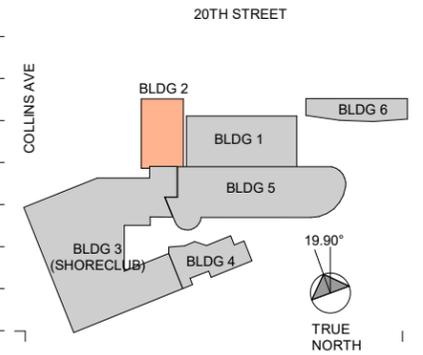


The Shore Club

1901 Collins Ave, Miami Beach FL 33139



Rev.	Date

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2104

Shore Club

1901 Collins Ave.
Miami Beach, FL
33139

Owner:
Name: Shore Club Property Owner LLC
Address: 4400 Biscayne Blvd, Suite 900
Address: Miami, FL 33137
Name: Adam Gottlieb
Email: gottlieba@witkoff.com

Design Architect:
Name: Robert A. M Stern Architects LLP
Address: One Park Avenue
Address: New York, NY 10016
Tel: 212.967.5100
Email: d.silberman@rams.com

Architect:
Name: Kobi Karp
Address: 571 NW 28th Street
Address: Miami, Florida 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

Civil:
Name: Kimley-Horn
Address: 2 Alhambra Plaza
Address: Suite 500, Coral Gables, FL 33134
Tel: 305-673-2025
Email:

Historic Preservation:
Name: Heritage Architectural Associates
Address: 4300 Biscayne Blvd, Suite 203
Address: Miami, FL 33137
Tel: +1 305 761 3842
Email: savdakov@heritagearchitectural.com



COVER

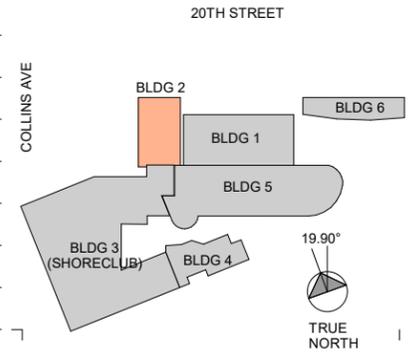
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PB FINAL SUBMITTAL 24-0679

FIRST SUBMITTAL PB24-0679

HPB - INDEX OF DRAWINGS

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 1901 Collins Ave.
 Miami Beach, FL
 33139

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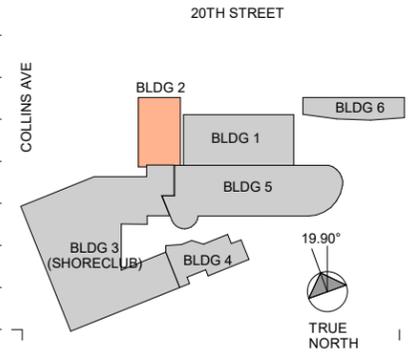
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 Miami, FL 33137
 Tel: +1 305 761 3642
 Email: savdakov@heritagearchitectural.com



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PROJECT DATA

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MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139. www.miamibeachfl.gov
305.673.7550
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information (BOARD FILE NUMBER 24-0679)
1	Address: 1901 Collins Ave., Miami Beach, FL, 33139
2	Board and File numbers:
3	Folio number(s): 02-3226-001-0020
4	Year constructed: VARIES
5	Historic Designation: Local: Ocean Drive / Collins Ave Historic District National: Miami Beach Architectural District
6	Flood Zone: Flood Zone AE & Flood Zone X
7	Base Flood Elevation: 8.0' NGVD
8	Design Flood Elevation: 11.5' NGVD
9	Max. Wave Crest Elevation: 20.40' NGVD
10	Adjusted grade (Flood+Grade/2): N/A
11	Lot Area: 2.88 AC
12	Lot Width: VARIES
13	Minimum Unit Size: 550 SF
14	Existing Use: HOTEL / RESTAURANT

