

Historic Preservation Board File No. 25-0676

2201 Collins Avenue



Presentation by Law Offices of Kent Harrison Robbins, P.A.
on behalf of the Roney Palace Condominium Association, Inc.

March 17, 2026

PROJECT DATA

EXCERPT FROM APPLICATION

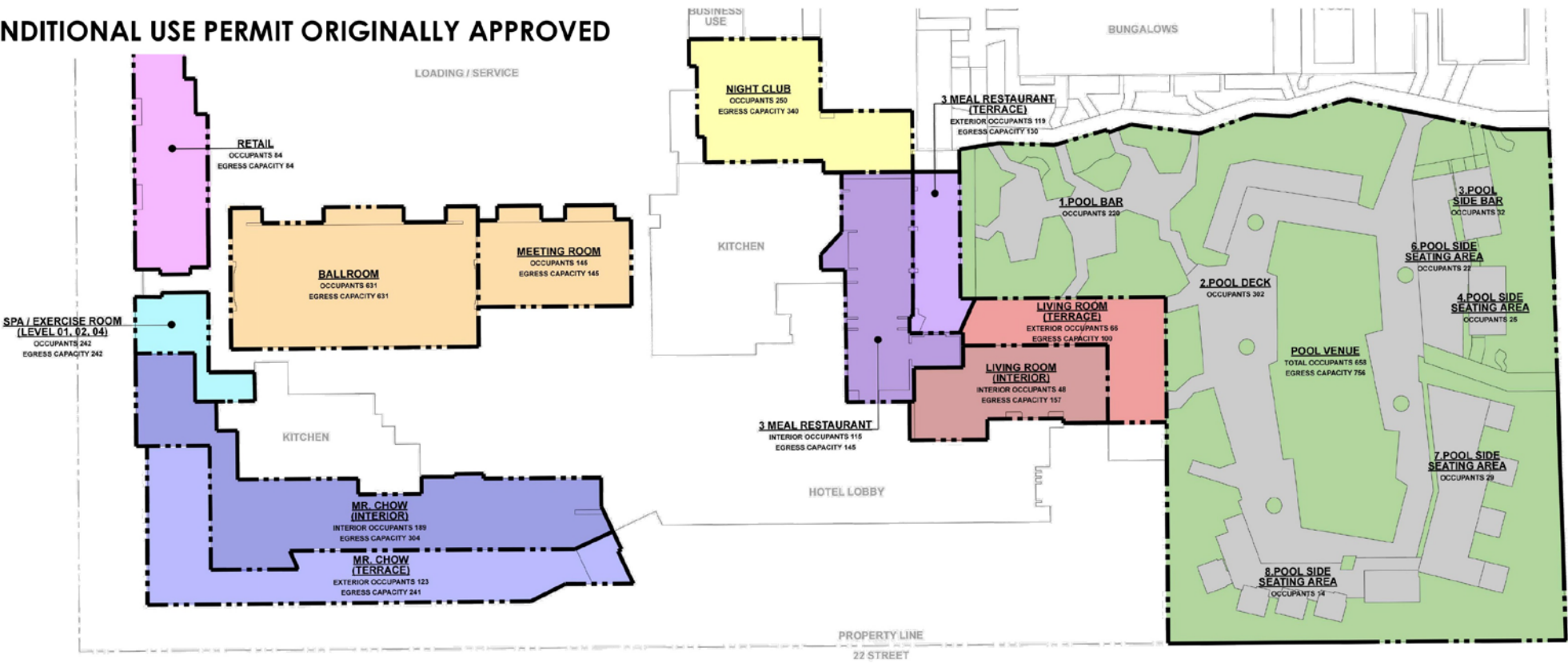
Restaurants, Cafés, Bars, Lounges, Nightclubs

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies	Increase
51	Type of use	N/A	F&B / Entertainment	F&B / Entertainment		
52	Number of seats located outside on private property	N/A	615	960		345
53	Number of seats inside	N/A	445	681		236
54	Total number of seats	N/A	1,060	~~2,017~~ 1641		581
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	Refer to sheet A0.7 for "Interior, exterior open" breakdown.	Refer to sheet A0.8		
56	Total occupant content	N/A	1435	2,017		582
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	Refer to sheet A0.7	Refer to sheet A0.8		

EXISTING USES

**Restaurants, Cafés, Bars, Lounges,
Nightclubs**

CONDITIONAL USE PERMIT ORIGINALLY APPROVED



PARKING REQUIREMENTS

HOTEL / HOTEL SUITES UNITS:			
	HOTEL UNITS	HOTEL SUITES UNITS	APARTMENT UNITS
LEVEL 1	0	0	5
LEVEL 2	0	0	0
LEVEL 3	24	0	5
LEVEL 4	23	6	0
LEVEL 5	23	6	0
LEVEL 6	22	7	0
LEVEL 7	16	8	1
LEVEL 8	15	8	1
LEVEL 9-14, 18 (TYPICAL)*	96 8X6 PER FLOOR = 16X(6) PER LEVEL = 96	8X6 PER FLOOR = 48	0
LEVEL 15-17, 19	80 7X4 PER FLOOR = 28	7X4 PER FLOOR = 28	0
LEVEL 20 (PH)	0	0	8
(TOTAL UNITS):	279	114	15

