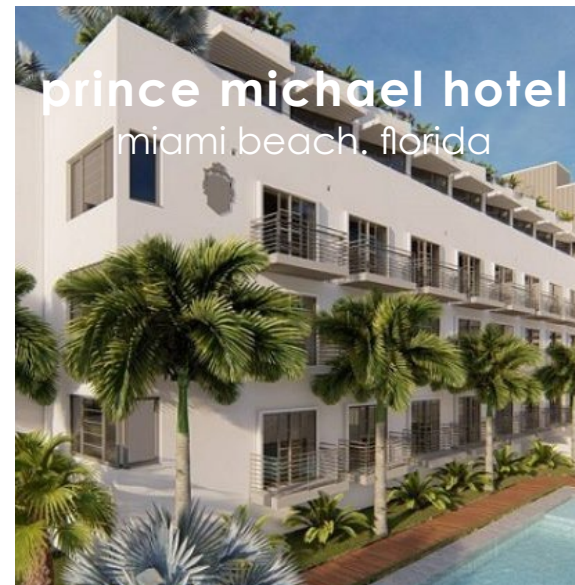




prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

november 6. 2024  
page 1

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
- juliette 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



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

november 6. 2024  
page 2



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 <sup>TH</sup> 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 <sup>TH</sup> 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 <sup>TH</sup> 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 (4So,60o,90o,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



prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

CMB Zoning  
Data Sheet

scale: NTS

november 6. 2024  
page 3

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.					



prince michael hotel  
miami beach . florida



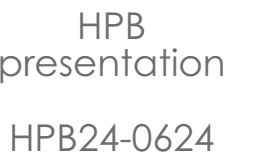
HPB  
presentation  
HPB24-0624

Approved &  
Proposed Unit  
Charts

scale: NTS

november 6, 2024  
page 4

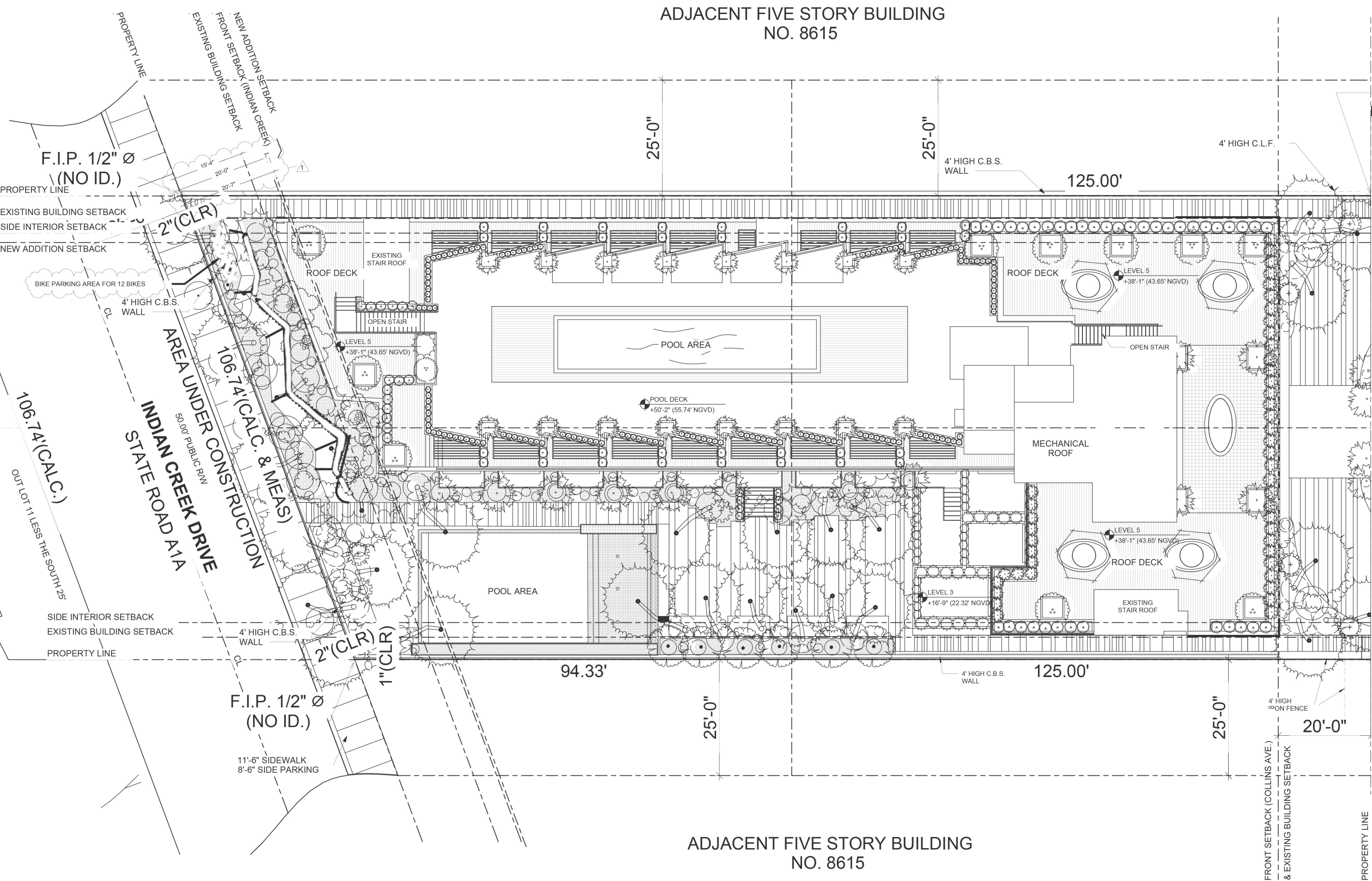




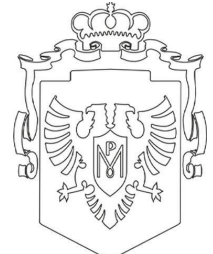
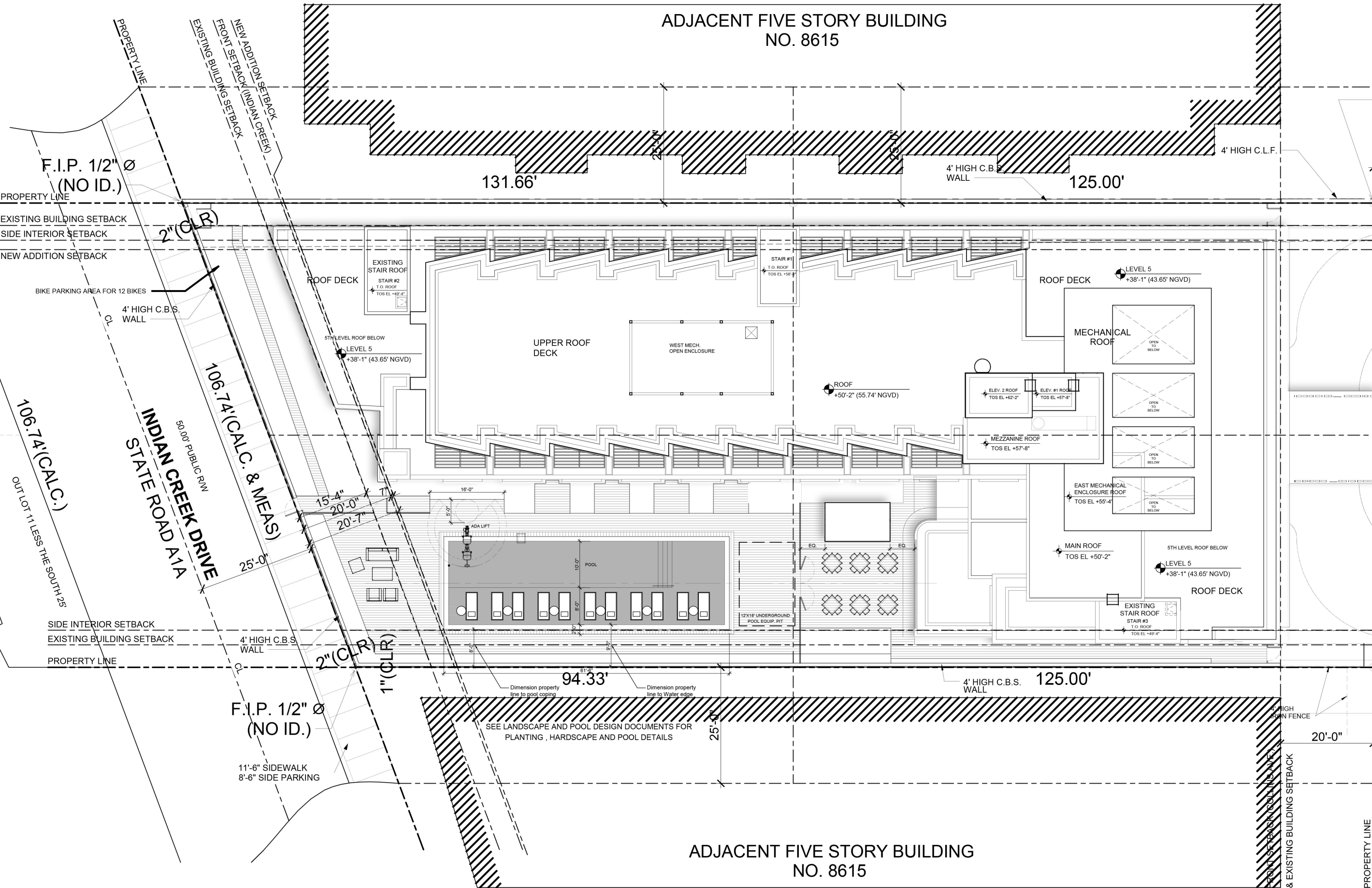
Approved HPB  
site plan

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

november 6, 2024  
page 5







prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

Proposed site  
plan

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

november 6, 2024  
page 6





prince michael hotel  
miami beach . florida

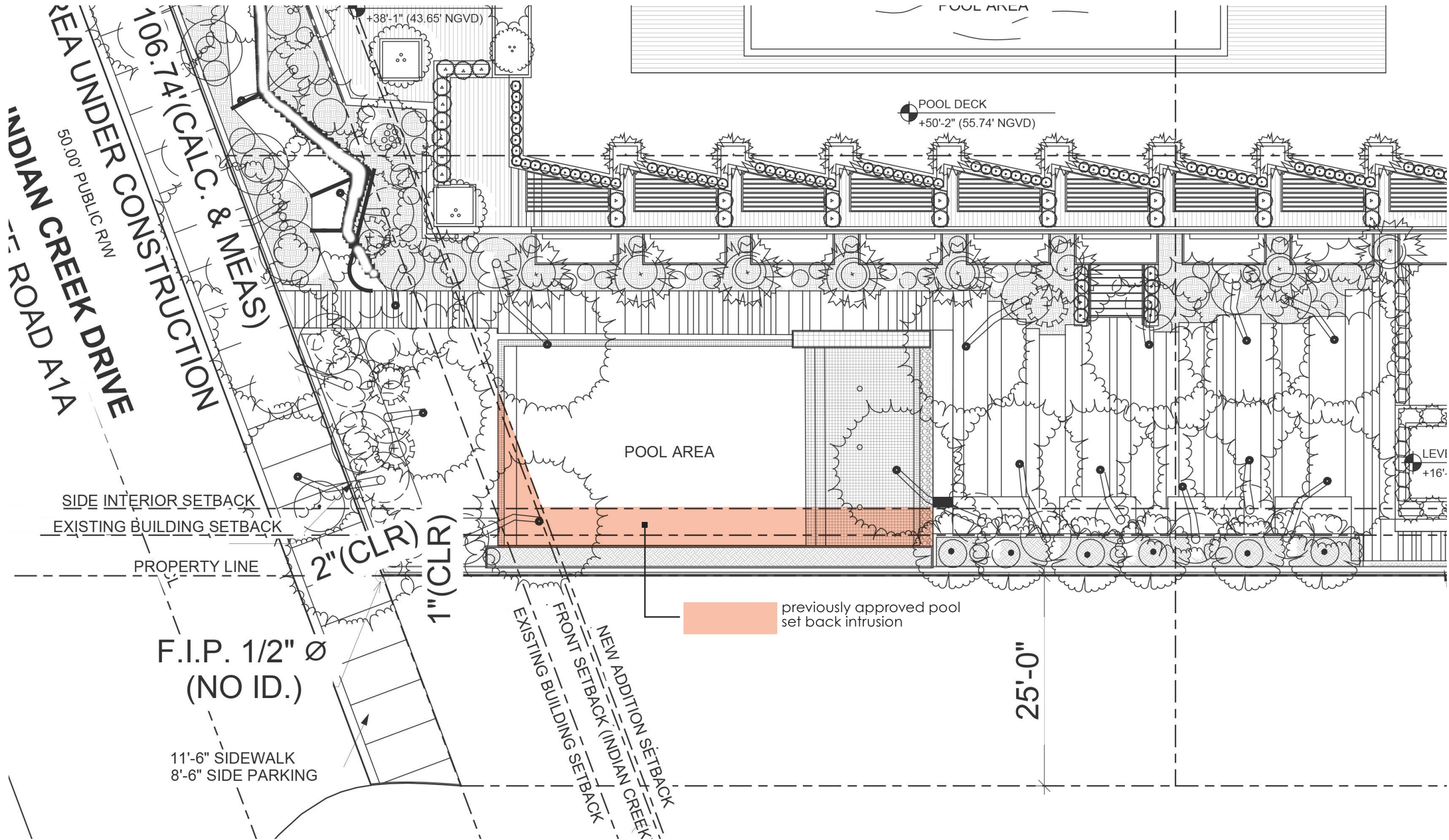


HPB  
presentation  
HPB24-0624

Approved HPB  
Pool Deck Plan

scale: NTS

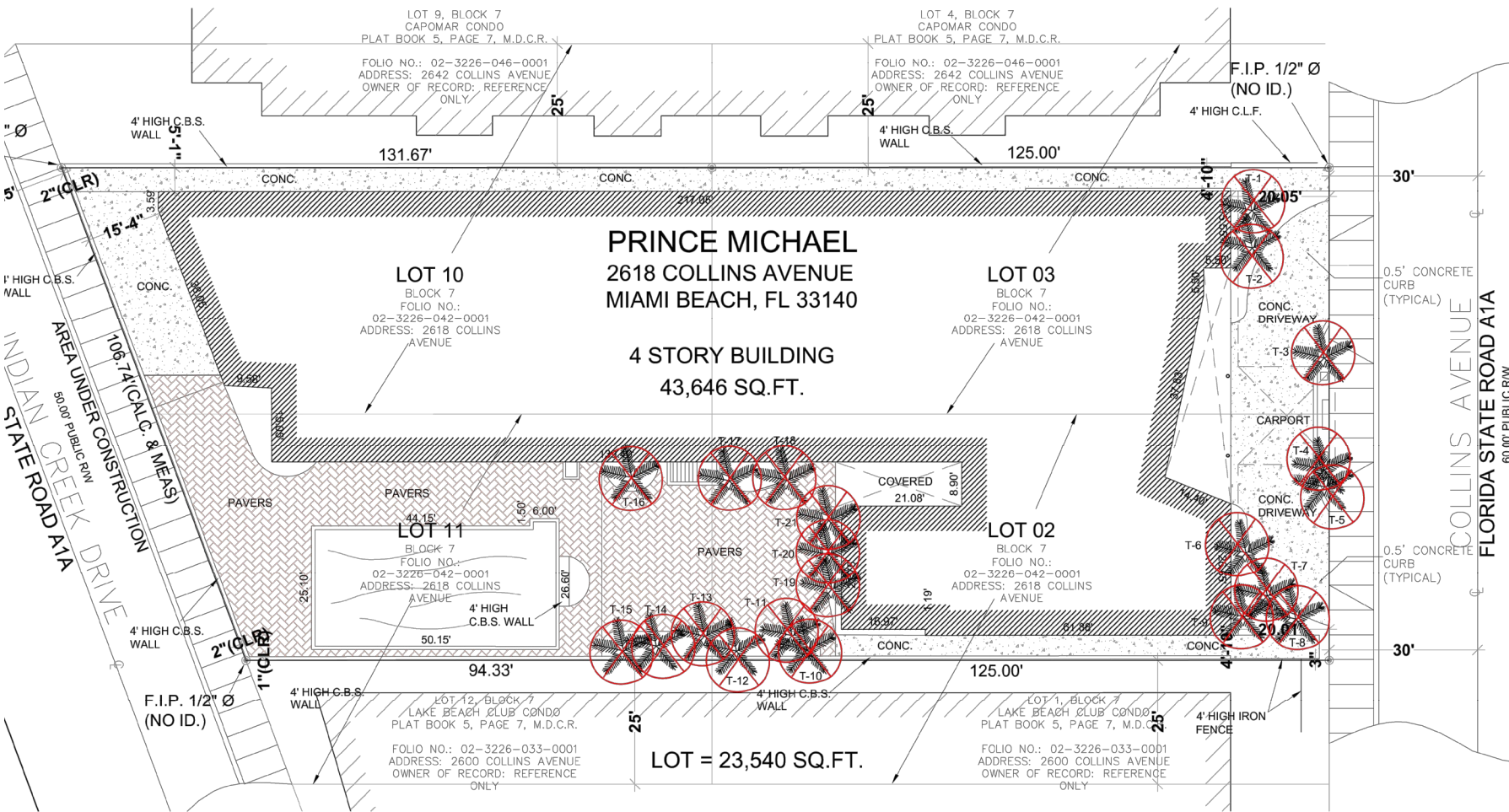
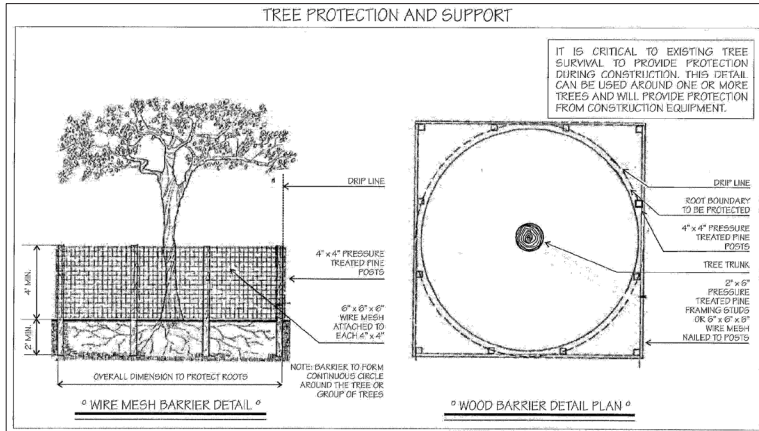
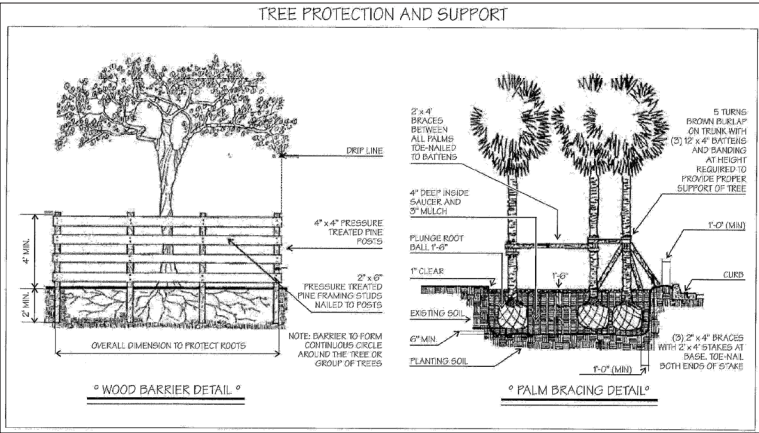
november 6, 2024  
page 7











