

Royal Palm

SOUTH BEACH

**1545 COLLINS AVE.,
MIAMI BEACH, FL 33139**

PLANNING BOARD - DECEMBER 9TH, 2025







01 SITE CONTEXT



02 SITE CONTEXT

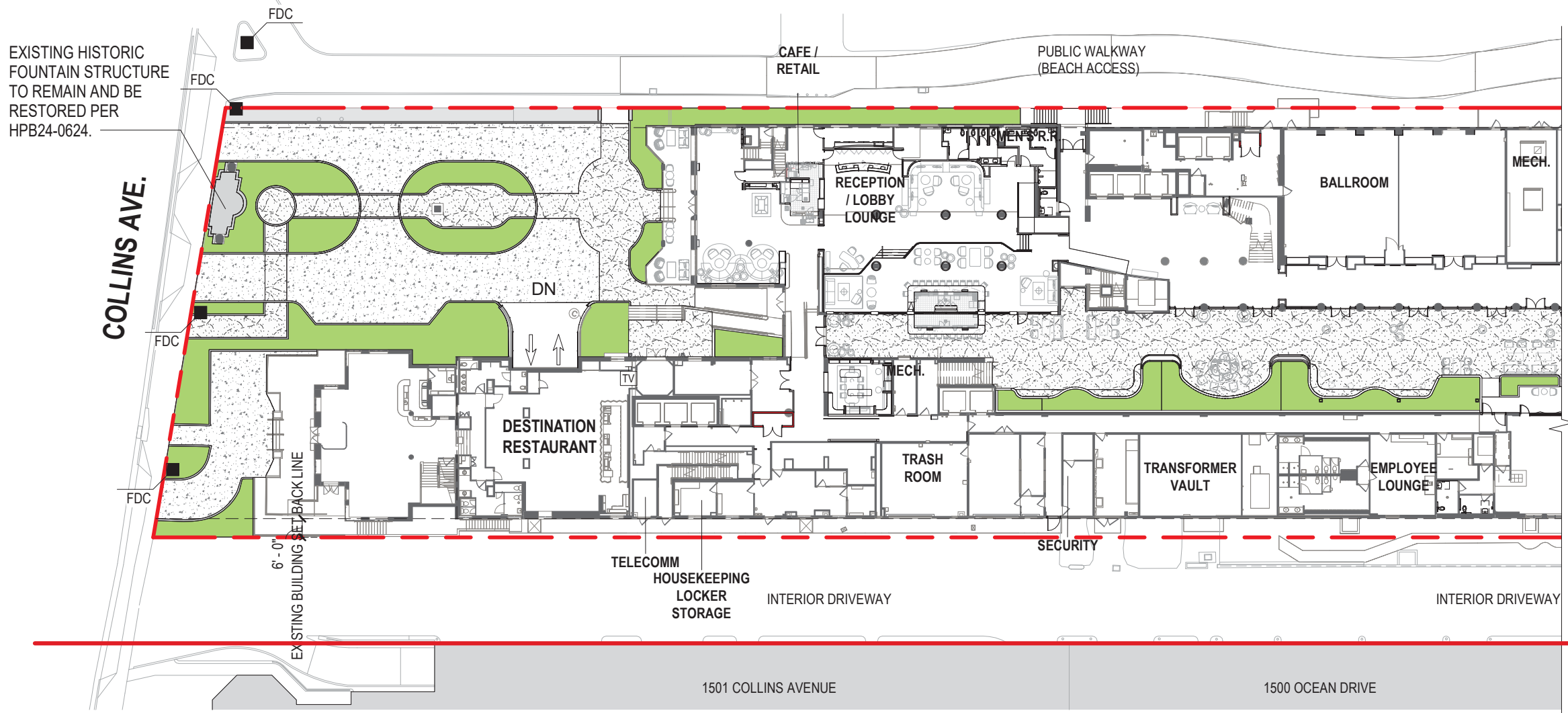
Royal Palm South Beach Miami

SITE CONTEXT

1545 Collins Avenue
Miami Beach, FL 33139 | 11/07/2025 | CUP-01-05

Dawn Gunter, AIA, REG FL No AR98601





01 SITE PLAN A

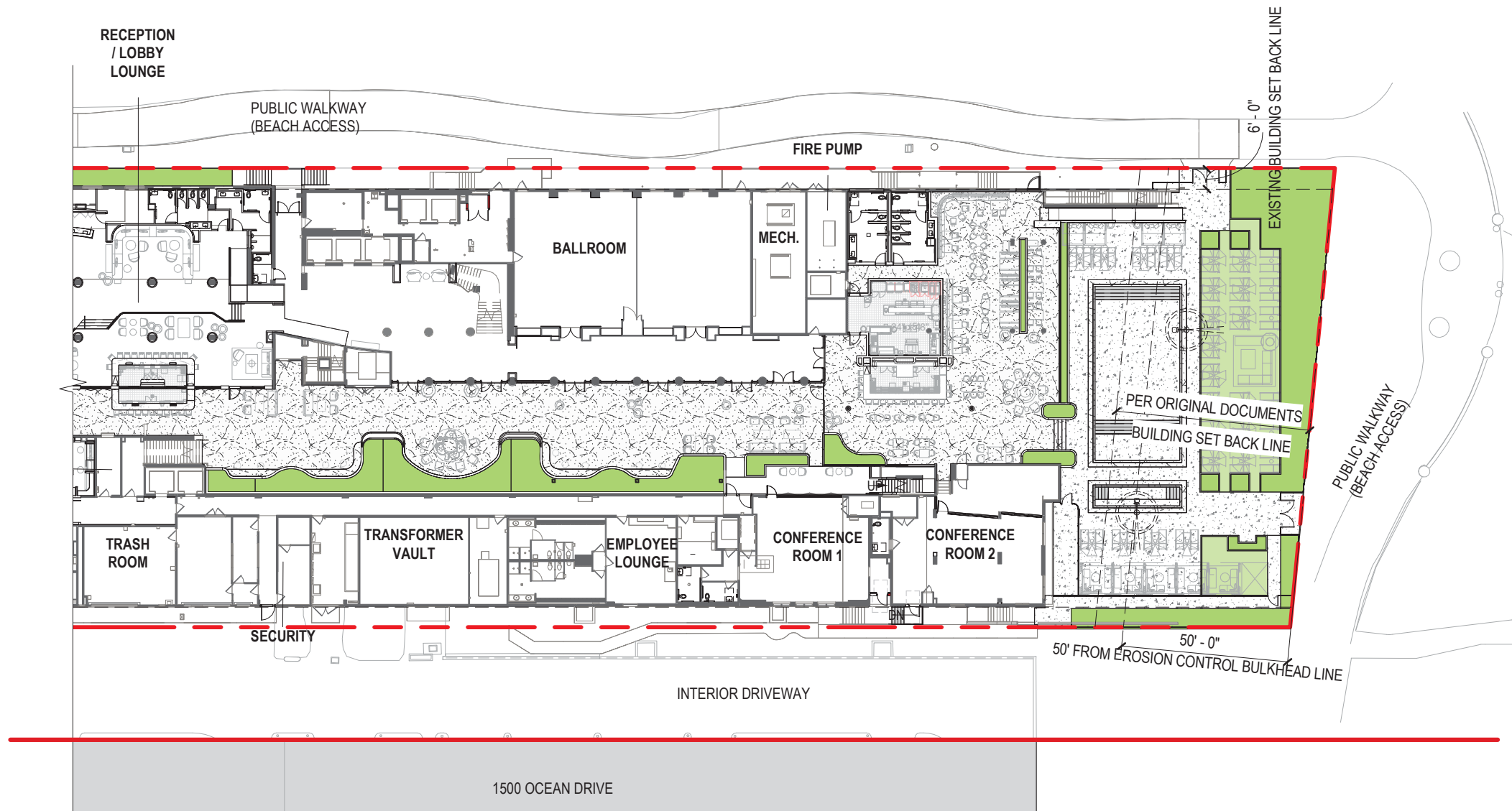
Royal Palm South Beach Miami

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



MAIN ENTRY - FOUNTAIN



PORTE COCHERE



COMPASS ROSE BAR



RECEPTION DESK



ELEVATOR LOBBY



EXISTING SEAT COUNT:

