



# Planning Board



**FINAL SUBMISSION**  
 3rd of January, 2017  
 915 Washington Avenue  
 Miami Beach, FL

- Scope of Work
- Addition of a 7 story hotel tower at the eastern side of the property
  - Partial demolition of the existing buildings
  - New amenities deck, landscape design and courtyard (ground level, 2nd level and roof top)
  - Complete renovation of the existing retail buildings to include:
    - Renovation to existing historic facade
    - Replacement of all existing windows and storefront systems
    - Concrete and stucco repairs if needed

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<p>1611</p>  <p>915 Washington Avenue Miami Beach, FL 33139</p>	<p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue New York, NY 10022 O: 212.616.9969</p>	<p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West New York, NY 10003 O: 212.463.0334</p>	<p>LANDSCAPE DESIGNER</p> <p><b>NATURAFICIAL</b></p> <p>P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341</p>	<p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street New York, NY 10001 O: 212.674.6500</p>	<p><b>KOBI KARP</b></p>  <p>ARCHITECTURE INTERIOR DESIGN PLANNING</p>	<p>2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766</p> <p>AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM</p>	<p>Historic Preservation and Planning Board Submission</p> <p>01-03-2017</p> <h1>COVER SHEET</h1>
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**ARCHITECTURE**

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Historic Preservation and Planning Board Submission

**INDEX**

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01-03-2017

**A 0.01**

# 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 6/20/16			
1	Address:	915-947-955 WASHINGTON AVENUE, Miami Beach, FL 33139-2412		
2	Board and File numbers:			
3	Folio number(s):	02-3234-008-1400   02-3234-008-1410   02-3234-008- 1420		
4	Year constructed:	1936	Zoning District:	CD-2 : GROUND/PEDESTAL
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NG	6.15 NGVD   6'-1-13/16"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	915 = 26,000, 947 = 6,500, 955 = 6,500 39,000 SF TOTAL
7	Lot Width	300'-0"	Lot Depth:	130'-0"
8	Minimum Unit Size	170 SF	Average Unit Size:	N/A
9	Existing User	COMMERCIAL	Proposed Use:	HOTEL / RETAIL / RESTAURANT

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	16'-1 1/2"	74'-6"	-
11	Number of Stories	7 STORIES	1	7 STORIES	-
12	FAR 2.0	78,000 SF	31,172 SF	77,787 SF	-
13	Gross Square Footage	N/A	31,172 SF	77,787 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	0	204	-
17	Number of Seats	N/A	N/A	756	-
18	Occupancy Load	N/A	N/A	1305	-

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>At Ground Level:</b>					
19	Front Setback (West):	0'-0"	0'-0"	0'-0"	-
20	Side Setback (North):	0'-0"	0'-0"	0'-0"	-
21	Side Setback (South):	0'-0"	0'-0"	0'-0"	-
22	Rear Setback (East):	0'-0"	0'-0"	16'-10"	-
<b>Above Ground Level up to 35'-0" (Level 2):</b>					
23	Front Setback (West):	15'-0"	N/A	17'-11"	-
24	Side Setback (North):	0'-0"	N/A	24'-0"	-
25	Side Setback (South):	0'-0"	N/A	24'-0"	-
26	Rear Setback (East):	13'-0"	N/A	16'-10"	-
<b>Levels 3-7</b>					
27	Front Setback (West):	30'-0"	N/A	63'-7"	-
28	Side Setback (North):	24'-0"	N/A	24'-0"	-
29	Side Setback (South):	24'-0"	N/A	55'-3"	-
30	Rear Setback (East):	13'-0"	N/A	14'-4"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	7	7	7	-
32	Total # of parking spaces	34	0	9	25 (fee in lieu of parking to be paid)
33	# of parking spaces per use (Provide a separate chart for a breakdown)	SEE CHART PROVIDED	N/A	9	-
34	Valet Drop off and pick up	15'	N/A	42'-8"	-
35	Loading zones and Trash collection areas	6	N/A	6 ONSITE	-
36	Bike Racks	25	N/A	25	-

37	Is this a contributing building?	YES
38	Located within a Local Historic District?	YES

Notes: If not applicable write N/A  
All other data information may be required and presented like the above format.  
\* SEE PARKING REQUIREMENTS (A)

