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COLLINS PARK HOTEL

2000 PARK AVENUE. - MIAMI BEACH - FLORIDA

HISTORIC PRESERVATION BOARD MODIFICATION
FINAL SUBMITTAL SEPTEMBER 7, 2018
SCOPE OF WORK:
Modification of HPB File 7320 to address AFTER-THE- FACT:

- Additional demolition and reconstruction of Sunking 2 building
- Courtyard compass and public interiors
- Waiver to preserve nonconforming setbacks and parking credits.
- Reconstruct porches & steps at Sunking #1



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ARCHITECT
ARTHUR MARCUS ARCHITECT, PA
1450 Lincoln Road
Miami Beach, Florida 33139
Tel: (305) 674-8945

REVISIONS / SUBMISSIONS

1227

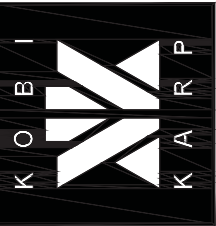
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ARCHITECTURE & INTERIOR DESIGN, INC. (K) (2018)

COLLINS PARK HOTEL
2000 PARK AVENUE
MIAMI BEACH, FLORIDA

COVER

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Lic. # AR0012578

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DRAWN BY:
CHECKED BY: KK/AD
DATE: FEBRUARY 2014

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REVISIONS / SUBMISSIONS

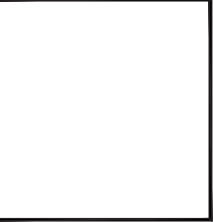
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COLLINS PARK HOTEL

2000 PARK AVENUE
MIAMI BEACH, FLORIDA

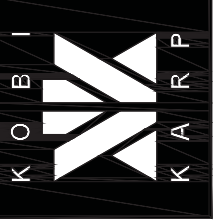
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DRAWN BY:	
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DATE:	AUGUST 20, 2018

A0.01



Collins Park Hotel - Park Avenue and 20th Street

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA


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Adams Hotel - Park Avenue and 21st Street

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA


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Gamshire - Washington Avenue and 21st Street

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA



Sunking 1 & 2 - Washington Avenue and 20th Street

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA


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ENCLOSED BAR @ INTERIOR COURTYARD - LEVEL 1

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA



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ENCLOSED ROOFTOP BAR @ THE GAMSHIRE - LEVEL 3

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA



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ENCLOSED ROOFTOP BAR @ THE SUNKING #2 - LEVEL 5

COLLINS PARK HOTEL
2000 PARK AVENUE, MIAMI BEACH, FLORIDA


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PROJECT DATA

LEGAL DESCRIPTION

THAT CERTAIN LOT SITUATED IN THE CITY OF MIAMI BEACH, COUNTY OF MIAMI DADE, STATE OF FLORIDA, AND KNOWN AS BEING A PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS "G, H, J & K", AND OTHER LANDS OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G", WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) WITH THE NORTHERLY LINE OF 20TH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET, THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) A DISTANCE OF 125 FEET, THENCE SOUTHEASTERLY IN A LINE PARALLEL WITH THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) A DISTANCE OF 125 FEET TO A POINT OF BEGINNING, BEING A LOT 100 FEET IN WIDTH ON 20TH STREET, WITH A DEPTH OF 125 FEET. FOLIO: 02-3234-016-0000 & 02-3234-016-0000

PROPERTY ADDRESS: 425 & 435 20th ST MIAMI BEACH FL 33139

PARCEL D:

THAT PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS G, H, J, K, AND OTHER LANDS OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G", WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE WITH THE NORTHERLY LINE OF TWENTYETH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF TWENTYETH STREET, A DISTANCE OF 125 FEET; THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET, THENCE SOUTHEASTERLY IN A LINE DRAWN WITH THE NORTHERLY LINE OF TWENTYETH STREET, A DISTANCE OF 125 FEET TO THE WESTERLY LINE OF SHERIDAN AVENUE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING.

ALSO KNOWN AS:

THAT CERTAIN TRACT OF LAND 125 FEET SQUARE IN THE SOUTHWEST CORNER OF BLOCK "G" OF RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK "G", AS AFORESAID THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY LINE OF PARK AVENUE FOR A DISTANCE OF 125 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID BLOCK "G" FOR A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID BLOCK "G", FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

THE SOUTH 125 FEET OF THE EAST 125 FEET OF BLOCK "G" OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT PROPERTY RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. FOLIO: 02-3234-016-0030

PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH FL 33139

PARCEL E:

BEGIN AT THE NORTHEAST CORNER OF BLOCK "G", AS SHOWN ON PLAT OF OCEAN FRONT BLOCKS G, H, J, K, AND TRIANGULAR TRACT, A RESUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 102, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SHERIDAN AVENUE 125 FEET TO A POINT, THENCE RUN IN A NORTHWESTERLY DIRECTION AND PARALLEL TO THE SOUTH LINE OF 20TH STREET 125 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE WESTERLY SIDE OF SHERIDAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF 21ST STREET, 125 FEET TO A POINT OF BEGINNING.