1. ARRIVAL:	12
2. COMPASS ROSE:	56
3. RECEPTION:	8
4. LOUNGE:	21
5. ATRIUM:	8
6. REFLECTOR:	14
7. POOL RESTAURANT:	86
8. POOL BAR:	58
9. POOL:	73
10. SERVICE:	42
11. GALLERY:	10
12. COOKERY:	72
13. VESTIB. 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	35
3. RECEPTION	8
4. LOUNGE	21
5. STAIR	8
6. PREFUNCTION	14
7. POOL RESTAURANT	46
8. POOL BAR	38
9. POOL	73
10. TERRACE	42
11. GALLERY	10
12. COOKERY	72
13. UPPER POOL	85
TOTAL:	445 SEATS



WEST BUILDING TOWER ENTRY



LANAI BUILDING EXTERIOR STAIRS



BREEZEWAY STAIRS



LANAI BUILDING EXTERIOR CORRIDOR



POOL SECOND LEVEL



EoA
ARCHITECTURE | INTERIORS | EXHIBITION | MASTER PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
 LOBBY CAFE RENDERING
ID-9.00

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | EXHIBITION | INTERIOR PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
LOBBY RECEPTION RENDERING
ID-9.01

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | INTERIOR PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
LOBBY BAR RENDERING
ID-9.02

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | MASTER PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
BREEZEWAY RENDERING
ID-9.03

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | MASTER PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
POOL BAR RENDERING
ID-9.04

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | MASTER PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
POOL DECK RENDERING
ID-9.05

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | INTERIOR PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

AUGUST / 04 / 2024: FINAL SUBMITTAL

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



Digitally signed by Malcolm Berg
 Date: 2024.08.04 17:51:55-0400



sheet no.
FLEX TERRACE 2ND FLOOR
RENDERING
ID-9.06

SCALE: AS NOTED



EoA
ARCHITECTURE | INTERIORS | ENVIRONMENTAL | MASTER PLANNING | LANDSCAPE

Gensler
Kimley»Horn

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

HPB SET

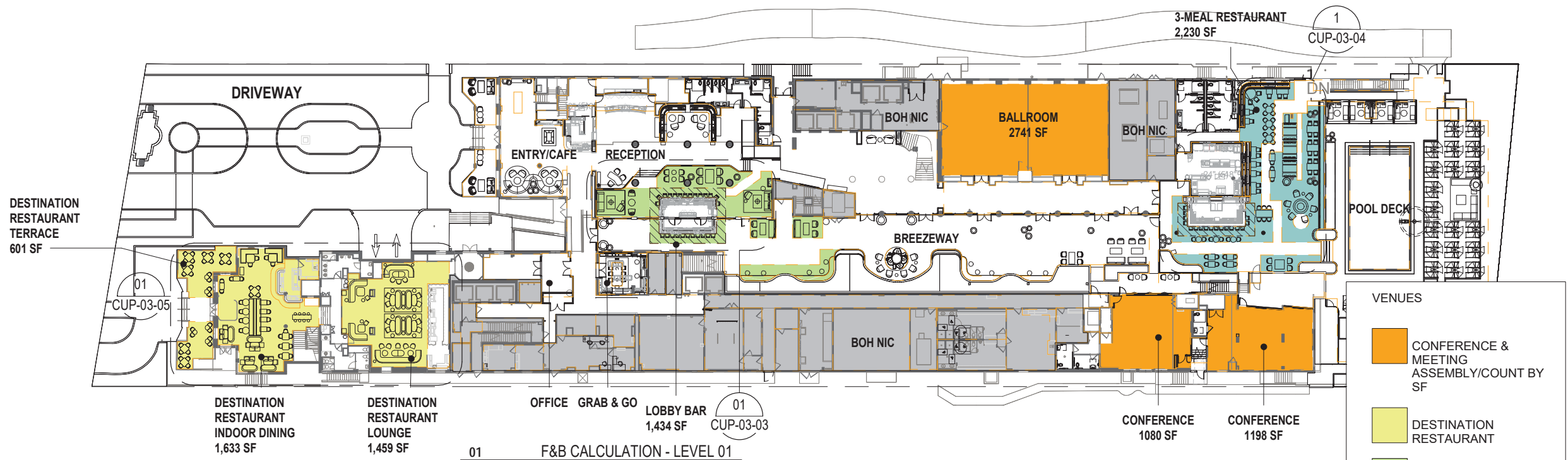
AUGUST / 04 / 2024: FINAL SUBMITTAL

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



sheet no.
VIEW FROM PUBLIC BEACH
WALK
ID-9.08

SCALE: AS NOTED



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.
- D. DIAGONAL HATCH AREAS ARE CALCULATED WITH 1 OCC/7SF.

VENUE NAME	VENUE OCCUPANT LOAD						PB17-0108 CUP VENUE MODIFICATION			OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/7SF)	OCC LOAD (1 OCC/7SF)	VENUE AREA (1 OCC/155F)	OCC LOAD (1 OCC/155F)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			

