



743 Washington Avenue
Miami Beach, FL

Scope:
Exterior renovations to a non-contributing structure including:

- replacement of exterior finishes
- new window/door openings
- variances for the signage package

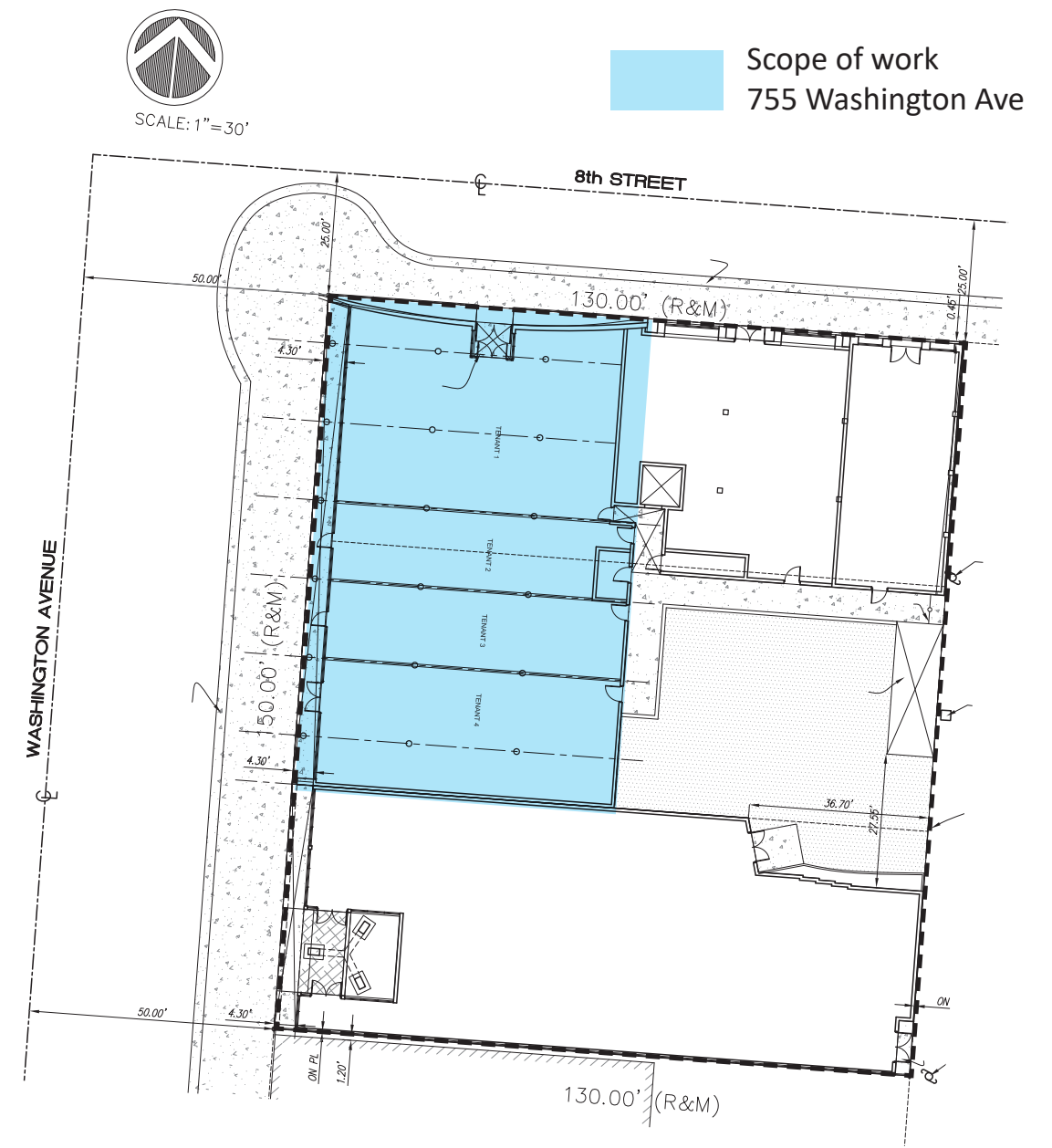
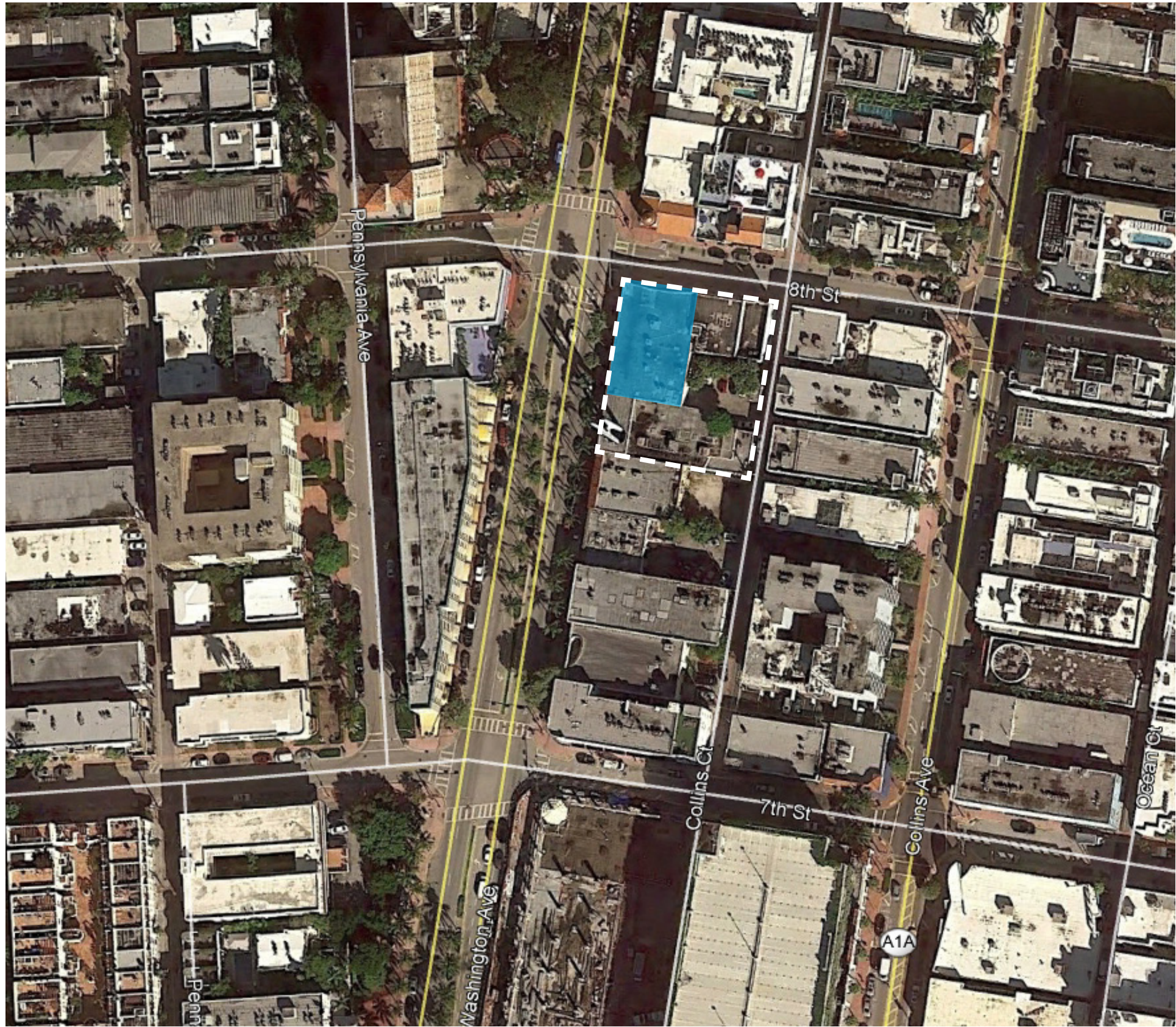
Historic Preservation Board Final Submittal