TOTAL PARKING REQUIRED FOR UNITS

279 HOTEL UNITS X 0.75 CARS =	209.25 CAR(S)
114 HOTEL SUITES UNITS X 1.50 CARS =	171.00 CAR(S)
15 APARTMENTS UNITS X 1.50 CARS =	22.50 CAR(S)
(TOTAL)	402.75 CAR(S)

HOTEL/APARTMENTS

279 HOTEL UNITS
114 HOTEL SUITES
15 APARTMENT UNITS
PARKING REQUIRED 403

Public Areas:

	Interior Seating	Exterior Seating	Open	Total Occupancy
Food / Dining				
3 Meal Restaurant	115	119		234
Bar / Lounge	48	66		114
Mr. Chow Restaurant	189	123		312
Pool Deck Venue		307	351	~~658~~ 525
Night Club	93		157	250
Total	445	615	508	~~1568~~ 1435
Total Project Parking Requirements				605 cars
Total provided				554 cars

EXISTING CONDITIONAL USE PERMIT

ELV: +8'-0" NGVD SCALE: 1/16"=1'-0"

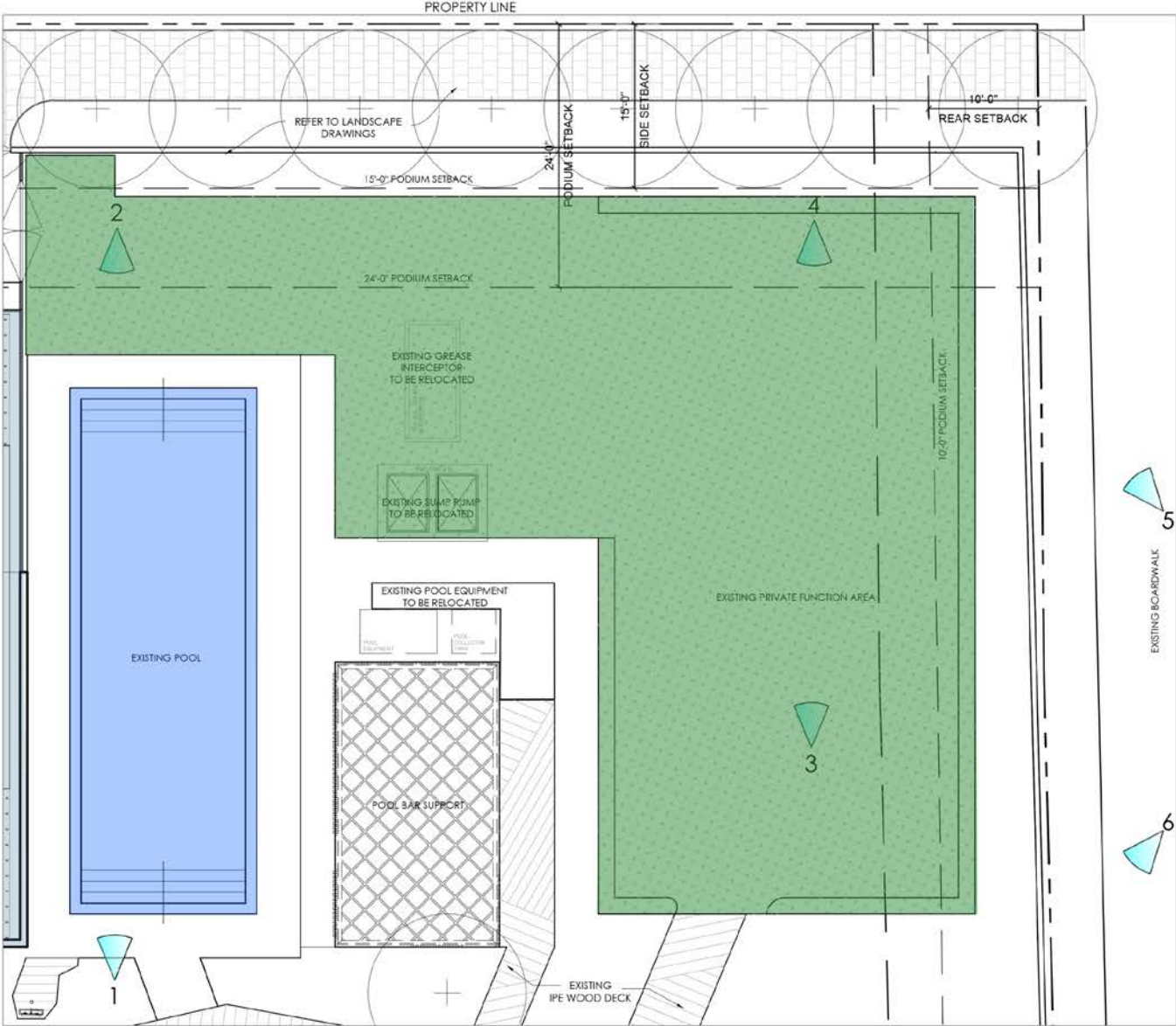
- LEGEND:
- RETAIL
 - SPA / EXERCISE ROOM
 - BALLROOM / MEETING ROOM
 - MR. CHOW (INTERIOR)
 - MR. CHOW (TERRACE)
 - NIGHT CLUB
 - 3 MEAL RESTAURANT (INTERIOR)
 - 3 MEAL RESTAURANT (TERRACE)
 - LIVING ROOM (INTERIOR)
 - LIVING ROOM (TERRACE)
 - POOL DECK

