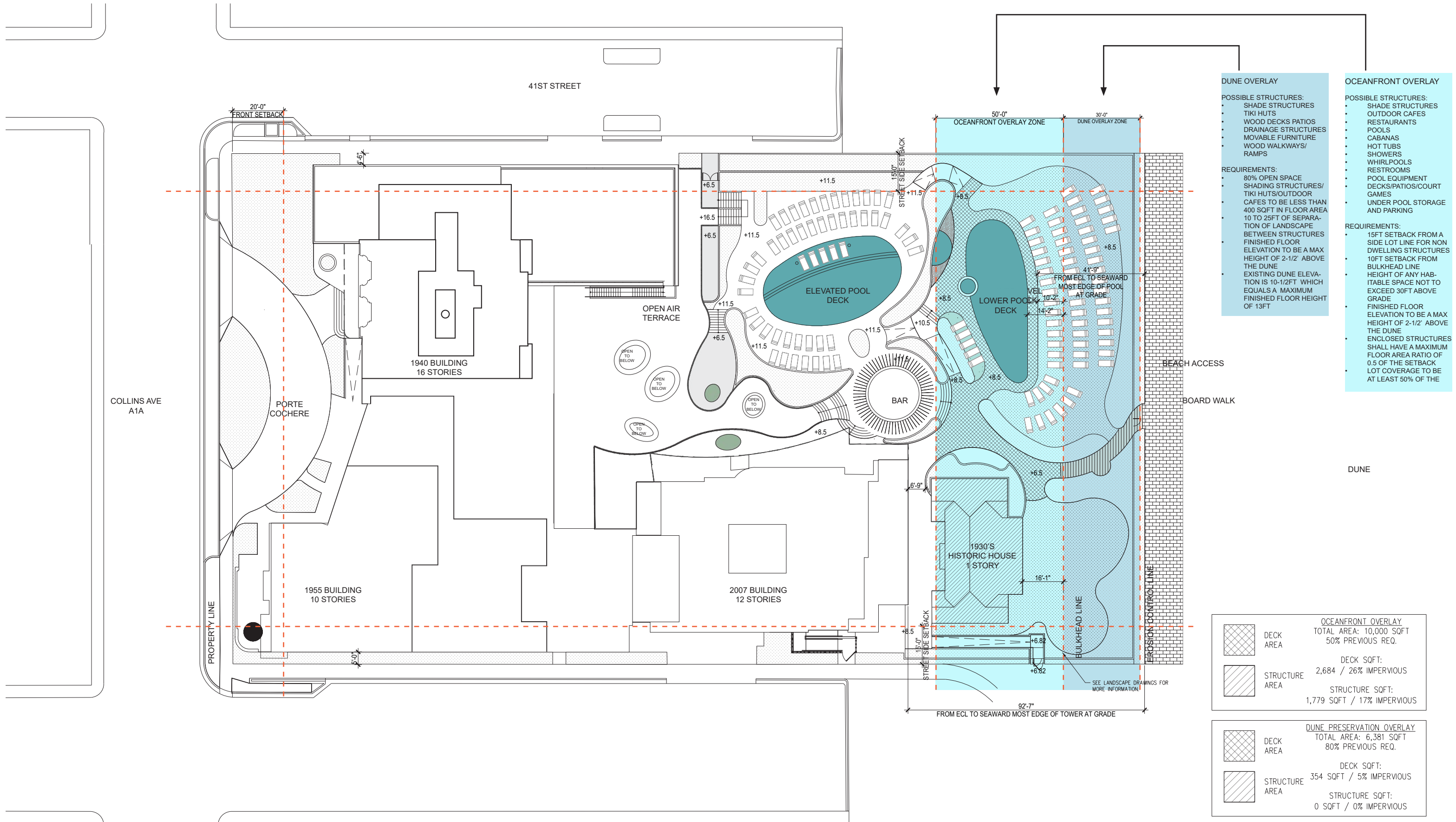


GROUND FLOOR  
1930'S HOUSE ROTATION PROPOSED PLAN



ANDAZ  
MIAMI BEACH

**APPENDIX:  
TECHNICAL  
INFORMATION**

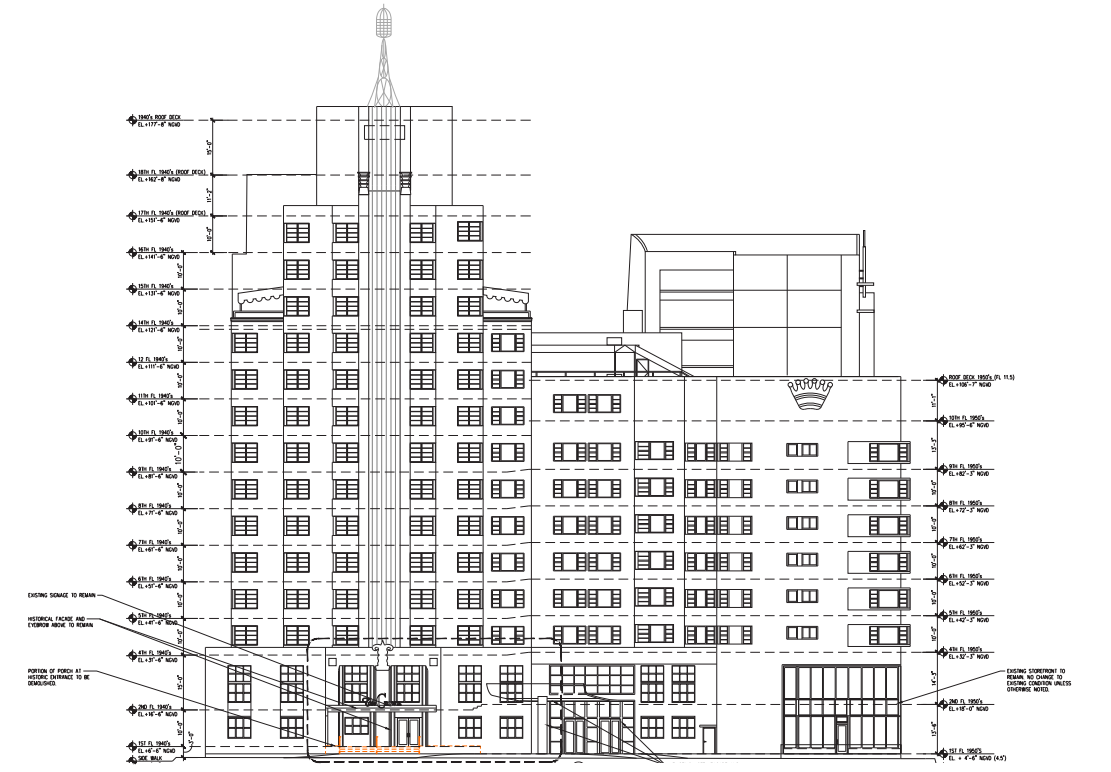


- | DUNE OVERLAY  | OCEANFRONT OVERLAY  |
|---|---|
| <b>POSSIBLE STRUCTURES:</b> <ul style="list-style-type: none"> <li>SHADE STRUCTURES</li> <li>TIKI HUTS</li> <li>WOOD DECKS PATIOS</li> <li>DRAINAGE STRUCTURES</li> <li>MOVABLE FURNITURE</li> <li>WOOD WALKWAYS/RAMPS</li> </ul>   | <b>POSSIBLE STRUCTURES:</b> <ul style="list-style-type: none"> <li>SHADE STRUCTURES</li> <li>OUTDOOR CAFES</li> <li>RESTAURANTS</li> <li>POOLS</li> <li>CABANAS</li> <li>HOT TUBS</li> <li>SHOWERS</li> <li>WHIRLPOOLS</li> <li>RESTROOMS</li> <li>POOL EQUIPMENT</li> <li>DECKS/PATIOS/COURT GAMES</li> <li>UNDER POOL STORAGE AND PARKING</li> </ul>  |
| <b>REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>80% OPEN SPACE</li> <li>SHADING STRUCTURES/ TIKI HUTS/OUTDOOR CAFES TO BE LESS THAN 400 SQFT IN FLOOR AREA</li> <li>10 TO 25FT OF SEPARATION OF