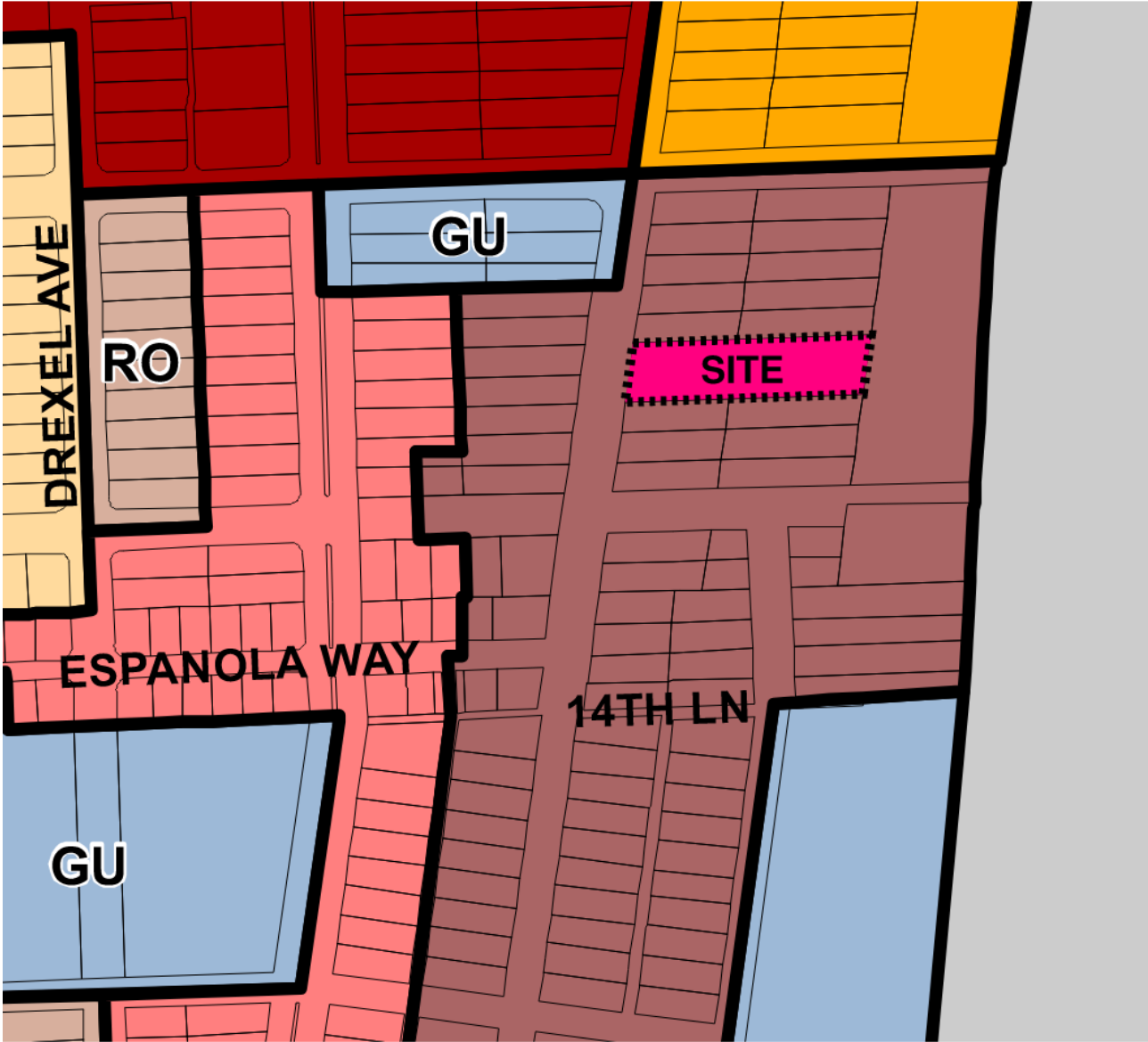


COMMERCIAL - ZONING DATA SHEET

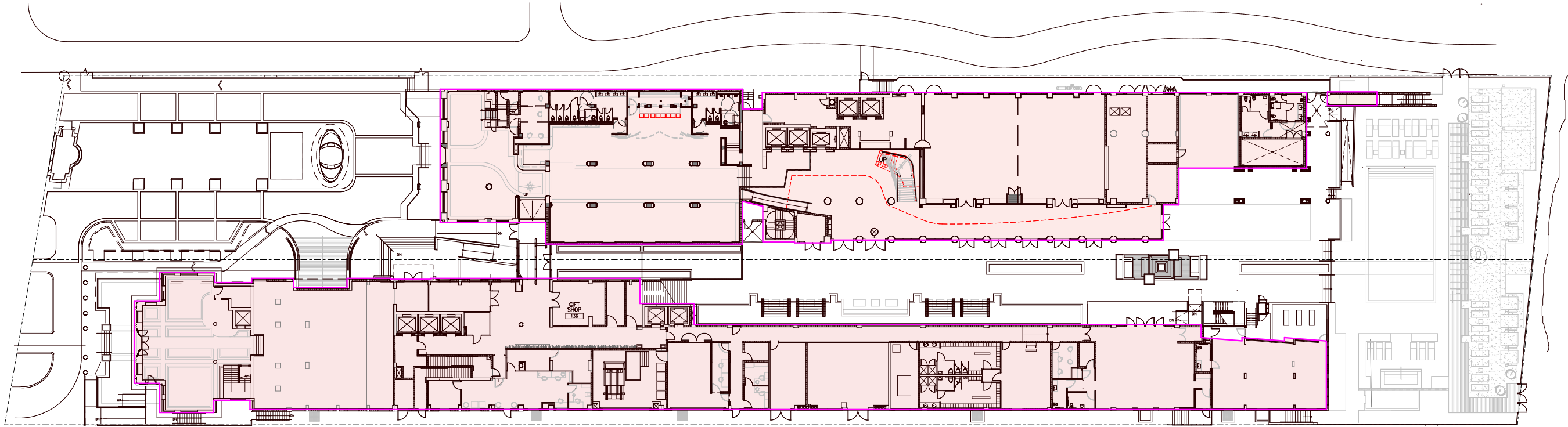
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1545 Collins Ave, Miami Beach, FL 33139	Folio number(s):	02-3234-019-0960	Year built:	1939, 1941, 2001
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	MXE	Lot width:	137.65'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	590.46'
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:		5.33' NGVD
6	Future Adjusted Grade (BFE+Grade / 2):	6.665' NGVD	Free board:	10'-0"	
7	Proposed Use:	HOTEL & COMMERCIAL			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	3.5	3.499	3.456	
14	Building Height	150'	156'-2"	156'-2"	Existing condition
15	At grade parking lot on the same lot				
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	50' P, 110' T	43.71'	No Change	Existing Condition
b	Side interior setback	5' P, 25' T	N: 4.75', S: 5.07'	No Change	Existing Conditions
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	50'	45.86' (Stair)	No Change	Existing Condition
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	200 SF	per Nichol's Dwgs	268 SF	Existing Conditions
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	550 SF	per Nichol's Dwgs	410 SF	Existing conditions
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	365	385	385	
22	Loading	4	1	1	Existing condition

