

SYMPHONY PARK HOTEL

1685 WASHINGTON AVENUE, MIAMI BEACH FL 33139

HISTORIC PRESERVATION BOARD FINAL SUBMISSION AUGUST 18TH, 2022



SCOPE OF WORK

- Modifications of previously permitted rooftop configuration and addition of exterior bar counters
- Modification of variance to include 3'-0" height for fitness room and one bar counter at the upper roof

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

PARKING CALCULATIONS

SPACE	SF	SEATS/UNITS	RATIO	PARKING SPACES
HOTEL		150 UNITS	0	0
CITIBANK	4,000 SF		300	13.33
RETAIL	2,052 SF		300	6.84
RESTAURANT	4,826 SF	145 SEATS	0.25	36.25
RESTAURANT	2,943 SF	150 SEATS	0.25	37.5
TOTAL				93.92

LOADING CALCULATIONS

SPACE	SQFT / UNITS	LOADING REQUIREMENTS	LOADING PROVIDED
COMMERCIAL SPACE	13,821 SQFT	2	2
HOTEL	150 UNITS	3	3
TOTAL		5	5

AREA CALCULATIONS & UNITS

	AREA - FAR	AREA - GROSS	AREA NET LEASABLE	UNITS	UNITS UNDER 335 SF	
LEVEL 1	15,135	27,089	10,878			
LEVEL 2	877	26,730				
LEVEL 3	13,791	18,443		30	4	
LEVEL 4	12,151	18,443		30	4	
LEVEL 5	12,151	16,799		30	4	
LEVEL 6	12,151	16,011		30	4	
LEVEL 7	12,151	16,011		30	4	
LEVEL 8	3,924	16,968	2,943			
ROOF	0					
TOTAL	82,331	156,494	13,821	150	20	13%
FAR Allowed	82,439 SF					

DATA

ITEM #	Zoning information		
1	Address:	1685 Washington Avenue, Miami Beach, FL 33139	
2	Board and File numbers:	May 2, 2018	
3	Folio number(s):	02-3234-019-0730	
4	Year constructed:	1996	Zoning District: CD-3
5	Base Flood Elevation:	8'-0" NGVD	Grade Value In NGVD: 5.81' NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area: 29978 SF or 0.688 acres
7	Lot Width	200'	Lot Depth: 149.89'
8	Minimum Unit Size	300SF	Average Unit Size: N/A
9	Existing User	Citi Bank	Proposed Use: MIXED USE RETAIL AND HOTEL

	Maximum	Existing	Proposed	Deficiencies
10	80'-0"	47'-10"	83'-0"	3'-0" VARIANCE REQUIRED
11	N/A	1 STORY	8 STORIES	-
12	FAR	N/A	2.75	-
13	FLOOR AREA Square Footage	82,439 SF	N/A	82,439 SF
14	Square Footage by use	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	0
16	Number of Units Hotel	N/A	N/A	150
17	Number of Seats	N/A	N/A	295
18	Occupancy Load	N/A	N/A	SEE CHART

	Required	Existing	Proposed	Deficiencies
Setbacks				
Commercial Pedestal:				
19	Front Setback (West):	0'-0"	6.1'	5'-0"
20	Rear Setback (East):	5'-0"	72.1'	5'-0"
21	Side Setback facing Street (North):	0'-0"	6.2'	5'-0"
22	Side Setback (South):	0'-0"	72.5'	0'-0"
Residential Pedestal (CD-3)				
23	Front Setback (West):	0'-0"	N/A	32'-6 1/2"
24	Rear Setback (East):	5'-0"	N/A	22'-6"
25	Side Setback facing Street (North):	0'-0"	N/A	16'-0"
26	Side Setback (South):	0'-0"	N/A	21'-0"
Residential Tower (CD-3)				
27	Front Setback (West):	0'-0"	N/A	32'-06 1/2"
28	Rear Setback (East):	5'-0"	N/A	22'-6"
29	Side Setback facing Street (North):	0'-0"	N/A	16'-0"
30	Side Setback (South):	0'-0"	N/A	21'-0"