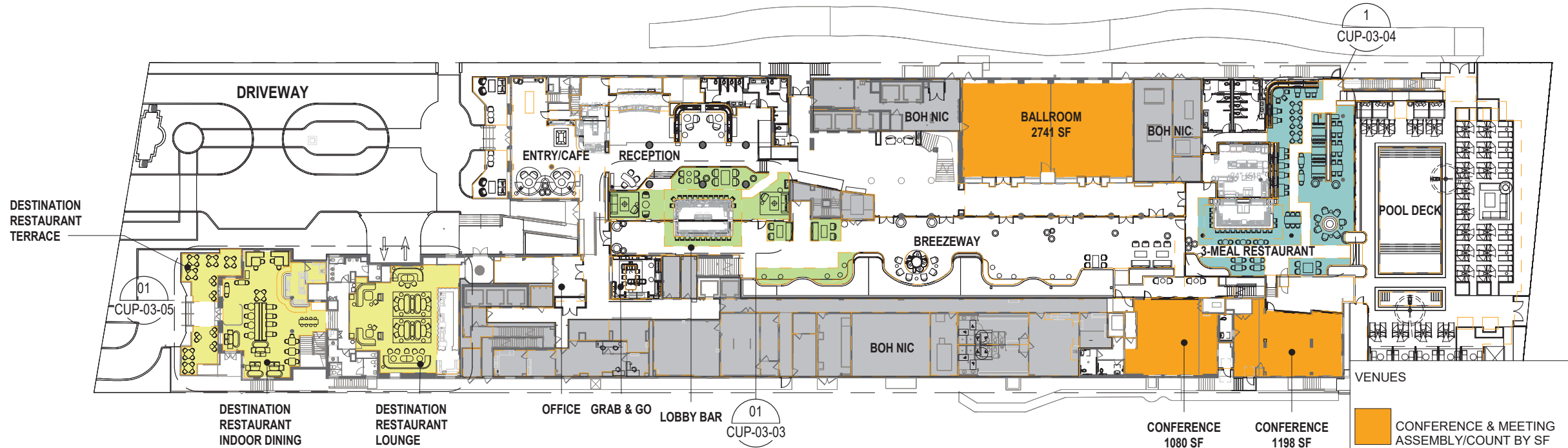
Royal Palm South Beach Miami

F&B CALCULATION - LEVEL 01 - OVERALL

1545 Collins Avenue
Miami Beach, FL 33139 | 11/07/2025 | CUP-03-01



Dawn Gunter, AIA, REG FL No AR98601



VENUES

- CONFERENCE & MEETING ASSEMBLY/COUNT BY SF
- DESTINATION RESTAURANT
- LOBBY BAR
- POOL BAR | 3 - MEAL

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/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
TOTAL	326	433	655	93	560	653	(106)			

Royal Palm South Beach Miami

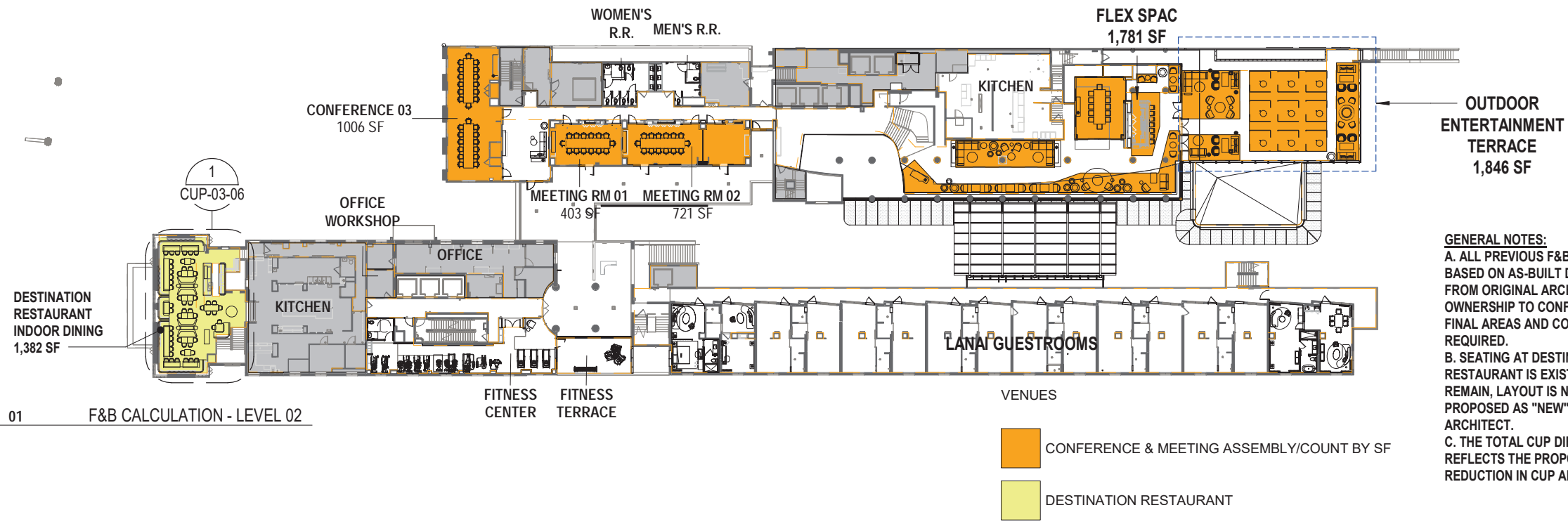
F&B CALCULATION - LEVEL 01 - OVERALL

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



1" = 40'-0"

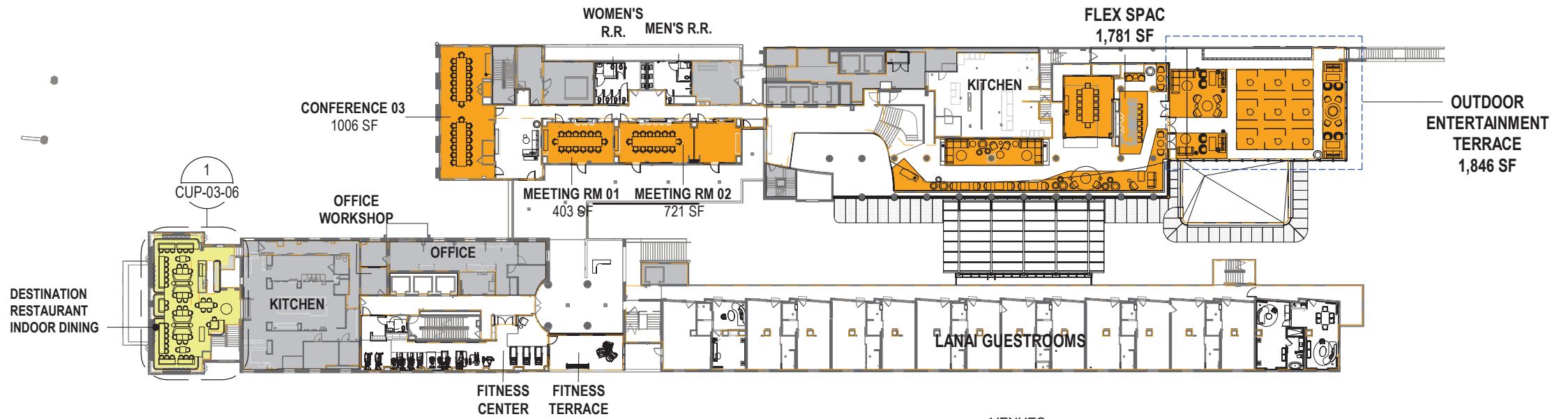




GENERAL NOTES:
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 B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.
 C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.