LANDSCAPE BETWEEN STRUCTURES</li> <li>FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE</li> <li>EXISTING DUNE ELEVATION IS 10-1/2FT WHICH EQUALS A MAXIMUM FINISHED FLOOR HEIGHT OF 13FT</li> </ul> | <b>REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>15FT SETBACK FROM A SIDE LOT LINE FOR NON DWELLING STRUCTURES</li> <li>10FT SETBACK FROM BULKHEAD LINE</li> <li>HEIGHT OF ANY HABITABLE SPACE NOT TO EXCEED 30FT ABOVE GRADE</li> <li>FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE</li> <li>ENCLOSED STRUCTURES SHALL HAVE A MAXIMUM FLOOR AREA RATIO OF 0.5 OF THE SETBACK LOT COVERAGE TO BE AT LEAST 50% OF THE</li> </ul> |

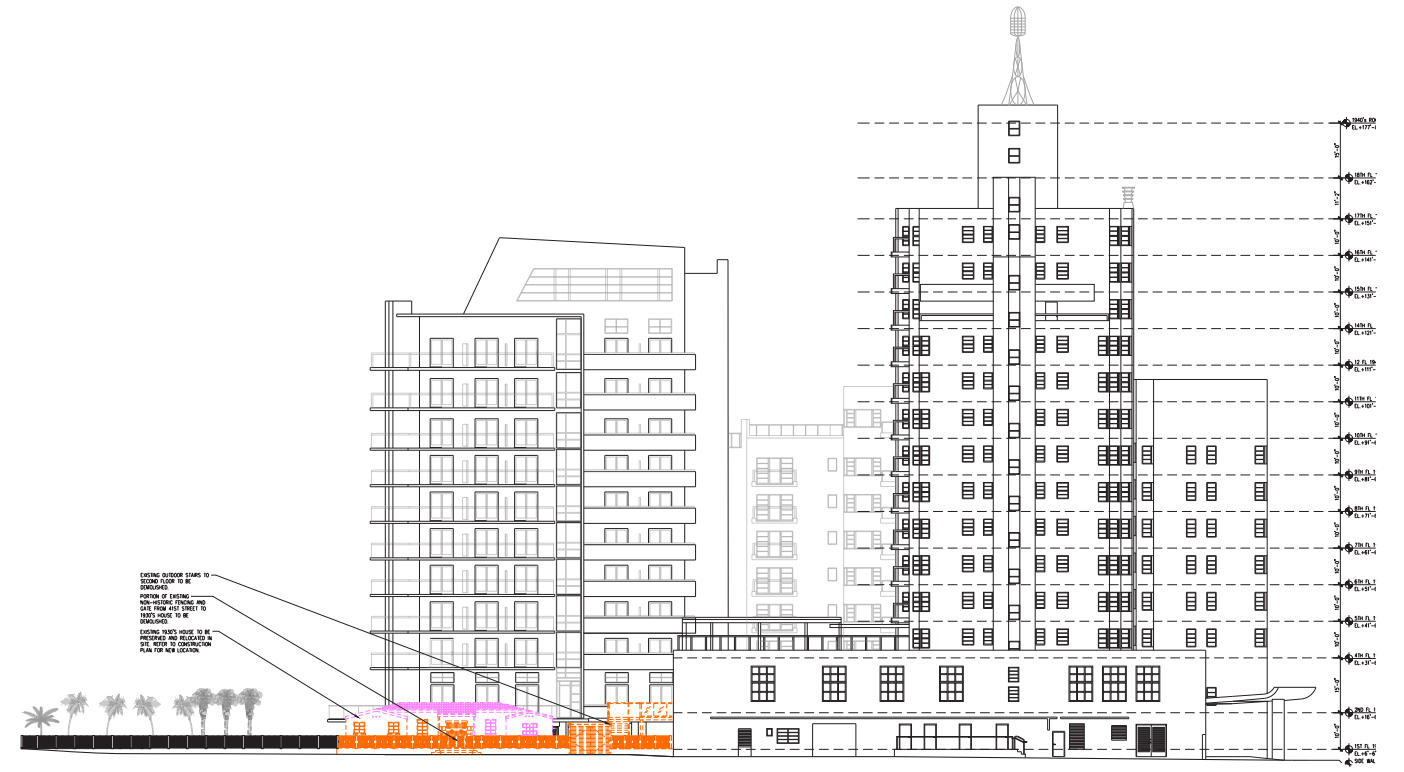
DECK AREA STRUCTURE AREA	<b>OCEANFRONT OVERLAY</b> TOTAL AREA: 10,000 SQFT 50% PREVIOUS REQ.  DECK SQFT: 2,684 / 26% IMPERVIOUS  STRUCTURE SQFT: 1,779 SQFT / 17% IMPERVIOUS
DECK AREA STRUCTURE AREA	<b>DUNE PRESERVATION OVERLAY</b> TOTAL AREA: 6,381 SQFT 80% PREVIOUS REQ.  DECK SQFT: 354 SQFT / 5% IMPERVIOUS  STRUCTURE SQFT: 0 SQFT / 0% IMPERVIOUS