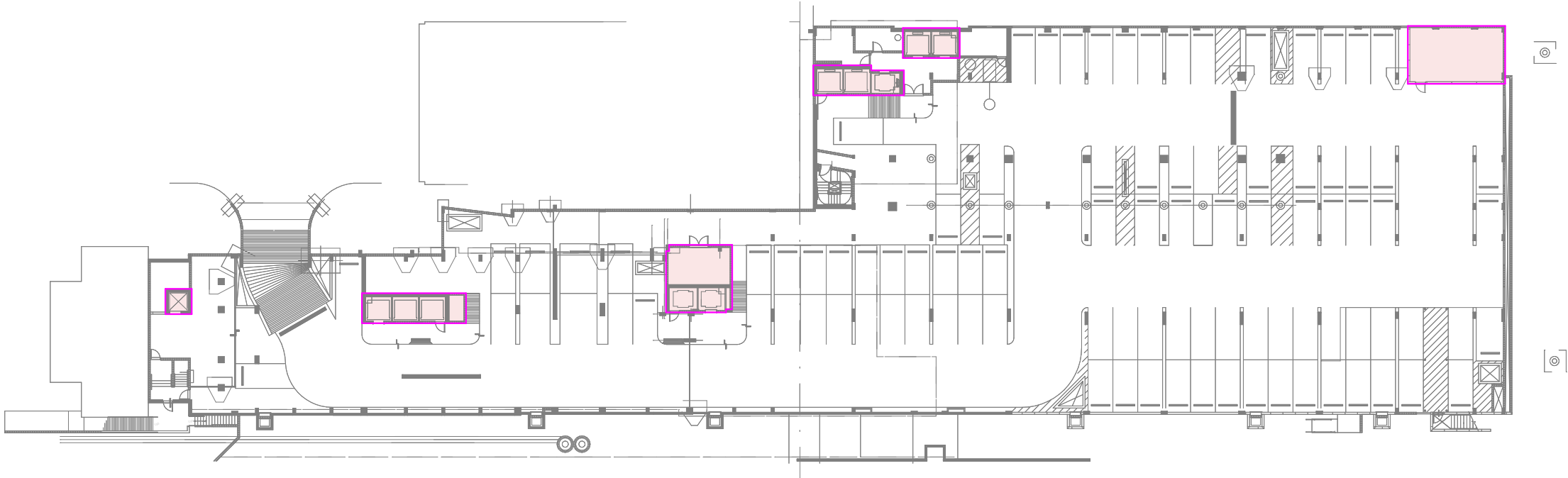
Notes: Indicate N/A if not applicable.



EXISTING F.A.R. DIAGRAMS



LEVEL 01 | AREA 35,839.5 S.F.

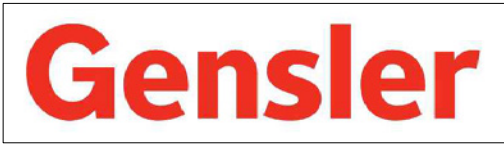


BASEMENT | AREA 1,446.6 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HRB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

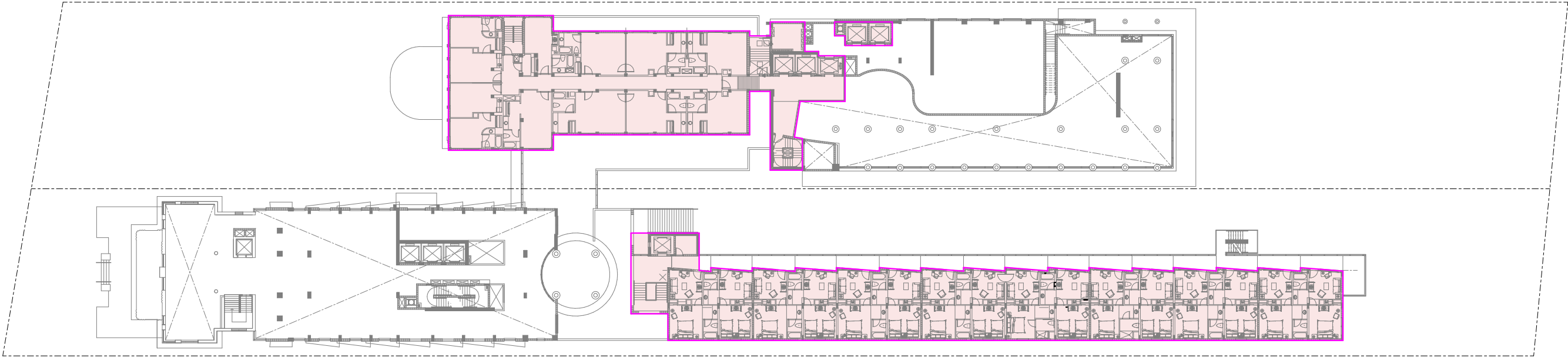
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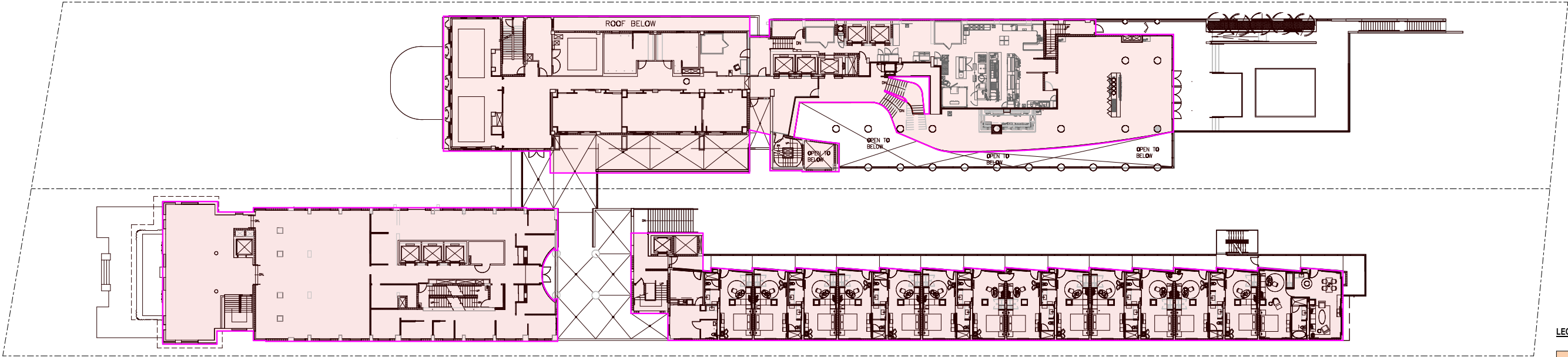
sheet no.
EXISTING F.A.R. DIAGRAMS
ID-4.01

SCALE: AS NOTED

EXISTING F.A.R. DIAGRAMS



LEVEL 03 | AREA 15,957.5 S.F.