	Required	Existing	Proposed	Deficiencies
Parking				
31	Parking District	7	7	-
32	Total # of parking spaces	94	28	120
33	# of parking spaces required	see chart	28	122
34	Parking Space Dimensions	8.5' X 18'		8.5' X 18'
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE		90 DEGREE
36	ADA Spaces	1	2	1
37	Tandem Spaces	N/A	N/A	32
38	Drive Aisle Width	22'	22'	22'
39	Valet Drop off and pick up	N/A	N/A	ground level
40	Loading zones and Trash collection	5	0	5
41	Bike Racks	N/A	N/A	15

	Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges, Nightdubs				
42	Type of use	N/A	BANK	HOTEL/COMMERCIAL
43	Total # of Seats	N/A	N/A	295
44	Total # of Seats per venue	N/A	N/A	145, 150
45	Total Occupant Content	N/A	N/A	N/A
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	SEE CHART

47	Is this a contributing building?	NO		
48	Located within a Local Historic Dist	YES		



Rendering from 17th Street and Washington Avenue



Rendering from Washington Avenue



Rendering from 17th Street and James Avenue

August 18th, 2022
SYMPHONY PARK HOTEL
FINAL HPB SUBMISSION
 1685 Washington Avenue
 Miami Beach, FL 33139

R E N D E R I N G S

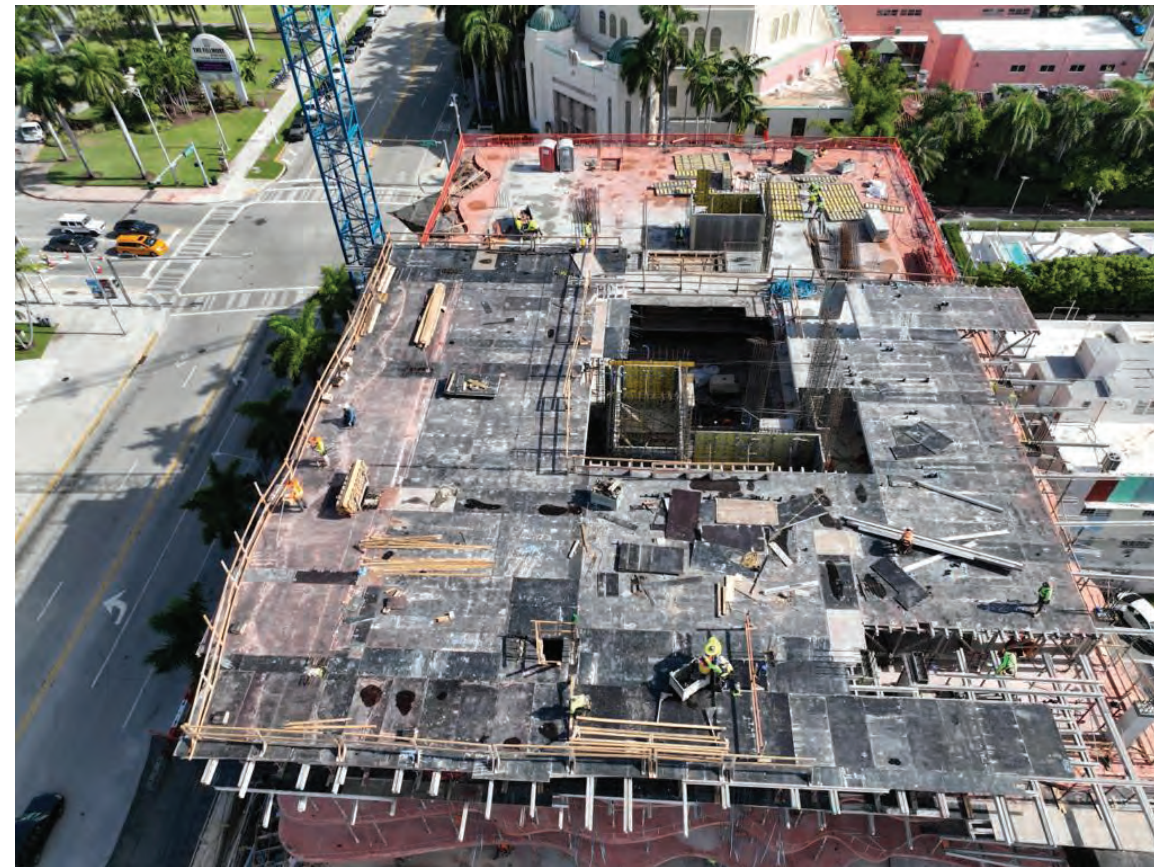
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 Miami, FL 33138
 office: (305) 606-4105
 Jennifer McConney
 #AR93044

