

Royal Palm

SOUTH BEACH

1545 COLLINS AVE.,
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD SUBMITTAL CERTIFICATE OF APPROPRIATENESS

OCTOBER 8TH, 2024



**TRIBUTE
PORTFOLIO**



BRAND NARRATIVE

New Day, *Next Wave*

Subtly *shifting* Miami Beach's rhythm,
a sense of *timeless connection* emerges.
A lifestyle of intention that embraces the
present moment, finds *beauty* in *simplicity*,
and prioritizes *genuine connections*.

Contents Intervention Changes

Entry Drive

- New Signage location, Pilasters moved to either side of drive path*
- Water Fountain pushed back and restored in drive*
- Drive Path reconfiguration*

Interior Changes

- New flooring in lobby area*
- Addition of lobby bar and elevated floor slab*
- Relocation of lobby circle wrought iron stem vases, to be used as artwork in Lobby*
- Opening windows to establish connection to exterior space*
- New location for reception desk*
- New finishes throughout*
- Maintenance of existing Historic Elements in Lobby*

Exterior Changes

- Facade of building remaining*
- New finishes throughout breezeway, pool and pool restaurant*



Contents

1535 & 1545 COLLINS AVENUE



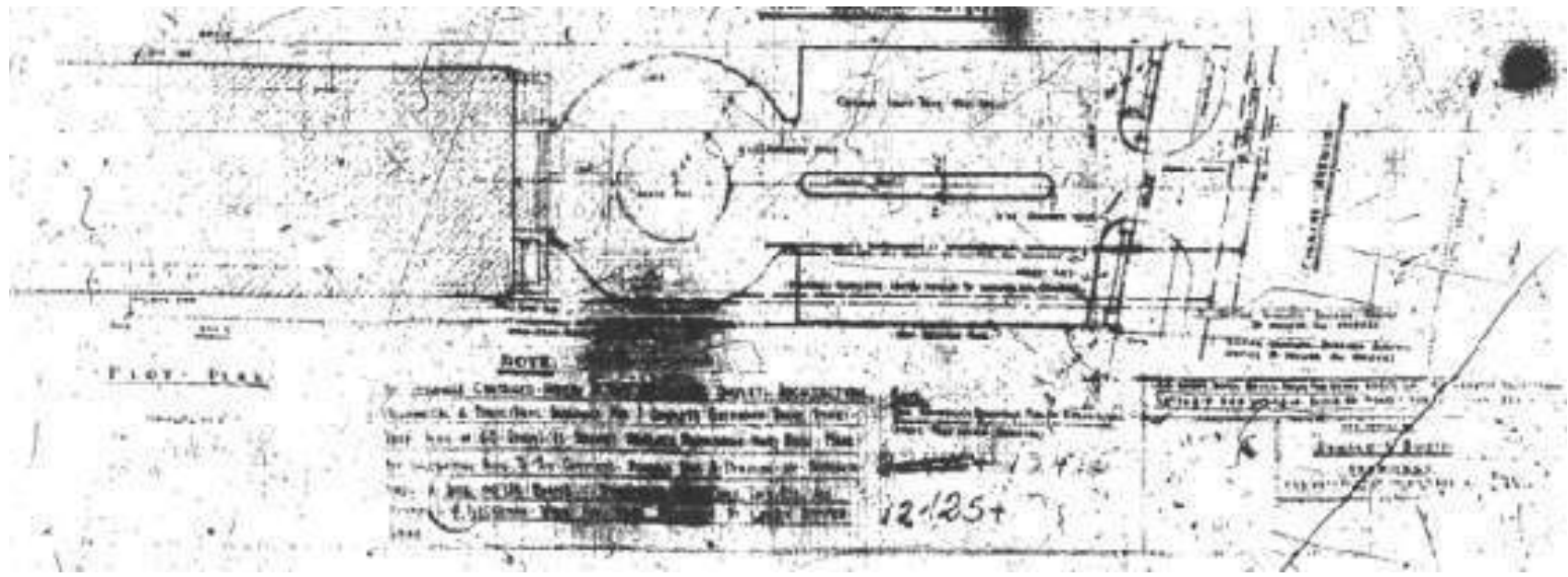
ST MORITZ

ROYAL PALM

SHORECREST

BANCROFT

CIRCA LATE 1990'S PRIOR TO THE LOEWS AND PRIOR TO DEMOLITION OF THE ORIGINAL ROYAL PALM ABOVE



ORIGINAL 1940 FRONT DRIVEWAY ENTRANCE (9)