FOLIO: 02-3234-016-0010

PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH FL 33139

AT THE NORTHEAST CORNER OF BLOCK "G", AS SHOWN ON A PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 55.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE GAM SHIRE APARTMENT BUILDING PROPERTY; THENCE RUN SOUTH 19 DEGREES 57 MINUTES 10.8 SECONDS WEST ALONG THE ABOVE REFERENCE DIVIDING LINE A DISTANCE OF 124.91 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 49.4 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.8 SECONDS EAST ALONG SAID DIVIDING LINE A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.).

AND

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G", AS SHOWN ON THE PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, AS SAID STREET IS SHOWN ON THE ABOVE REFERENCED PLAT, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID POINT OF BEGINNING (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 74.791 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE HAVING A RADIUS OF 15.00 FEET AND BEING CONVEX SOUTHEASTERLY; THENCE RUN WESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111 DEGREES 56 MINUTES 30 SECONDS, A DISTANCE OF 29.398 FEET TO THE POINT OF TANGENCY (P.T.), SAID POINT OF TANGENCY (P.T.) BEING ON THE

EASTERLY LINE OF MIAMI AVENUE, NOW WASHINGTON AVENUE; THENCE RUN SOUTH 01 DEGREE 59 MINUTES 19.4 SECONDS EAST ALONG THE EASTERLY LINE OF WASHINGTON AVENUE, A DISTANCE OF 112.45 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 49.4 SECONDS EAST, A DISTANCE OF 40.868 FEET TO A POINT ON THE DIVIDING LINE BETWEEN GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT BUILDING PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.8 SECONDS EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.).

FOLIO: 02-3234-016-0070

PROPERTY ADDRESS: 430 21st ST & 2039 WASHINGTON AVE MIAMI BEACH FL 33139

PARCEL F:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK 6, PAGE 102 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET 125 FEET TO THE POINT OF BEGINNING;

THENCE RUN SOUTHWESTERLY AND PARALLEL TO SHERIDAN AVENUE, 124.91 FEET TO A POINT; THENCE RUN NORTHWESTERLY AND PARALLEL TO THE SOUTHERLY SIDE OF 21ST STREET, 100 FEET TO A POINT; THENCE RUN NORTHEASTERLY AND PARALLEL TO THE EASTERLY SIDE OF SHERIDAN AVENUE, 124.91 FEET TO A POINT ON THE SOUTHERLY LINE OF 21ST STREET; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET, 100 FEET TO THE POINT OF BEGINNING. FOLIO: 02-3234-016-0040

PROPERTY ADDRESS: 430 21st ST MIAMI BEACH FL 33139

SITE PLAN INFORMATION

ZONING DESIGNATION: RM-2
FLOOD ZONE: AE-8
TYPE OF OCCUPANCY: HOTEL/RESIDENTIAL
NET LOT AREA: 72,125 SF (1.691 ACRES)

BASE FAR

BASE F.A.R. = 2.0

FLOOR AREA RATIO

	ALLOWED	PROVIDED	
2.0 X 72,125 SF	144,250 SF	85,625 SF	Existing
		57,964 SF	New Construction
Total		144,204 SF	

EXISTING STRUCTURES

ADAMS HOTEL

COLLINS PARK

SUNKING #2

SUNKING #1

GAMSHIRE

LORD CHARLES

TYLER

NEW STRUCTURES

NEW 5 STORIES BUILDING

TYLER PENTHOUSE ADDITION

ADAMS PENTHOUSE ADDITION

COLLINS PARK PENTHOUSE ADDITION

SUNKING #2 PENTHOUSE ADDITION

SUNKING #2 NEW CONSTRUCTION

SUNKING #1 PENTHOUSE ADDITION

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (EAST):	20'-0"	10'-1"
FRONT (NORTH):	20'-0"	10'-0"
FRONT (EAST):	20'-0"	10'-0"
FRONT (SOUTH):	20'-0"	10'-1"
FRONT (SOUTH):	20'-0"	28'-11"
SIDE, INTERIOR:	18'-0" (8% of 225'-0" - lot width)	5'-4"
FRONT (WEST):	20'-0"	10'-4"
FRONT (NORTH):	20'-0"	10'-0"
SIDE, INTERIOR:	10'-0" (8% of 125'-0" - lot width)	5'-4"
FRONT (NORTH):	20'-0"	10'-0"
FRONT (NORTH):	20'-0"	11'-6"

	REQUIRED	PROVIDED
FRONT (WEST):	20'-0"	28'-8"
FRONT (NORTH):	20'-0"	56'-5"
SIDE, INTERIOR:	10'-0" (8% of 125'-0" - lot width)	12'-6"
FRONT:	20'-0"	36'-6"
FRONT (EAST):	20'-0"	34'-2"
FRONT NORTH:	20'-0"	33'-7"
FRONT (EAST):	20'-0"	34'-2"
FRONT (SOUTH):	20'-0"	34'-3"
FRONT (SOUTH):	20'-0"	33'-10"
FRONT (SOUTH):	20'-0"	53'-2"
FRONT (SOUTH):	20'-0"	28'-11"
SIDE, INTERIOR:	18'-0" (8% of 225'-0" - lot width)	5'-4" VARIANCE APPROVED