LEVEL 02 | AREA 29,290.3 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

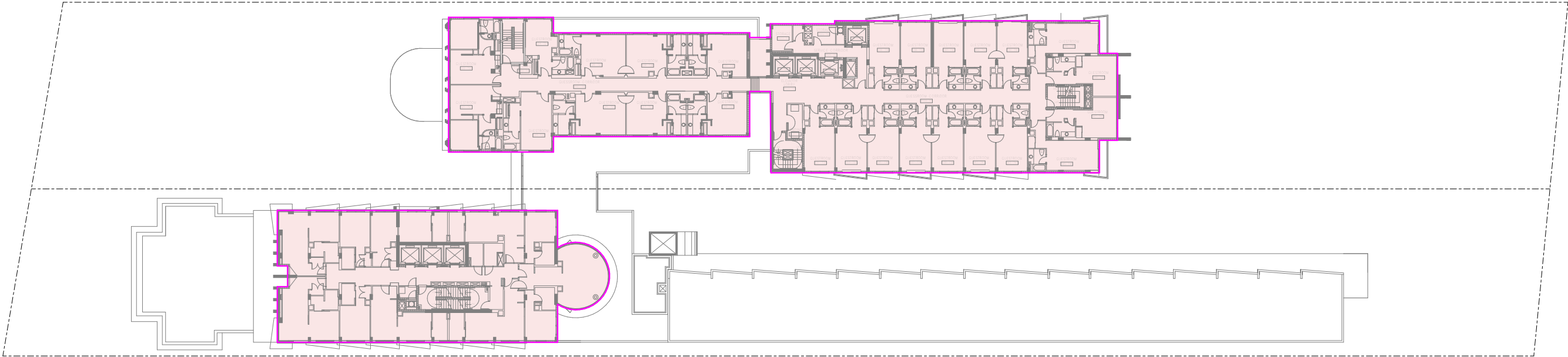
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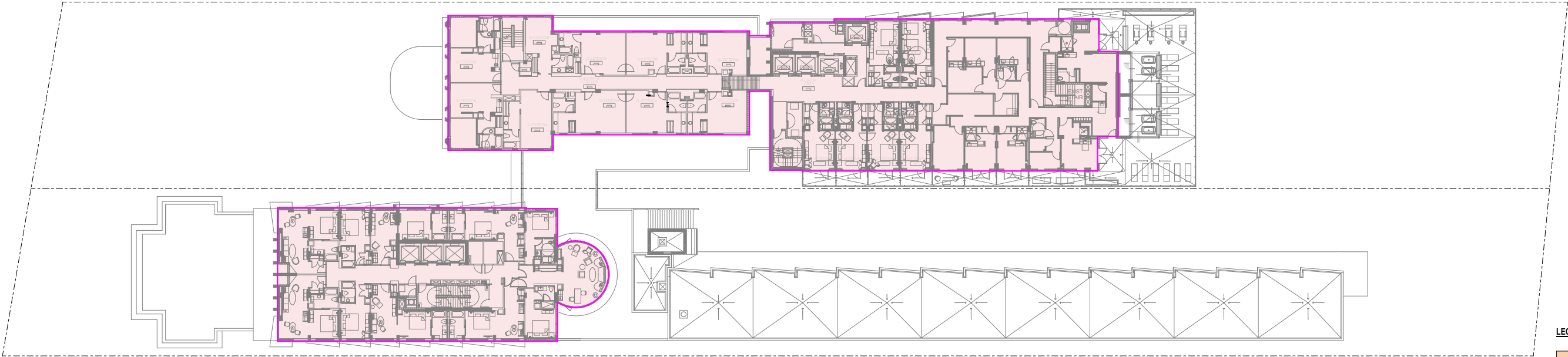
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EXISTING F.A.R. DIAGRAMS
ID-4.02

SCALE: AS NOTED

EXISTING F.A.R. DIAGRAMS



LEVEL 05-07 | AREA 19,082.90



LEVEL 04 | AREA 19,082.90

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

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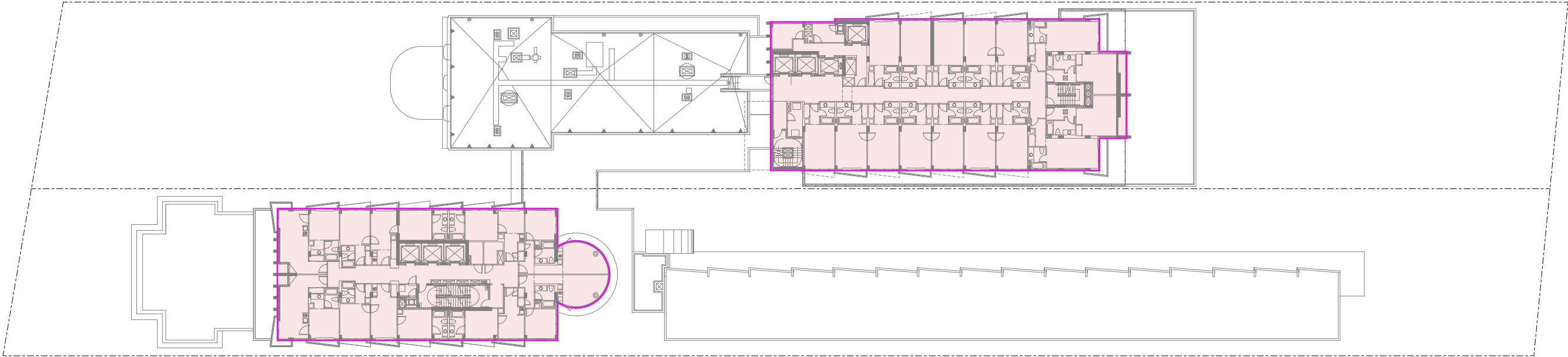
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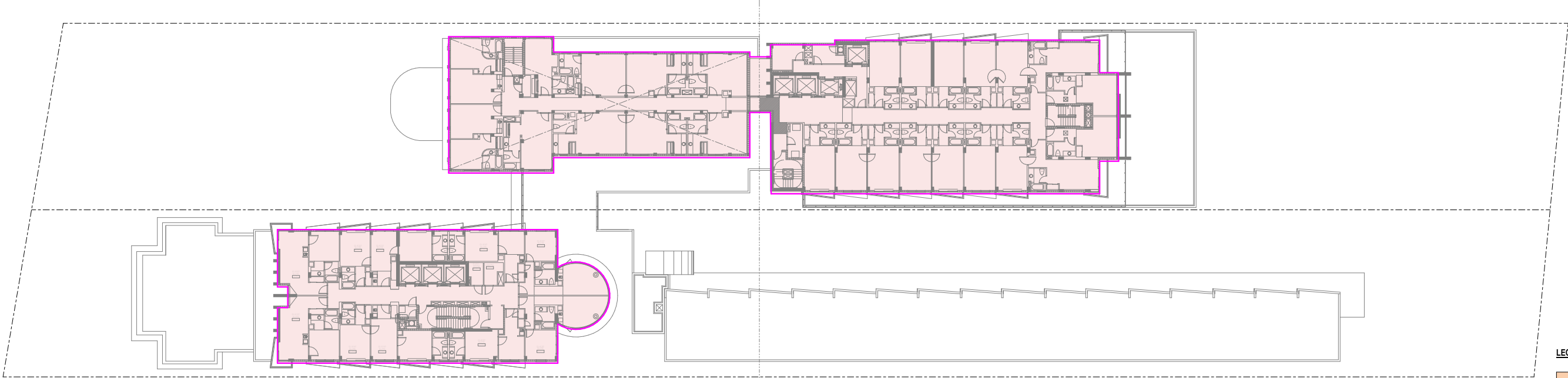
sheet no.
EXISTING F.A.R. DIAGRAMS
ID-4.03