SITE PLAN

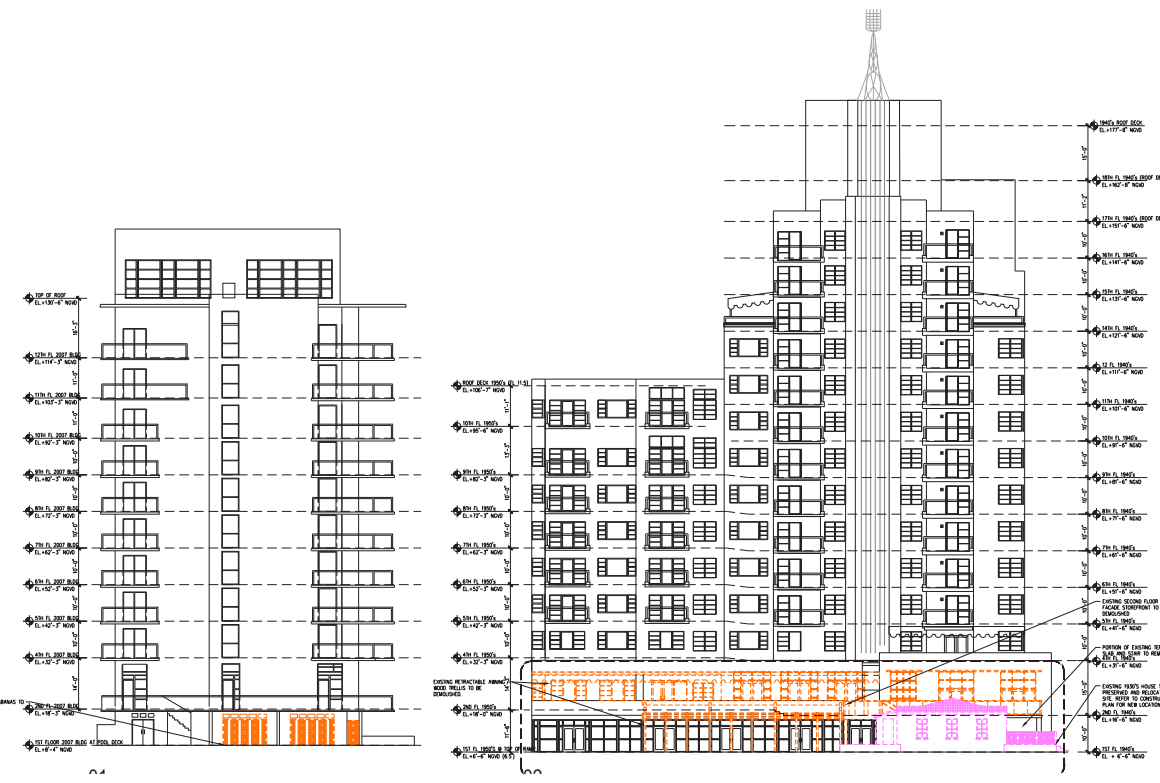
EXISTING WEST



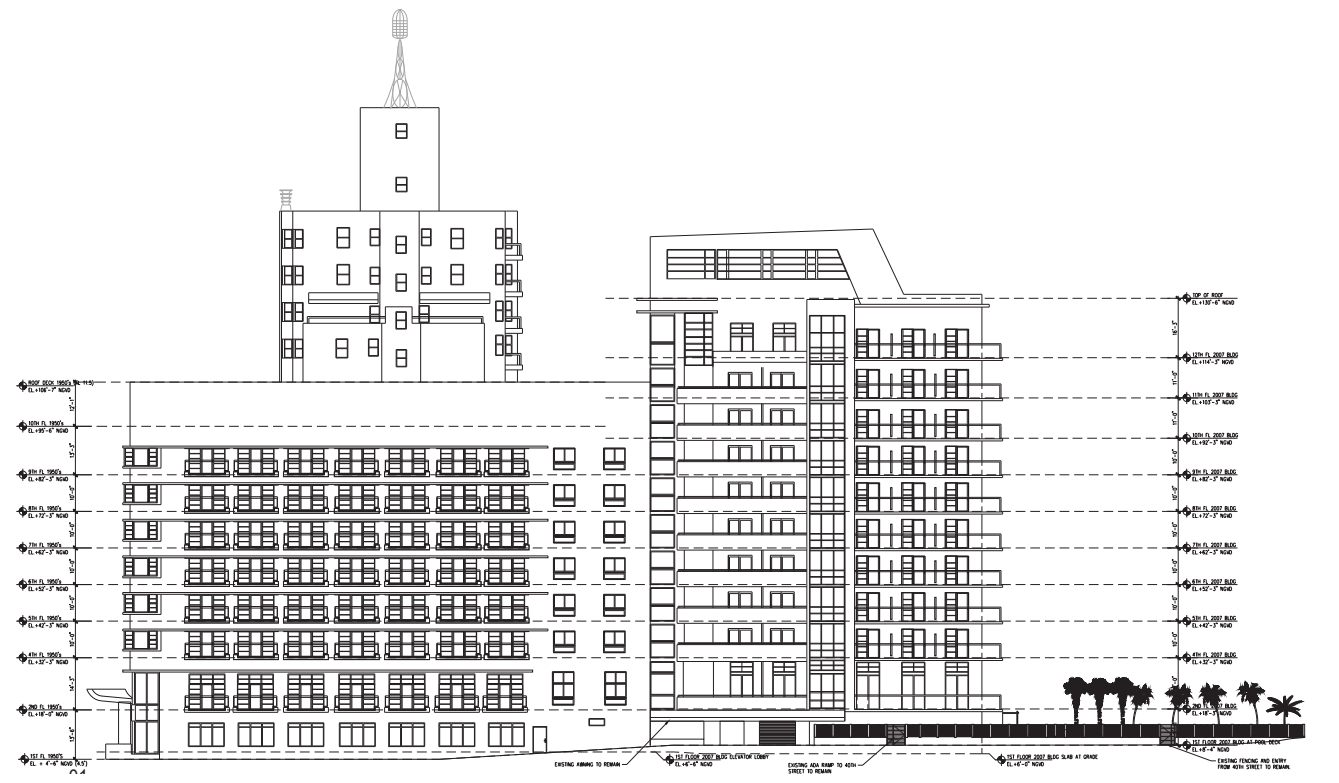
EXISTING NORTH



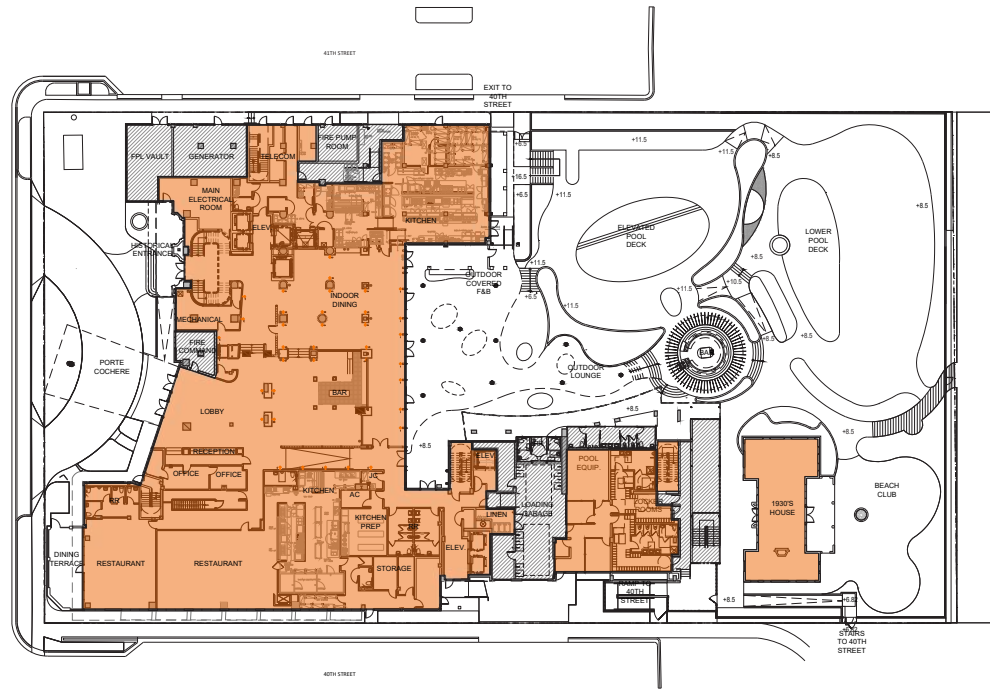
EXISTING EAST



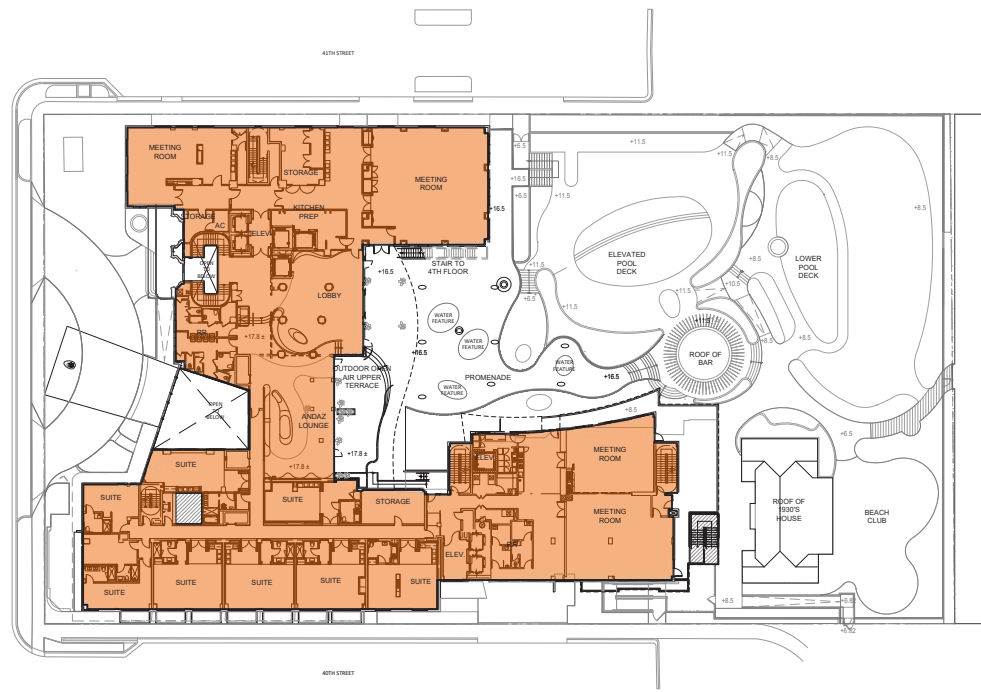
EXISTING SOUTH







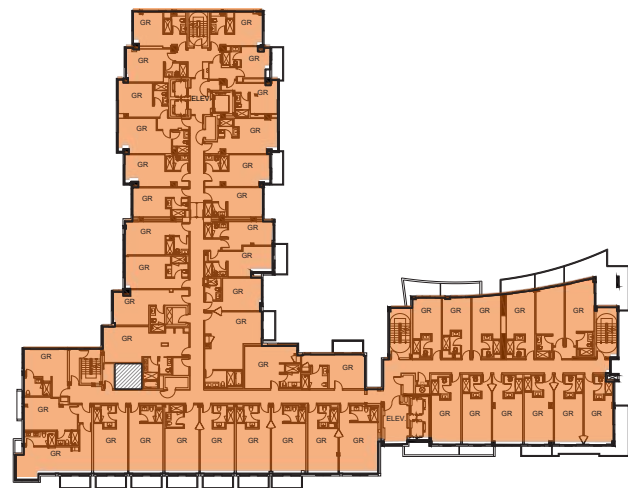
GROUND FLOOR



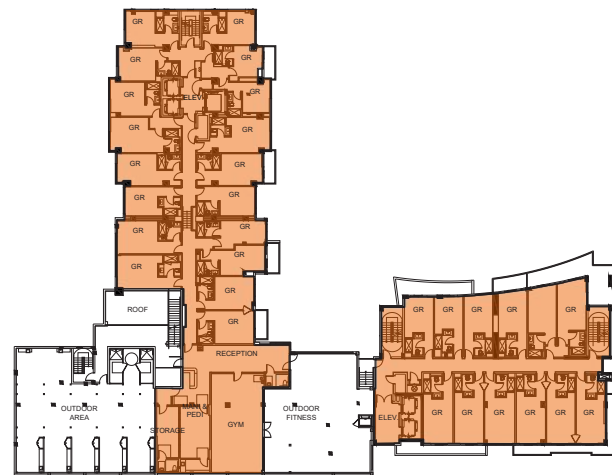
2ND FLOOR



4TH FLOOR



5TH-9TH FLOOR






10TH FLOOR

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	23,962
LEVEL 2	UNITS	23,383
LEVEL 4	UNITS	20,078
LEVEL 5-9	UNITS	100,040
