



prince michael hotel
miami beach . florida



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presentation

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PROPOSED ADJUSTMENTS

- . upgrade facilities to support a high quality boutique hotel standard
- . **lobby & ground level amenities**
- . restaurant & bar
- . enhanced pool terrace
- . new pool
- . new pool restrooms in the design vocabulary of pool cabanas
- . new lobby stair to new meeting space on level 3
- . historic lobby feature wall preserved
- . restore an existing non-historic exterior passageway to interior space
- . **guestroom floors**
- . conversion of basement space to crawl space
- . utilize remaining F.A.R. from basement for additional hotel guestrooms
- . modest addition on 3rd floor for additional guestroom space facing pool
- . julliette balconies in place of cantilever balconies on pool facing south facade
- . enlarged guestroom windows on north facade to match HPB-approved windows on south facade
- . **roof level (5th floor)**
- . removal of roof top pool & occupied roof deck
- . additional roof top guestrooms on west facade facing towards pool
- . repurposed elevator penthouse space for new rooftop guestroom space
- . reduction of hotel guestrooms from 103 to 85
- .
- .

hotel keys	standard	one br suite	total
level 2	11	1	12
level 3	18	2 *	20
level 4	31	2	33
level 5	18	2	20
total:	78	7	85

* model rooms/ offices

- . maximum allowable area based on F.A.R.: **47,600 s.f.**
- . approved permitted F.A.R. : **47,585 s.f.**
- . approved permitted area in basement: **3,226 s.f.**
- . approved permitted F.A.R. in basement: **1,613 s.f.**
- . proposed F.A.R. **47,585sf**



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MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

MULTIFAMILY – COMMERCIAL – ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2618 Collins Ave. Miami Beach, FL 33140		
2	Board and file numbers:	HPB-24-06240		
3	Folio number(s):	02-3226-042-0001		
4	Year constructed:	1951	Zoning District:	RM-2
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.57' NGVD
6	Adjusted grade (Flood+Grade/2):	10.79' NGVD	Lot Area:	23,800 sq.ft.
7	Lot width:	100.00'	Lot Depth:	238.00' (AVERAGE IRREGULAR LOT)
8	Minimum Unit Size:	204 sq.ft.	Average Unit Size:	290 sq.ft.
9	Existing use:	Condominium	Proposed use:	Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height: (Area bounded by Indian Creek Dr., Collins Ave., 26th St., and 44th St.)	75 Ft.	46'-1"	70'-2"	
10A	Height: (Historic District – Collins Waterfront)	50 Ft.	46'-1"	70'-2"	
11	Number of Stories: (Area bounded by Indian Creek Dr., Collins Ave., 26th St., and 44th St.)	8	4	5	
11A	Number of Stories: (Historic District – Collins Waterfront)	5	4	5	
12	FAR:	2.0	1.787143	1.99936	
12A	Allowable Floor Area:	47,600 sq.ft.	42,534 sq.ft.	47,585 sq.ft.	
13	Gross square footage:		43,319 sq.ft.	48,643 sq.ft.	
14	Square Footage by Hotel use:		42,534 sq.ft.	45,696 sq.ft.	
14A	Square Footage by Restaurant / Lounge Accessory use:		0	1,889 sq.ft.	
15	Number of units Residential:	N/A	94	0	
16	Number of units Hotel:	N/A	0	83	
17	Number of seats:		0	66	
18	Occupancy load:		0	129	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback (Collins Ave):	5 feet or 5% of lot width (11.9') whichever is greater	84'	84'	
19A	Front Setback (Indian Creek):	5 feet or 5% of lot width (11.9') whichever is greater	96'-4"	96'-4"	
20	Side Setback:	5 feet or 5% of lot width (5') whichever is greater	4'-10"	4'-10"	2" Existing Condition
21	Side Setback:	5 feet or 5% of lot width (5') whichever is greater	4'-10"	4'-10"	2" Existing Condition
22	Side Setback facing street:	N/A			

23	Rear Setback:	N/A			
	At Grade Parking:	N/A			
24	Front Setback:	N/A			
25	Side Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback facing street:	N/A			
28	Rear Setback:	N/A			
	Pedestal:				
29	Front Setback (Collins Ave):	20'-0"	20'-0"	20'-0"	
29A	Front Setback (Indian Creek EXISTING BUILDING):	20'-0"	15'-4"	15'-4"	4'-8" Existing Condition
29B	Front Setback (Indian Creek 5 TH FLOOR ADDITION):	20'-0"	20'-0"	23'-9"	
30	Side Interior Setback(EXISTING BUILDING North Facade):	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	4'-10"	4'-10"	3'-2" Existing Condition
30A	Side Interior Setback(5 TH FLOOR ADDITION North Facade):	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	4'-10"	10'-0"	
31	Side Interior Setback (EXISTING BUILDING South Facade):	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	4'-10"	4'-10"	3'-2" Existing Condition
31A	Side Interior Setback (5 TH FLOOR ADDITION South Facade):	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	4'-10"	31'-8"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	N/A			
	Tower:	N/A			
34	Front Setback:	N/A			
35	Side Setback:	N/A			

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District:	N/A	ZONE-6 Indian Creek	N/A	Existing Historic Building Exempt
40	Total # of parking spaces:	Historic Building, Non required	Historic Building, Non required	Historic Building, Non required	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions:	N/A			
44	Parking Space configuration (450,600,900,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	YES	4	Existing driveway on Property front of building off of Collins Ave.	N/A
49	Loading zones and Trash collection areas	In rear of building on Indian Creek Drive	In rear of building on Indian Creek Drive	In rear of building on Indian Creek Drive	Loading & trash collection has been allowed from Indian Creek Drive, final determination of location is pending exact location by Saul Frances, Director of parking department, once the property becomes active.
50	Bicycle parking, location and Number of racks	N/A	0	12 (Indian Creek street side)	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use:	N/A	None	Accessory Use Restaurant & lounge	
52	Number of seats located outside on private property:	N/A	0	0	
53	Number of seats inside	N/A	0	66	
54	Total number of seats:	N/A	0	66	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	0	66(Restaurant & Lounge)	
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			
58	Proposed hours of operation				
58A	Proposed hours of operation (Hotel & Lobby on ground floor)			24-hours a day	
58B	Proposed hours of operation (Restaurant)			7:00 AM to 1:00 AM	
58C	Proposed hours of operation (Rooftop / Pool Deck)			N/A	
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 142-1361)	NO			
60	Is dancing and/or entertainment proposed ? (see CMB 142-1361)	NO			
61	Is this a contributing building?	Yes; Roy France Architect - Post War Modern			
62	Located within a Local Historic District?	Yes: Collins Waterfront Historic District			

Additional data or information must be presented in the format outlined in this section

NOTES:
 If not applicable write N/A



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CMB Zoning
 Data Sheet

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Approved &
Proposed Unit
Charts

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APPROVED UNIT COUNT, SIZES AND SQUARE FEET

UNIT SIZES (Sq.Ft.)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	OVERALL UNIT COUNT PER UNIT SIZE	OVERALL UNIT SQ.FT.
750							
710							
690							
630							
623				1		1	623 Sq.Ft.
564			1	1		2	1,128 Sq.Ft.
456					1	1	456 Sq.Ft.
347		1	1		1	3	1,041 Sq.Ft.
340			2	2		4	1,360 Sq.Ft.
320			1	1		2	640 Sq.Ft.
310		6	8	7		21	6,510 Sq.Ft.
280		3	2	2		7	1,960 Sq.Ft.
270		10	19	19		48	12,960 Sq.Ft.
228					13	13	2,964 Sq.Ft.
204					1	1	204 Sq.Ft.
TOTAL		20	34	33	16	103	29,846 Sq.Ft.

PROPOSED UNIT COUNT, SIZES AND SQUARE FEET

TYPE	UNIT SIZES (Sq.Ft.)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	OVERALL UNIT COUNT PER UNIT SIZE	OVERALL UNIT SQ.FT.
C3	646.72				1		1	647 Sq.Ft.
E	576.86				1		1	577 Sq.Ft.
G3	569.14		1				1	569 Sq.Ft.
F1	470.84					1	1	471 Sq.Ft.
D2	427.48				1		1	427 Sq.Ft.
E3	381.5				1		1	382 Sq.Ft.
D3	381.07				1		1	381 Sq.Ft.
C2	372.43		1	1			2	745 Sq.Ft.
D	364.18				3		3	1,093 Sq.Ft.
F2	353.63					1	1	354 Sq.Ft.
A	342.31		3	5	11		19	6,504 Sq.Ft.
B1	331.74		1	1	1		3	995 Sq.Ft.
E1	318.9				1		1	319 Sq.Ft.
B	310.43		4	7	8		19	5,898 Sq.Ft.
G2	308.29					1	1	308 Sq.Ft.
C	302.24		1	1	1		3	907 Sq.Ft.
D1	297.36				1		1	297 Sq.Ft.
D4	294.35				1		1	294 Sq.Ft.
G	293.4					1	1	293 Sq.Ft.
A1	286.14			1	1		2	572 Sq.Ft.
B2	281.33			1			1	281 Sq.Ft.
C1	274.28		1	1			2	549 Sq.Ft.
G1	254.86					1	1	255 Sq.Ft.
F4	234.96					3	3	705 Sq.Ft.
F	234.01					11	11	2,574 Sq.Ft.
F3	223.51					1	1	224 Sq.Ft.
TYPES: 26	TOTAL		12	18	33	20	83	26,620 Sq.Ft.

ADJACENT FIVE STORY BUILDING
NO. 8615



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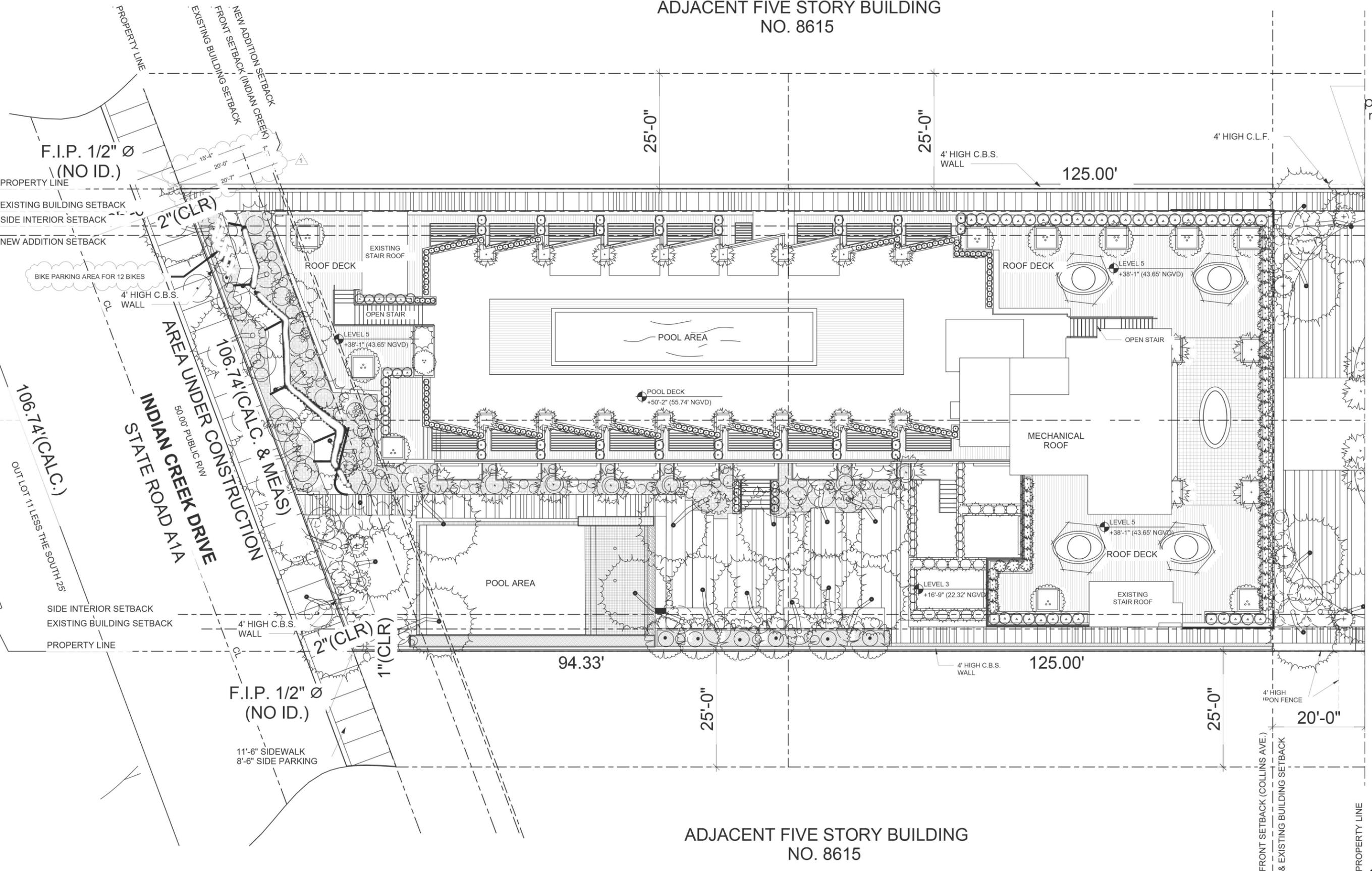
Approved HPB
site plan

scale: 1/20"=1'-0"

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PROPERTY LINE

fab studio
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ADJACENT FIVE STORY BUILDING
NO. 8615



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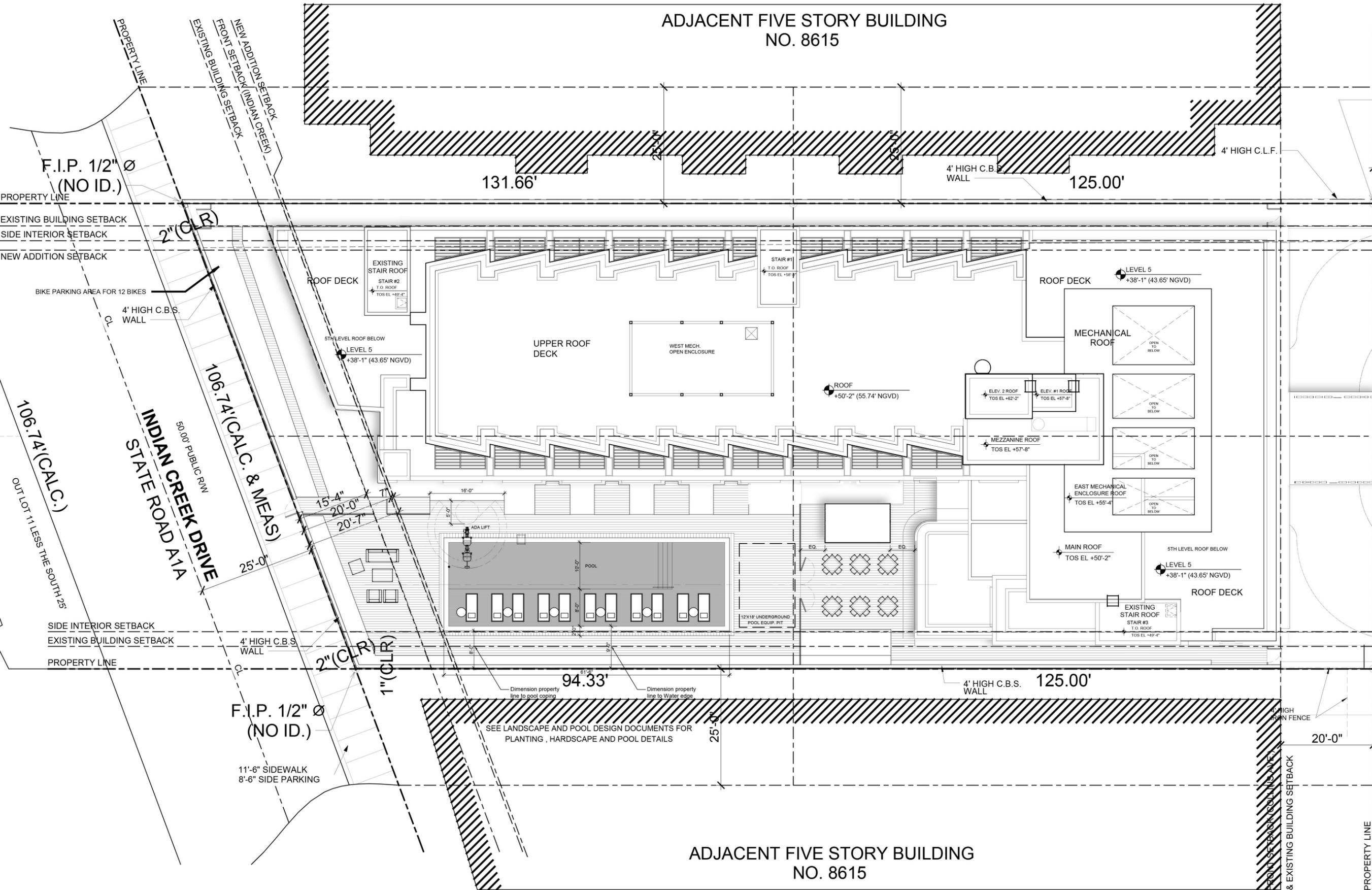


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Proposed site
plan

scale: 1/20"=1'-0"

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ADJACENT FIVE STORY BUILDING
NO. 8615

ADJACENT FIVE STORY BUILDING
NO. 8615

F.I.P. 1/2" Ø
(NO ID.)

F.I.P. 1/2" Ø
(NO ID.)