VARIANCE





PRIVATE FUNCTION AREA AND POOL - EXISTING



Picture #1: Pool



Picture #2: Pool



Picture #3: Pool



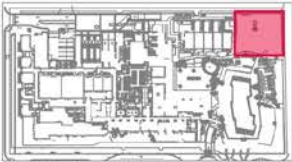
Picture #4: Pool



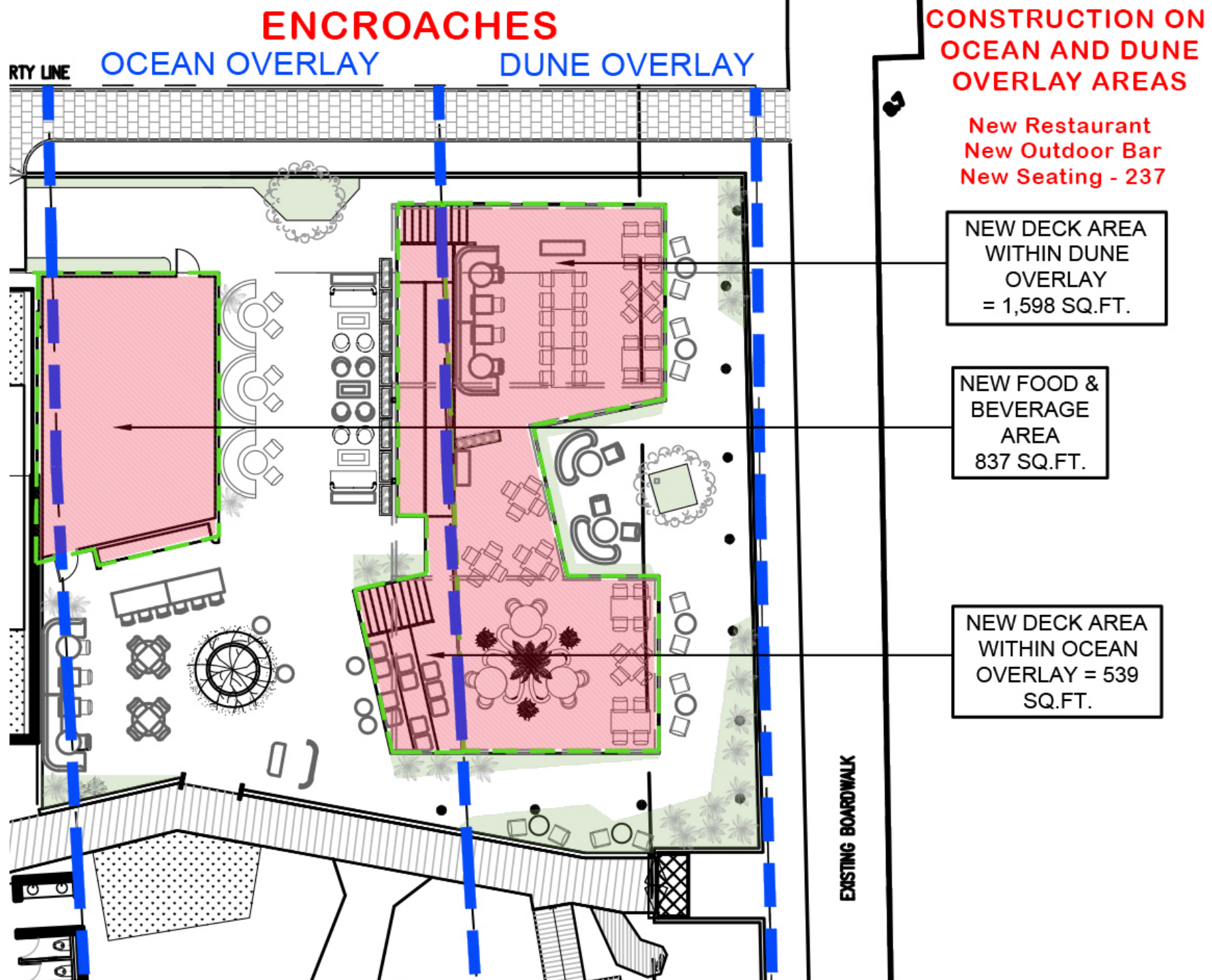
Picture #5: Pool

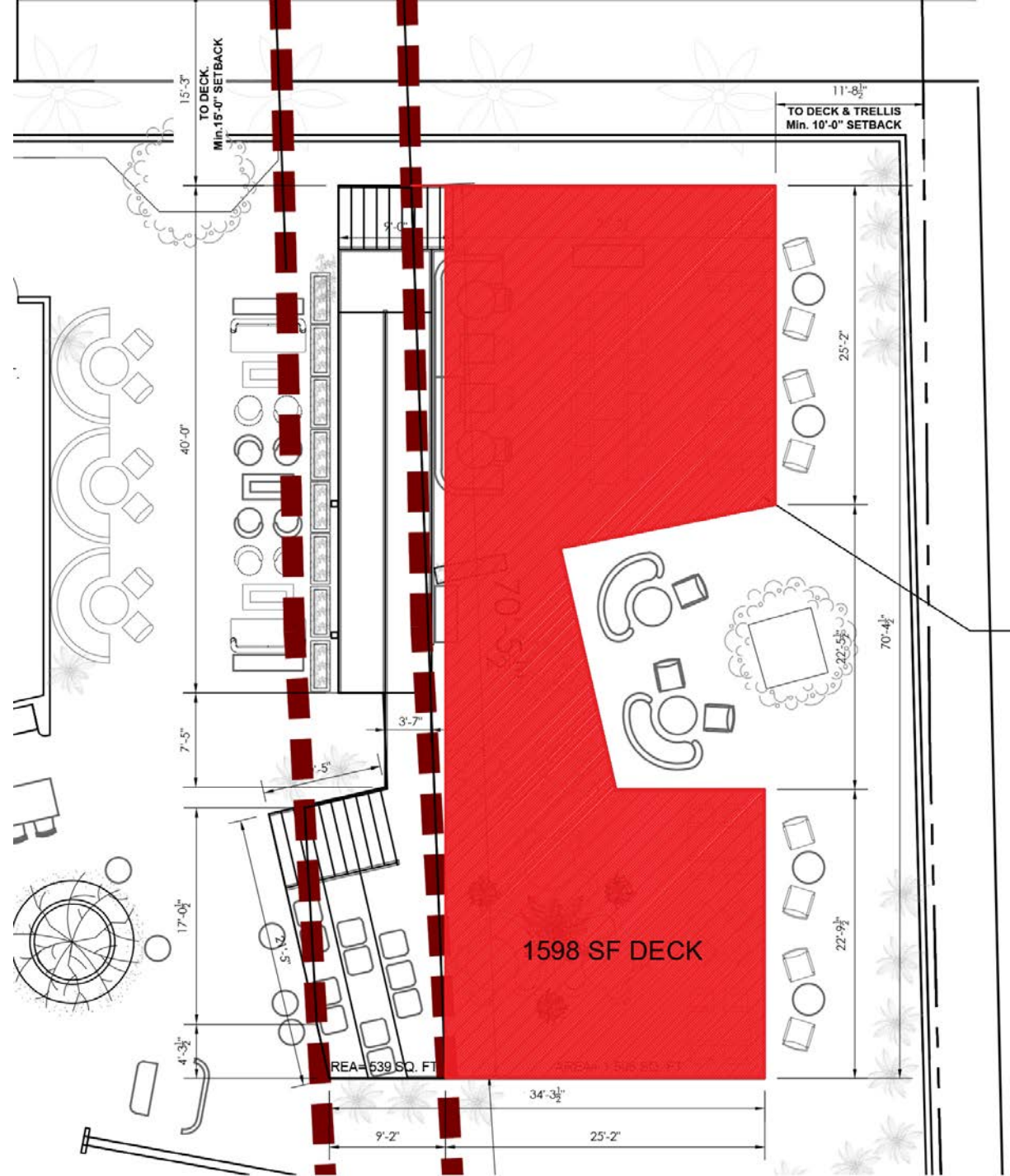


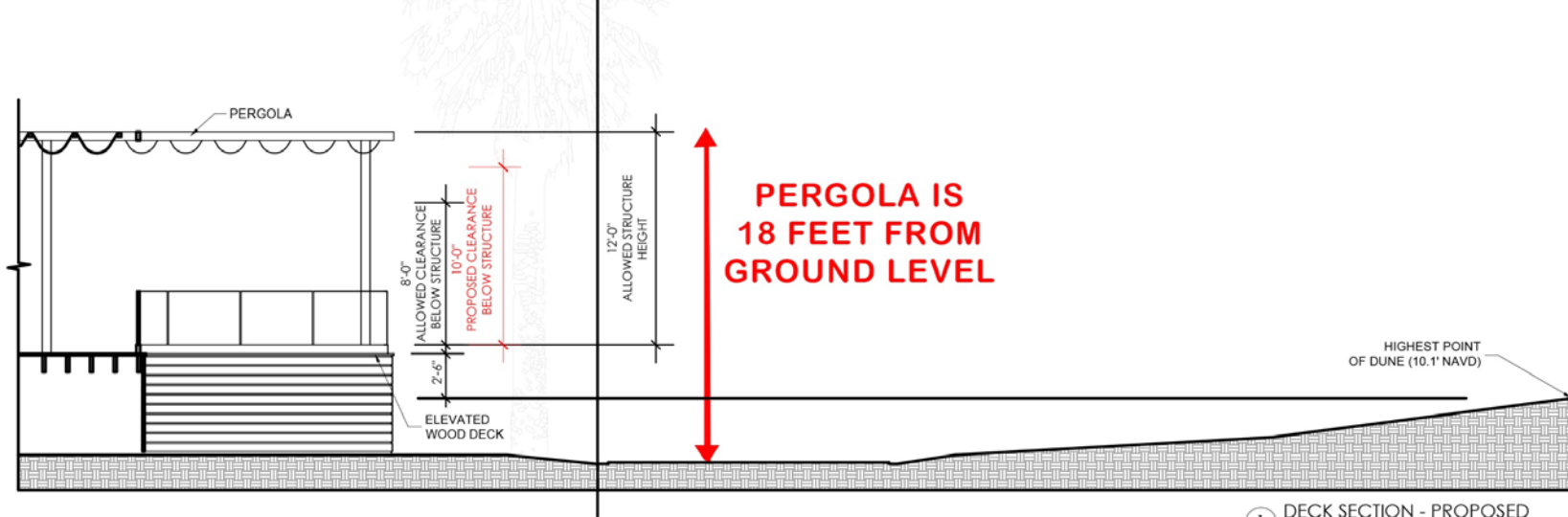
Picture #6: Pool



KEY PLAN
SCALE: NTS







① DECK SECTION - PROPOSED
SCALE: $\frac{1}{8}" = 1'-0"$



② DECK SECTION - RENDERED SECTION
SCALE: $\frac{1}{8}" = 1'-0"$



**APPLICANT FAILED TO SHOW
HARDSHIP**

The law requires the Applicant to show that it meets every one of the hardship criteria:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

NO HARDSHIP

From Page 10 of the Staff Report

The applicant is requesting variances associated with the redevelopment of the rear yard oceanfront area. The proposed improvements include the demolition of the existing pool bar, wood decking, and four cabanas in order to construct a new 1,598 square foot deck and pool bar that will serve as an outdoor amenity area for the proposed beach club. The subject site contains approximately 10,985 square feet of oceanfront area located within the Dune Overlay. Staff notes that the existing W Hotel is a non-contributing structure constructed in 2010. The dune and oceanfront overlay regulations applicable to this property were in effect prior to the construction of the building. As such, the site was subject to these standards at the time of its development, and it is difficult to establish that a true hardship or practical difficulty arises from the application of regulations that have remained substantially unchanged since the building was constructed. The Board should consider this context in evaluating the variance requests.

From Page 11 of the Staff Report

increasing the impervious area by approximately 60 square feet compared to existing conditions.

Staff has concerns regarding the concentration of dining area and associated canopy structures proposed within the dune environment. The large retractable canopy structures, combined with the consolidated deck area, represent a significant intensification of covered and enclosed space within an area where the overlay regulations are specifically intended to limit such development.