01 F&B CALCULATION - LEVEL 02

VENUE NAME	VENUE OCCUPANT LOAD						PB17-0108 CUP VENUE MODIFICATION			OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/75F)	OCC LOAD (1 OCC/75F)	VENUE AREA (1 OCC/155F)	OCC LOAD (1 OCC/155F)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			



01 F&B CALCULATION - LEVEL 02

VENUES

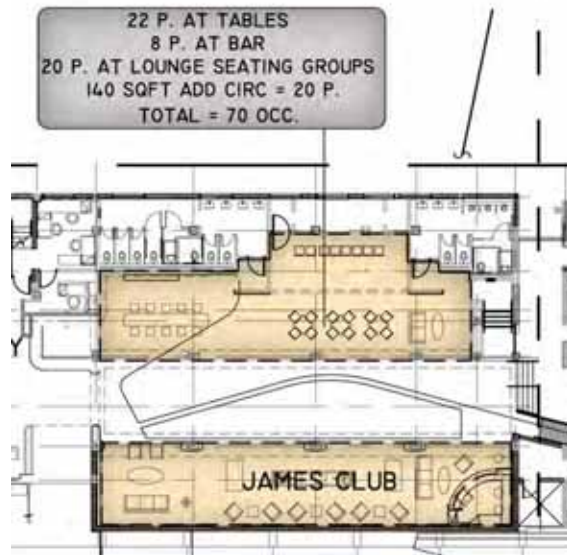
- CONFERENCE & MEETING ASSEMBLY/COUNT BY SF
- DESTINATION RESTAURANT

GENERAL NOTES:

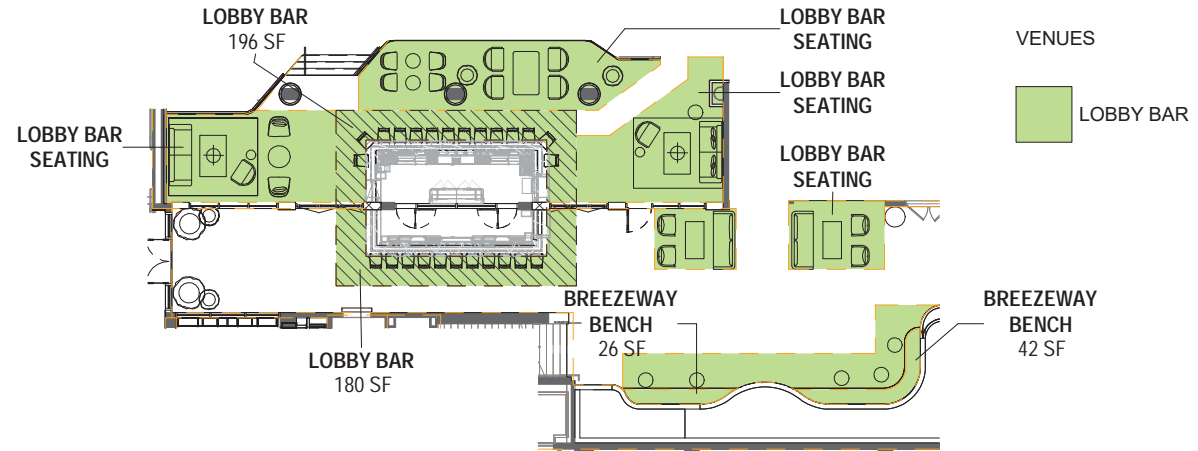
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- B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.
- C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.

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/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
TOTAL	326	433	655	93	560	653	(106)			





03 F&B CALCULATION - LEVEL 01 - PREVIOUS LOBBY BAR

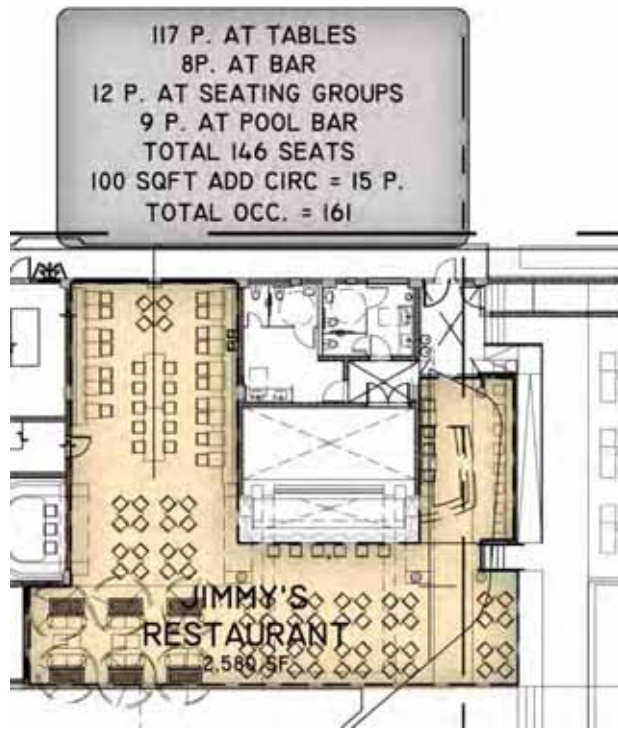


01 F&B CALCULATION - LEVEL 01 - PROPOSED LOBBY BAR

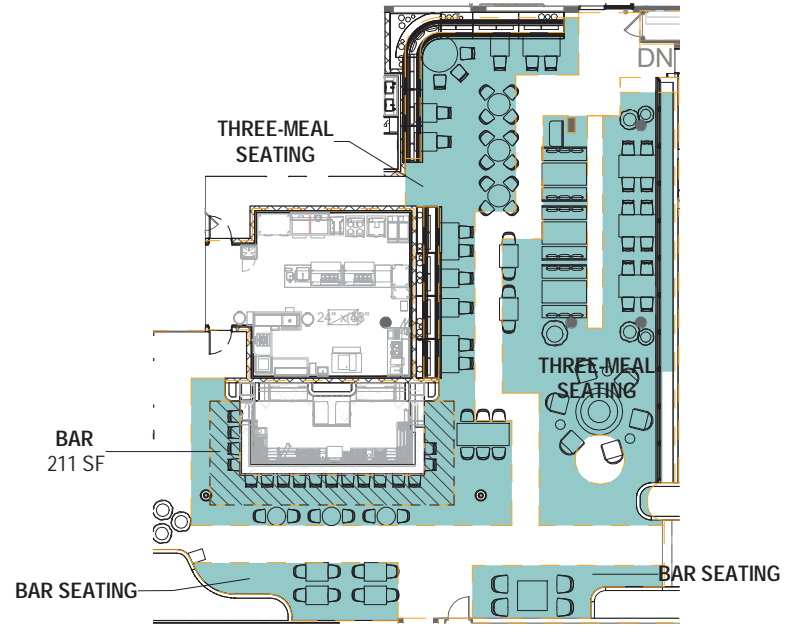
GENERAL NOTES:

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- 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.
- D. DIAGONAL HATCH AREAS ARE CALCULATED WITH 1 OCC/7SF.