BUILDING HEIGHT

ALLOWED	PROVIDED
5 STORIES	50'-0" 5 STORIES

PARKING REQUIRED

HOTEL ROOMS		
IN EXISTING STRUCTURE	190 =	NO PARKING REQUIRED
IN NEW STRUCTURE	103 =	53 PARKING SPACES REQUIRED
HOTEL ACCESSORIES		
RESTAURANT - BAR - LOUNGE	(317 SEATS - 152.5) / 4 =	39 PARKING SPACES REQUIRED
TOTAL =		92 PARKING SPACES REQUIRED

PARKING PROVIDED

LEVEL BASEMENT	35 SPACES VALET LIFTS
	1 SPACE VALET
TOTAL	71 SPACES PROVIDED *

*21 PARKING SPACES TO BE PAID BY FEE IN LIEU OF PROVIDING THE REQUIRED PARKING

PREVIOUSLY APPROVED

REVISIONS / SUBMISSIONS		
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COLLINS PARK HOTEL

2000 PARK AVENUE

MIAMI BEACH, FLORIDA

PROJECT DATA

KOBİ KARP
Lic. # AR0012578

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INTERIOR DESIGN
PLANNING

AIA ASID NCARB

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K O B İ K A R P

DRAWN BY:	
CHECKED BY:	KKALD
DATE:	FEBRUARY 2014

A.002

PROJECT DATA

LEGAL DESCRIPTION

THAT CERTAIN LOT SITUATED IN THE CITY OF MIAMI BEACH, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND KNOWN AS BEING A PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS "G, H, J, K," AND OTHER LANDS OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G" WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) WITH THE NORTHERLY LINE OF 20TH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY IN A LINE PARALLEL WITH THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) A DISTANCE OF 125 FEET TO A POINT OF BEGINNING, BEING A LOT 100 FEET IN WIDTH ON 20TH STREET WITH A DEPTH OF 125 FEET.

PARCEL D: 02-23416-000 & 02-23416-000
PROPERTY ADDRESS: 425 & 435 2nd ST MIAMI BEACH FL 33139

THAT PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS G, H, J, K, AND OTHER LANDS OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G" WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE WITH THE NORTHERLY LINE OF TWENTIETH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF TWENTIETH STREET, A DISTANCE OF 125 FEET; THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY IN A LINE DRAWN WITH THE NORTHERLY LINE OF TWENTIETH STREET, A DISTANCE OF 125 FEET TO THE WESTERLY LINE OF SHERIDAN AVENUE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING.

ALSO KNOWN AS:

THAT CERTAIN TRACT OF LAND 125 FEET SQUARE IN THE SOUTHEAST CORNER OF BLOCK "G" OF RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK "G" AS AFORESAID THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY LINE OF PARK AVENUE FOR A DISTANCE OF 125 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID BLOCK "G" FOR A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID BLOCK "G", FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

THE SOUTH 125 FEET OF THE EAST 125 FEET OF BLOCK "G" OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT PROPERTY RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL M: 02-23416-000
PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH FL 33139

BEGINNING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON A PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SHERIDAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION AND PARALLEL TO THE SOUTH LINE OF 20TH STREET 125 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE WESTERLY SIDE OF SHERIDAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF 21ST STREET, 125 FEET TO A POINT OF BEGINNING.

PARCEL N: 02-23416-000
PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH FL 33139

AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON A PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 48.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 48.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 55.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE GAM SHIRE APARTMENT BUILDING PROPERTY; THENCE RUN SOUTH 19 DEGREES 57 MINUTES 10.8 SECONDS WEST ALONG THE ABOVE REFERENCE DIVIDING LINE, A DISTANCE OF 124.91 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 48.4 SECONDS EAST TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.8 SECONDS EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.) AND

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON THE PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 48.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, AS SAID STREET IS SHOWN ON THE ABOVE REFERENCED PLAT, A DISTANCE OF 288.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID POINT OF BEGINNING (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 48.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 74.791 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE HAVING A RADIUS OF 15.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111 DEGREES 56 MINUTES 30 SECONDS, A DISTANCE OF 29.306 FEET TO THE POINT OF TANGENCY (P.T.), SAID POINT OF TANGENCY (P.T.) BEING ON THE EASTERLY LINE OF MIAMI AVENUE, NOW WASHINGTON AVENUE; THENCE RUN SOUTH 01 DEGREE 59 MINUTES 19.4 SECONDS EAST ALONG THE EASTERLY LINE OF WASHINGTON AVENUE, A DISTANCE OF 112.44 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 48.4 SECONDS EAST, A DISTANCE OF 48.866 FEET TO A POINT ON THE DIVIDING LINE BETWEEN GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT BUILDING PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.8 SECONDS EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.).