From Page 11 of the Staff Report

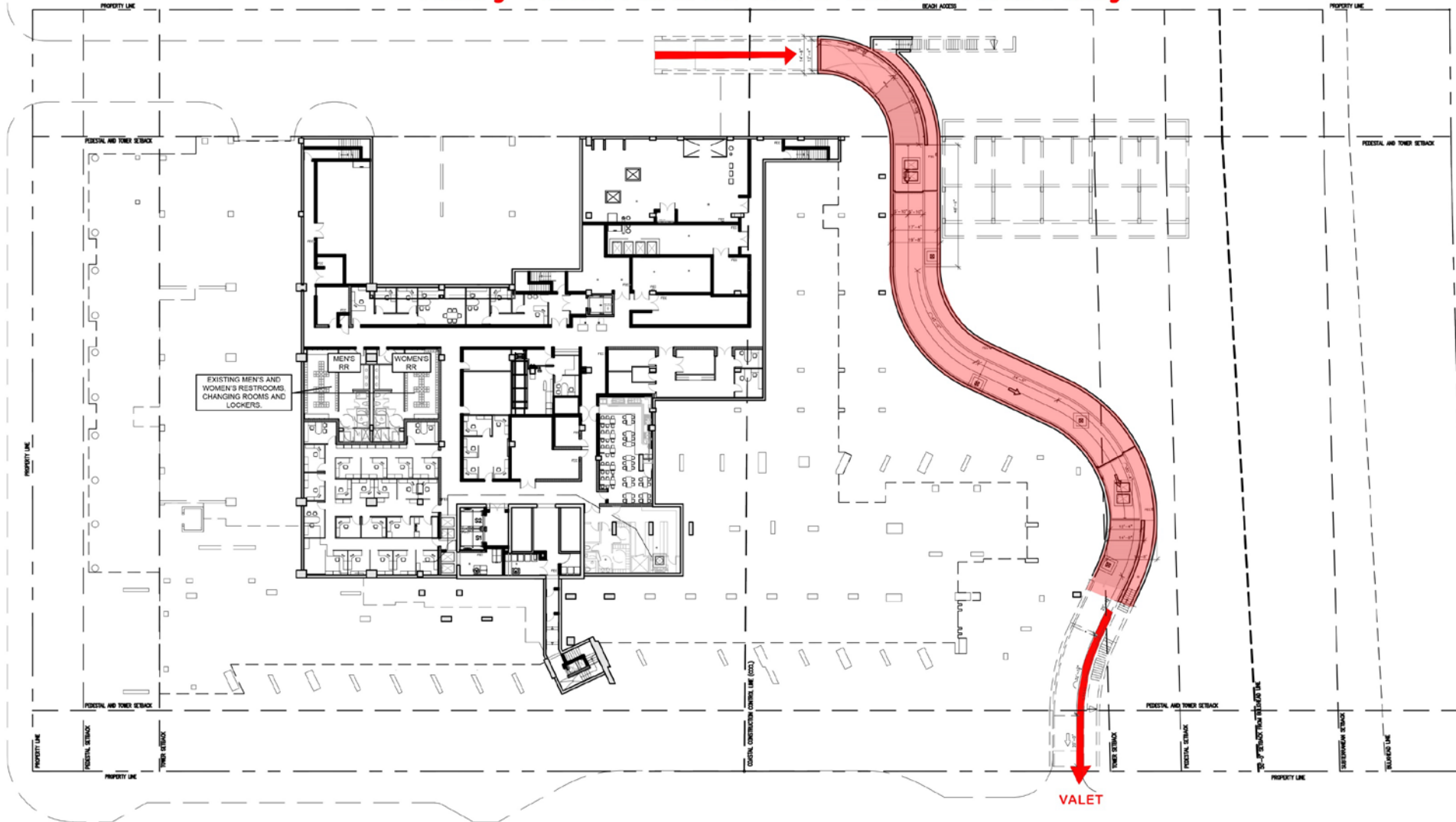
Variance #2 pertains to the maximum permitted height clearance for a shade structure within the Dune Preservation Overlay. The applicant is proposing a trellis system that incorporates a retractable fabric awning, side fabric shades, and a clear glass roof element. The code limits shade structures within the dune area to a maximum height clearance of eight feet. The proposed trellis system has a height clearance of ten feet, exceeding the maximum by two feet. The applicant has not demonstrated that the additional height is the minimum necessary to meet a practical difficulty specific to this property, given that the beachfront location and applicable regulations were established conditions at the time the building was constructed. If the Board determines that the variance is appropriate, staff recommends as a condition that no more than 50 percent of the covered structures exceed the maximum permitted eight-foot height clearance.

TRAFFIC CIRCULATION

New Valet Stand on 23rd Street Driveway

TUNNEL CONFIGURATION EXHIBIT

VALET TUNNEL Entry West End of 23rd Street Driveway



TUNNEL CONFIGURATION EXHIBIT
SCALE: 1" = 40'-0"