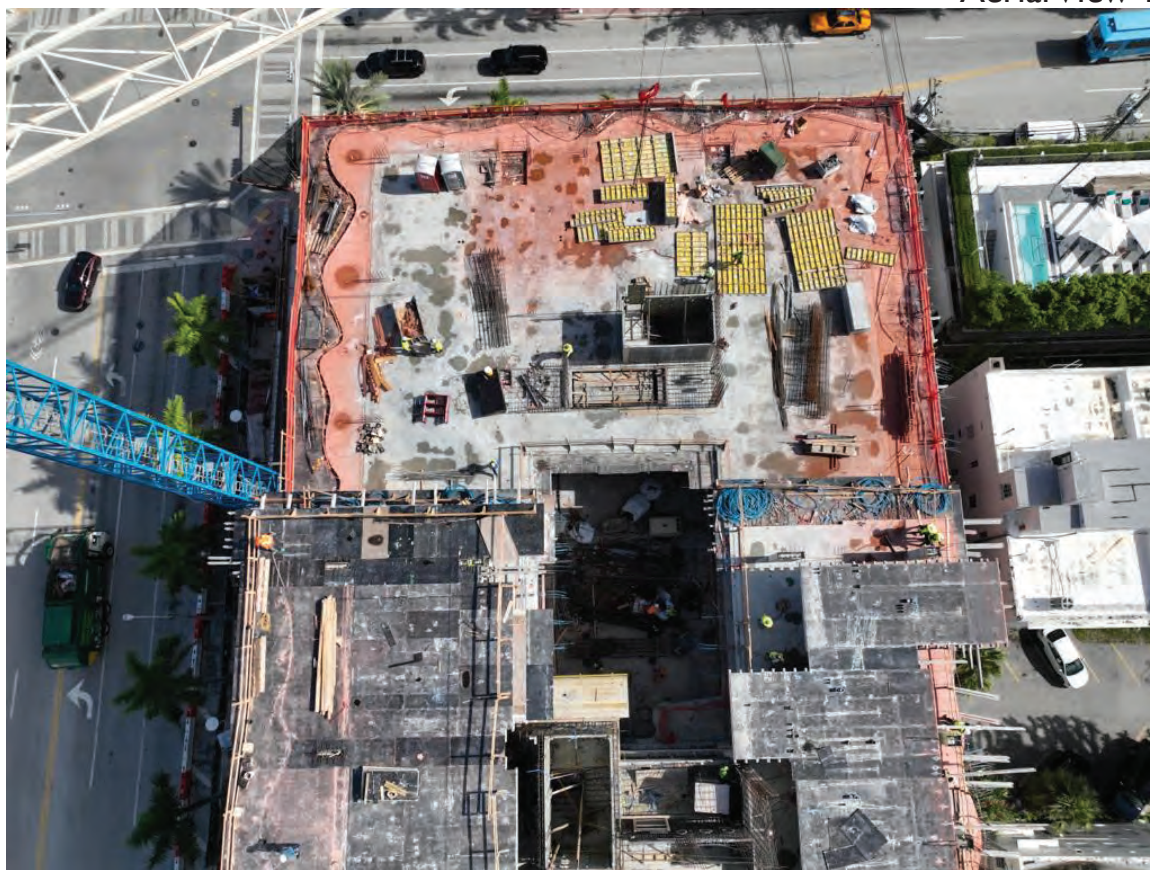
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