NOTES:

EXISTING TREES ARE NON-PROTECTED SPECIES AND WILL BE REPLACED WITH NEW COMPLIANT TREES IN REQUIRED QUANTITIES SEE LP-1.0 FOR NEW TREE PLAN

NO.	Common name	Botanical Name	DBH in inches	HT in feet	SP in feet	Condition	Status
T-1	ALEXANDRIA PALM-MULTI	<i>Ptychosterma elegans</i>	5"	30'	12'	Fair	REMOVE
T-2	ALEXANDRIA PALM DOUBLE	<i>Ptychosterma elegans</i>	5"	25'	12'	Fair	REMOVE
T-3	ALEXANDRIA PALM SINGLE	<i>Ptychosterms elegans</i>	4"	18'	12'	Fair	REMOVE
T-4	ALEXANDRIA PALM SINGLE	<i>Ptychosterma elegans</i>	4"	16'	12'	Fair	REMOVE
T-5	ALEXANDRIA PALM SINGLE	<i>Ptychosterma elegans</i>	4"	14'	12'	Fair	REMOVE
T-6	BOTTLE PALM	<i>Hyophorbe lagenicaulis</i>	12"	16'	10'	Fair	REMOVE
T-7	ADONIDIA PALM-TRIPLE	<i>Adonidia merrillii</i>	7"	30'	14'	Fair	REMOVE
T-8	BOTTLE PALM	<i>Hyophorbe lagenicaulis</i>	12"	16'	10'	Fair	REMOVE
T-9	BOTTLE PALM	<i>Hyophorbe lagenicaulis</i>	12"	12'	10'	Fair	REMOVE
T-10	ALEXANDRIA PALM-SINGLE	<i>Ptychosterma elegans</i>	5"	25'	12'	Fair	REMOVE
T-11	ALEXANDRIA PALM-SINGLE	<i>Ptychosterma elegans</i>	4"	20'	10'	Fair	REMOVE
T-12	MELALEUCA	<i>Melaleuca quinquenervia</i>	24"	35'	30'	Fair	REMOVE
T-13	ALEXANDRIA PALM-SINGLE	<i>Ptychosterma elegans</i>	4"	20'	10'	Fair	REMOVE
T-14	ALEXANDRIAN PALM-SINGLE	<i>Ptychosterma elegans</i>	4"	16'	12'	Fair	REMOVE
T-15	BOTTLE PALM	<i>Hyophorbe lagenicaulis</i>	14"	12'	10'	Fair	REMOVE
T-16	CHINESE FAN PALM	<i>Livistonia chinensis</i>	16"	16'	14'	Fair	REMOVE
T-17	ALEXANDRIA PALM-TRIPLE	<i>Ptychosterma elegans</i>	5"	20'	12'	Fair	REMOVE
T-18	UNKNOWN					MISSING	
T-19	ALEXANDRIA PALM-DOUBLE	<i>Ptychosterma elegans</i>	5"	25'	12'	Fair	REMOVE
T-20	ALEXANDRIA PALM-DOUBLE	<i>Ptychosterma elegans</i>	6"	20'	10'	Fair	REMOVE
T-21	ALEXANDRIA PALM-DOUBLE	<i>Ptychosterma elegans</i>	4"	20'	10'	Fair	REMOVE



LANDSCAPE ARCHITECT  
FL R.L.A.L.C. #6667191  
9822 NE 2ND AVE SUITE #10  
MIAMI SHORES, FL 33138  
P: 786.346.8909  
www.VincentFiligenzi.com

PROFESSIONAL SEAL:



NOTE:  
These architectural drawings and plans are the exclusive copyright of the architect, VFD INC. These drawings and plans shall not be reproduced for use by any other party without the express written permission.

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

SHEET ISSUE:		
REV #	DATE	DESCRIPTION

PROJECT #: (HPB24-0624)9037  
DRAWN BY: SJ  
CHECKED BY: VF  
DATE: 06.05.2024

DISCIPLINE / SHEET TITLE:

LANDSCAPE  
PLAN

SHEET NUMBER:

LD-1.0



GENERAL PLANTING NOTES

1. 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.

2. 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.

3. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

4. 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.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOD UNLESS OTHERWISE NOTED.

6. 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.

7. 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.

8. 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.

9. 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.

10. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION.
11. TREES TO BE TRANSPLANTED ARE TO BE FLOODED FOR FIVE DAYS PRIOR TO RELOCATION.

12. 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.

13. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

14. 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.

15. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.

16. 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."

17. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3".

18. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE 100% IRRIGATION COVERAGE.

19. TREES WILL BE PLANTED IN A MANNER COMPLIANT WITH ENERGY CONSERVATION ZONE REQUIREMENTS.

20. 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 II," PREPARED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROHIBITED OR CONTROLLED TREES SHALL NOT BE COUNTED TOWARD FULFILLING THE MINIMUM TREE REQUIREMENTS.

21. MULCH ALL BEDS UNLESS OTHERWISE NOTED ON PLAN.

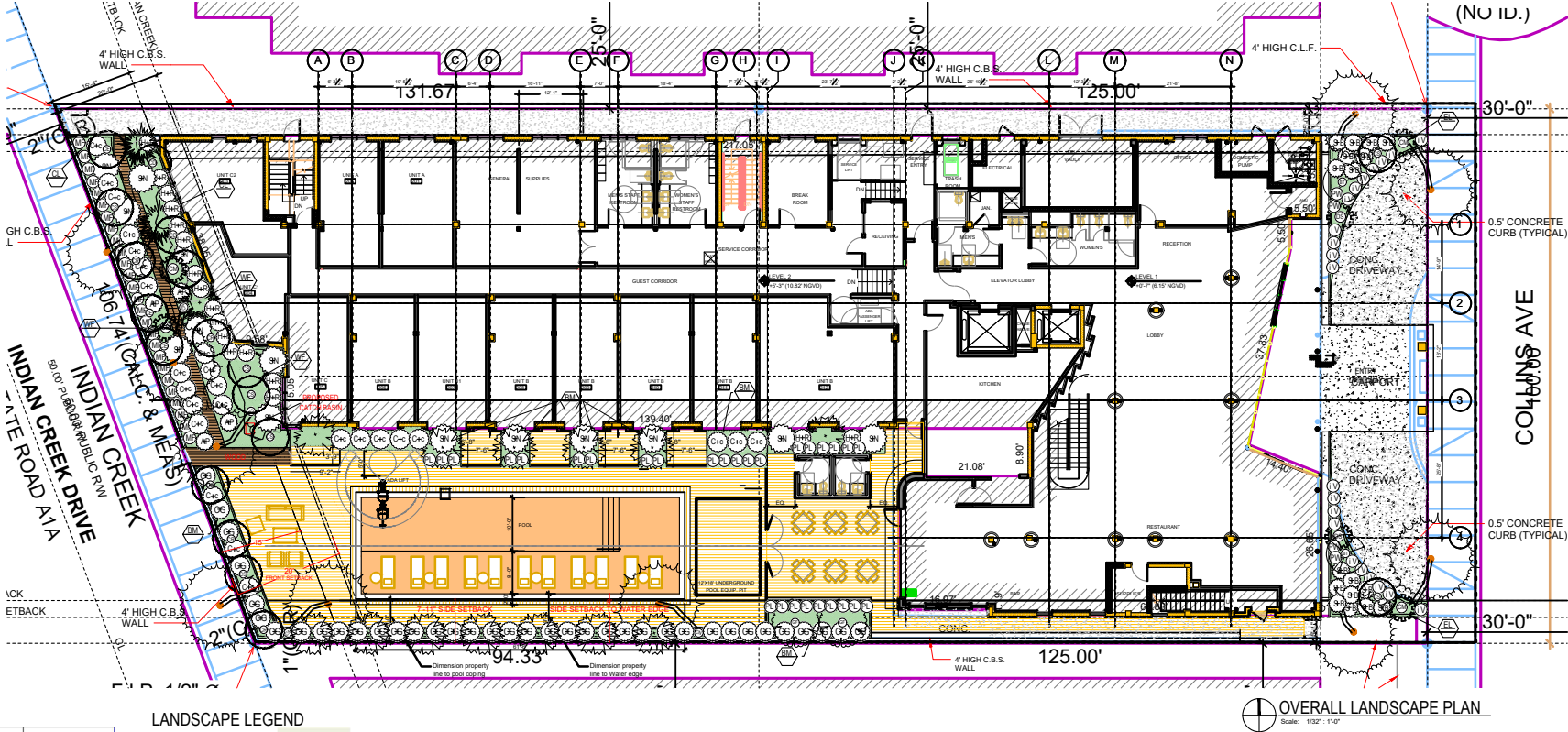
22. LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL MATERIALS.

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\_ trees x \_0.55\_ net lot acres – number of existing trees (0) =    15    20

B. % Natives required: Number of trees provided x 30% =  
20 x .30 =6 Native Trees required    6    20

C. % Drought tolerant and low maintenance:  
Number of trees provided x 50% =  
20 x .5 = 10 Drought & Low Maintenance Trees required    10    20

D. Street Trees (maximum average spacing of 20' o.c.):  
107 linear feet along street / 20 =  
107 / 20 = 5 Street Trees required.    5    5

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

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12 =  
20 X 12 = 240 Shrubs required    240    250

B. % Native shrubs required: Number of shrubs provided x 50% =  
246 X .50 = 123 Native shrubs required    123    164

LARGE SHRUBS OR SMALL TREES

A.Number of large shrubs or small trees required:  
Number of required shrubs 10%=    24    107

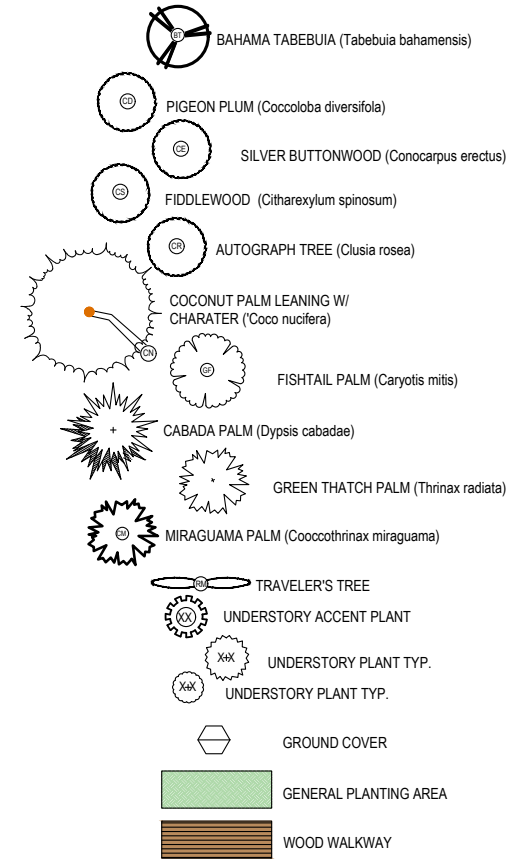
B.% Native large shrubs or small trees required:  
Number of large shrubs or small trees provided x 50%=    54    93

LAWN AREA CALCULATIONS

A.Square feet of landscaped open space required    7140    9682    (OPEN SPACE)

B. MAXIMUM LAWN AREA (SOD) PERMITTED  
30 % X 7140 SF    2142    N/A

SYMBOL LEGEND



LANDSCAPE ARCHITECT  
FL RLA LIC #6667191  
9822 NE 2ND AVE SUITE #10  
MIAMI SHORES, FL 33138  
P: 786.346.8909  
www.VincentFiligenzi.com

PROFESSIONAL SEAL:



NOTE:  
These submittals, drawings and plans are the exclusive copyright of the architect, VFD INC. These drawings and plans shall not be reproduced for use by any other party without the express written permission.

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

SHEET ISSUE:		
REV #	DATE	DESCRIPTION

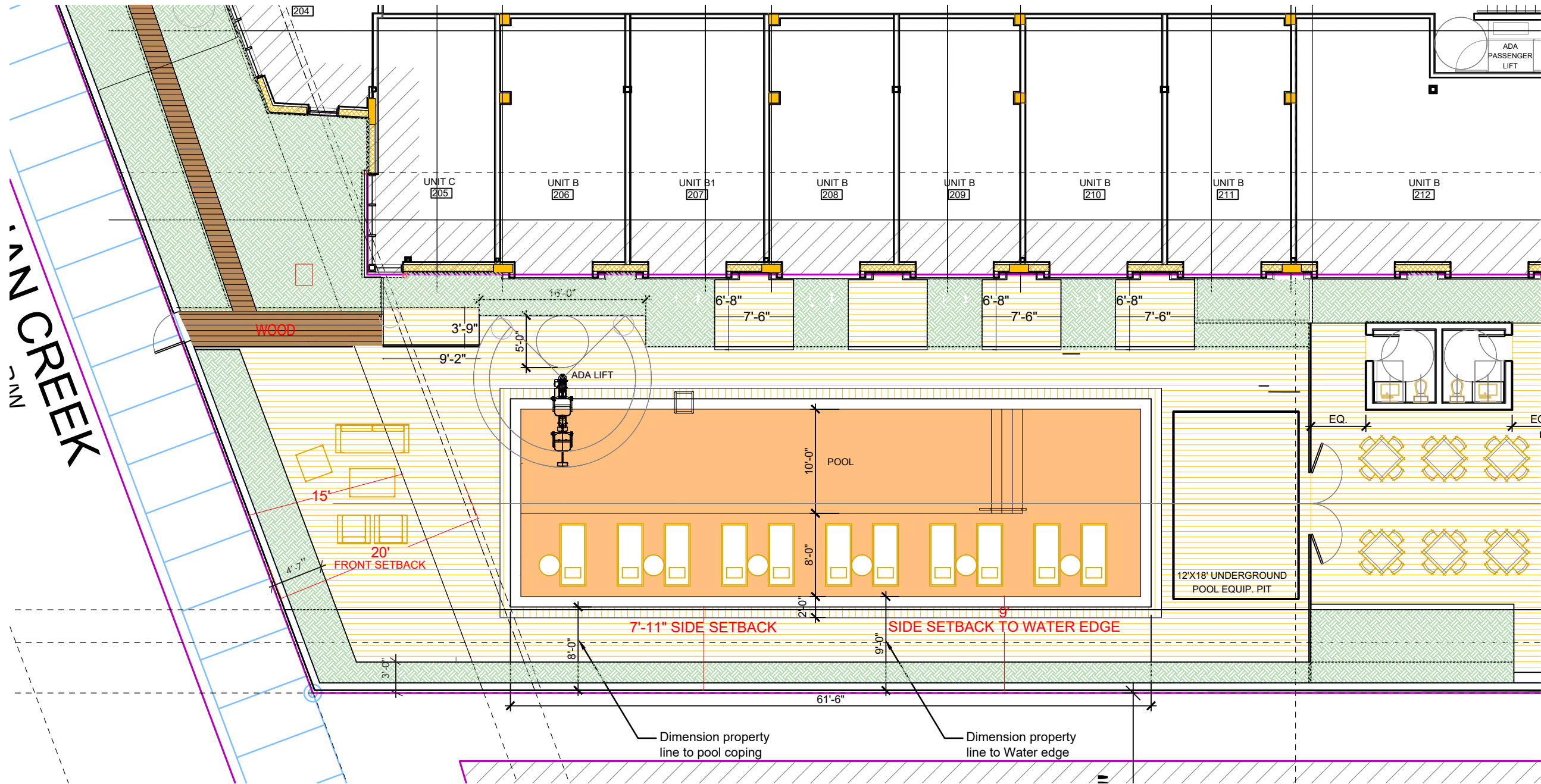
PROJECT #: (HPB24-0624)9037  
DRAWN BY: SJ  
CHECKED BY: VF  
DATE: 06.05.2024

DISCIPLINE / SHEET TITLE:

LANDSCAPE  
PLAN

SHEET NUMBER:

L-1.0



ENLARGED POOL AREA PLAN  
Scale: 3/32" = 1'-0"



LANDSCAPE ARCHITECT  
FL RLA LIC. #6667191  
9822 NE 2ND AVE SUITE #10  
MIAMI SHORES, FL 33138  
P: 786.346.8909  
www.VincentFiligenzi.com

PROFESSIONAL SEAL:

Seal of Vincent Filigenzi, Landscape Architect, FL RLA LIC. #6667191. Digitally signed by Vincent Filigenzi on 2024.06.07 15:49:35 -0400.

NOTE: These submitted drawings and plans are the exclusive copyright of the architect, VFD INC. These drawings and plans shall not be reproduced for use by any other party without the express written permission.