106.74'(CALC.)
OUT LOT 11 LESS THE SOUTH 25'

INDIAN CREEK DRIVE
STATE ROAD A1A

106.74'(CALC. & MEAS)

131.66'

125.00'

94.33'

125.00'

EXISTING BUILDING SETBACK
SIDE INTERIOR SETBACK
NEW ADDITION SETBACK

SIDE INTERIOR SETBACK
EXISTING BUILDING SETBACK
PROPERTY LINE

11'-6" SIDEWALK
8'-6" SIDE PARKING

ROOF DECK

5TH LEVEL ROOF BELOW

LEVEL 5

UPPER ROOF DECK

WEST MECH.
OPEN ENCLOSURE

ROOF

ROOF DECK

MECHANICAL
ROOF

ELEV. 2 ROOF

ELEV. #1 ROOF

MEZZANINE ROOF

EAST MECHANICAL
ENCLOSURE ROOF

MAIN ROOF

5TH LEVEL ROOF BELOW

LEVEL 5

ROOF DECK

EXISTING STAIR ROOF

STAIR #3

EXISTING STAIR ROOF

STAIR #2

STAIR #1

STAIR LEVEL ROOF BELOW

LEVEL 5

ROOF DECK

STAIR #2

STAIR #1

STAIR #3

STAIR #4

STAIR #5

STAIR #6

STAIR #7

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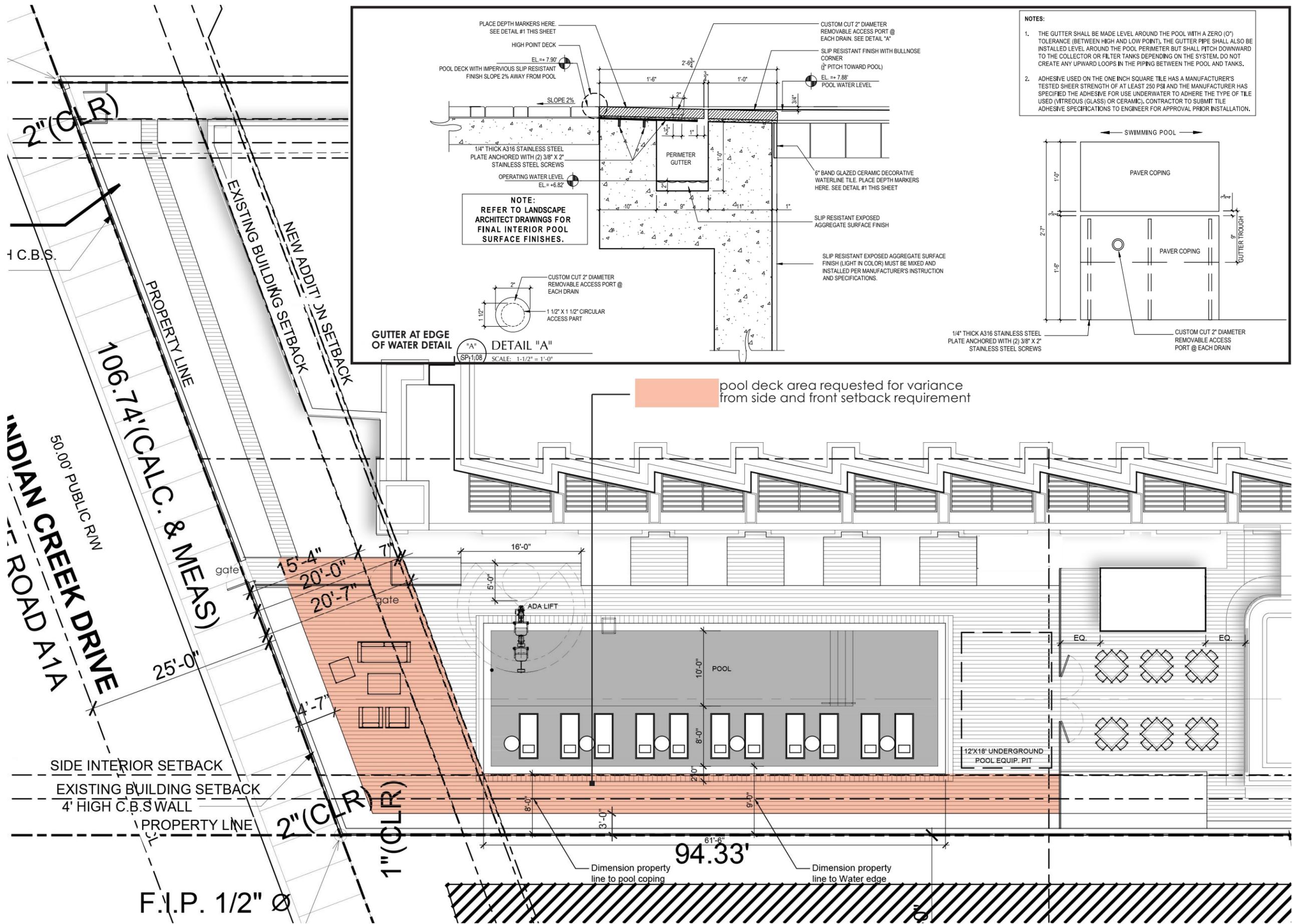
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Proposed Pool
Deck Plan
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GENERAL PLANTING NOTES

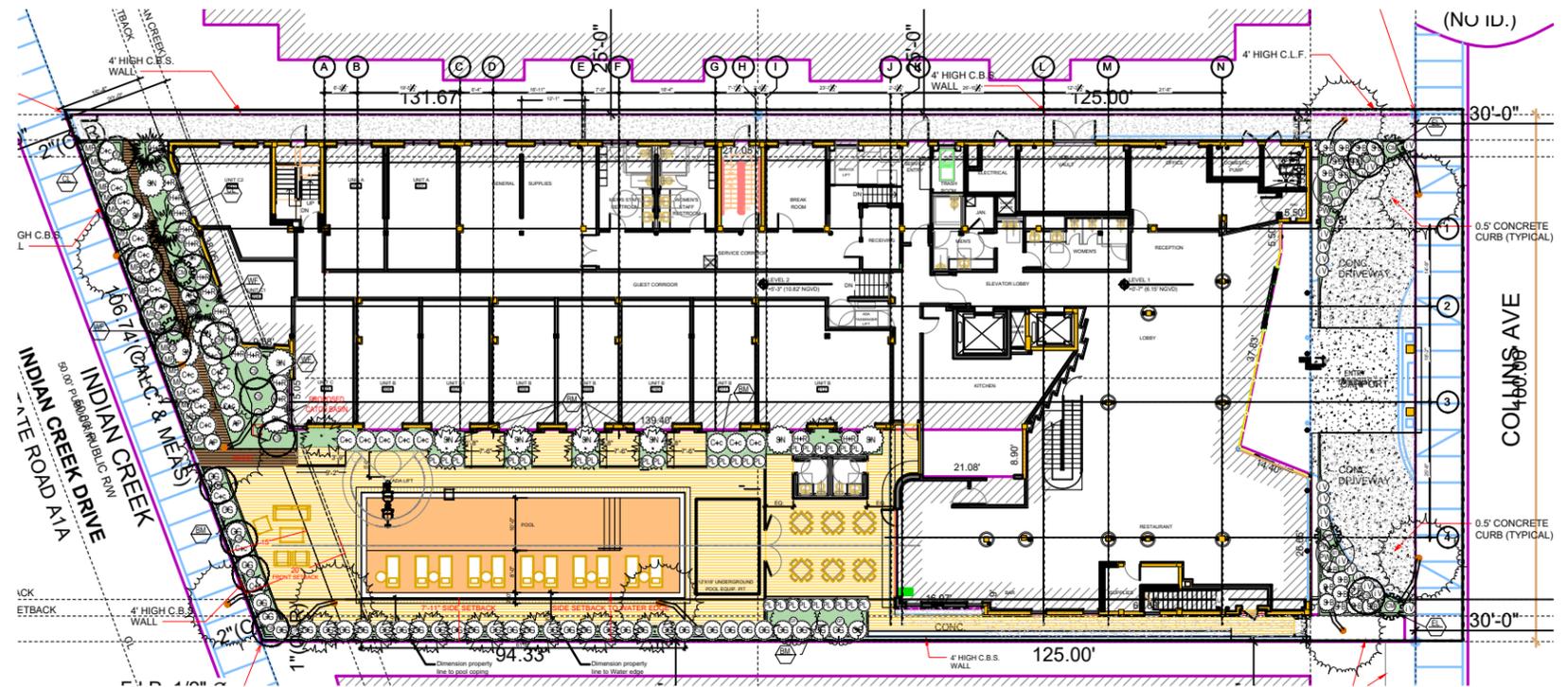
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL CONTACT THE CITY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOD UNLESS OTHERWISE NOTED.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES, AND ALL OTHER OBSTRUCTIONS.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OF EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION.
- TREES TO BE TRANSPLANTED ARE TO BE FLOODED FOR FIVE DAYS PRIOR TO RELOCATION.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION. ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3".
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE 100% IRRIGATION COVERAGE.
- TREES WILL BE PLANTED IN A MANNER COMPLIANT WITH ENERGY CONSERVATION ZONE REQUIREMENTS.
- MINIMUM GRADE AND STANDARDS. PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND H." PREPARED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROHIBITED OR CONTROLLED TREES SHALL NOT BE COUNTED TOWARD FULFILLING THE MINIMUM TREE REQUIREMENTS.
- MULCH ALL BEDS UNLESS OTHERWISE NOTED ON PLAN.
- LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL MATERIALS.

NURSERY POLE NOTE

NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY	NATIVE/ DROUGHT
TREES & PALMS					
BT	TABEBUIA BAHAMENSIS	BAHAMA TABABUIA TREE	14'-16" HT 6" - 8" DBH	2	*
CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM TREE	10' HT X 8' W. MULTI TRUNK	3	*
CE	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	12'-14' OA MULTI TRUNK	3	*
CR	CLUSIA ROSEA	AUTOGRAPH TREE	10' HT STANDARD	4	*
CS	CITHAREXYLUM SPINOSUM	FIDDLEWOOD TREE	10'-12' HT	8	*
CN	COCO NUCIFERA	COCONUT PALM	FG 18'-28' Staggered Hts. Leaning w/ Character	10	
GF	CARYOTIS MITIS	GIANT FISHTAIL PALM	22'-24' OA HT Heavy Clumps	2	
DC	DYPSIS CABADAE	CABADA PALM	16'-18' OA MULTI	3	
TR	THRINAX RADIATA	THATCH PALM	12'-16" OA HT DBL	13	*
SHRUBS & ACCENTS					
CC	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	25G @ 48" OC	26	*
MF	MYRICA FRAGRANS	SIMPSON STOPPER TREE	8' HT X 8' W. MULTI TRUNK	26	*
CM	COPERNICIA MACROGLOSSA	COPERNICIA MACROGLOSSA	4'x4'	4	*
DS	DIOON SPINULOSOM/EDUULE	CYCAD	25G 6'x6'	5	*
HR	HELICONIA ROSTRATA	HELICONIA	15G	17	
AP	ALPINIA PURPURATA	RED GINGER	7G	4	
IV	ILEX VOMITORIA	STOKES DWARF	15G @ 36" OC ROUND	20	*
PW	PHILODENDRON WEEKS HYBRID RED	PHILODENDRON WEEKS HYBRID	7G 2' HT	2	
CG	CLUSIA GUTTIFERA	CLUSIA	25G	36	*
SB	SPARTINA BAKERI	SAND CORD GRASS	7G	17	*
MD	MONSTERA DELICIOSA	SWISS CHEESE PALNT	7G	49	
SN	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	25G	14	
PL	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA COFFEE	7G	30	*
GROUNDCOVERS & VINES					
WF	PHYMATOSOROUS SCOLOPENDRIA	WART FERN	3 gal @ 18" OC	195	*
CL	CLUSIA NANA	DWARF PITCH APPLE	3 gal @ 18" OC	106	*
EL	ERNODEA LITTORALIS	GOLDEN CREEPER	1gal 12" OC	269	
BM	PHILODENDRON BURLE MARX	BURLE MARX	3 gal @ 18" OC	473	*
LAWN, MULCH & MISC ITEMS					
	MULCH	PINE BARK MINI	2068 SQ FEET		



LANDSCAPE LEGEND

Transect Zone: RM-2 Lot Area: 23,800.00 Acres: 0.550 REQUIRED PROVIDED

TREES

A. Number of trees required per net lot acre, less existing number of trees

meeting minimum requirements =
 $_{28} \text{ trees} \times \text{ }_{0.55} \text{ net lot acres} - \text{number of existing trees (0)} = \mathbf{15} \quad \mathbf{20}$

B. % Natives required: Number of trees provided x 30% =
 $20 \times .30 = 6 \text{ Native Trees required} \quad \mathbf{6} \quad \mathbf{20}$

C. % Drought tolerant and low maintenance:
 Number of trees provided x 50% =
 $20 \times .5 = 10 \text{ Drought \& Low Maintenance Trees required} \quad \mathbf{10} \quad \mathbf{20}$

D. Street Trees (maximum average spacing of 20' o.c.):
 $107 \text{ linear feet along street} / 20 = \mathbf{5} \quad \mathbf{5}$
 $107 / 20 = 5 \text{ Street Trees required.}$

E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):
 $\text{linear feet along street} / 20 = \mathbf{N/A} \quad \mathbf{N/A}$

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12 =
 $20 \times 12 = 240 \text{ Shrubs required} \quad \mathbf{240} \quad \mathbf{250}$

B. % Native shrubs required: Number of shrubs provided x 50% =
 $246 \times .50 = 123 \text{ Native shrubs required} \quad \mathbf{123} \quad \mathbf{164}$

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required:
 Number of required shrubs 10% = $\mathbf{24} \quad \mathbf{107}$

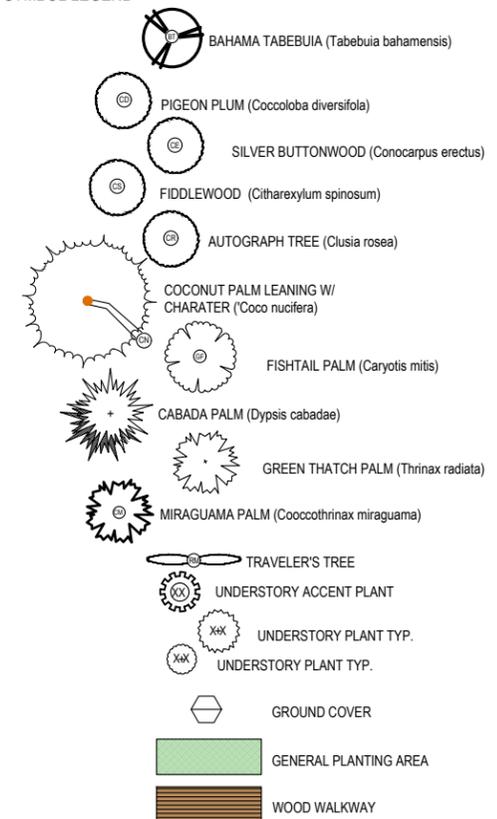
B. % Native large shrubs or small trees required:
 Number of large shrubs or small trees provided x 50% = $\mathbf{54} \quad \mathbf{93}$

LAWN AREA CALCULATIONS

A. Square feet of landscaped open space required
 $\mathbf{7140} \quad \mathbf{9682}$ (OPEN SPACE)

B. MAXIMUM LAWN AREA (SOD) PERMITTED
 $30\% \times 7140 \text{ SF} \quad \mathbf{2142} \quad \mathbf{N/A}$

SYMBOL LEGEND



LANDSCAPE ARCHITECT
 FL. R.L. LIC. #6667191
 9622 NE 2ND AVE SUITE #10
 MIAMI SHORES, FL 33138
 P. 786.346.8909
 www.vincentfiligenzi.com

PROFESSIONAL SEAL:

Seal area for Vincent Filigenzi, License #6667191, State of Florida.

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PRINCE MICHAEL HOTEL
 Landscape Design
 2618 COLLINS AVE
 MIAMI BEACH, FL 33140

REV #	DATE	DESCRIPTION

PROJECT #: (H)824-0624(9)037
 DRAWN BY: SJ
 CHECKED BY: VF
 DATE: 06.05.2024

DISCIPLINE / SHEET TITLE:

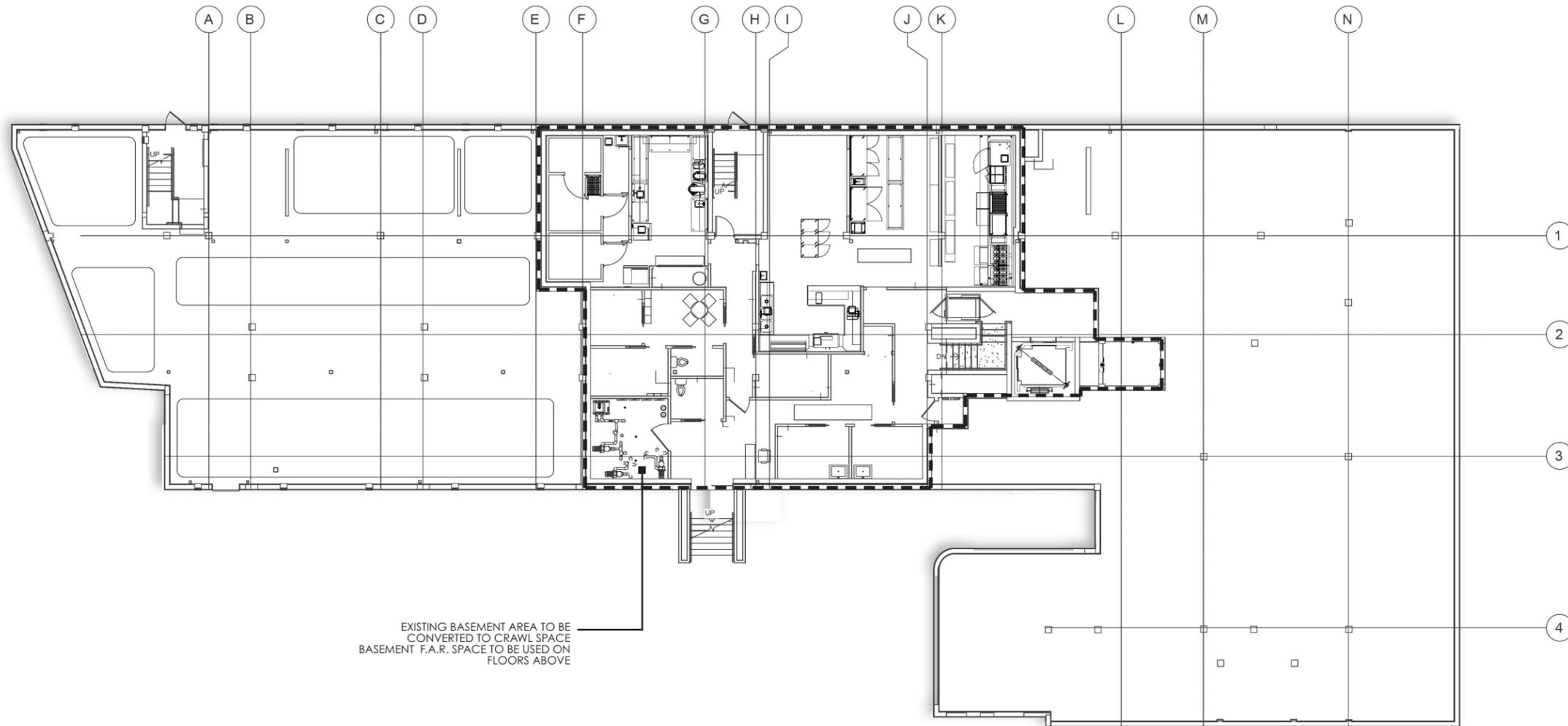
LANDSCAPE PLAN

SHEET NUMBER:

L-10



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miami beach . florida



EXISTING BASEMENT AREA TO BE
CONVERTED TO CRAWL SPACE
BASEMENT F.A.R. SPACE TO BE USED ON
FLOORS ABOVE

HPB
presentation
HPB24-0624

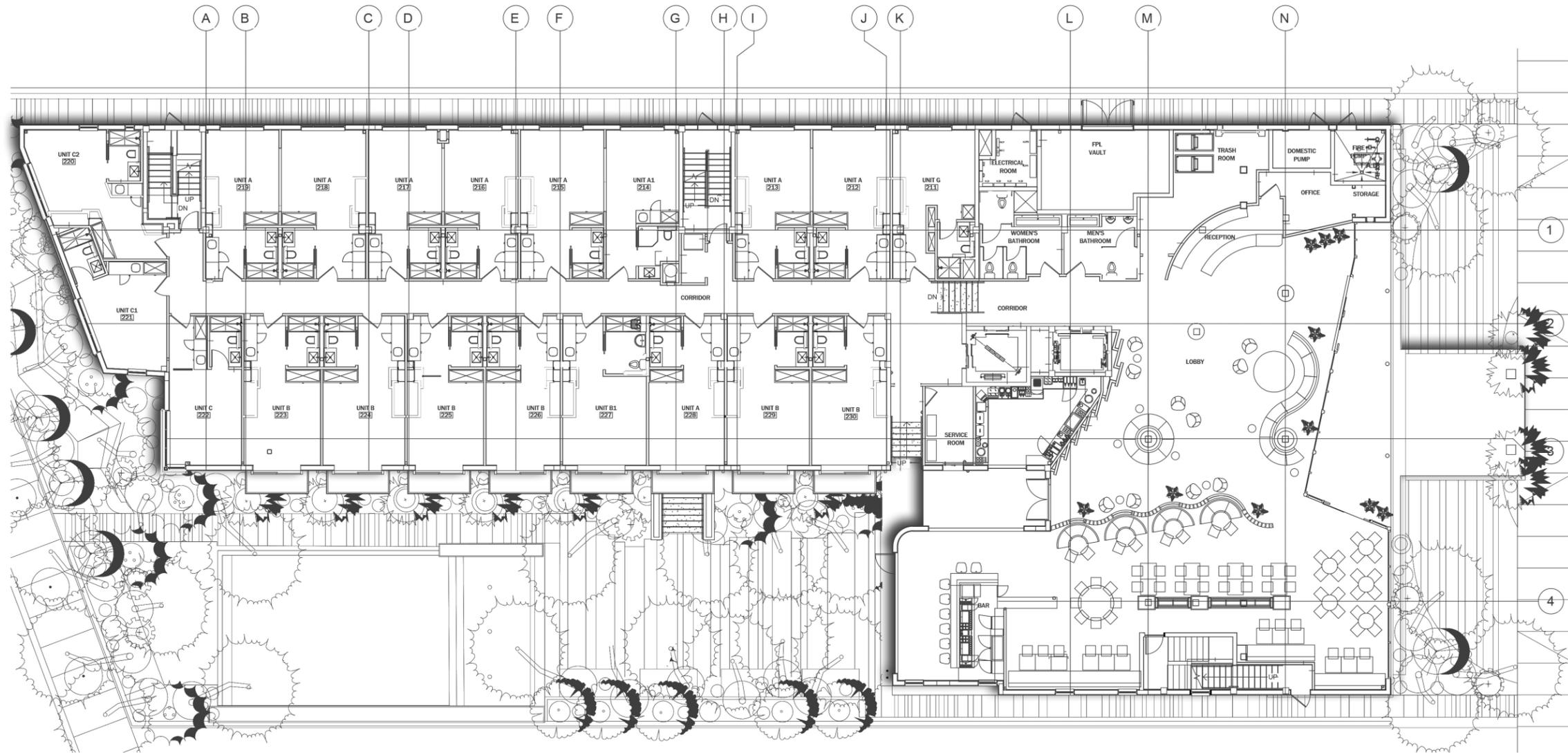
Approved
basement floor
plan

scale: 1/20"=1'-0"