VENUE NAME	VENUE OCCUPANT LOAD						PB17-0108 CUP VENUE MODIFICATION			OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/7SF)	OCC LOAD (1 OCC/7SF)	VENUE AREA (1 OCC/155F)	OCC LOAD (1 OCC/155F)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			



01 F&B CALCULATION - LEVEL 01 - PREVIOUS POOL BAR



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

GENERAL NOTES:

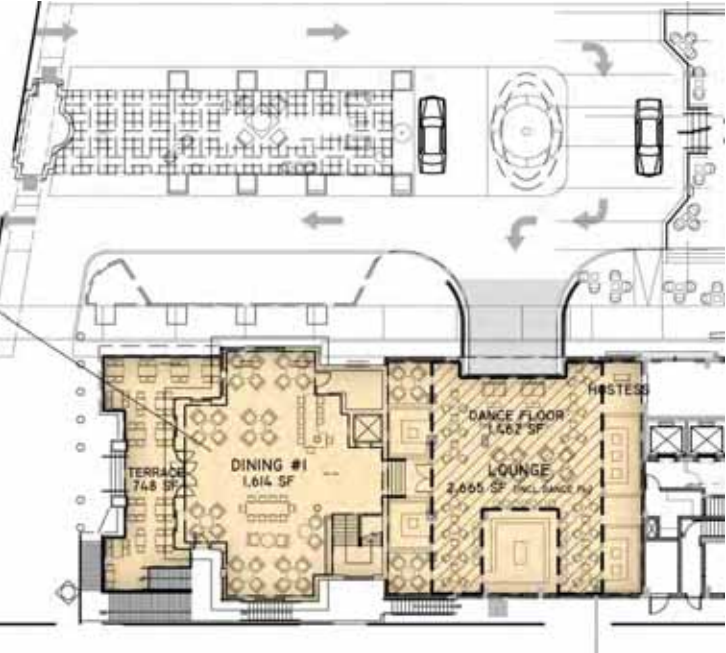
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- B. SEATING AT DESTINATION RESTAURANT IS EXISTING TO REMAIN, LAYOUT IS NOT BEEN PROPOSED AS "NEW" BY ARCHITECT.
- C. THE TOTAL CUP DIFFERENCE REFLECTS THE PROPOSED REDUCTION IN CUP ALLOCATION.
- D. DIAGONAL HATCH AREAS ARE CALCULATED WITH 1 OCC/7SF.

VENUES

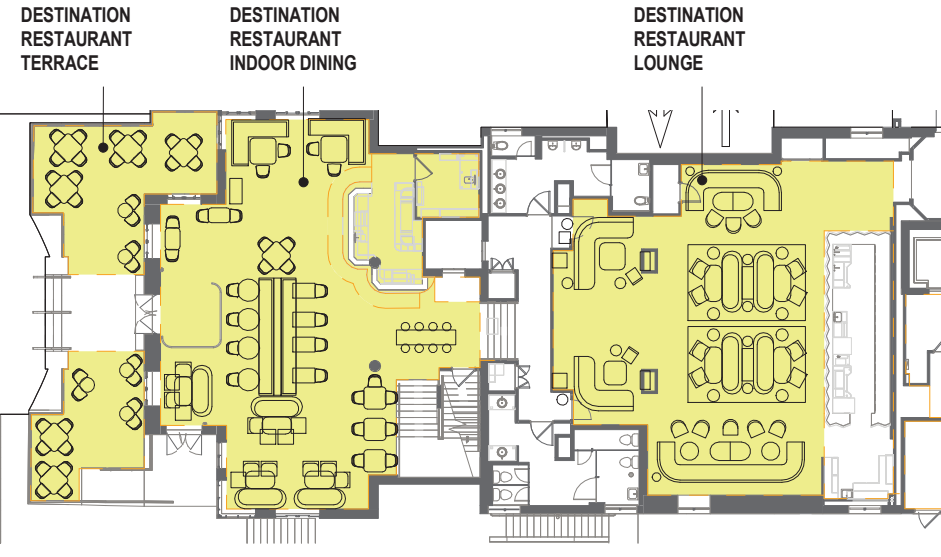
POOL BAR | 3 - MEAL

VENUE NAME	VENUE OCCUPANT LOAD						PB17-0108 CUP VENUE MODIFICATION			OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/7SF)	OCC LOAD (1 OCC/7SF)	VENUE AREA (1 OCC/15SF)	OCC LOAD (1 OCC/15SF)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			

54 P. AT TERRACE
62 P. AT DINING
117 P. AT LOUNGE
TOTAL = 233



02 F&B CALCULATION - LEVEL 01 - EXISTING DESTINATION RESTAURANT

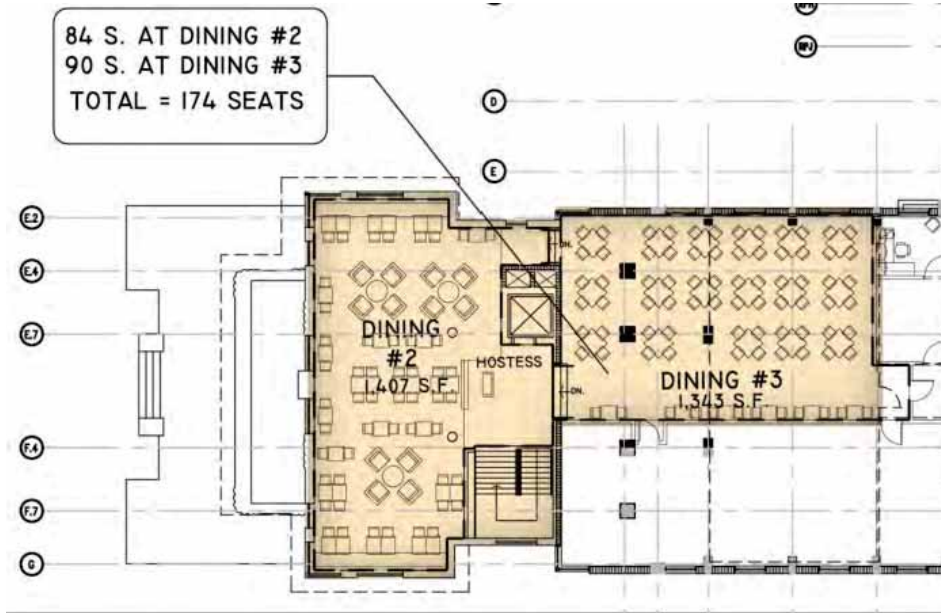


01 F&B CALCULATION - LEVEL 01 - PROPOSED DESTINATION RESTAURANT

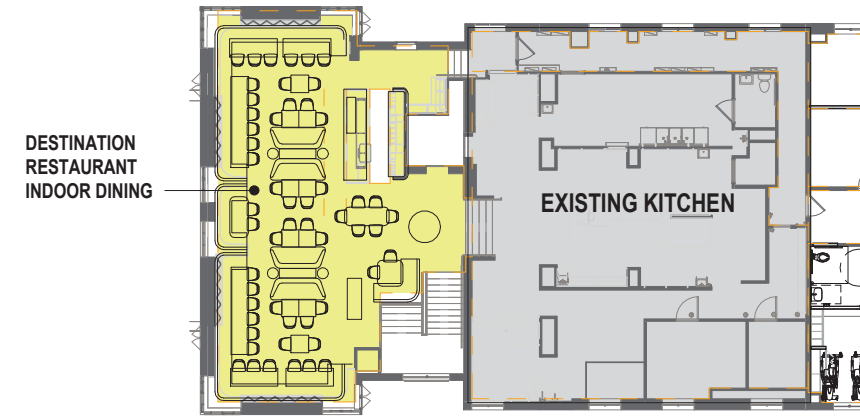
VENUES
 DESTINATION RESTAURANT

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.