	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
15	Height #			
	Architectural District-New Construction*	200'-0"		200'-0"
	Ground Floor Additions****	25'-0"	N/A	25'-0"
	Number of Stories	2	N/A	2
16	Architectural District-New Construction	20 STORIES		17 STORY TOWER
	Ground Floor Additions	2 STORIES		
17	FAR #	395.173 SF	265.126 SF	393.846 SF
18	Gross Square Footage	N/A	N/A	
19	Square Footage by use	N/A	N/A	
20	Number of Units Residential	N/A	N/A	49 UNITS
21	Number of Units Hotel	N/A	312	76 UNITS
22	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C & PLUMBING CHART
23	Occupancy Load	N/A	N/A	REFER TO LIFE SAFETY PLANS

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
SETBACKS				
A1-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	N/A	N/A	N/A
20	Side Setback (Interior/ West):	N/A	N/A	N/A
21	Side Setback (Interior/ South):	N/A	N/A	N/A
22	Side Setback (Interior/ North):	N/A	N/A	N/A
23	Side Setback (20th Street/ North):	N/A	N/A	N/A
24	Rear Setback (East):	N/A	N/A	N/A
Subterranean/ Pedestal Oceanfront Levels 0-5				
24	Front Setback (Collins ave/ West):	20'-0"	72'-4" / 31'-10"	72'-4" / 31'-10"
25	Side Setback (Interior/ West):	38'-0"	8'-6" / 7'-7"	8'-6" / 6'-5"
25	Side Setback (Interior/ South):	15'-6"	70'-11" / 4'-10"	15'-6" / 5'-0"
26	Side Setback (Interior/ North):	15'-6"	5'-0" / 4'-8"	5'-0" / 4'-8"
26	Side Setback (20th Street/ North):	15'-6"	15'-10" / 27'-7"	15'-6" / 27'-7"
27	Rear Setback (East):	100'-0"	233'-3" / 265'-6"	100'-0" / 166'-10"
Tower Oceanfront**				
28	Front Setback (Collins ave/ West):	50'-0"	181'-7"	203'-8"
29	Side Setback (Interior/ West):	50'-0"	16'-10"	75'-6"
30	Side Setback (Interior/ South):	30'-5"	4'-10"	30'-5"
31	Side Setback (Interior/ North):	30'-5"	N/A	N/A
31	Side Setback (20th Street/ North):	75'-0"	27'-7"	101'-9"
32	Rear Setback (East):	100'-0"	265'-10"	166'-10"
Detached Additions at 25 FT max height				
33	Front Setback (Collins ave/ West):	N/A	326'-2"	N/A
34	Side Setback (Interior/ West):	5'-0"	N/A	8'-6"
35	Side Setback (Interior/ South):	5'-0"	7'-1"	112'-7"
36	Side Setback (Interior/ North):	5'-0"	4'-8"	N/A
37	Side Setback (20th Street/ North):	5'-0"	126'-3"	5'-0"
38	Rear Setback (East):	50' from BL	71'-11" from BL	N/A

* Sec. 142-246(f)(1) Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions:
 ** Sec. 142-246(f)(2) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the street side property lines, and 100 feet from the rear (oceanfront) property line.
 *** Sec. 142-246(f)(2) Limits on the floorplate of additions exceeding 50 feet in height. The maximum floor plate size for the portion of an addition that exceeds 50 feet in building height is 15,000 square feet per floor, excluding projecting balconies. The historic preservation board may approve an increase in this overall floor plate, up to a maximum of 20,000 square feet per floor, excluding balconies, in accordance with the certificate of appropriateness criteria in chapter 118, article X of these land development regulations.
 ****Sec. 142-246(e). (3) Upon approval of the proposed addition by the historic preservation board, no building greater than two stories or 25 feet in height shall be constructed between the rear of the building and westward line of the dune overlay district. This provision shall not be subject to variance.
 # Sec. 142-116.1. Height regulation exceptions.
 ## Includes 18,817 SF of amenities (0.15 FAR) per Sec. 142-246(a)(3)... oceanfront lots with a lot area greater than 100,000 square feet with an existing building, shall have a maximum FAR of 3.0; however, additional FAR shall be available for the sole purpose of providing hotel amenities as follows: the lesser of 0.15 FAR or 20,000 square feet.

