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# CONDITIONAL USE PERMIT

ISSUE FOR FINAL SUBMITTAL  
09/072025

## PROJECT SCOPE OF WORK:

1. VEHICULAR ENTRY RE-DESIGN
2. INTERIOR RENOVATION OF EXISTING HOTEL COMMON AREAS INCLUDING LOBBY, RECEPTION, CONFERENCE ROOMS, FITNESS CENTER, LOBBY BAR & POOL BAR, CAFE & RETAIL AND ENCLOSED PRE-FUNCTION AREA.
3. INTERIOR RENOVATION OF EXISTING GUESTROOMS THOROUGH THE HOTEL INCLUDING THE CONVERSION OF AN EXISTING SPA AREA TO ADDITIONAL GUESTROOMS
4. EXTERIOR FACADE RENOVATION INCLUDING REPLACEMENT OF FINISHES AND STOREFRONTS MAINTAINING EXISTING HISTORIC FACADE
5. RENOVATION OF EXISTING POOL WITH ADDITION OF A SPA AND POOL DECK
6. TRANSFORMATION OF EXISTING SPA POOL INTO A MULTIFUNCTIONAL TERRACE

## RP HOTEL HOLDINGS, LLC.

**Royal Palm South Beach Miami**  
COVER SHEET

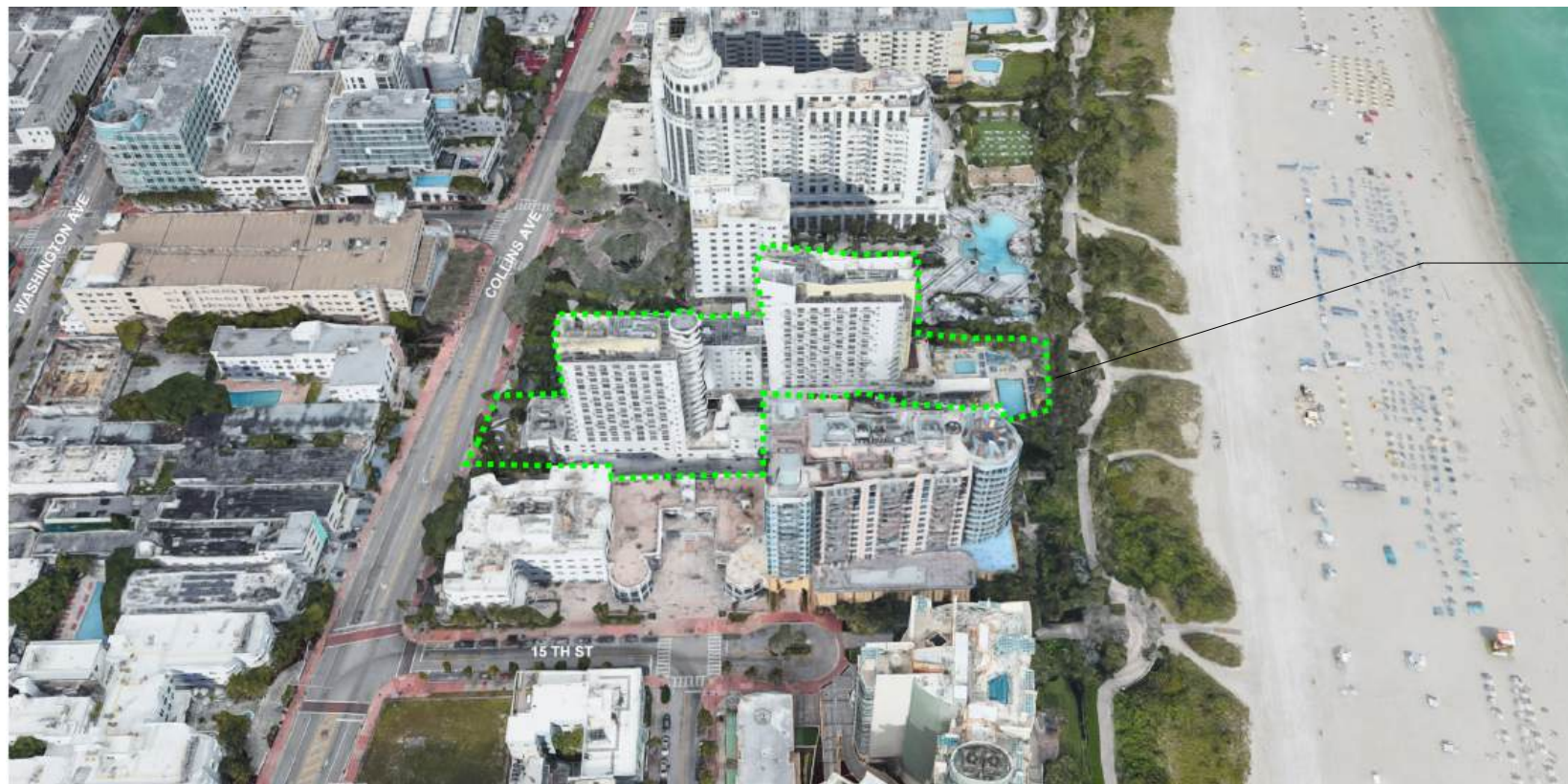
1545 Collins Avenue  
Miami Beach, FL 33139 | 09/07/2025 | CUP-00