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>213,203</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

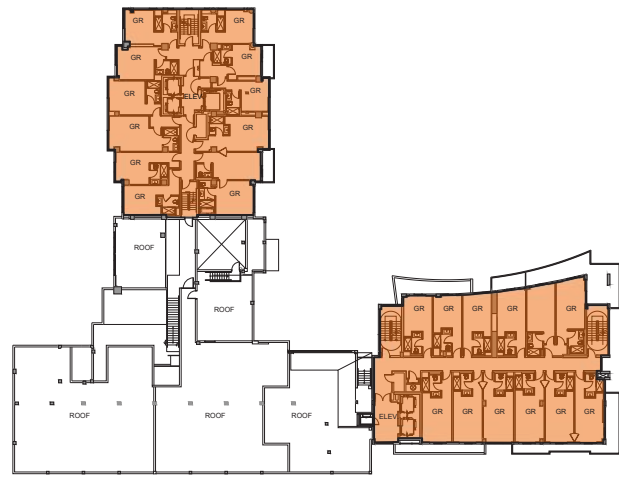
-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. / BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

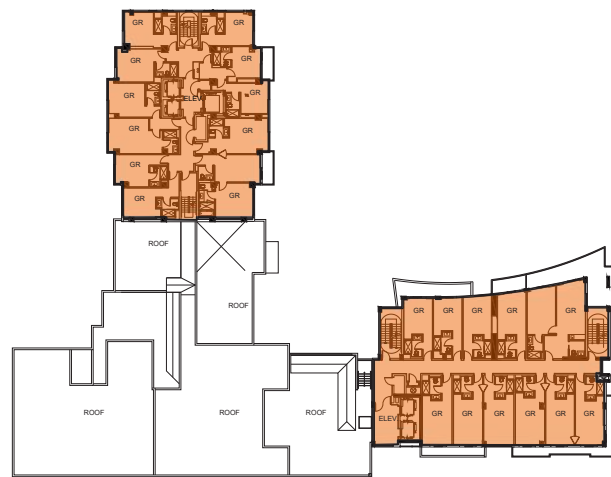
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	23,962
LEVEL 2	GROUND	23,538
LEVEL 4	UNITS	20,078
LEVEL 5-9	UNITS	100,040
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>213,358</b>