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

SHEET ISSUE:		
REV #	DATE	DESCRIPTION

PROJECT #: (HP)B24-0624(9)037  
DRAWN BY: SJ  
CHECKED BY: VF  
DATE: 06.05.2024

DISCIPLINE / SHEET TITLE:

LANDSCAPE  
PLAN

SHEET NUMBER:

L-2.0





prince michael hotel  
miami beach . florida

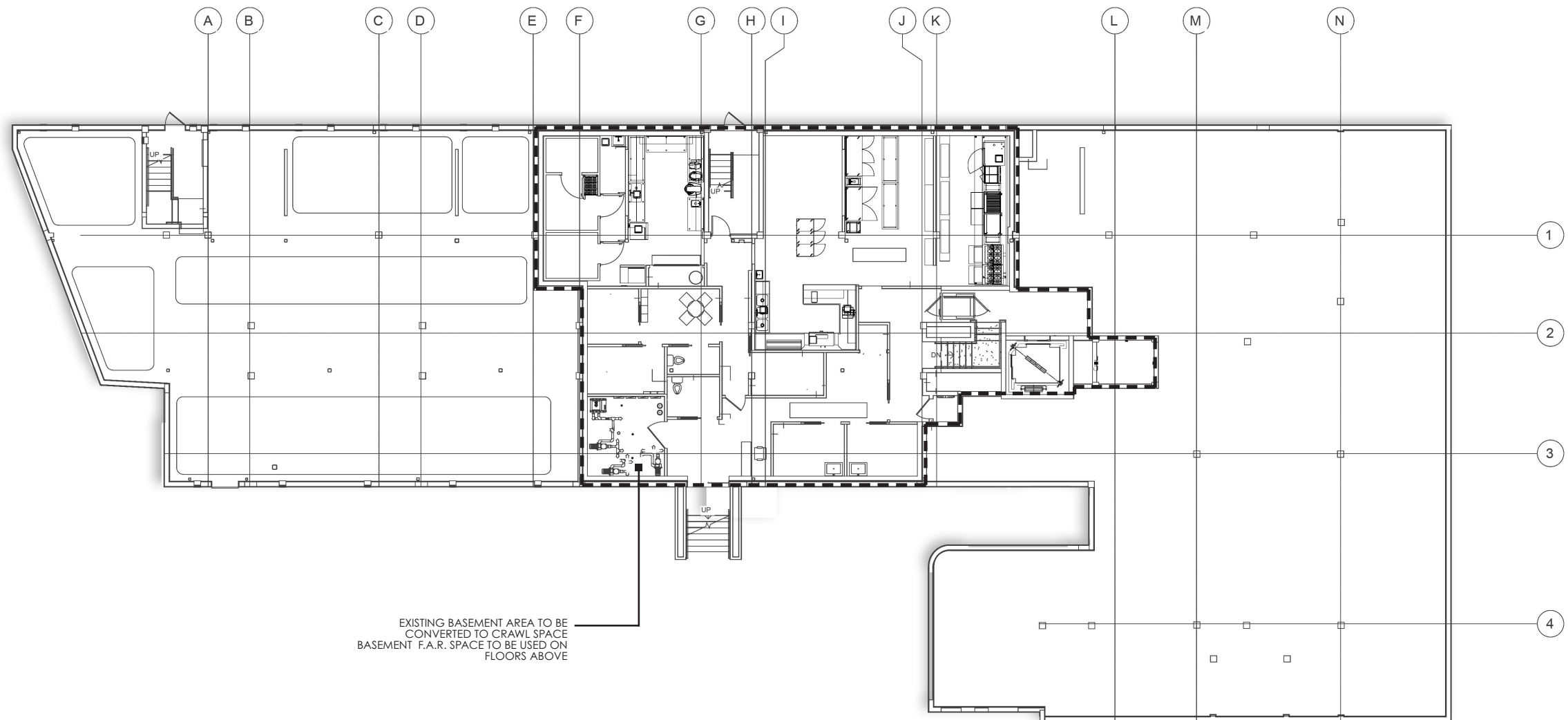


HPB  
presentation  
HPB24-0624

Approved  
basement floor  
plan

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

november 6, 2024  
page 12





prince michael hotel  
miami beach . florida

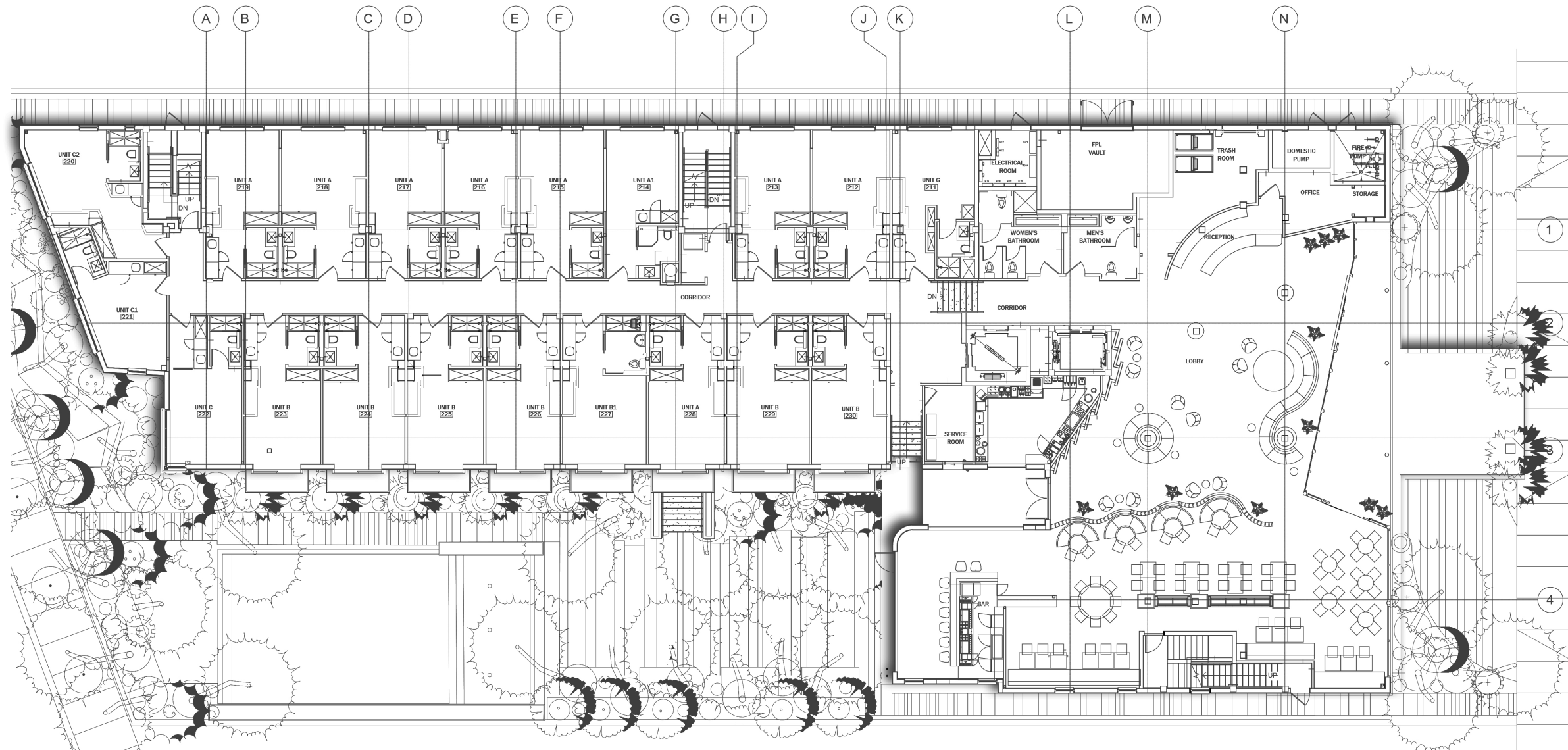


HPB  
presentation  
HPB24-0624

Approved first  
& second floor  
plan

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

november 6, 2024  
page 13





prince michael hotel  
miami beach . florida

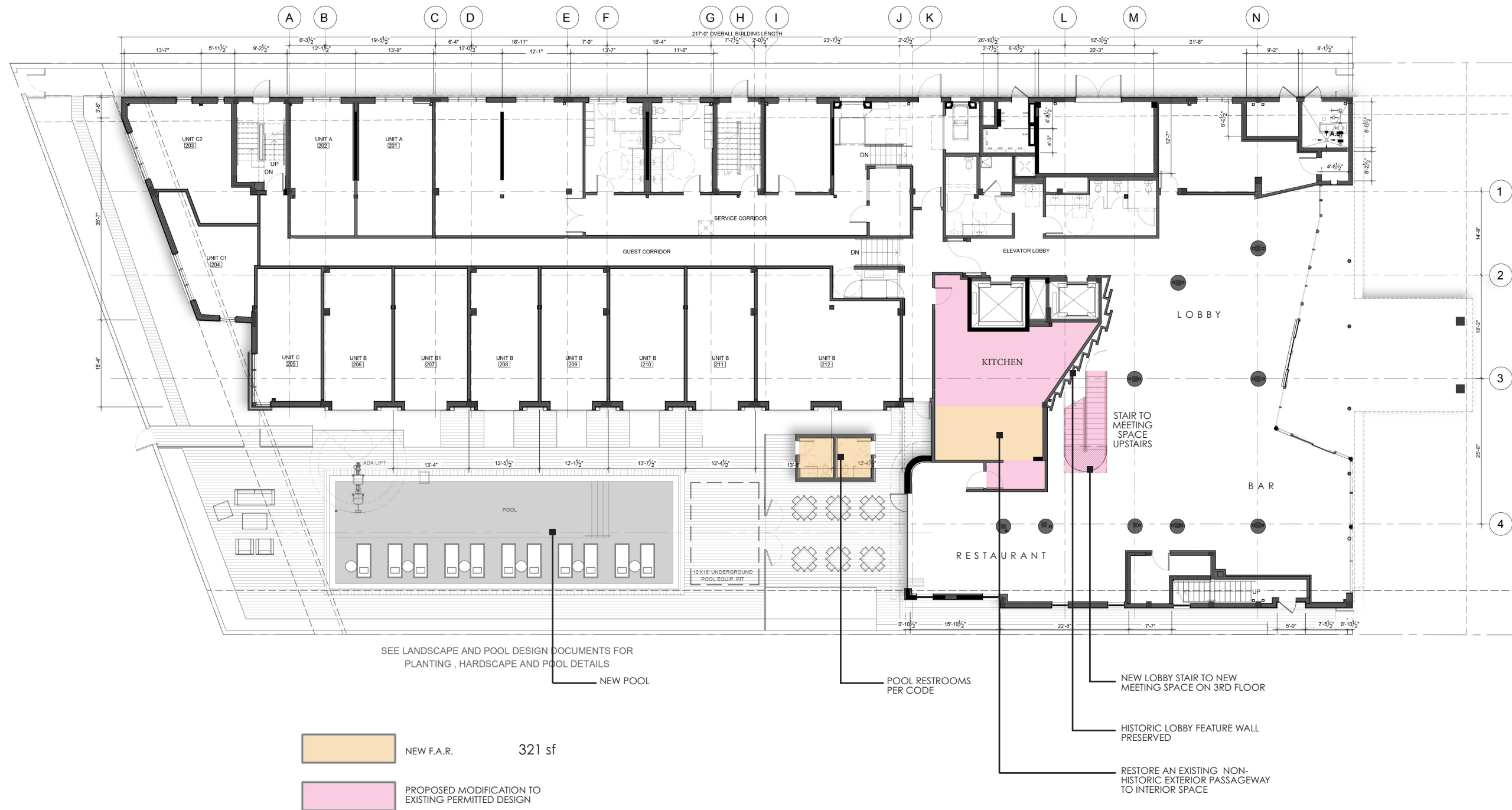


HPB  
presentation  
HPB24-0624

Proposed first  
& second floor  
plan

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

november 6, 2024  
page 14









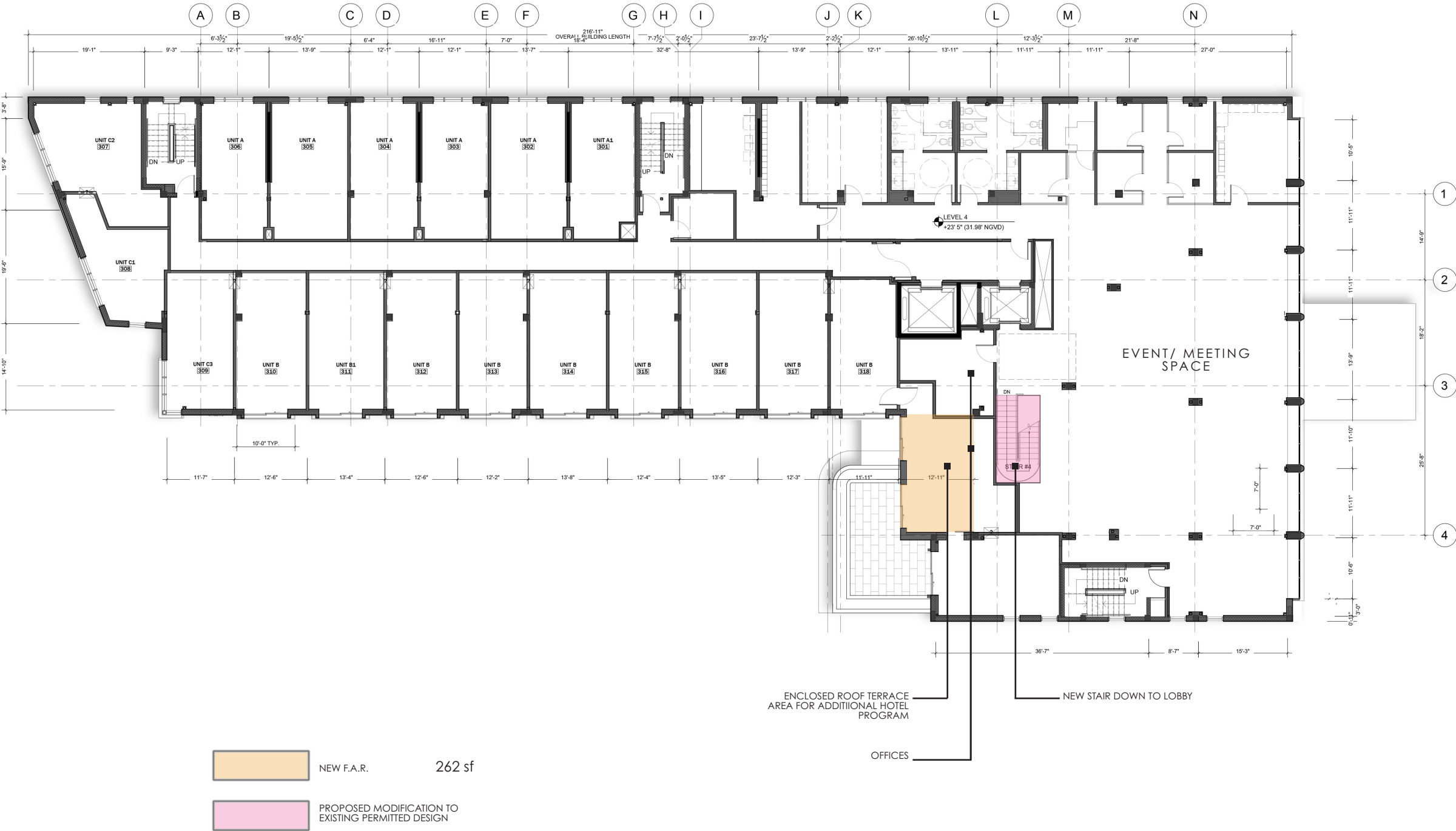
prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