SCALE: AS NOTED

EXISTING F.A.R. DIAGRAMS



LEVEL 09 - 16 | AREA 13,736.70



LEVEL 08 | AREA 13,736.70 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

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sheet no.
EXISTING F.A.R. DIAGRAMS
ID-4.04

SCALE: AS NOTED

EXISTING F.A.R. CALCULATIONS

EXISTING
FLOOR AREA CALCULATIONS

TOTAL SITE AREA: 1.865 ACRES (81,250 SF) (PER ALTA SURVEY DATED 03.04.2024)
F.A.R. PERMITTED: 3.5
TOTAL SITE AREA PERMITTED: 284,375 SF

LEVEL	AREA (SF)
0	1,446.60
1	35,839.50
2	29,290.30
3	15,957.50
4	19,082.90
5	19,082.90
6	19,082.90
7	19,082.90
8	13,736.70
9	13,736.70
10	13,695.70
11	13,695.70
12	13,695.70
13	13,695.70
14	13,695.70
15	13,695.70
16	13,695.70
TOTAL EXISTING	282,208.80
FAR EXISTING	3.456

NOTE:
THIS FAR DATA WAS OBTAINED FROM ARQUITECTONICA ARCHITECTS
PERMITTED RECORD DOCUMENTS AND IS FOR REFERENCE ONLY.
NO NEW SQUARE FOOTAGE HAS BEEN ADDED TO THE PROJECT.
FOR NET CHANGE IN FAR DATA REFER TO SHEETS A1.01.1 AND A1.01.2

ROYAL PALM AND SHORECREST					SQUARE FOOTAGE/FAR
LEVEL	ROYAL PALM HISTORIC	ROYAL PALM TOWER	SHORECREST TOWER	SHORECREST GARDEN SUITES	TOTAL F.A.R. PER LEVEL
0	1346.2 (1/2)	0	995.0 (1/2)	0	1170.6 50%
1	7336.5	10275.9	16826.3	1766.8	36205.5
2	5346.2	7582.7	7886.9	9691.5	30507.3
3	5346.2	1033.6	643.2	9691.5	16714.5
4	5346.2	7769.2	5967.5	0	19082.9
5	5346.2	7769.2	5967.5	0	19082.9
6	5346.2	7769.2	5967.5	0	19082.9
7	5346.2	7769.2	5967.5	0	19082.9
8	0	7769.2	5967.5	0	13736.7
9	0	7769.2	5967.5	0	13736.7
10	0	7728.2	5967.5	0	13695.7
11	0	7728.2	5967.5	0	13695.7
12	0	7728.2	5967.5	0	13695.7
13	0	7728.2	5967.5	0	13695.7
14	0	7728.2	5967.5	0	13695.7
15	0	7728.2	5967.5	0	13695.7
16	0	7728.2	5967.5	0	13695.7
17	0	(542.9)	(584.9)	0	(1127.8) N/A
18	0	(196.6)	(304.7)	0	(503.3) N/A
	40759.9	119604.8	119604.8	21149.8	284272.8
TOTAL GROSS SQUARE FEET=		284,272.8 EXISTING			
TOTAL AREA OF SITE: 81,232 S.F. X FAR(3.5)=		284,312 ALLOWABLE			

F.A.R. CALCULATIONS - ARCHITECTONICA DRAWINGS

LEVEL	REMOVED	NEW
BASEMENT FLOOR	0 SQ. FT.	276 SQ. FT. NEW POOL PUMP AREA
GROUND FLOOR	132 SQ. FT. RAMP BELOW POOL GRILL 550 SQ. FT. CIRCULAR S.E. LANAI EXTERIOR STAIR	168 SQ. FT. NEW TOWEL STORAGE/ ISSUE 148 SQ. FT. NEW LANAI STAIR
SECOND FLOOR	348 SQ. FT. POOL GRILL 420 SQ. FT. CIRCULAR S.E. LANAI EXTERIOR STAIR 337 SQ. FT. COVERED LANAI WALKWAY 260 SQ. FT. INTERIOR RAMP	148 SQ. FT. NEW LANAI STAIR
THIRD FLOOR	420 SQ. FT. CIRCULAR S.E. LANAI EXTERIOR STAIR 337 SQ. FT. COVERED LANAI WALKWAY	0 SQ. FT.
FOURTH TO SIXTEENTH	0 SQ. FT.	0 SQ. FT.
TOTAL	2804 SQ. FT.	740 SQ. FT.
NOTE: THESE REFERENCE PLANS REPRESENT NET CHANGES OF FAR SQ. FOOTAGE THROUGH THE FINAL PHASE FOR EACH FLOOR. EXISTING PLAN LAYOUTS ARE BASED ON AS- BUILT PERMITTED RECORD DRAWINGS BY ARQUITECTONICA ARCHITECTS AND ARE FOR REFERENCE ONLY. NO NEW SQUARE FOOTAGE ADDED AS PART OF THIS PERMIT. REFER TO SHEET A1.01 FOR COPY OF ORIGINAL FAR CALCULATIONS BY ARQUITECTONICA ARCHITECTS.		