Historic Plans and Photos



MAIN ENTRY



FOUNTAIN



ARBOUR BEHIND FOUNTAIN



ENTRY DRIVE

Site Images



PORTE COCHERE



ENTRY FROM INTERIOR OF LOBBY



LOBBY



COMPASS ROSE BAR



COMPASS ROSE ADDITION



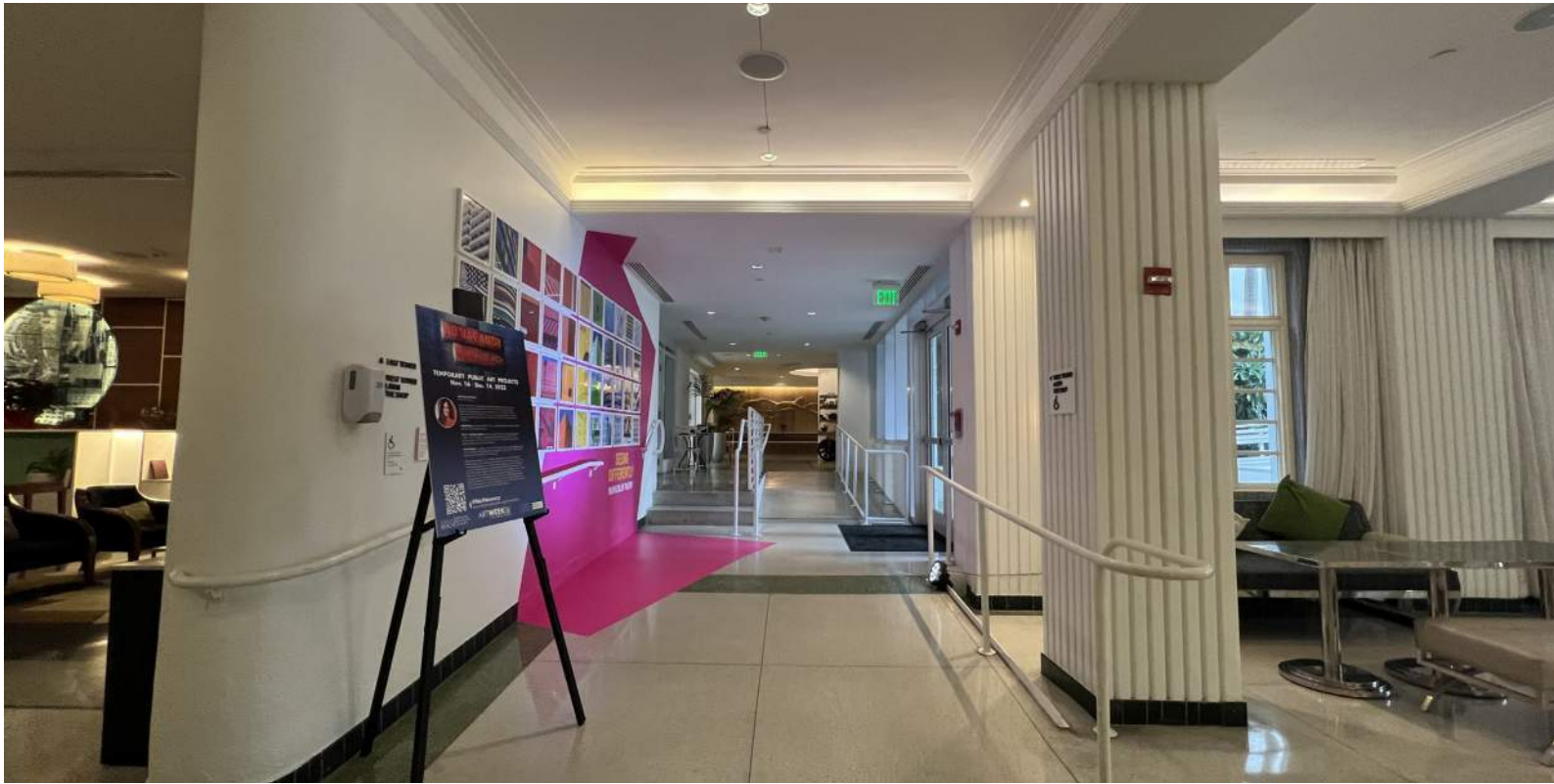
LOBBY



LOBBY LOUNGE



RECEPTION DESK



RAMP TO ELEVATOR LOBBY



RAMP TO LOBBY

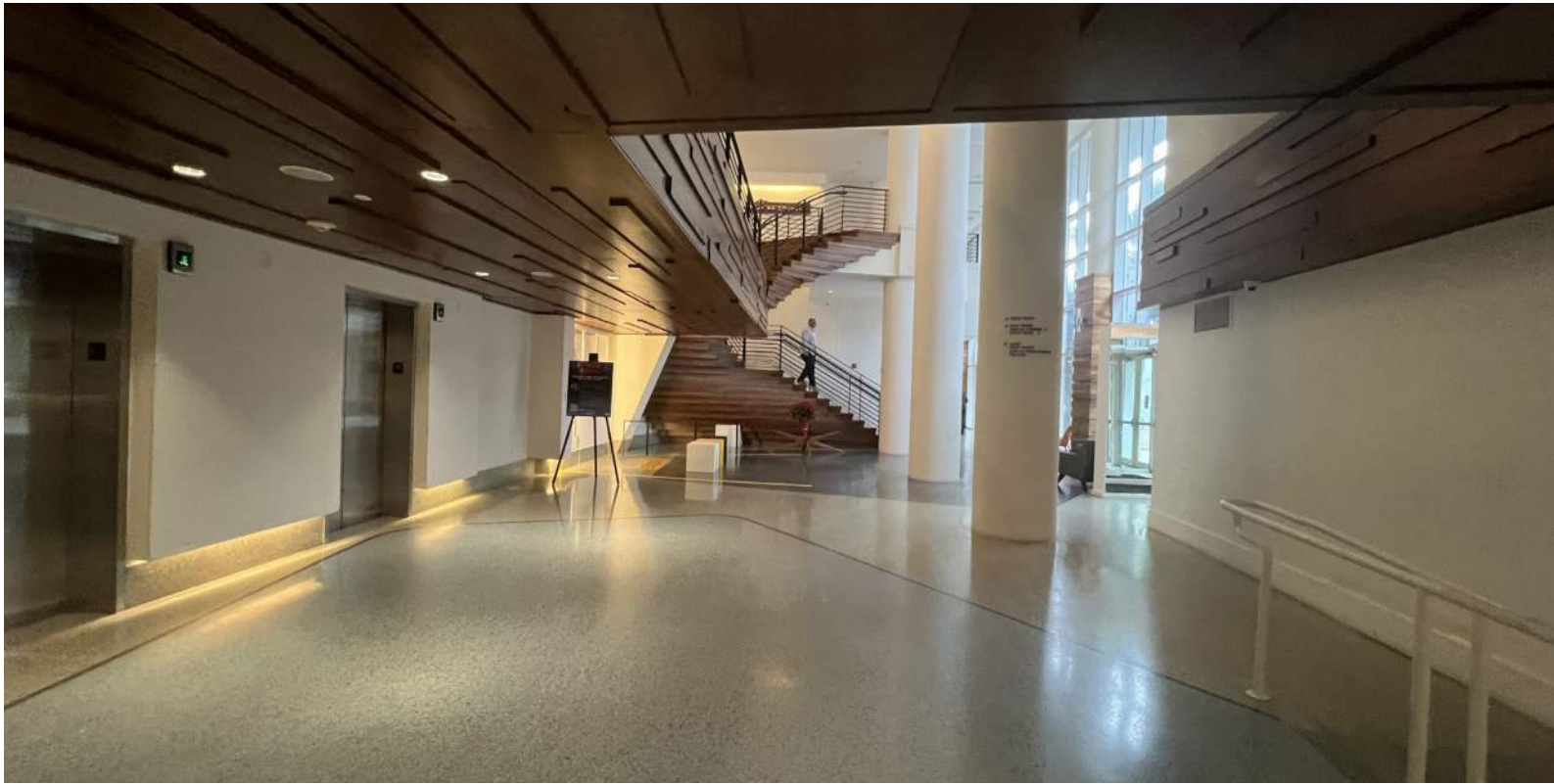


INTERIOR CORRIDOR



ENTRY DRIVE

Site Images



ELEVATOR LOBBY



PRE FUNCTION TO BALLROOM



FLORIDA COOKERY ENTRY



FLORIDA COOKERY



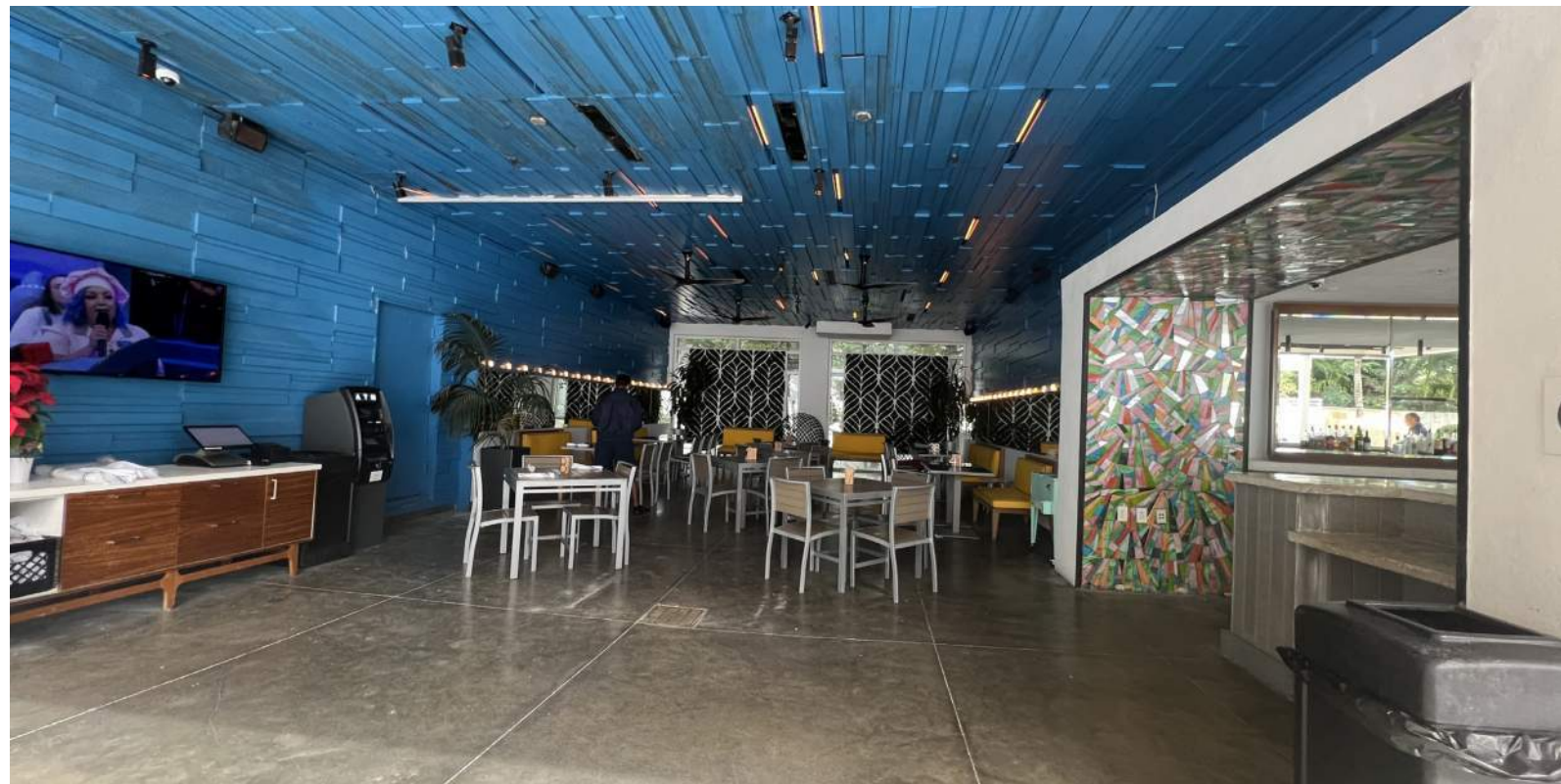
FLORIDA COOKERY - POOL



BREEZEWAY



BREEZEWAY



RESTAURANT

Site Images



BREEZEWAY



BREEZEWAY



RESTAURANT



RESTAURANT

MAIN ENTRY



MAIN ENTRY - FOUNTAIN



PORTE COCHERE



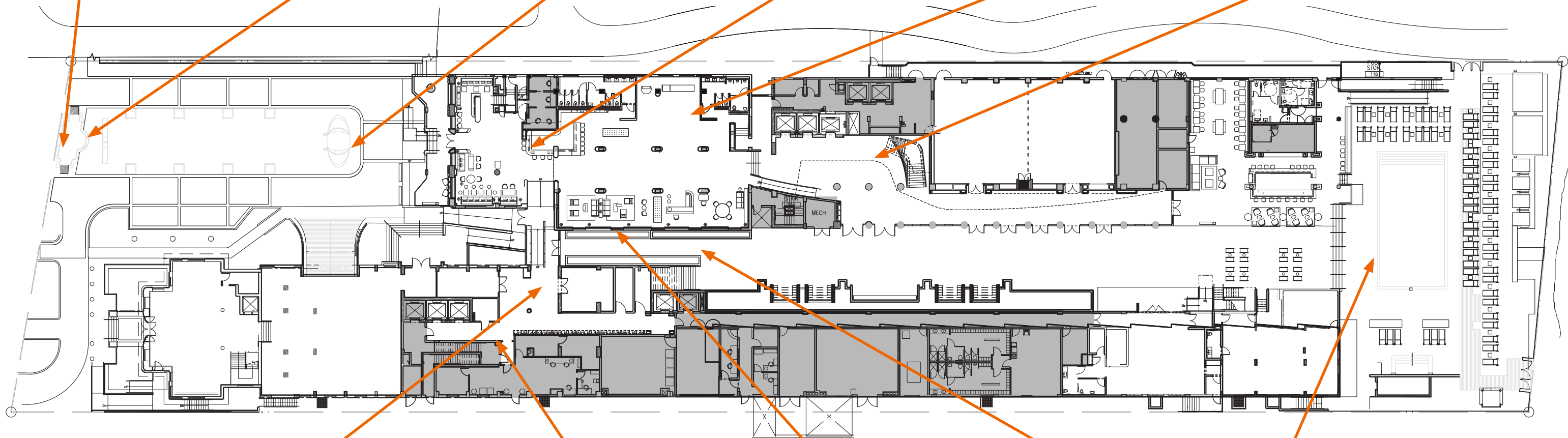
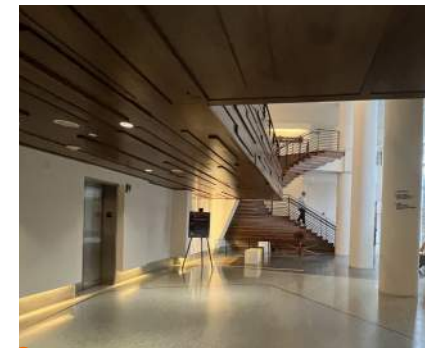
COMPASS ROSE BAR



RECEPTION DESK



ELEVATOR LOBBY

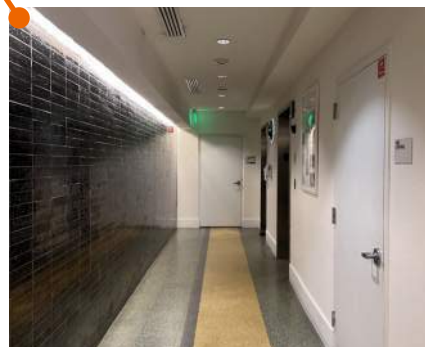


EXISTING SEAT COUNT:

1. ARRIVAL:	12
2. COMPASS ROSE:	36
3. RECEPTION:	8
4. LOUNGE:	21
5. ATRIUM:	8
6. PREFUNCTION:	14
7. POOL RESTAURANT:	46
8. POOL BAR:	58
9. POOL:	73
10. TERRACE:	42
11. GALLERY:	10
12. COOKERY:	72
13. UPPER POOL:	45
TOTAL:	445 SEATS