915 WASHINGTON PARKING REQUIREMENTS 8/26/16						
USE	# OF ROOMS	EXISTING SF	NEW SF	# SEATS IN EXISTING	# SEATS IN NEW CONST	PARKING REQUIRED
HOTEL	202					0
<b>RESTAURANT (7,530 SF)</b>						
EXISTING AREA		7530		234		0
BAR 2ND LEVEL DECK 1/4 SEATS					156	39
<b>COURTYARD DINING (1,870 SF)</b>						
EXISTING AREA 1/4 SEATS		1870	0	46		0
<b>HOTEL LOBBY BAR</b>						
EXISTING AREA		1600		101		0
<b>RETAIL (1,335 SF)</b>						
EXISTING AREA		1335				0
<b>RESTAURANT (3,000sf)</b>						
EXISTING AREA		3,000		100		0
<b>ROOFTOP BAR 1/4 SEATS</b>						
					80	20
SUB-TOTAL				481	236	59
				<b>717</b>		<b>59</b>

PARKING CREDIT:						
						* SUBJECT TO HPB APPROVAL OF PARKING CREDITS
1 SEAT / 2 HOTEL UNITS				102		25.5
TOTAL						33.5
						<b>34</b>

PARKING LOCATED ON SITE

9

FAR CALCULATIONS			GROSS
LEVEL	AREA	EXISTING	
1	20,549 SF	9,869 SF	25,345 SF
2	10,619 SF		30,656 SF
3	9,056 SF		9,056 SF
4	9,056 SF		9,056 SF
5	9,056 SF		9,056 SF
6	9,056 SF		9,056 SF
7	9,056 SF		9,056 SF
ROOF TOP	1,332 SF		9,056 SF
<b>TOTAL</b>	<b>77,780 SF</b>		<b>110,337 SF</b>

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Historic Preservation and Planning Board Submission

**DATA**

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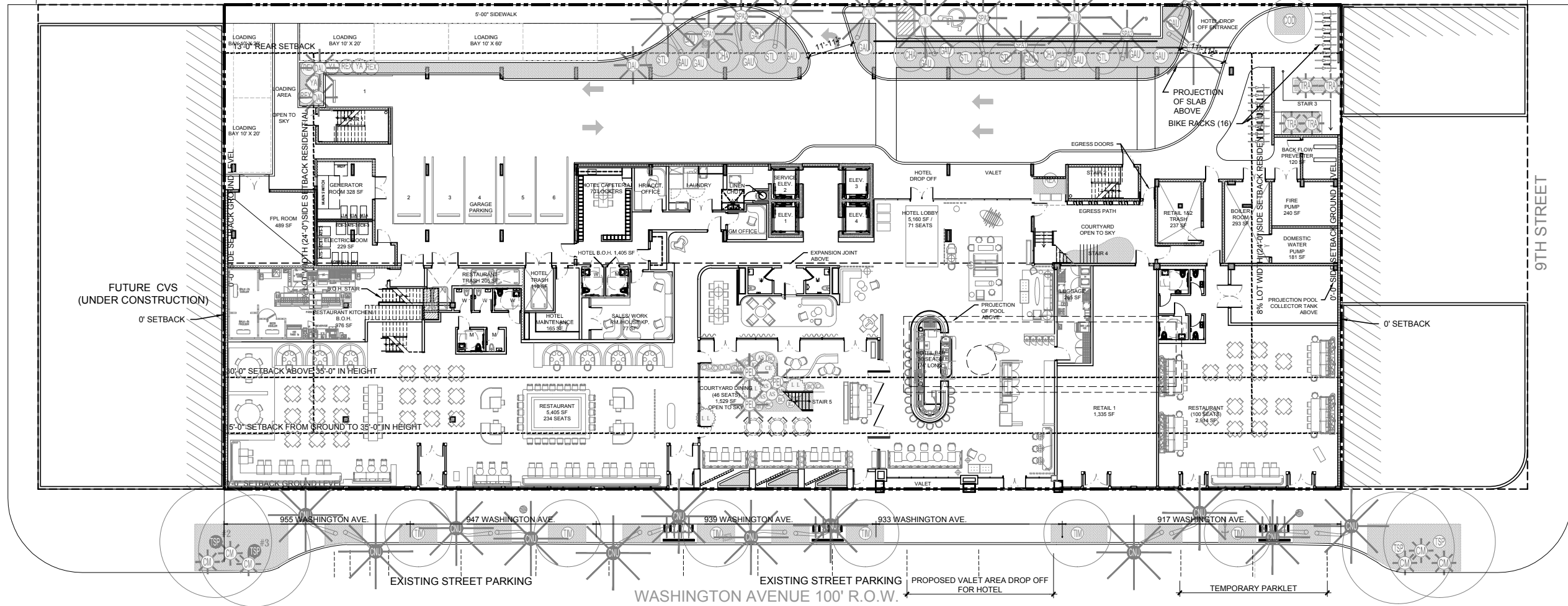
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**A 0.02**

EXISTING BUILDING

EXISTING BUILDING

COLLINS COURT 20' R.O.W.