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
PARKING DISTRICT No 1				
39	Parking District No 1			
40	Total # of parking spaces*	127	28	127
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A	N/A
42	Valet Drop off and pick up		ON SITE Collins Ave.	ON SITE / 20th Street / Collins Ave.
43	Loading zones and trash collection areas		ON SITE / 20th Street	ON SITE / 20th Street
44	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
45	Is this a contributing building?			YES
46	Located within a Local Historic District?			YES
Notes: If not applicable write N/A				
Notes: FAR calculated per Ordinance ZBA2019-0097				
SEE PARKING REQUIREMENTS CHART				
* 12 spaces to be provided on site. Any additional required spaces will be provided off site or by payment in lieu.				
Note: 100 parking spaces available Off-site parking at 237 20th Street / 2000 Collins				

Seating / O.C.C Chart for parking calculation

Shore Club - Historic					
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required
Ground	Shore Club Historic Lobby	Lobby	2,796 SF	186 seats	N/A
		Total Lobby	2,796 SF	186 seats	N/A
	Gym/SPA	6,269 SF	Accessory Use	N/A	N/A
Level 2	Restaurant		1,990 SF	Accessory Use	N/A
Level 3	SPA		5,837 SF	Accessory Use	N/A
Level 4					
Totals				186 seats	0

Grossman - Historic					
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required
Ground		Accessory Use		0 seats	N/A
Totals			0 SF	0 seats	0

Cromwell - Historic					
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required
Ground	Cromwell Restaurant	Indoor Dining	2,073 SF	138 seats	N/A
		Outdoor Dining	1,867 SF	124 seats	N/A
				0 seats	N/A
Totals			3,940 SF	263 seats	0

Residential Tower - New					
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required
Ground	Café Bar	Indoor Dining	2,750 SF	183 seats	26.19
		Outdoor Lounge	1,835 SF	122 seats	17.48
Totals			4,585 SF	306 seats	44 spaces

Unit Mix / Parking Requirements					
Unit Type	Quantity	Area Range	Space / Unit	Parking Required	
Hotel - Shore Club (Historic)	39 Units	450-1025 SF	N/A	N/A	
Hotel - Cromwell (Historic)	15 Units	700-925 SF	N/A	N/A	
Hotel - Grossman (Historic)	22 Units	666-1225 SF	N/A	N/A	
Residential - Cromwell (Historic)	0 Units	550-999 SF	N/A	N/A	
	0 Units	1000-1200 SF	N/A	N/A	
	4 Units	+ 1200 SF	N/A	N/A	
Residential - New Tower	0 Units	550-999 SF	N/A	N/A	
	0 Units	1000-1200 SF	N/A	N/A	
	44 Units	+ 1200 SF	2	88	
Residential - Villa	1 Unit	+ 1200 SF	2	2	
Total					90 spaces
Guest Parking			10%		9
Total					143 spaces
Grand Total					* 127 spaces

* As per Section 5.2.14 Alternative Parking Incentives. Reduction of one parking space per 5 bike spaces up to 25% of the required number of spaces. 16

Bicycle Calculation				
Use	Rate	Rate	Spaces Required	Spaces Proposed
Dining	N/A	N/A	0	
New Apartment units	45 Units	0.5 PS per unit (100 units max) 1 PS per unit in excess of 100 units	23	* 80 per Leed requirement

PB FINAL SUBMITTAL 24-0679

SCOPE OF WORK

Scope of Work for Automatic Puzzle Parking System and Valet Operation Implementation.

The scope of work includes the following updates:

1. System Design and Specifications

Automatic Puzzle Parking System: Integrate a state-of-the-art automatic puzzle parking system to optimize space and enhance parking efficiency.

Capacity and Layout: Design the system to accommodate the required number of vehicles, ensuring it fits within the designated parking area while maximizing space utilization.

System Components: Specify all components of the puzzle parking system, including platforms, lifts, control panels, sensors, and safety mechanisms.

2- Foundation Work: Prepare the foundation to support the weight and operational dynamics of the puzzle parking system.

Structural Reinforcements: Implement any required structural reinforcements to existing parking structures to ensure they can support the new system.

3. Safety and Compliance

Safety Features: Implement necessary safety features, such as emergency stop buttons, safety sensors, and automated system shutdowns.