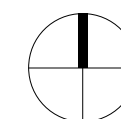
SITE

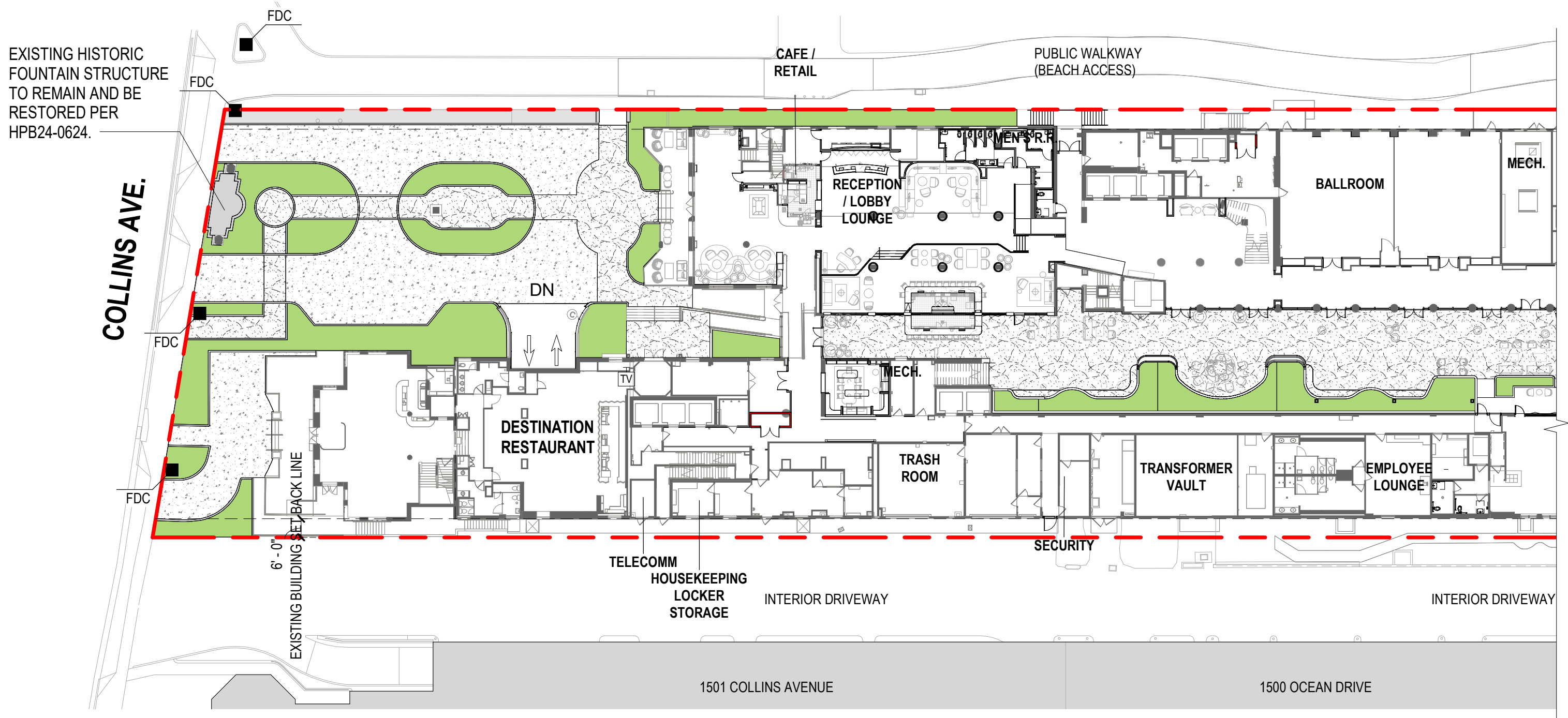
01 SITE CONTEXT - 1/2 MILE RADIOUS



SITE

02 SITE CONTEXT - AERIAL VIEW





01 SITE PLAN A

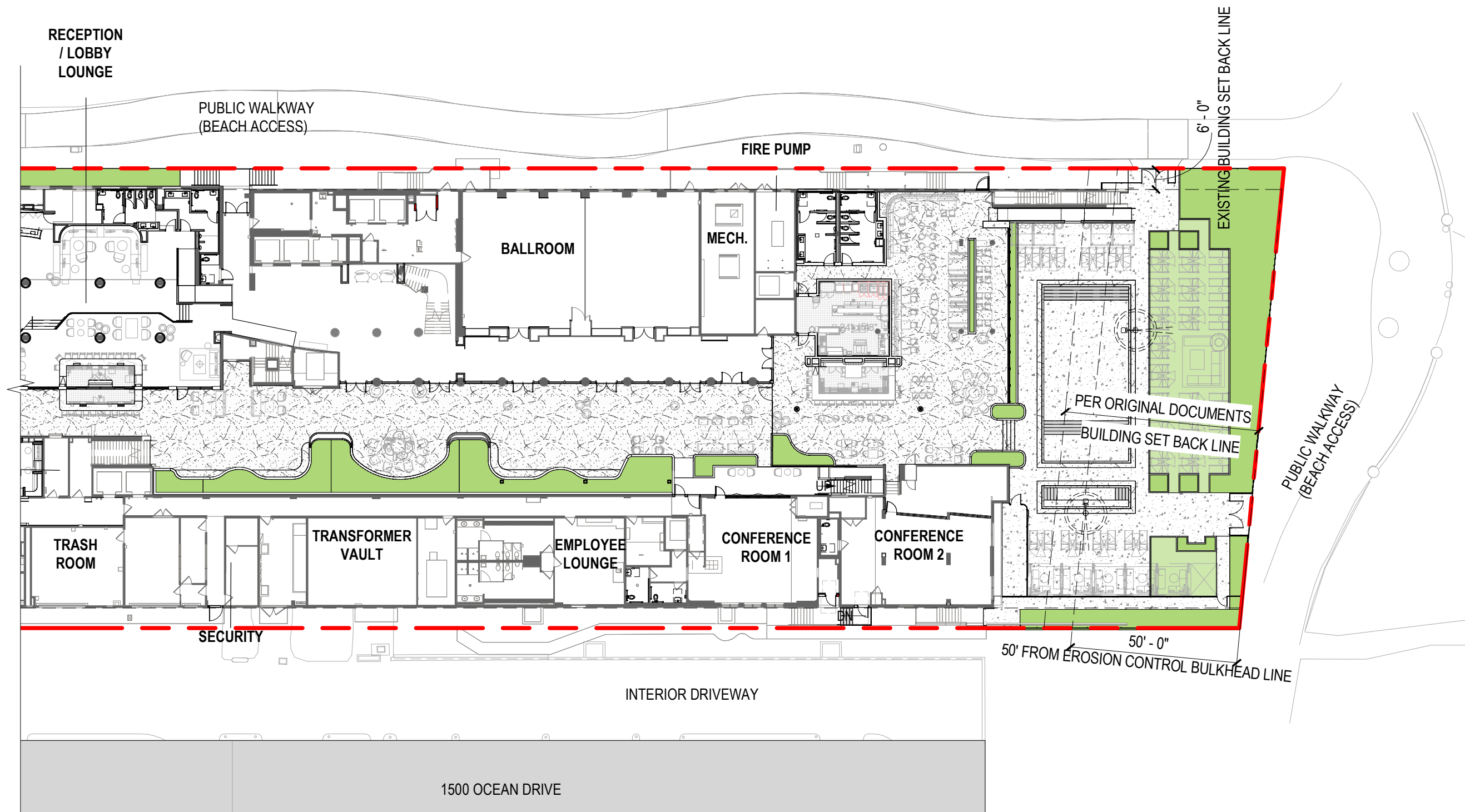
# Royal Palm South Beach Miami

SITE PLAN A

1545 Collins Avenue  
 Miami Beach, FL 33139 | 09/07/2025 | CUP-01-02

1/32" = 1'-0"





01 SITE PLAN B

# Royal Palm South Beach Miami

SITE PLAN B

1545 Collins Avenue  
 Miami Beach, FL 33139 | 09/07/2025 | CUP-01-03



1/32" = 1'-0"



MAIN ENTRY



FOUNTAIN



ARBOUR BEHIND FOUNTAIN

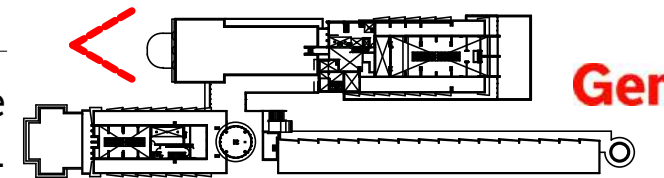


ENTRY DRIVE

# Royal Palm South Beach Miami

EXTERIOR PHOTOS

1545 Collins Avenue  
Miami Beach, FL 33139 | 08/17/2025 | CUP-02-01



**Gensler**



PORTE COCHERE



ENTRY FROM INTERIOR OF LOBBY



LOBBY

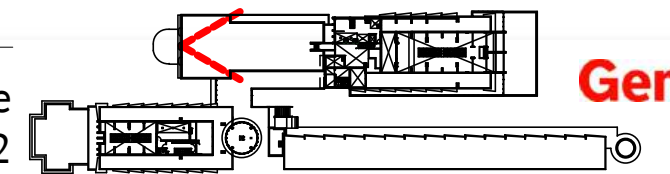


COMPASS ROSE BAR

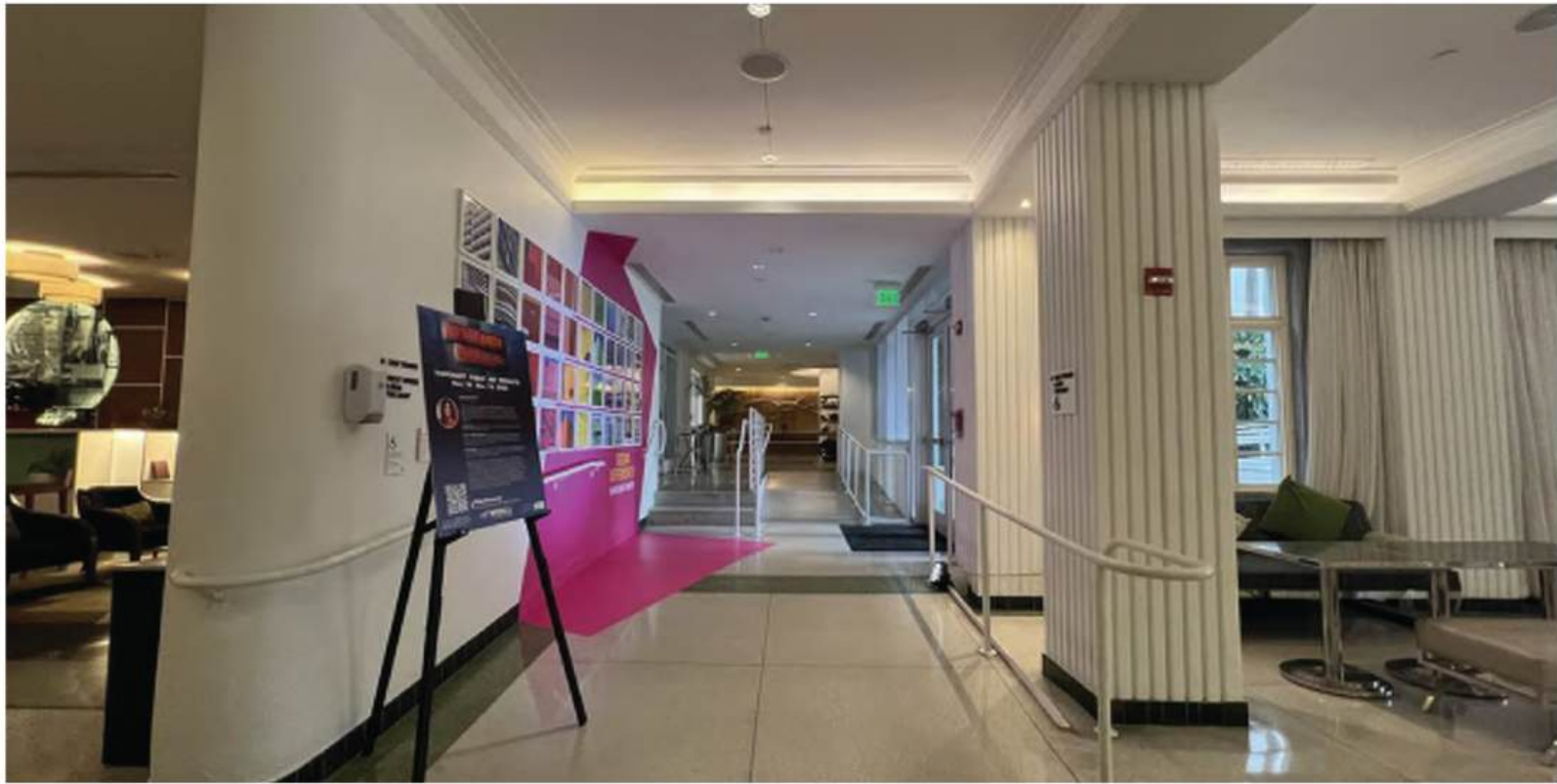
# Royal Palm South Beach Miami

INTERIOR LOBBY PHOTOS

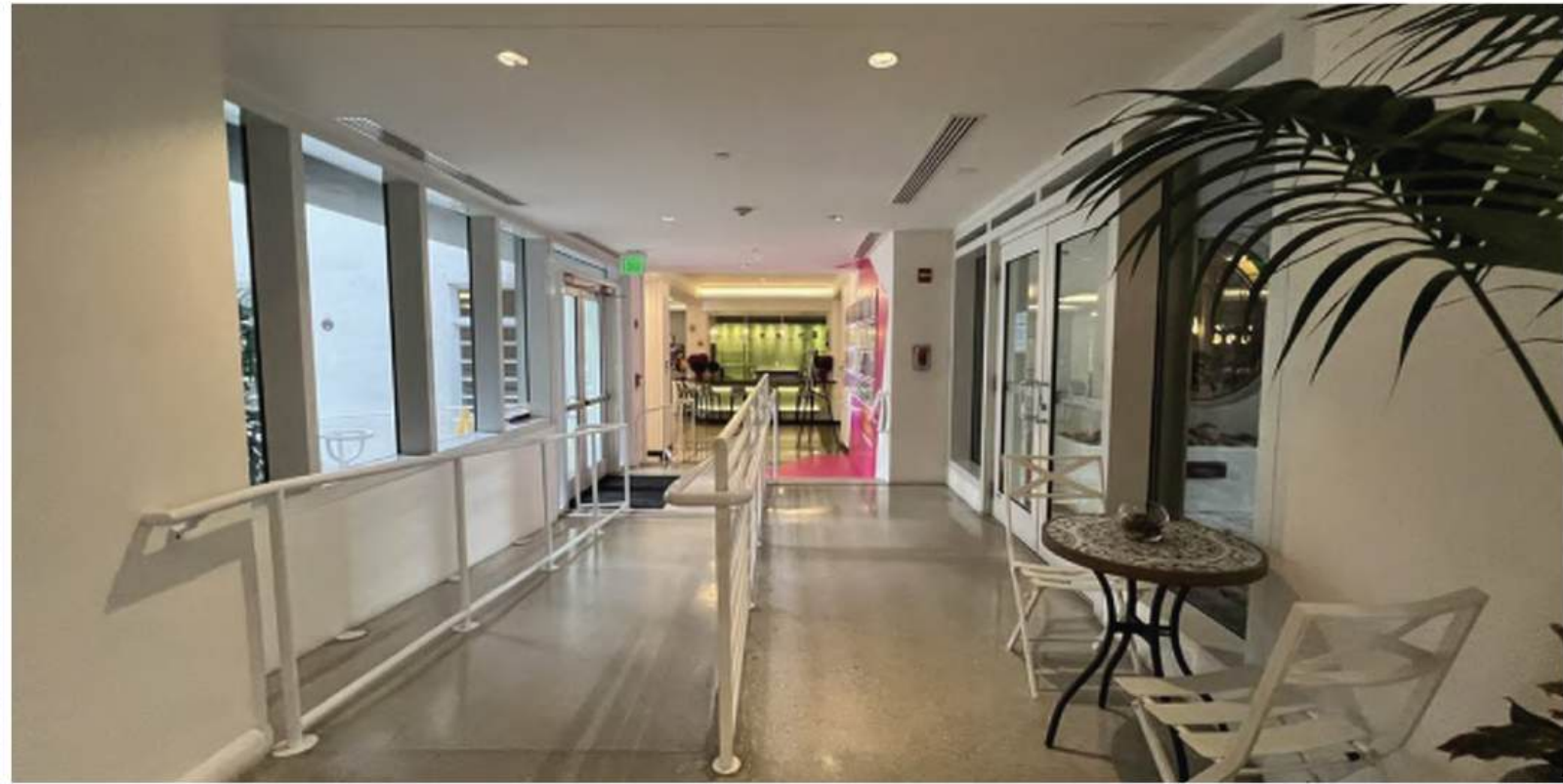
1545 Collins Avenue  
Miami Beach, FL 33139 | 08/17/2025 | CUP-02-02