9TH STREET

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**SITEPLAN**

SCALE : 1/32" = 1'-0"

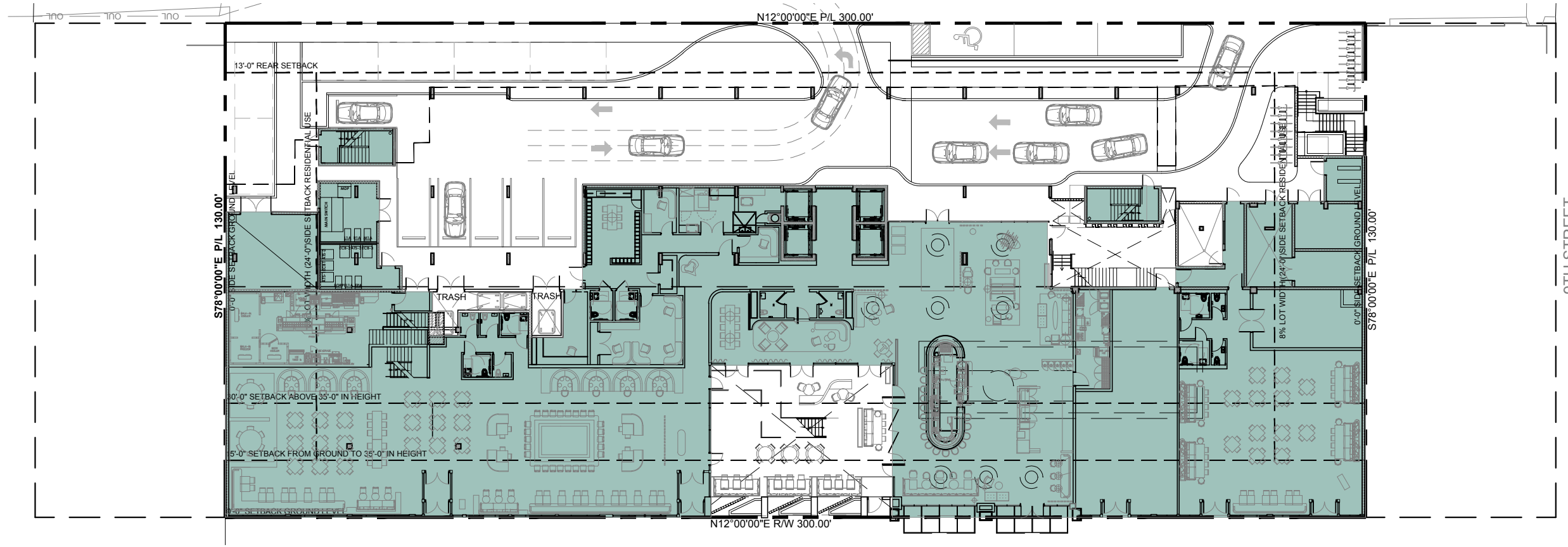
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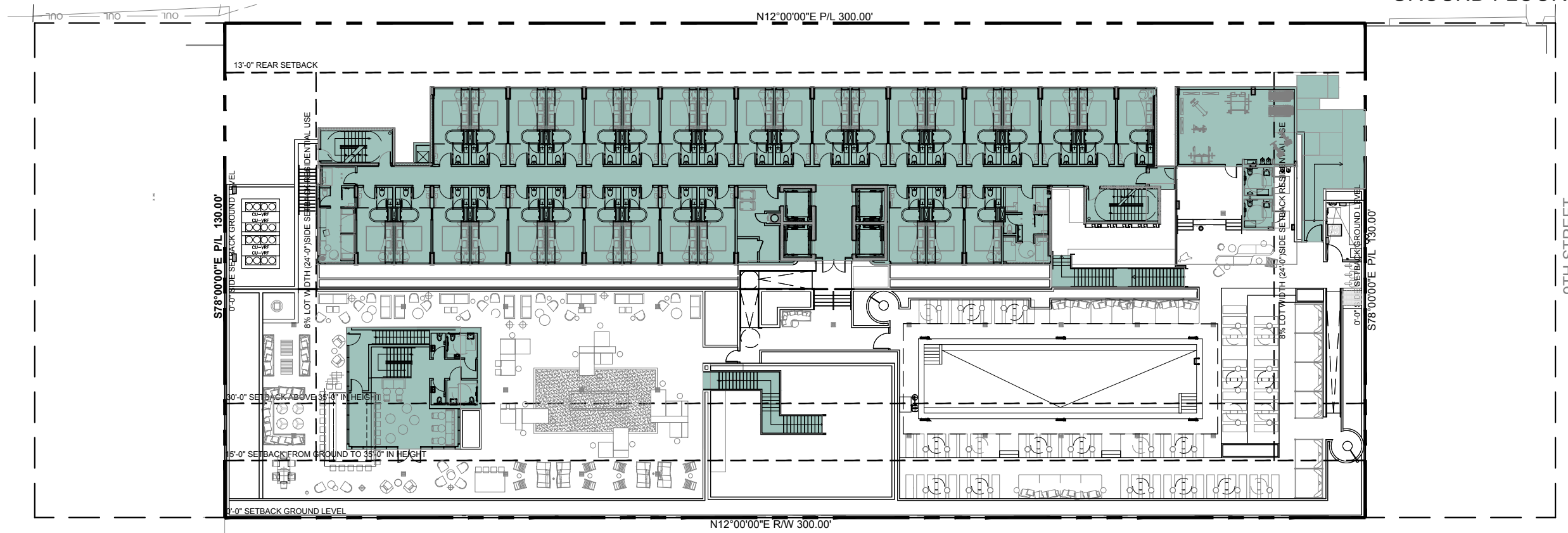
10th STREET