4. Valet Operation Implementation

Valet System Design: Design a valet operation system that integrates seamlessly with the automatic puzzle parking system. This includes planning the valet drop-off and pick-up points, ensuring they are strategically located for optimal efficiency.

Valet Staff Training: Train valet staff on the operation of the puzzle parking system, focusing on how to load and retrieve vehicles safely and efficiently.

5. Operational Workflow: Establish a clear operational workflow for valet services, including vehicle check-in, key management, and vehicle retrieval processes.

Customer Interaction Points: Set up designated customer interaction points where valets can greet and assist customers, ensuring a smooth and professional experience.

6. Testing and Commissioning

System Testing: Conduct comprehensive testing of the puzzle parking system and valet operation procedures, including load tests, operational checks, and safety inspections.

Commissioning: Officially commission the system, ensuring it is fully operational and meets all performance criteria.

7. User Training and Documentation

Training Sessions: Organize training sessions for staff and users, covering the operation, safety procedures, and troubleshooting of the puzzle parking system and valet operation.

Documentation: Provide detailed operation manuals, maintenance guides, and emergency protocols

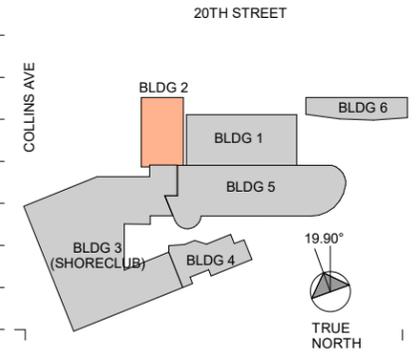
8. Monitoring and Maintenance

Regular Inspections: Set up a schedule for regular inspections and maintenance to ensure the system remains in optimal working condition.

Monitoring System: Implement a monitoring system to track the performance and identify any issues promptly.

Conclusion

Implementing the automatic puzzle parking system and valet operation will significantly enhance parking efficiency, optimize space usage, and provide a seamless parking experience for users. This scope of work outlines the essential steps and considerations to ensure a successful installation and operation of both systems.



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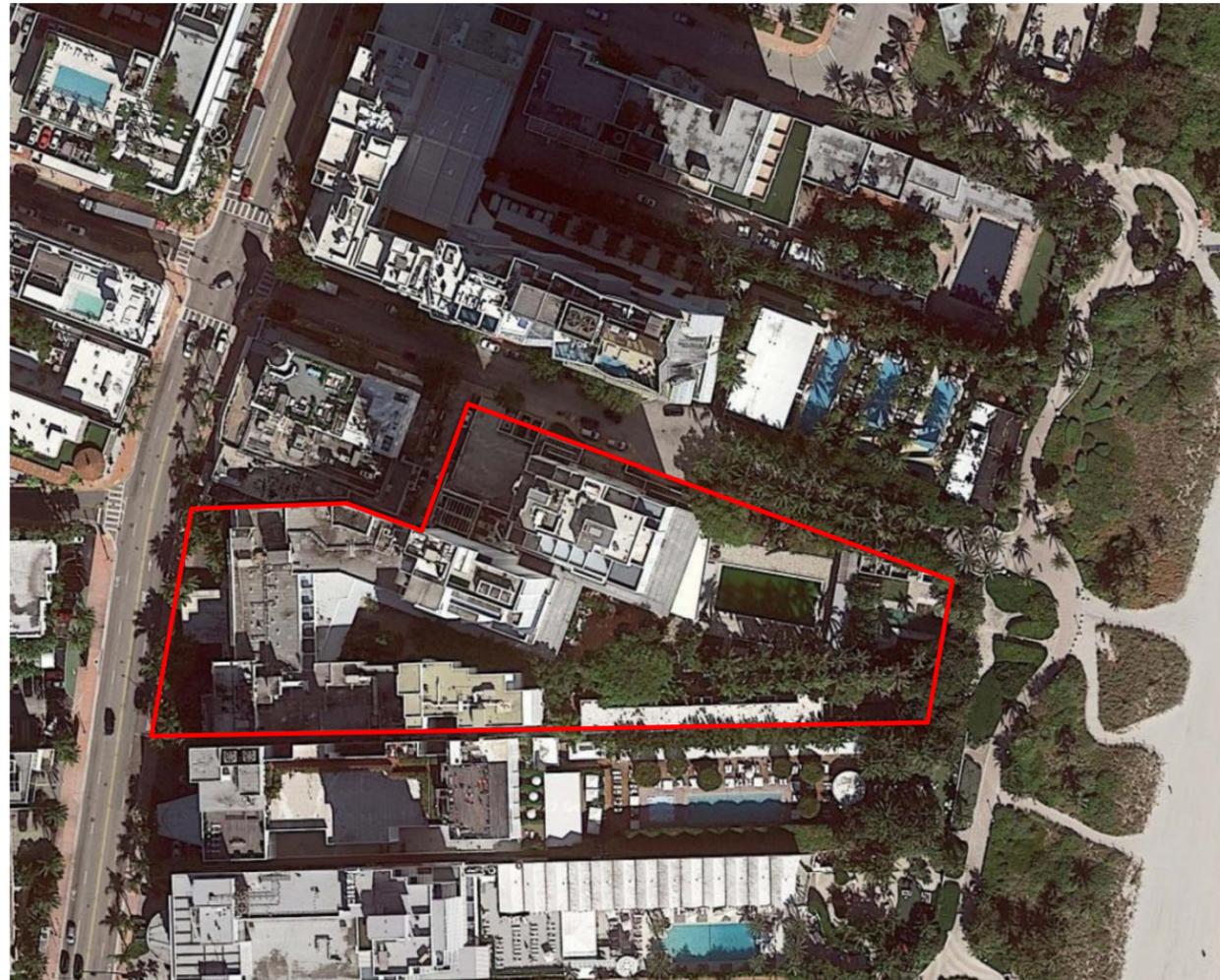
LEGAL DESCRIPTION