File # 19-0314 July 8th, 2019

architecture / landscape architecture
2455 SW 27th Avenue, Suite 220, Miami, FL 33145 305.310.2602

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Folio # 02-4203-004-0690

A-001 Location Plan

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	755 Washington Ave (also known as 743 Washington Ave)		
2	Board and file numbers :			
3	Folio number(s):	02-4203-004-0690		
4	Year constructed:	1957	Zoning District / Overlay:	CD-2
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	x.xx' NGVD
6	Lot Area:	19,500 sf	Lot Depth:	130'
7	Lot width:	150'		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	Commercial	Proposed use:	Commercial

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'	30'	30' to remain	
11	Number of Stories:	5	1	1 to remain	
12	FAR: 1.5	29,250 sf	18,279 sf	18,27 sf, no change	
13	Gross square footage:	N/A	18,279 sf	18,27 sf, no change	
14	Square Footage by use:	N/A	commercial 18,279 sf	commercial 18,279 sf	
15	Number of units Residential:	N/A	N/A	N/A	
16	Number of units Hotel:	N/A	N/A	N/A	
17	Number of seats:	N/A	N/A	N/A	
18	Occupancy load:	N/A	N/A	N/A	
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback:	N/A	N/A	N/A	
23	Side Setback facing street:	N/A	N/A	N/A	
24	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
25	Front Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback:	N/A	N/A	N/A	
28	Side Setback facing street:	N/A	N/A	N/A	
29	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
30	Front Setback (Washington):	0'	0' ex. to remain	0' ex. to remain	
31	Side Setback (south):	0'	0' ex. to remain	0' ex. to remain	
32	Side Setback facing street(8th):	0'	0' ex. to remain	0' ex. to remain	
33	Side Setback facing street(alley):	0'	0' ex. to remain	0' ex. to remain	
34	Rear Setback:	N/A	N/A	N/A	
	Tower:				
35	Front Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback:	N/A	N/A	N/A	
38	Side Setback facing street:	N/A	N/A	N/A	
39	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district: 7				
41	Total number of parking spaces:	0	6	6 ex. to remain	none
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	0	6	6	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
44	Parking Space Dimensions:				
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	N/A	N/A	
46	ADA Spaces:	1	1	1	
47	Tandem Spaces:	0	0	0	
48	Drive aisle width:	N/A	N/A	N/A	
49	Valet drop off and pick up:	0	0	0	
50	Loading spaces:	0	0	0	
51	Trash collection area:	N/A	N/A	N/A	
52	<u>Short-term</u> Bicycle Parking, location and Number of racks:	0	0	0	
53	<u>Long-Term</u> Bicycle Parking, location and Number of racks	0	0	0	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:				
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	N/A	
57	Total number of seats:	N/A	N/A	N/A	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Total occupant content:	N/A	N/A	N/A	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	no
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	no
64	Is this a contributing building?:	No
65	Located within a Local Historic District?:	Yes, Flamingo Park

