

Royal Palm

SOUTH BEACH

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

**HISTORIC PRESERVATION BOARD
DECEMBER 16TH, 2025**



**TRIBUTE
PORTFOLIO**





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





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 RECEPTION RENDERING
ID-9.01

SCALE: AS NOTED



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sheet no.
LOBBY BAR RENDERING
ID-9.02

SCALE: AS NOTED



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ARCHITECTURE | INTERIORS | EXHIBITION | MASTER PLANNING | LANDSCAPE

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sheet no.
BREEZEWAY RENDERING
ID-9.03

SCALE: AS NOTED



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sheet no.
POOL BAR RENDERING
ID-9.04

SCALE: AS NOTED



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HPB SET

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sheet no.
POOL DECK RENDERING
ID-9.05

SCALE: AS NOTED



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 HPB SET

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Digitally signed by Malcolm Berg
 Date: 2024.08.02 13:51:55-0400



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

SCALE: AS NOTED

2011 HPB ORDER

- X iii. All DJ or live music associated with "customary" accessory uses not for the general public in the outside areas, on and around the pool deck on the first level, such as the restaurant on the first level which facilities are open to the outside, shall be prohibited except from 11:30 am to 11:00 pm, Sunday through Thursday, and from 11:30 a.m. to midnight, Friday and Saturday. No other live music or DJ shall occur in these areas except according to a special event permit. Any DJ shall use the distributed sound system.

Modified CUP Approved December 9, 2025

20. ~~(C)~~ All DJ or live music associated with "customary" accessory hotel uses (invitation only function limited to registered guests and their invitees, such as weddings, birthdays, corporate functions, etc.), not for the general public in the outside areas, on and around the pool deck on the first level, such as the restaurant on the first level which facilities are open to the outside, shall be ~~prohibited~~ except permitted from 11:30 am to 11:00 pm, Sunday through Thursday, and from 11:30 a.m. to midnight, Friday and Saturday. No other live music or DJ shall occur in these areas except according to a special event permit. Any DJ shall use the approved distributed sound system only. Outdoor customary hotel events with live music shall also use the hotel's approved distributed sound system only.

2011 HPB ORDER

✗ b. NOISE CONDITIONS

- ✗ i. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, and the placement or use on the property of exterior loudspeakers, fixed or portable, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
- ✗ ii. A valid violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

Modified CUP Approved December 9, 2025

39. ~~33.~~ The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints about loud, excessive, unnecessary, or unusual ~~late-night~~ noise, or amend other conditions or add new conditions. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
40. ~~35.~~ A violation of Chapter 46, Article IV, “Noise,” of the Code of the City of Miami Beach, Florida (a/k/a “noise ordinance”), as may be amended from time to time, shall be deemed a violation of this Modified Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

Royal Palm

SOUTH BEACH

THANK YOU, QUESTIONS