ALL LOT 1 AND A PORTION OF LOTS 2 AND 3, BLOCK 'B' OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF LOTS 5, 6, 8, 9 AND 10 AND A PORTION OF LOTS 4 AND 7, BLOCK 1 FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND A PORTION OF LAND LYING EAST OF AND CONTIGUOUS TO THE EAST LINE OF SAID BLOCKS B AND 1(ONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK B, THENCE RUN SOUTH 70°04'39" EAST, ALONG THE NORTH LINE OF SAID BLOCK B AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF 20 TH STREET, FOR A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE, SOUTH 70°04'39" EAST, ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 450.09 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH 09°26'43" WEST, ALONG SAID EROSION CONTROL LINE, FOR A DISTANCE OF 114.40 FEET TO A POINT ON A LINE 10.14 FEET SOUTHERLY, AS MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 BLOCK 1, OF THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1; THENCE RUN SOUTH 87°58'58" WEST, ALONG SAID LINE PARALLEL WITH SAID NORTH LINE OF LOT 4, FOR A DISTANCE OF 324.39 FEET; THENCE RUN NORTH 07°36'11" EAST, PARALLEL WITH THE EAST LINE OF SAID LOTS 4 AND 5, BLOCK 1, FOR A DISTANCE OF 10.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE RUN SOUTH 87°58'58" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 10, BLOCK 1, FOR A DISTANCE OF 325.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE; THENCE RUN NORTH 07°36'11" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 70°08'36" EAST FOR A DISTANCE OF 19.34 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOTS 2 AND 3, BLOCK B; THENCE RUN NORTH 87°59'00" EAST, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 101.32 FEET TO A POINT ON A LINE 112.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 TH STREET; THENCE RUN SOUTH 70°04'39" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 56.16 FEET; THENCE RUN N 19°55'21" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 2.00 FEET; THENCE RUN SOUTH 70°04'39" EAST, ALONG A LINE 110.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE AND AT RIGHT ANGLES TO THE PREVIOUS AND NEXT COURSES, FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 19°55'21" EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.88 ACRES, MORE OR LESS, TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT TO USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN AND OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SITE LOCATION



MIAMI BEACH, FL

Shore Club

1901 Collins Ave.
Miami Beach, FL
33139

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