Gensler



RAMP TO ELEVATOR LOBBY



RAMP TO LOBBY



INTERIOR CORRIDOR

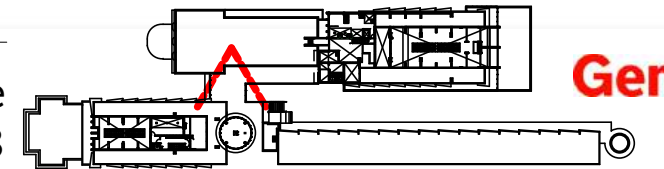


ENTRY DRIVE

# Royal Palm South Beach Miami

INTERIOR GUEST CONNECTION PHOTOS

1545 Collins Avenue  
Miami Beach, FL 33139 | 08/17/2025 | CUP-02-03



**Gensler**



ELEVATOR LOBBY



PRE FUNCTION TO BALLROOM



FLORIDA COOKERY ENTRY

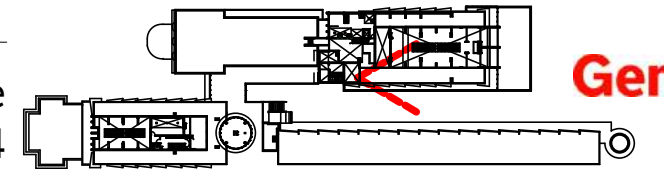


FLORIDA COOKERY

# Royal Palm South Beach Miami

PRE-FUNCTION PHOTOS

1545 Collins Avenue  
Miami Beach, FL 33139 | 08/17/2025 | CUP-02-04



**Gensler**



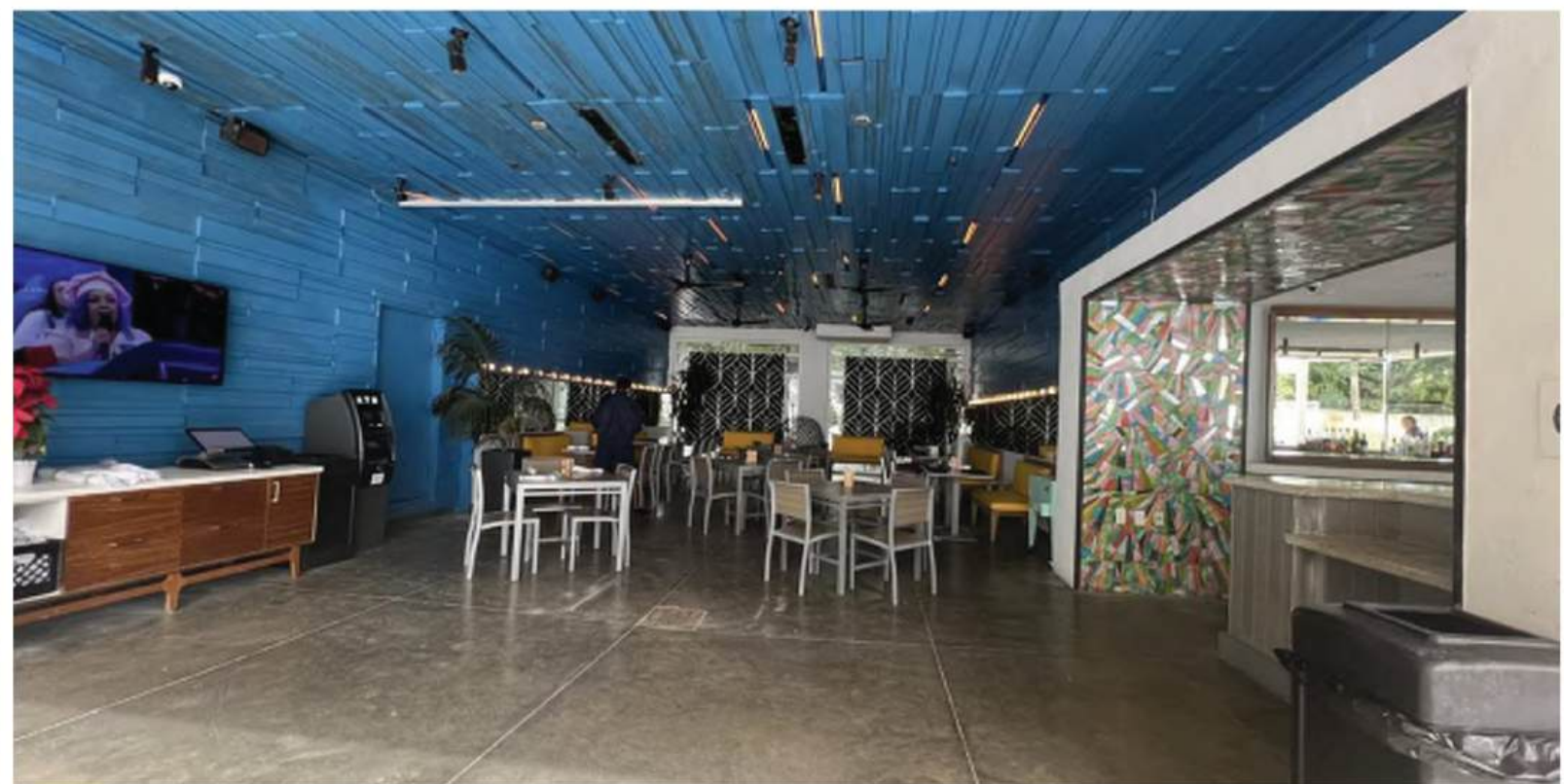
FLORIDA COOKERY - POOL



BREEZEWAY



BREEZEWAY

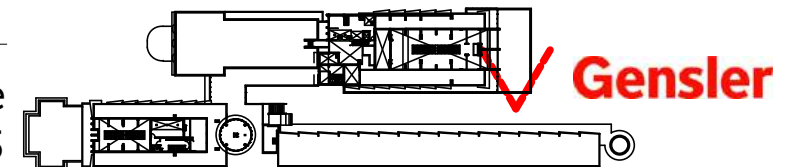


RESTAURANT

# Royal Palm South Beach Miami

INTERIOR 3-MEAL RESTAURANT PHOTOS

1545 Collins Avenue  
Miami Beach, FL 33139 | 08/17/2025 | CUP-02-05



MAIN ENTRY



MAIN ENTRY - FOUNTAIN



PORTE COCHERE



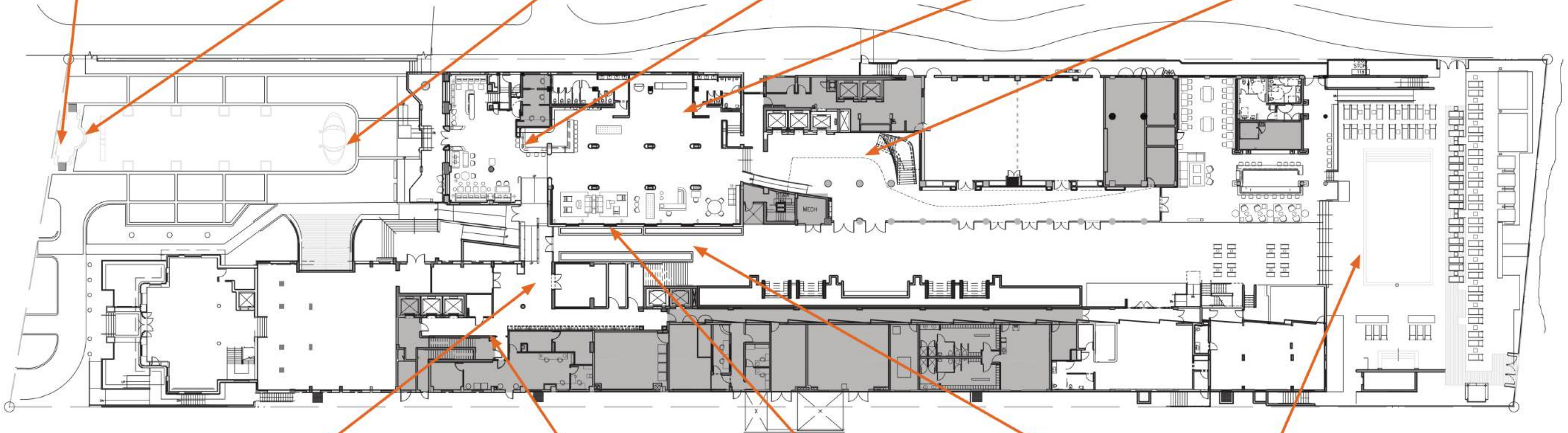
COMPASS ROSE BAR



RECEPTION DESK

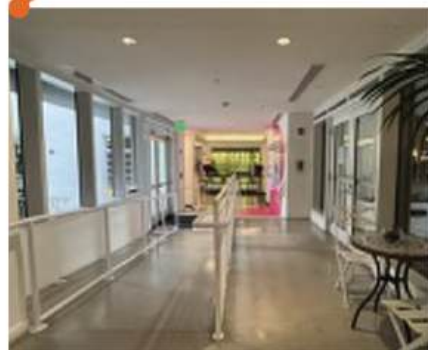


ELEVATOR LOBBY

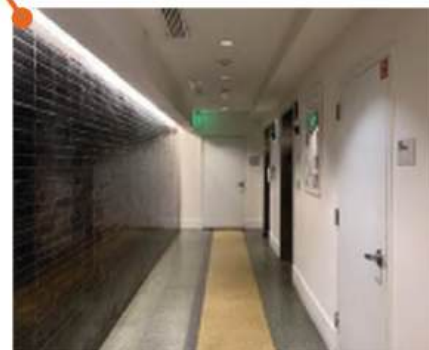


EXISTING SEAT COUNT:

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



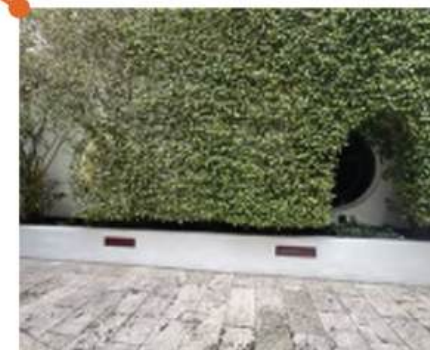
RAMP TO COMPASS ROSE



ELEVATOR LOBBY WEST



LOBBY LOUNGE



BREEZEWAY



POOL

# Royal Palm South Beach Miami

EXISTING PHOTOS - LEVEL 01

1545 Collins Avenue  
Miami Beach, FL 33139 | 09/07/2025 | CUP-02-07



FLEX AREA OUTSIDE OF MEETING ROOMS



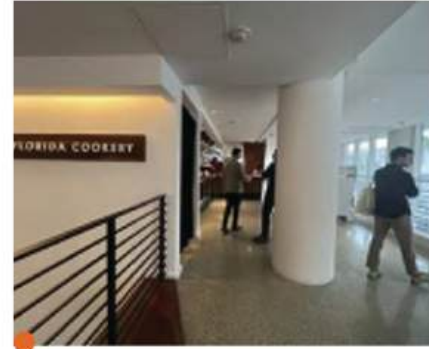
MEETING ROOM



MAIN STAIR TO COOKERY



COOKERY ENTRANCE



COOKERY DINING



SECOND POOL

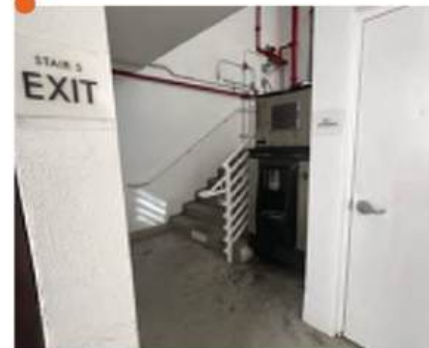


EXISTING SEAT COUNT:

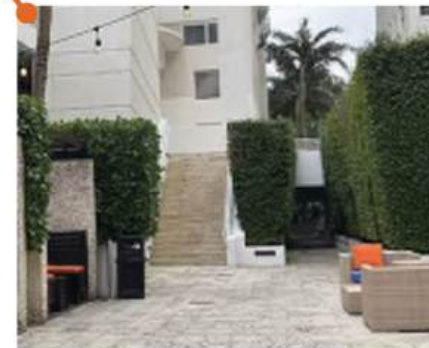
1. ARRIVAL:	12
2. COMPASS ROSE:	36
3. RECEPTION:	8
4. LOUNGE:	21
5. ATRIUM:	8
6. PREFUNCTION:	14
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TOTAL:	445 SEATS