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miami beach . florida



HPB
presentation
HPB24-0624

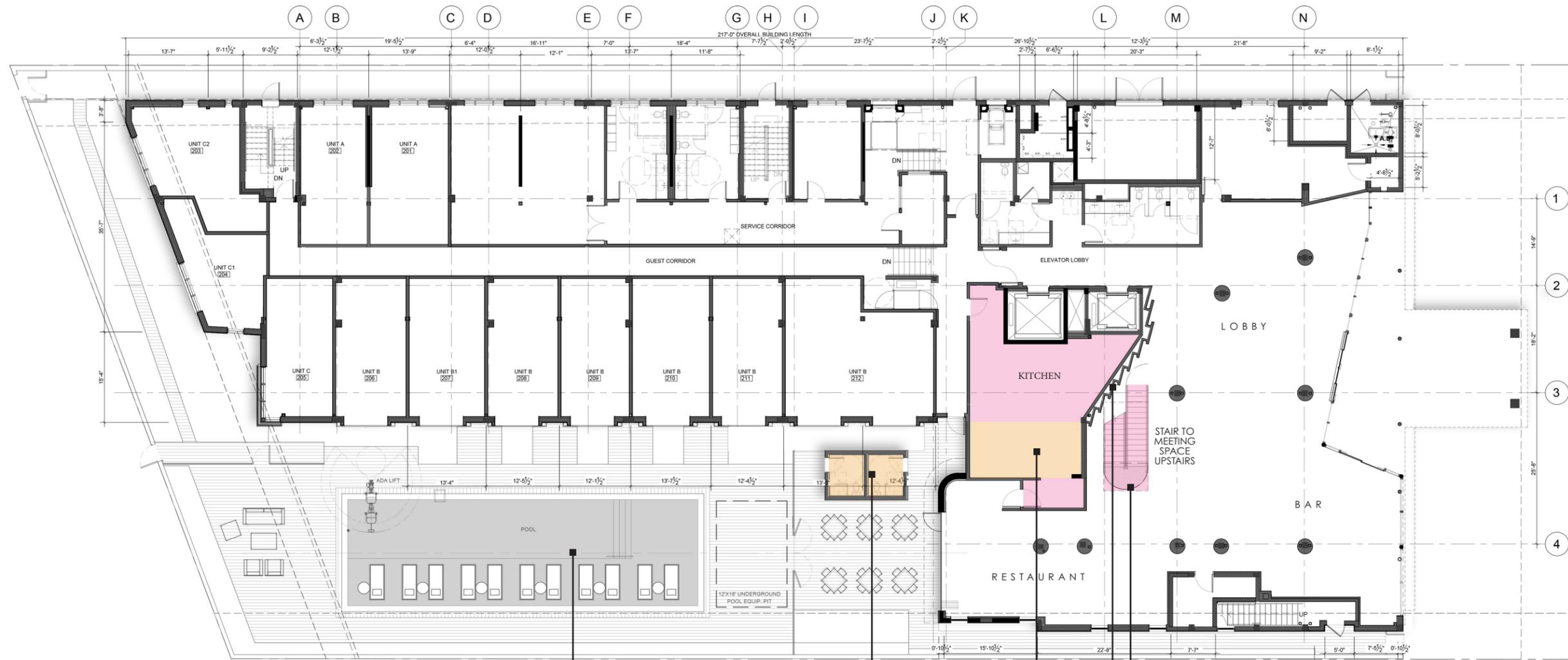
Approved first
& second floor
plan

scale: 1/20"=1'-0"

november 6, 2024
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miami beach . florida



SEE LANDSCAPE AND POOL DESIGN DOCUMENTS FOR
PLANTING , HARDSCAPE AND POOL DETAILS
NEW POOL

POOL RESTROOMS
PER CODE

NEW LOBBY STAIR TO NEW
MEETING SPACE ON 3RD FLOOR

HISTORIC LOBBY FEATURE WALL
PRESERVED

RESTORE AN EXISTING NON-
HISTORIC EXTERIOR PASSAGEWAY
TO INTERIOR SPACE

-  NEW F.A.R. 321 sf
-  PROPOSED MODIFICATION TO EXISTING PERMITTED DESIGN

HPB
presentation
HPB24-0624

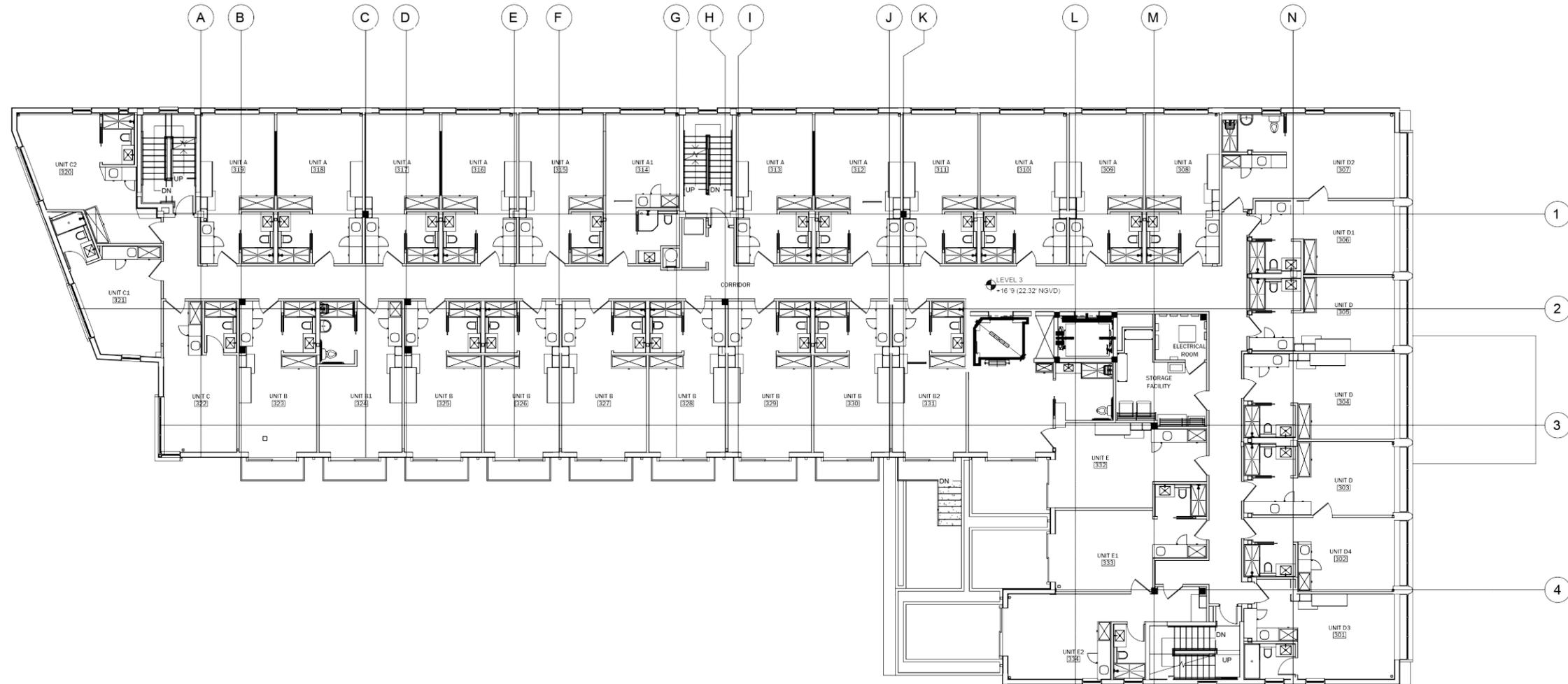
Proposed first
& second floor
plan

scale: 1/20"=1'-0"

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miami beach . florida



HPB
presentation
HPB24-0624

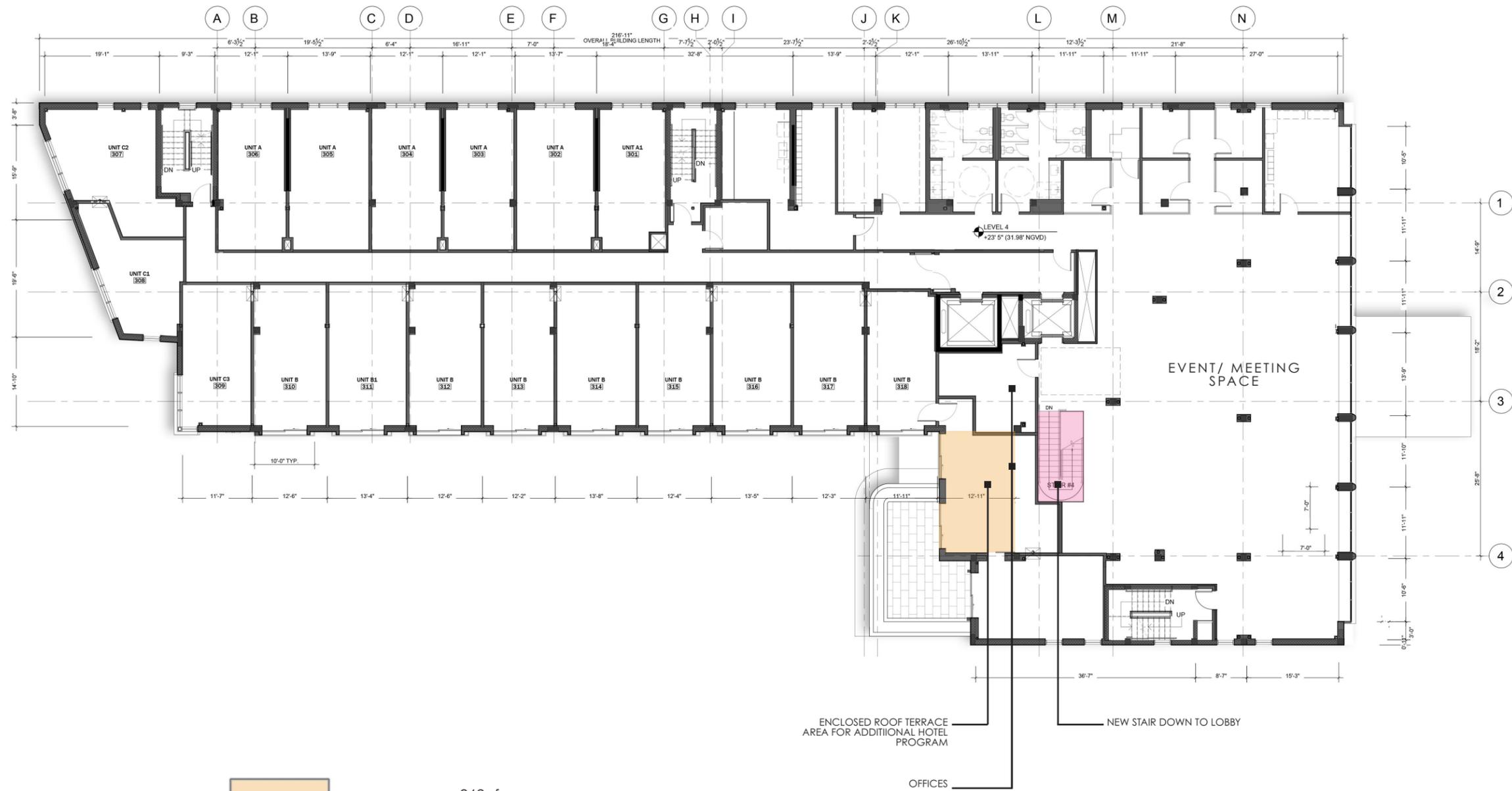
Approved third
floor plan

scale: 1/20"=1'-0"

november 6, 2024
page 15



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miami beach . florida



- NEW F.A.R. 262 sf
- PROPOSED MODIFICATION TO EXISTING PERMITTED DESIGN

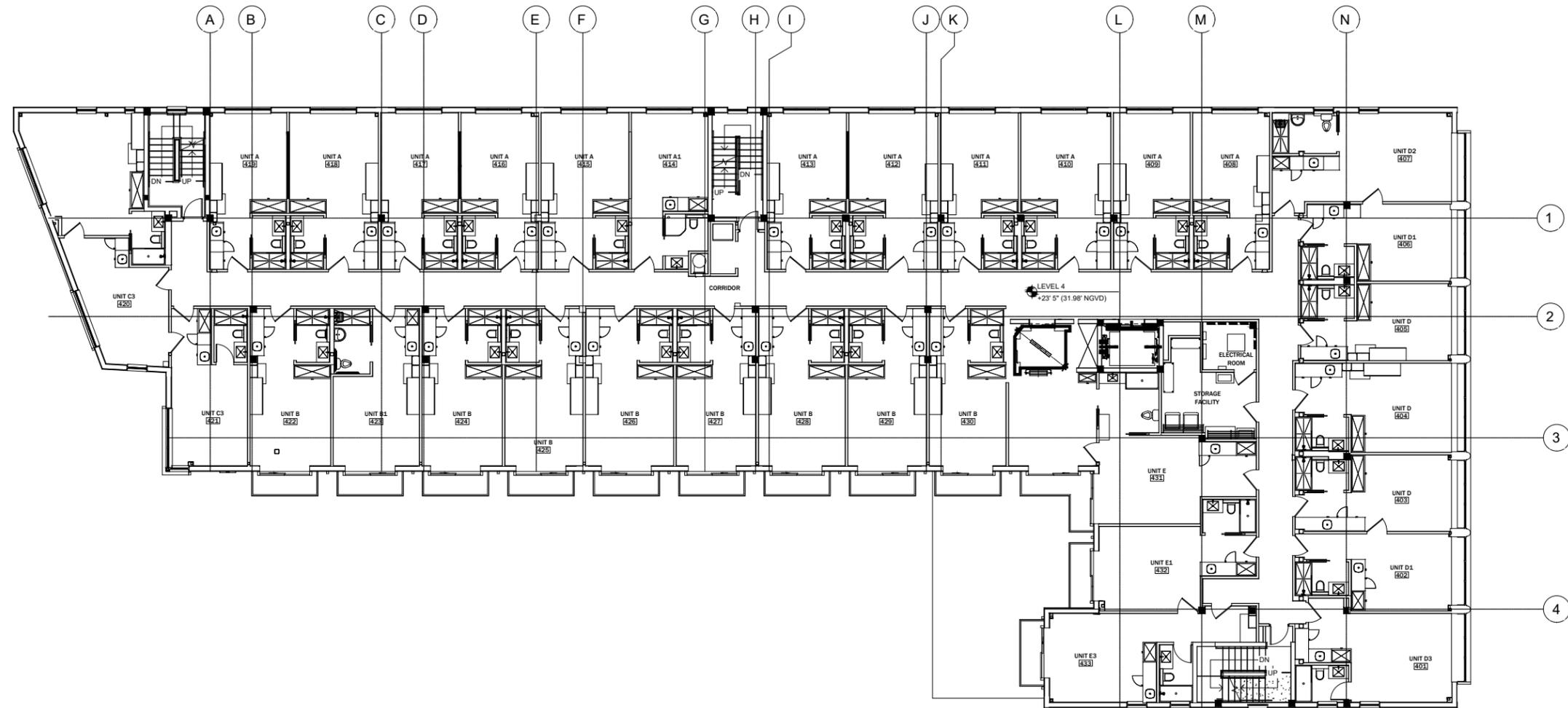
HPB
presentation
HPB24-0624

Proposed third
floor plan
scale: 1/20"=1'-0"

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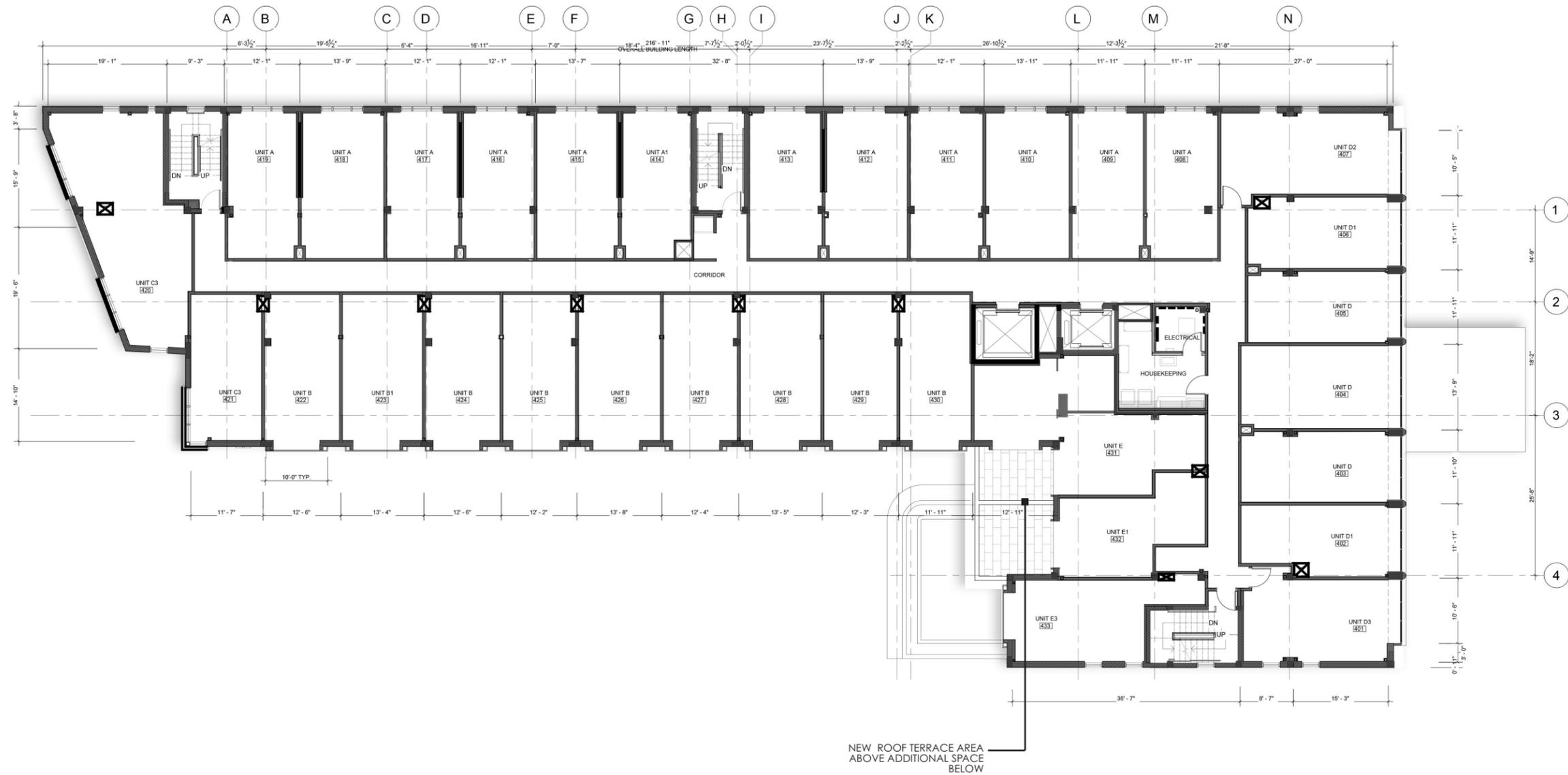
Approved
fourth floor plan

scale: 1/20"=1'-0"