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

november 6, 2024  
page 16





prince michael hotel  
miami beach . florida

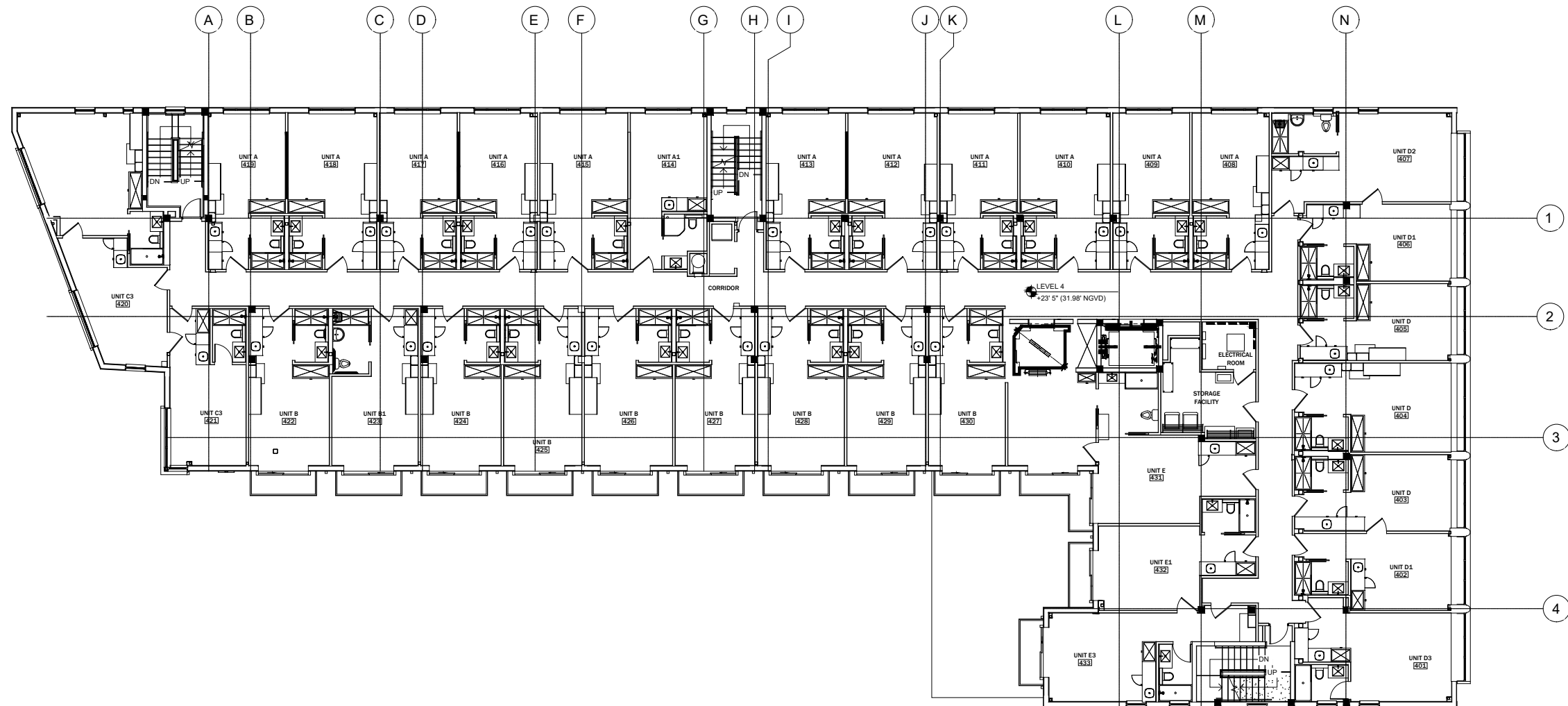


HPB  
presentation  
HPB24-0624

Approved  
fourth floor plan

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

november 6, 2024  
page 17





prince michael hotel  
miami beach . florida

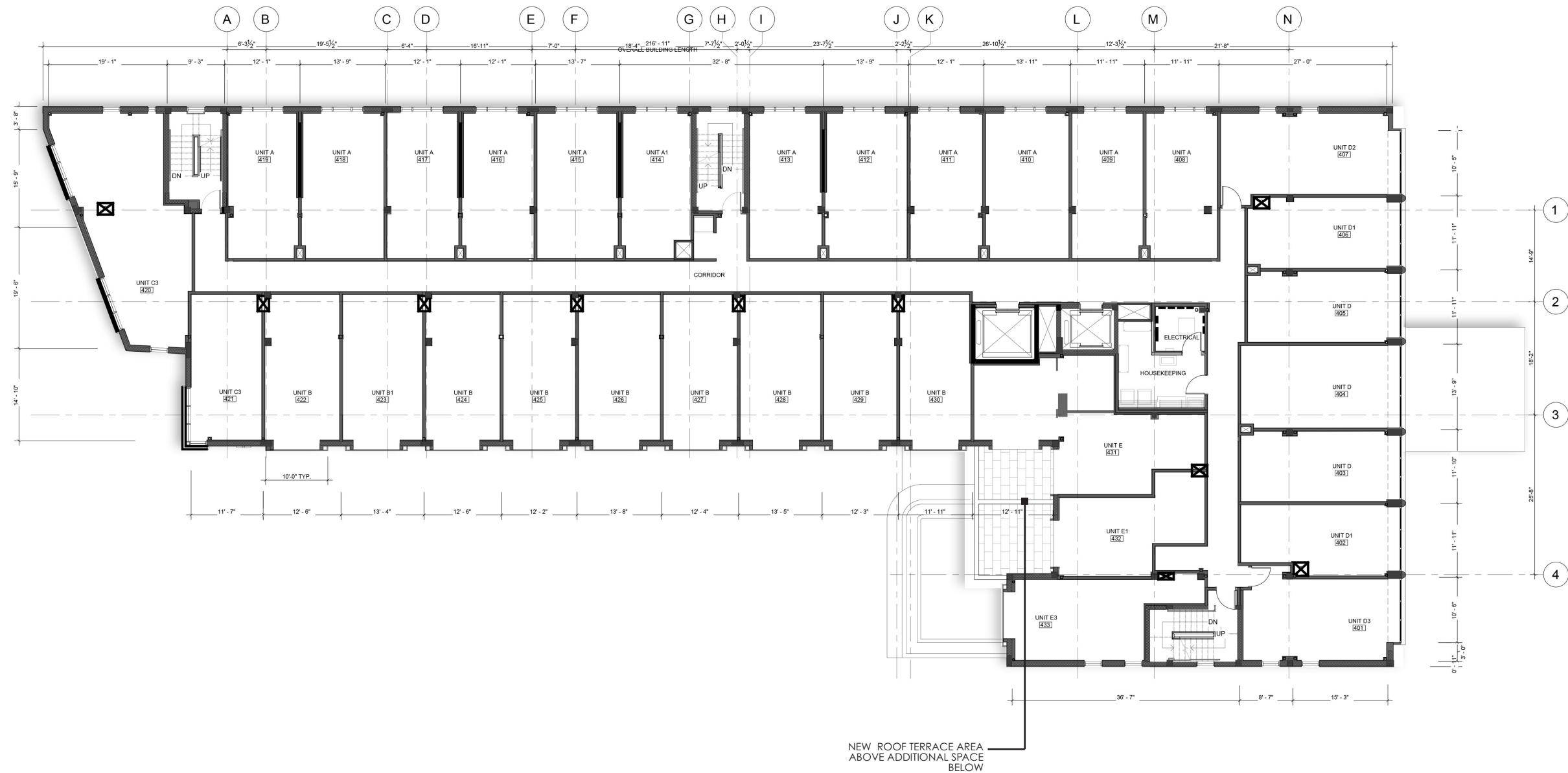


HPB  
presentation  
HPB24-0624

Proposed  
fourth floor plan

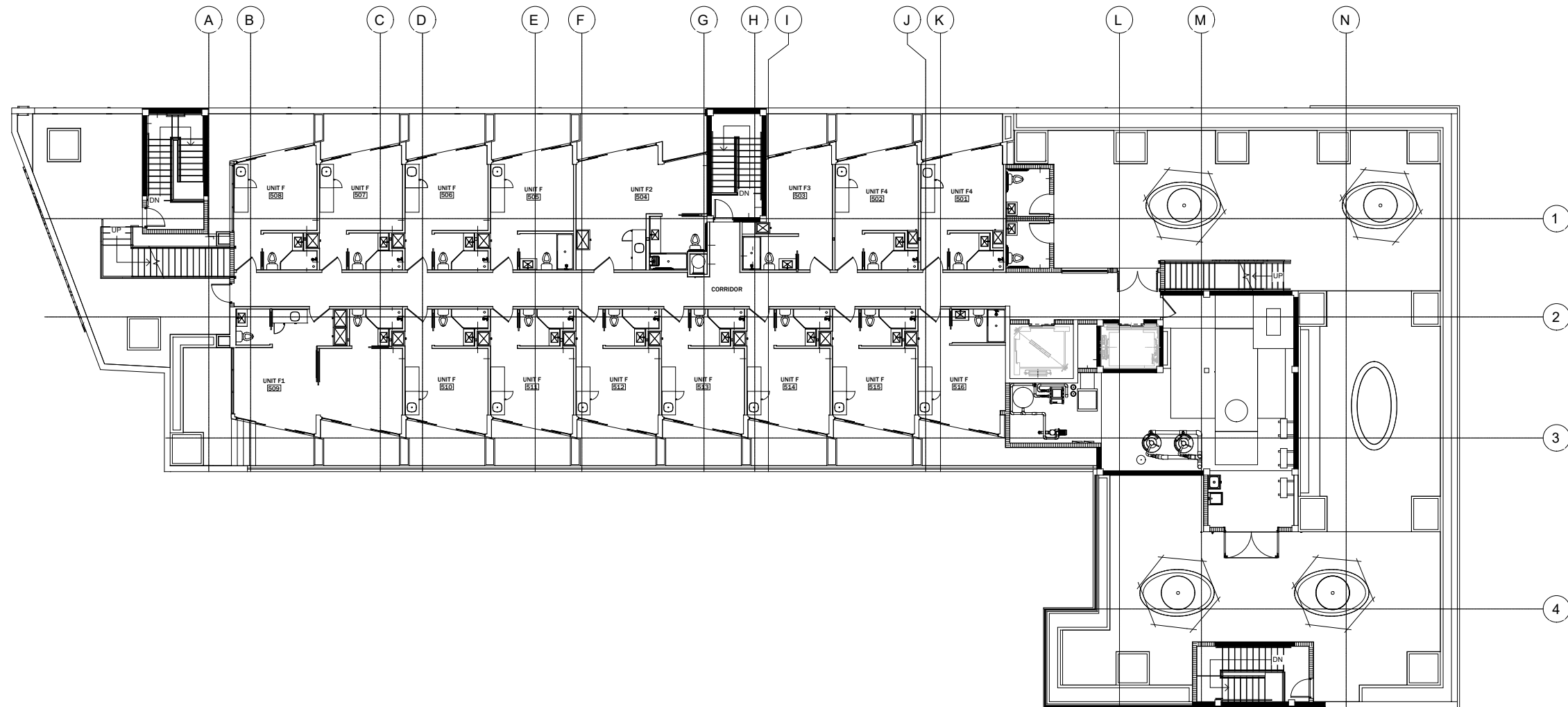
scale: 1/20"=1'-0"

november 6, 2024  
page 18





prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

Approved fifth  
floor plan

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

november 6, 2024  
page 19



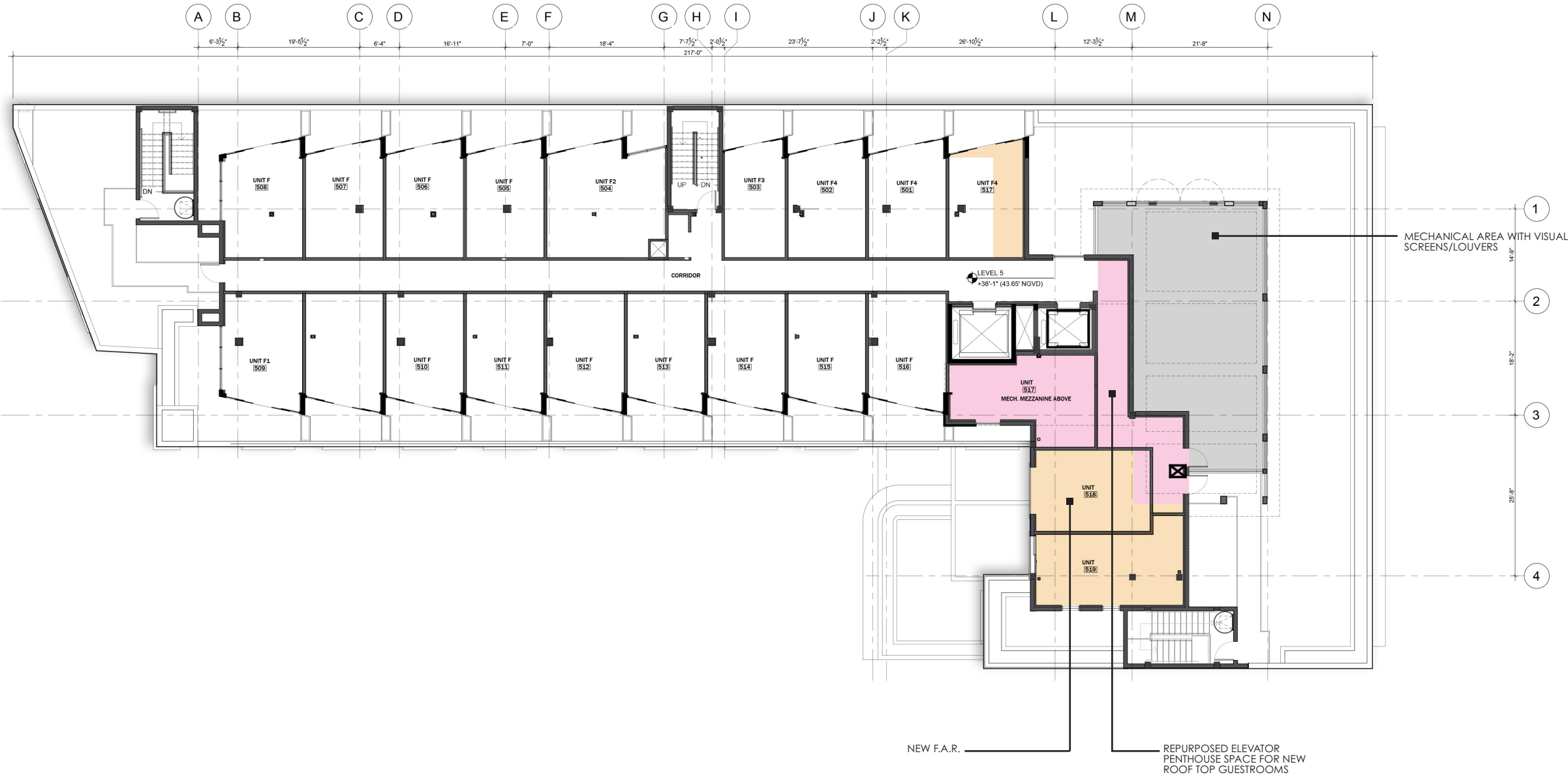
prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