VENUE NAME	VENUE OCCUPANT LOAD						PB17-0108 CUP VENUE MODIFICATION			OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/75F)	OCC LOAD (1 OCC/75F)	VENUE AREA (1 OCC/155F)	OCC LOAD (1 OCC/155F)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			



04 F&B CALCULATION - LEVEL 02 - EXISTING DESTINATION RESTAURANT



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

DESTINATION RESTAURANT

VENUE NAME	VENUE OCCUPANT LOAD					PB17-0108 CUP VENUE MODIFICATION				OPEN TO	HOURS OF OPERATION	PROPOSED ENTERTAINMENT
	A	B	C	D	E	F	G	H	I			
	VENUE AREA (1 OCC/75F)	OCC LOAD (1 OCC/75F)	VENUE AREA (1 OCC/155F)	OCC LOAD (1 OCC/155F)	TOTAL VENUE AREA (A+C)	TOTAL OCC LOAD (B+D)	EXISTING CUP OCCUPANCY	PROPOSED SEATS (NOT TO EXCEED TOTAL OCC. LOAD)	DIFFERENCE EXISTING VS. PROPOSED CUP (H-G)			
DESTINATION RESTAURANT	0	0	5,075	338	5,075	338	543	338	-205	Public	Open to 2 am	Yes
LOBBY BAR	376	54	1,560	104	1,936	158	70	158	88	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)	211	30	1,923	128	2,134	158	146	158	12	Public	Open to 2 am	Yes, In accordance with rear yard allowance
TOTALS					9,145	654	759	654	-105			

- Overall reduction in total occupancy of the existing venues:

6. As proposed by the applicant, the project authorized by this Modified Conditional Use Permit includes the ~~creation and~~ continued operation of the following three (3) venues, with their respective approximate maximum occupant loads or such respective lower maximum occupant loads as the Fire Marshal may determine, resulting in an approximate aggregate maximum occupant load of 774 660 persons or such lower aggregate maximum occupant load as the Fire Marshal may determine:

- Inclusion of definition of “ambient level” applied to all outdoor entertainment:

vi. Outdoor entertainment: ambient level (played at a volume that does not interfere with normal conversation) outdoor entertainment only, permitted until 10:00 p.m., at which time the partitions and doors to the outdoor portion of the lobby bar must be closed.

- Revision of allowance for outdoor entertainment to provide examples of customary hotel events and to make it clear that these are only for events not open to the general public:

ii. Outdoor entertainment: ambient level (played at a volume that does not interfere with normal conversation) outdoor entertainment associated with customary accessory hotel uses or invitation only functions that are not open to the general public and are limited to registered guests and/or invitees (such as weddings, birthdays, corporate functions, etc.), is permitted until 10:00 p.m., at which time the doors to the outdoor terrace must be closed.

- All outdoor entertainment at the new venues – the outdoor portion of the new lobby bar and the second-floor terrace – is required to cease a 10 pm at which time all doors to the outside shall be closed:

ii. Outdoor entertainment: ambient level (played at a volume that does not interfere with normal conversation) outdoor entertainment associated with customary accessory hotel uses or invitation only functions that are not open to the general public and are limited to registered guests and/or invitees (such as weddings, birthdays, corporate functions, etc.), is permitted until 10:00 p.m., at which time the doors to the outdoor terrace must be closed.

- Additionally, prior to the hotel receiving its business tax receipt to begin operating the sound system will be tested and inspected by the City and then locked so only Hotel management can make changes.

19. ~~(B)~~ The applicant shall install and/or maintain a distributive sound system for providing ambient music (played at a volume that does not interfere with normal conversation) in all open areas, as well as in facilities, such as the ~~proposed~~ restaurant on the first level, which are open to the outside. The controls for the distributive sound system shall be adjusted by a sound engineer professional to limit the amplitude of music and adjust the sound system so that it will comply with all applicable noise ordinances. Other than the sound engineer professional, only the Hotel Manager may have access to the controls which shall be locked. Prior to the issuance of Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and Planning Staff, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. A final report issued by such acoustical consultant shall be submitted to the Planning Department staff prior to the issuance of a BTR.

Proposed Condition in Staff Report

- (B) A minimum of ten (10) valet runners will be maintained during the AM peak demand period, and ten (10) valet runners during the PM peak demand period, respectively. In order to reduce this minimum number, the applicant may prepare and submit a follow-up Valet Analysis using counts from the project site, collected a minimum of 6 months after opening, to show that fewer than the originally projected number of valet attendants are needed, to be approved by both the City of Miami Beach Transportation & Mobility Department, and the City of Miami Beach Parking Department.
- (C) The number of valet attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.

Proposed Revision to Subsection (C)

The number of attendants shall be adjusted when higher than- normal peak demands are encountered to accommodate all vehicular queues on-site. Likewise, if it is determined that valet processing times can be performed more efficiently and/or actual traffic volumes are lower than projected, a reduced number of valet attendants may be adequate to serve the site, provided that a sufficient number is provided to ensure that the valet queue is contained on-site and does not obstruct the public right-of-way at any time.

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- d. The applicant shall commit to providing a minimum of eleven (11) and thirty-seven (37) valet attendants during the site's A.M. and P.M. peak periods, respectively. The number of attendants shall be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site. Likewise, if it is determined that valet processing times can be performed more efficiently and/or actual traffic volumes are lower than projected, a reduced number of valet attendants may be adequate to serve the site, provided that a sufficient number is provided to ensure that the valet queue is contained on site and does not obstruct the public right-of-way at any time.

1100 5th Street (Alton Road Office) - PB23-0636 - Approved 4/25/24

- c. The applicant shall commit to provide the minimum number of seven (7) valet runners during the AM peak demand period and eleven (11) valet runners during the PM peak demand period. This number should be adjusted as necessary when higher than normal peak demands are encountered. Likewise, if it is determined that valet processing times can be performed more efficiently and/or actual traffic volumes are lower than projected, a reduced number of valet attendants may be adequate to serve the site, provided that a sufficient number is provided to ensure that the valet queue is contained on site and does not obstruct the public right-of-way at any time.