PARCEL V: 02-23416-000
PROPERTY ADDRESS: 450 21st ST & 2003 WASHINGTON AVE MIAMI BEACH FL 33139

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET 125 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY AND PARALLEL TO SHERIDAN AVENUE, 124.91 FEET TO A POINT; THENCE RUN NORTHWESTERLY AND PARALLEL TO THE SOUTHERLY SIDE OF 21ST STREET, 180 FEET TO A POINT; THENCE RUN NORTHEASTERLY AND PARALLEL TO THE EASTERLY SIDE OF SHERIDAN AVENUE, 124.91 FEET TO A POINT ON THE SOUTHERLY LINE OF 21ST STREET; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET, 100 FEET TO THE POINT OF BEGINNING, FOLIO: 02-23416-000

PROPERTY ADDRESS: 430 21st St MIAMI BEACH, FL 33139

SITE PLAN INFORMATION

ZONING DESIGNATION: RM-2
FLOOD ZONE: AE-8
TYPE OF OCCUPANCY: HOTEL/RESIDENTIAL
NET LOT AREA: 72,125 SF (1.691 ACRES)

BASE FAR

BASE F.A.R. = 2.0

FLOOR AREA RATIO

	ALLOWED	PROVIDED
2.0 X 72,125 SF	144,250 SF	81,541 SF Existing 62,473 SF New Construction
		Total 144,014 SF
		F.A.R. Number from approved Master permit B1306543

EXISTING STRUCTURES

ADAMS HOTEL

COLLINS PARK

SUNKING #2

SUNKING #1

GAMSHIRE

LORD CHARLES

TYLER

NEW STRUCTURES

NEW 5 STORIES BUILDING

TYLER PENTHOUSE ADDITION

ADAMS PENTHOUSE ADDITION

COLLINS PARK PENTHOUSE ADDITION

SUNKING #2 PENTHOUSE ADDITION

SUNKING #2 NEW CONSTRUCTION

SUNKING #1 PENTHOUSE ADDITION

BUILDING HEIGHT

ALLOWED
5 STORIES

PROVIDED
50'-0"
5 STORIES

PARKING REQUIRED

HOTEL ROOMS

IN EXISTING STRUCTURE 190 =
IN NEW STRUCTURE 103 =

NO PARKING REQUIRED
53 PARKING SPACES REQUIRED

HOTEL ACCESSORIES

RESTAURANT - BAR - LOUNGE (317 SEATS - 152.5) / 4 =

39 PARKING SPACES REQUIRED

TOTAL = 92 PARKING SPACES REQUIRED

PARKING PROVIDED

LEVEL BASEMENT

35 SPACES VALET LIFTS
1 SPACE VALET

TOTAL

71 SPACES PROVIDED *

*21 PARKING SPACES TO BE PAID BY FEE IN LIEU OF PROVIDING THE REQUIRED PARKING

WAIVER REQUESTS, AS APPLICABLE, TO PRESERVE NONCONFORMING SETBACKS AND PARKING CREDITS

PROPOSED

REVISIONS / SUBMISSIONS

1227

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COLLINS PARK HOTEL

2000 PARK AVENUE
MIAMI BEACH, FLORIDA

PROJECT DATA

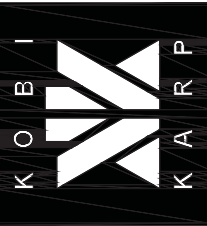
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ARCHITECTURE
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PLANNING

AIA ASID NCARB

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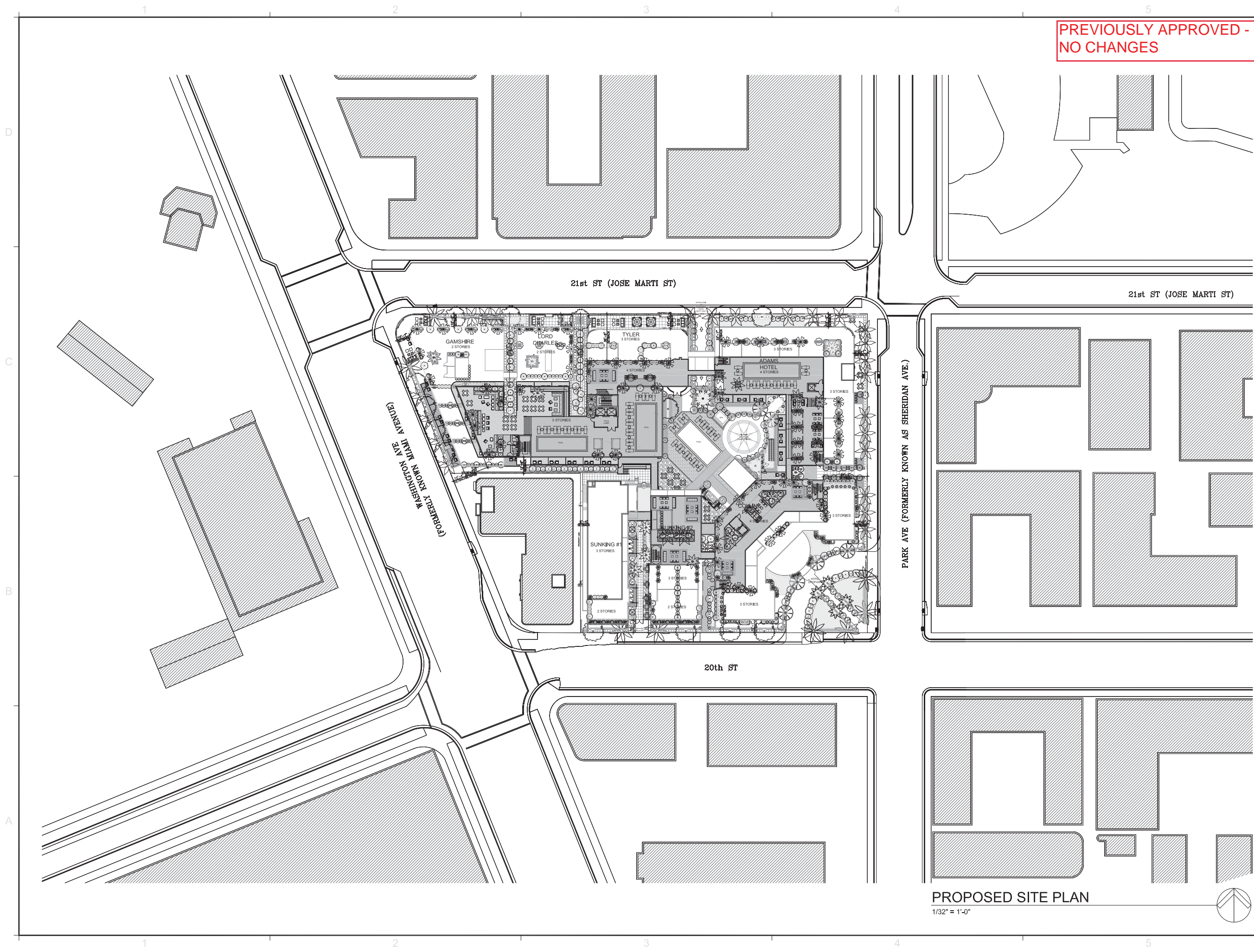