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presentation
HPB24-0624

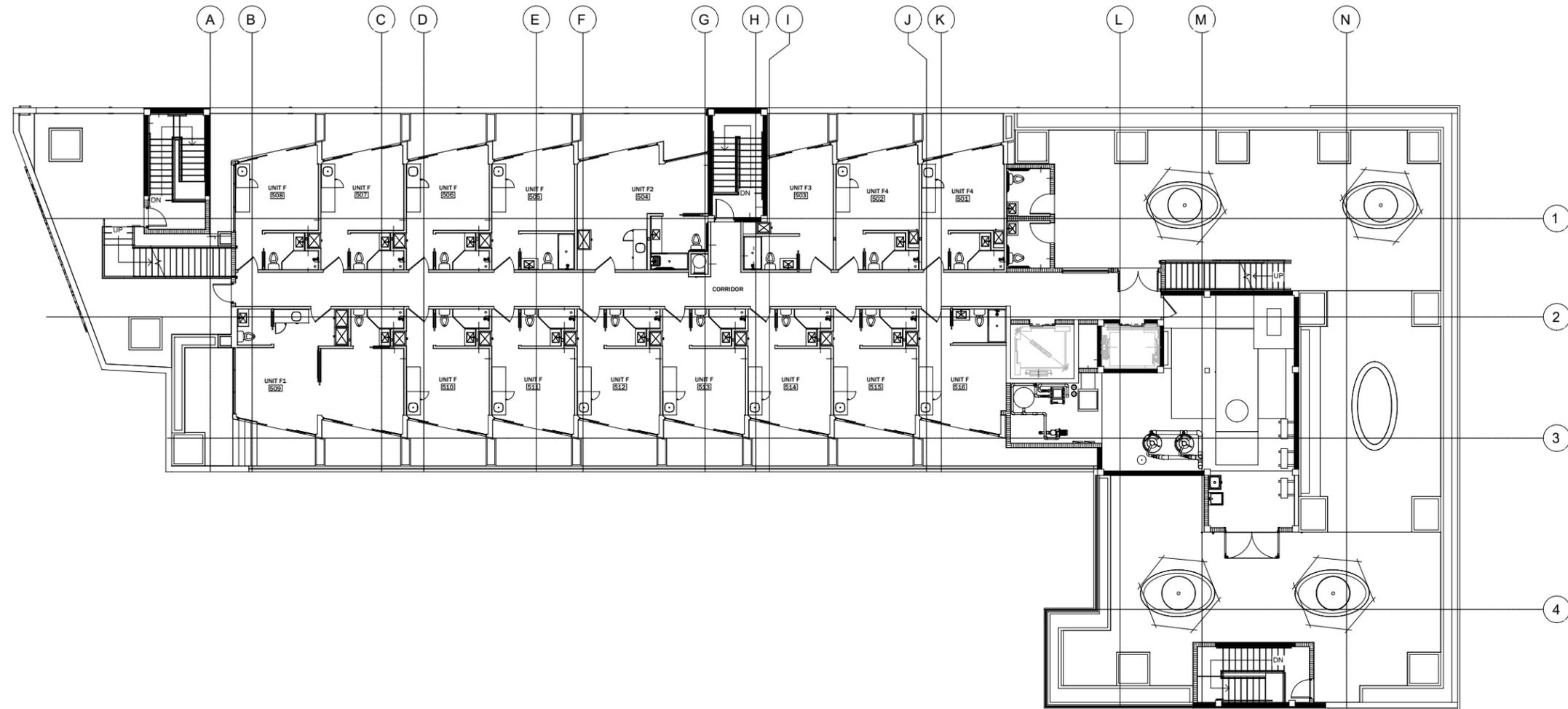
Proposed
fourth floor plan

scale: 1/20"=1'-0"

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presentation
HPB24-0624

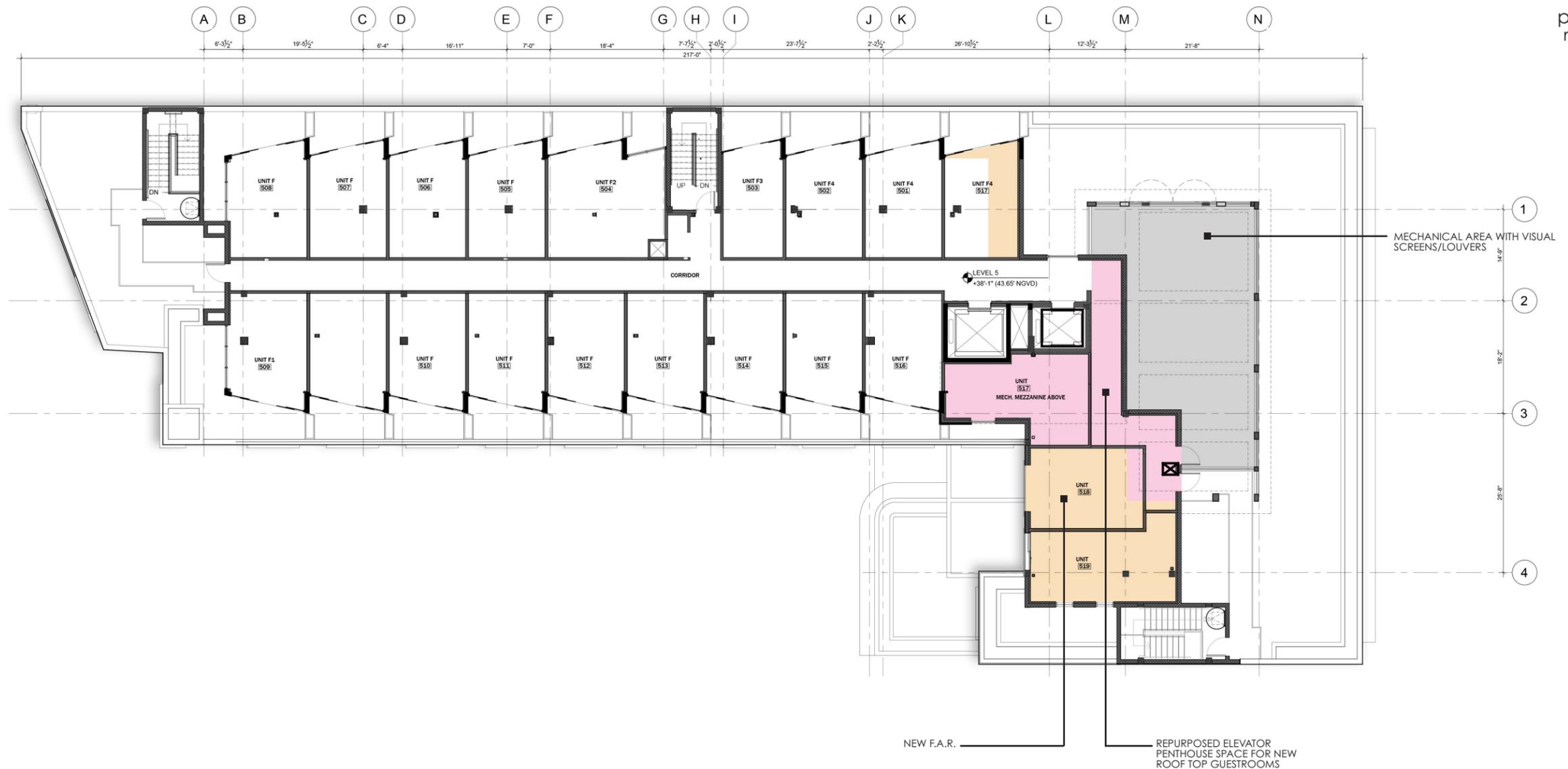
Approved fifth
floor plan

scale: 1/20"=1'-0"

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	NEW F.A.R.	663 sf	
	NEW F.A.R. INTEGRATED INTO EXISTING BUILDING ENVELOPE	554 sf	
	TOTAL NEW F.A.R.	1,217 sf	

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presentation
HPB24-0624

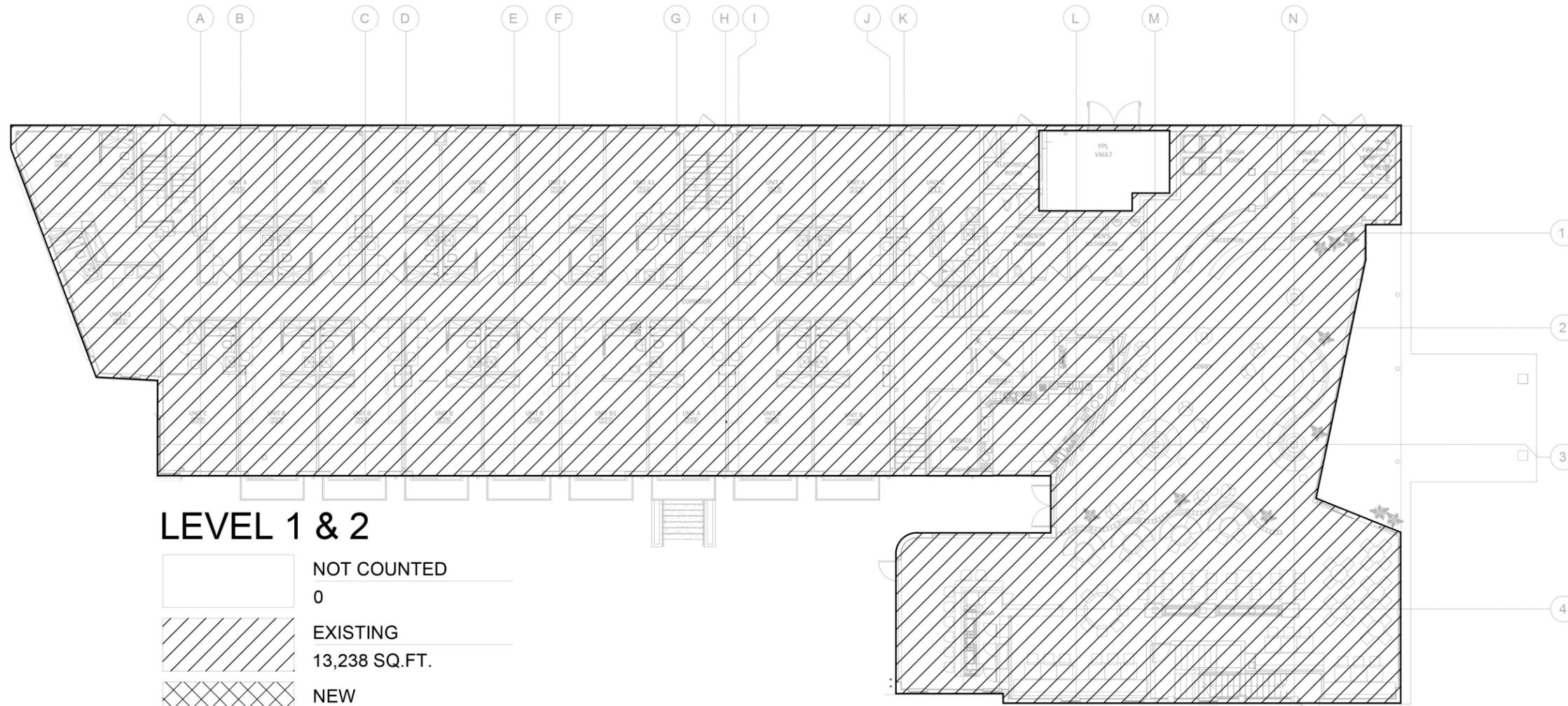
Proposed fifth
floor plan

scale: 1/20"=1'-0"

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LEVEL 1 & 2

	NOT COUNTED	0
	EXISTING	13,238 SQ.FT.
	NEW	0

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presentation
HPB24-0624

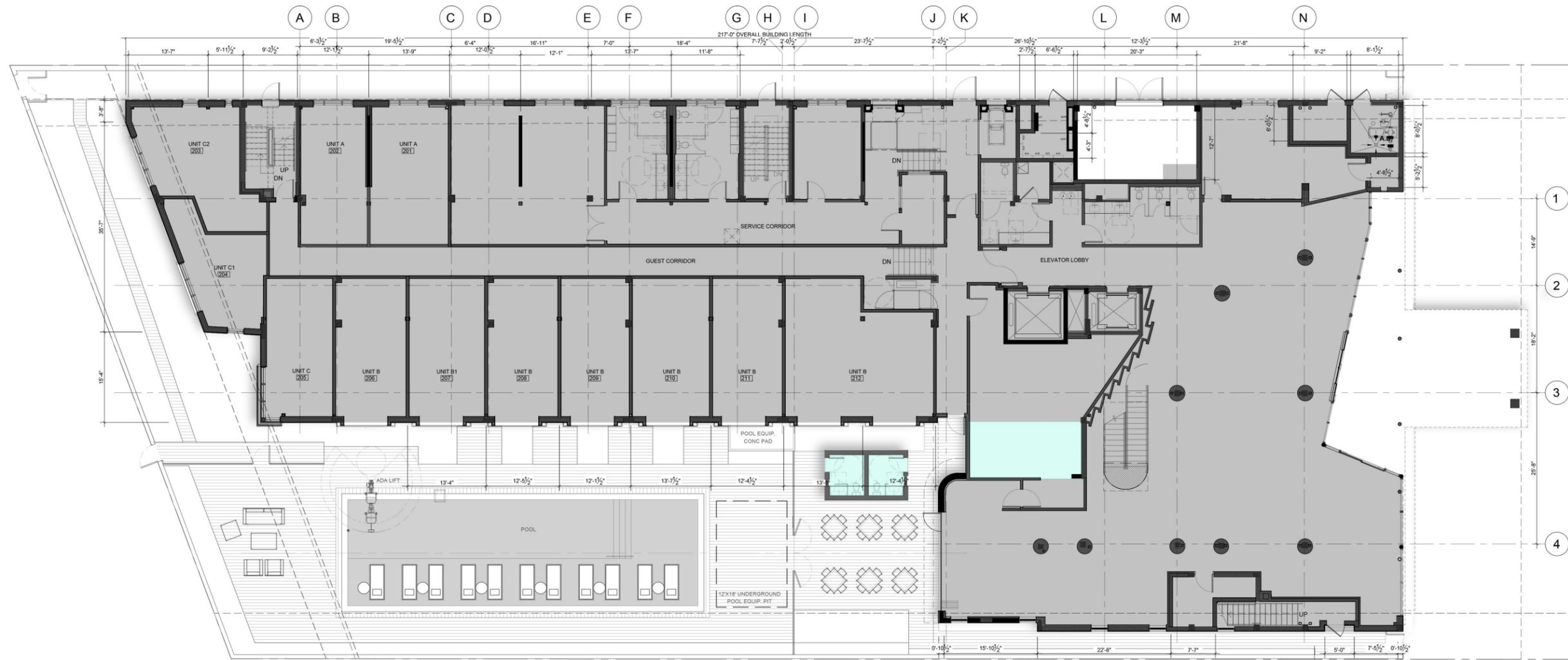
Approved FAR
first & second
floor plan

scale: 1/20"=1'-0"

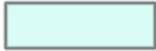
november 6, 2024
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SEE LANDSCAPE AND POOL DESIGN DOCUMENTS FOR
PLANTING , HARDSCAPE AND POOL DETAILS

	PERMITTED F.A.R.	13,116 sf
	NEW F.A.R.	321 sf

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presentation
HPB24-0624

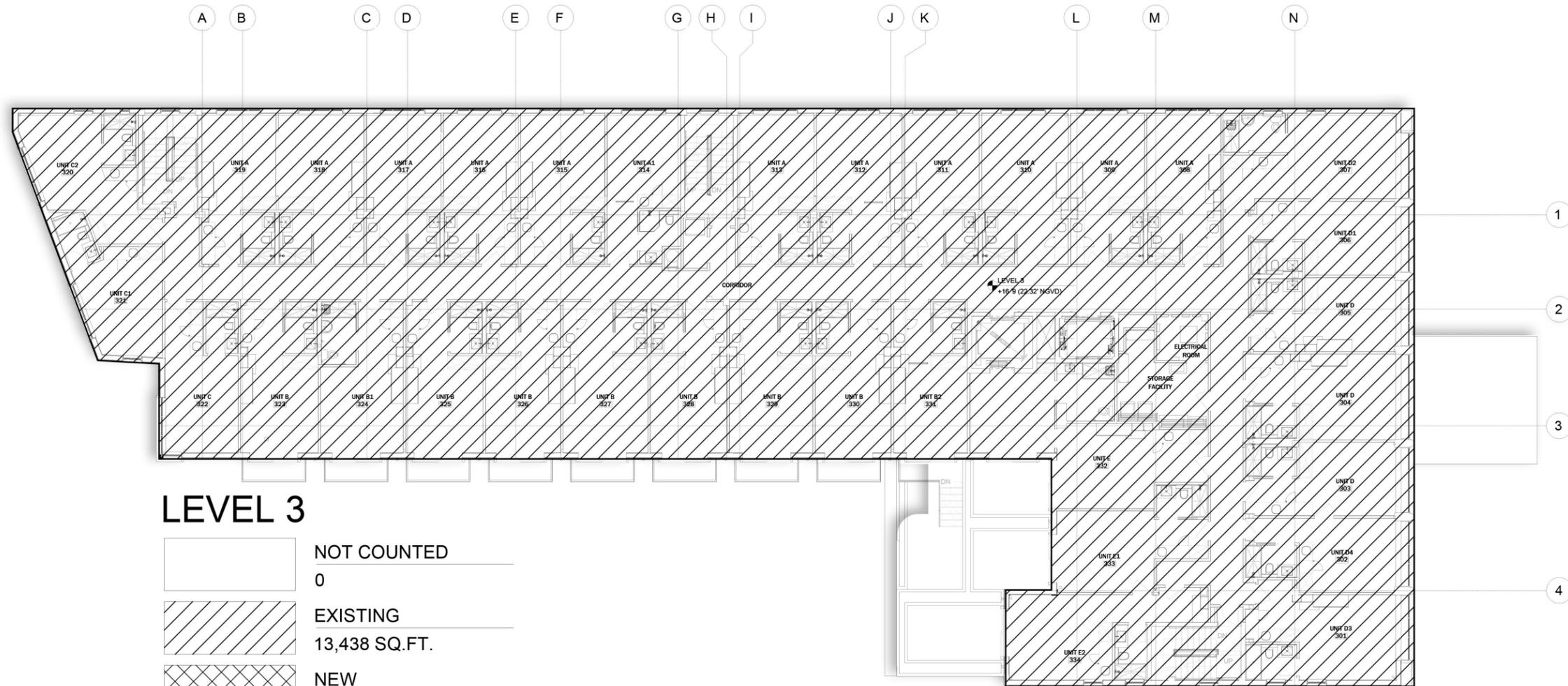
Proposed FAR
first & second
floor plan

scale: 1/20"=1'-0"