F.A.R. CALCULATIONS - NICHOLS BROSCH WURST WOLFE & ASSO. INC. DRAWINGS



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

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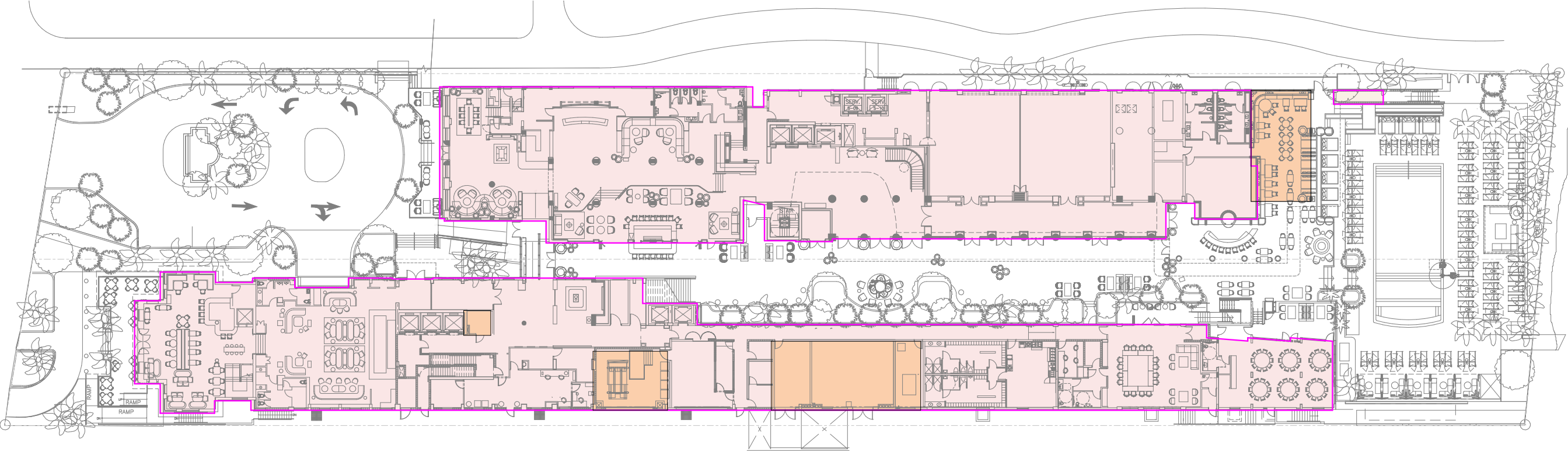
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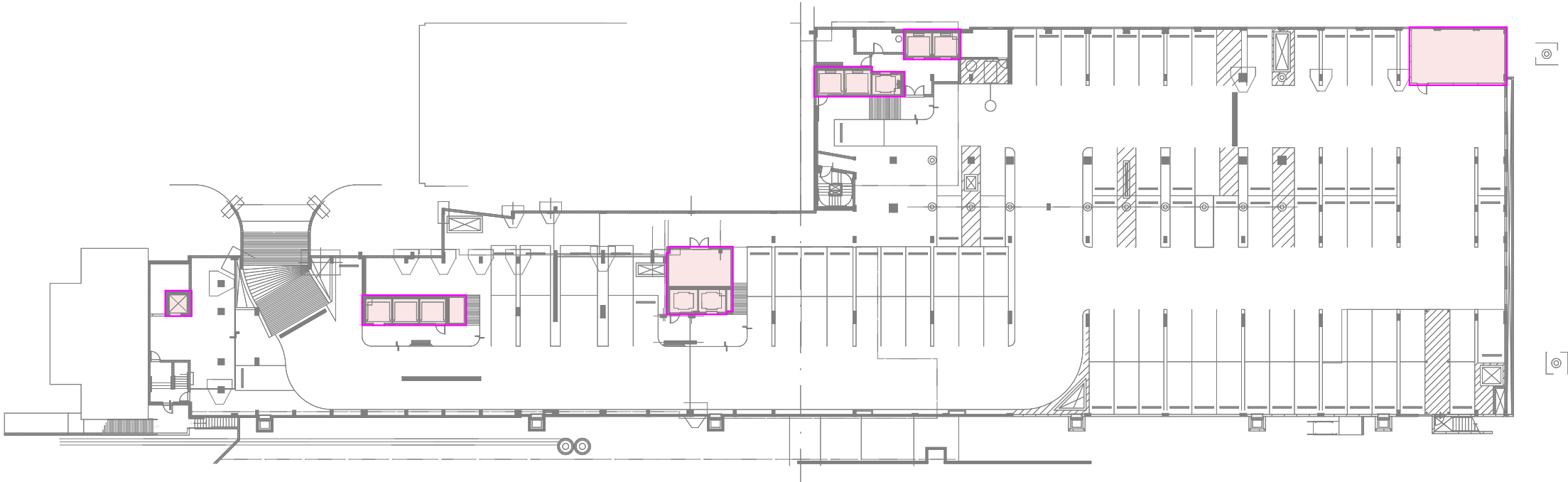
sheet no.
EXISTING F.A.R. CALCS
ID-4.05

SCALE: AS NOTED

PROPOSED F.A.R. DIAGRAMS



LEVEL 01 | AREA 34,652.8 S.F.



BASEMENT | AREA 939.3 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

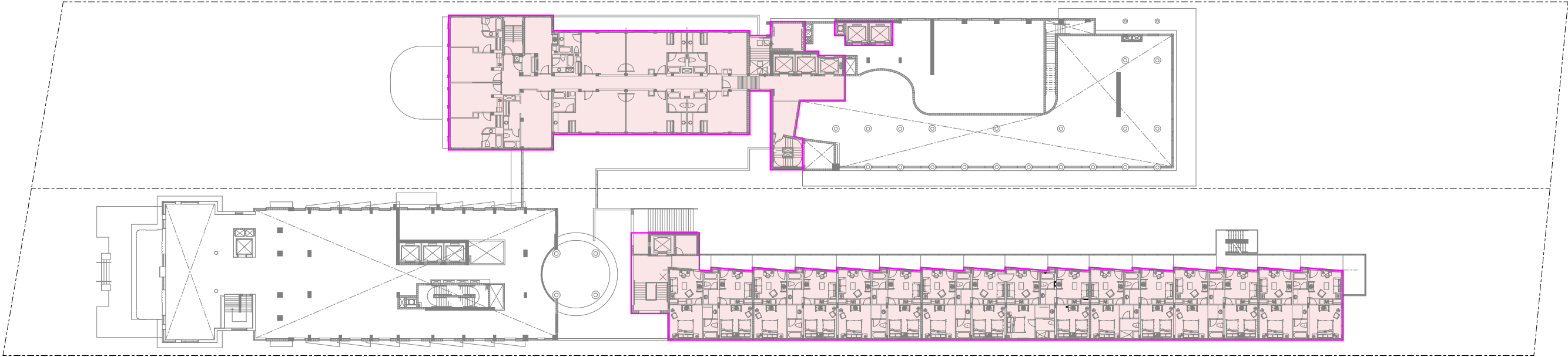
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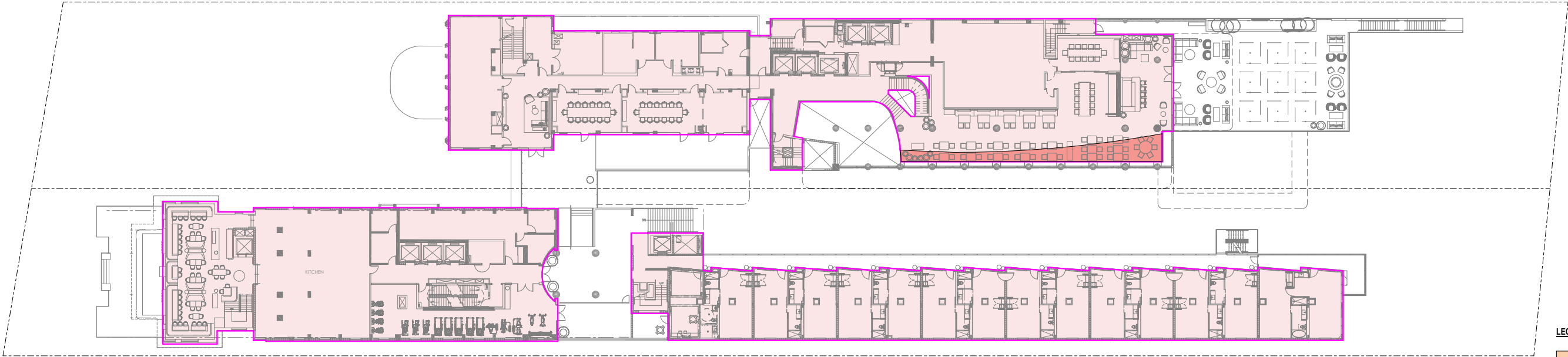
sheet no.
PROPOSED F.A.R. DIAGRAMS
ID-4.06