DRAWN BY:

CHECKED BY: KKAID

DATE: AUGUST 20, 2018

A.002



PREVIOUSLY APPROVED -
NO CHANGES

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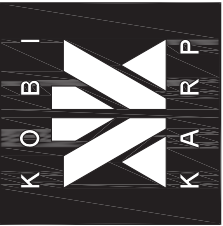
PROPOSED SITE PLAN

FLOOR PLAN

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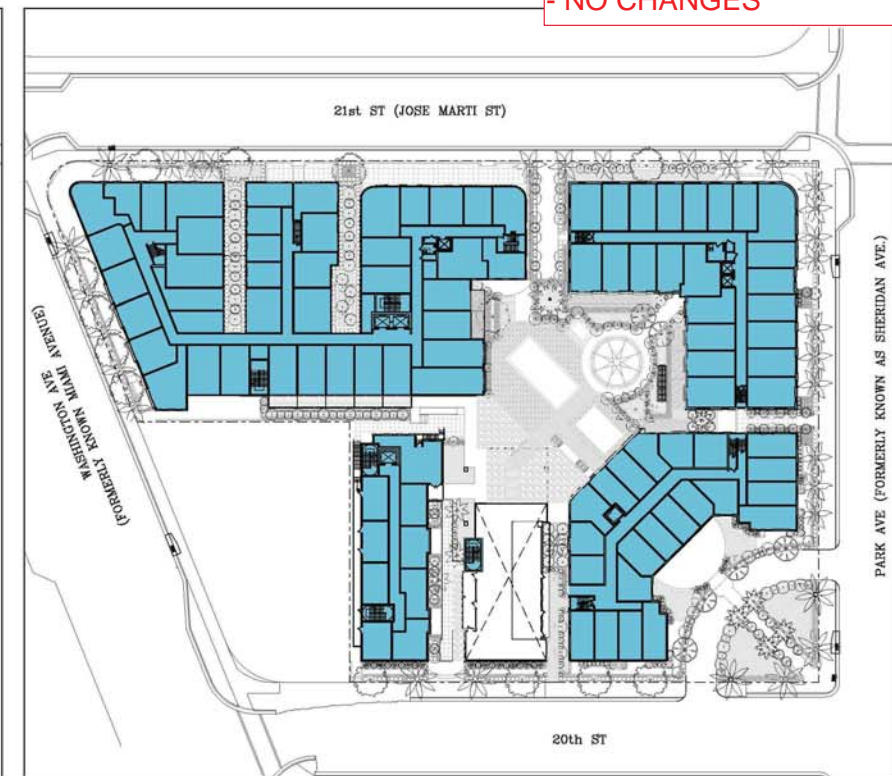
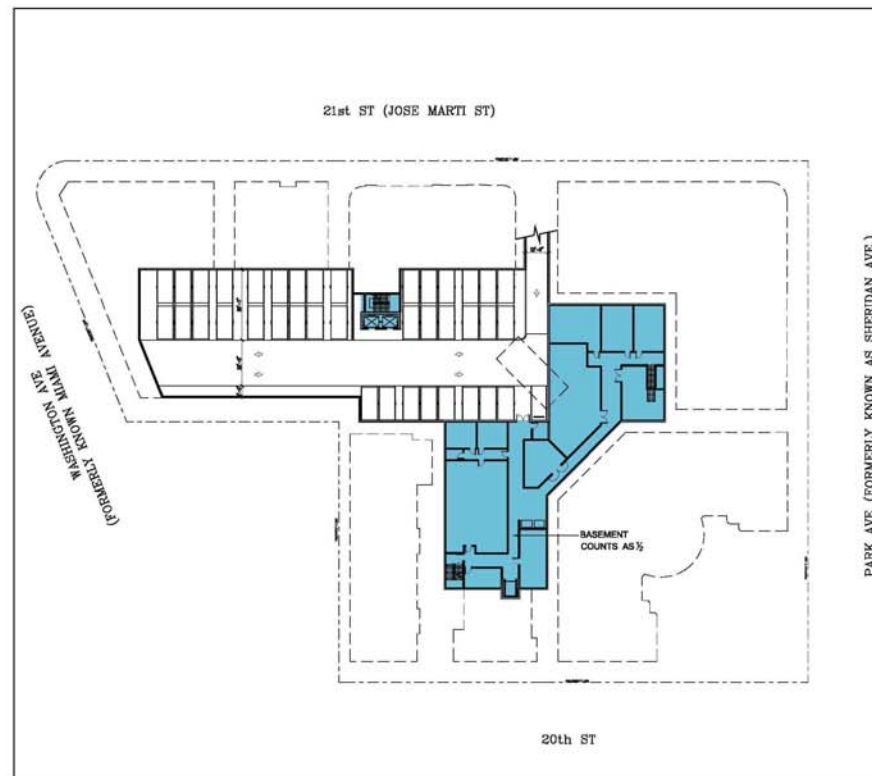