RAMP TO COMPASS ROSE



ELEVATOR LOBBY WEST



LOBBY LOUNGE



BREEZEWAY



POOL

First Floor Site Plan with Images

FLEX AREA OUTSIDE OF MEETING ROOMS



MEETING ROOM



MAIN STAIR TO COOKERY



COOKERY ENTRANCE



COOKERY DINING



SECOND POOL

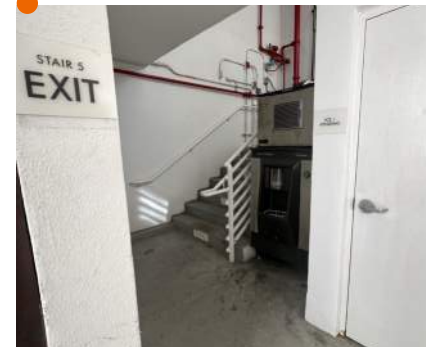


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WEST BUILDING TOWER ENTRY



LANAI BUILDING EXTERIOR STAIRS



BREEZEWAY STAIRS

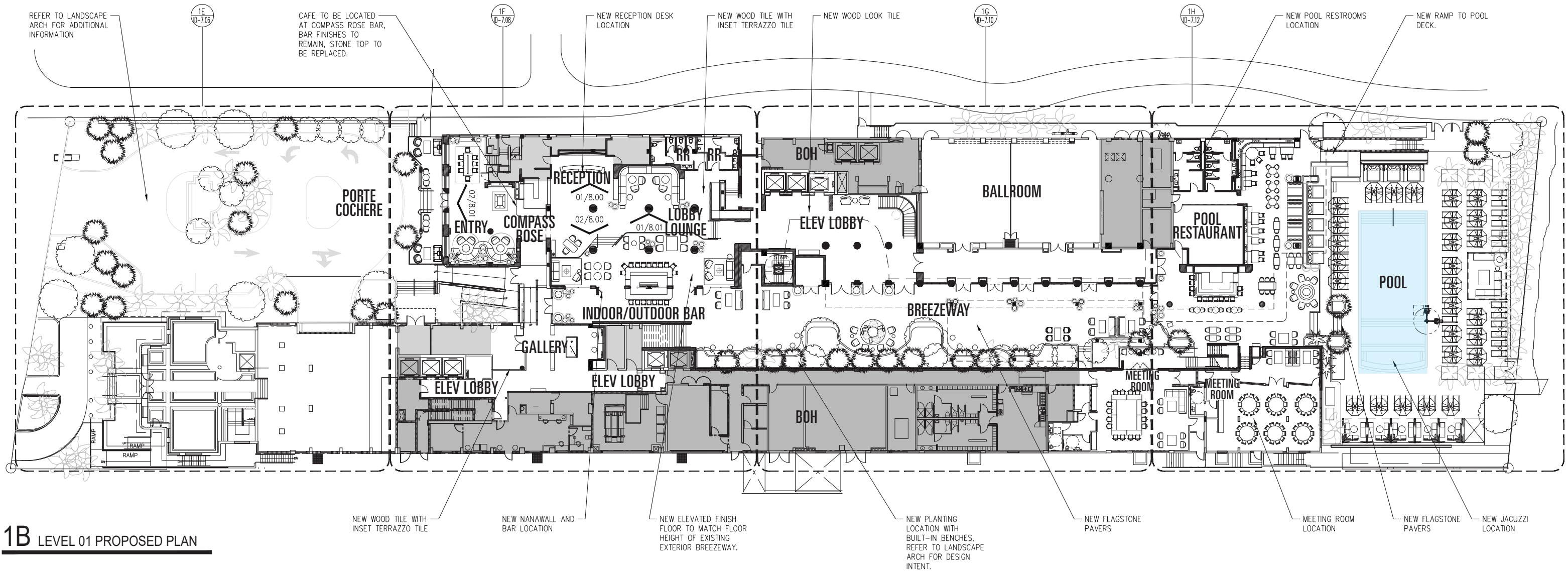


LANAI BUILDING EXTERIOR CORRIDOR



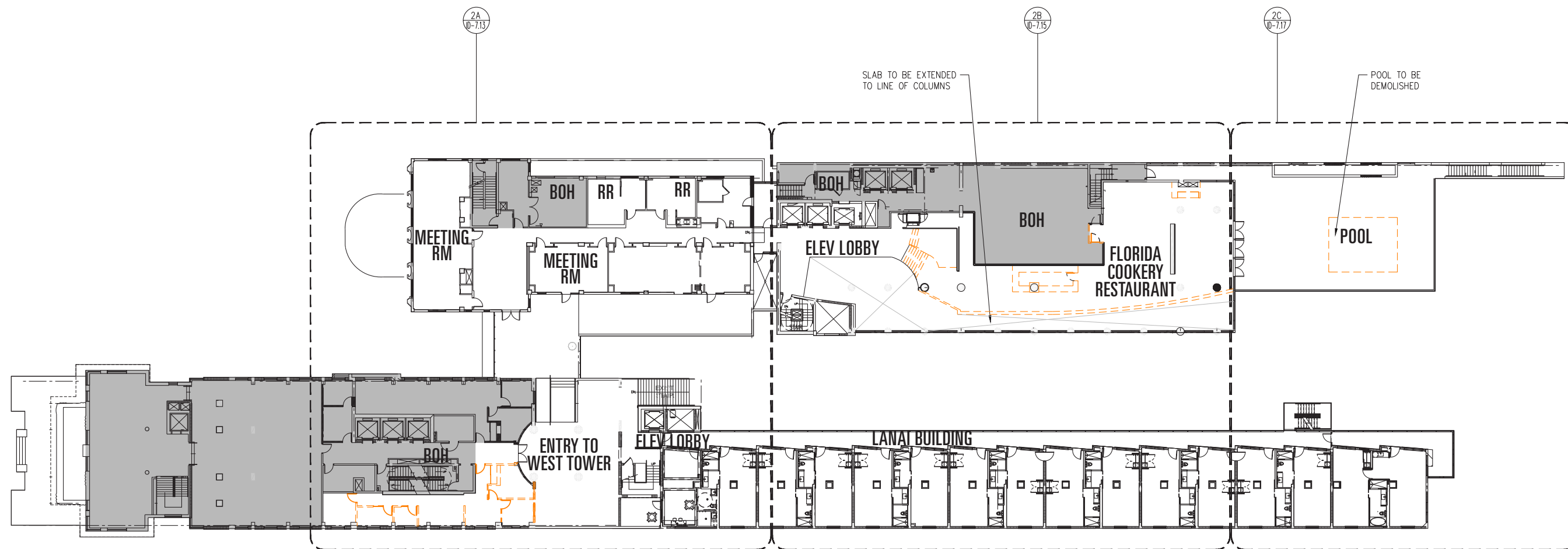
POOL SECOND LEVEL

Second Floor Site Plan with Images



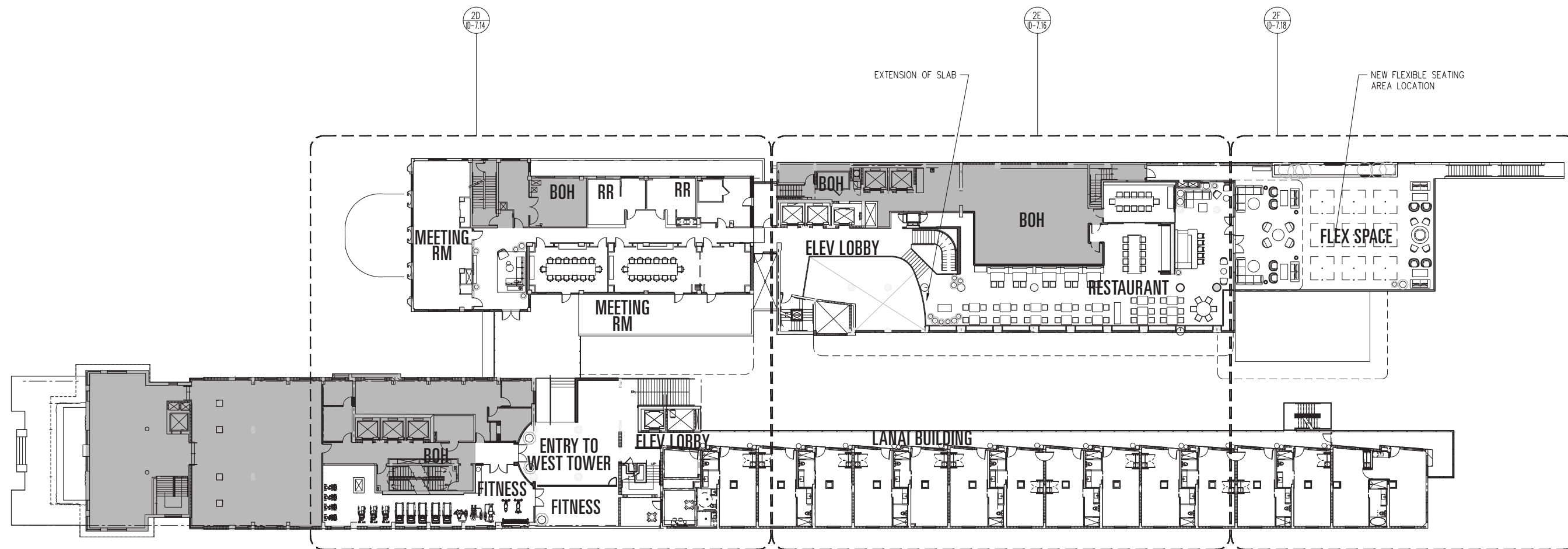
1B LEVEL 01 PROPOSED PLAN

First Floor Proposed Plan



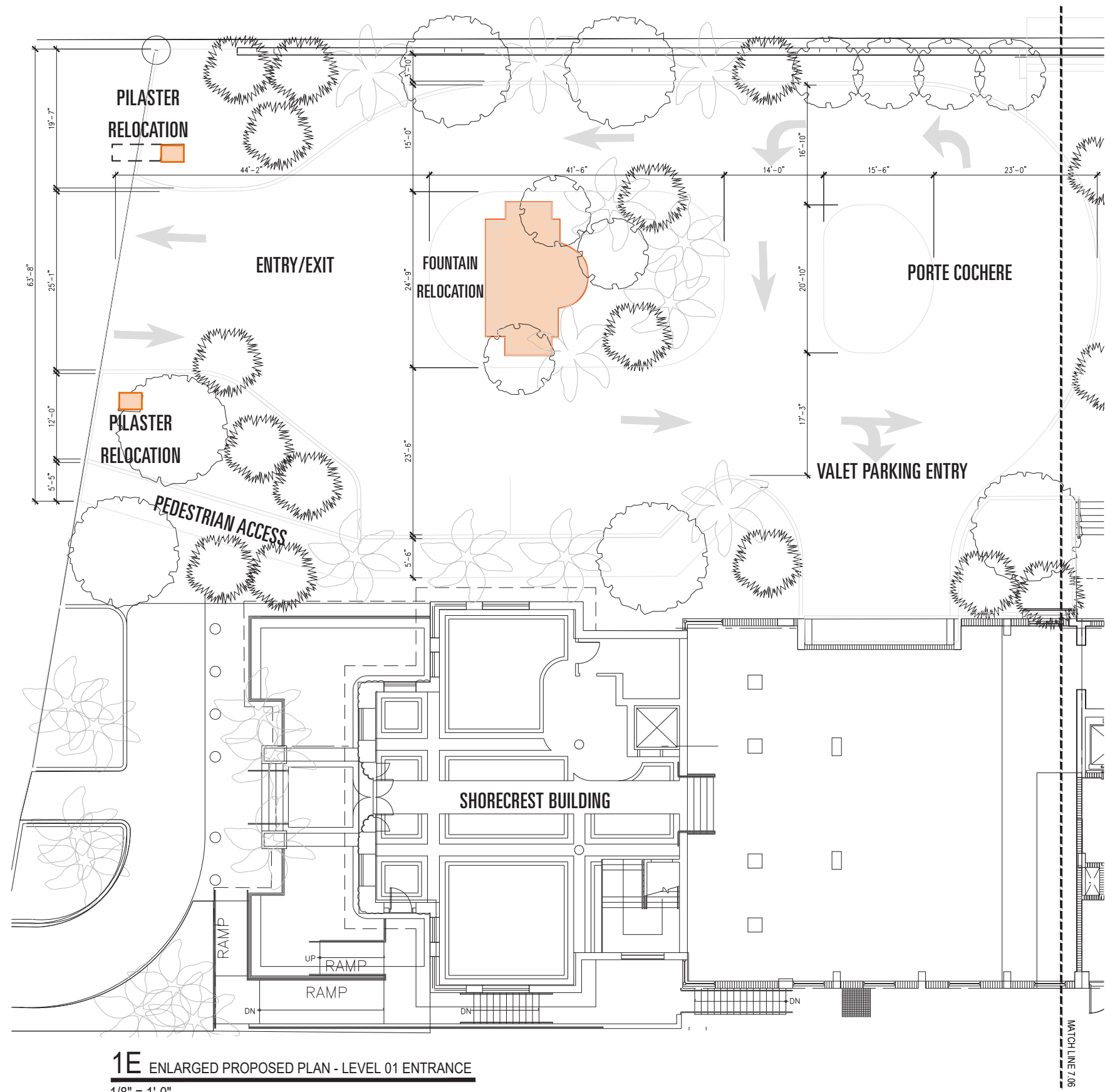
2A LEVEL 02 DEMOLITION PLAN

Second Floor Demo Plan

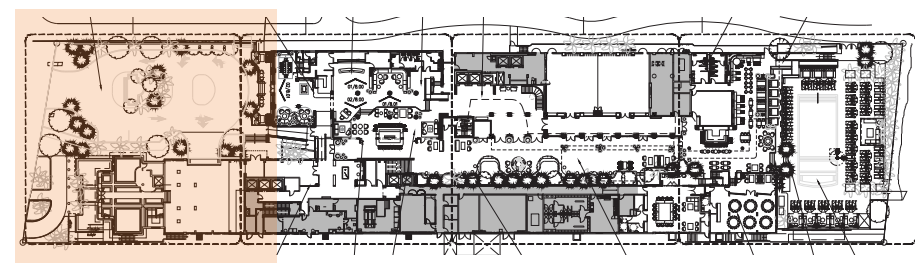


2B LEVEL 02 PROPOSED PLAN

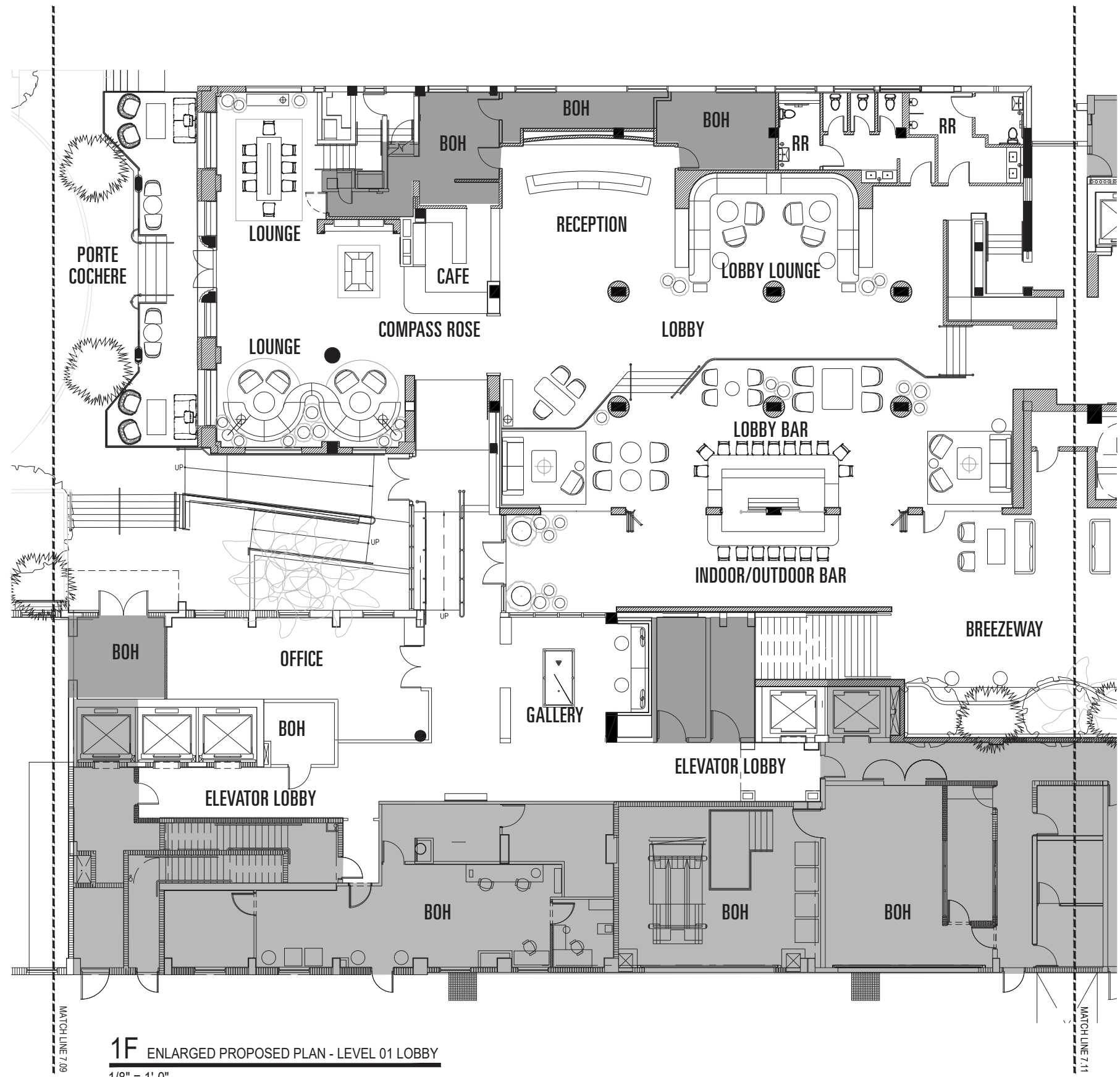
Second Floor Proposed Plan



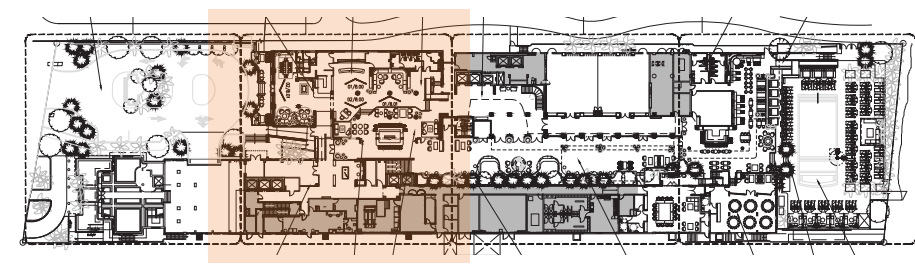
1E ENLARGED PROPOSED PLAN - LEVEL 01 ENTRANCE
 1/8" = 1'-0"



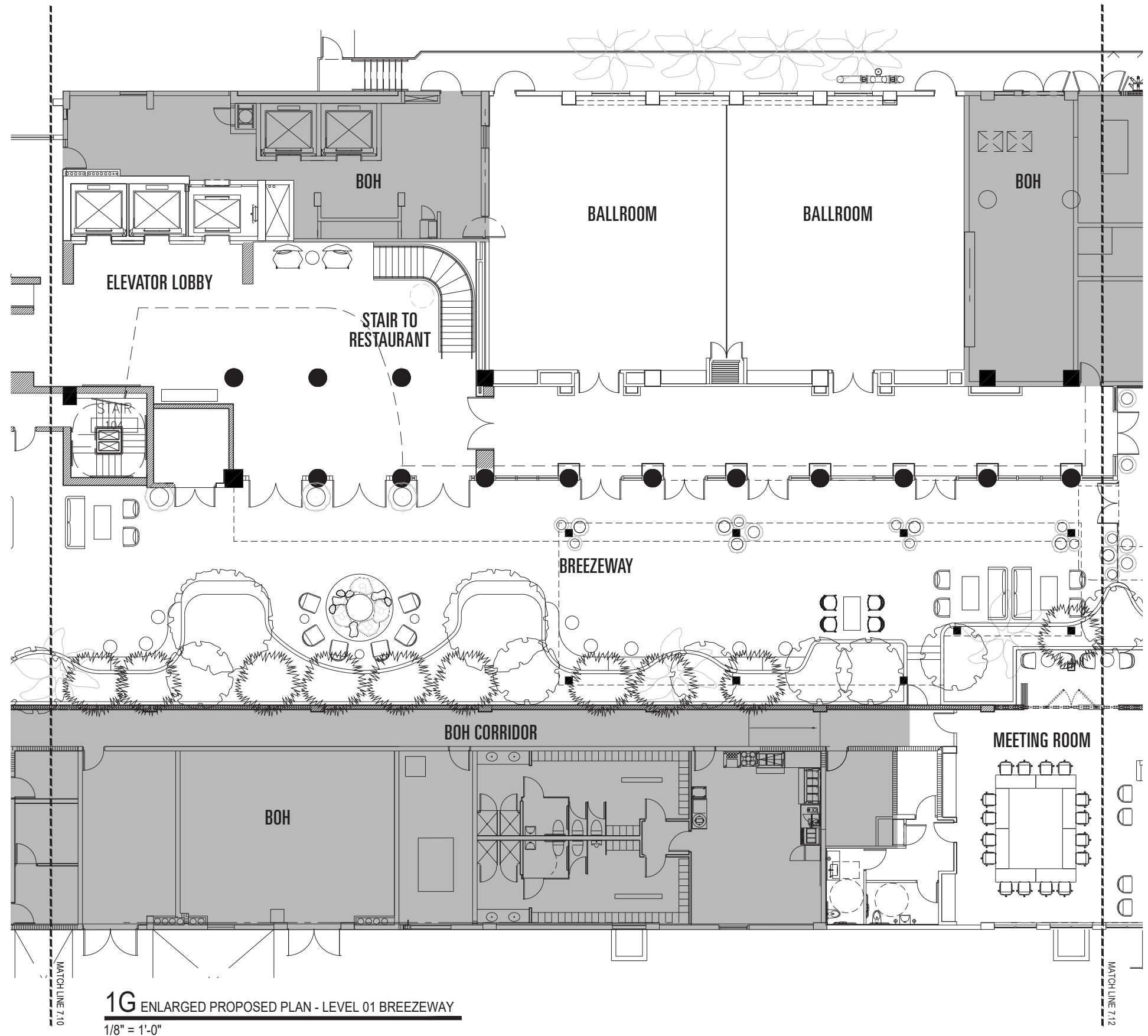
First Floor Enlarged Plan



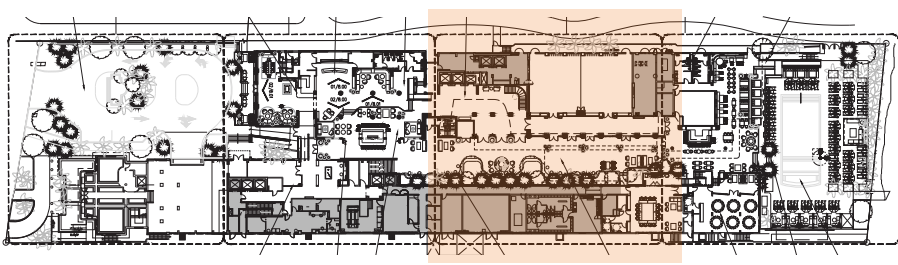
1F ENLARGED PROPOSED PLAN - LEVEL 01 LOBBY
 1/8" = 1'-0"