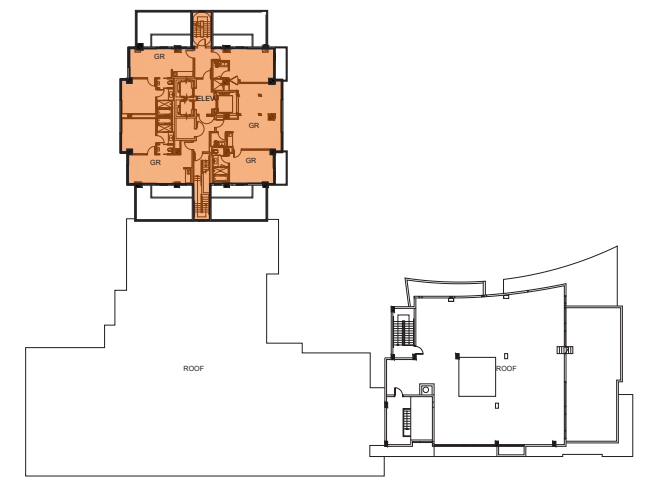
NOT AT SCALE  
F.A.R. PLAN



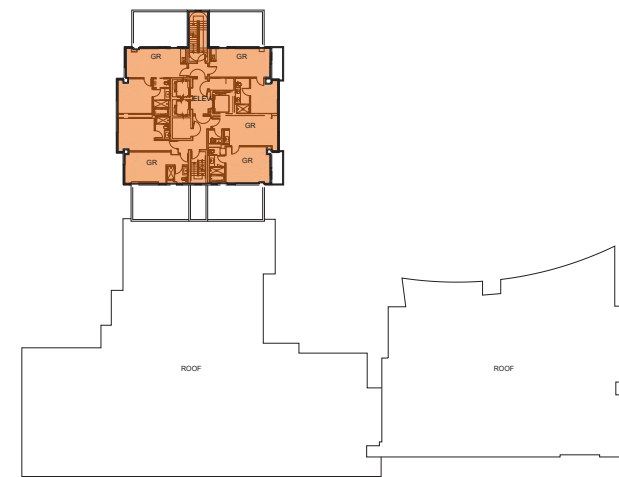
11TH FLOOR



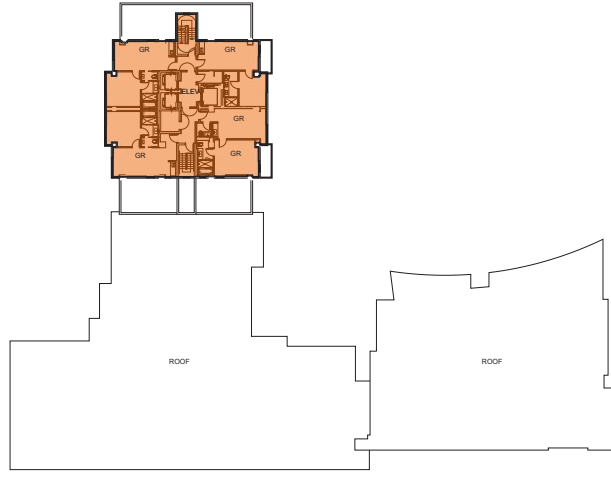
12TH FLOOR



14TH FLOOR



15TH-9TH FLOOR



16TH FLOOR

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	23,962
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<b>TOTAL FLOOR AREA</b>		<b>213,203</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

 HATCH INDICATES F.A.R.

 HATCH INDICATES NON F.A.R. / BREEZEWAY

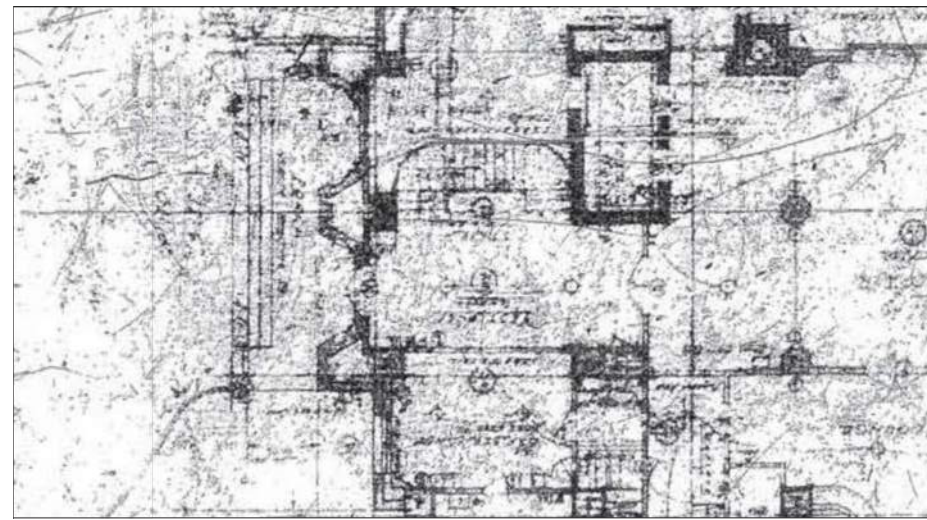
 OPEN AIR/NOT INCLUDED F.A.R.