SCALE: AS NOTED

PROPOSED F.A.R. DIAGRAMS



LEVEL 03 | AREA 15,957.50 S.F.



LEVEL 02 | AREA 28,786.6 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

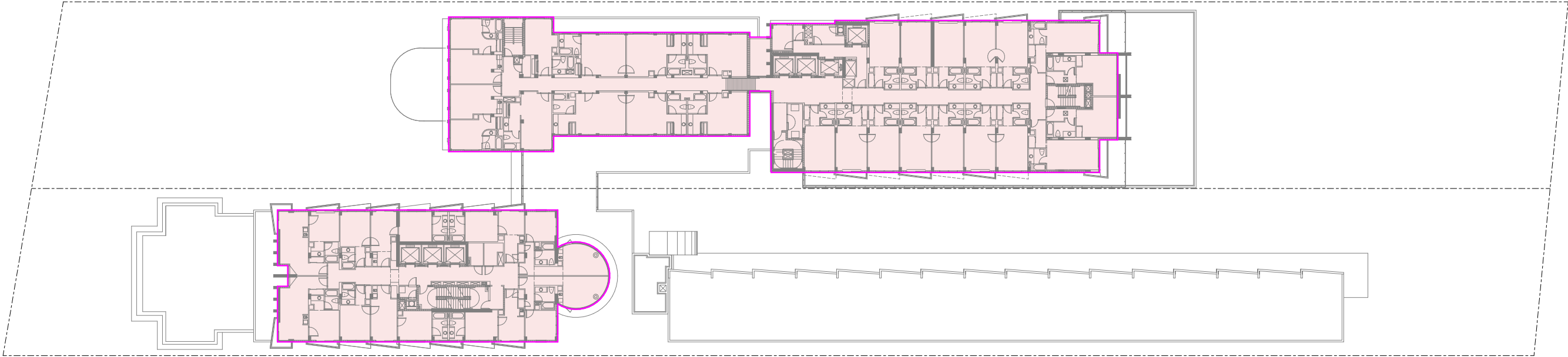
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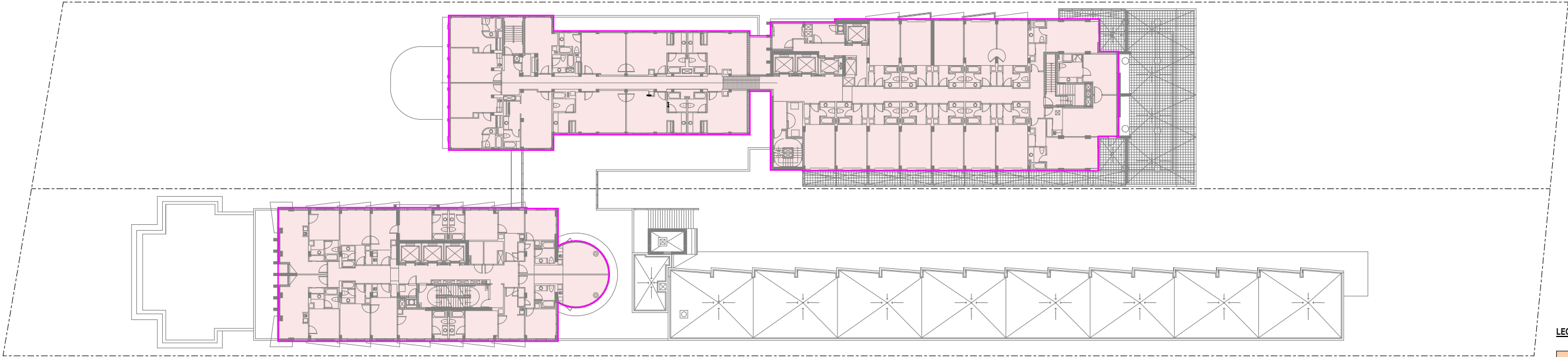
sheet no.
PROPOSED F.A.R. DIAGRAMS
ID-4.07