9TH STREET

GROUND FLOOR PLAN FAR

10th STREET



9TH STREET

SECOND FLOOR PLAN FAR

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**FAR CALCULATIONS**

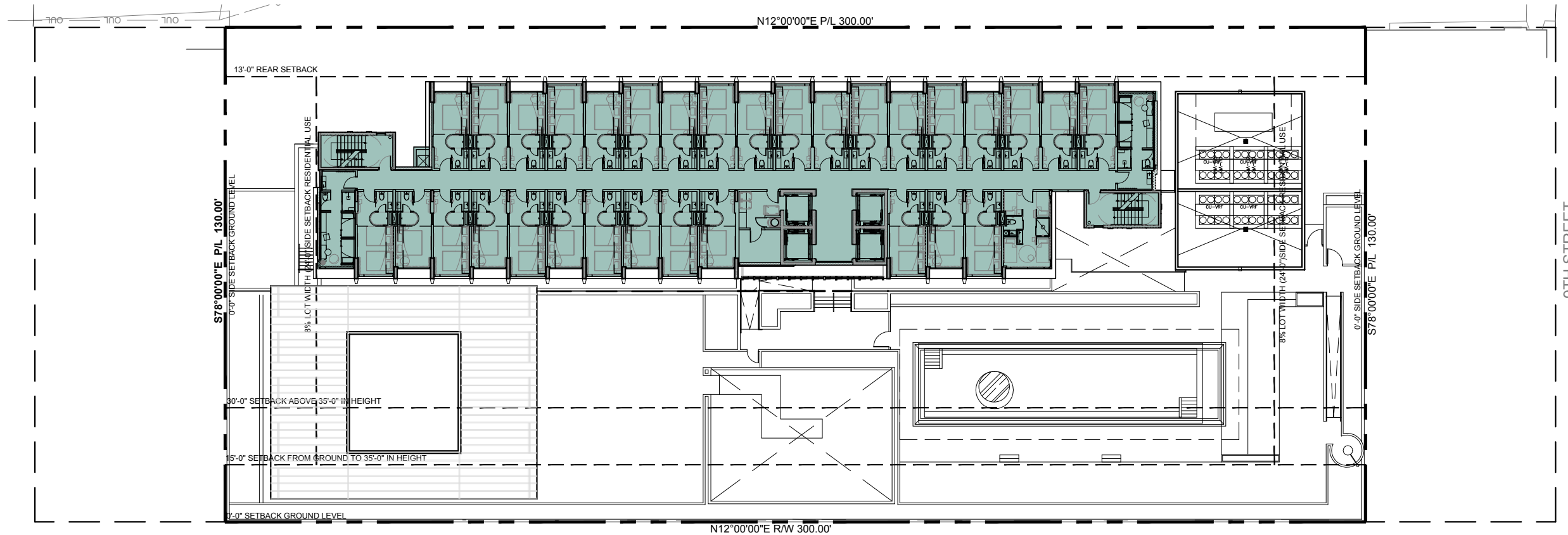
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**A 2.11**