**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

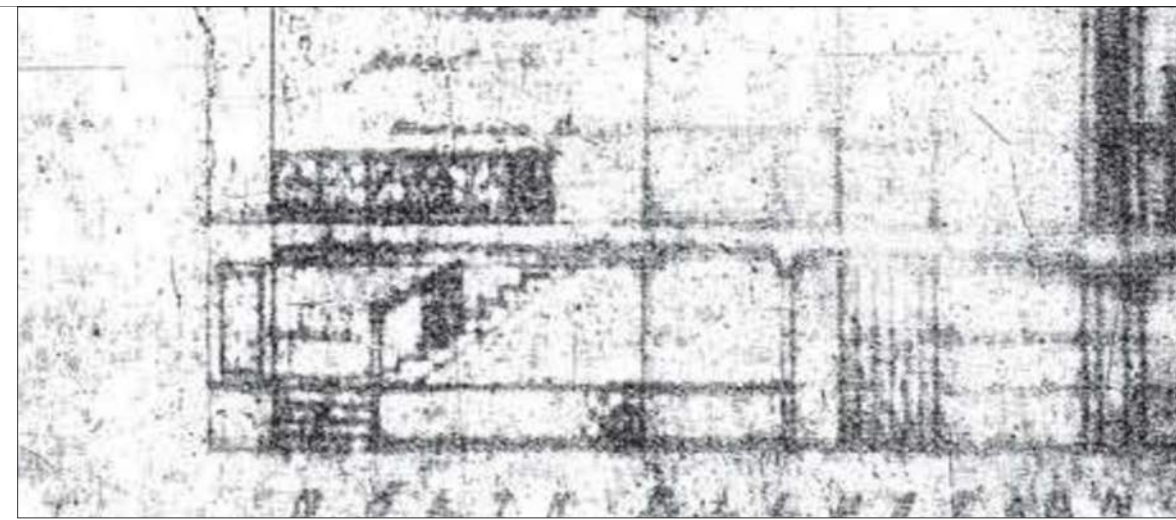
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

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<b>TOTAL FLOOR AREA</b>		<b>213,358</b>