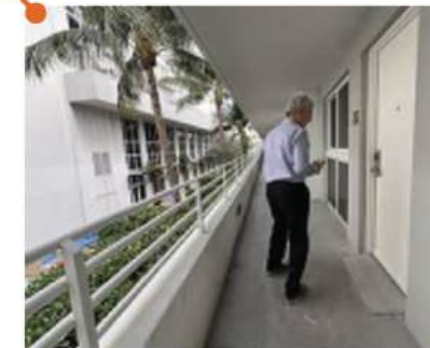
WEST BUILDING TOWER ENTRY



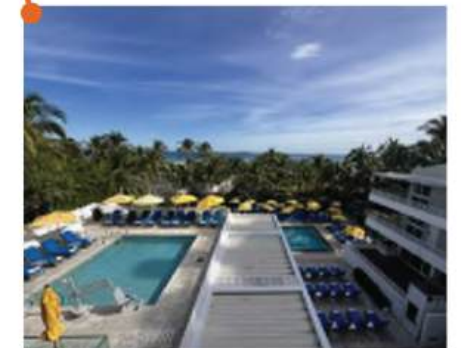
LANAI BUILDING EXTERIOR STAIRS



BREEZEWAY STAIRS



LANAI BUILDING EXTERIOR CORRIDOR



POOL SECOND LEVEL



LOBBY RENDERING



LOBBY BAR RENDERING



BREEZEWAY RENDERING



3-MEAL RENDERING



EXTERIOR RENDERING



POOL RENDERING



ENTRY RENDERING



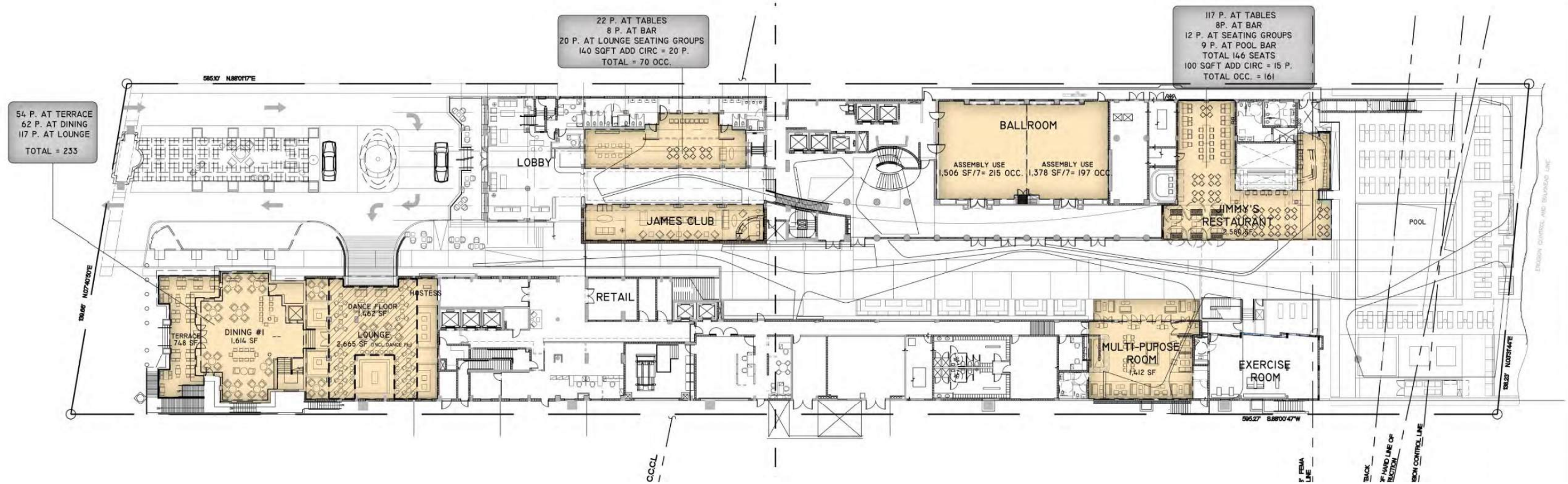
ENTERTAINMENT TERRACE RENDERING

# Royal Palm South Beach Miami

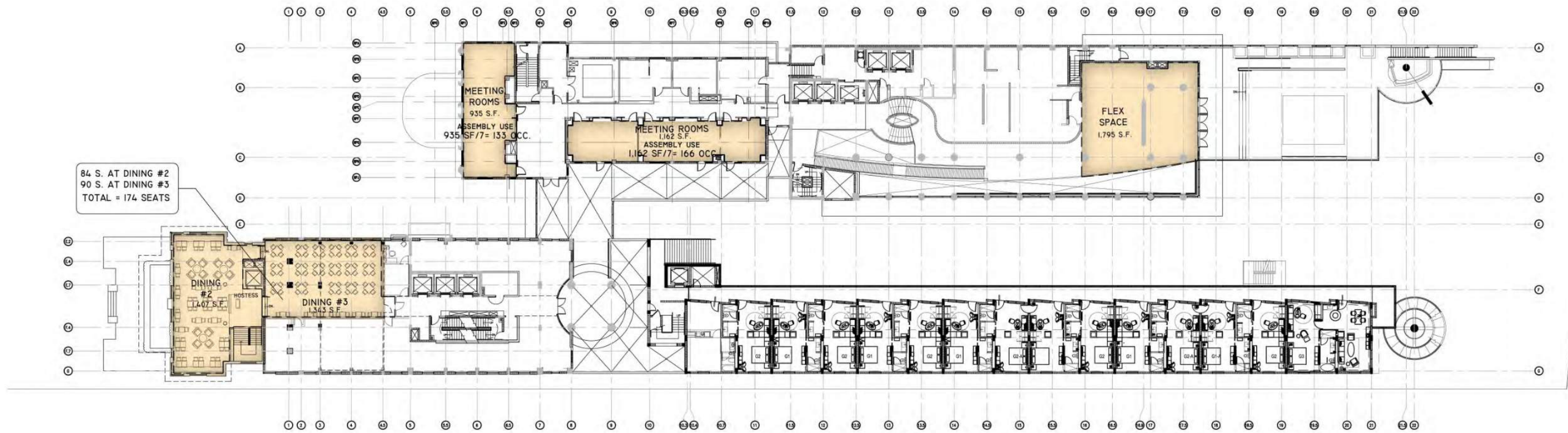
RENDERINGS

1545 Collins Avenue  
Miami Beach, FL 33139 | 09/07/2025 | CUP-02-10

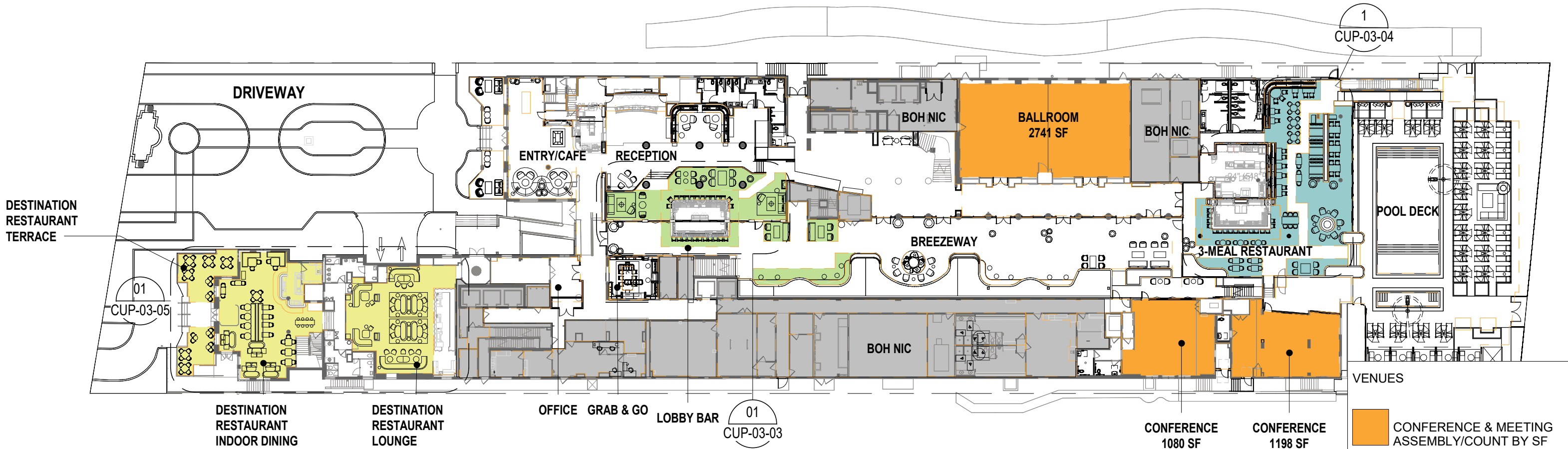




01 F&B CALCULATION - PREVIOUS OVERALL - LEVEL 01



02 F&B CALCULATION - PREVIOUS OVERALL - LEVEL 02

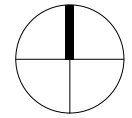


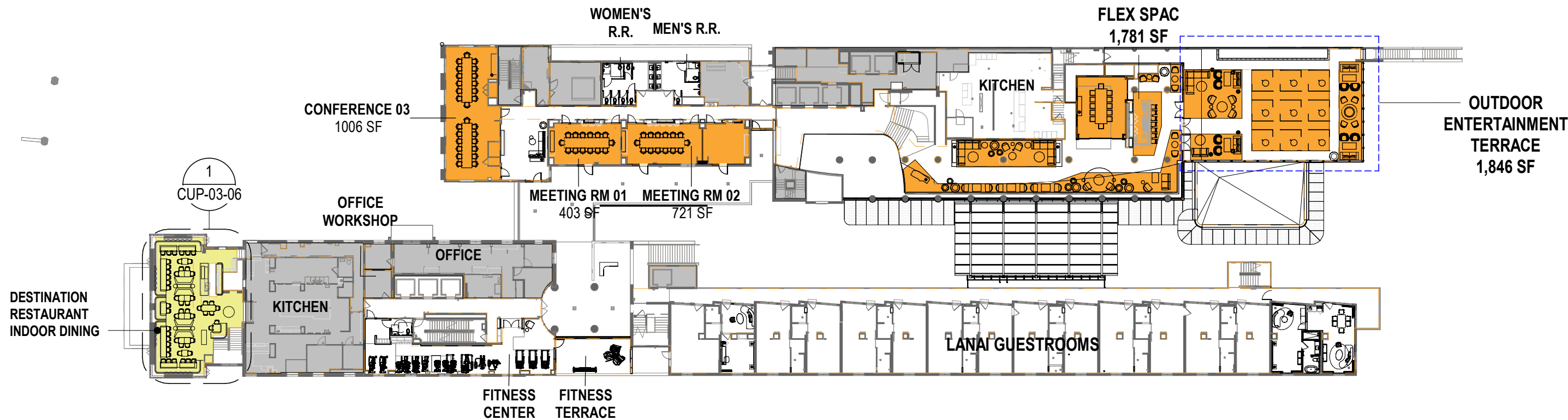
01 F&B CALCULATION - LEVEL 01

**GENERAL NOTES:**

- A. ALL PREVIOUS F&B LAYOUTS ARE BASED ON AS-BUILT DRAWINGS FROM ORIGINAL ARCHITECT. OWNERSHIP TO CONFIRM EXISTING FINAL AREAS AND COUNTS AS REQUIRED.
- B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.
- C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.

PB17-0108 CUP VENUE MODIFICATION								OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
VENUE NAME	EXISTING CUP OCCUPANCY	EXISTING CUP SEAT COUNT	PROPOSED AREA (SF)	PROPOSED OCC (1 OCC/7SF)	PROPOSED SEATS	PROPOSED TOTAL CUP	DIFFERENCE EXISTING VS. PROPOSED CUP			
DESTINATION RESTAURANT - INDOOR DINING (1ST & 2ND FLOOR)	0	233	0	0	250	250	17	Public	Open to 5 am	Yes
DESTINATION RESTAURANT - LOUNGE	256	0	0	0	95	95	(161)	Public	Open to 5 am	Yes
DESTINATION RESTAURANT - TERRACE	0	54	0	0	34	34	(20)	Public	Open to 2 am	No
LOBBY BAR	70	0	444	63	59	122	52	Public	Indoors - open to 5am Outdoors (Sunday - Thursday) - open to 11pm Outdoors (Friday & Saturday) - open to midnight	Yes, outdoor entertainment to be moved inside at 10 pm at which time doors to the outdoor portion also must be closed.
POOL BAR - (3-MEAL RESTAURANT)	0	146	211	30	122	152	6	Public	Open to 2 am	Yes, In accordance with rear yard allowance
<b>TOTAL</b>	<b>326</b>	<b>433</b>	<b>655</b>	<b>93</b>	<b>560</b>	<b>653</b>	<b>(106)</b>			





01 F&B CALCULATION - LEVEL 02

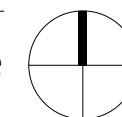
**GENERAL NOTES:**

- A. ALL PREVIOUS F&B LAYOUTS ARE BASED ON AS-BUILT DRAWINGS FROM ORIGINAL ARCHITECT. OWNERSHIP TO CONFIRM EXISTING FINAL AREAS AND COUNTS AS REQUIRED.
- B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.
- C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.

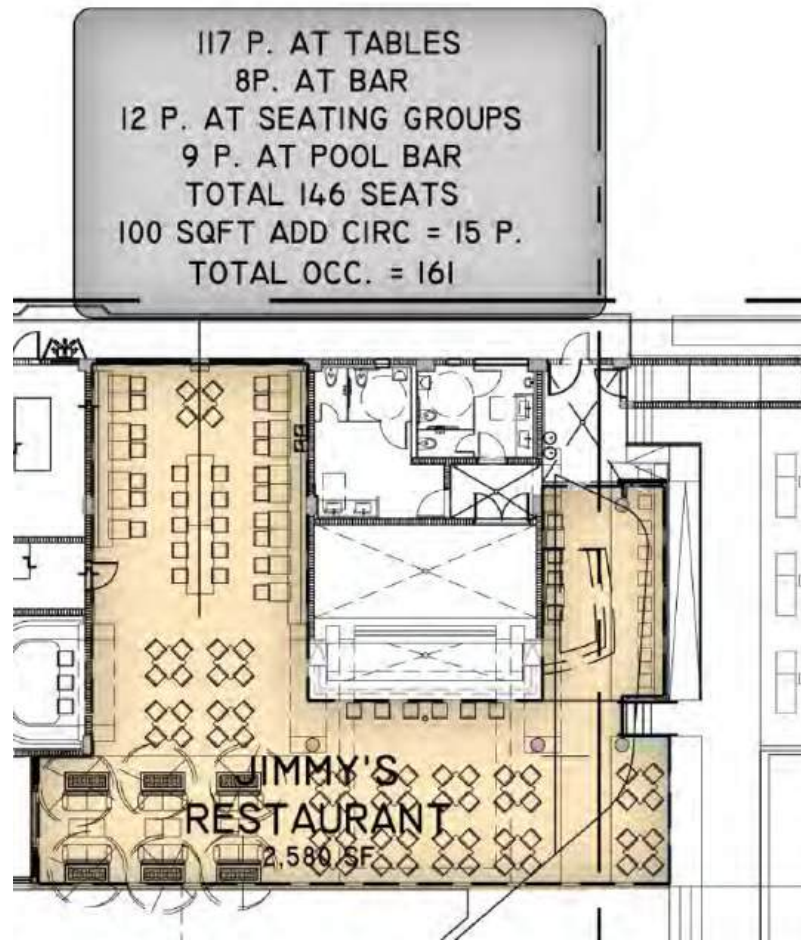
VENUES

- CONFERENCE & MEETING ASSEMBLY/COUNT BY SF
- DESTINATION RESTAURANT

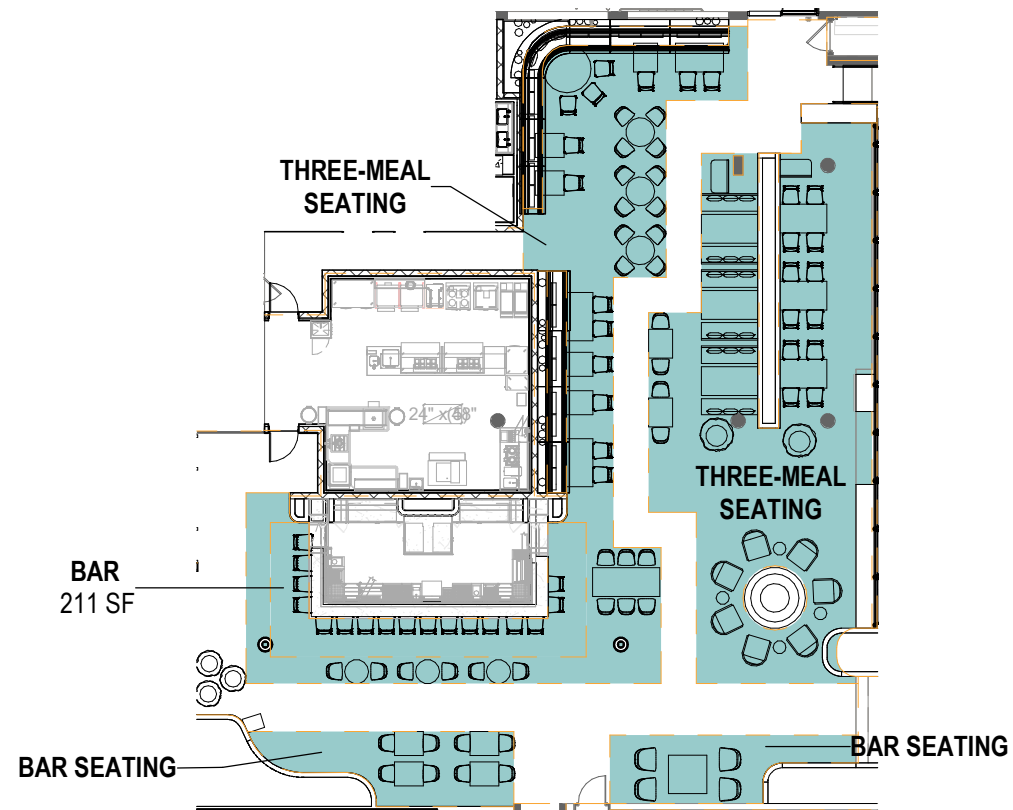
PB17-0108 CUP VENUE MODIFICATION								OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
VENUE NAME	EXISTING CUP OCCUPANCY	EXISTING CUP SEAT COUNT	PROPOSED AREA (SF)	PROPOSED OCC (1 OCC/7SF)	PROPOSED SEATS	PROPOSED TOTAL CUP	DIFFERENCE EXISTING VS. PROPOSED CUP			
DESTINATION RESTAURANT - INDOOR DINING (1ST & 2ND FLOOR)	0	233	0	0	250	250	17	Public	Open to 5 am	Yes
DESTINATION RESTAURANT - LOUNGE	256	0	0	0	95	95	(161)	Public	Open to 5 am	Yes
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POOL BAR - (3-MEAL RESTAURANT)	0	146	211	30	122	152	6	Public	Open to 2 am	Yes, In accordance with rear yard allowance
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01 F&B CALCULATION - LEVEL 01 - PREVIOUS POOL BAR



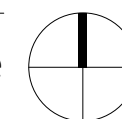
02 F&B CALCULATION - LEVEL 01 - PROPOSED THREE-MEAL RESTAURANT