DRAWN BY:
CHECKED BY: KKAID
DATE: AUGUST 2012

A.003

PROPOSED SITE PLAN

1/32" = 1'-0"



FLOOR AREA CALCULATIONS	
SHADED AREAS DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.	
Floor:	F.A.R. (S.F.)
Level 0 - Basement	3,938
Level 1 - Lobby & Units	41,865
Level 2 - Units	37,616
Level 3 - Units	32,980
Level 4 - Units & Penthouses	18,723
Level 5 - Units & Pool Deck 01	8,108
Level 6 - Pool Deck 02	780
Total Floor Area	144,014

PREVIOUSLY APPROVED
- NO CHANGES

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COLLINS PARK HOTEL

2000 PARK AVENUE
MIAMI BEACH, FLORIDA

FAR CALCULATIONS

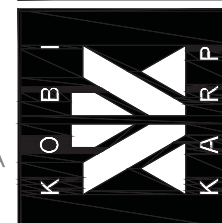
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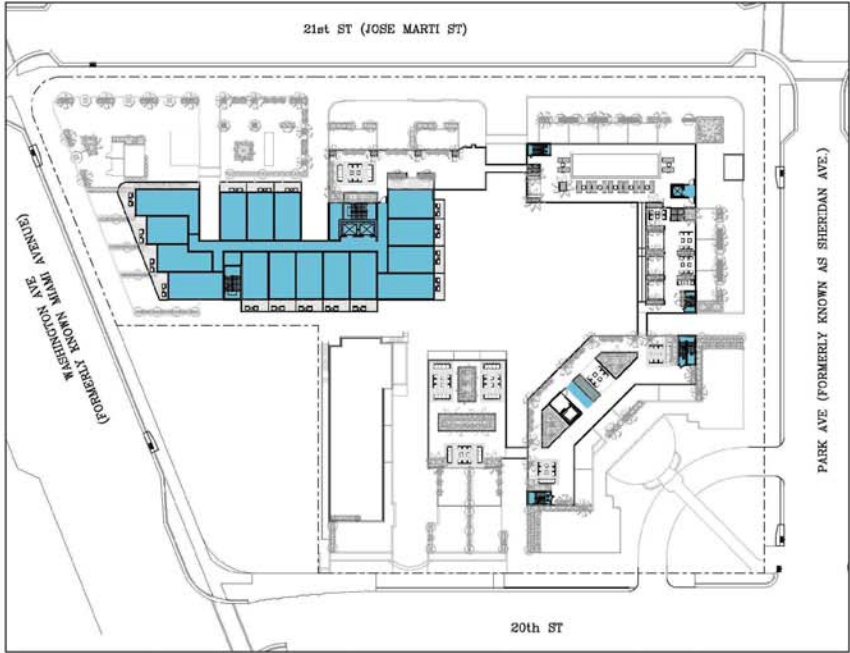
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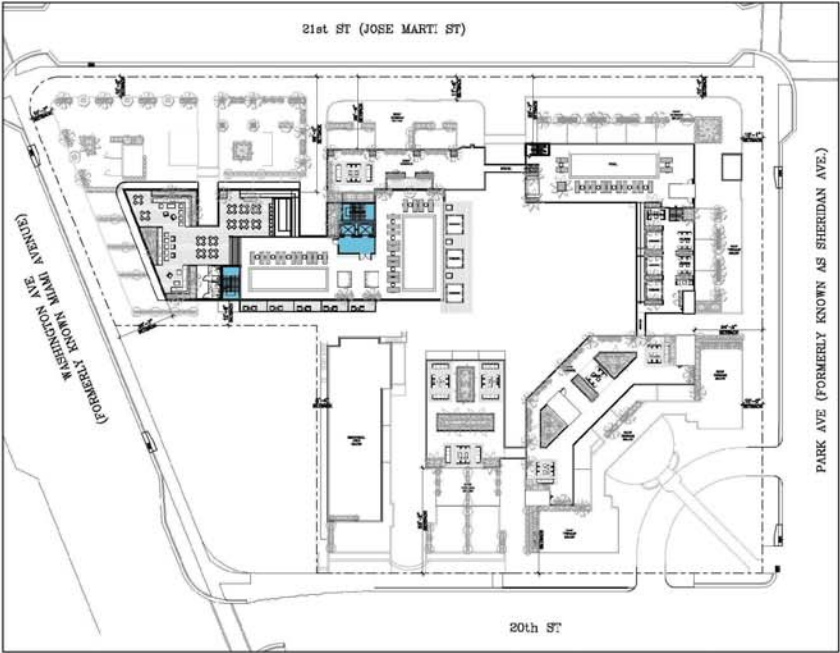
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DATE:	AUGUST 20, 2018