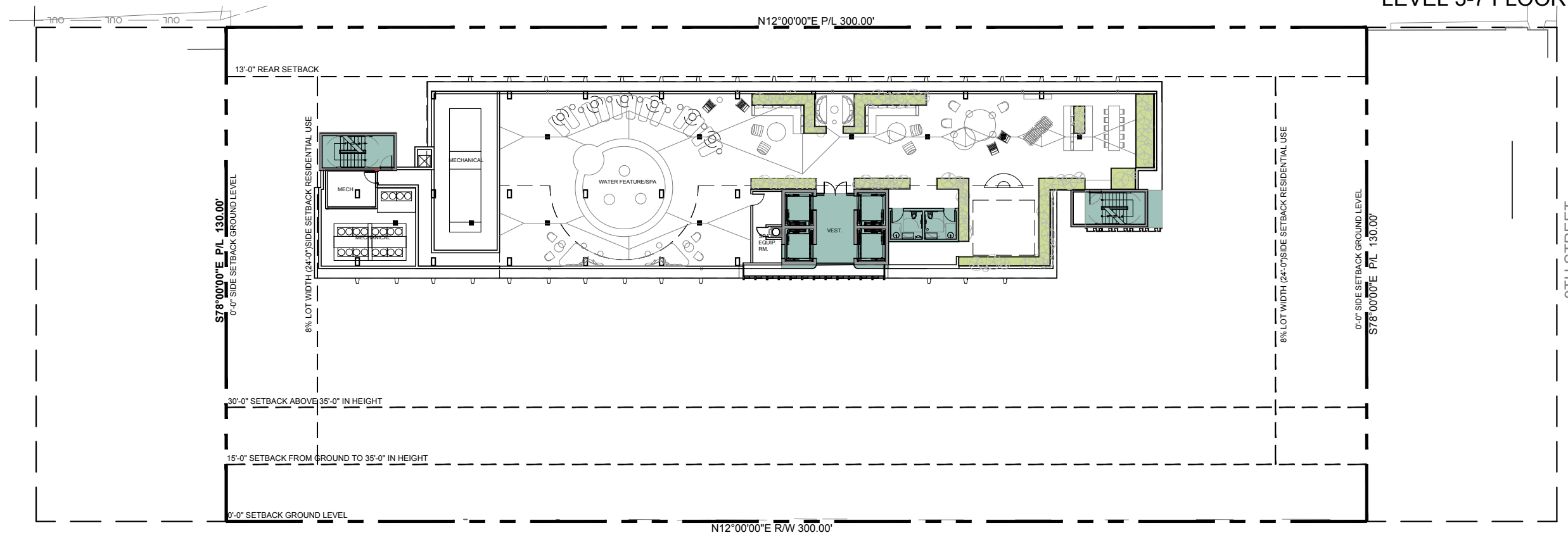
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10th STREET



LEVEL 3-7 FLOOR PLAN FAR

10th STREET



ROOF PLAN FAR

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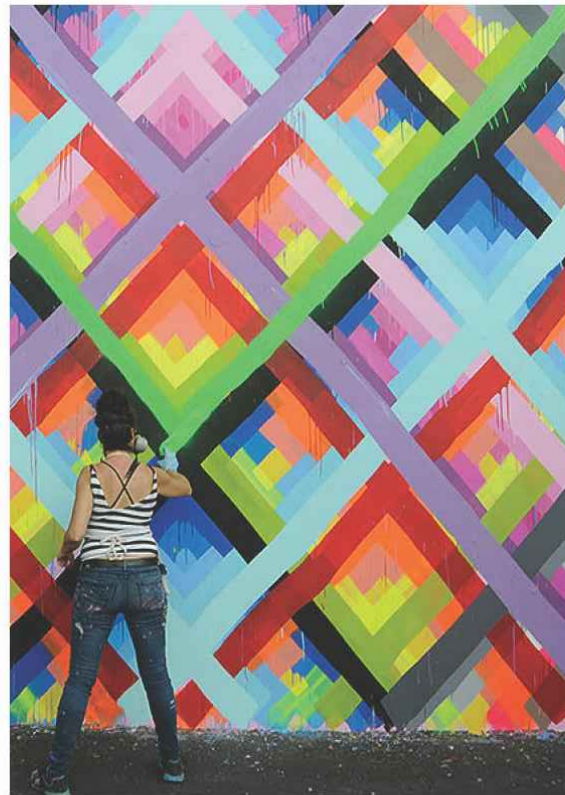
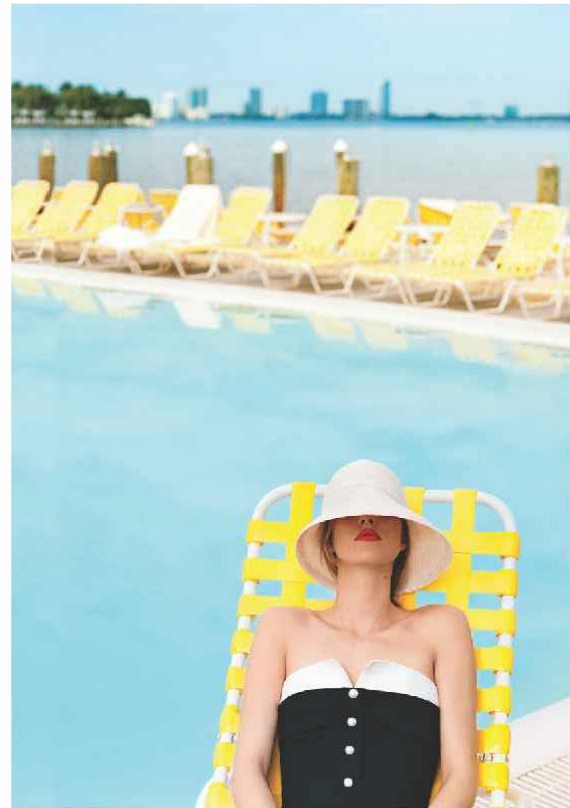
**FAR CALCULATIONS**