SCALE: AS NOTED

PROPOSED F.A.R. DIAGRAMS



LEVEL 05-07 | AREA 19,082.90



LEVEL 04 | AREA 19,082.90

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

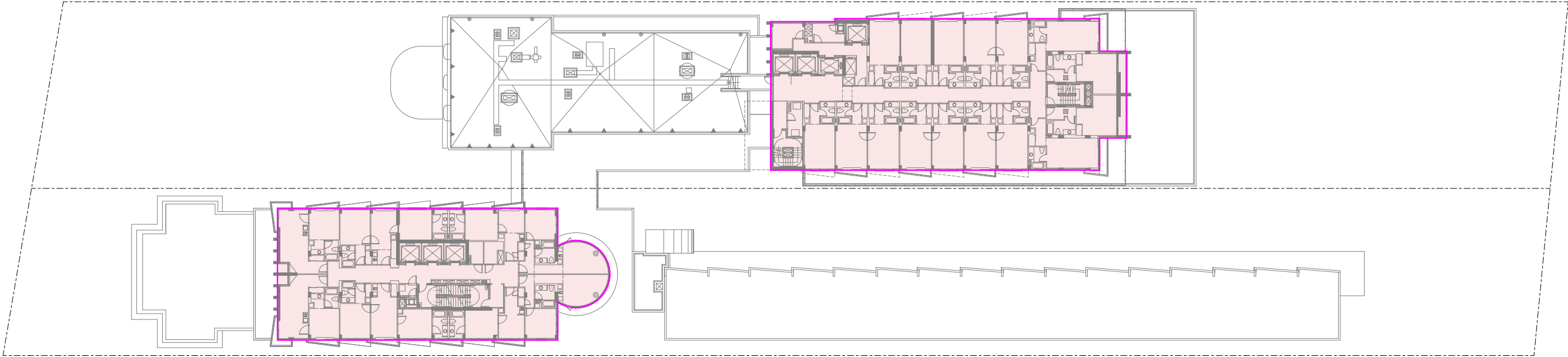
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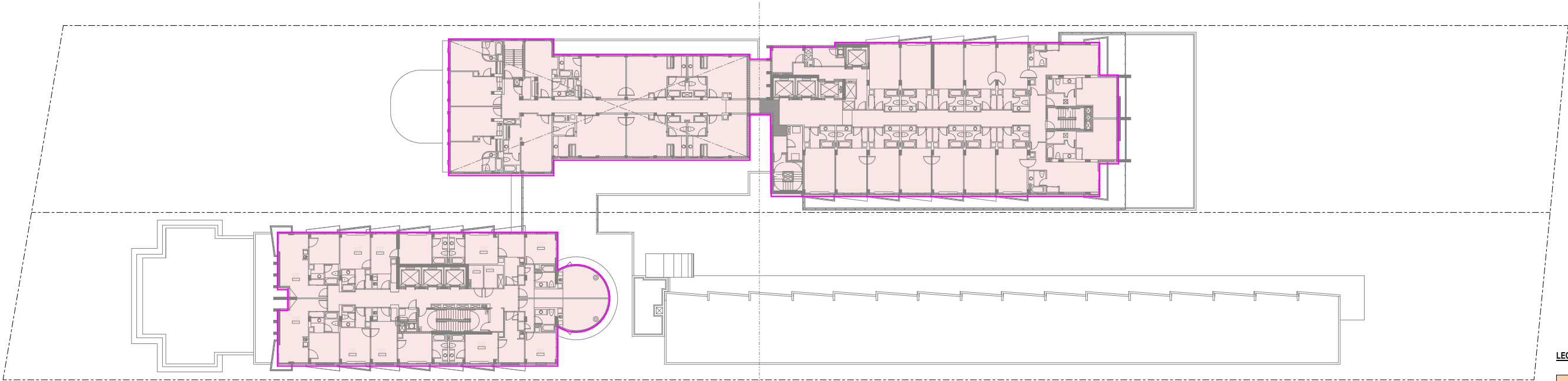
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PROPOSED F.A.R. DIAGRAMS
ID-4.08

SCALE: AS NOTED

PROPOSED F.A.R. DIAGRAMS



LEVEL 09 - 16 | AREA 13,736.70



LEVEL 08 | AREA 13,736.70 S.F.

LEGEND

- REMOVED FAR (3,374 SF)
- NEW PROPOSED FLOOR PLATE ADDED (574 SF)
- LOCATION OF ORIGINAL FLOOR PLATE

NOTE:
LEVELS 3-16 ARE OBTAINED FROM
PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

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sheet no.
PROPOSED F.A.R. DIAGRAMS
ID-4.09

SCALE: AS NOTED

PROPOSED F.A.R. CALCULATIONS

PROPOSED
FLOOR AREA CALCULATIONS

TOTAL SITE AREA: 1.865 ACRES (81,250 SF) (PER
ALTA SURVEY DATED 03.04.2024)
F.A.R. PERMITTED: 3.5
TOTAL SITE AREA PERMITTED: 284,375 SF

LEVEL	AREA (SF)
0	939.30
1	34,652.80
2	28,786.60
3	15,957.50
4	19,082.90
5	19,082.90
6	19,082.90
7	19,082.90
8	13,736.70
9	13,736.70
10	13,695.70
11	13,695.70
12	13,695.70
13	13,695.70
14	13,695.70
15	13,695.70
16	13,695.70
TOTAL PROPOSED	280,011.10
FAR PROPOSED	3.456

FLOOR AREA DEFINITION PER MIAMI BEACH ZONING CODE SECTION 1.2.1 GENERAL DEFINITIONS

Floor area means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection, from the centerline of walls separating two attached buildings. For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:

- a. Accessory water tanks or cooling towers.
- b. Uncovered steps.
- c. Attic space, whether or not a floor actually has been laid, providing structural headroom of less than seven feet six inches.
- d. Terraces, breezeways, or open porches.
- e. Floor space used for required accessory off-street parking spaces. However, up to a maximum of two spaces per residential unit may be provided without being included in the calculation of the floor area ratio.
- f. Commercial parking garages and noncommercial parking garages when such structures are the main use on a site.
- g. Mechanical equipment rooms located above main roof deck.
- h. Exterior unenclosed private balconies.
- i. Floor area located below grade when the top of the slab of the ceiling is located at or below grade. However, if any portion of the top of the slab of the ceiling is above grade, the floor area that is below grade shall be included in the floor area ratio calculation. Despite the foregoing, when the top of the slab of an existing ceiling of a partial basement is located above grade, one-half of the floor area of the corresponding floor that is located below grade shall be included in the floor area ratio calculation in the following instances:
 - 1. Existing contributing structures that are located within a local historic district, national register historic district, or local historic site.
 - 2. Structures located within Block 1 Properties as more specifically defined in section 7.2.15.3.f.1.D.
- j. Enclosed garbage rooms, enclosed within the building on the ground floor level.
- k. Stairwells and elevators located above the main roof deck.
- l. Electrical transformer vault rooms.
- m. Fire control rooms and related equipment for life-safety purposes.
- n. Secured bicycle parking.

Volumetric buildings, used for storage, where there are no interior floors, the floor area shall be calculated as if there was a floor for every eight feet of height.

NOTE:
LEVELS 3-16 AREAS ARE OBTAINED FROM PERMIT RECORD DOCUMENTS BY
ARQUITECTONICA ARCHITECTS. NO AREA CHANGE WERE MADE ON THESE FLOORS.



ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
HPB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

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sheet no.
PROPOSED F.A.R. CALCS
ID-4.10