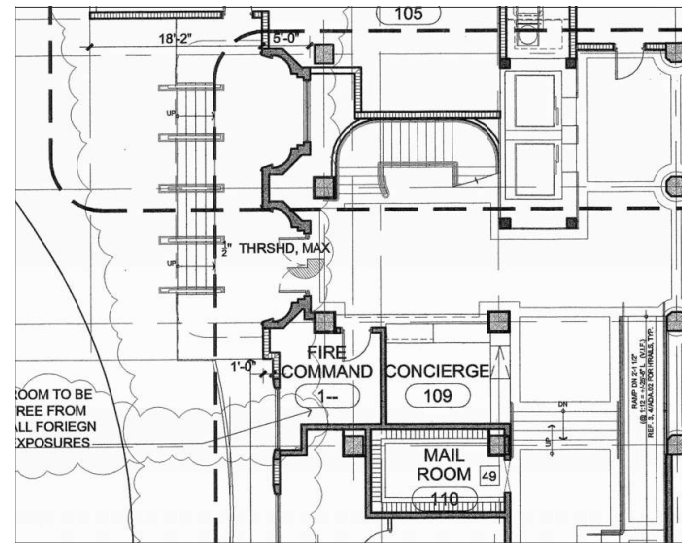
NOT AT SCALE  
F.A.R. PLAN



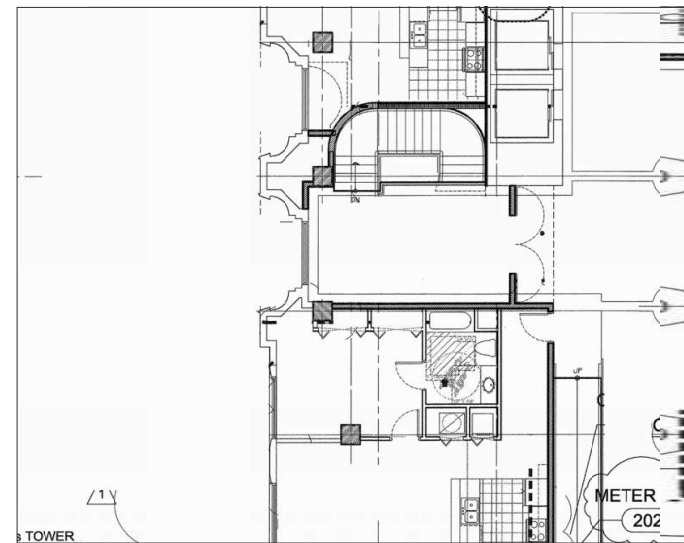
1940s ENTRY LOBBY PLAN - MICROFILMS



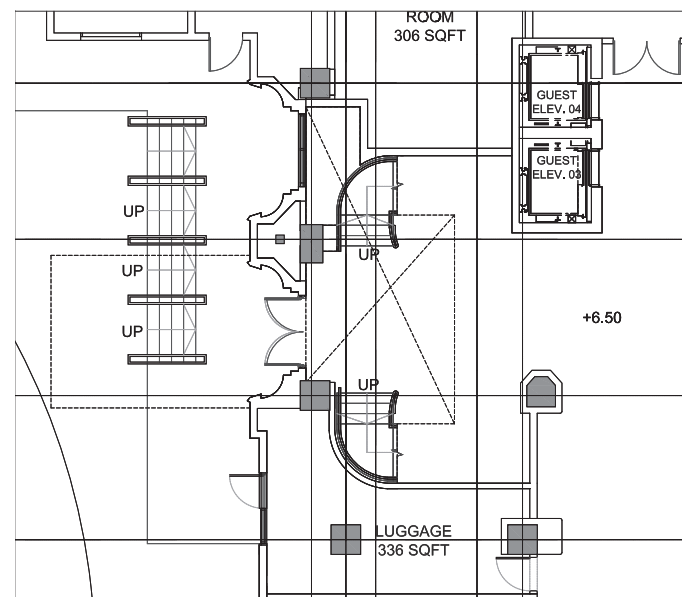
1940s ENTRY ELEVATION - MICROFILMS



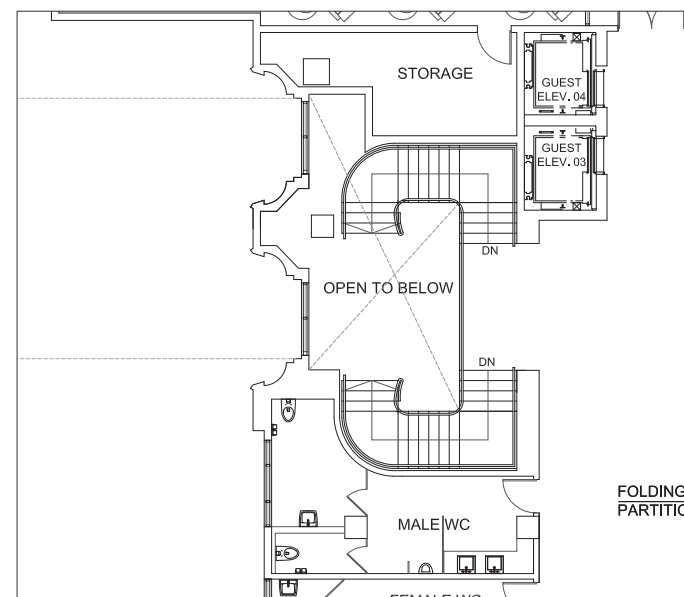
1940s ENTRY LOBBY GROUND FLOOR PLAN - PRE 2013 RENOVATION