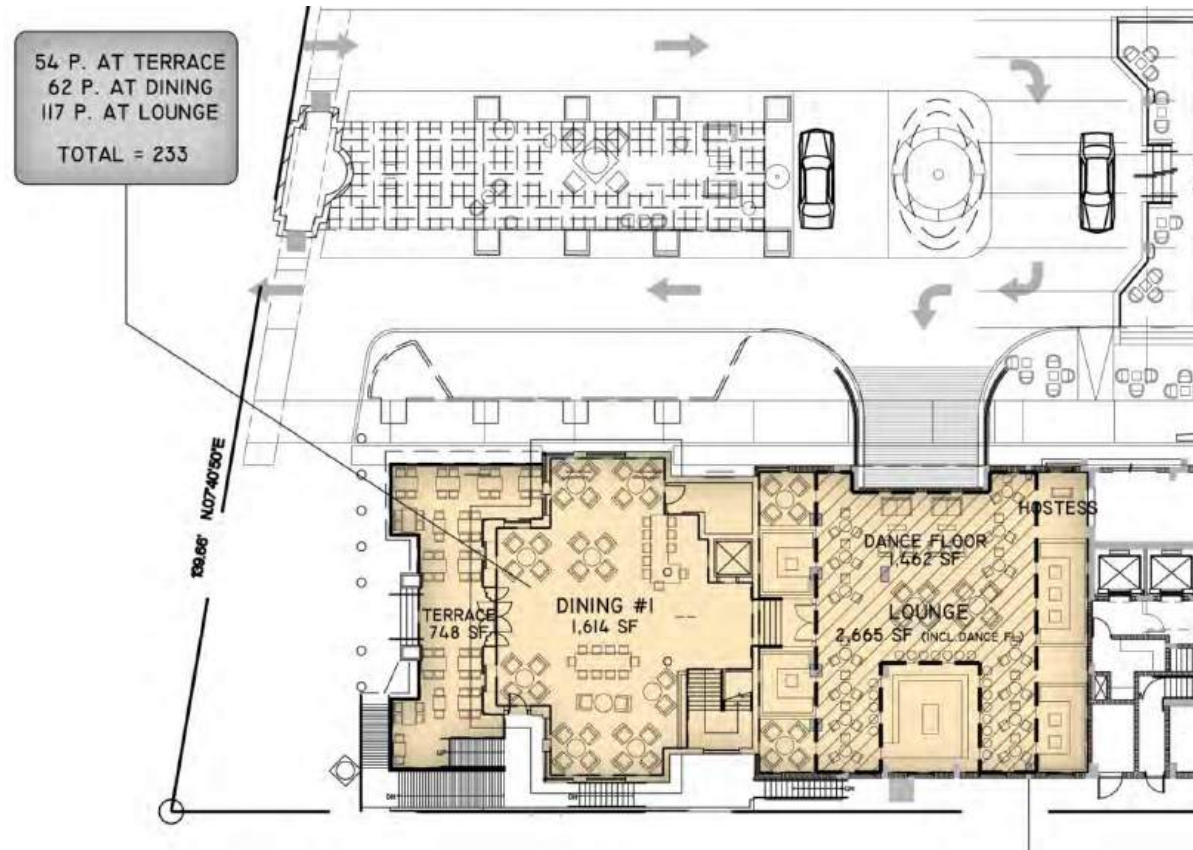
**GENERAL NOTES:**  
 A. ALL PREVIOUS F&B LAYOUTS ARE BASED ON AS-BUILT DRAWINGS FROM ORIGINAL ARCHITECT. OWNERSHIP TO CONFIRM EXISTING FINAL AREAS AND COUNTS AS REQUIRED.  
 B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.  
 C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.

VENUES

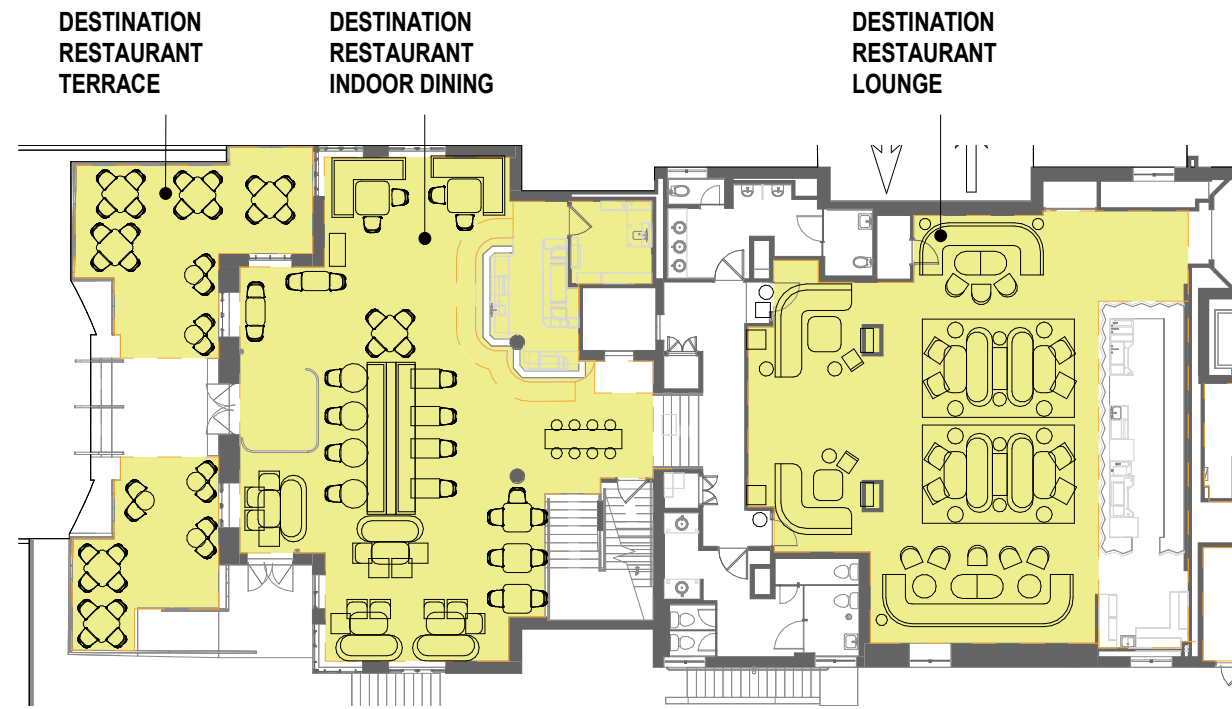
POOL BAR | 3 - MEAL

PB17-0108 CUP VENUE MODIFICATION								OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
VENUE NAME	EXISTING CUP OCCUPANCY	EXISTING CUP SEAT COUNT	PROPOSED AREA (SF)	PROPOSED OCC (1 OCC/75F)	PROPOSED SEATS	PROPOSED TOTAL CUP	DIFFERENCE EXISTING VS. PROPOSED CUP			
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POOL BAR - (3-MEAL RESTAURANT)	0	146	211	30	122	152	6	Public	Open to 2 am	Yes, In accordance with rear yard allowance
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02 F&B CALCULATION - LEVEL 01 - EXISTING DESTINATION RESTAURANT



01 F&B CALCULATION - LEVEL 01 - PROPOSED DESTINATION RESTAURANT

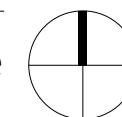
**GENERAL NOTES:**

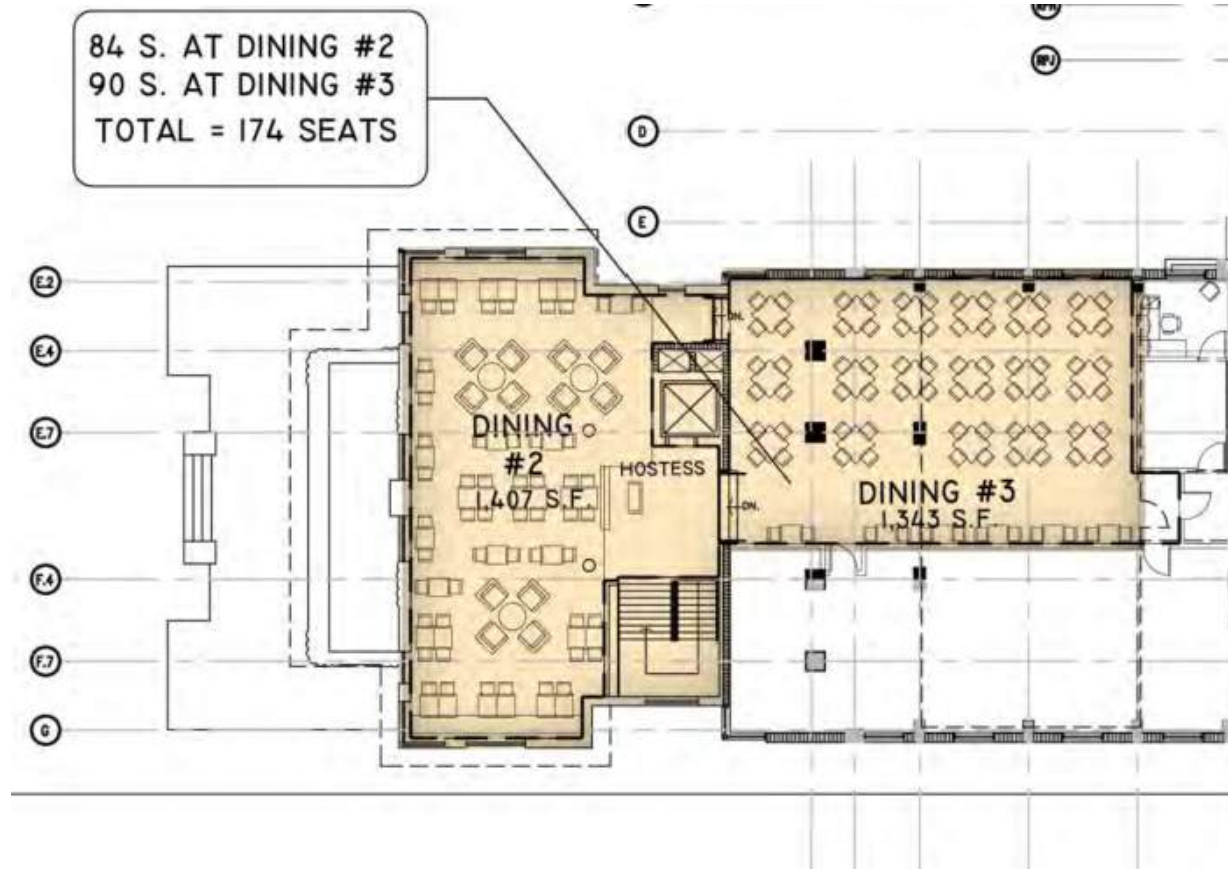
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**VENUES**