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PREVIOUSLY APPROVED
- NO CHANGES



PROPOSED LEVEL 5 - UNITS & POOL DECK 01
N.T.S.



PROPOSED LEVEL 6 - POOL DECK 02
N.T.S.

FLOOR AREA CALCULATIONS	
SHADED AREAS DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.	
Floor:	F.A.R. (S.F.)
Level 0 - Basement	3,938
Level 1 - Lobby & Units	41,869
Level 2 - Units	37,616
Level 3 - Units	32,980
Level 4 - Units & Penthouses	18,723
Level 5 - Units & Pool Deck 01	8,108
Level 6 - Pool Deck 02	780
Total Floor Area	144,014

REVISIONS / SUBMISSIONS

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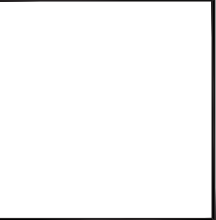
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COLLINS PARK HOTEL

2000 PARK AVENUE

MIAMI BEACH, FLORIDA

FAR CALCULATIONS



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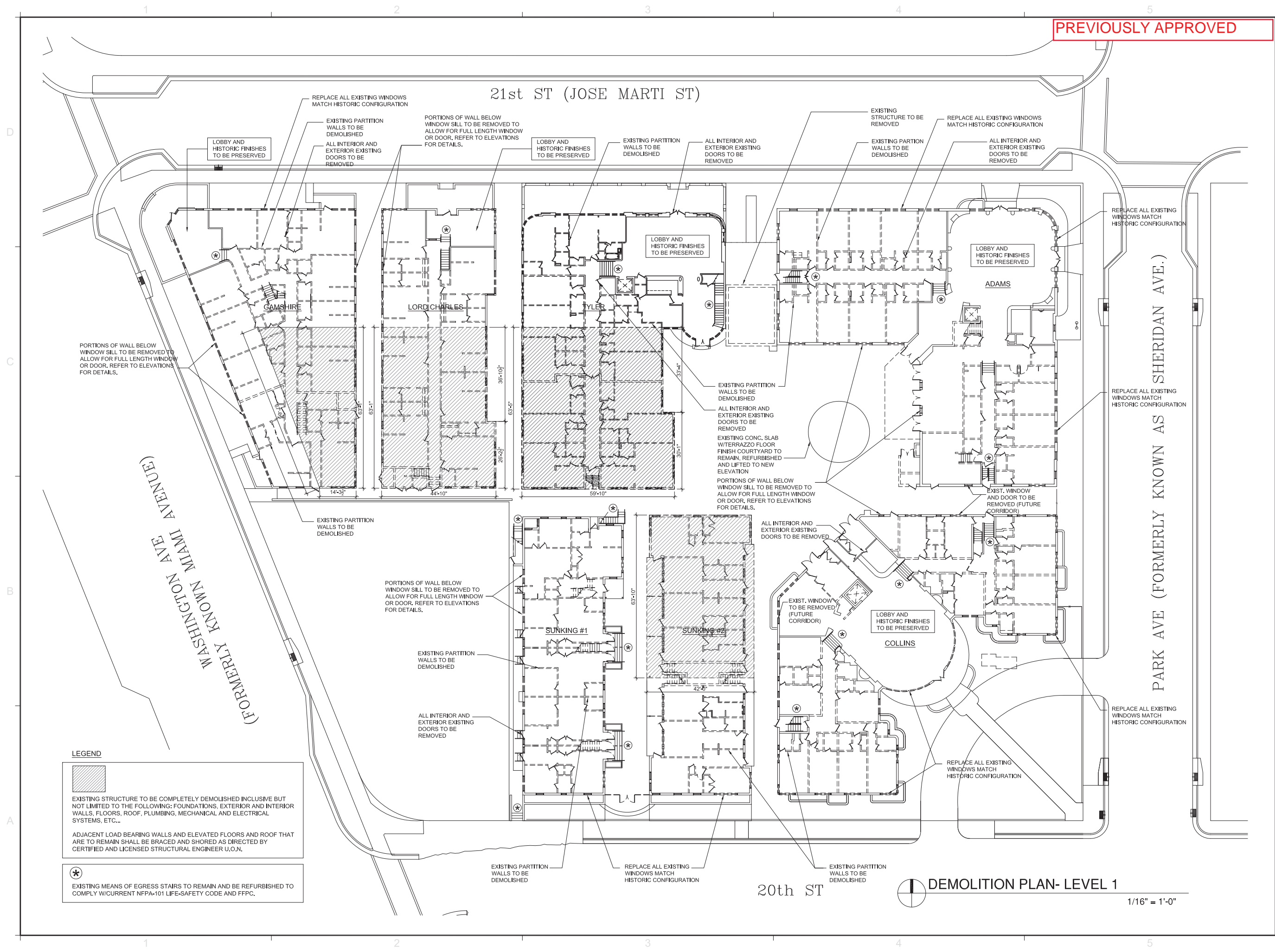
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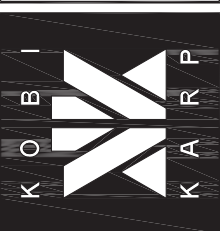
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2000 PARK AVENUE
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DEMOLITION PLAN
GROUND LEVEL