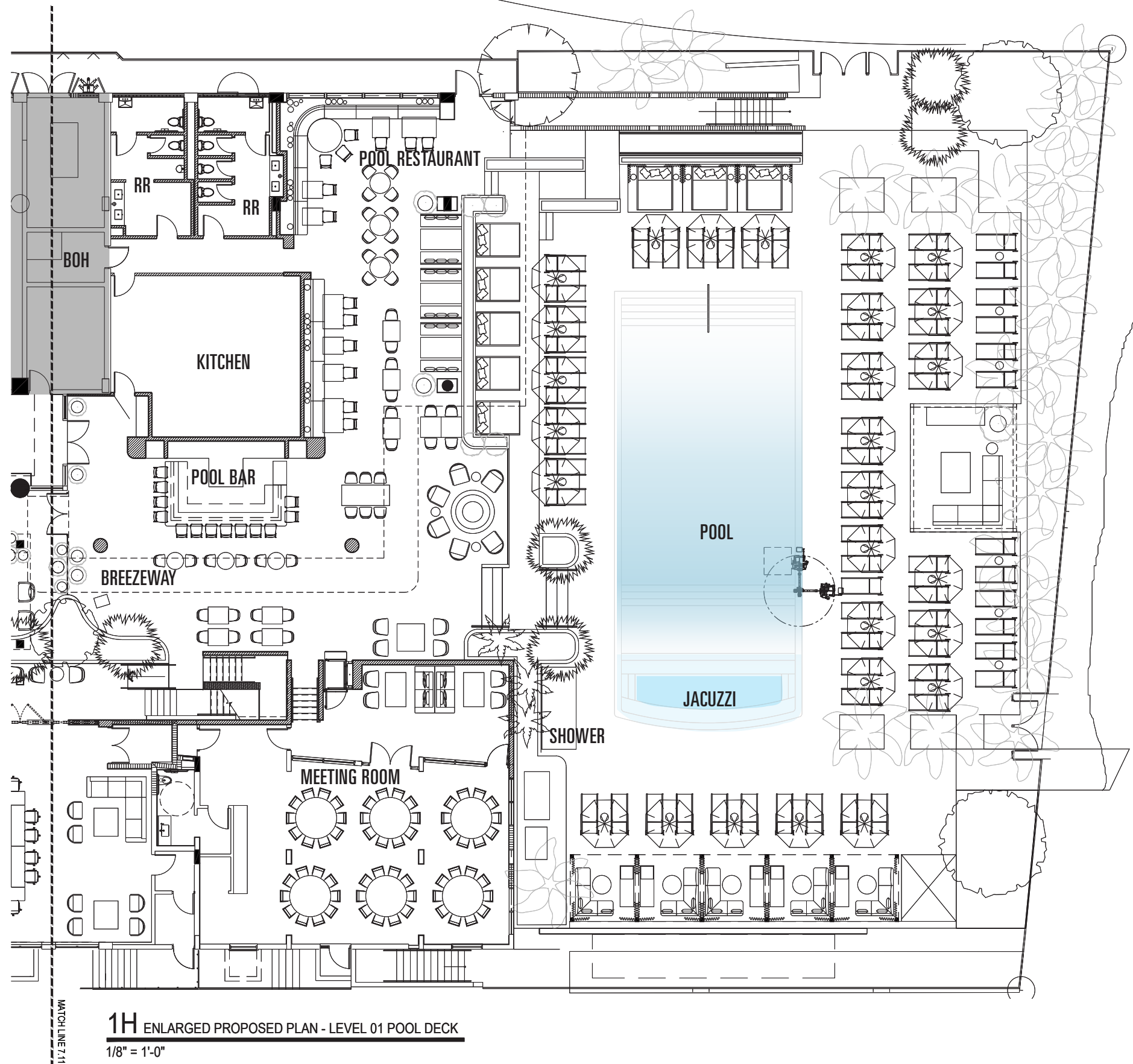
First Floor Enlarged Plan



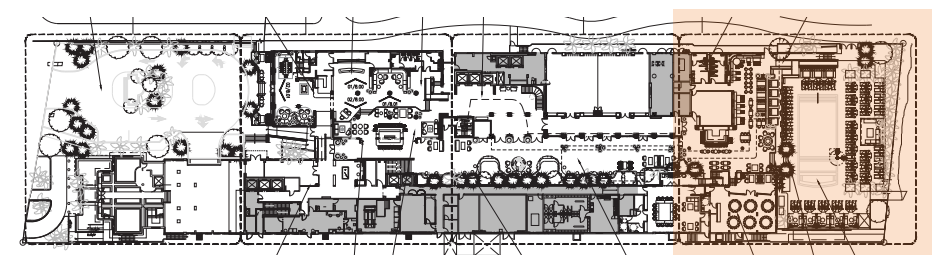
1G ENLARGED PROPOSED PLAN - LEVEL 01 BREEZEWAY
 1/8" = 1'-0"



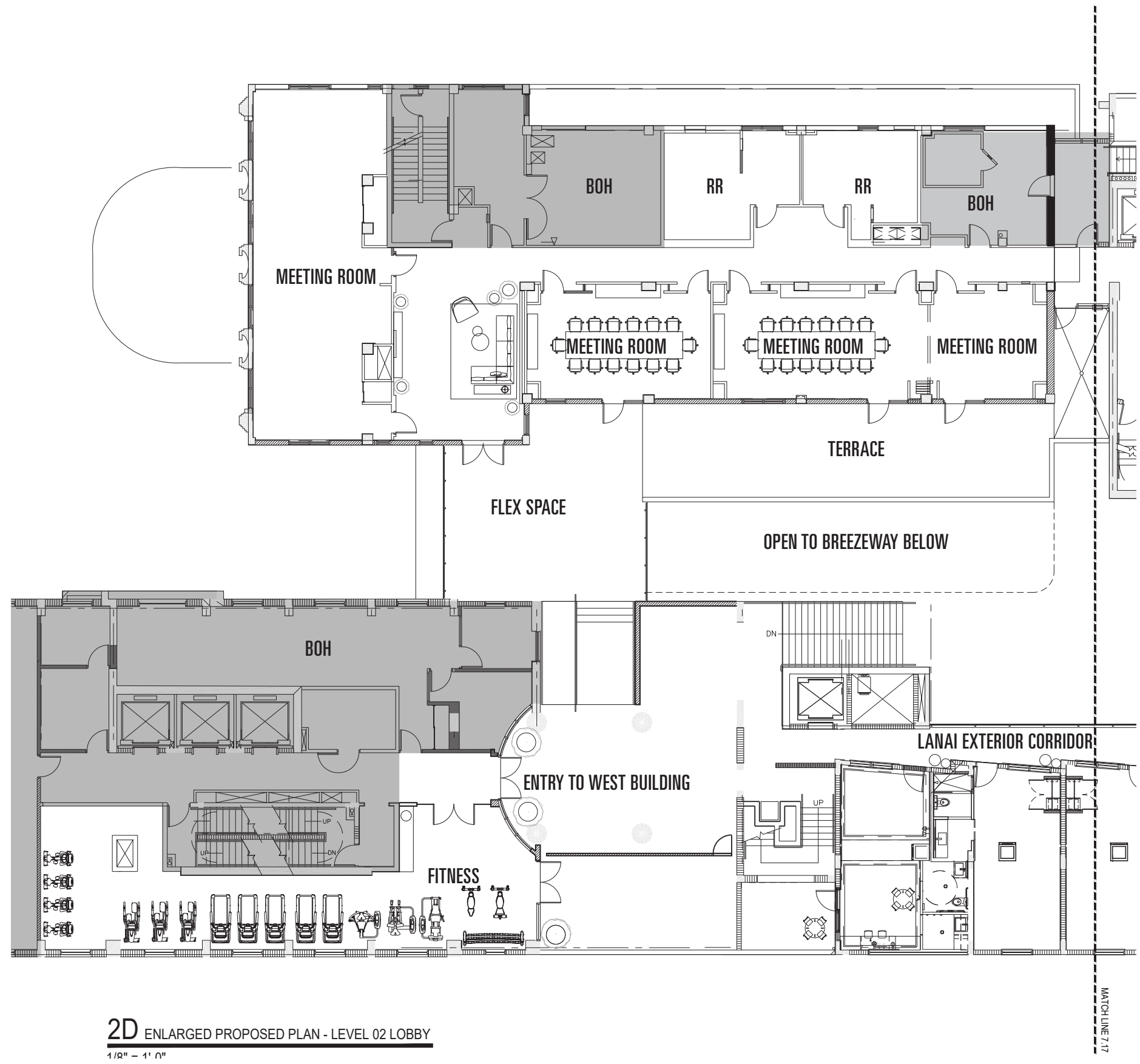
First Floor Enlarged Plan



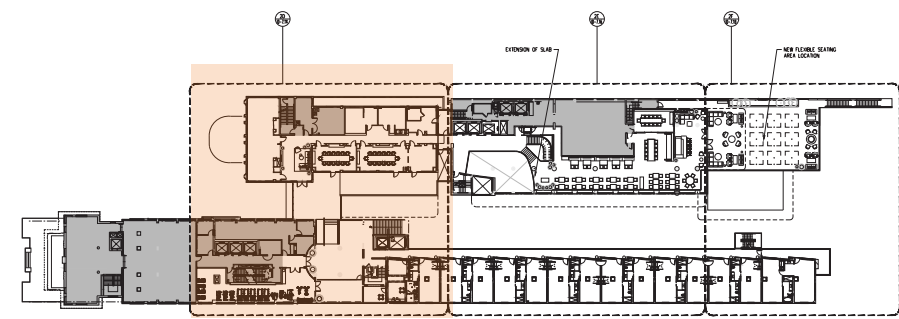
1H ENLARGED PROPOSED PLAN - LEVEL 01 POOL DECK
 1/8" = 1'-0"



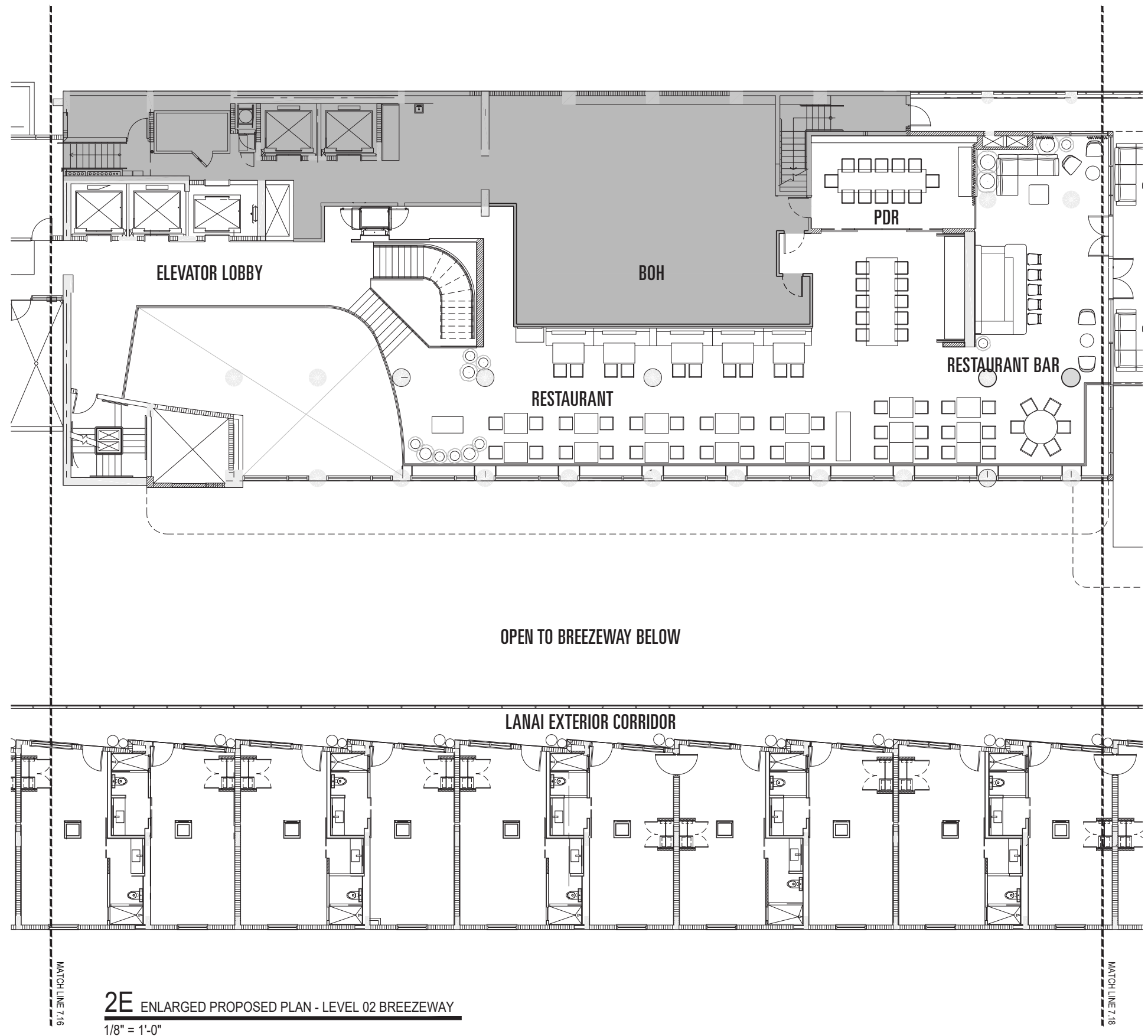
First Floor Enlarged Plan



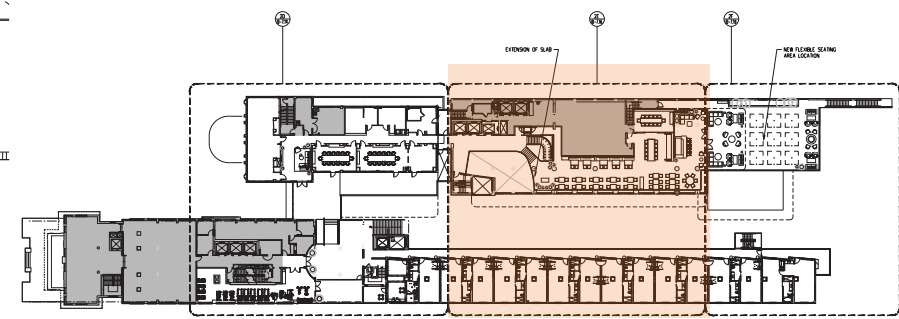
2D ENLARGED PROPOSED PLAN - LEVEL 02 LOBBY
 1/8" = 1' 0"



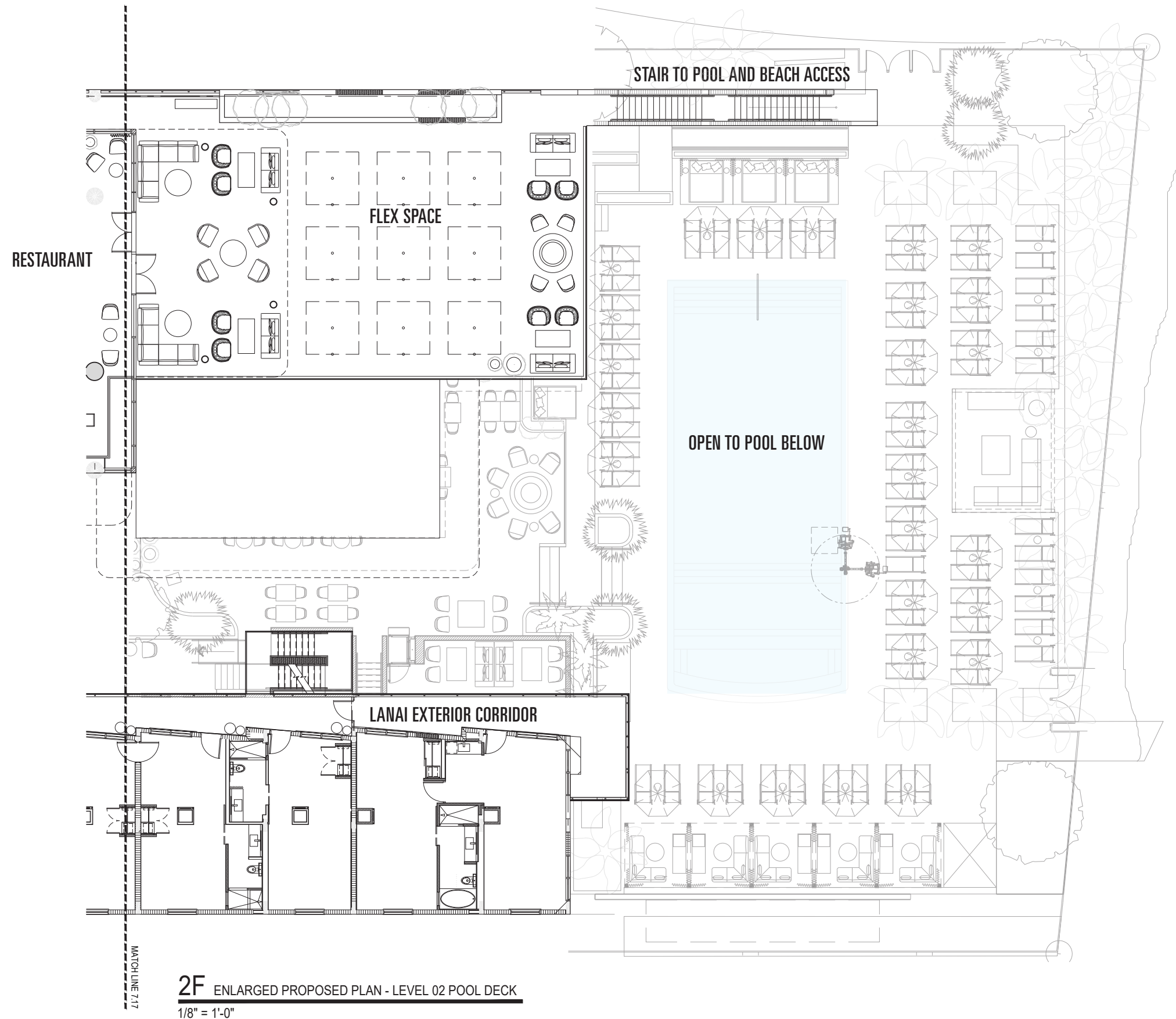
Second Floor Enlarged Plan



2E ENLARGED PROPOSED PLAN - LEVEL 02 BREEZEWAY
 1/8" = 1'-0"