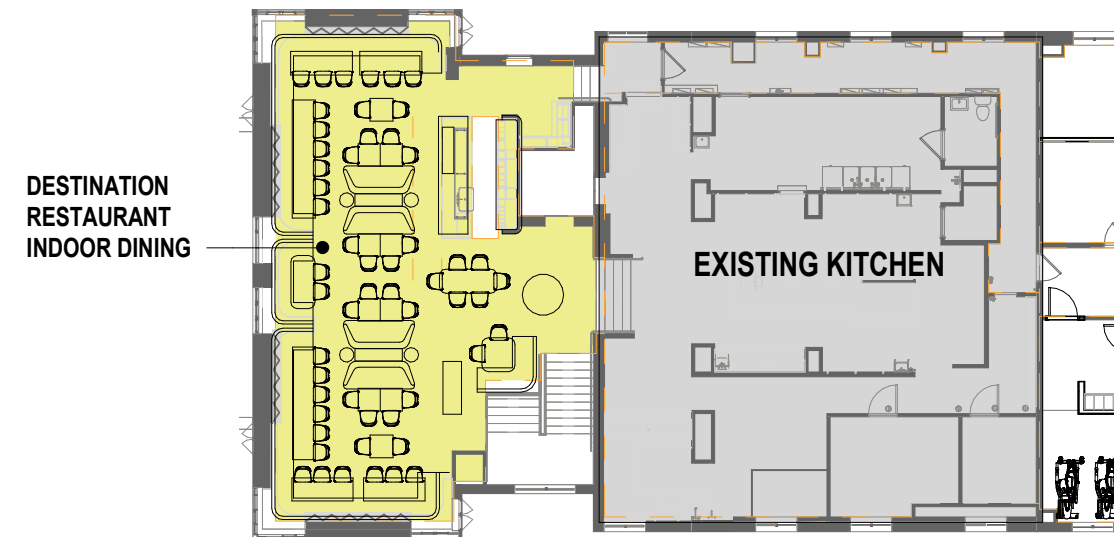


PB17-0108 CUP VENUE MODIFICATION								OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
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04 F&B CALCULATION - LEVEL 02 - EXISTING DESTINATION RESTAURANT



02 F&B CALCULATION - LEVEL 02 - PROPOSED DESTINATION RESTAURANT

VENUES

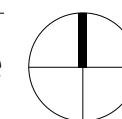


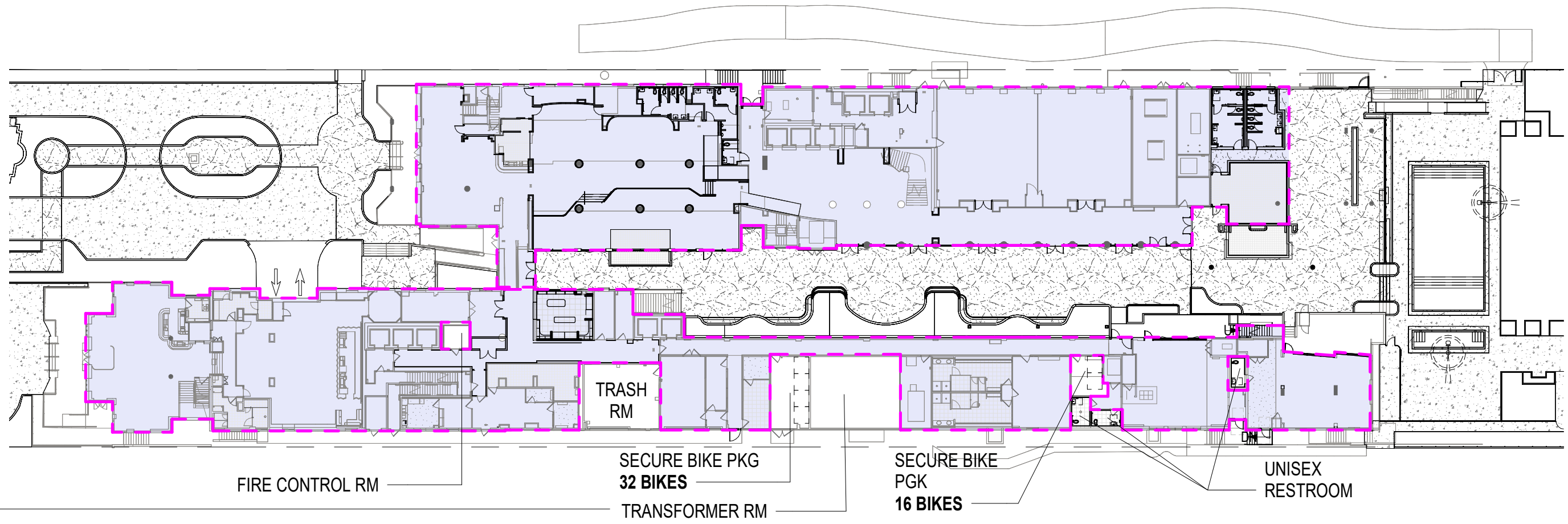
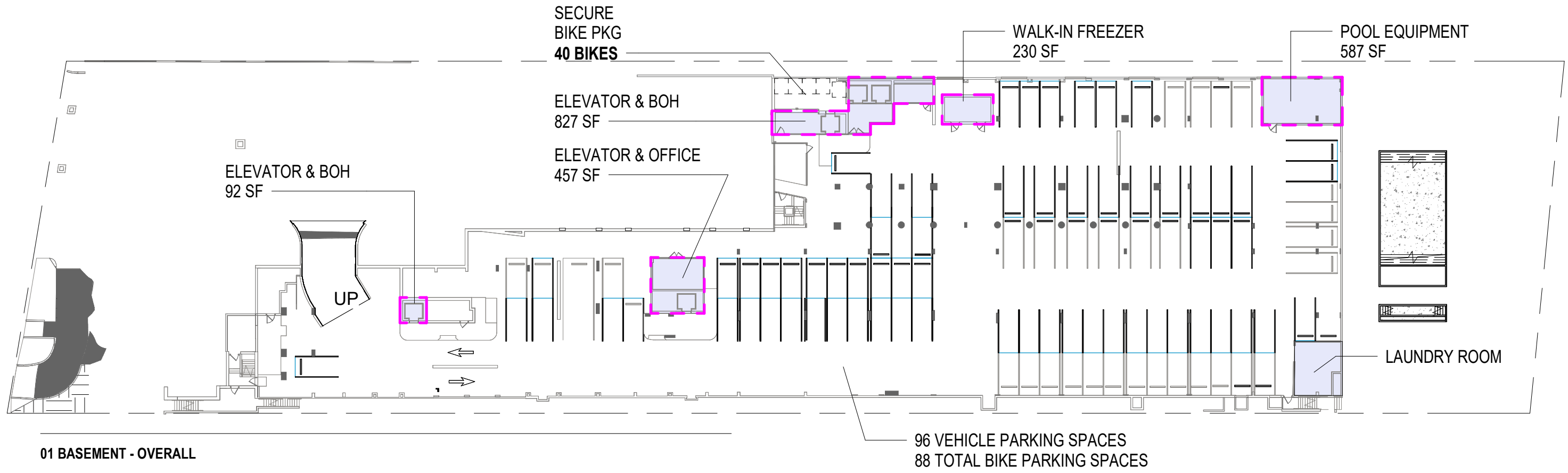
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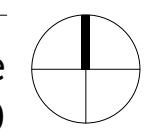
B. SEATING AT BYBLOS IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.

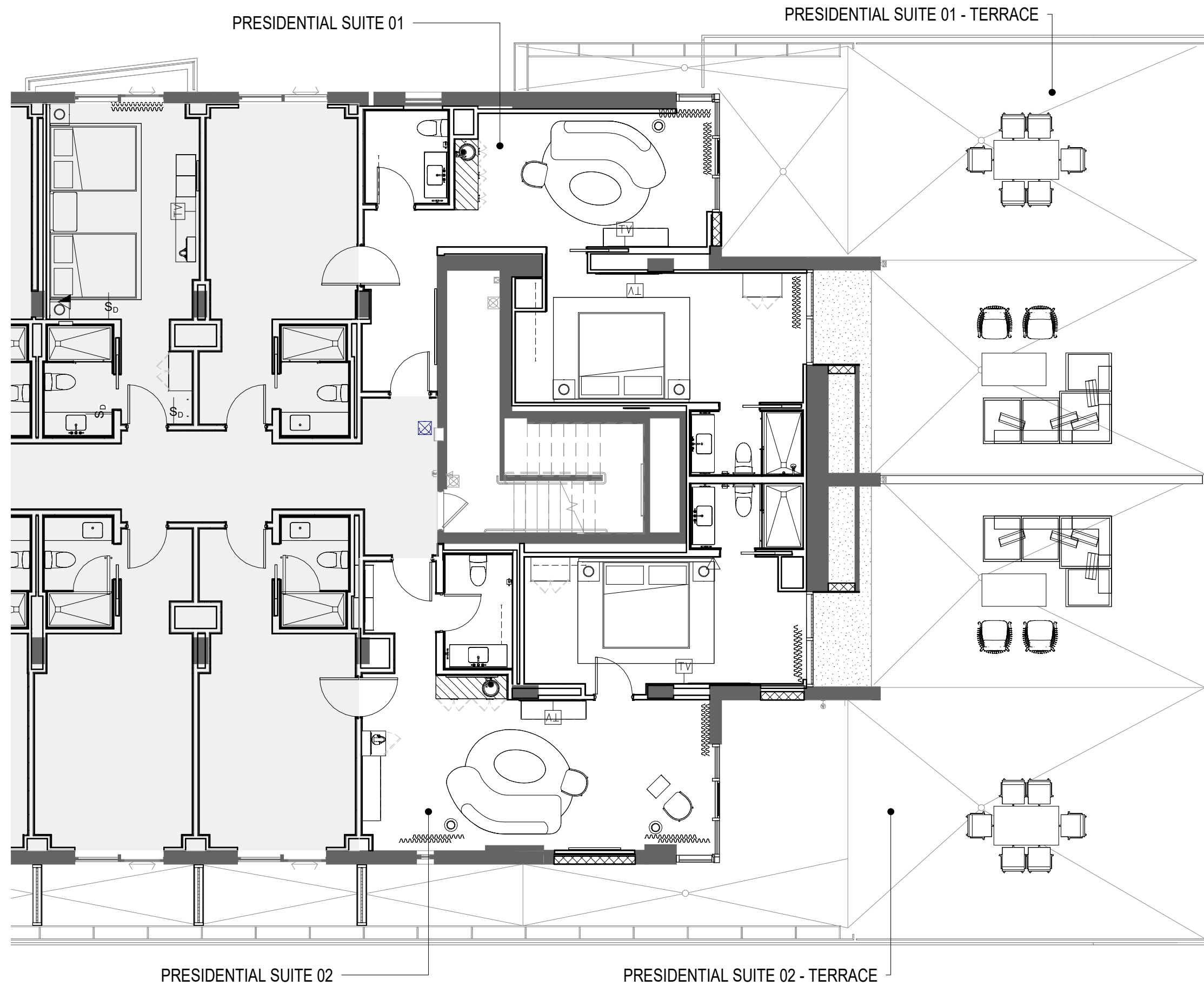
PB17-0108 CUP VENUE MODIFICATION								OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
VENUE NAME	EXISTING CUP OCCUPANCY	EXISTING CUP SEAT COUNT	PROPOSED AREA (SF)	PROPOSED OCC (1 OCC/75F)	PROPOSED SEATS	PROPOSED TOTAL CUP	DIFFERENCE EXISTING VS. PROPOSED CUP			
DESTINATION RESTAURANT - INDOOR DINING (1ST & 2ND FLOOR)	0	233	0	0	250	250	17	Public	Open to 5 am	Yes
DESTINATION RESTAURANT - LOUNGE	256	0	0	0	95	95	(161)	Public	Open to 5 am	Yes
DESTINATION RESTAURANT - TERRACE	0	54	0	0	34	34	(20)	Public	Open to 2 am	No
LOBBY BAR	70	0	444	63	59	122	52	Public	Indoors - open to 5am Outdoors (Sunday - Thursday) - open to 11pm Outdoors (Friday & Saturday) - open to midnight	Yes, outdoor entertainment to be moved inside at 10 pm at which time doors to the outdoor portion also must be closed.
POOL BAR - (3-MEAL RESTAURANT)	0	146	211	30	122	152	6	Public	Open to 2 am	Yes, In accordance with rear yard allowance
<b>TOTAL</b>	<b>326</b>	<b>433</b>	<b>655</b>	<b>93</b>	<b>560</b>	<b>653</b>	<b>(106)</b>			