Proposed fifth  
floor plan

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



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





prince michael hotel  
miami beach . florida

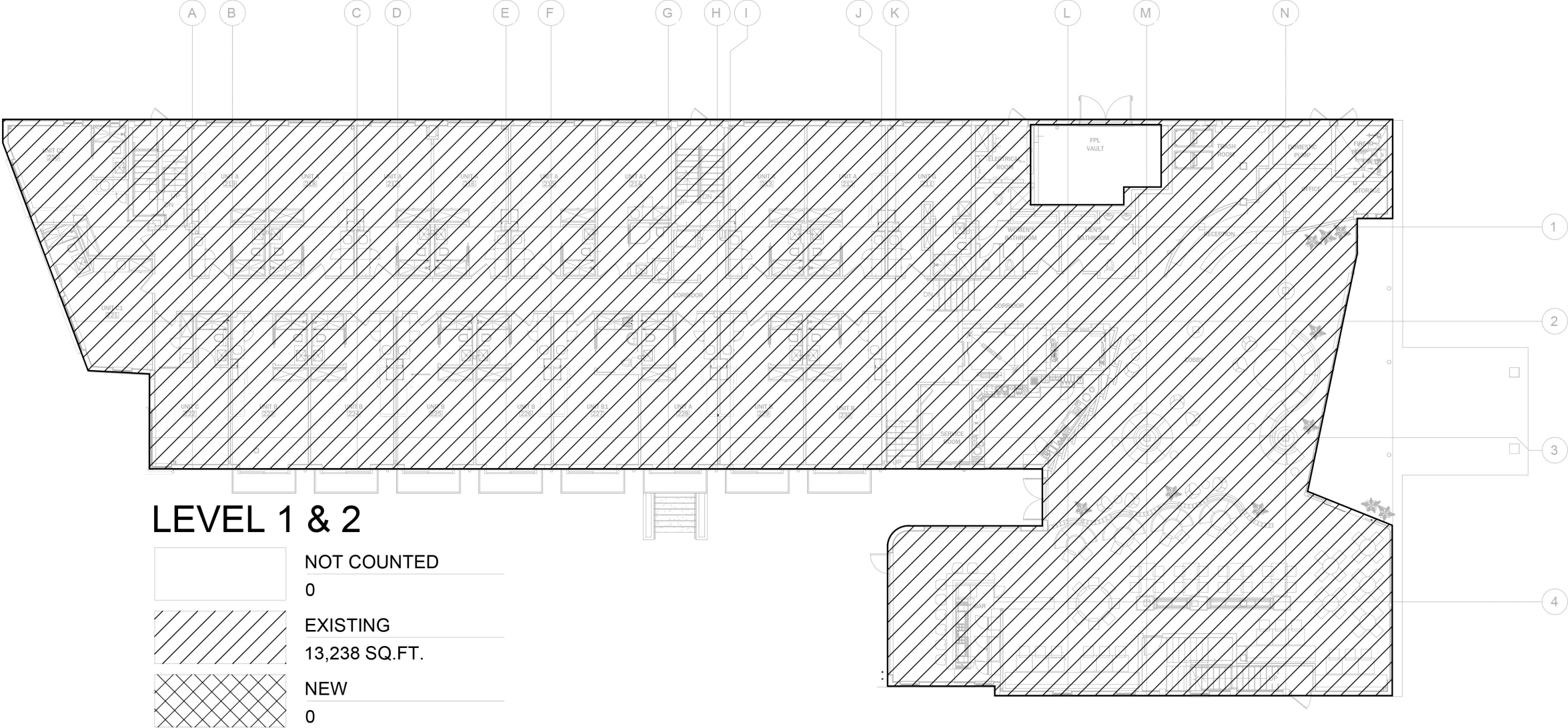


HPB  
presentation  
HPB24-0624

Approved FAR  
first & second  
floor plan

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

november 6, 2024  
page 21





prince michael hotel  
miami beach . florida

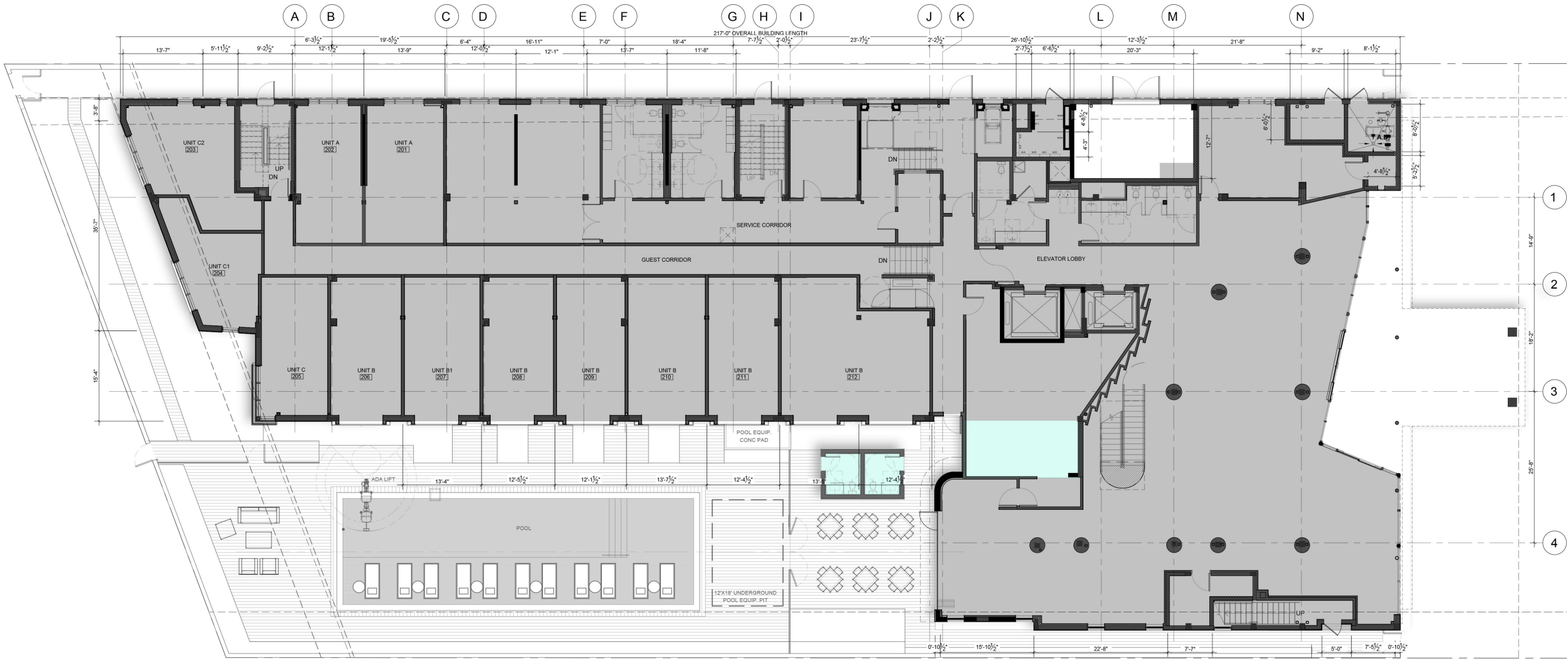


HPB  
presentation  
HPB24-0624

Proposed FAR  
first & second  
floor plan

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

november 6, 2024  
page 22



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





prince michael hotel  
miami beach . florida

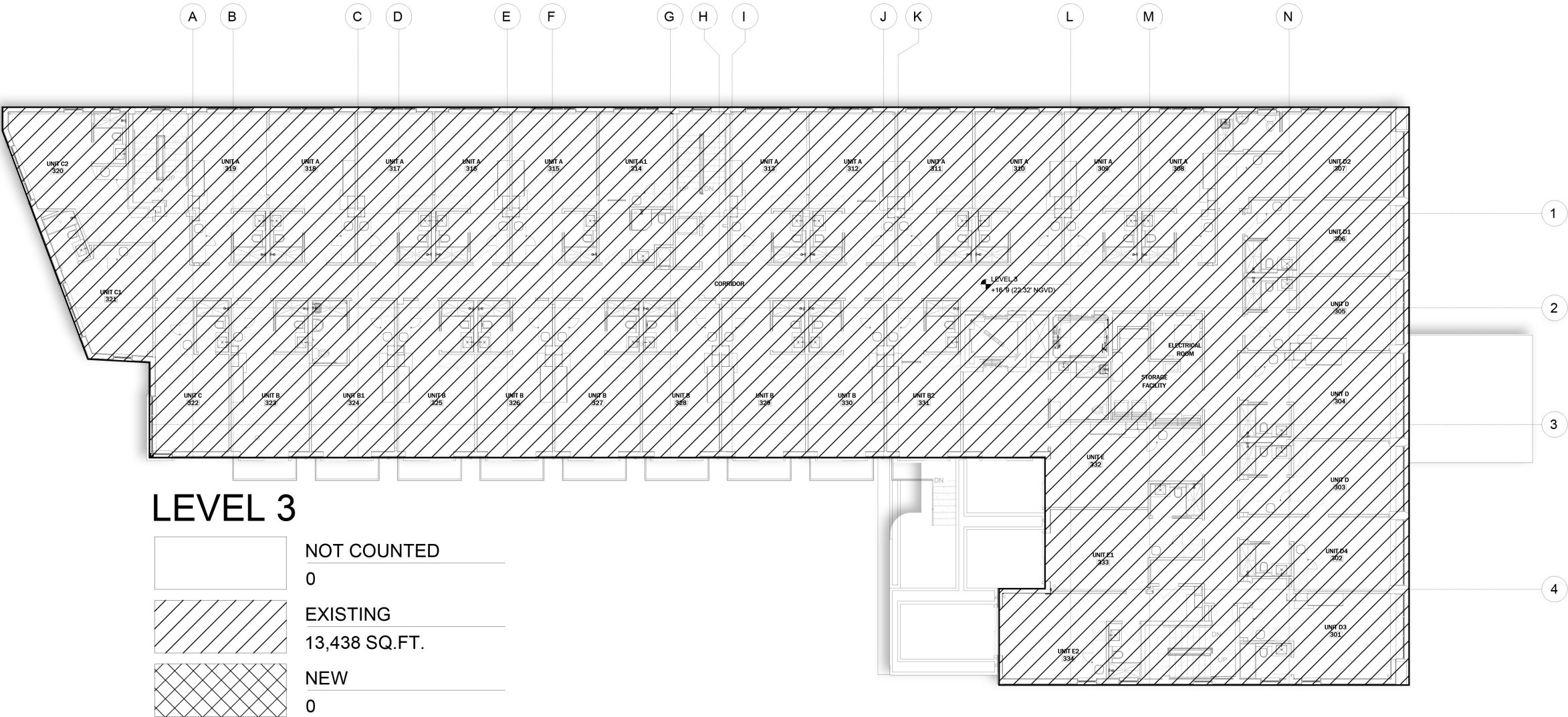


HPB  
presentation  
HPB24-0624

Approved FAR  
third floor plan

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

november 6, 2024  
page 23





prince michael hotel  
miami beach . florida

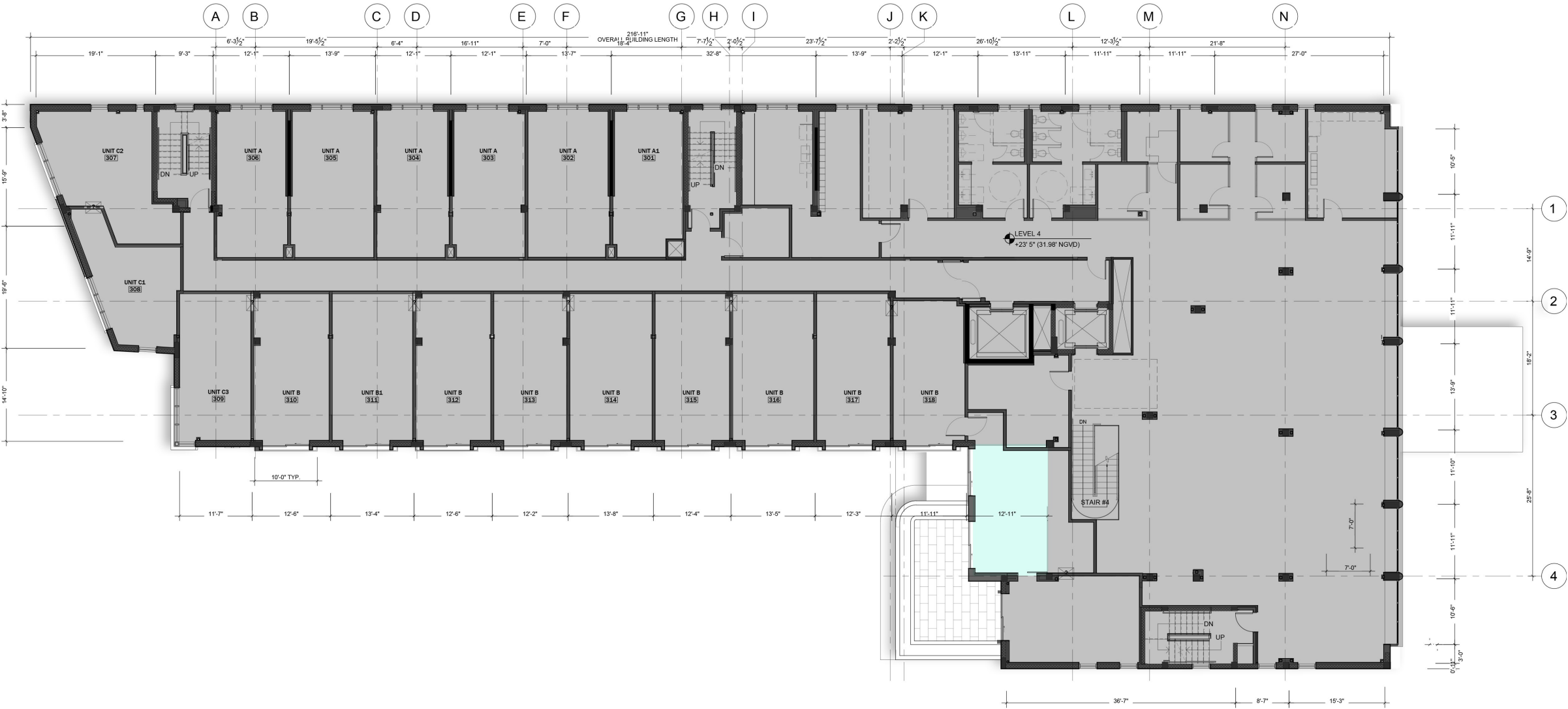



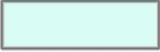
HPB  
presentation  
HPB24-0624

Proposed FAR  
third floor plan

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

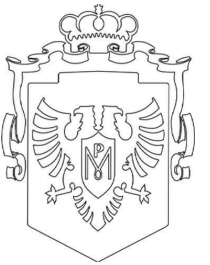
november 6, 2024  
page 24



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







prince michael hotel  
miami beach . florida

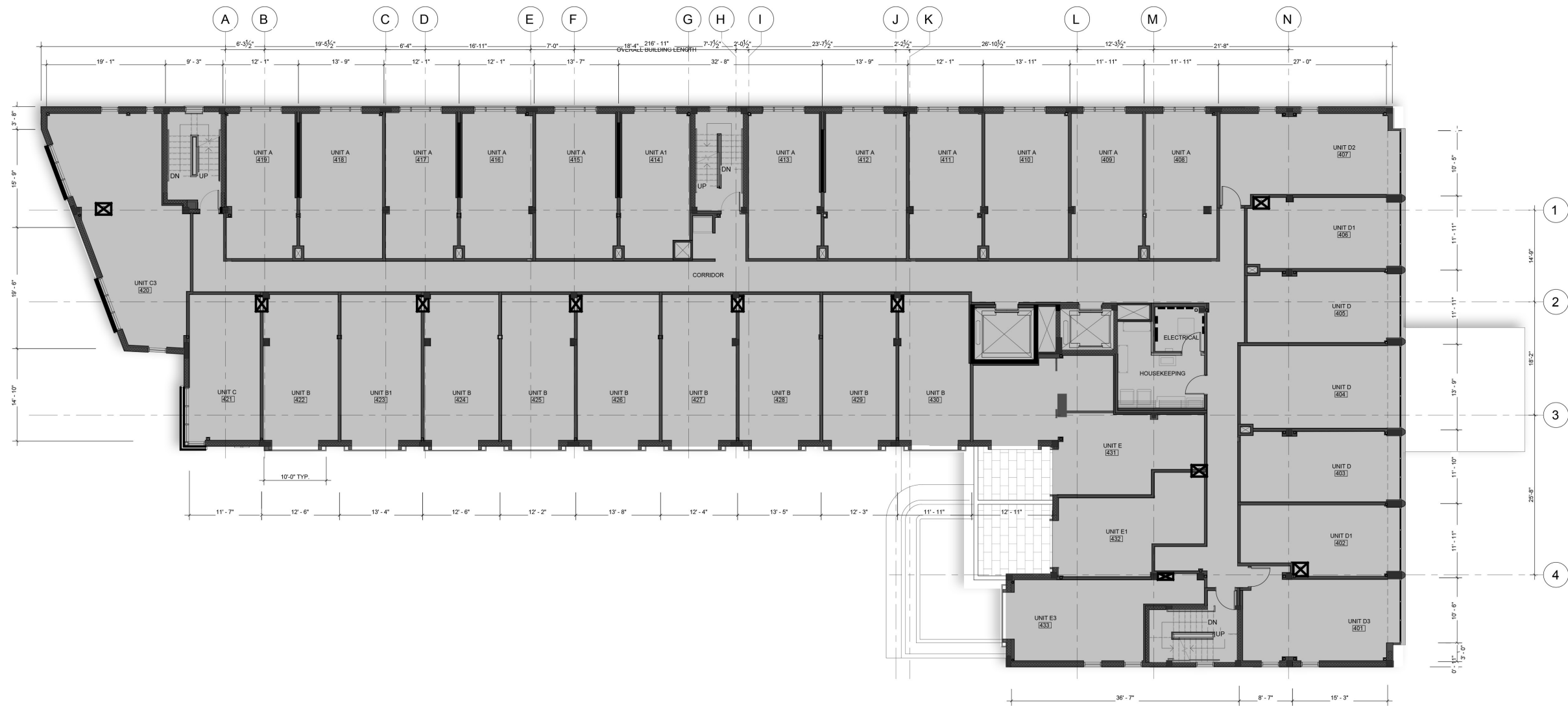


HPB  
presentation  
HPB24-0624

Proposed FAR  
fourth floor plan

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

november 6, 2024  
page 26



PERMITTED F.A.R. 13,453 sf





prince michael hotel  
miami beach . florida

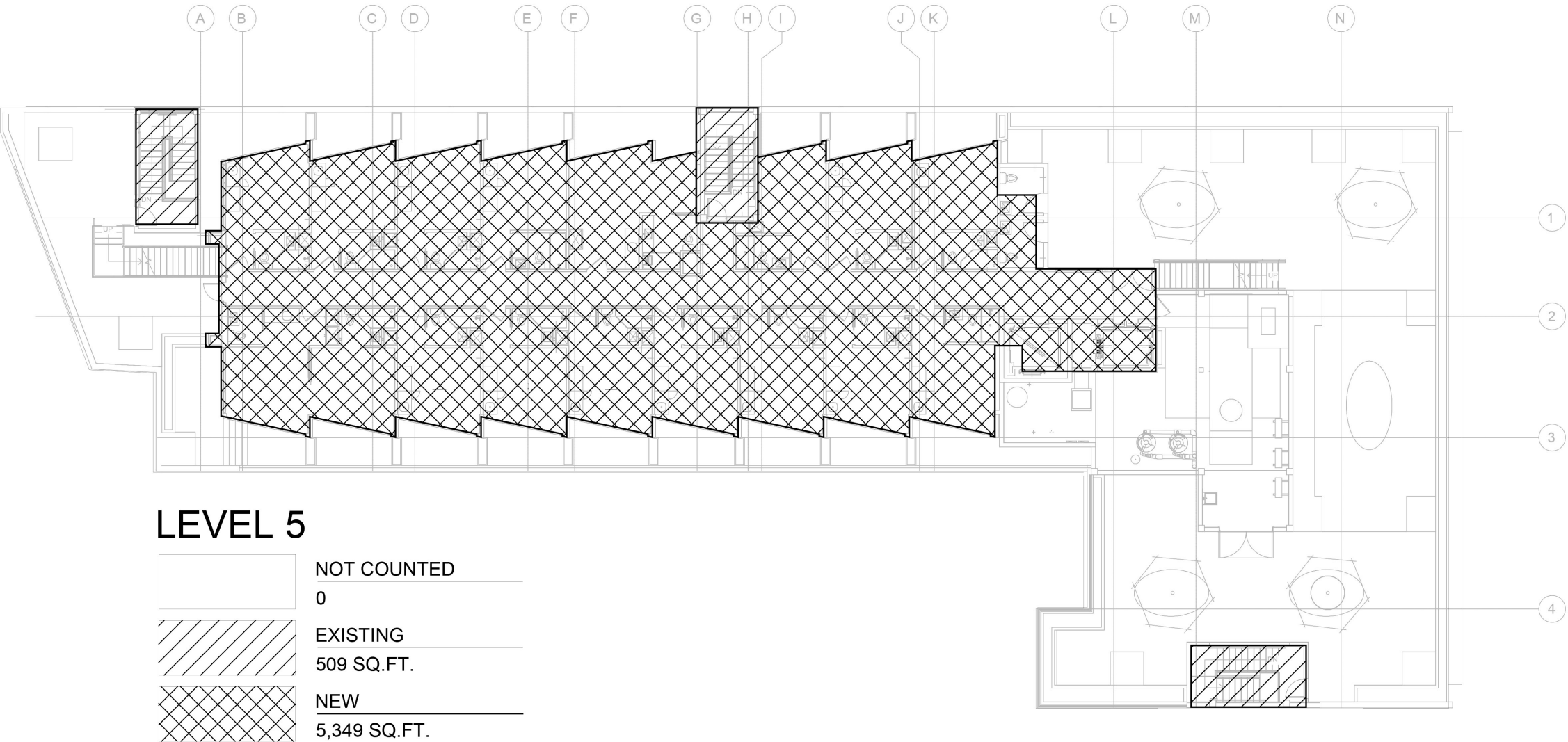


HPB  
presentation  
HPB24-0624

Approved FAR  
fifth floor plan

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

november 6, 2024  
page 27





prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

Proposed FAR  
fifth floor plan

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

november 6, 2024  
page 28



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



prince michael hotel  
miami beach . florida

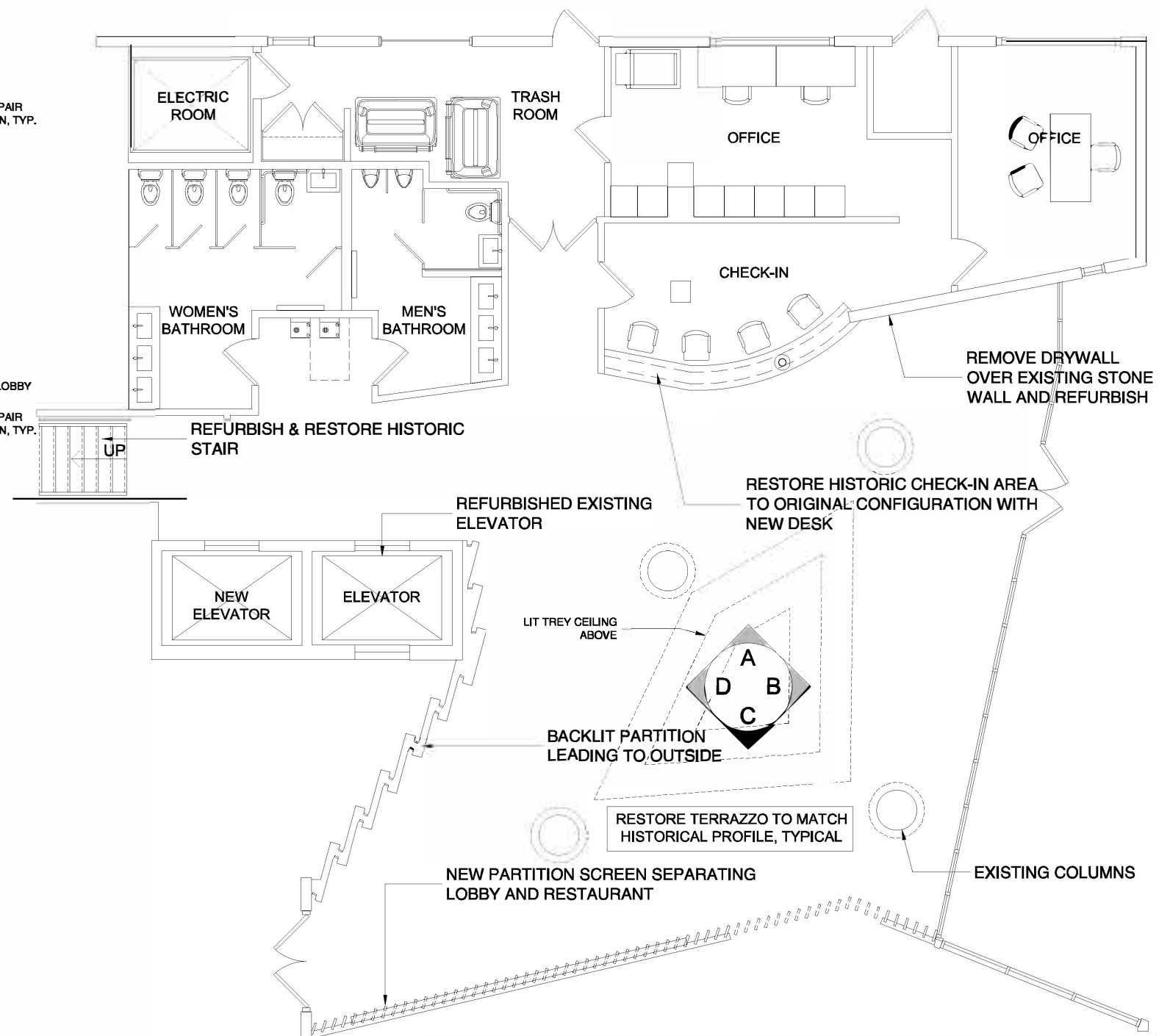
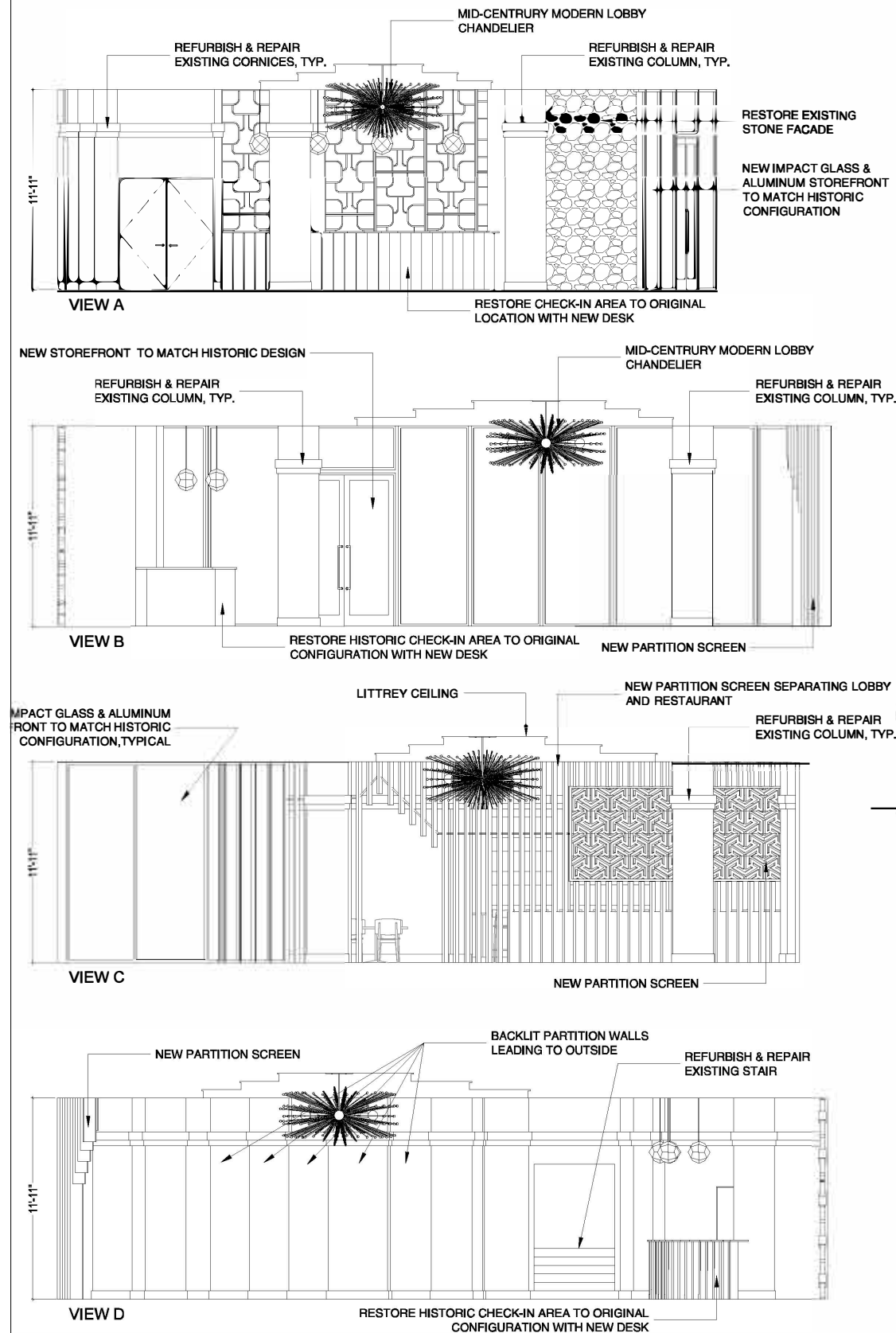