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miami beach . florida



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presentation
HPB24-0624

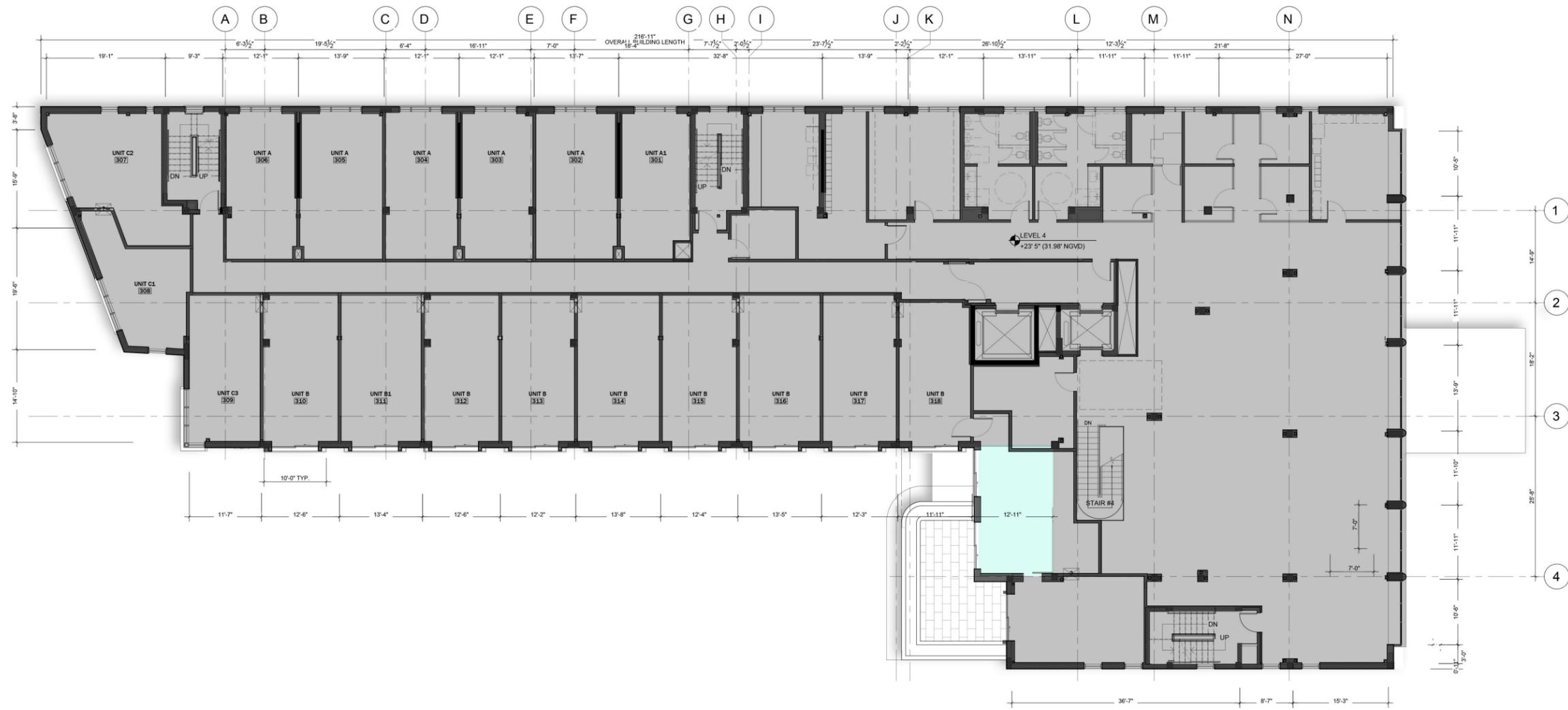
Approved FAR
third floor plan

scale: 1/20"=1'-0"

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	PERMITTED F.A.R.	13,453 sf
	NEW F.A.R.	262 sf

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HPB24-0624

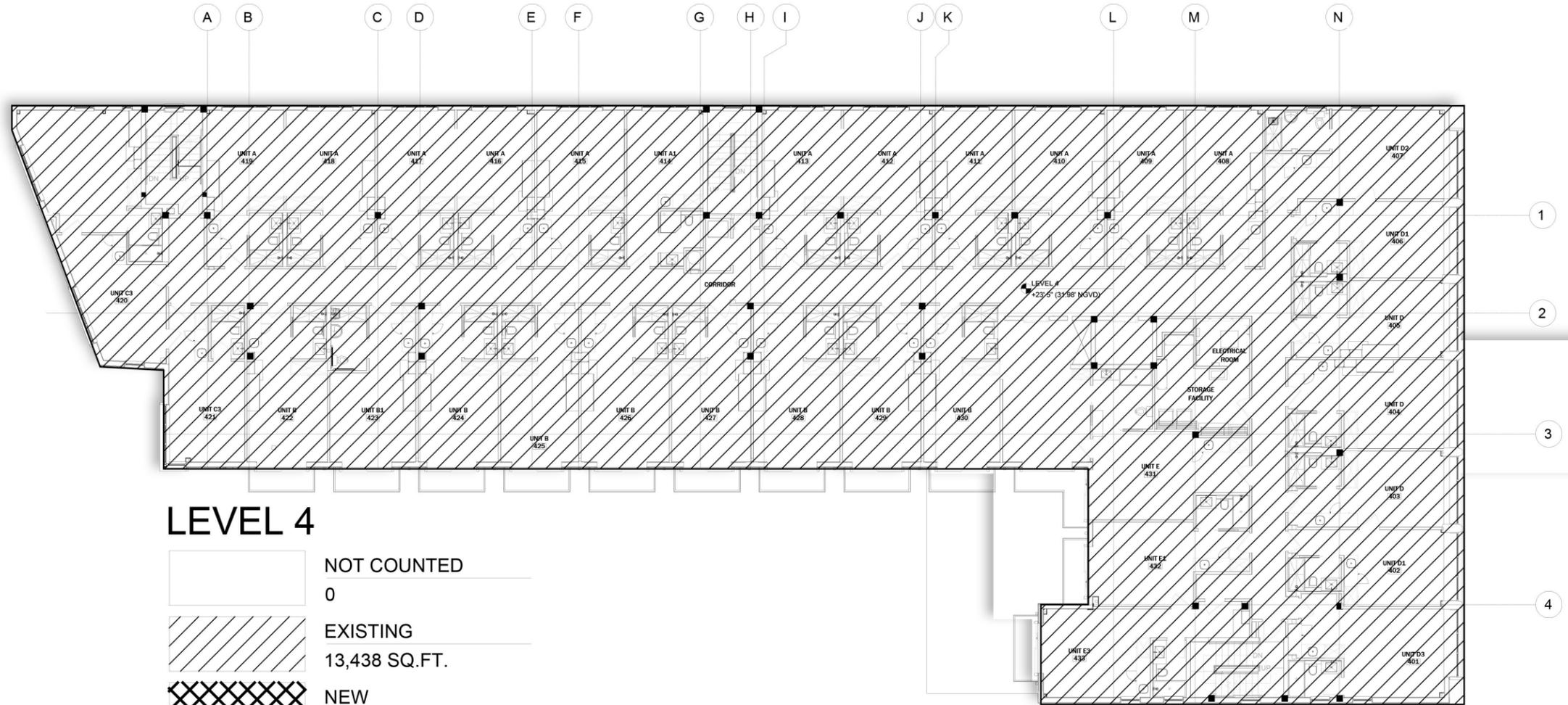
Proposed FAR
third floor plan

scale: 1/20"=1'-0"

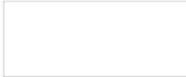
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LEVEL 4

	NOT COUNTED
	0
	EXISTING
	13,438 SQ.FT.
	NEW
	0

1
2
3
4

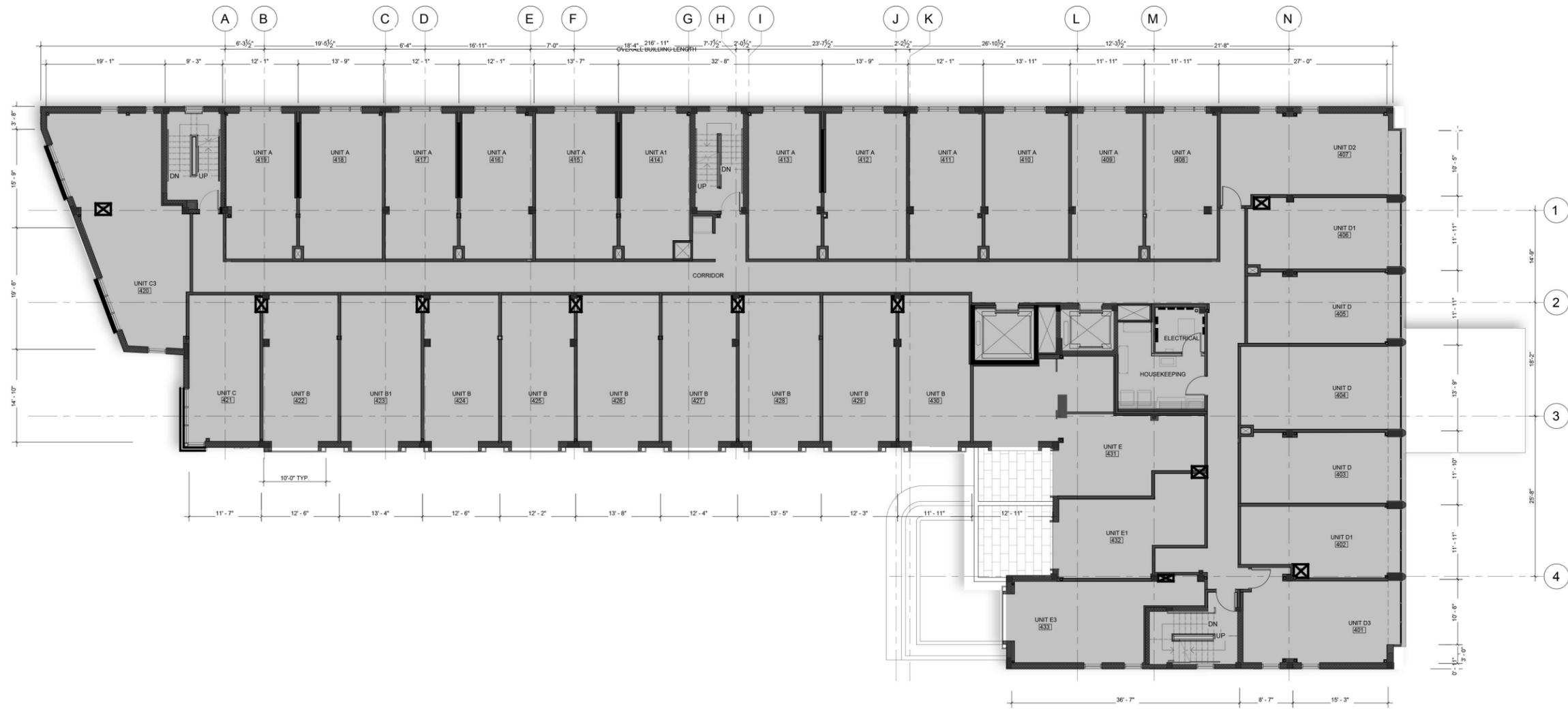
HPB
presentation
HPB24-0624

Approved FAR
fourth floor plan

scale: 1/20"=1'-0"



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presentation
HPB24-0624

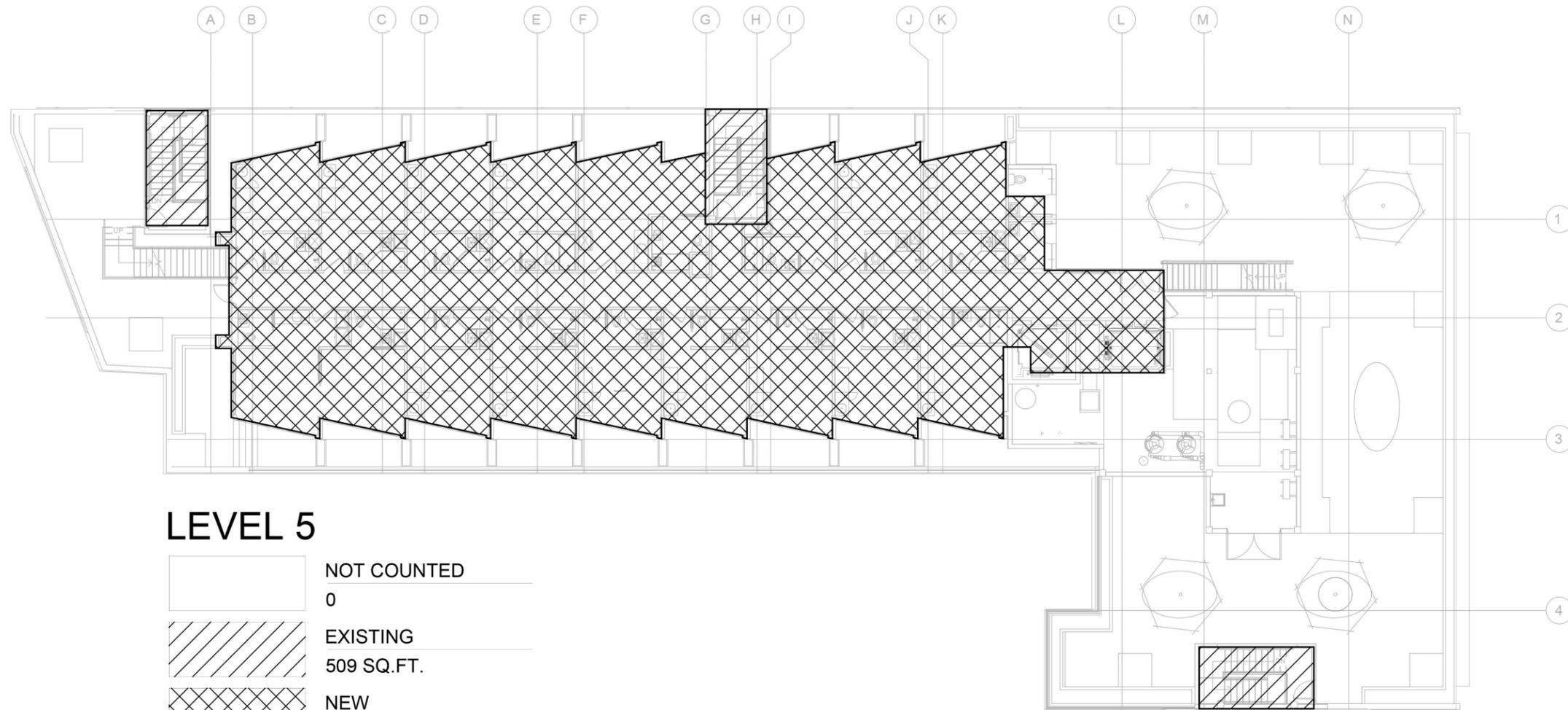
Proposed FAR
fourth floor plan

scale: 1/20"=1'-0"

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LEVEL 5

	NOT COUNTED 0
	EXISTING 509 SQ.FT.
	NEW 5,349 SQ.FT.

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presentation
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Approved FAR
fifth floor plan

scale: 1/20"=1'-0"

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Proposed FAR
fifth floor plan

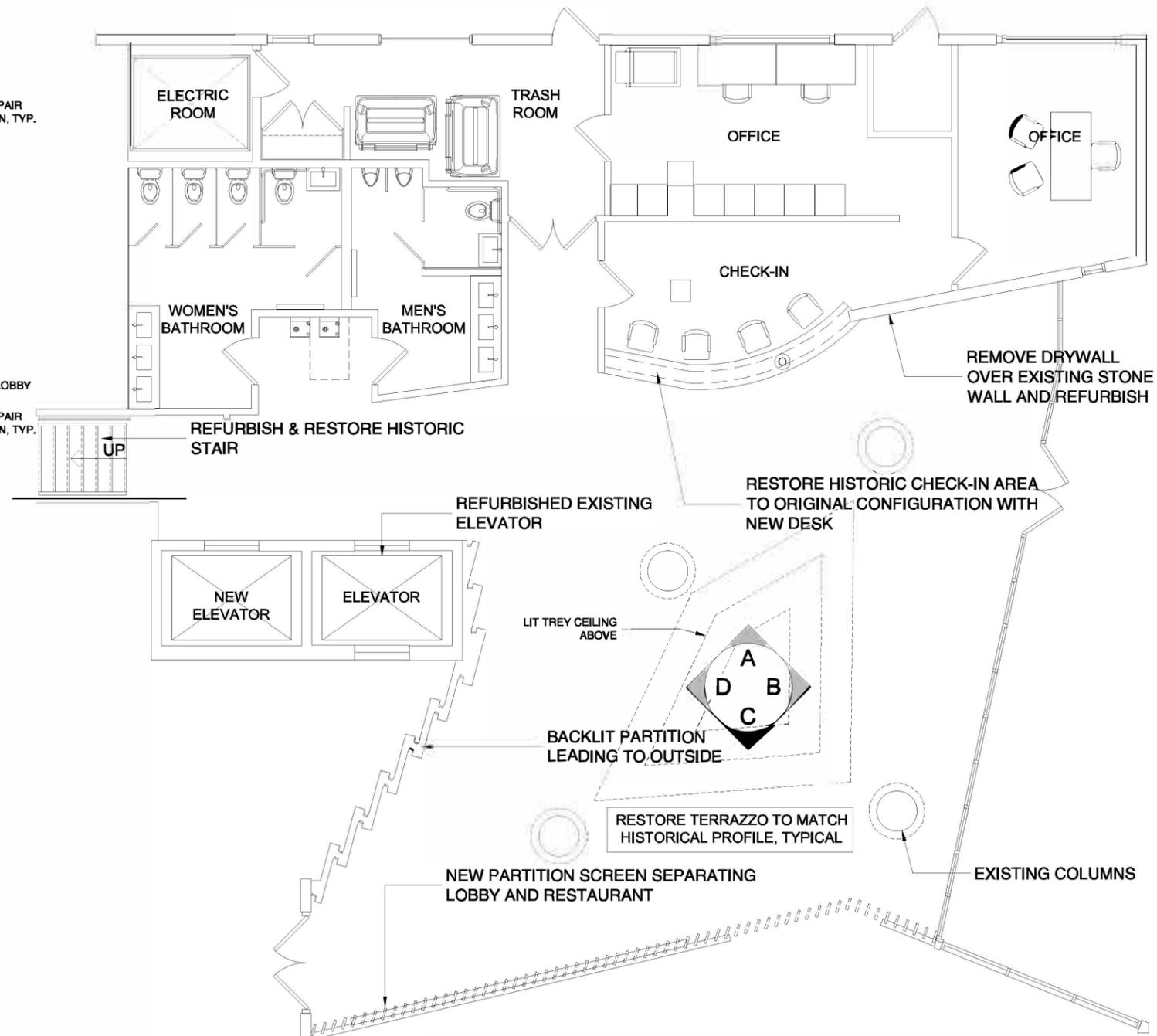
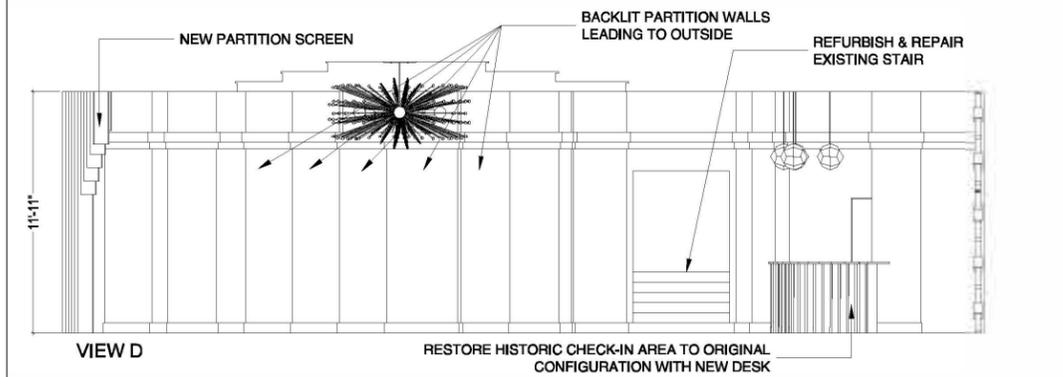
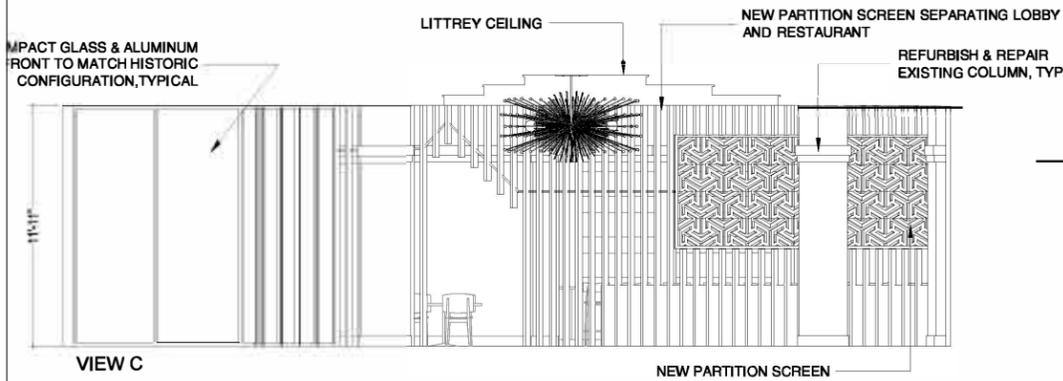
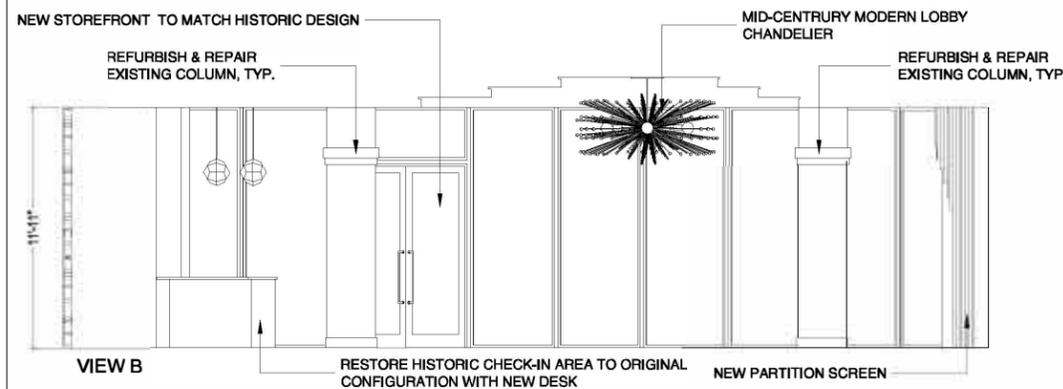
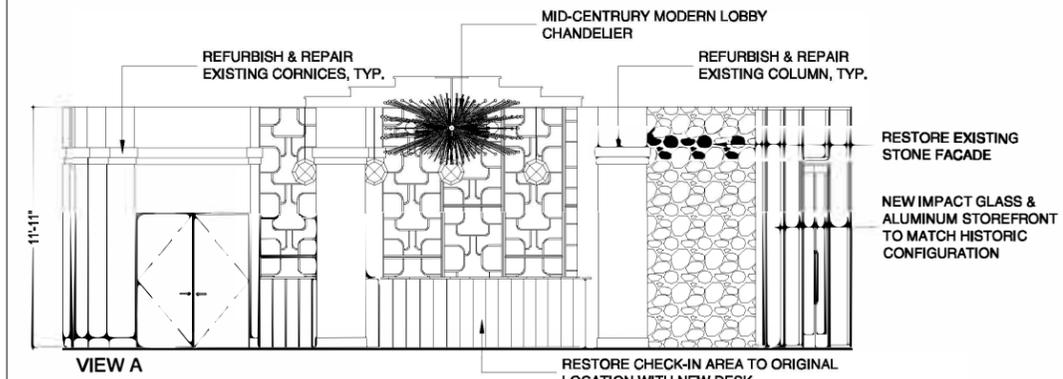
scale: 1/20"=1'-0"