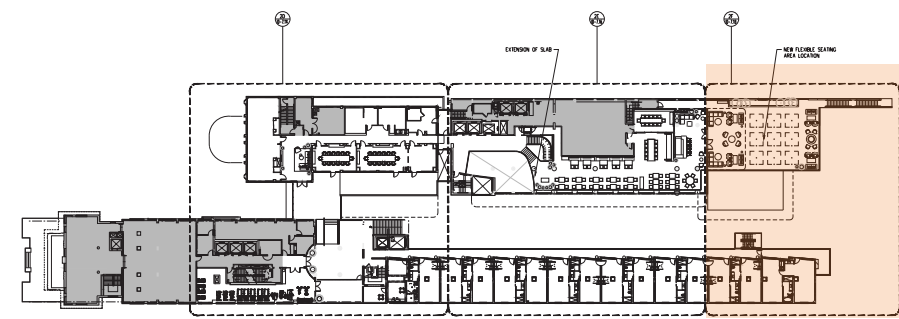


Second Floor Enlarged Plan



2F ENLARGED PROPOSED PLAN - LEVEL 02 POOL DECK
 1/8" = 1'-0"

MATCH LINE 717



Second Floor Enlarged Plan



Arrival Rendering



Lobby Cafe Rendering



Lobby Reception Rendering



Lobby Bar Rendering



Breezeway Rendering



Pool Bar Rendering



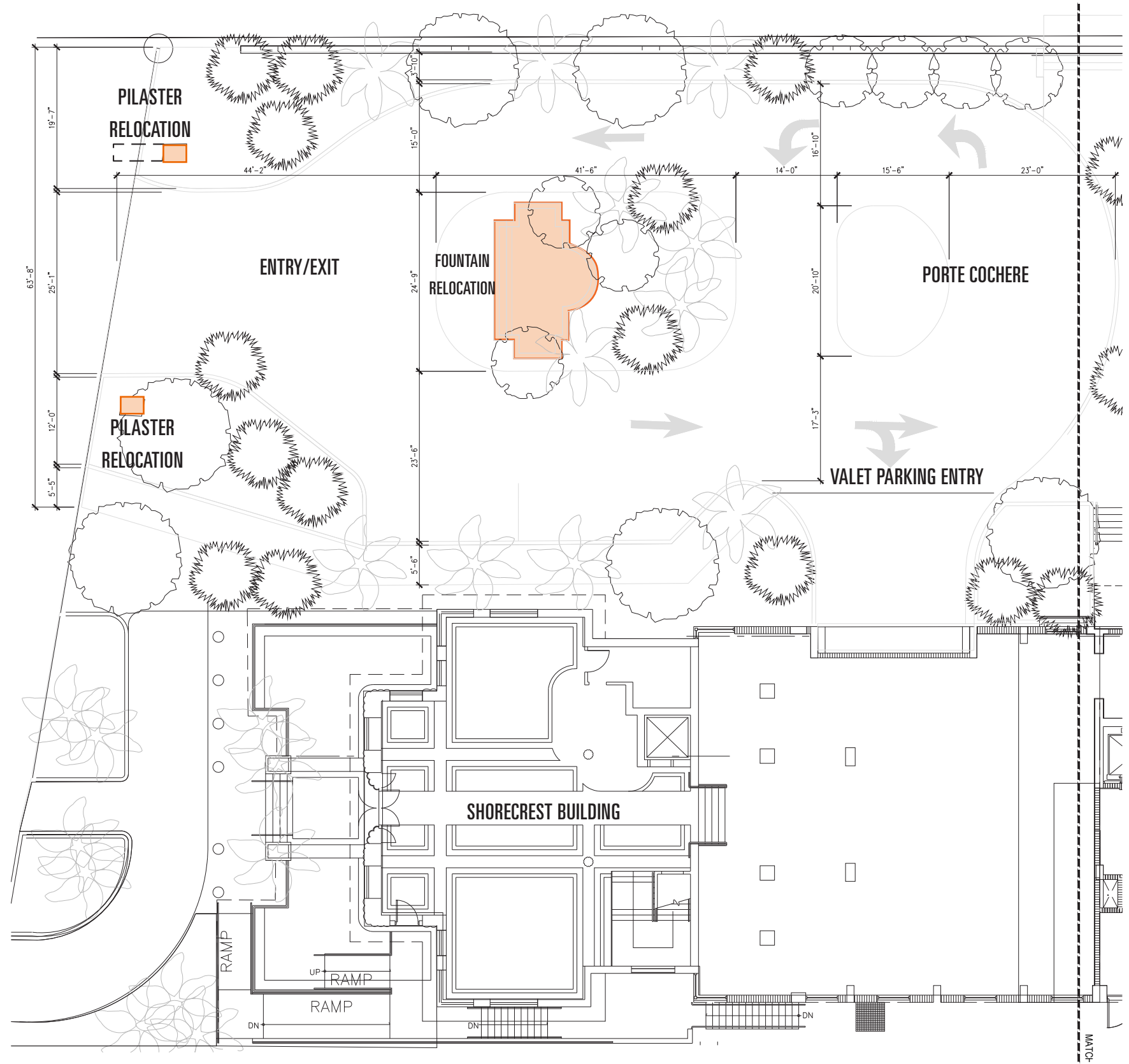
Pool Rendering



Back Yard Rendering

Proposed Plan Resolves Existing Deficiencies

Existing Operational and Safety Issues
Florida Department of Transportation Access
Spacing Issues
Valet Circulation



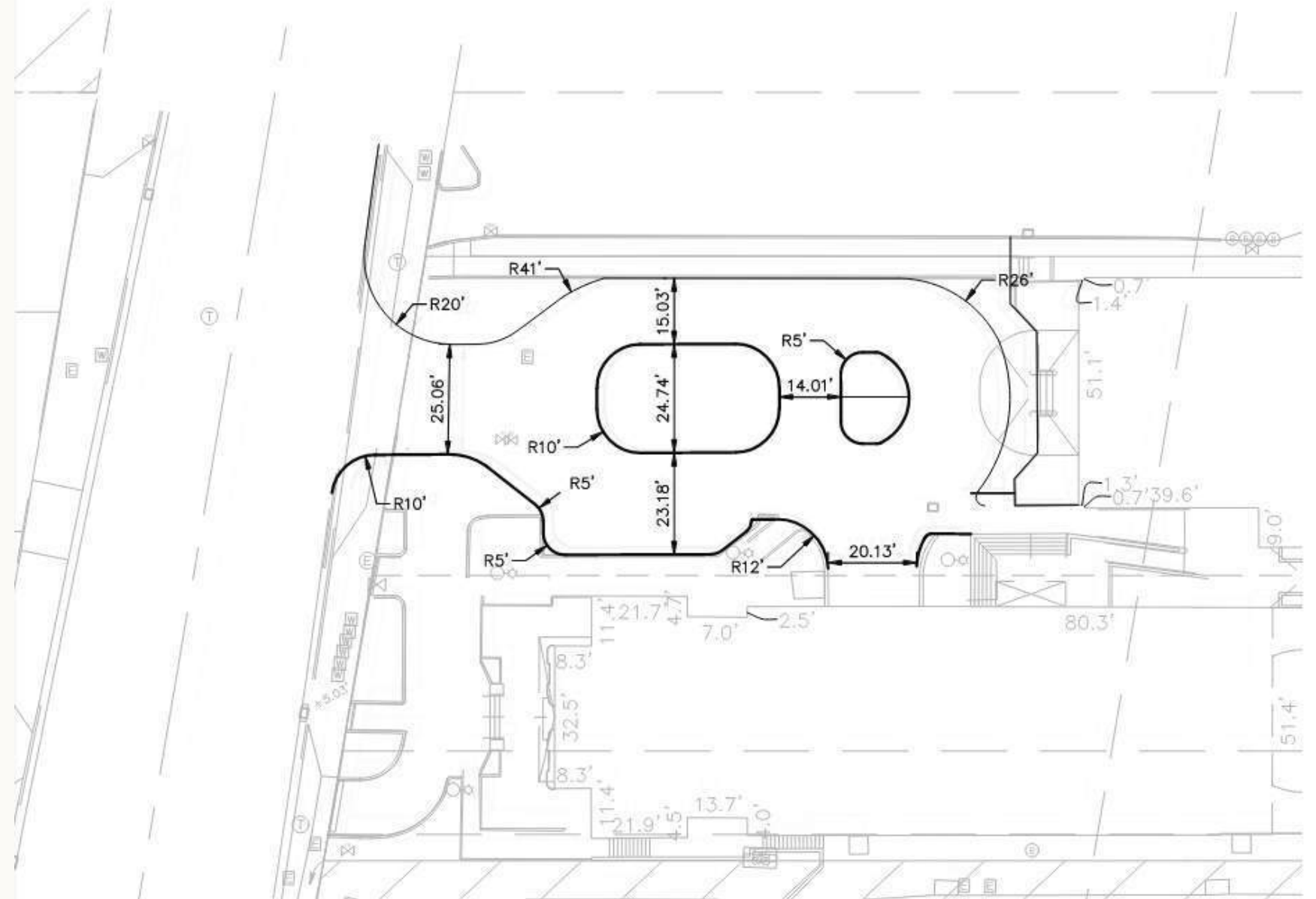
Existing Atypical/Operational Issues

Proposed Improvement

Consolidates into one (1) full-access driveway centered on-site.

Eliminates unsafe circulation patterns

Eliminates unsafe conflicts between ingress and egress driveways.