Royal Palm

SOUTH BEACH

THANK YOU, QUESTIONS



← Miami Beach, Florida

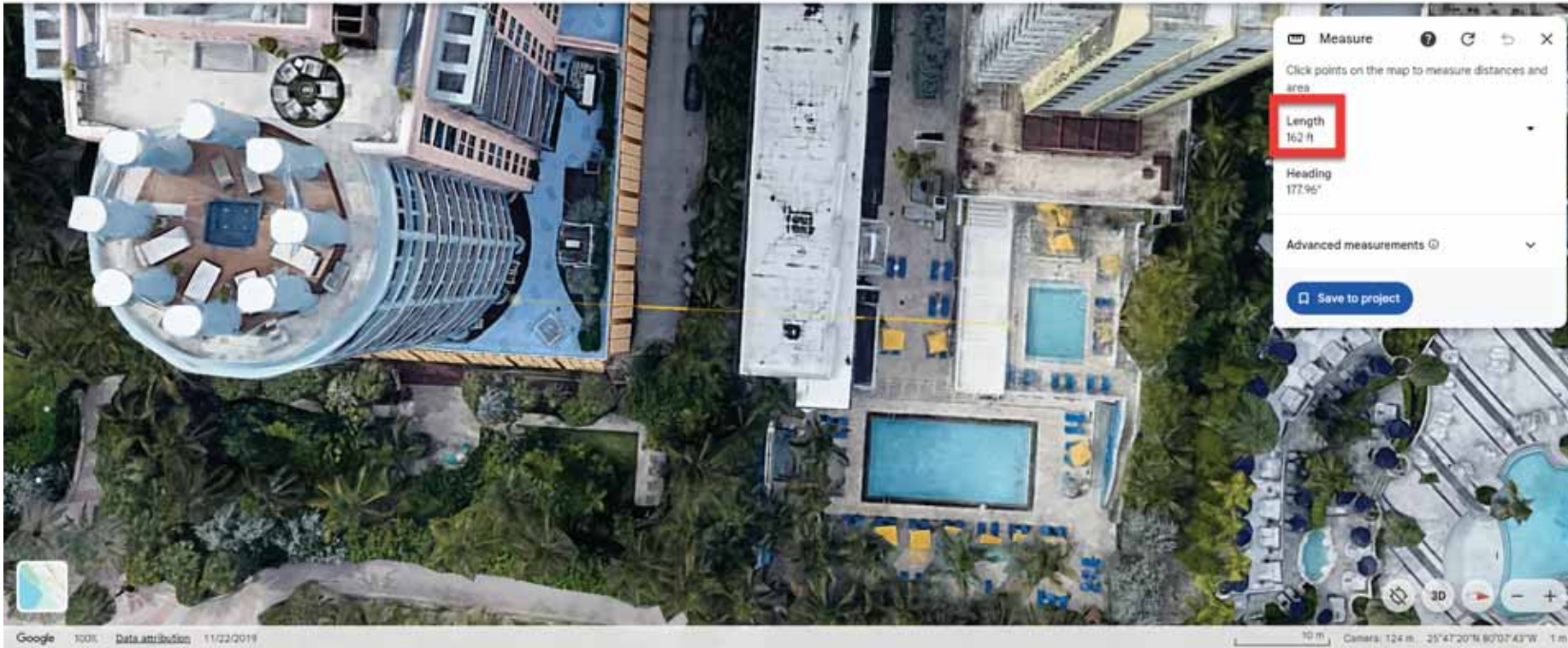
See more dates



Google

Google 100% Data attribution Mar 2025

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Measure ? ↻ ↵ X

Click points on the map to measure distances and area

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Reading
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Advanced measurements ⌵

Save to project

← Royal Palm South Beach Miami, a Tribute Portfolio Resort

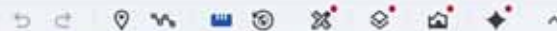
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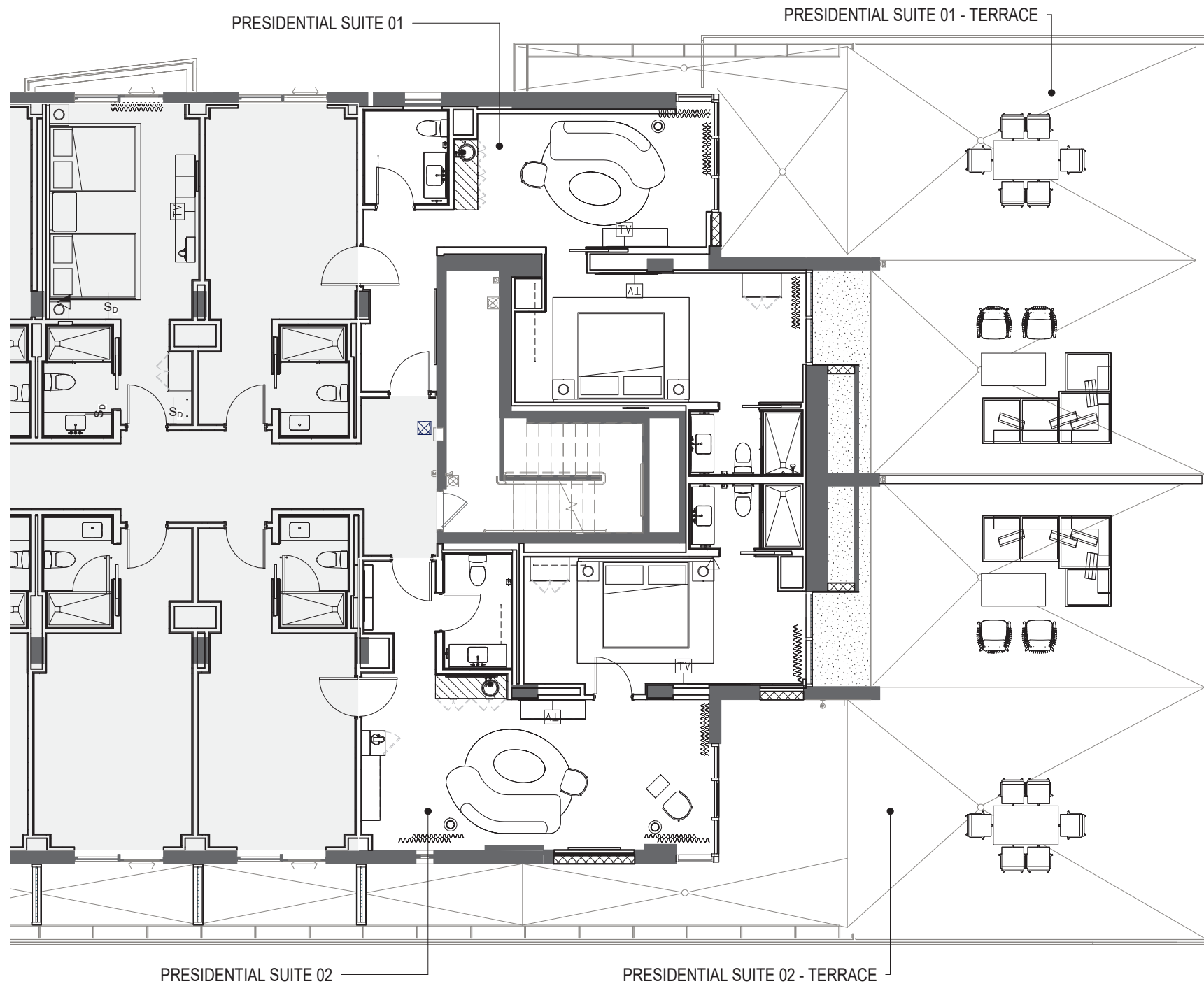
Click points on the map to measure distances and area

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Heading
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Advanced measurements [More]

[Save to project](#)