**TOTAL BIKE CAPACITY = 88**





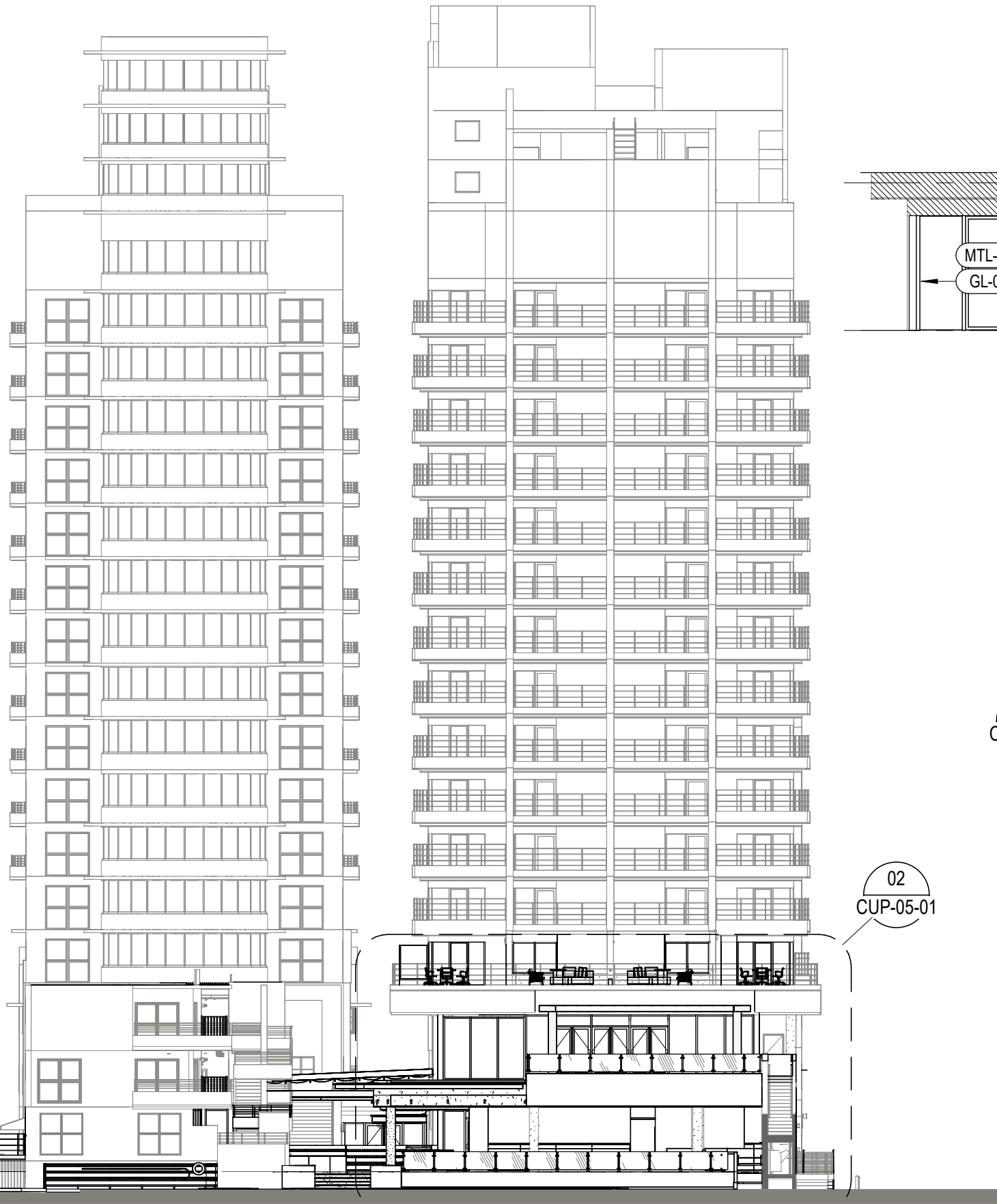
# Royal Palm South Beach Miami

OVERALL FLOOR PLAN - LEVEL 04

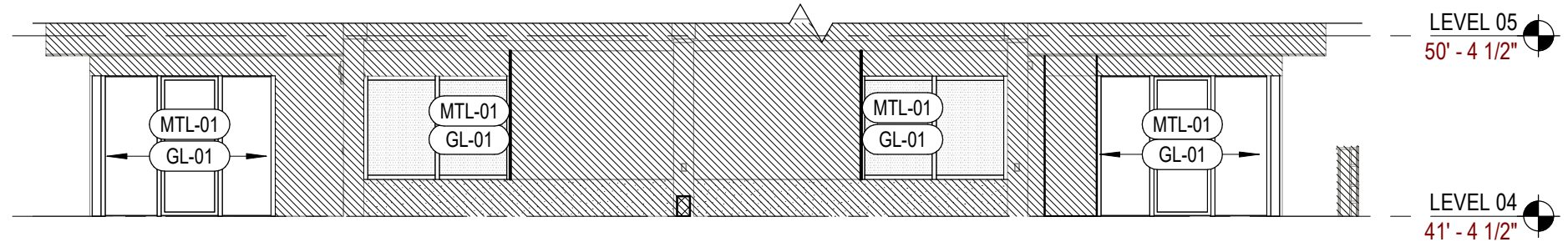
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1/8" = 1'-0"

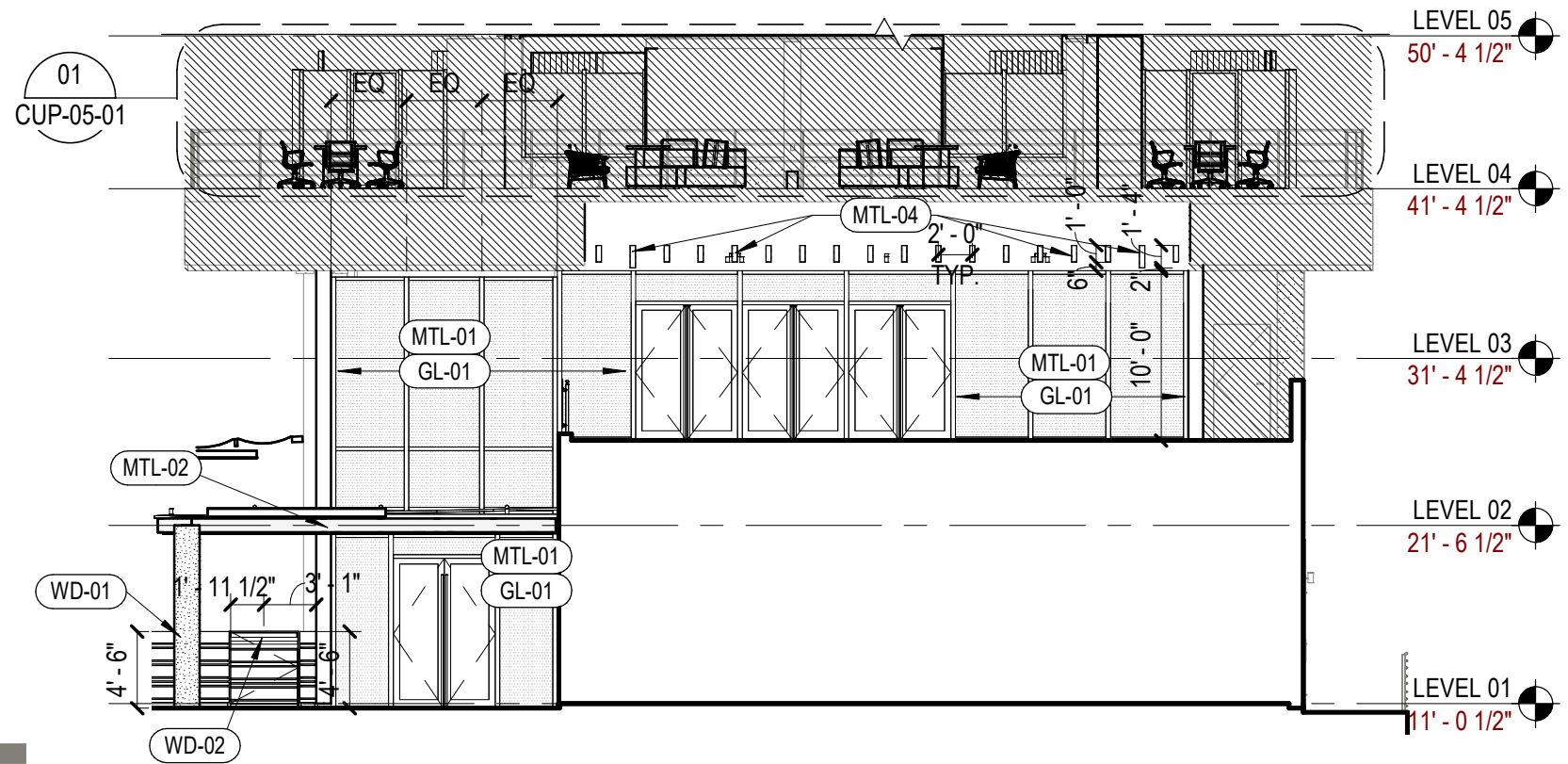




03 EXTERIOR EAST ELEVATION



01 4TH FLOOR PRESIDENTIAL TERRACE



02 ENLARGED - EAST ELEVATION

# Royal Palm South Beach Miami

EAST EXTERIOR ELEVATION

1545 Collins Avenue  
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As indicated