1/32"=1'-0"

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**A 2.12**



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RENDERING: WASHINGTON AVE

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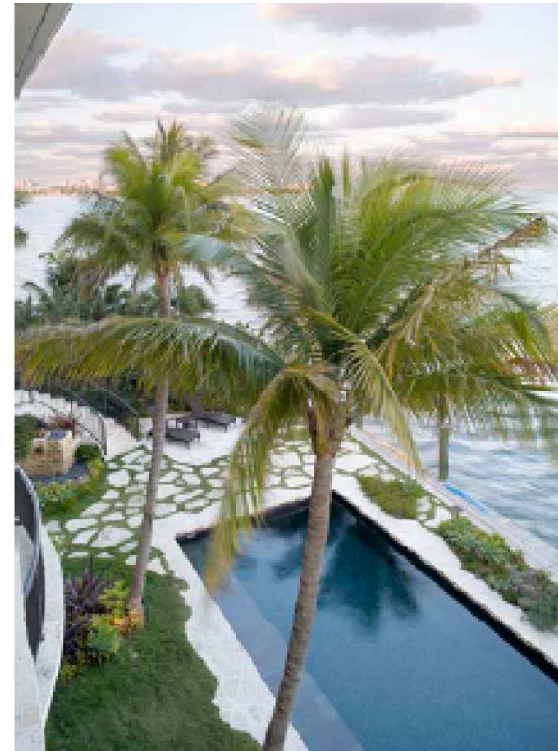
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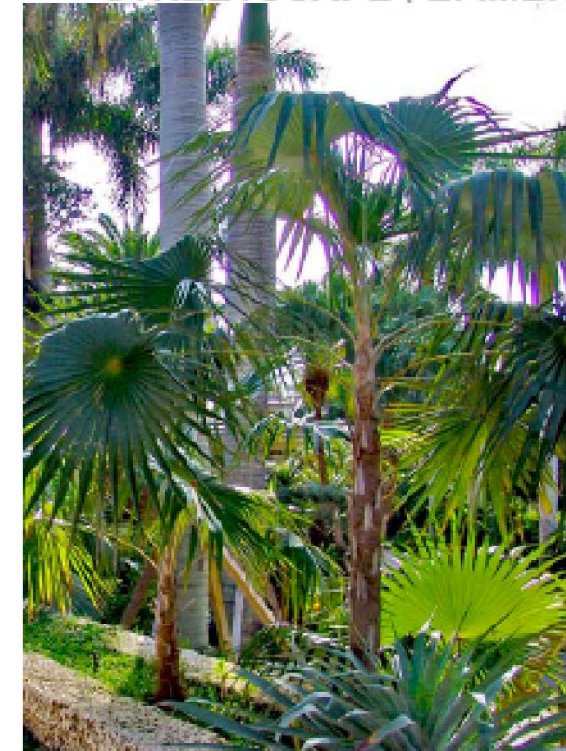
1 - Yellow Tabebuia