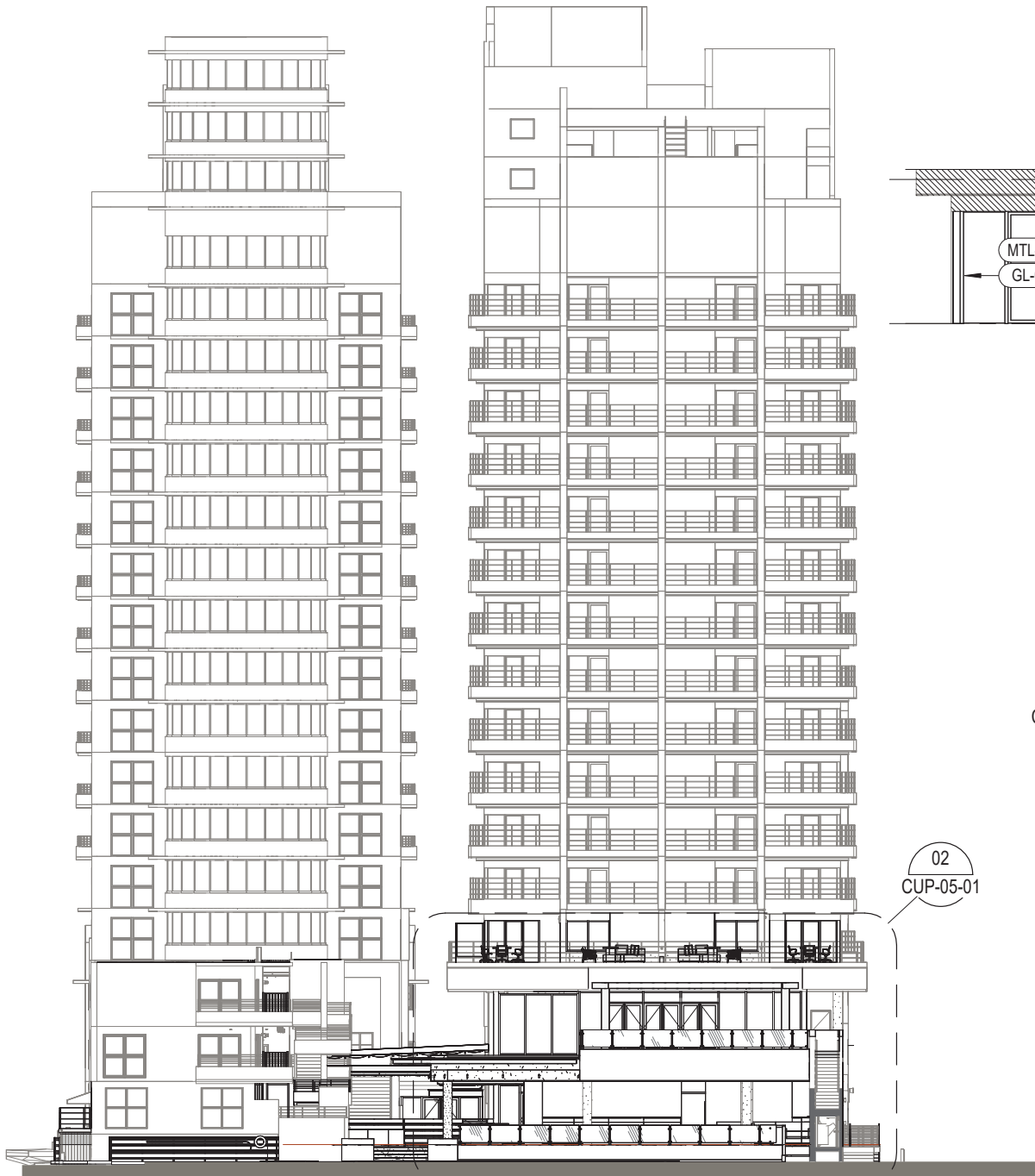
Royal Palm South Beach Miami

OVERALL FLOOR PLAN - LEVEL 04

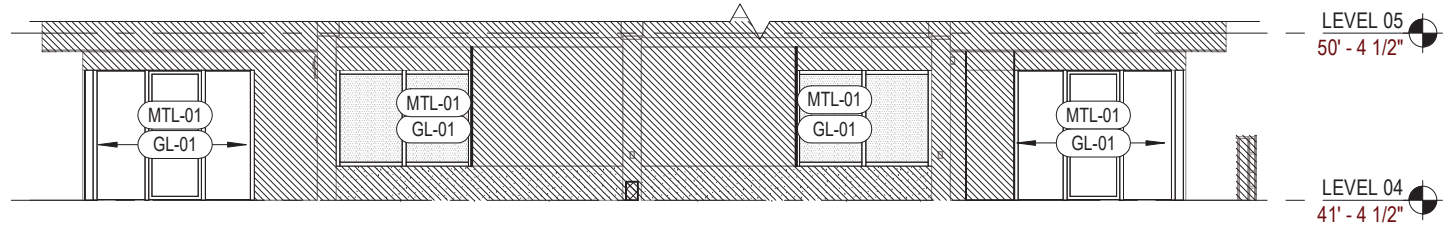
1545 Collins Avenue
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1/8" = 1'-0"

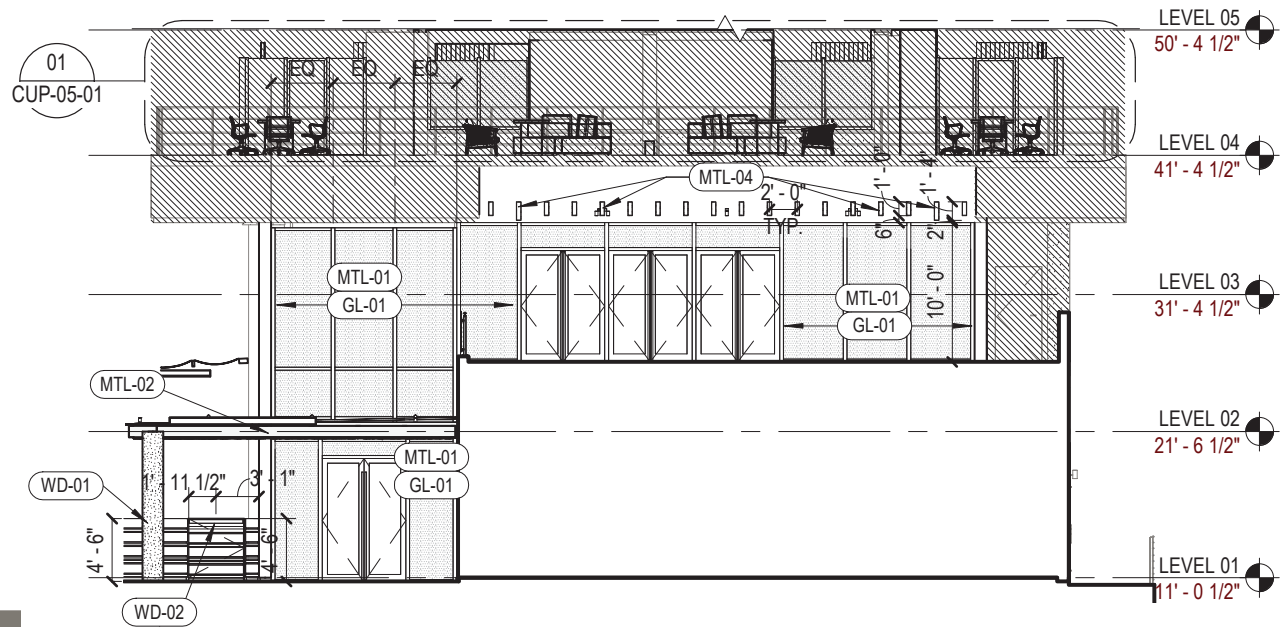




03 EXTERIOR EAST ELEVATION



01 4TH FLOOR PRESIDENTIAL TERRACE



02 ENLARGED - EAST ELEVATION

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EAST EXTERIOR ELEVATION

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As indicated