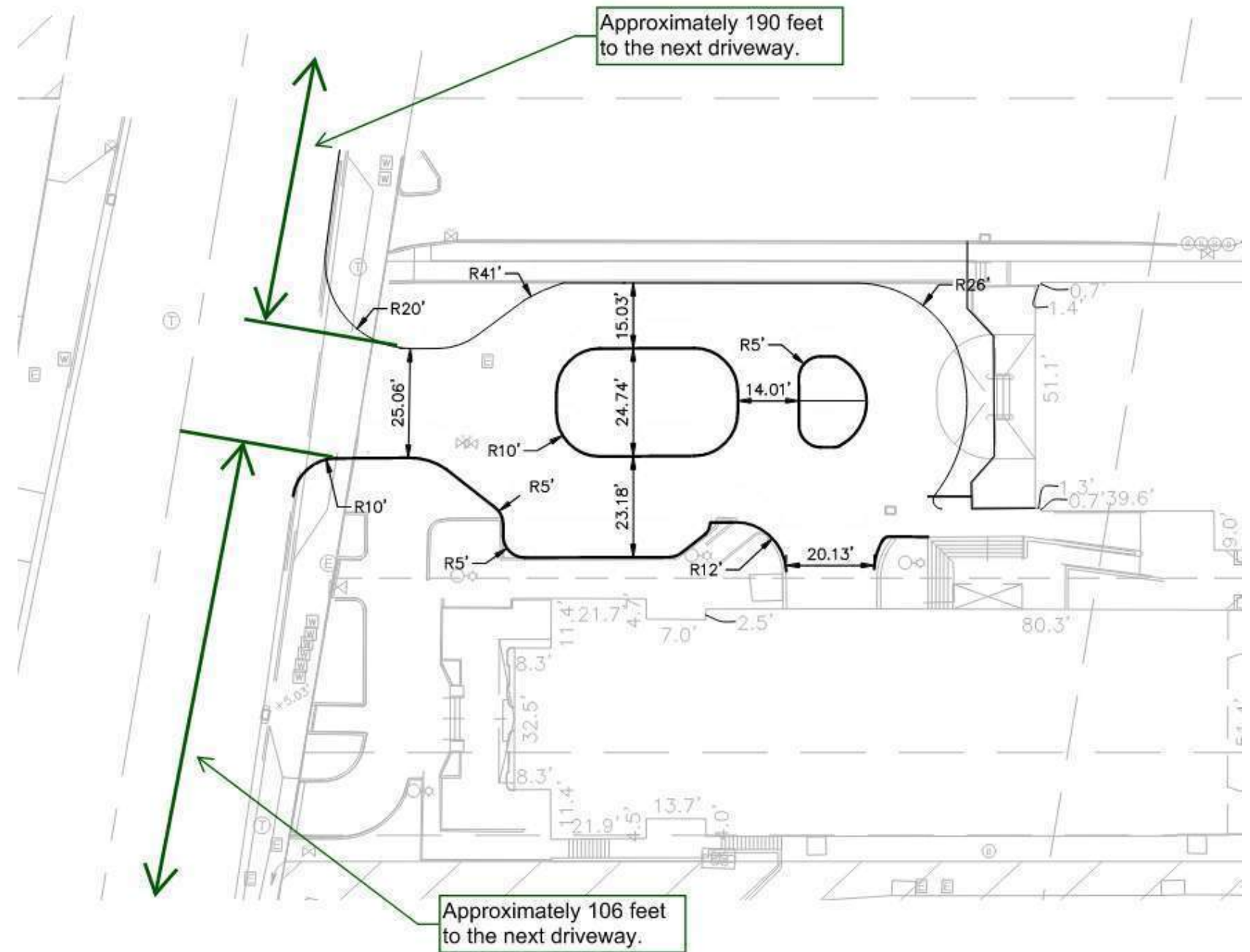


Florida Department of Transportation (FDOT) Access Spacing Issues

Proposed Configuration

Largely resolves access spacing issues

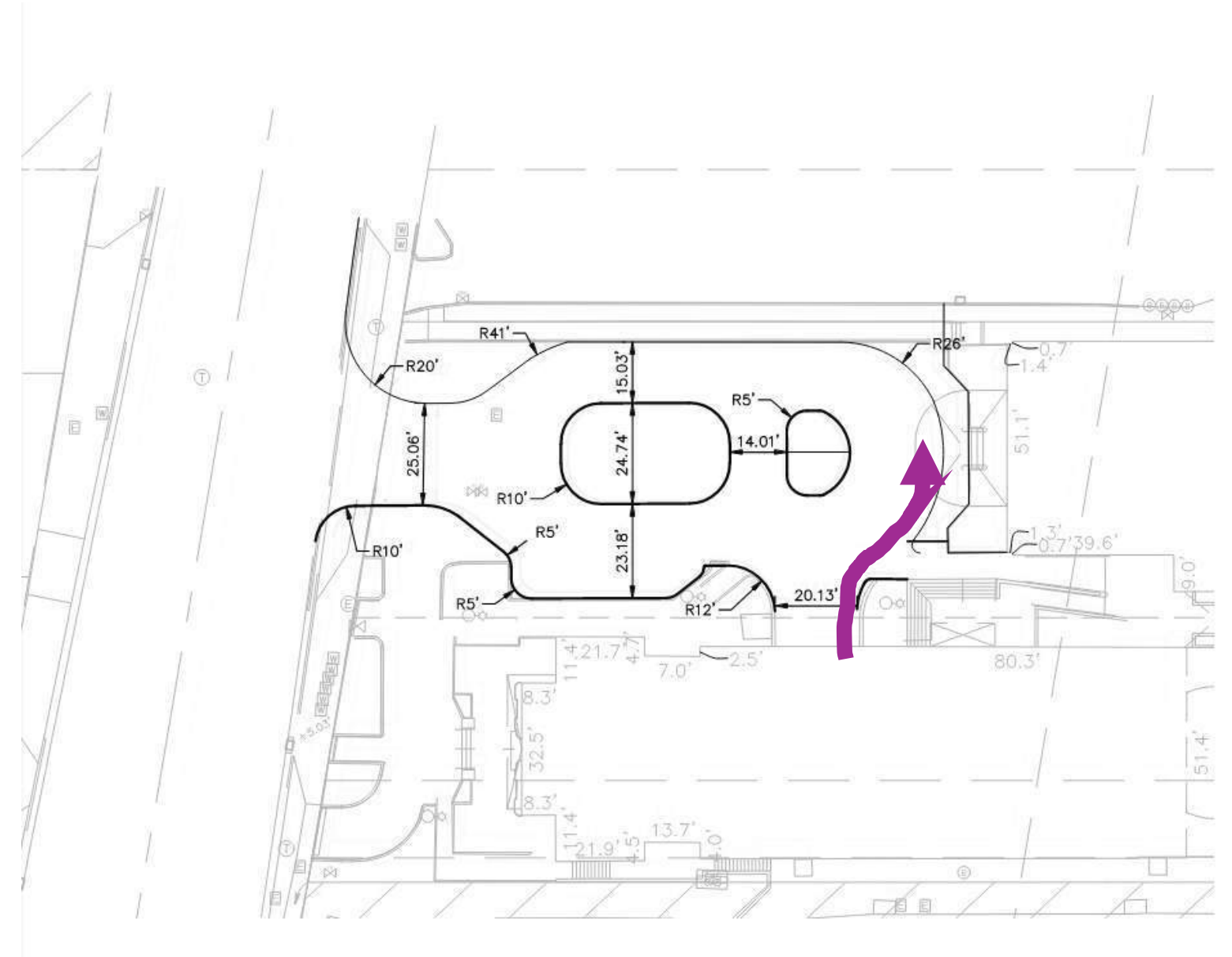
New proposed driveway spaced approximately 106 feet from the adjacent driveway to south (15%) variance and approximately 190 feet from adjacent driveway to north.



Valet Circulation

Proposed Improvement

The proposed circulation plan will internalize both valet drop-off and pick-up trips.



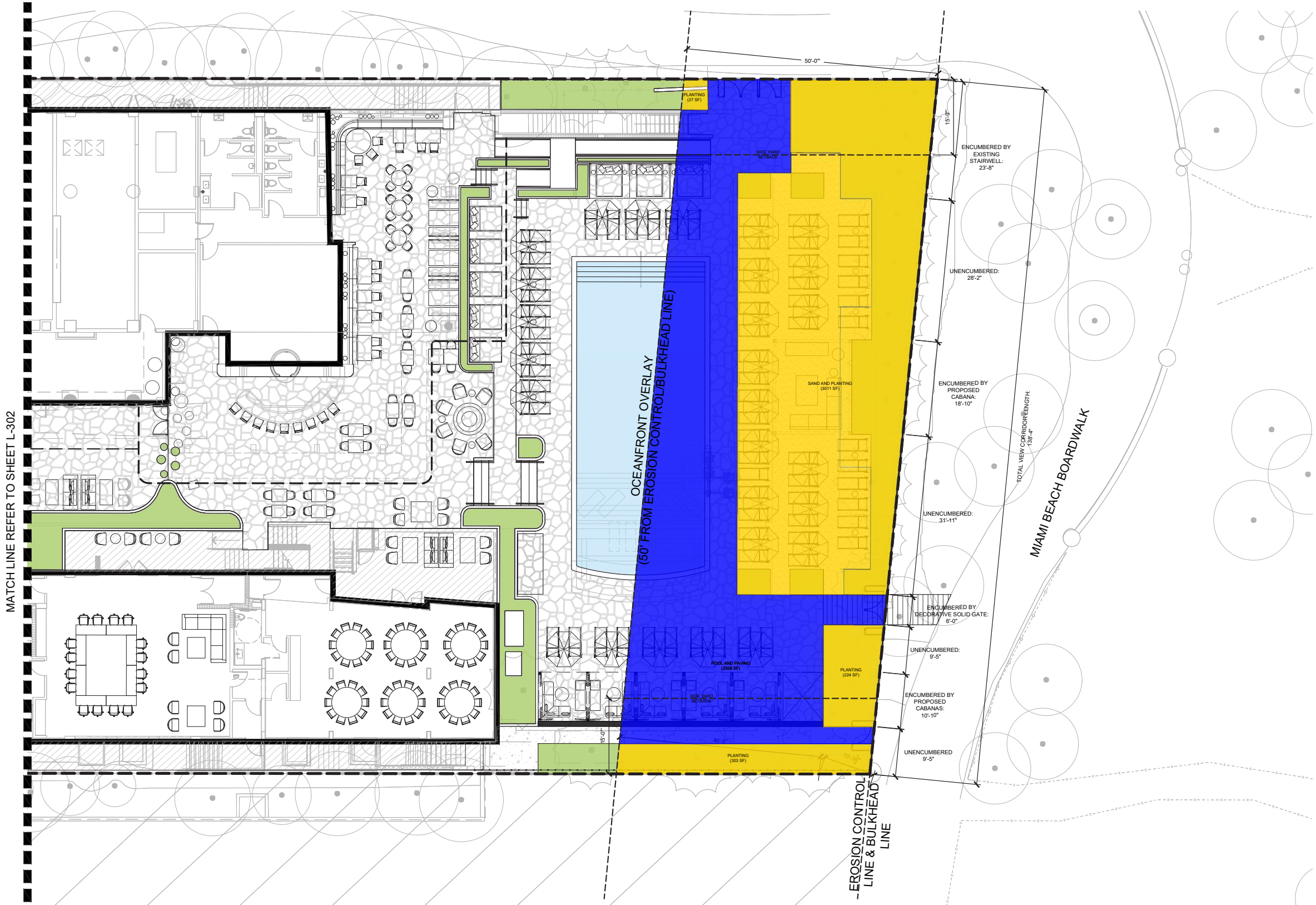
Royal Palm

SOUTH BEACH

THANK YOU, QUESTIONS



TRIBUTE
PORTFOLIO



OCEANFRONT OVERLAY DIAGRAM

CODE	DESCRIPTION	QTY
1	PERVIOUS AREA	3,871 SF
2	IMPERVIOUS AREA	3,020 SF

CALCULATIONS

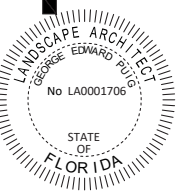
OCEANFRONT OVERLAY ZONE TOTAL AREA: 6,891 SF
 REQUIRED MIN. PERVIOUS AREA: 3,540 SF
 PROPOSED PERVIOUS AREA: 3,871 SF

VIEW CORRIDOR BREAKDOWN

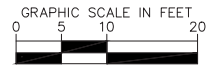
TOTAL LENGTH OF VIEW CORRIDOR: 138'-4"

ENCUMBERED AREAS:	
STAIRWELL:	23'-8"
CABANA:	18'-10"
DECORATIVE SOLID GATE:	6'-0"
CABANA:	10'-10"
TOTAL ENCUMBERED AREAS:	58'-8"
TOTAL UNENCUMBERED AREA: 79'-10"	
REQUIRED MIN. UNENCUMBERED AREA (50% OF TOTAL LENGTH OF VIEW CORRIDOR): 69'-2"	
PROPOSED ENCUMBERED AREAS: 58'-8"	

MATCH LINE REFER TO SHEET L-302



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 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GEORGE EDWARD PUIG LA0001706 ON THE DATE ADJACENT TO THE SEAL.



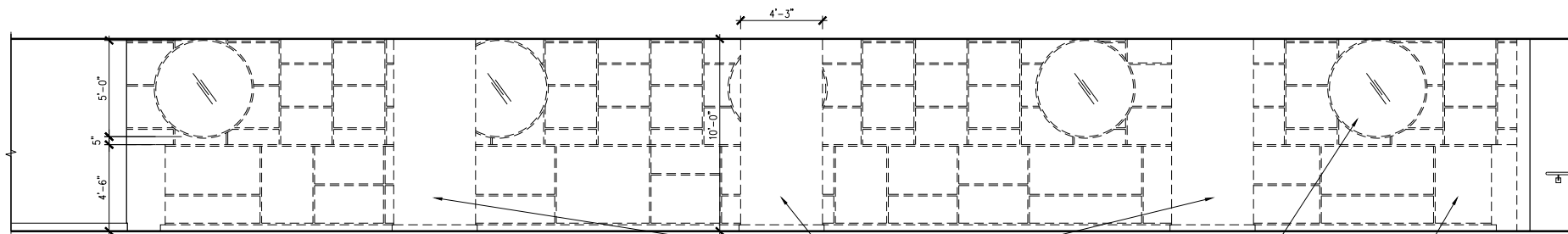
ROYAL PALM HOTEL, MIAMI BEACH
1545 COLLINS AVE., MIAMI BEACH, FL 33139
 HPB SET

OCEANFRONT
 OVERLAY DIAGRAM



sheet no.
 L-331

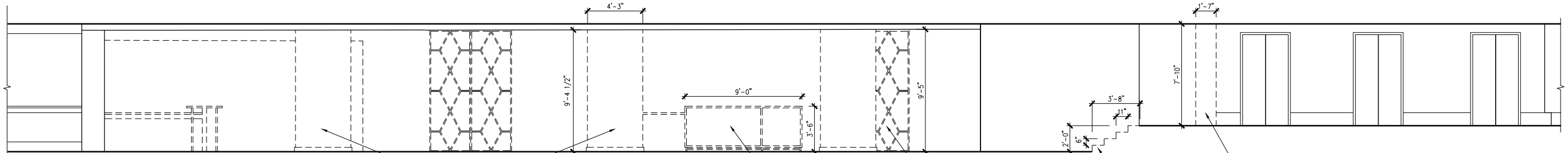
AUGUST / 04 / 2024: FINAL SUBMITTAL



04 DEMO ELEVATION - COMMON AREAS LOBBY LOUNGE

1/4" = 1'-0"

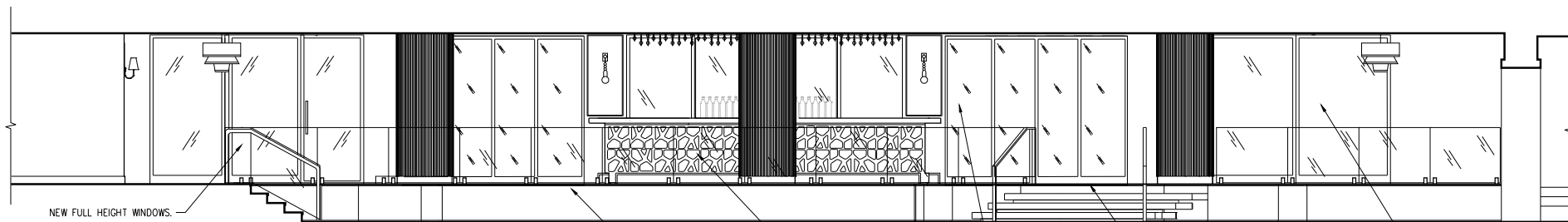
LOBBY LOUNGE.
 COLUMN CLADDING TO BE DEMOLISHED, TYP.
 DECORATIVE METAL WINDOWS TO BE REMOVED AND RELOCATED AS ART PIECES, TYP.
 SHELF TO BE DEMOLISHED, TYP.



03 DEMO ELEVATION - COMMON AREAS RECEPTION

1/4" = 1'-0"

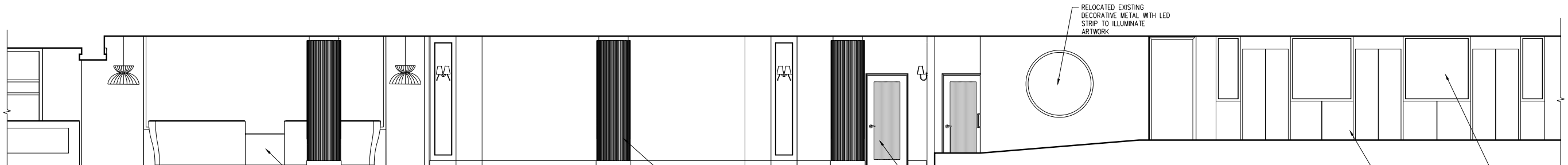
COLUMN CLADDING TO BE DEMOLISHED, TYP.
 EXISTING RECEPTION
 EXISTING RECEPTION DESK TO BE REMOVED
 PARTITION WALL AT BATHROOM ENTRY TO BE DEMOLISHED, TYP.
 STAIRS TO BE DEMOLISHED
 PORTION OF WING WALL TO BE REMOVED



02 PROPOSED ELEVATION - COMMON AREAS LOBBY LOUNGE

1/4" = 1'-0"

NEW FULL HEIGHT WINDOWS.
 NEW ELEVATED FLOORING TO MATCH EXTERIOR FLOORING HEIGHT.
 NEW BAR LOCATION.
 NEW NANA WALL DOORS TO EXTERIOR BREEZEWAY.
 NEW STAIR CASE TO NEW ELEVATED FLOOR.
 NEW NANA WALL DOORS TO EXTERIOR BREEZEWAY.