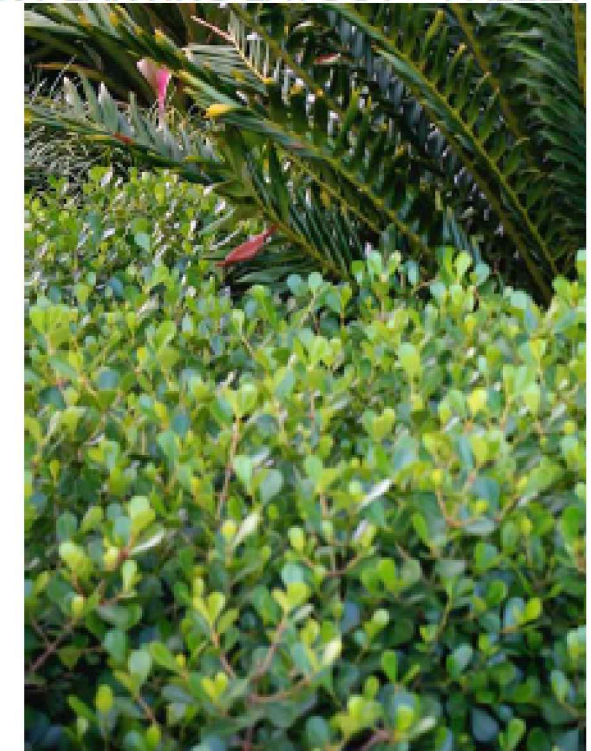
2 - Pink Tabebuia



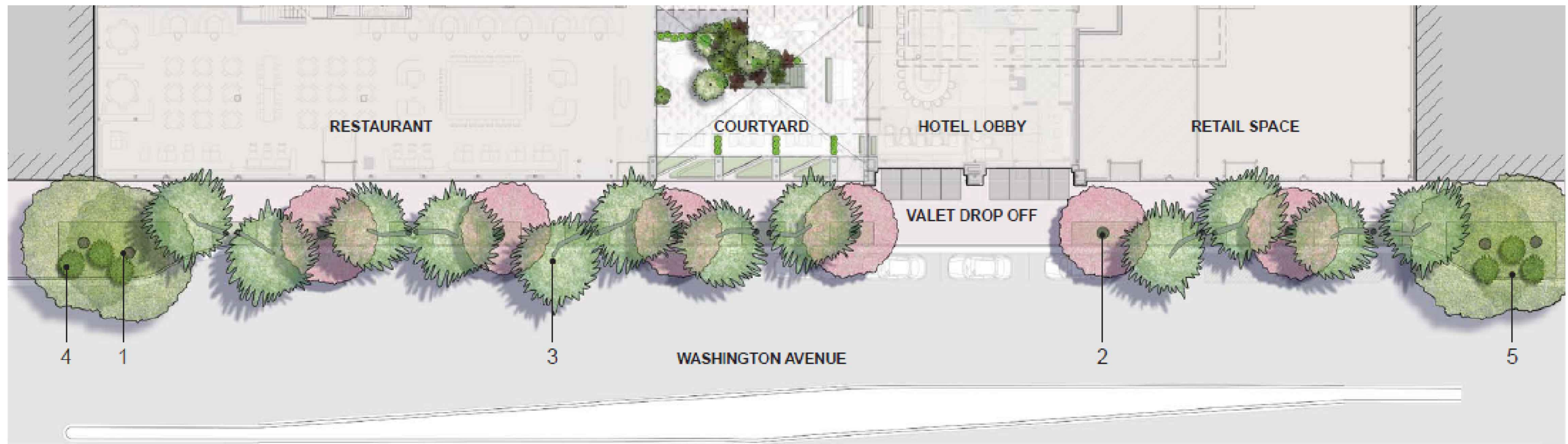
3 - Coconut Palm



4 - Miraguama Palm



5 - Dwarf Clusia



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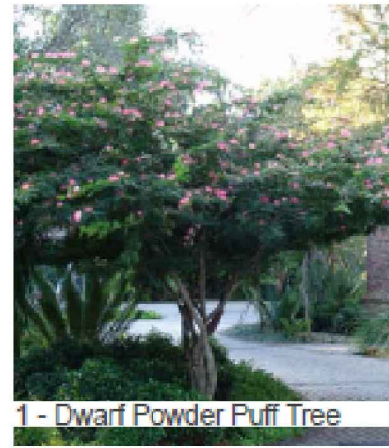
**WASHINGTON AVE PLANTING**