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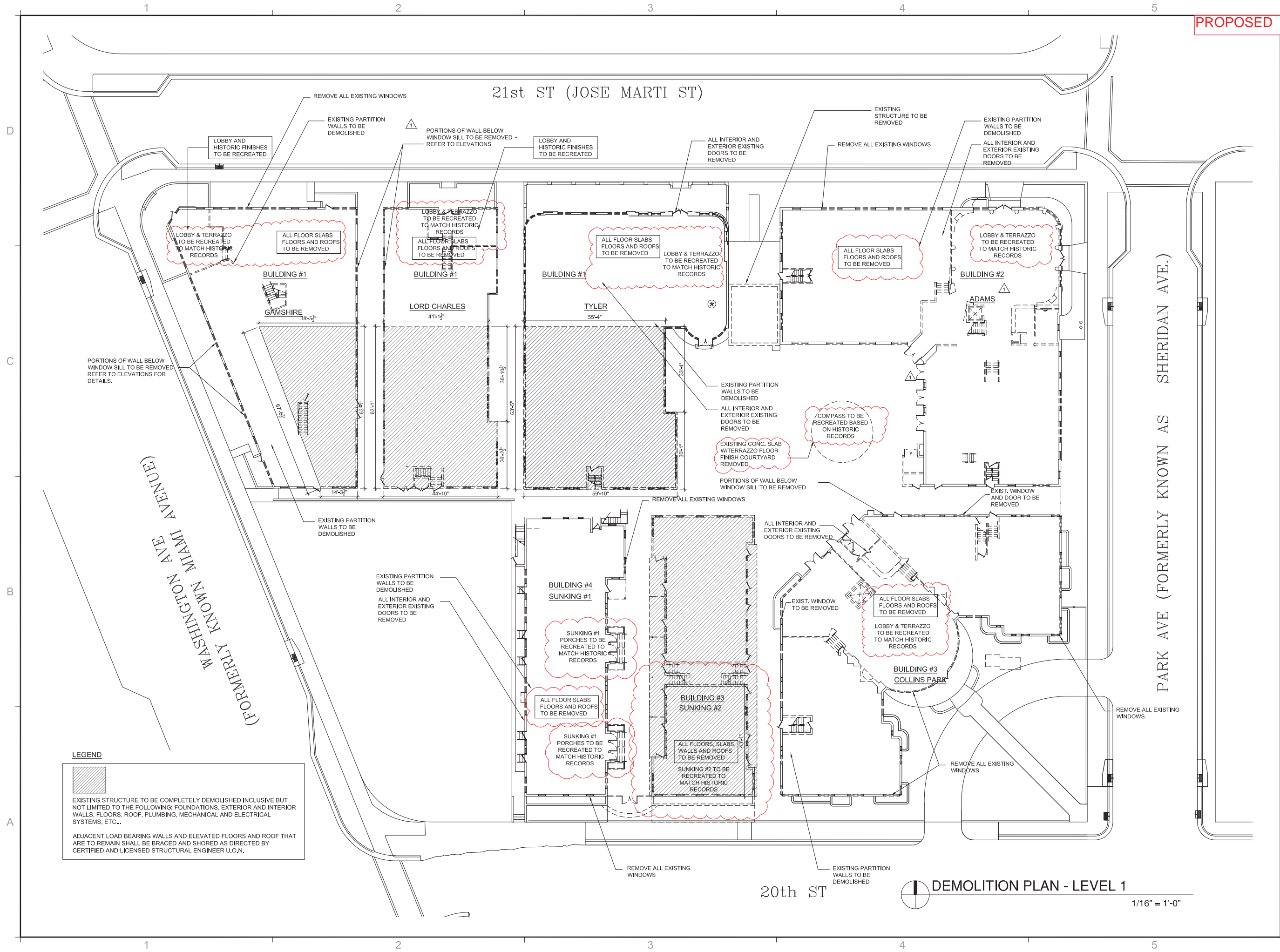
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DATE: 04/20/2012

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COLLINS PARK HOTEL

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MIAMI BEACH, FLORIDA

DEMOLITION PLAN

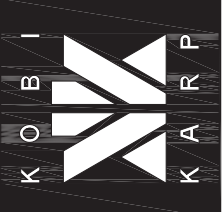
LEVEL 1

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