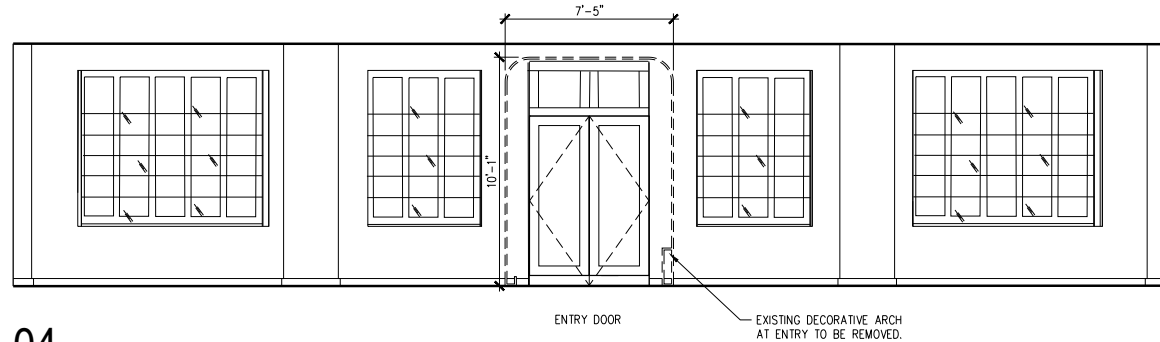


01 PROPOSED ELEVATION - COMMON AREAS RECEPTION

1/4" = 1'-0"

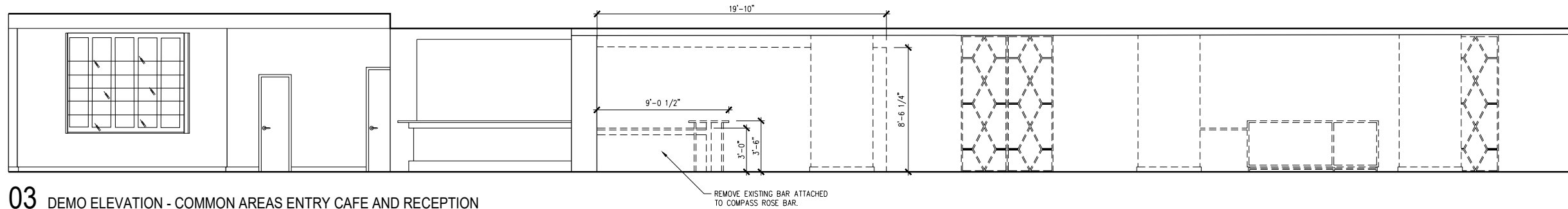
RECEPTION DESK
 NEW RECEPTION DESK LOCATION.
 LOBBY LOUNGE
 NEW FLUTED ROUND COLUMN FINISH
 NEW DOORS TO RESTROOM, METAL FRAME WITH FLUTED FROSTED GLASS.
 RELOCATED EXISTING DECORATIVE METAL WITH LED STRIP TO ILLUMINATE ARTWORK.
 ELEVATOR LOBBY
 NEW STONE PANELING
 NEW WOOD PANELING

Second Floor Enlarged Plan



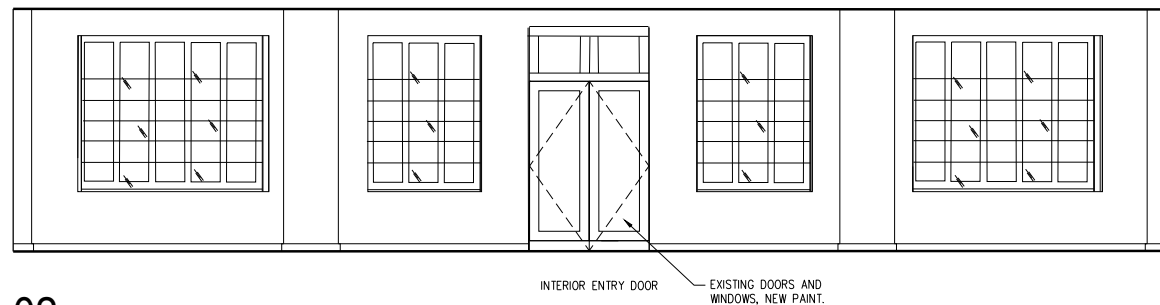
04 DEMO ELEVATION - COMMON AREAS ENTRY

1/4" = 1'-0"



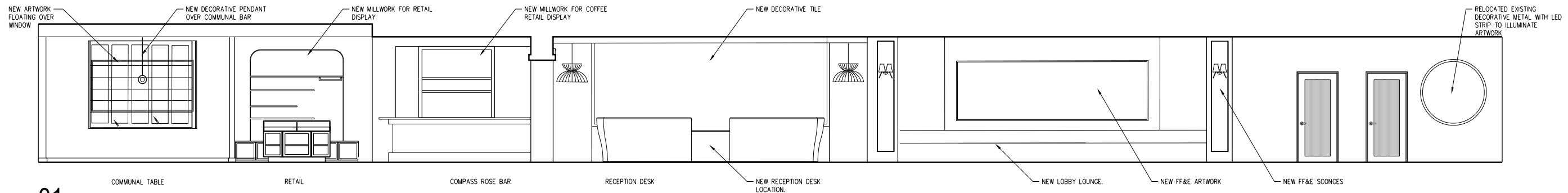
03 DEMO ELEVATION - COMMON AREAS ENTRY CAFE AND RECEPTION

1/4" = 1'-0"



02 PROPOSED ELEVATION - COMMON AREAS ENTRY

1/4" = 1'-0"



01 PROPOSED ELEVATION - COMMON AREAS ENTRY CAFE AND RECEPTION

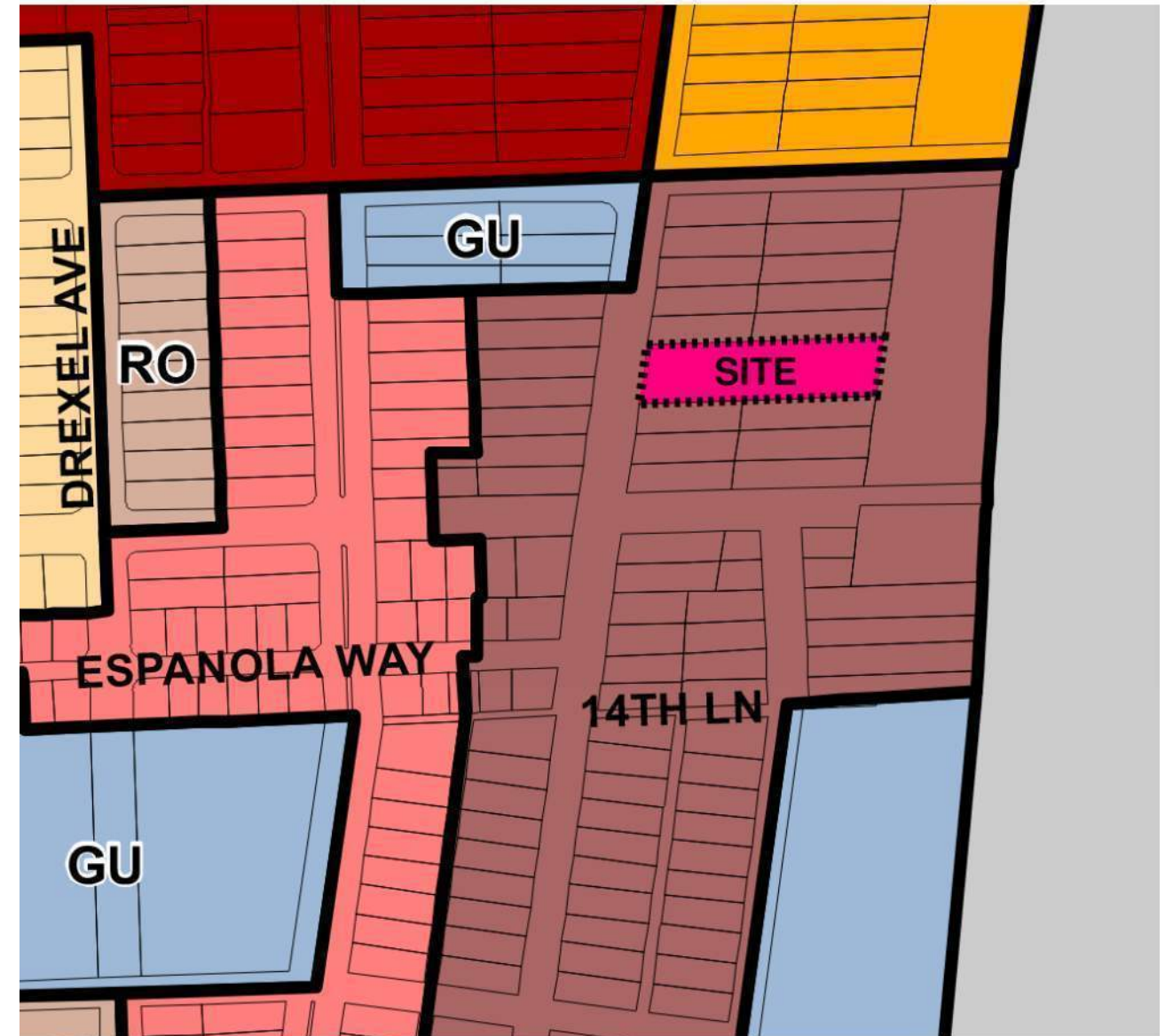
1/4" = 1'-0"



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.



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1545 COLLINS AVE., MIAMI BEACH, FL 33139

HPB SET

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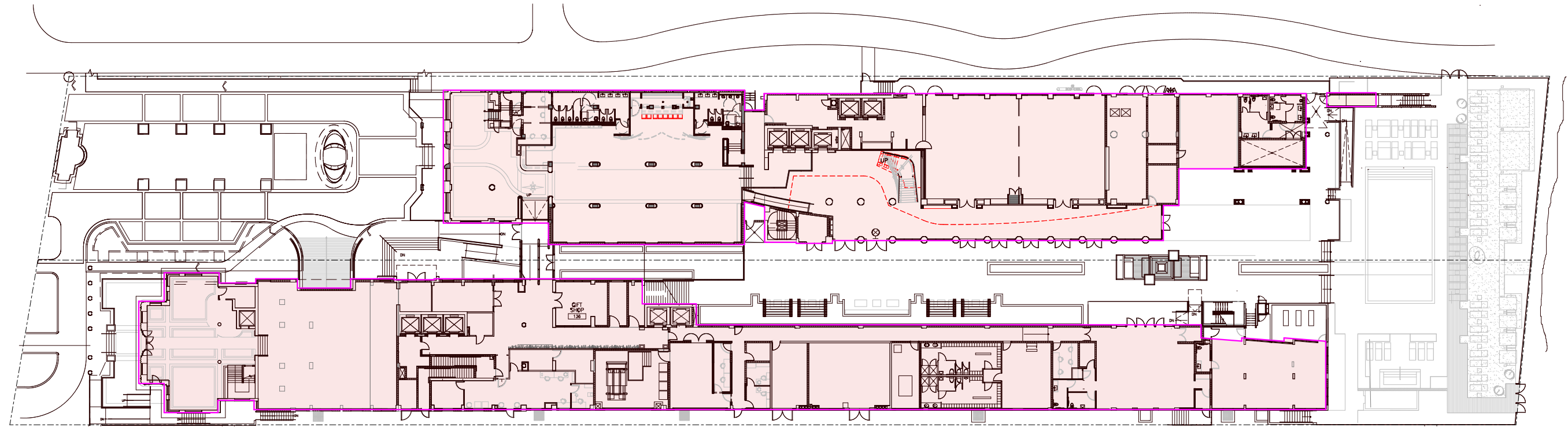
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



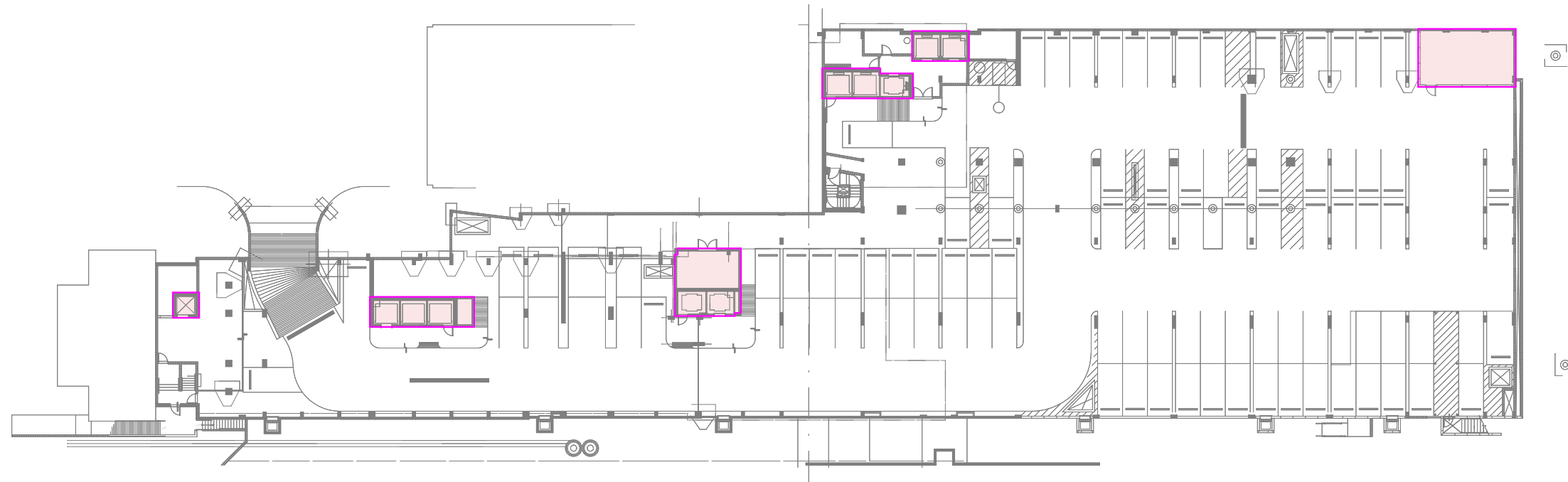
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ZONING DATA
ID-4.00

SCALE: AS NOTED

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

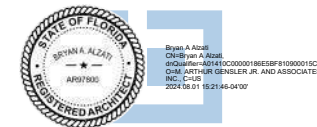


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HRB SET

AUGUST / 04 / 2024: FINAL SUBMITTAL

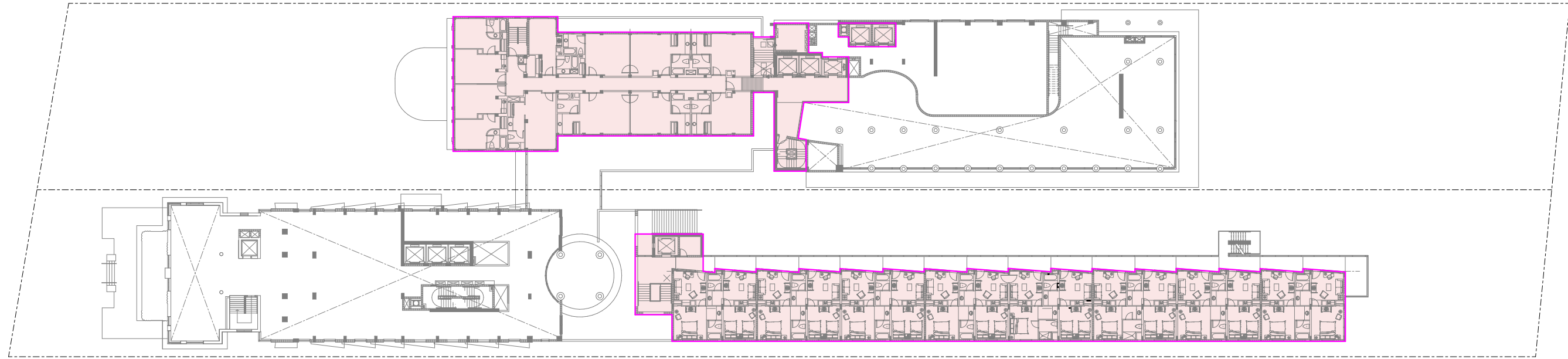
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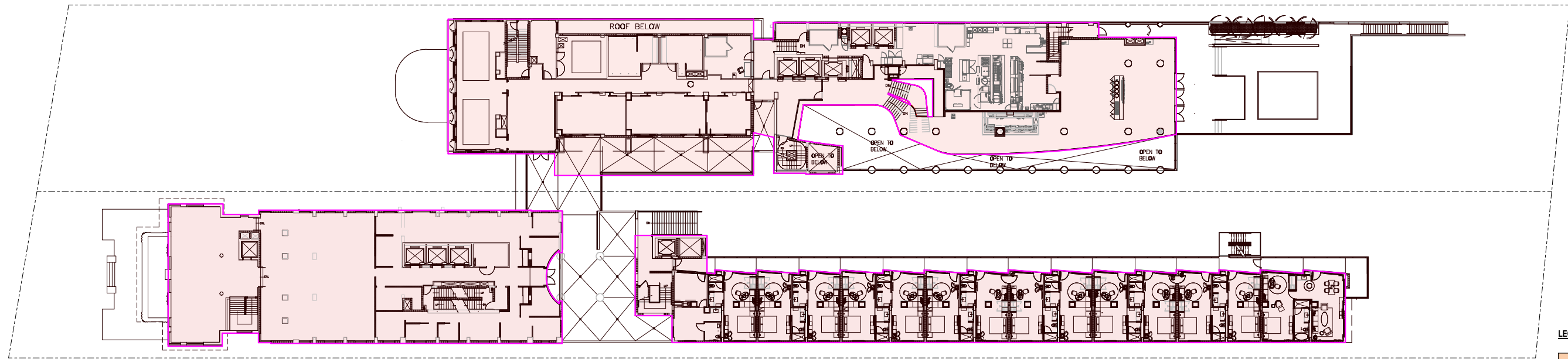
sheet no.
EXISTING F.A.R. DIAGRAMS
ID-4.01