NOT TO SCALE

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**A 2.20d**

PORTE COCHERE | LA CUBIERTA: PLANTING LAYOUT + PALLET



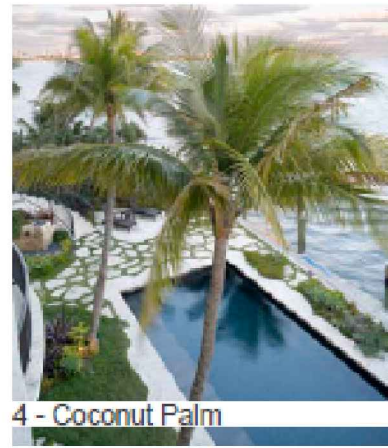
1 - Dwarf Powder Puff Tree



2 - Milkyway Tree



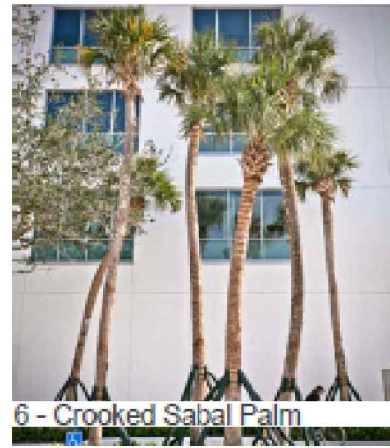
3 - Ylang Ylang



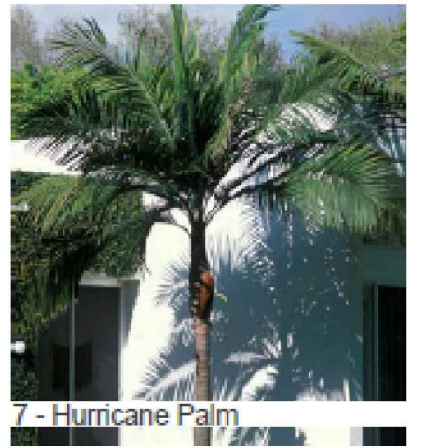
4 - Coconut Palm



5 - Booted Sabal Palm



6 - Crooked Sabal Palm



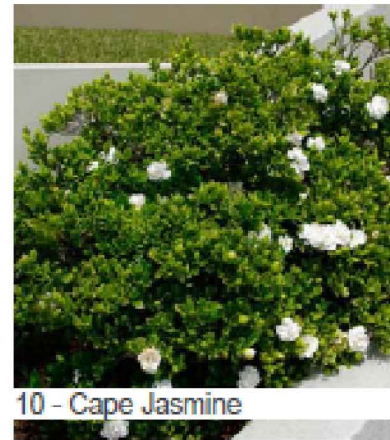
7 - Hurricane Palm



8 - Florida Thatch Palm



9 - Lady Palm



10 - Cape Jasmine



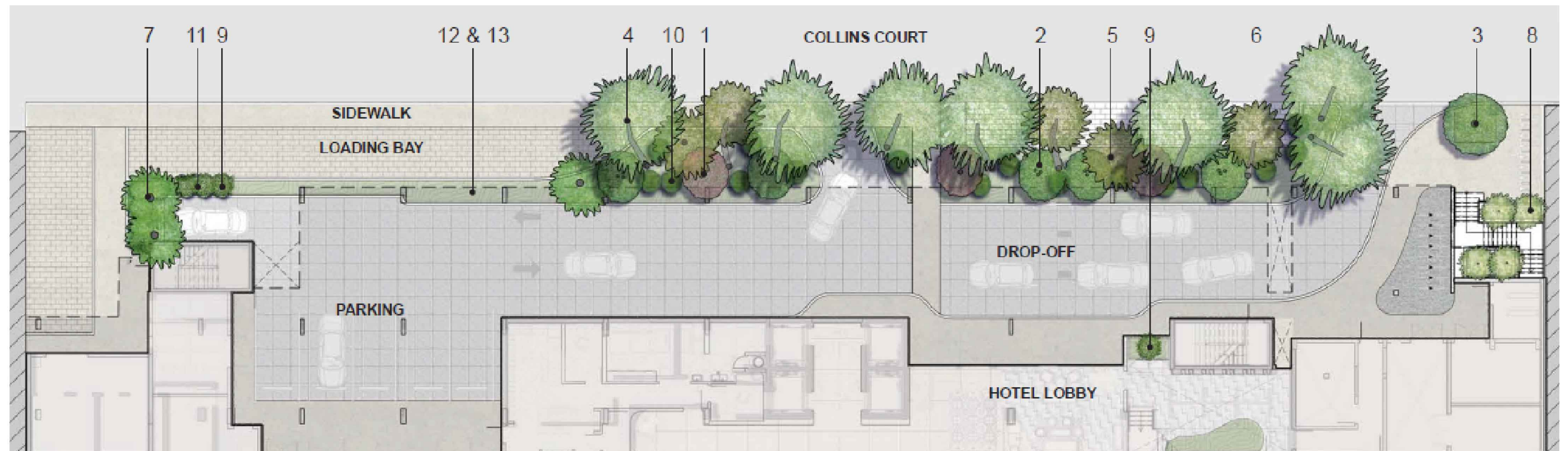
11 - Spanish Bayonet



12 - Philodendron Burle marx



13 - Wart Fern



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**COLLINS COURT PLANTING**

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