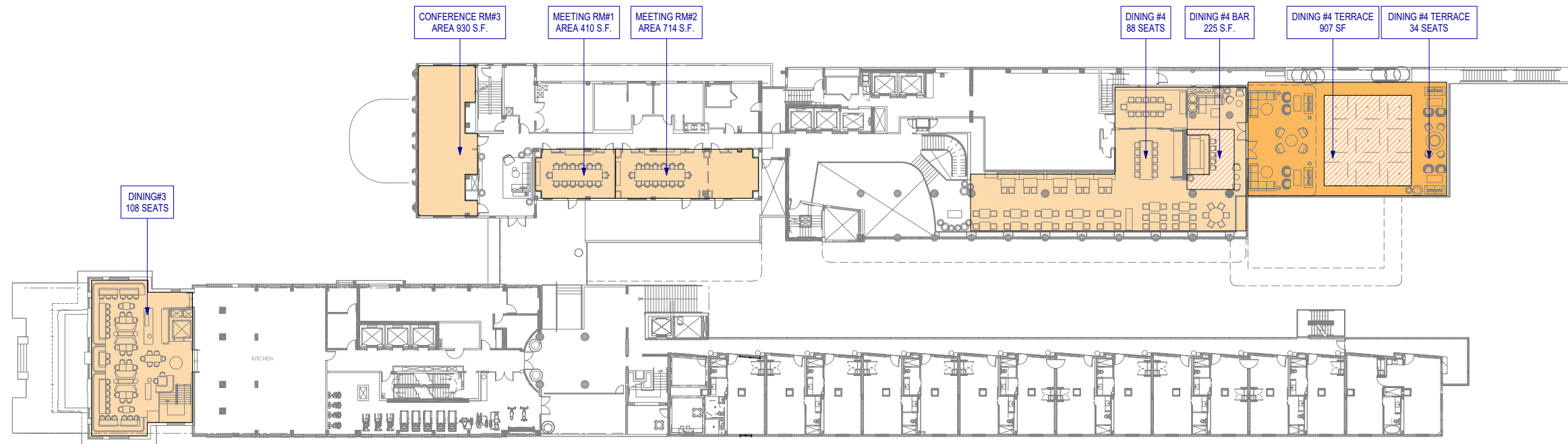
SCALE: AS NOTED

PARKING TABULATION			
PARKING STALL REQUIREMENT TABULATION			
F&B AREA & SEAT COUNT	AREA (SF)	SEATS	
DINING #1 (LVL 01, COLLINS SIDE, INDOOR)		125	
DINING #1 TERRACE (LVL 01 COLLINS)		34	
LOBBY BAR	561	23	
DINING #2 (BEACHSIDE, OUTDOOR BAR & RESTAURANT)	455	82	
DINING #3 (LVL 02 COLLINS SIDE)		108	
DINING #4 TERRACE (LVL 02)	907	34	
DINING #4, 3-MEAL (LVL 02)	225	88	
ALLÉE	1,049	46	
CONFERENCE, BALLROOM, ASSEMBLY AREA & SEAT COUNT			
BALLROOM	2,897		
CONFERENCE RM #1	1,197		
CONFERENCE RM #2	1,116		
CONFERENCE RM #3	930		
MEETING #1	410		
MEETING #2	714		
TOTAL	10,461	540	
EXEMPTIONS			
HISTORIC SEATING EXEMPTION		200	
1 SEAT PER 2 UNITS (405 KEYS / 2)		202	
15 SF PER UNIT (405 KEYS x 15 SF)	6,075		
TOTAL EXEMPTIONS	6,075	402	
TOTALS w/EXEMPTIONS	4,386	138	
PARKING STALL REQUIREMENT (1 STALL PER 7 SEATS, OR 1 STALL PER 105 SF)	42	20	
GUESTROOM STALL REQUIREMENTS (0.75 STALLS PER 1 UNIT) (405 TOTAL UNITS)	304		
			GRAND TOTAL
TOTAL STALLS REQUIRED	346	20	365
PARKING ON SITE (From Nichols Brosch Wurst Wolf Set July 25, 2011)	STALLS		
PARKING STALLS PROVIDED ON SITE	104		
PARKING STALLS PROVIDED AT CITY GARAGE	174		
PREVIOUS PAID FOR PARKING STALL DEFICIENCY	107		
TOTAL PARKING STALLS PROVIDED	385		

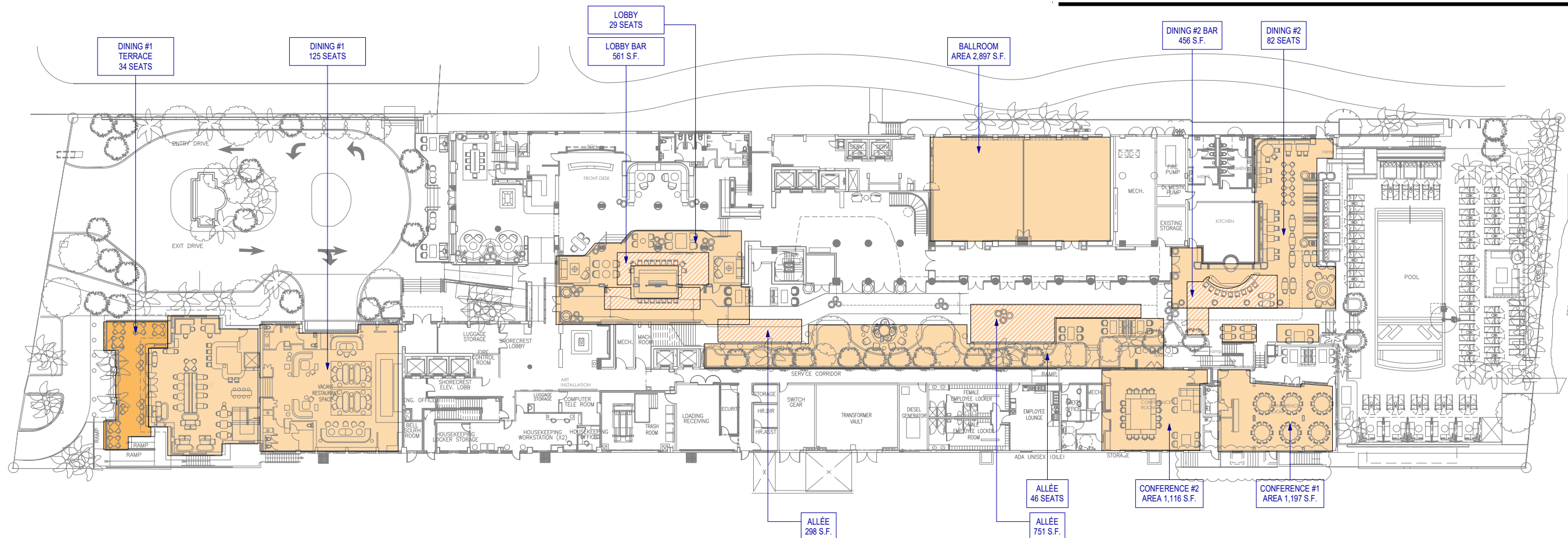
5.2.6 OFF-STREET LOADING REQUIREMENTS			
HOTEL BUILDING (100 TO 200 UNITS: 3 SPACES; ADDITIONAL 100: 1 SPACE)			
TOTAL KEYS: 405			
TOTAL LOADING BAYS REQUIRED: 4			
TOTAL LOADING BAYS PROVIDED: 1			

OCCUPANCY & SEATING TABULATION				
F&B AREA & SEAT COUNT	AREA (SF)	OCCUPANCY (1 Occ/7 SF)	SEATS	
DINING #1 (LVL 01, COLLINS SIDE, INDOOR)	0	0	125	
DINING #1 TERRACE (LVL 01 COLLINS)	0	0	34	
DINING #3 (LVL 02 COLLINS SIDE)	0	0	108	
LOBBY BAR	561	80	23	
DINING #2 (BEACHSIDE, OUTDOOR BAR & RESTAURANT)	456	65	82	
ALLÉE	1,049	150	46	
				TOTAL OCCUPANCY
TOTAL	2,066	295	418	713





02 SEATING COUNT- LEVEL 02
SCALE: 1" = 20'-0"



01 SEATING COUNT- LEVEL 01
SCALE: 1" = 20'-0"