HPB  
presentation  
HPB24-0624

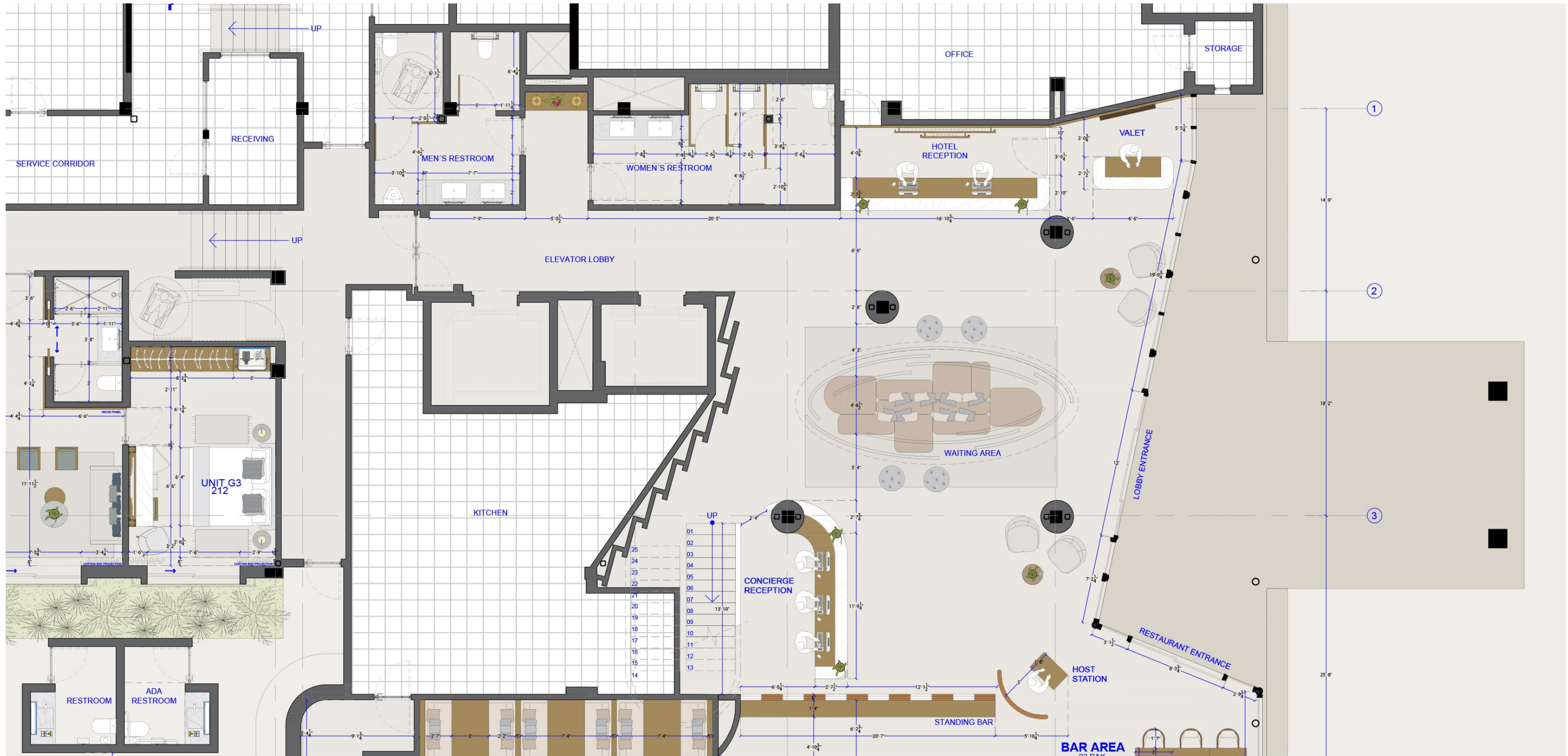
Approved HPB  
Lobby plan  
and elevations

scale: NTS

november 6, 2024  
page 29








ARCHITECTURAL FLOORPLAN LEVEL 1-2: LOBBY  
PRINCE MICHAEL HOTEL

PAULINA  
MORAN

diseño interior

T. (+52) 998 898 1509 / 0965  
www.paulinamoran.com

LOCATION :



SYMBOLGY :

NOTES :

**VERIFY MEASURMENTS ON SITE.**

Informative floor plans for enginery,  
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

MEASURE : FEET/INCHES

DRAFTSMAN : A.M.

DATE : 07/AUG/2024

CODE : PMH-ARQ 1.01.02

PAGE : 2/3





: LOBBY

PRINCE MICHAEL HOTEL


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





: LOBBY

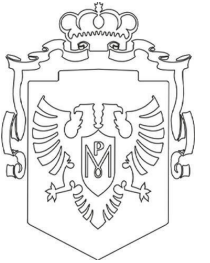
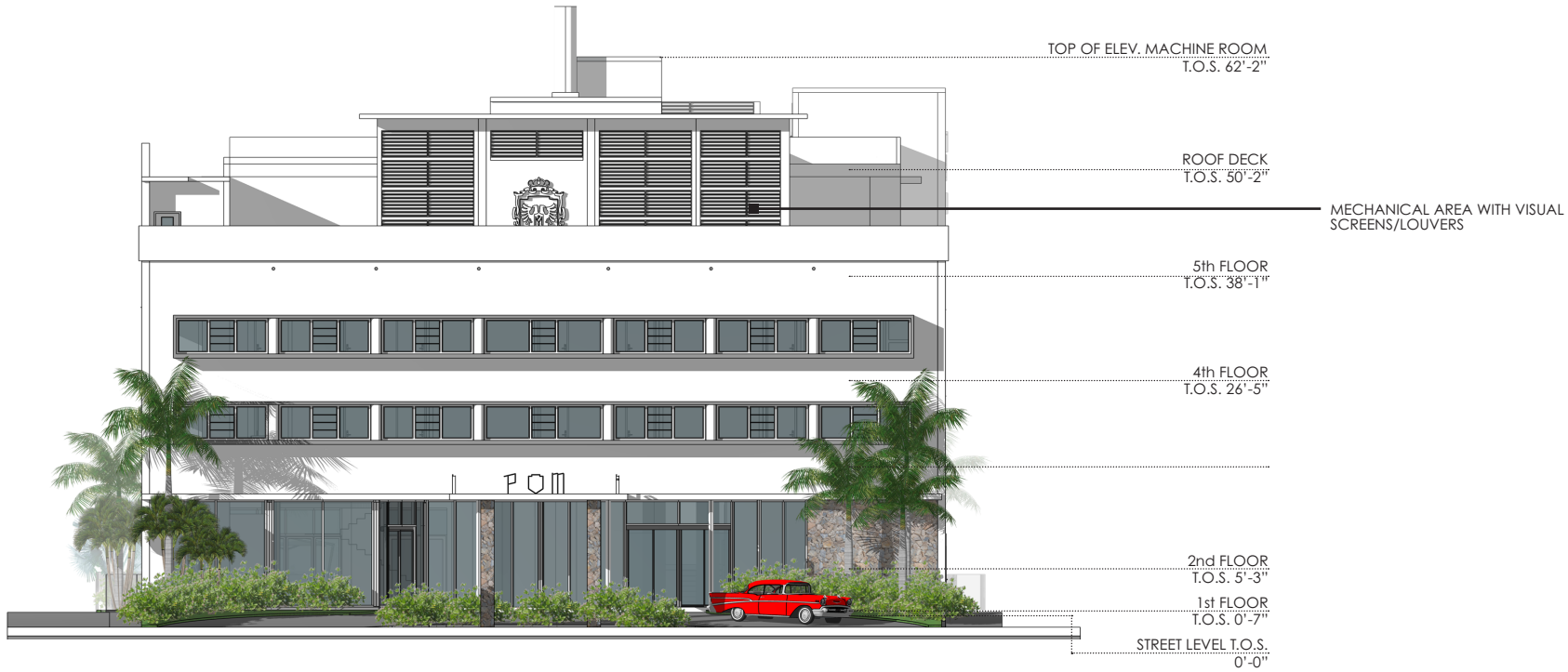
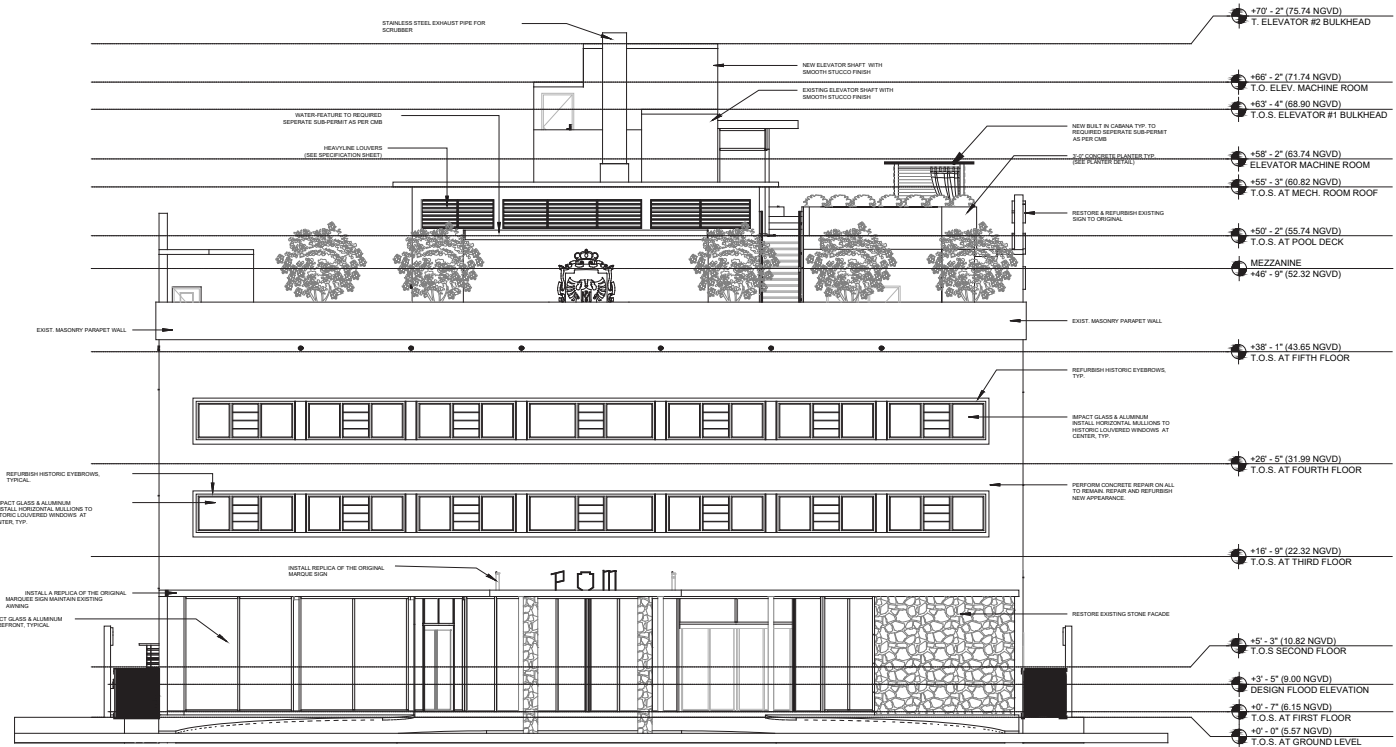
PRINCE MICHAEL HOTEL