	PERMITTED F.A.R.	5,762 sf
	NEW F.A.R.	1,217 sf

november 6, 2024
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miami beach . florida

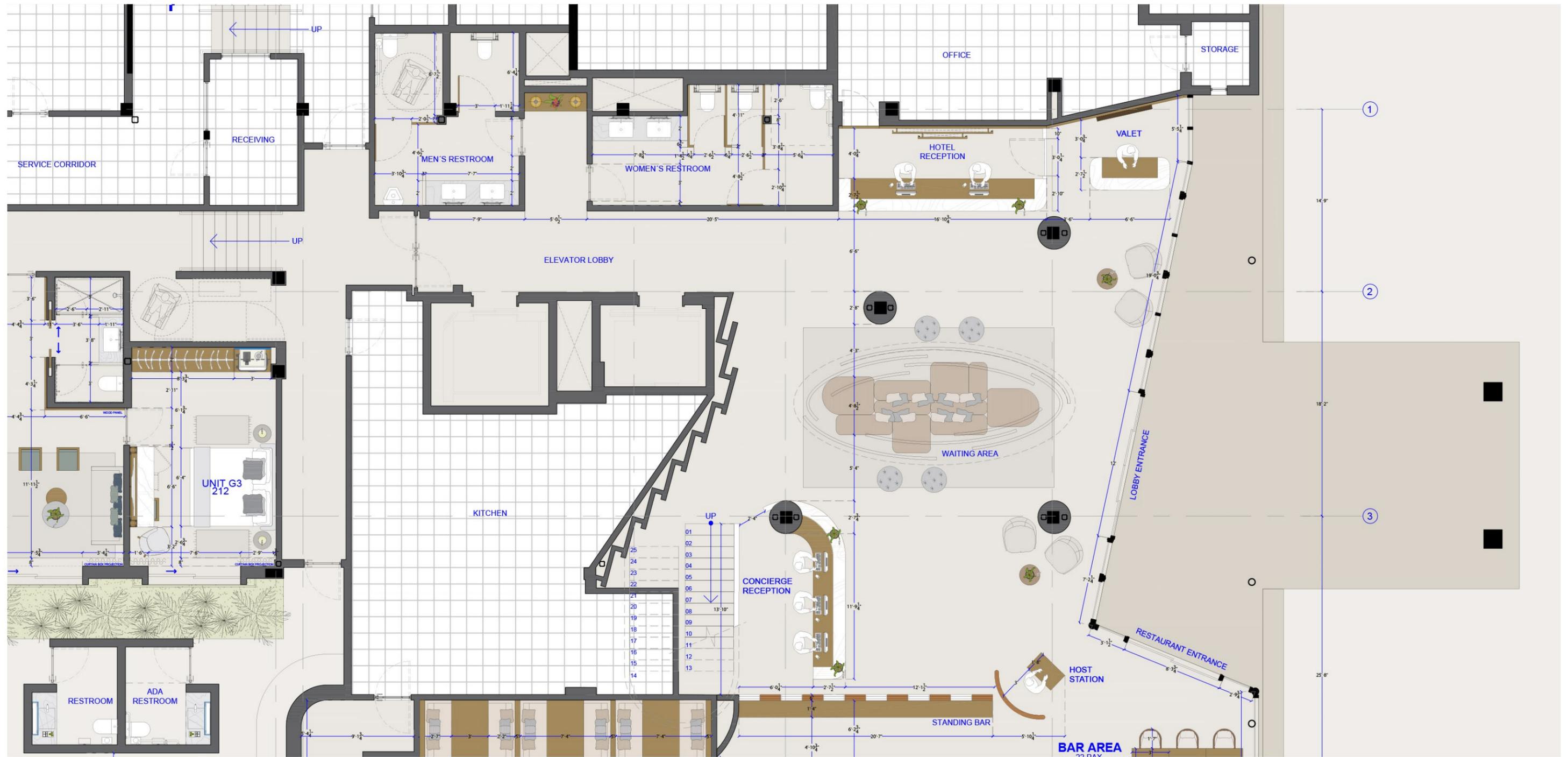


HPB
presentation
HPB24-0624

Approved HPB
Lobby plan
and elevations

scale: NTS

november 6, 2024
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ARCHITECTURAL FLOORPLAN LEVEL 1-2: LOBBY
PRINCE MICHAEL HOTEL

 <p>diseño interior</p> <p>T. (+52) 998 898 1509 / 0965 www.paulinamoran.com</p>	LOCATION :  NORTE.	SYMBOLOGY :	NOTES : VERIFY MEASUREMENTS ON SITE. Informative floor plans for engery, not for construction. Original size of layout is 11" x 17".	PROJECT : PRINCE MICHAEL HOTEL OWNER : --- LOCATION : MIAMI, FL CONTENTS : INTERIOR DESIGN ARCHITECTURAL FLOORPLAN PRINCE MICHAEL HOTEL SCALE : n/a CODE : MEASURE : FEET/INCHES PMH-ARQ_1.01.02 DRAFTSMAN : A.M. DATE : 07/AUG/2024 PAGE: 2/3



: LOBBY

PRINCE MICHAEL HOTEL

 <p>diseño interior</p> <p>T. (+52) 998 898 1509 / 0965 www.paulinamorán.com</p>	<p>LOCATION :</p>	 <p>SYMBOLGY :</p>	<p>NOTES :</p> <p>VERIFY MEASUREMENTS ON SITE.</p> <p>Informative floor plans for engineering, not for construction. Original size of layout is 11" x 17".</p>	<p>PROJECT : PRINCE MICHAEL HOTEL</p> <p>OWNER : ---</p> <p>LOCATION : MIAMI, FL</p> <p>CONTENTS : INTERIOR DESIGN ARCHITECTURAL FLOORPLAN PRINCE MICHAEL HOTEL</p> <p>SCALE : n/a</p> <p>MEASURE : FEET/INCHES</p> <p>DRAFTSMAN : A.M.</p>	<p>CODE :</p> <p>PMH-ARQ_1.01.02</p> <p>DATE : 07/AUG/2024</p> <p>PAGE : 2/3</p>
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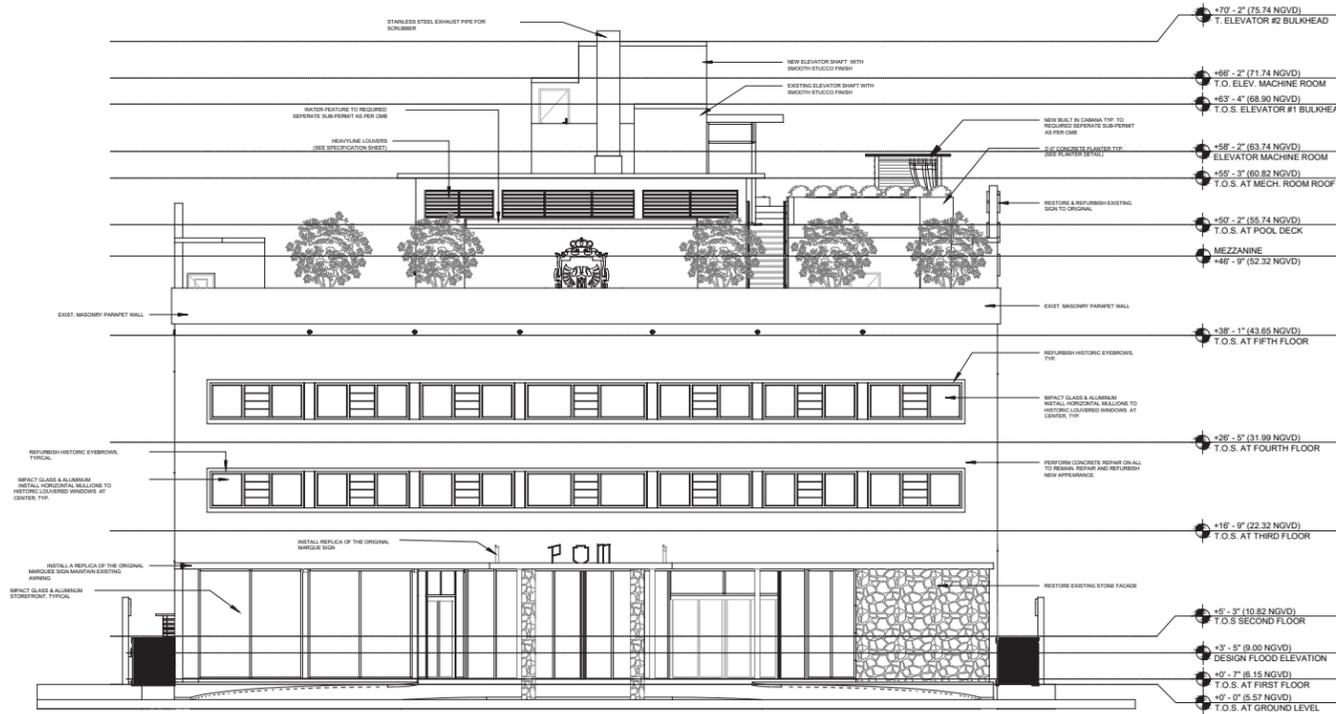
: LOBBY

PRINCE MICHAEL HOTEL

 <p>diseño interior</p> <p>T. (+52) 998 898 1509 / 0965 www.paulinamoran.com</p>	<p>LOCATION :</p>  <p>NORTE.</p>	<p>SYMBOLGY :</p>	<p>NOTES :</p> <p>VERIFY MEASURMENTS ON SITE.</p> <p>Informative floor plans for enginery, not for construction. Original size of layout is 11" x 17".</p>	<p>PROJECT : PRINCE MICHAEL HOTEL</p> <p>OWNER : ---</p> <p>LOCATION : MIAMI, FL</p> <p>CONTENTS : INTERIOR DESIGN ARCHITECTURAL FLOORPLAN PRINCE MICHAEL HOTEL</p> <p>SCALE : n/a CODE :</p> <p>MEASURE: FEET/INCHES PMH-ARQ_1.01.02</p> <p>DRAFTSMAN: A.M. DATE : 07/AUG/2024 PAGE: 2/3</p>
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miami beach . florida



HPB approved east elevation
scale: 1/20"=1'-0"



proposed east elevation
scale: 1/20"=1'-0"

HPB
presentation
HPB24-0624

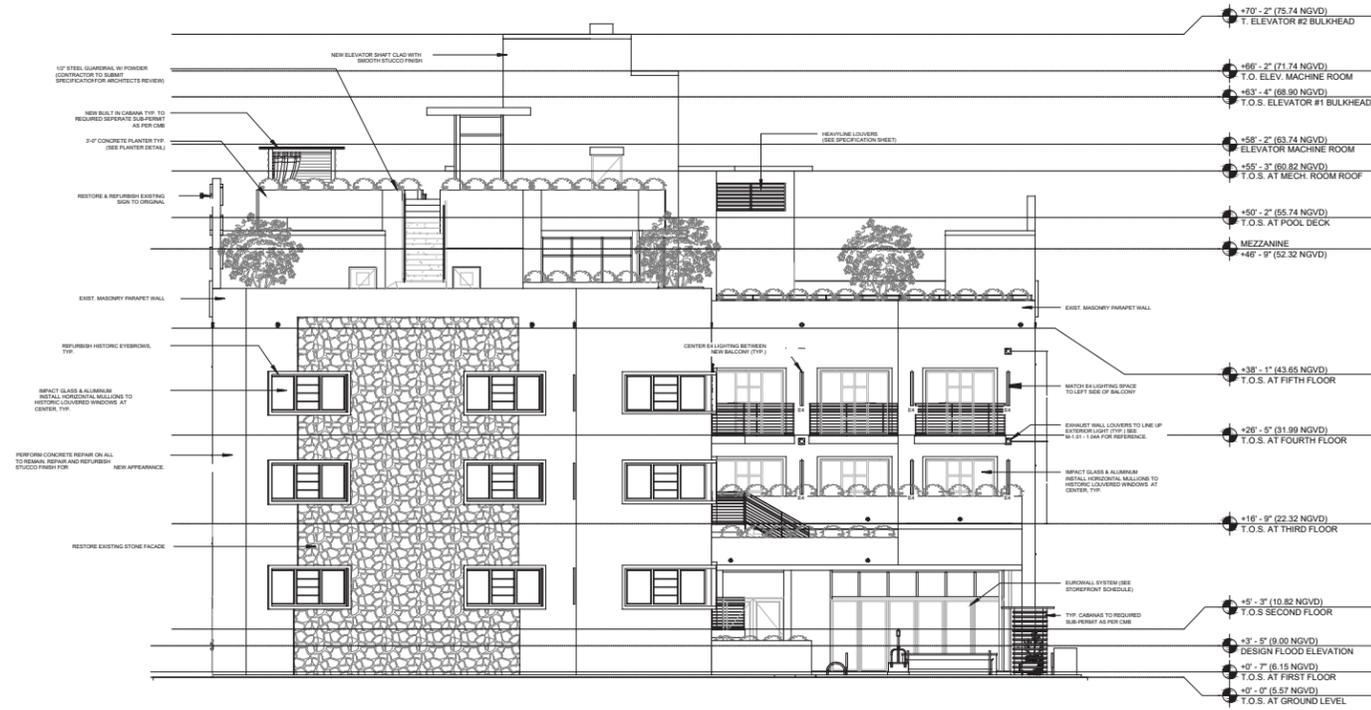
Exterior
Elevations

scale: 1/20"=1'-0"

november 6, 2024
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miami beach . florida



HPB approved west elevation
scale: 1/20"=1'-0"



proposed west elevation
scale: 1/20"=1'-0"

HPB
presentation
HPB24-0624

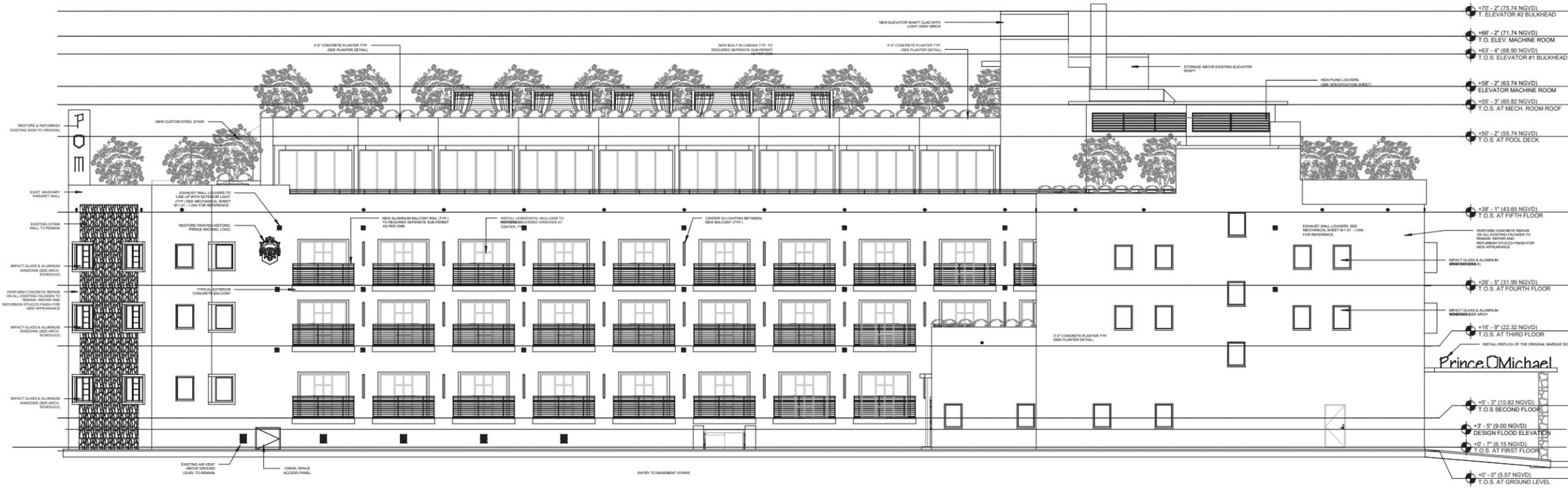
Exterior
Elevations

scale: 1/20"=1'-0"

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miami beach . florida



HPB approved south elevation
scale: 1/20"=1'-0"