Notes:
Please write N/A if section is Not Applicable
Any additional data must be presented in the format above

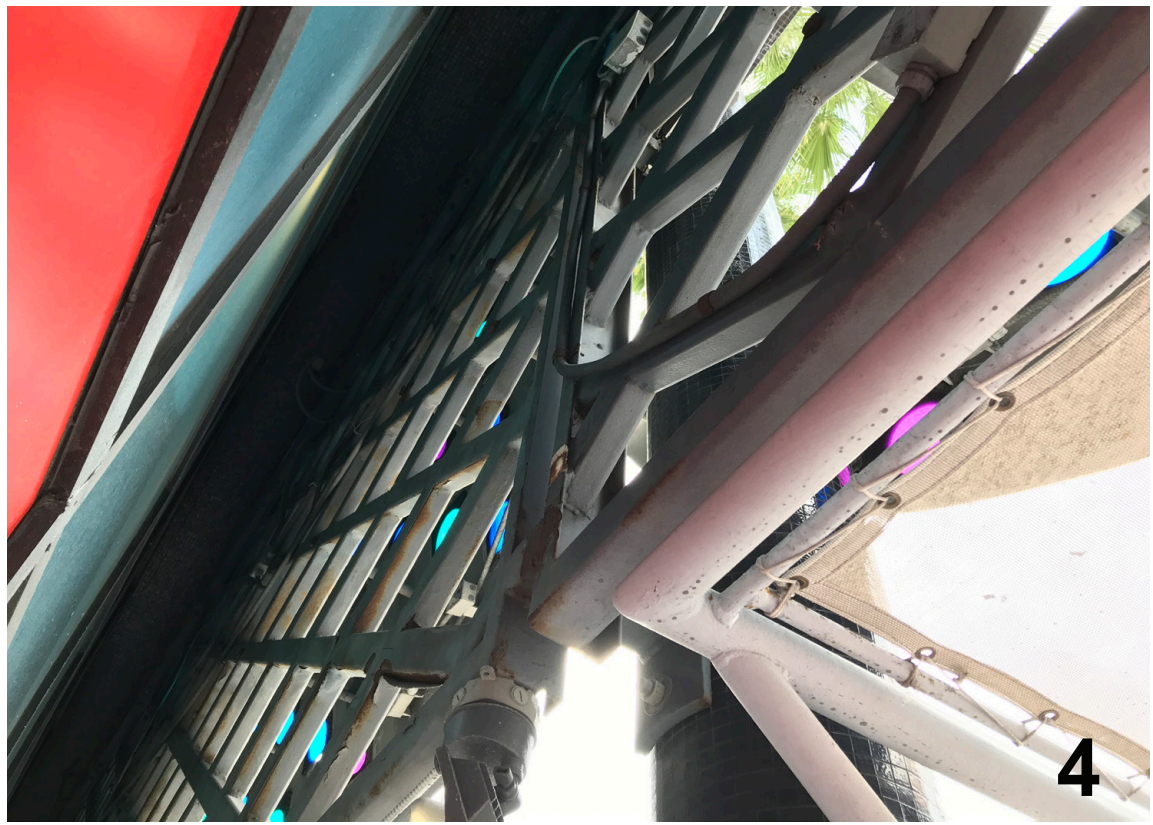


A-004 Existing Conditions: 8th Street

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A-005 Existing Conditions: Washington Avenue

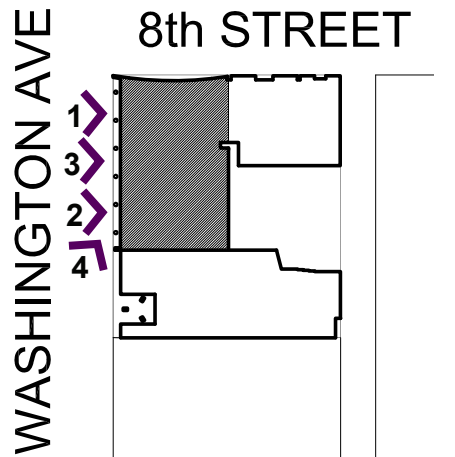
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photos dated 05/20/2019



A-006 Existing Conditions: Washington Avenue

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1



2



3

photos dated 05/20/2019



A-007 Existing Conditions: Washington Avenue

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