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



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

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



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

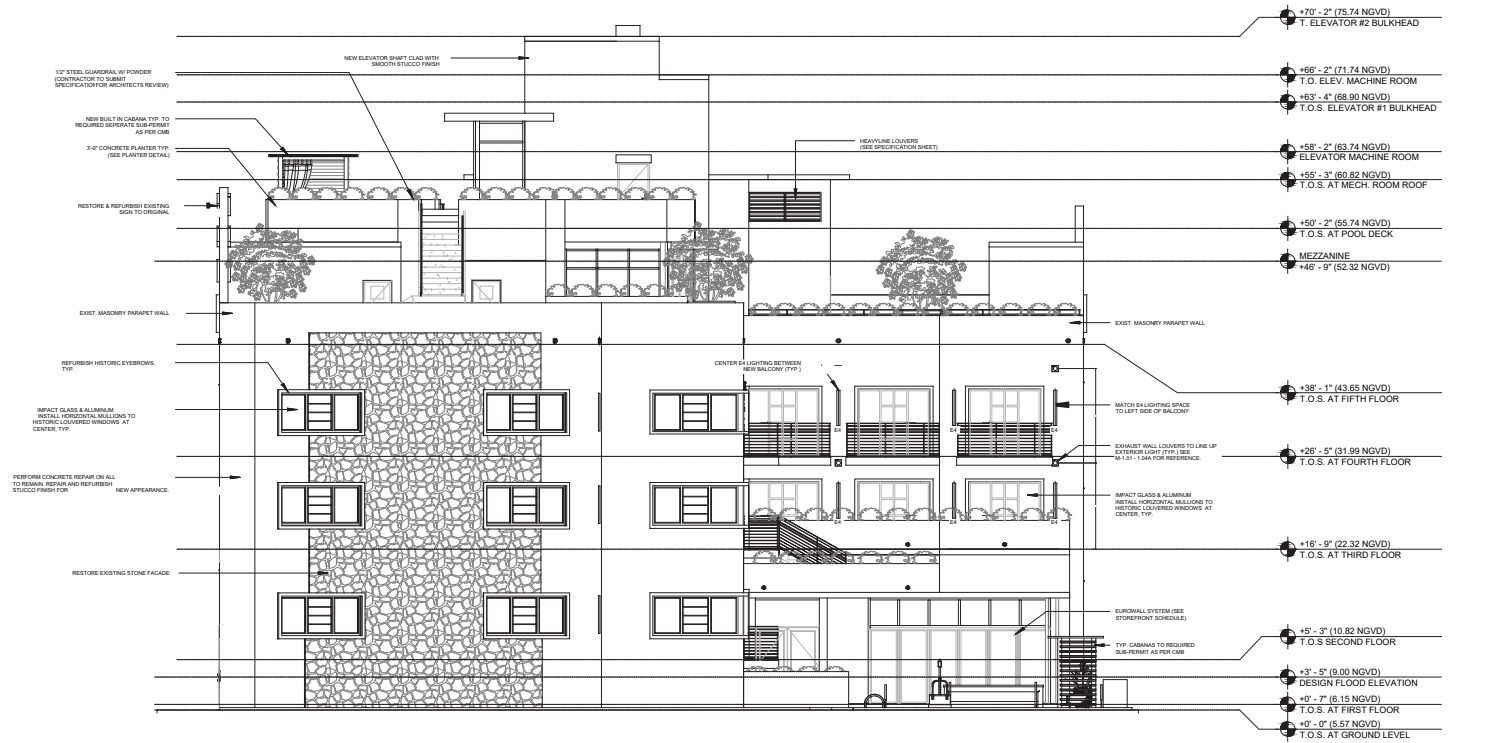
Exterior  
Elevations

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

november 6. 2024  
page 33

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

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



prince michael hotel  
miami beach . florida



HPB  
presentation

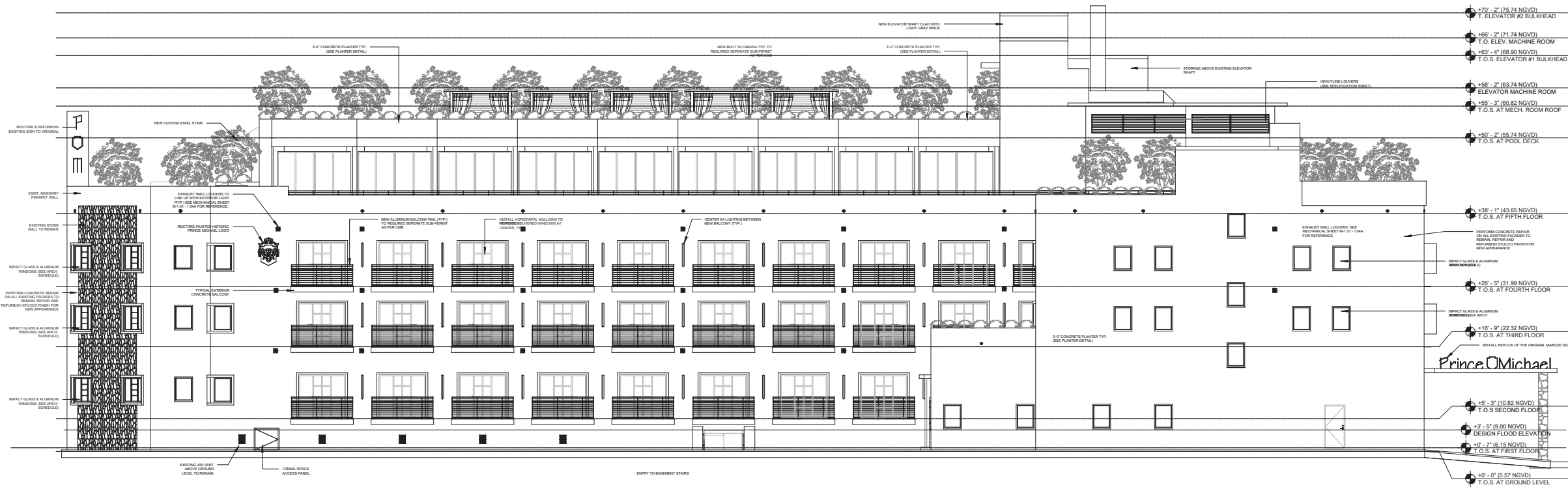
HPB24-0624

Exterior  
Elevations

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



november 6, 2024  
page 34



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



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



prince michael hotel  
miami beach . florida

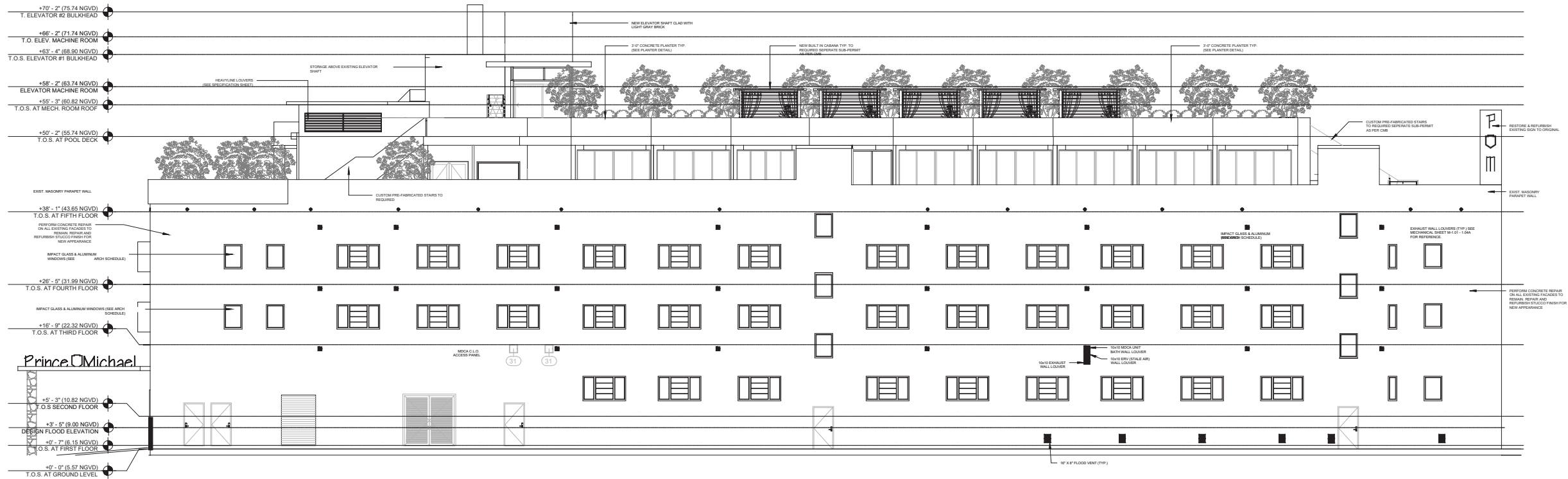


HPB  
presentation  
  
HPB24-0624

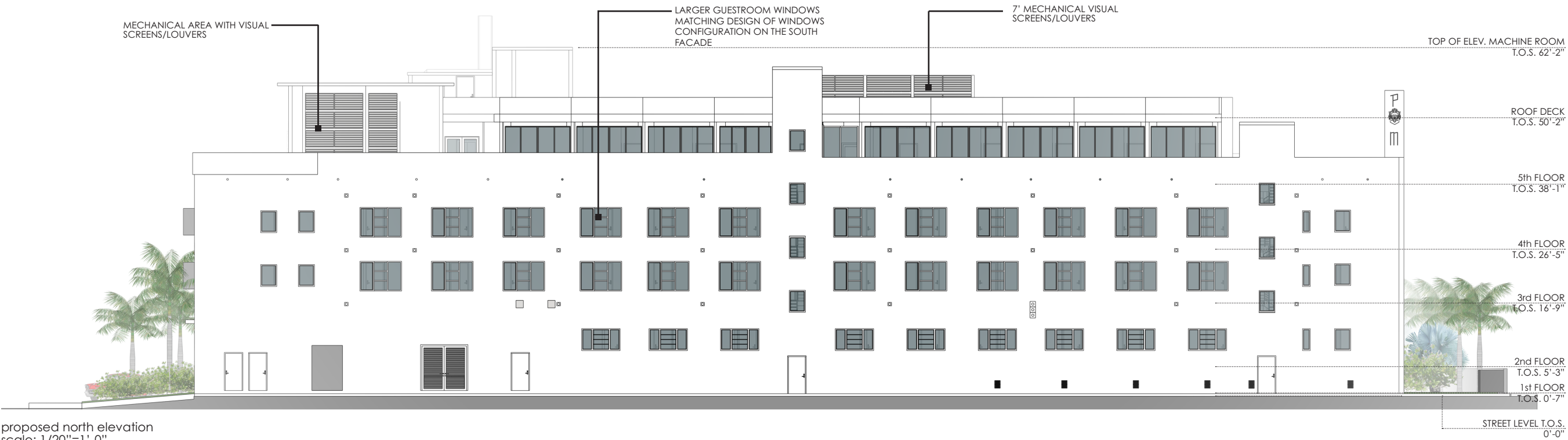
Exterior  
Elevations  
  
scale: 1/20"=1'-0"

november 6, 2024  
page 35





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



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



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Exterior  
Elevations

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

november 6, 2024  
page 36

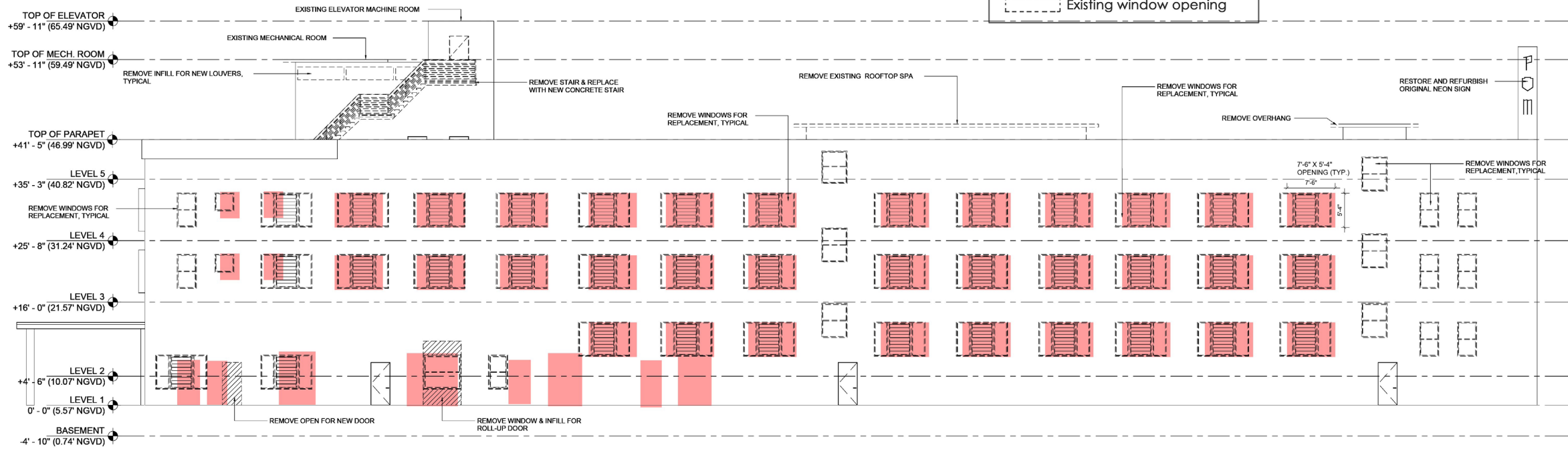


proposed north elevation  
scale: 1/20"=1'-0"

LEGEND

Area to be demolished for new openings

Existing window opening



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



prince michael hotel  
miami beach . florida



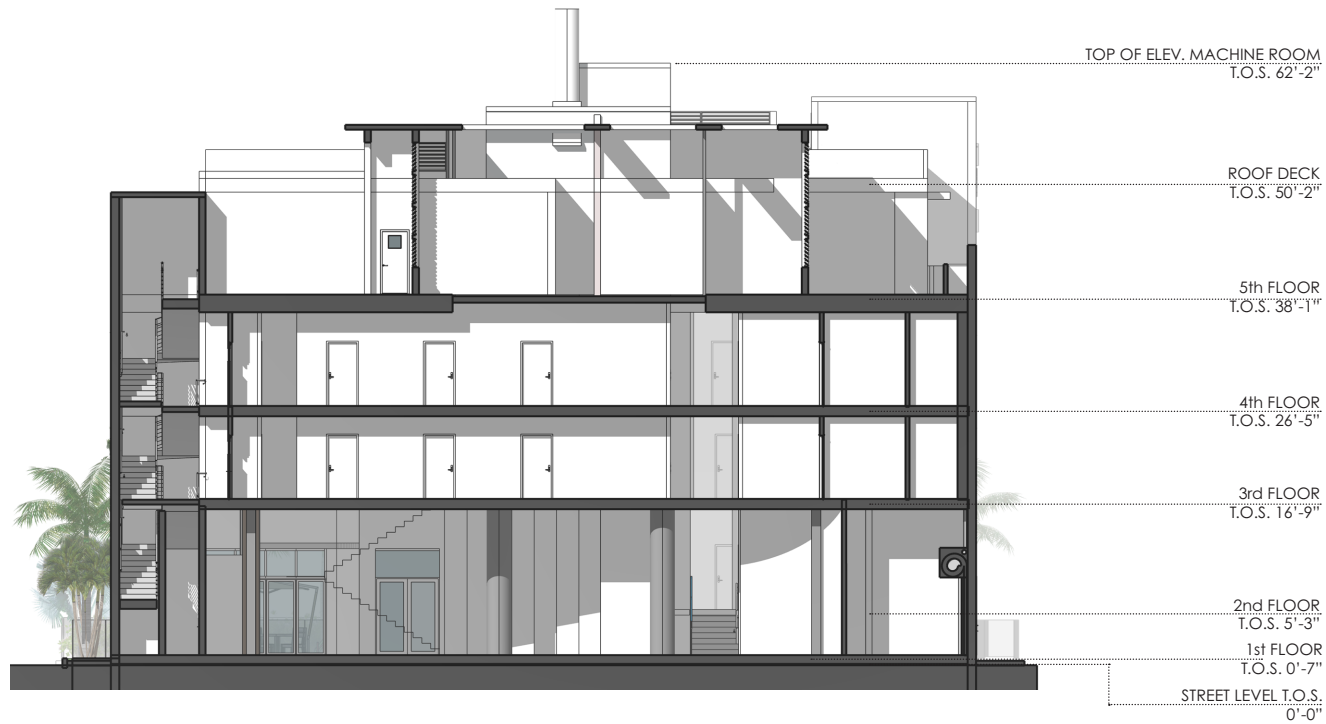
HPB  
presentation

HPB24-0624

North Elevation-  
Demolition

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

november 6, 2024  
page 37



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"



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

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

november 6, 2024  
page 38





prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624



1 SOUTH EXTERIOR LIGHTING  
1" = 20'-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: 1/20"=1'-0"

november 6, 2024  
page 39



prince michael hotel  
miami beach . florida



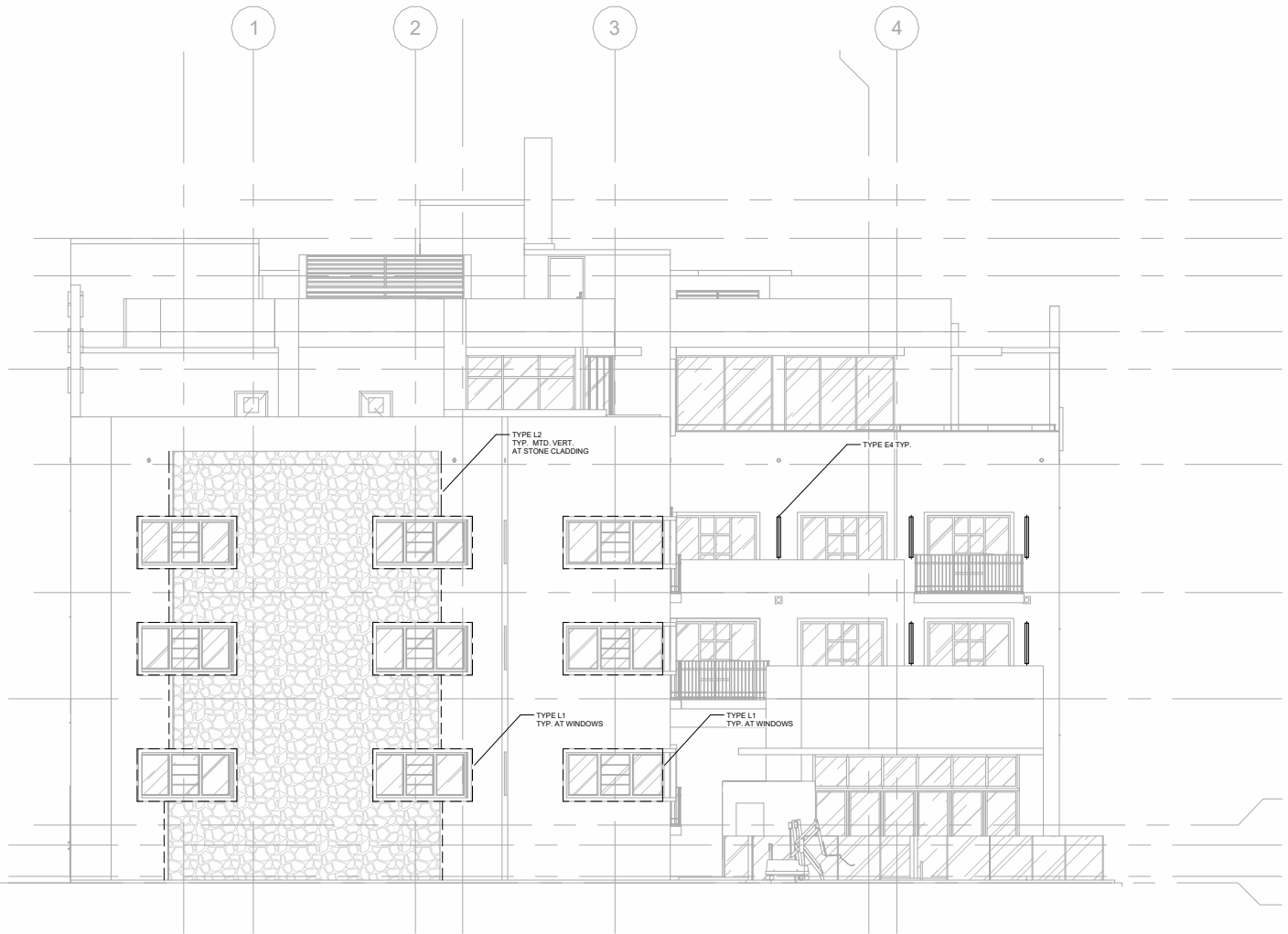
HPB  
presentation

HPB24-0624

Building Exterior  
Lighting

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

november 6, 2024  
page 40



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



TYPE SL1 - SIGN LIGHT



TYPE E4 - SCNCE



TYPE L1 - LINEAR LED STRIP



TYPE L2 - LINEAR LED FIXTURE



TYPE G1 - IN-GRADE UPLIGHT



prince michael hotel  
miami beach . florida

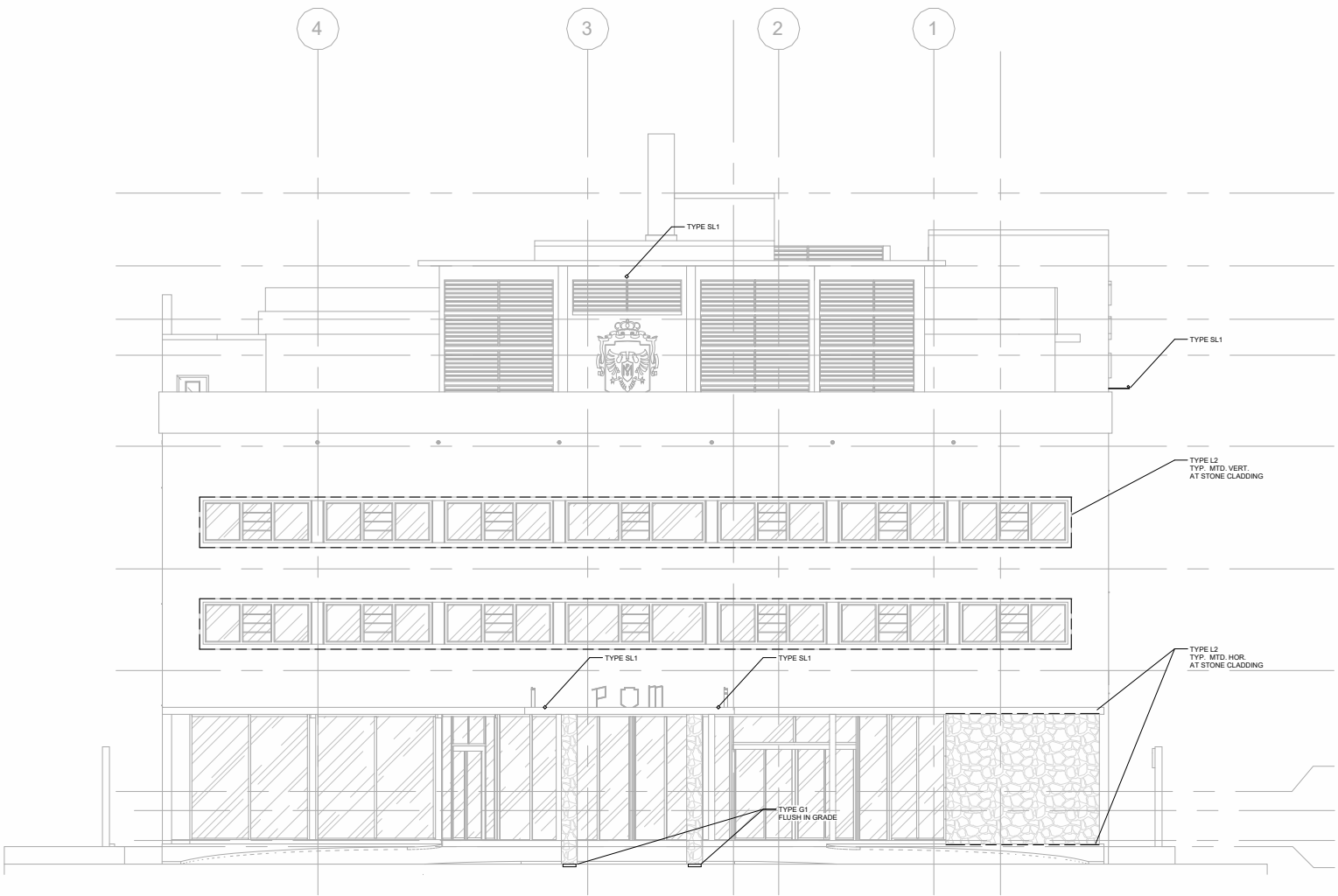


HPB  
presentation  
HPB24-0624

Building Exterior  
Lighting

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

november 6, 2024  
page 41



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





prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Building Exterior  
Lighting

N.T.S



SOUTH ELEVATION



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Building Exterior  
Lighting

N.T.S



WEST ELEVATION

november 6, 2024  
page 43



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Building Exterior  
Lighting