HPB
presentation
HPB24-0624



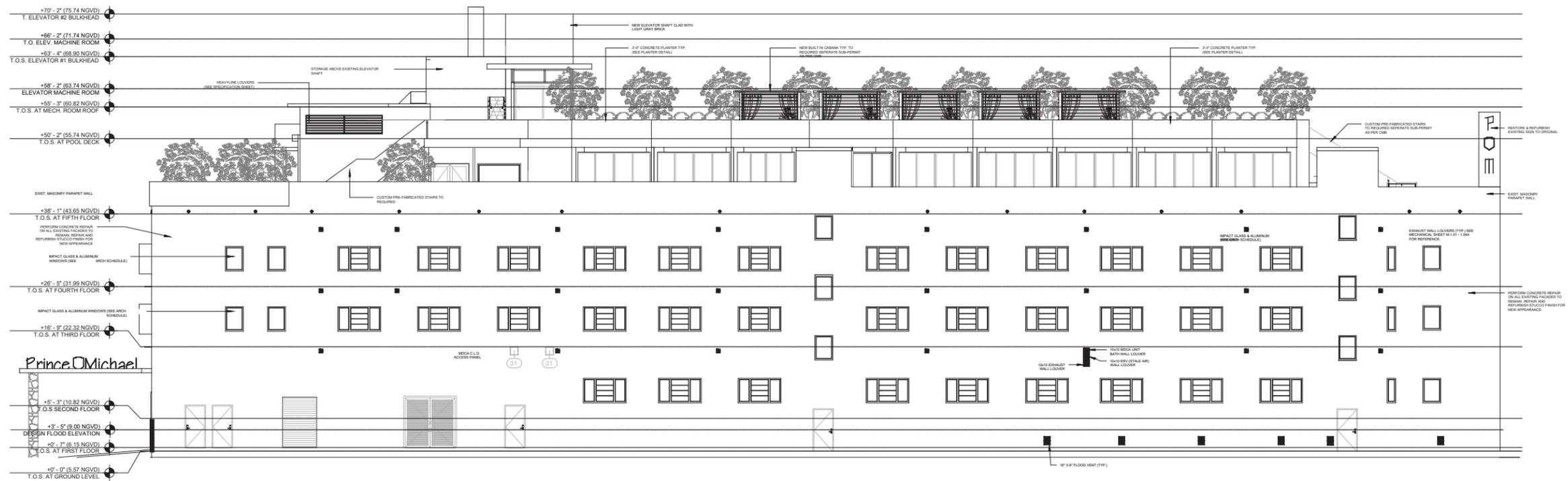
proposed south elevation
scale: 1/20"=1'-0"

Exterior
Elevations
scale: 1/20"=1'-0"

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miami beach . florida



HPB approved north elevation
scale: 1/20"=1'-0"

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proposed north elevation
scale: 1/20"=1'-0"

Exterior
Elevations
scale: 1/20"=1'-0"

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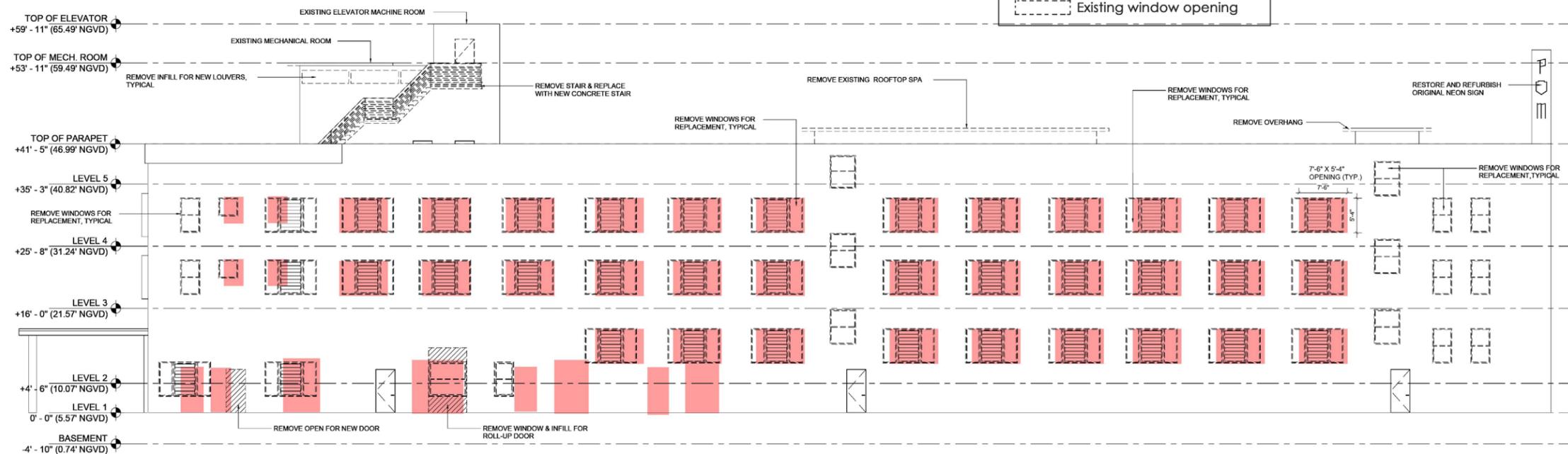
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miami beach . florida



proposed north elevation
scale: 1/20"=1'-0"

LEGEND

- Area to be demolished for new openings
- Existing window opening



demolition at north elevation
scale: 1/20"=1'-0"

HPB
presentation

HPB24-0624

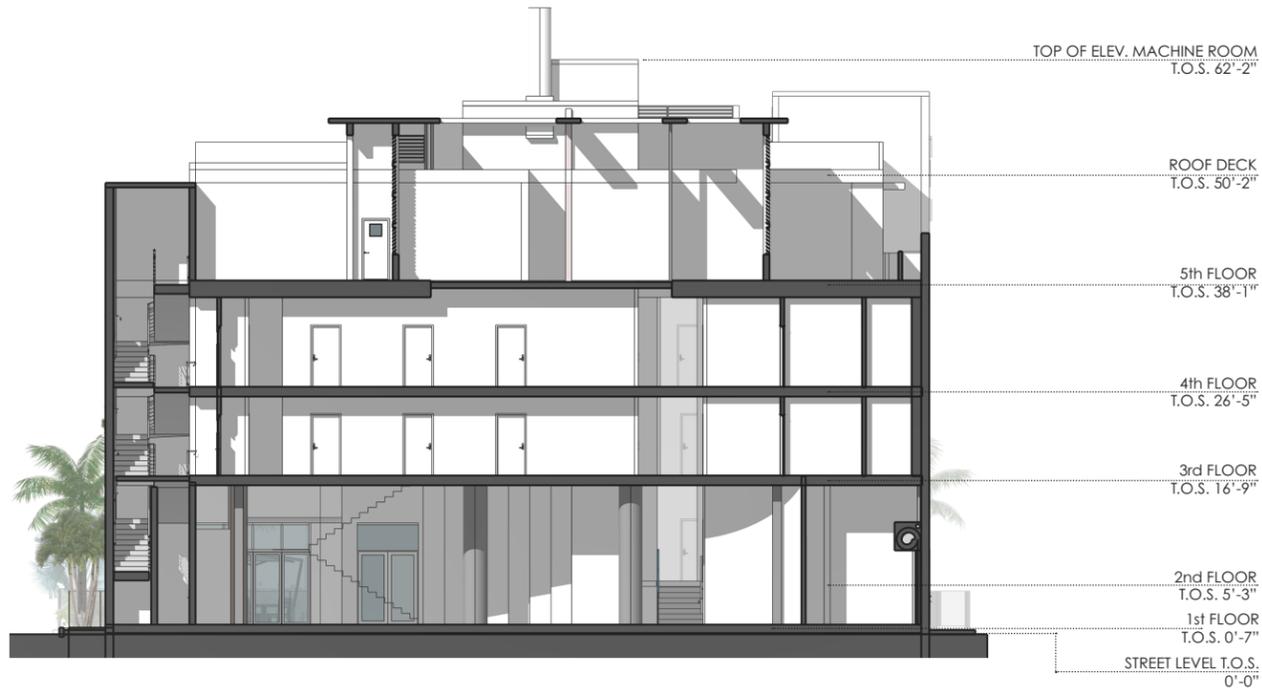
North Elevation-
Demolition

scale: 1/20"=1'-0"

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miami beach . florida



proposed cross east section
scale: 1/20"=1'-0"



proposed cross west section
scale: 1/20"=1'-0"



proposed longitudinal south section
scale: 1/20"=1'-0"

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Building
Sections
scale: 1/20"=1'-0"

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miami beach . florida



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① SOUTH EXTERIOR LIGHTING
1" = 20'-0"



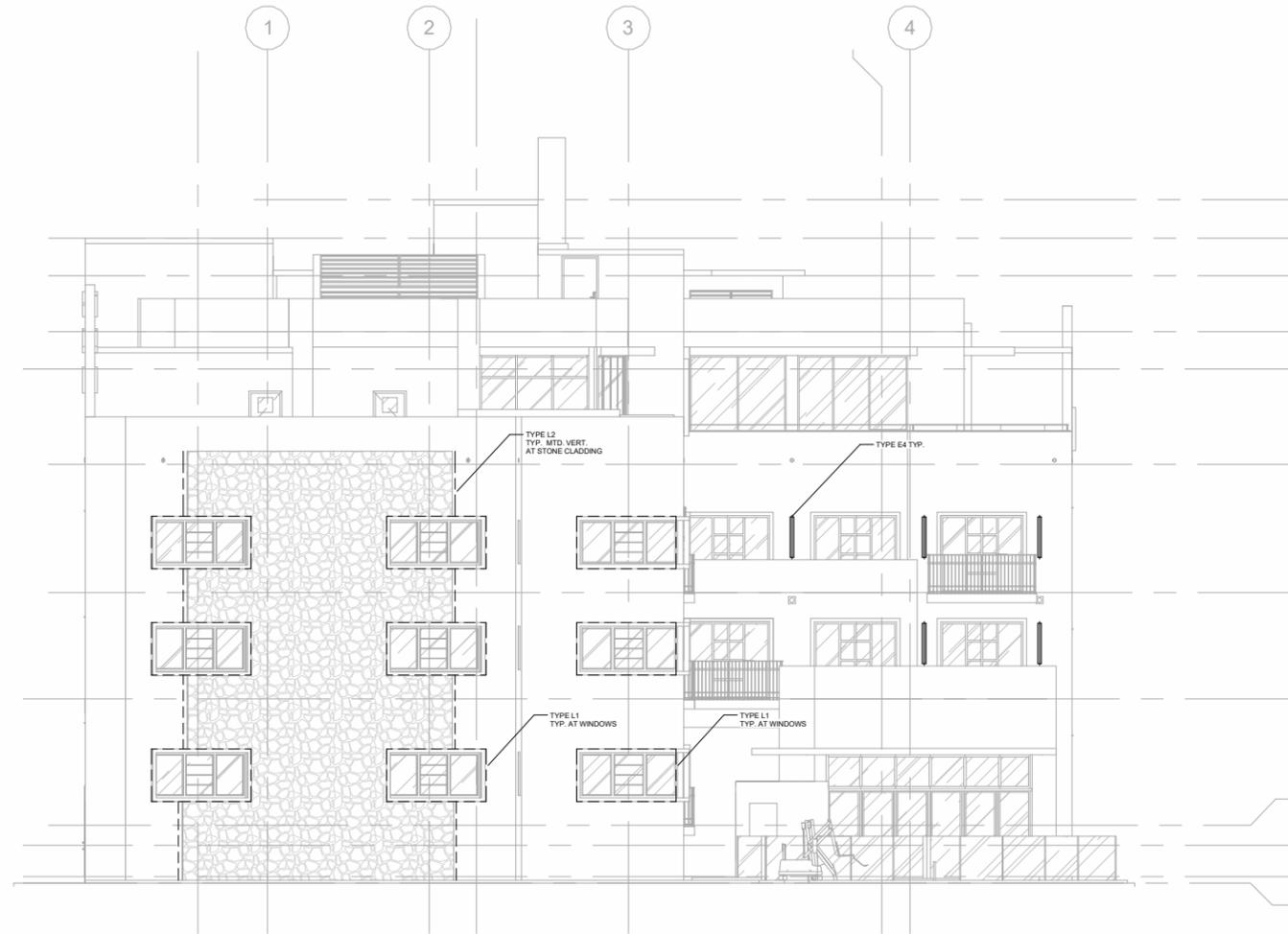
Building Exterior
Lighting

scale: 1/20"=1'-0"

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miami beach . florida



① WEST EXTERIOR LIGHTING
1/16" = 1'-0"



TYPE SL1 - SIGN LIGHT



TYPE E4 - SCENCE



TYPE L1 - LINEAR LED STRIP



TYPE L2 - LINEAR LED FIXTURE



TYPE G1 - IN-GRADE UPLIGHT

HPB
presentation
HPB24-0624

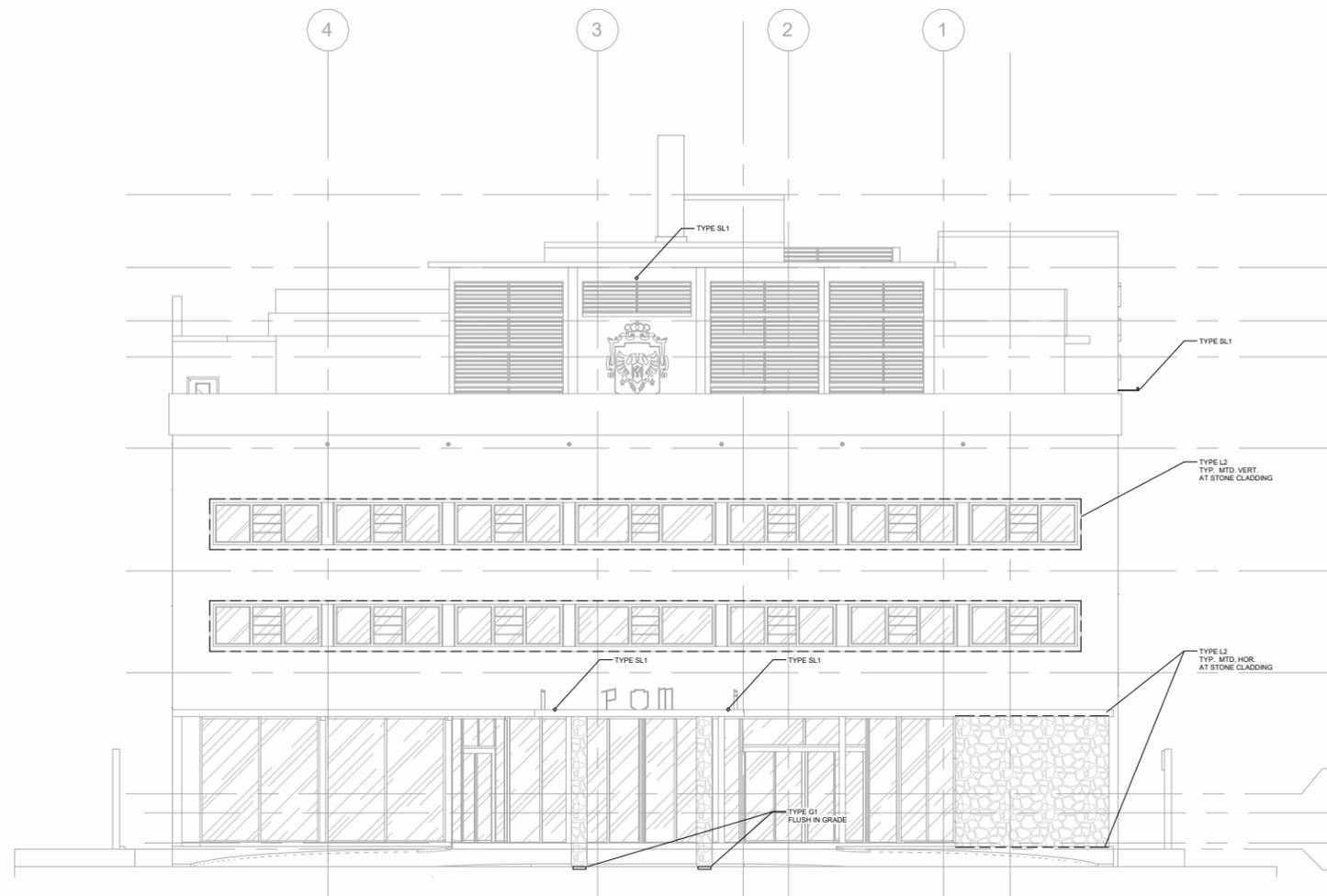
Building Exterior
Lighting

scale: 1/16"=1'-0"

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miami beach . florida



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presentation
HPB24-0624

1 EAST EXTERIOR LIGHTING
1/16" = 1'-0"



TYPE SL1 - SIGN LIGHT



TYPE E4 - SCONCE



TYPE L1 - LINEAR LED STRIP



TYPE L2 - LINEAR LED FIXTURE



TYPE G1 - IN-GRADE UPLIGHT

Building Exterior
Lighting

scale: 1/16"=1'-0"

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SOUTH ELEVATION

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presentation
HPB24-0624

Building Exterior
Lighting

N.T.S

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Building Exterior
Lighting

N.T.S



WEST ELEVATION

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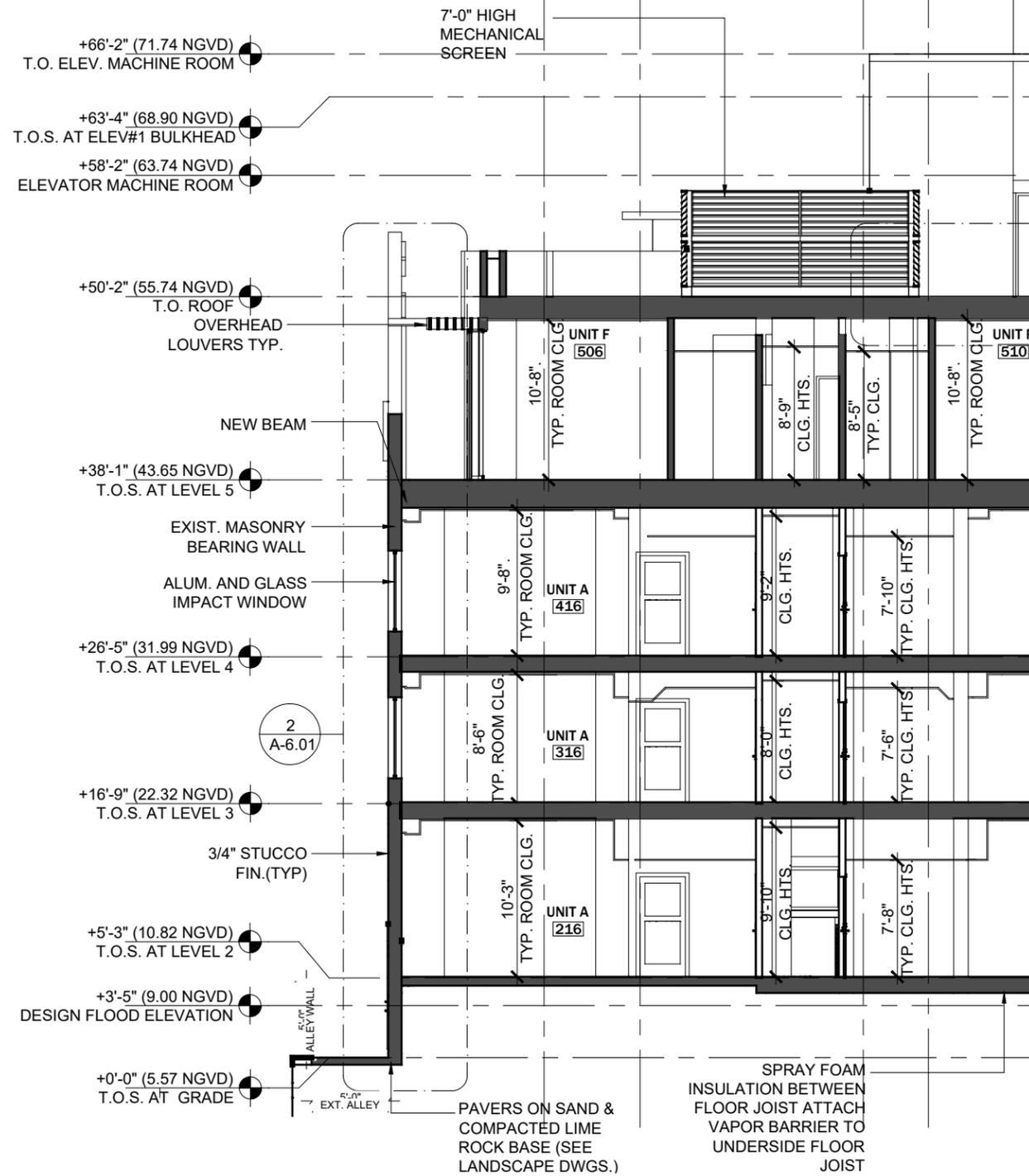
Building Exterior
Lighting