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

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sheet no.
EXISTING F.A.R. DIAGRAMS
ID-4.02

SCALE: AS NOTED

EXISTING F.A.R. CALCULATIONS

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

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

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	7866.9	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

ANALYSIS OF FAR ADDED AND/ OR REMOVED BY PROPOSED RENOVATION TO THE JAMES

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
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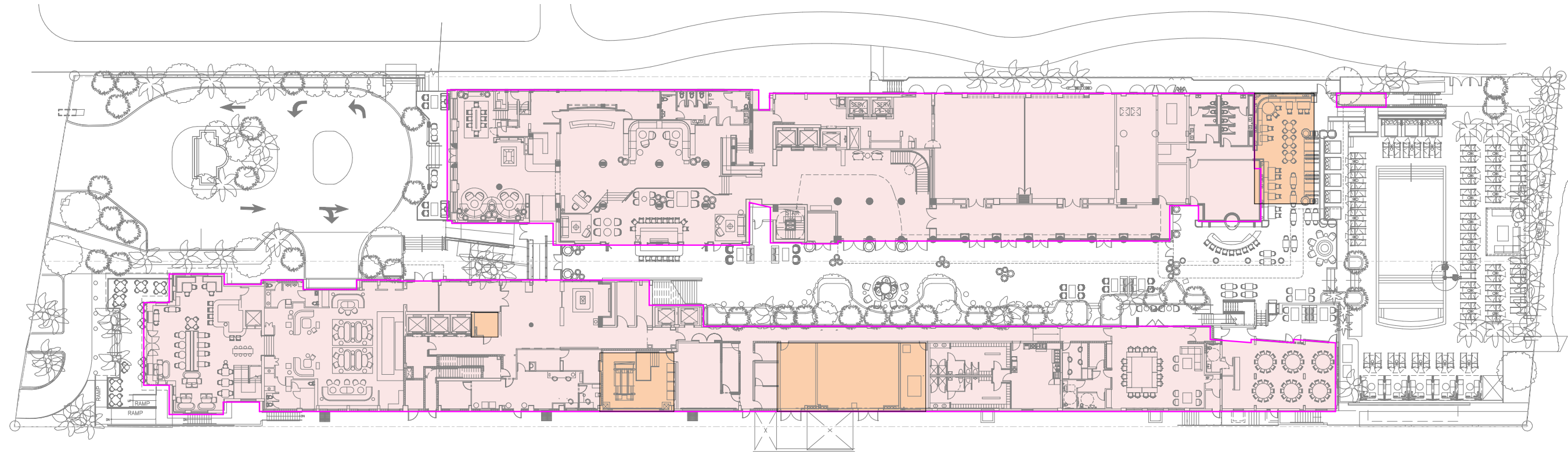
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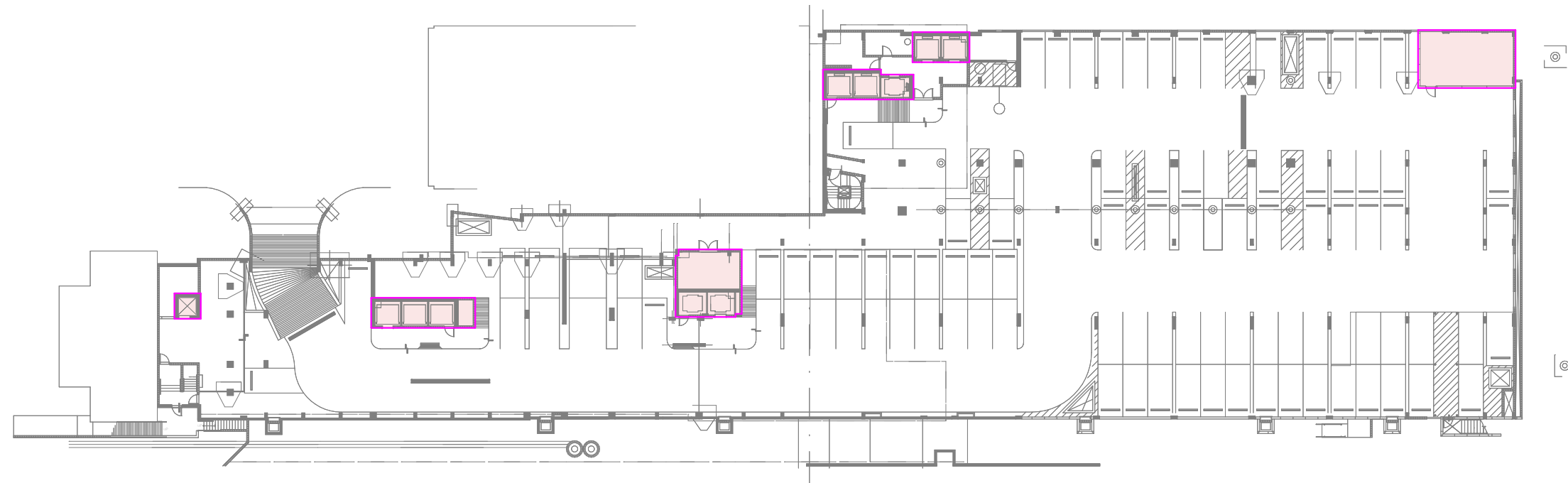
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EXISTING F.A.R. CALCS
ID-4.05

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
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ARQUITECTONICA ARCHITECTS. NO AREA



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

HPB SET

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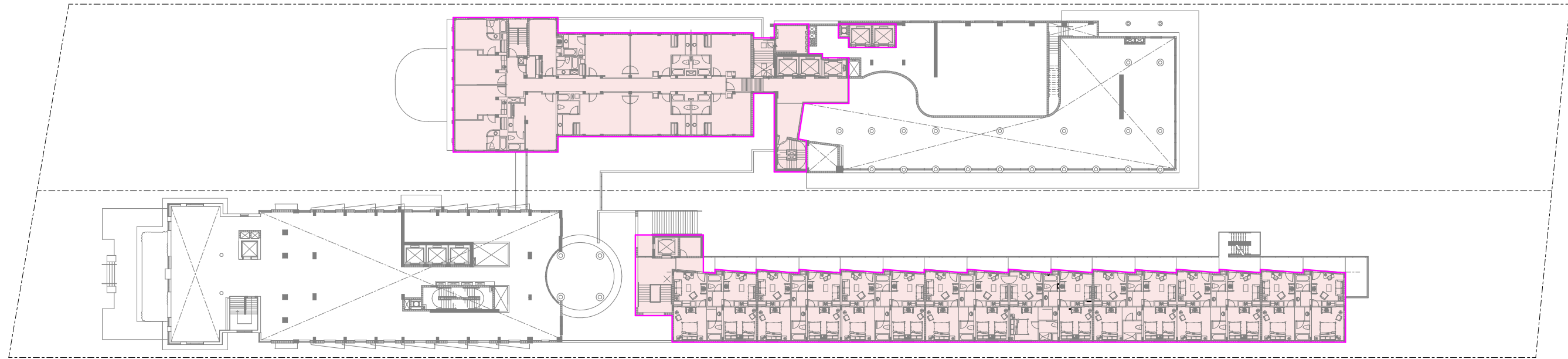
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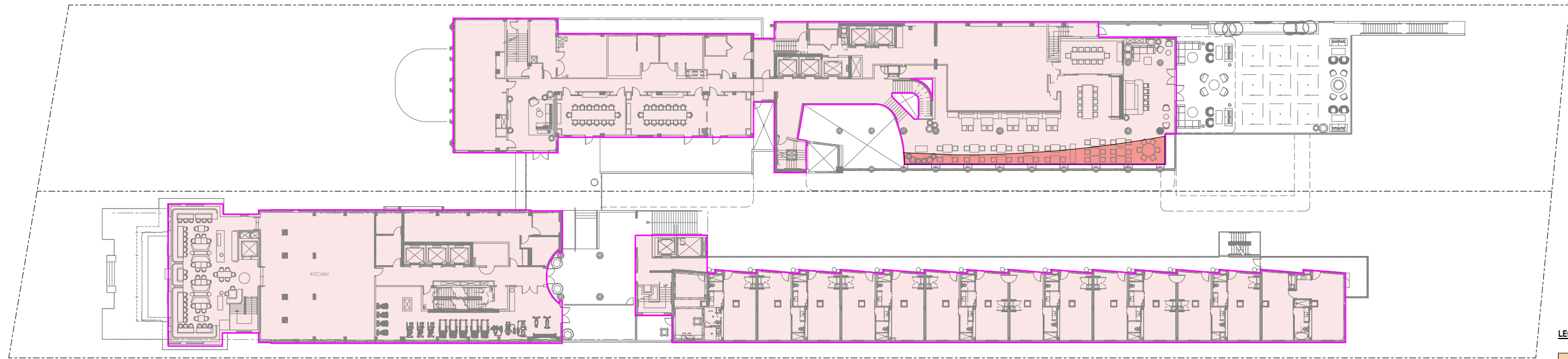
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PROPOSED F.A.R. DIAGRAMS
ID-4.06

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

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

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
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AUGUST / 04 / 2024: FINAL SUBMITTAL



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



ROYAL PALM HOTEL, MIAMI BEACH
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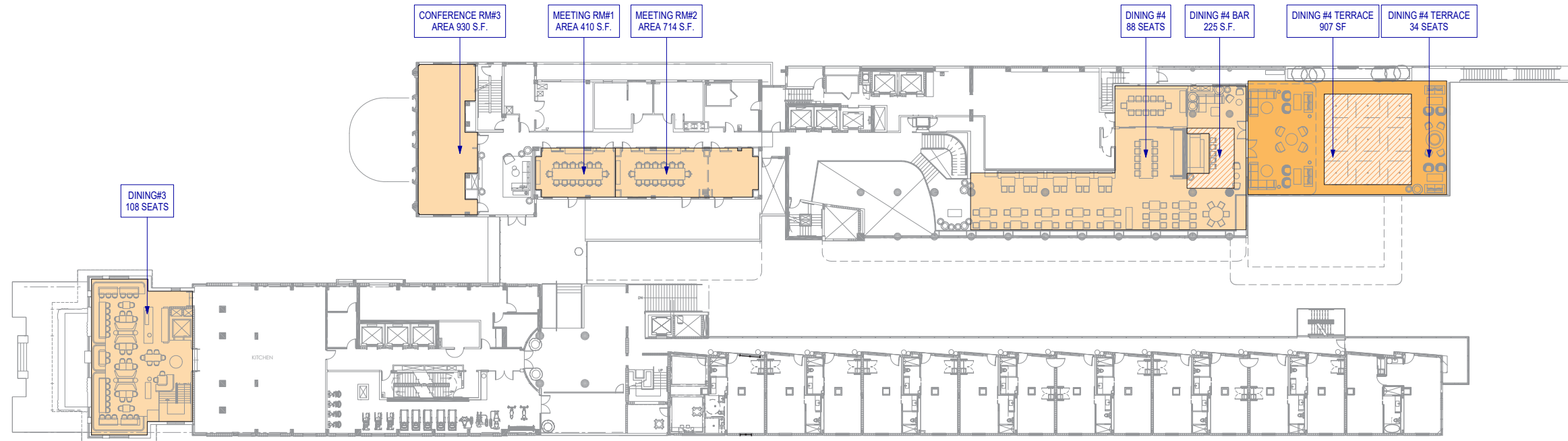
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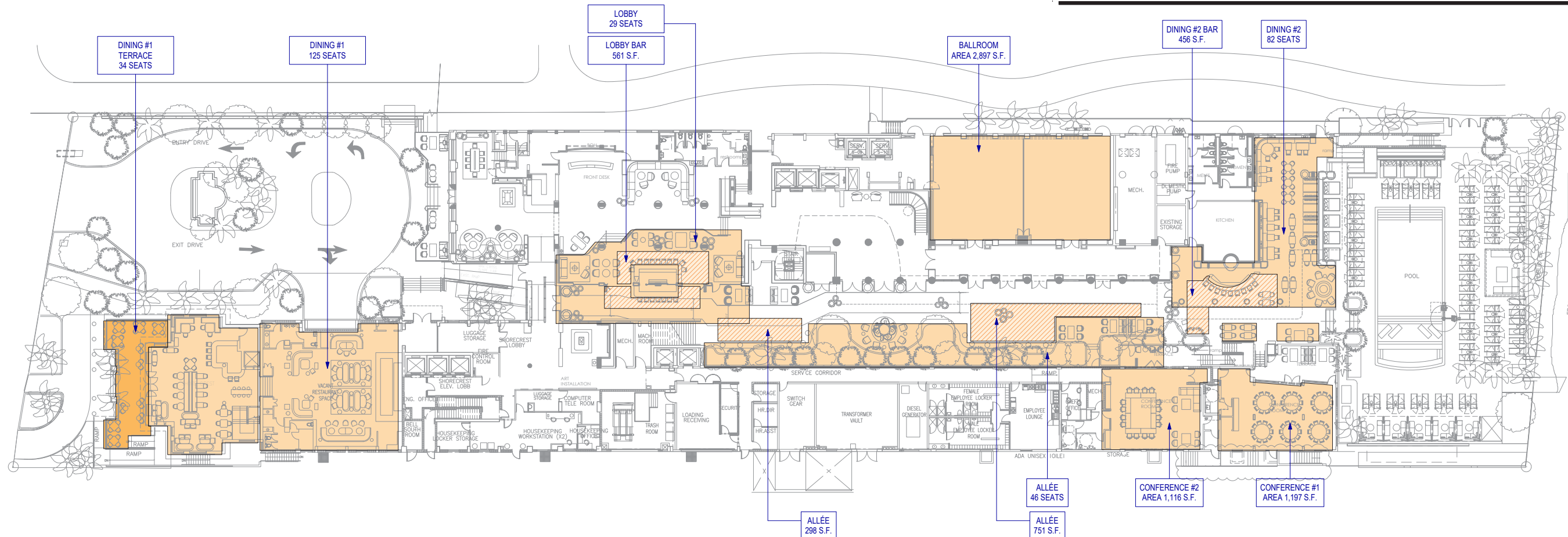


sheet no.
PKG & OCC CALCULATIONS
ID-4.11

SCALE: AS NOTED



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



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