DROP OFF

SCALE: N/A

— RONEY CONDOMINIUM DRIVEWAY —

ENTRY TO VALET TUNNEL

VALET

NIGHT CLUB
SEATED OCCUPANTS - 250
FIRE OCCUPANCY - 340

3 MEAL RESTAURANT
(TERRACE)
SEATED OCCUPANTS - 119
FIRE OCCUPANCY - 130

3 MEAL RESTAURANT
(INTERIOR)
SEATED OCCUPANTS - 115
FIRE OCCUPANCY - 145

1 POOL BAR
SEATED OCCUPANTS - 220

3 POOL SIDE BAR
SEATED OCCUPANTS - 32

6 POOL SIDE
SEATED OCCUPANTS - 22

4 POOL SIDE
SEATED OCCUPANTS - 25

BAR/LOUNGE (TERRACE)
SEATED OCCUPANTS - 66
FIRE OCCUPANCY - 100

2 POOL DECK
OCCUPANTS - 302

POOL VENUE
SEATED OCCUPANTS - 525
FIRE OCCUPANCY - 756

7 POOL SIDE
SEATED OCCUPANTS - 29

BAR/LOUNGE (INTERIOR)
SEATED OCCUPANTS - 48
FIRE OCCUPANCY - 157

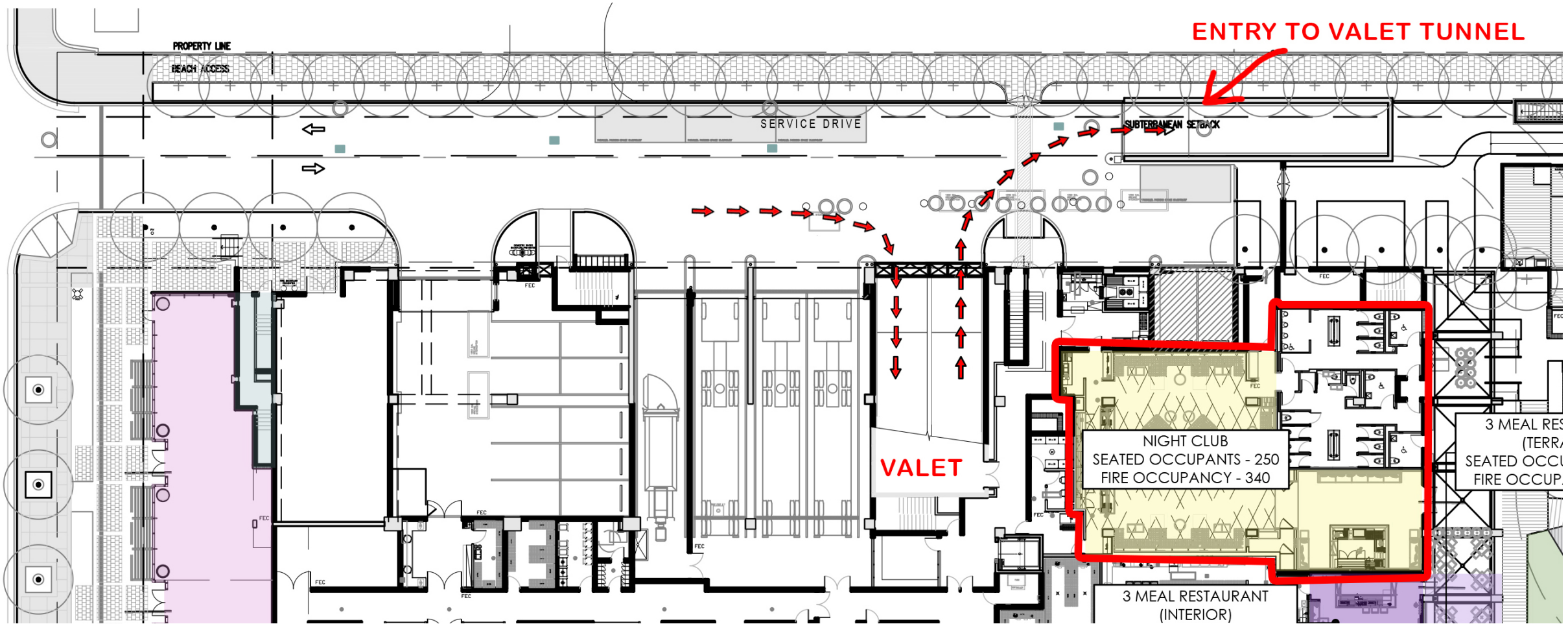
8 POOL SIDE
SEATED OCCUPANTS - 14

MR. CHOW (INTERIOR)
SEATED OCCUPANTS - 189
FIRE OCCUPANCY - 304

MR. CHOW (TERRACE)
SEATED OCCUPANTS - 123
FIRE OCCUPANCY - 241

Venue	Interior Seating	Exterior Seating	Open	Total Seating	Fire Capacity
3 Meal Restaurant	115	119		234	276
Bar/Lounge	48	66		114	257
Tenant Restaurant	130	123		312	545
Patisserie	0	0		0	0
Club	93		157	250	340
Beach Club		0		0	0
Pool		307	351	XXX 625	756
Total/Type	445	615	508	1568 1435	2173

EXISTING CONDITIONAL USE PERMIT
SCALE: 1" = 40'-0"