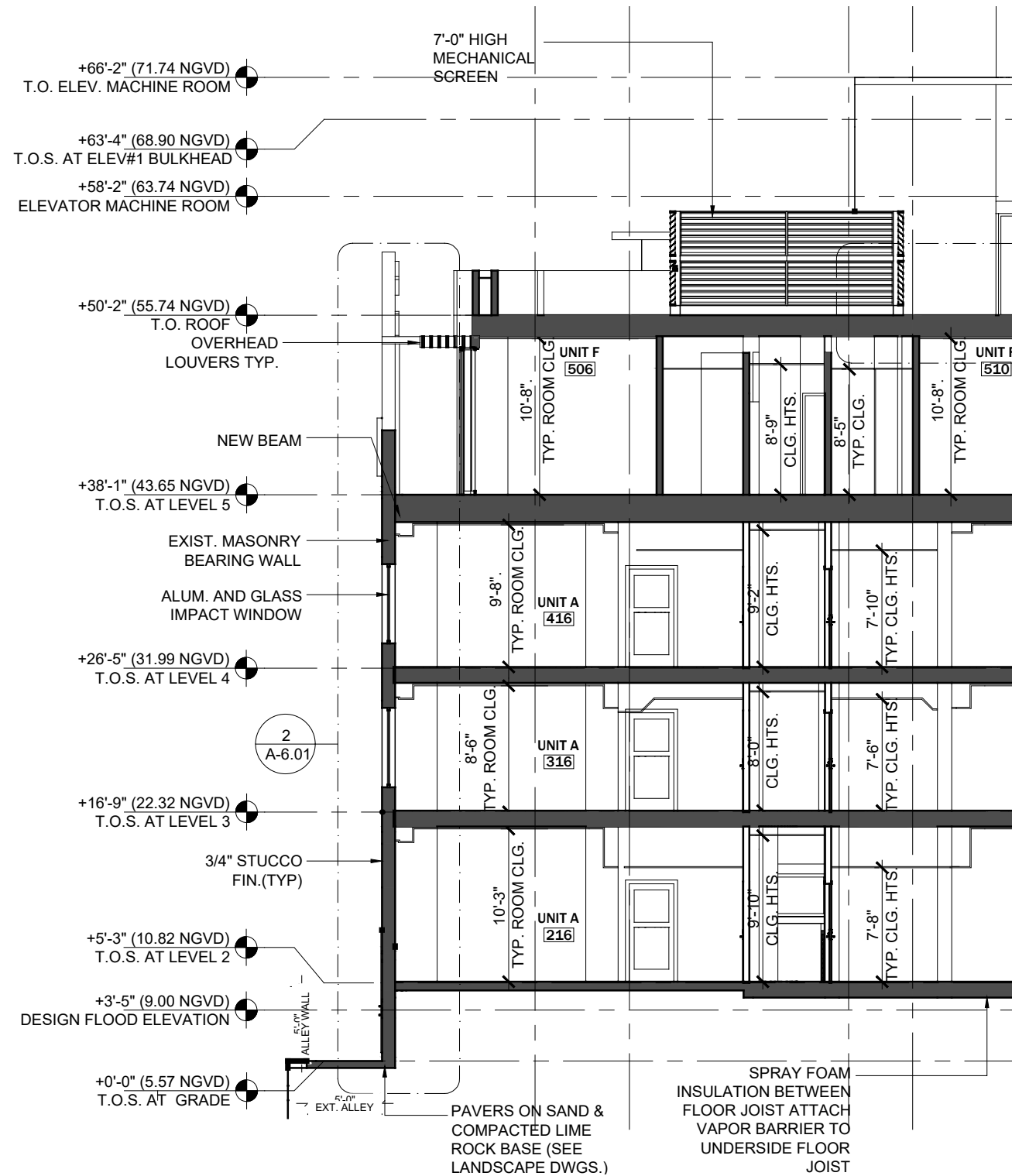
N.T.S



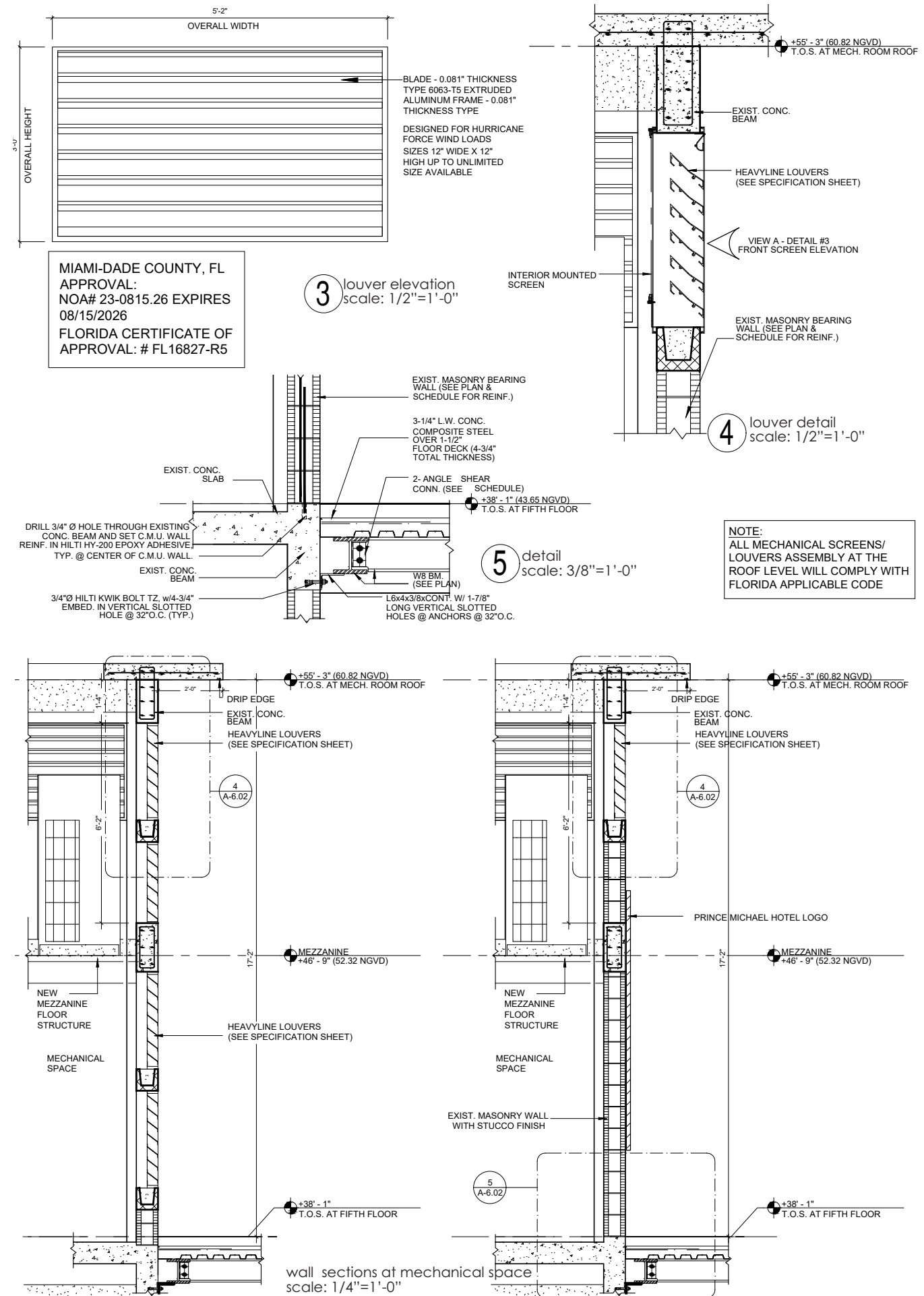
EAST ELEVATION

november 6, 2024  
page 44





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



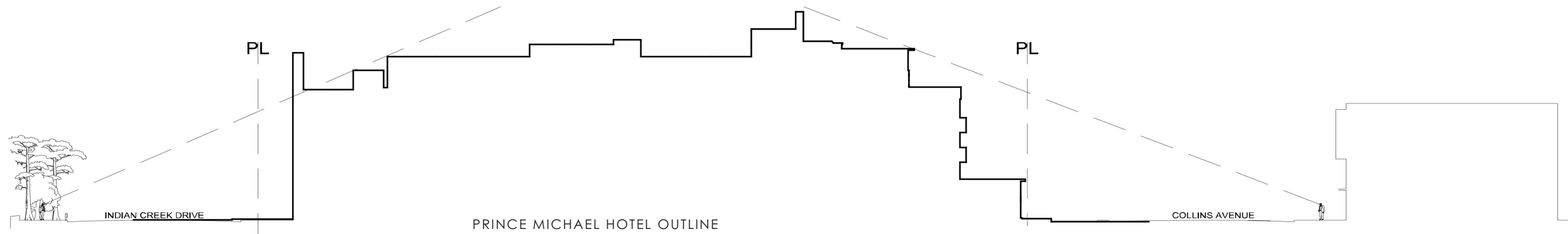
prince michael hotel  
miami beach . florida



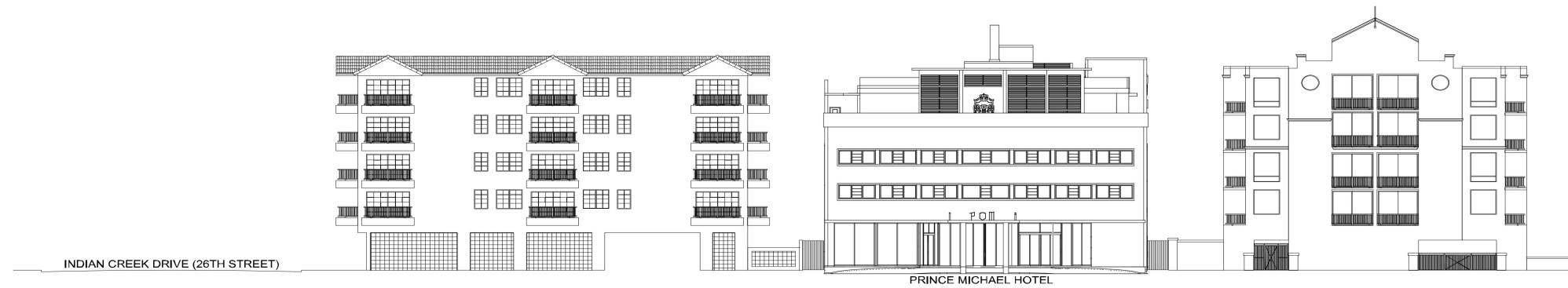
HPB  
presentation  
HPB24-0624

Unit dimensions  
and Mech.  
Screen  
Details  
scale: as noted

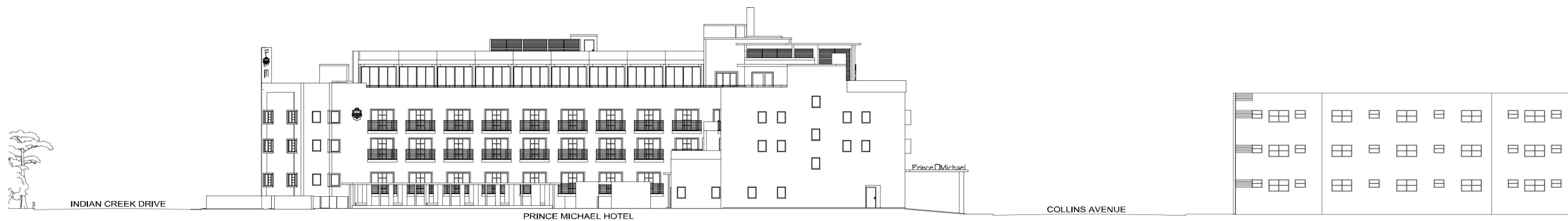
november 6, 2024  
page 45



1 SIGHTLINE DIAGRAMS  
SCALE: NTS



2 CONTEXTUAL ELEVATION - EAST  
SCALE: NTS



3 CONTEXTUAL ELEVATION - NORTH  
SCALE: NTS



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Contextual  
Elevation  
& Sightline  
Diagrams

scale: NTS

november 6, 2024  
page 46





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



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

november 6, 2024  
page 47





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



prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

november 6, 2024  
page 48





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



prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

november 6, 2024  
page 49





prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Current photos  
of project site  
and existing  
structures  
2017

scale: NTS

november 6, 2024  
page 50





prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Current photos  
of project site  
and existing  
structures  
2017

scale: NTS

november 6, 2024  
page 51





prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Current photos  
of project site  
and existing  
structures  
2017

scale: NTS

november 6. 2024  
page 52





prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Current photos  
of project site  
and existing  
structures  
2017

scale: NTS

november 6, 2024  
page 53





prince michael hotel  
miami beach . florida



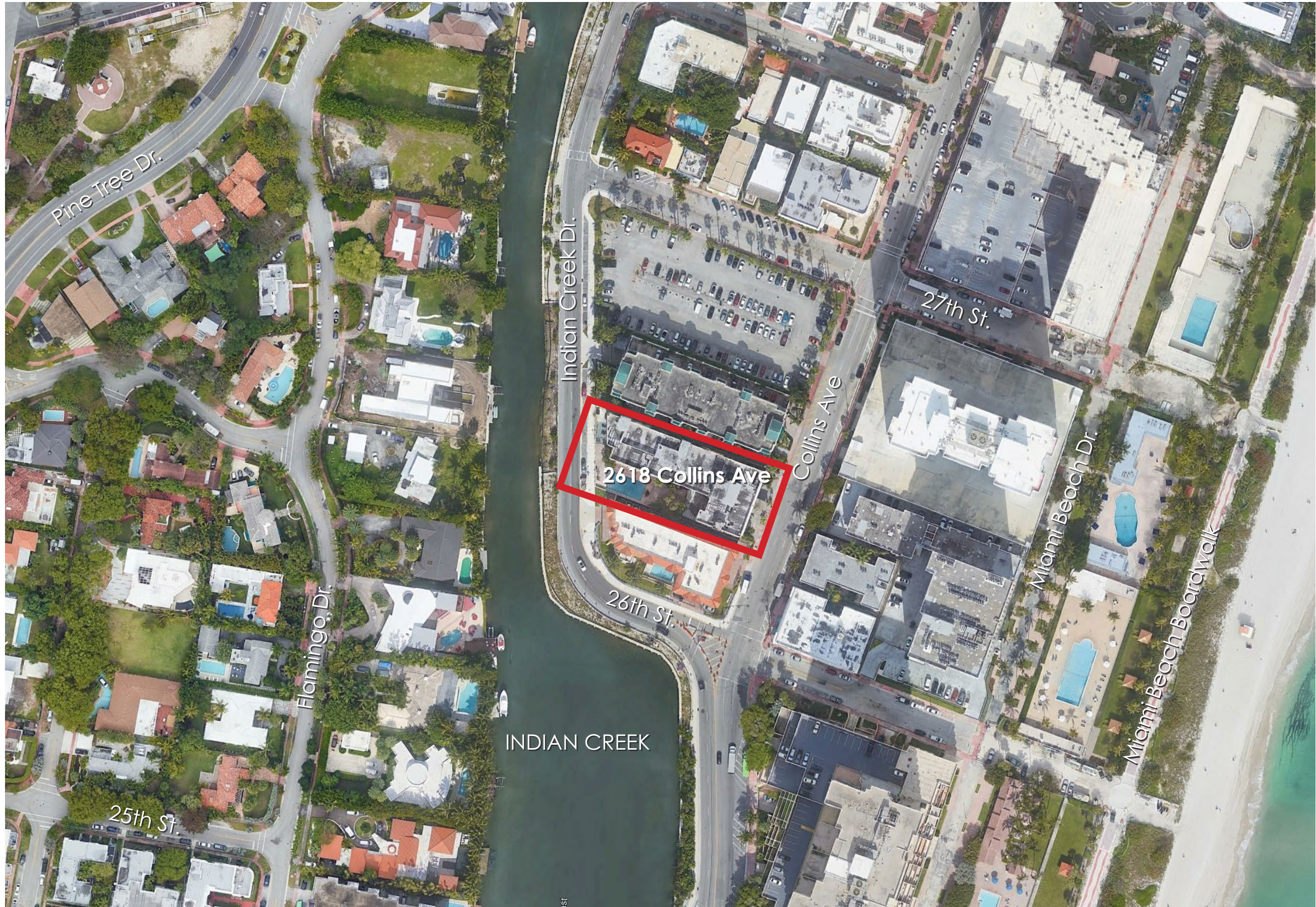
HPB  
presentation  
HPB24-0624

Current photos  
of interior  
spaces  
2017

scale: NTS

november 6, 2024  
page 54





prince michael hotel  
miami beach . florida



HPB  
presentation

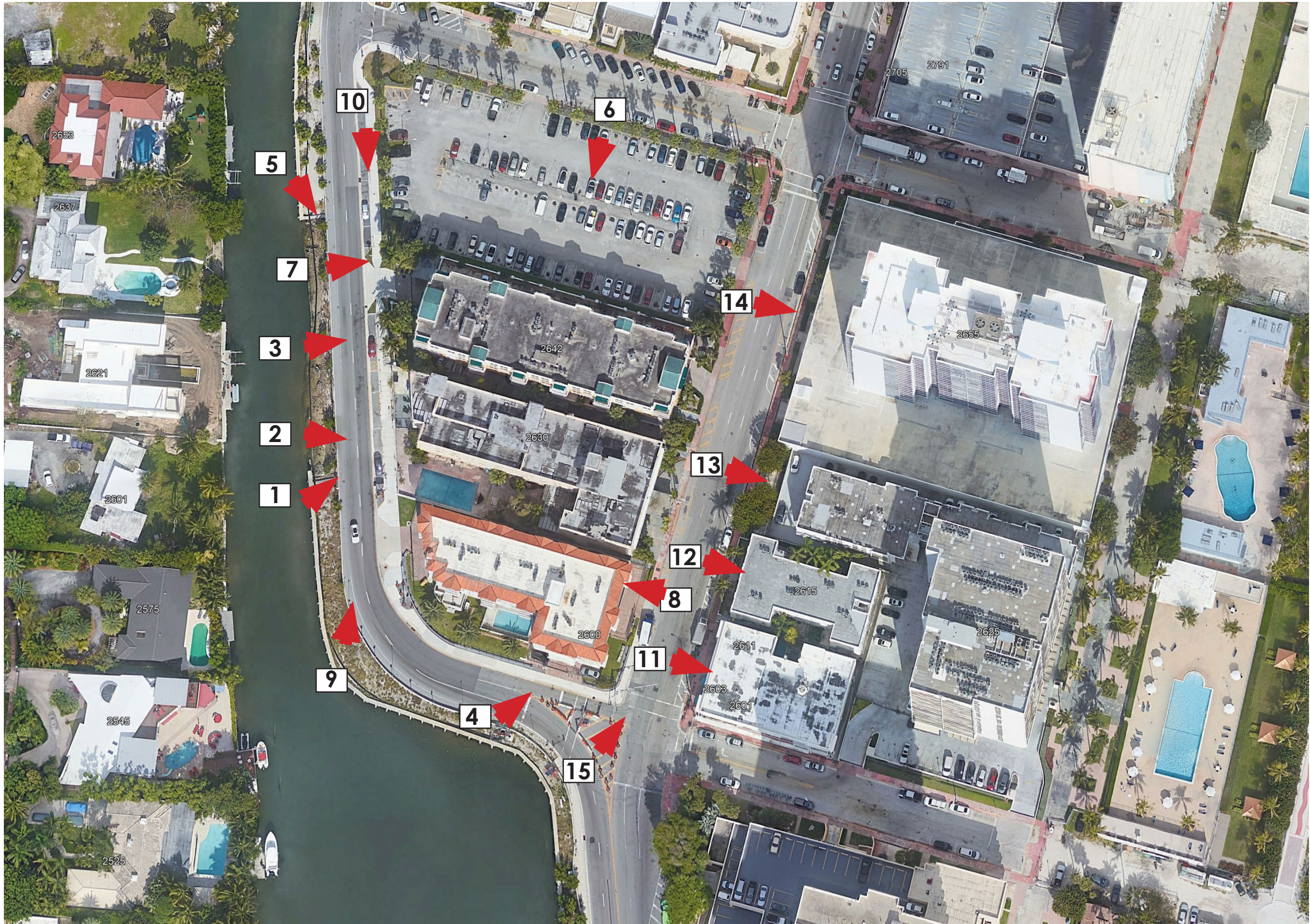
HPB24-0624

Aerial photo  
View of  
immediate  
neighborhood  
2019

scale: NTS

november 6, 2024  
page 55





prince michael hotel  
miami beach . florida



HPB  
presentation  
HPB24-0624

Aerial photo  
Keyplan for  
current site  
photos  
scale: NTS

november 6, 2024  
page 56



1



2



3



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Contextual  
Site Photos

scale: NTS

november 6, 2024  
page 57



4



5



6



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Current photos  
of context and  
surrounding  
properties  
2017

scale: NTS

7



8



9



november 6. 2024  
page 58



10



11



12



13



14



15



prince michael hotel  
miami beach . florida



HPB  
presentation

HPB24-0624

Contextual  
Site Photos

scale: NTS

november 6, 2024  
page 59