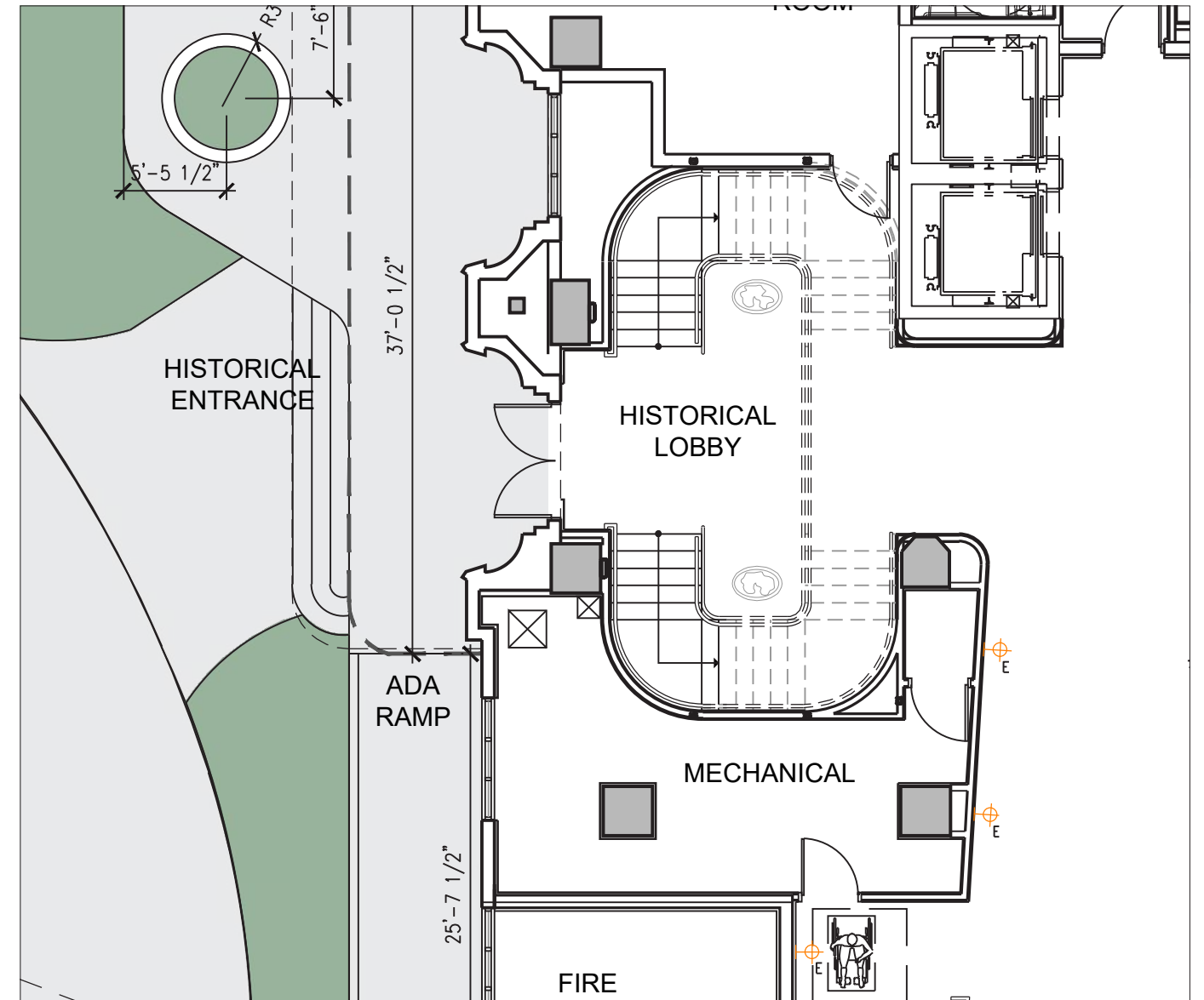
1940s ENTRY LOBBY SECOND FLOOR PLAN - PRE 2013 RENOVATION



1940s ENTRY LOBBY GROUND FLOOR PLAN - EXISTING DESIGN



1940s ENTRY LOBBY SECOND FLOOR PLAN - EXISTING DESIGN



1940s ENTRY LOBBY GROUND FLOOR PLAN - PROPOSED DESIGN

## HISTORIC 1940's ENTRANCE DRAWINGS



ANDAZ  
MIAMI BEACH

THANK YOU