N.T.S

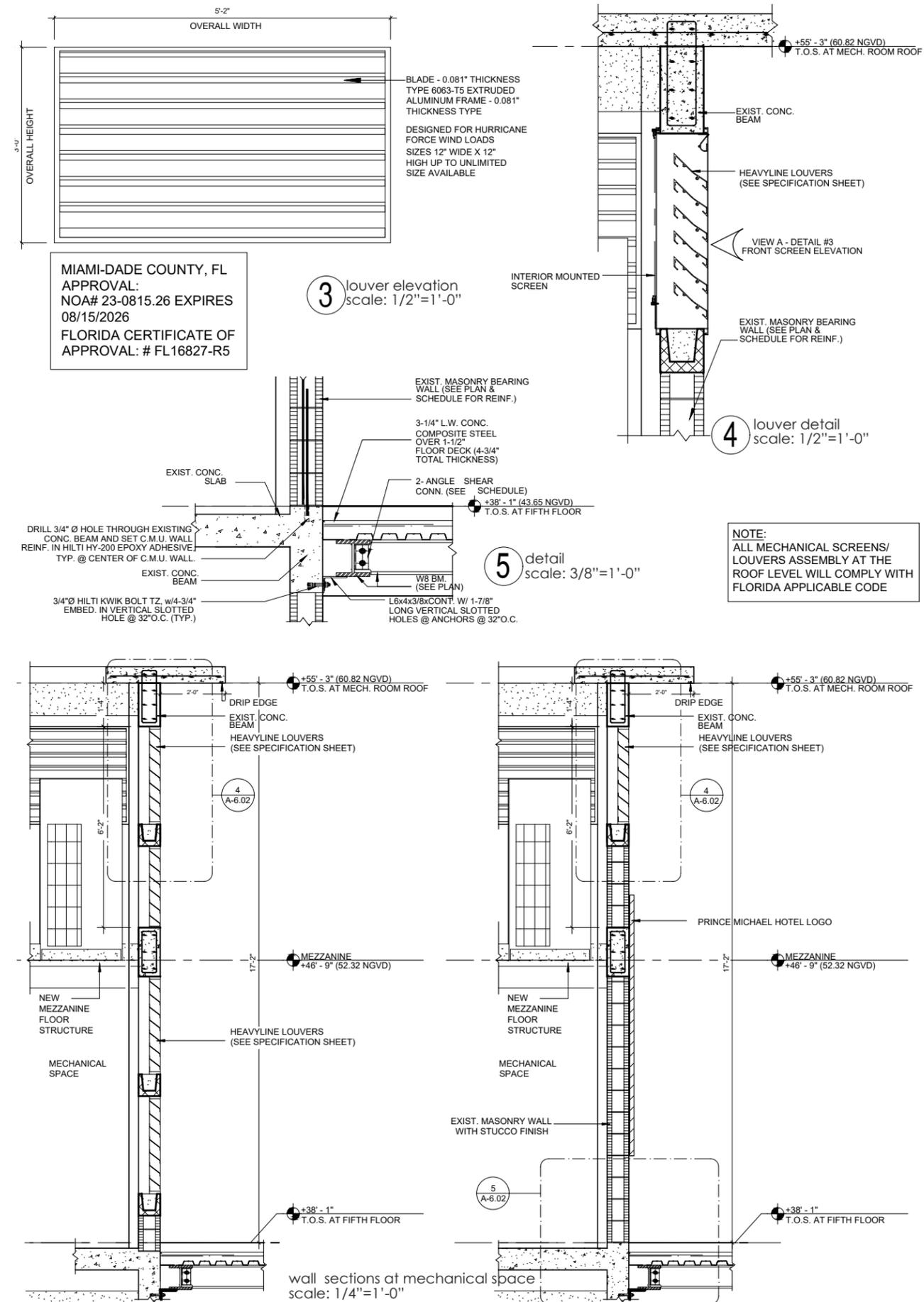


EAST ELEVATION

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page 44



dimension floor to ceiling at roof top additions - section scale: 1/10"=1'-0"



wall sections at mechanical space scale: 1/4"=1'-0"



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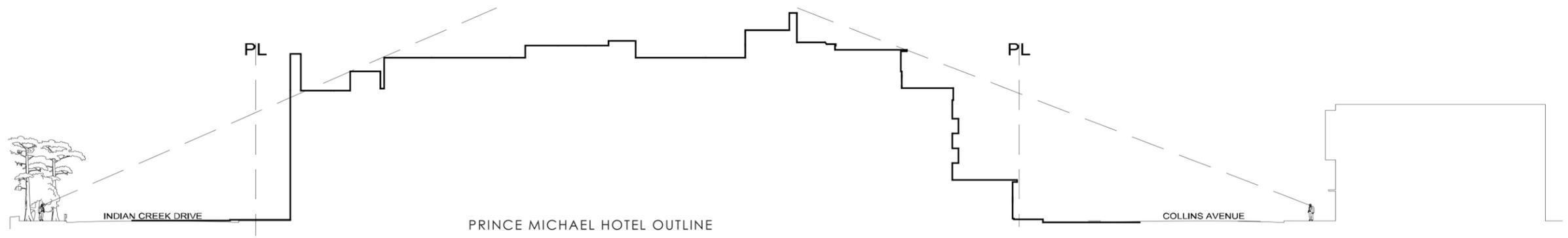


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Unit dimensions
and Mech.
Screen
Details
scale: as noted

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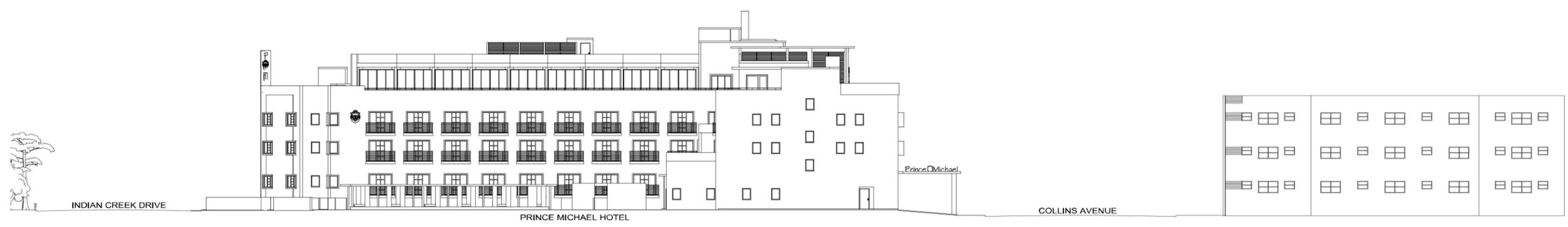


PRINCE MICHAEL HOTEL OUTLINE

1 SIGHTLINE DIAGRAMS
SCALE: NTS



2 CONTEXTUAL ELEVATION - EAST
SCALE: NTS



3 CONTEXTUAL ELEVATION - NORTH
SCALE: NTS



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Contextual
Elevation
& Sightline
Diagrams

scale: NTS

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STREET VIEW ILLUSTRATIVE FROM COLLINS
scale: N.T.S.



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ILLUSTRATIVE VIEW FROM INDIAN CREEK
scale: N.T.S.



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ILLUSTRATIVE VIEW OF THE POOL COURTYARD
scale: N.T.S.



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Current photos
of project site
and existing
structures
2017

scale: NTS

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Current photos
of project site
and existing
structures
2017

scale: NTS

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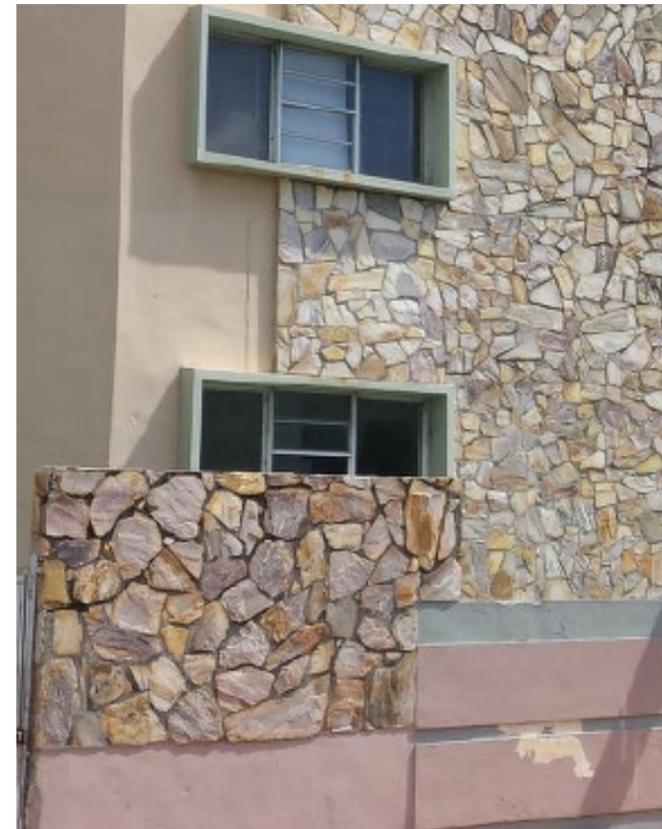


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Current photos
of project site
and existing
structures
2017

scale: NTS

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Current photos
of project site
and existing
structures
2017

scale: NTS

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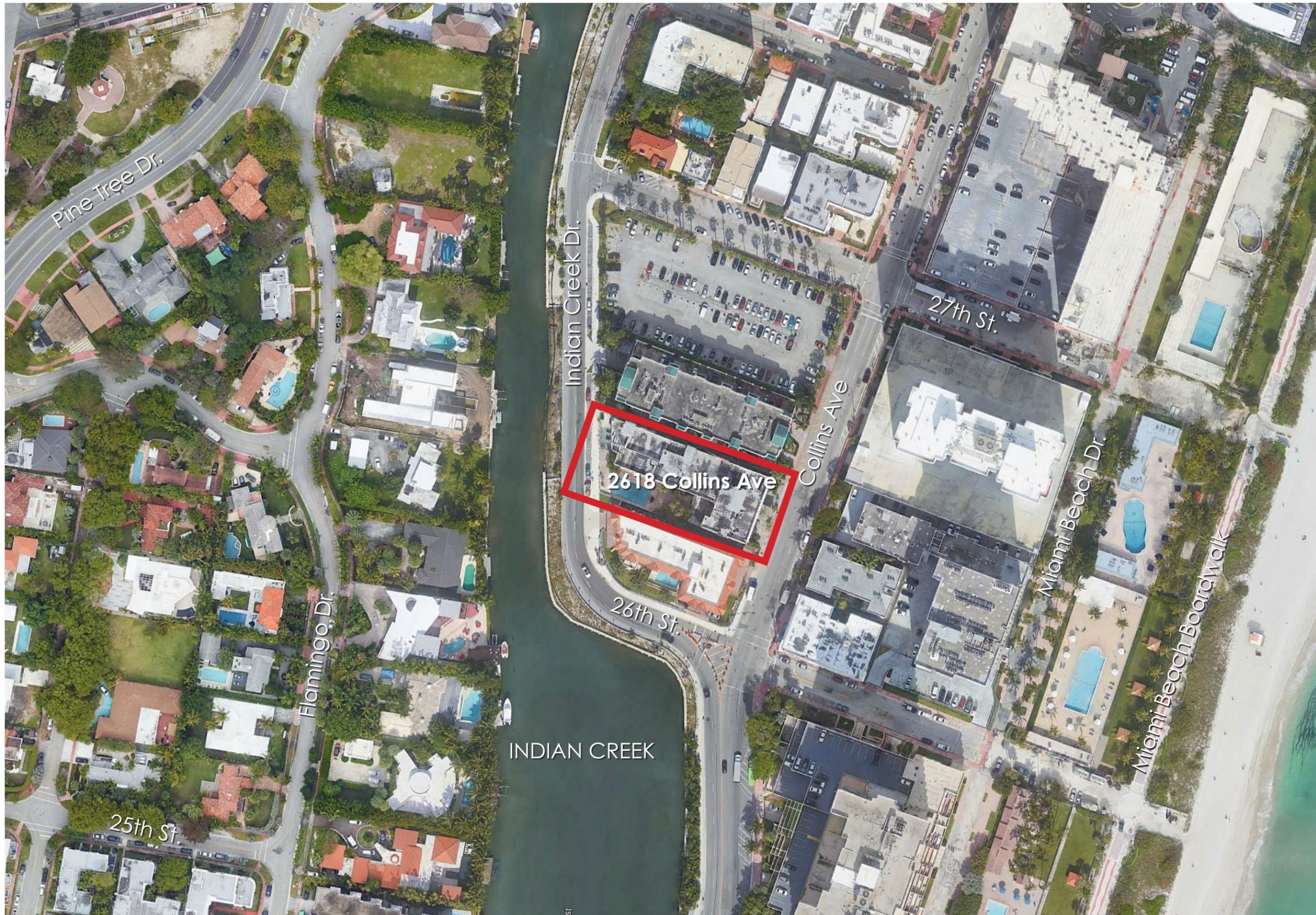


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Current photos
of interior
spaces
2017

scale: NTS

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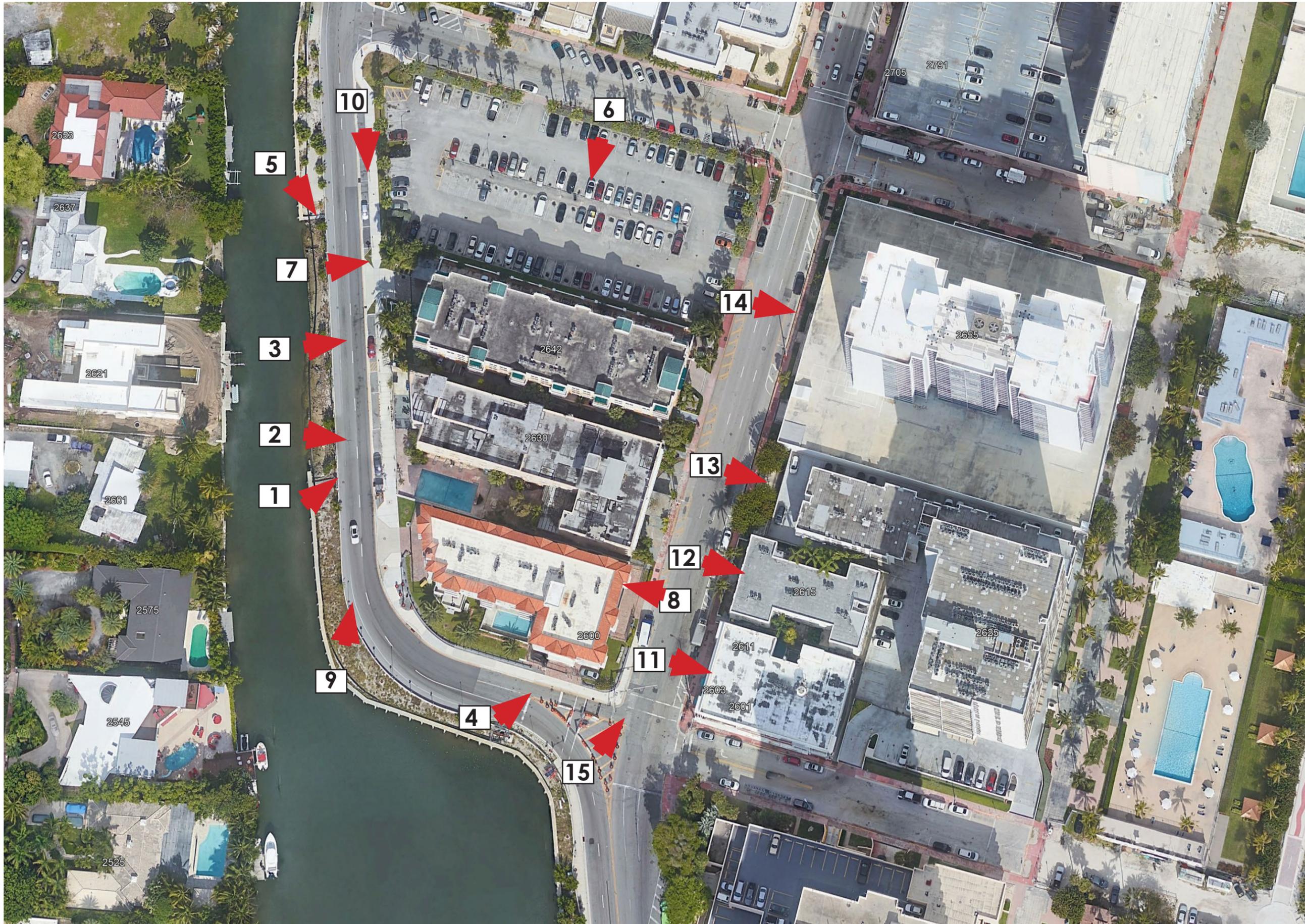


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Aerial photo
View of
immediate
neighborhood
2019

scale: NTS

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Aerial photo
Keyplan for
current site
photos

scale: NTS

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1



2



3



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Contextual
Site Photos

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5



6



7



8



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Current photos
of context and
surrounding
properties
2017

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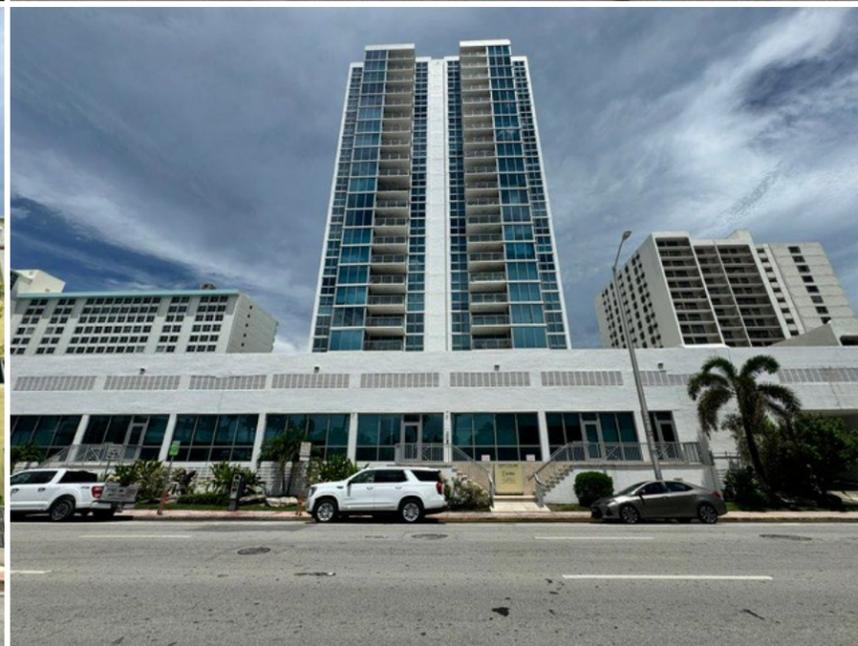
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Contextual
Site Photos

scale: NTS

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