RONNEY CONDOMINIUM DRIVEWAY

ENTRY TO VALET TUNNEL

VALET

COLLINS AVENUE

COLLINS AVENUE

BEACH DUNE

BEACH DUNE LIMITS OF VEGETATION

EXISTING BARREL

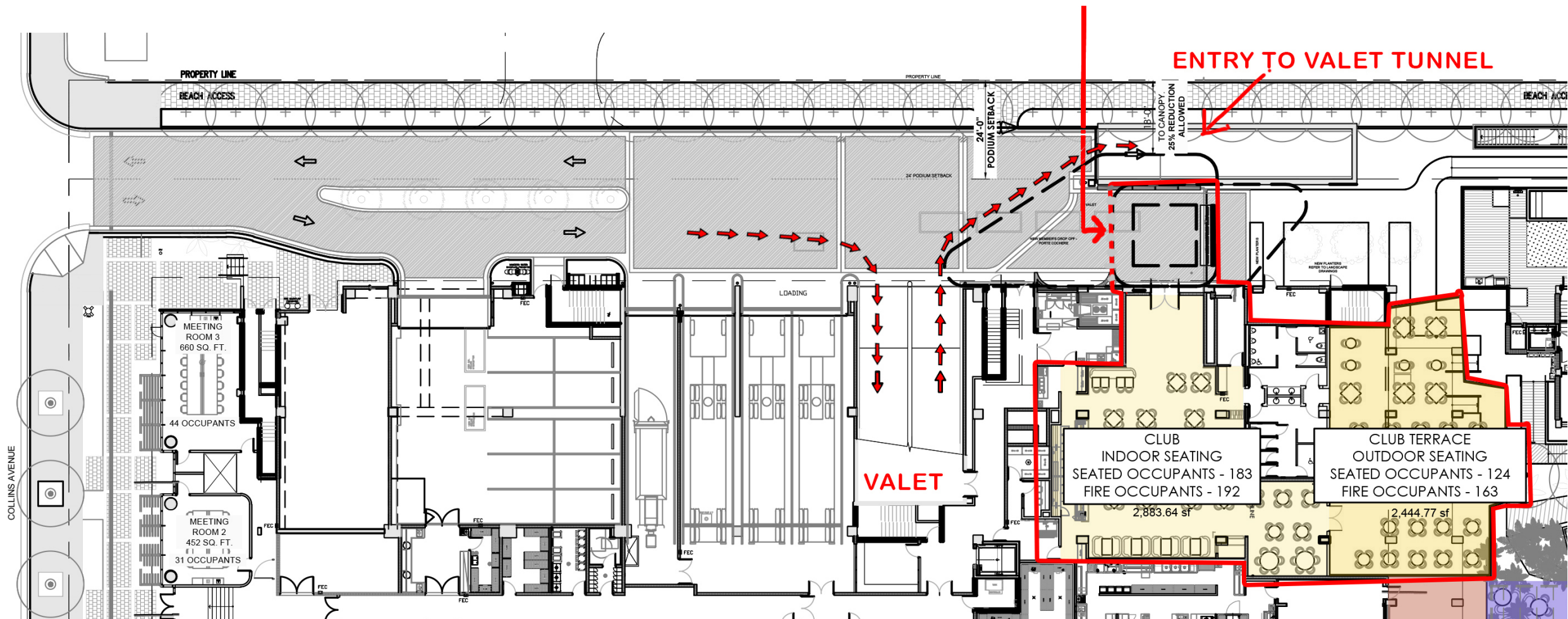
SEA DRIVE

EXISTING BARREL

PROPOSED CONDITIONAL USE PERMIT
SCALE: 1" = 40'-0"

Venue	Interior Seating	Exterior Seating	Open	Total Seating	Fire Capacity
3 Meal Restaurant	144	276		420	506
Bar/Lounge	80	98		178	181
Tenant Restaurant	189	137		326	545
Patisserie	85	88		173	267
Club	183	124		307	355
Beach Club		237		237	418
Pool		376		376	658
Total/Type	681	960	0	2017	2931
					Grand Total
				1435	

Conditional use permit originally approved and provided.



PROPOSED MEMBERS CLUB

Architectural floor plan of the second floor of a building, showing existing and proposed spaces. The plan includes a large central area labeled "EXISTING NIGHT CLUB" with a list of numbers (1, 2, 4, 7, 11, 13) indicating new finishes at the bar area. To the left are "EXISTING BOH TO REMAIN" and "EXISTING VALET PARKING ONLY". To the right are "EXISTING MEN'S POOL RESTROOM", "EXISTING WOMAN'S POOL RESTROOM", and "EXISTING UNISEX RR". The plan also shows "EXISTING TREES", "EXISTING TRELLIS TO REMAIN", and "EXISTING OUTDOOR SEATING AREA". Various rooms are labeled with "FEC" (Food and Beverage Counter) and "EXISTING STAIRS TO REMAIN". The plan is numbered 12, 20, 21, 23, 3, 4, 7, 8, 13, 15, 18, and 23.

[illegible]