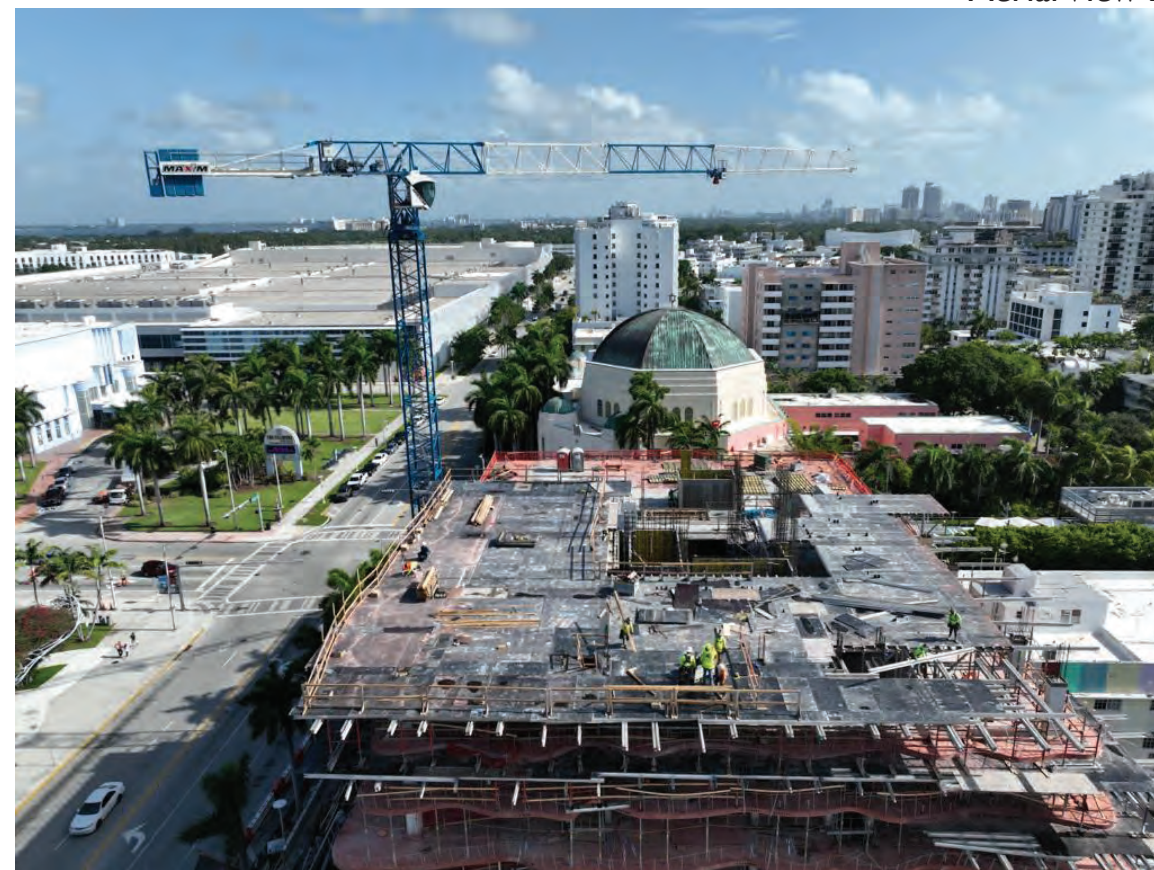
Aerial View 1



Aerial View 2



Aerial View 3



Aerial View 4

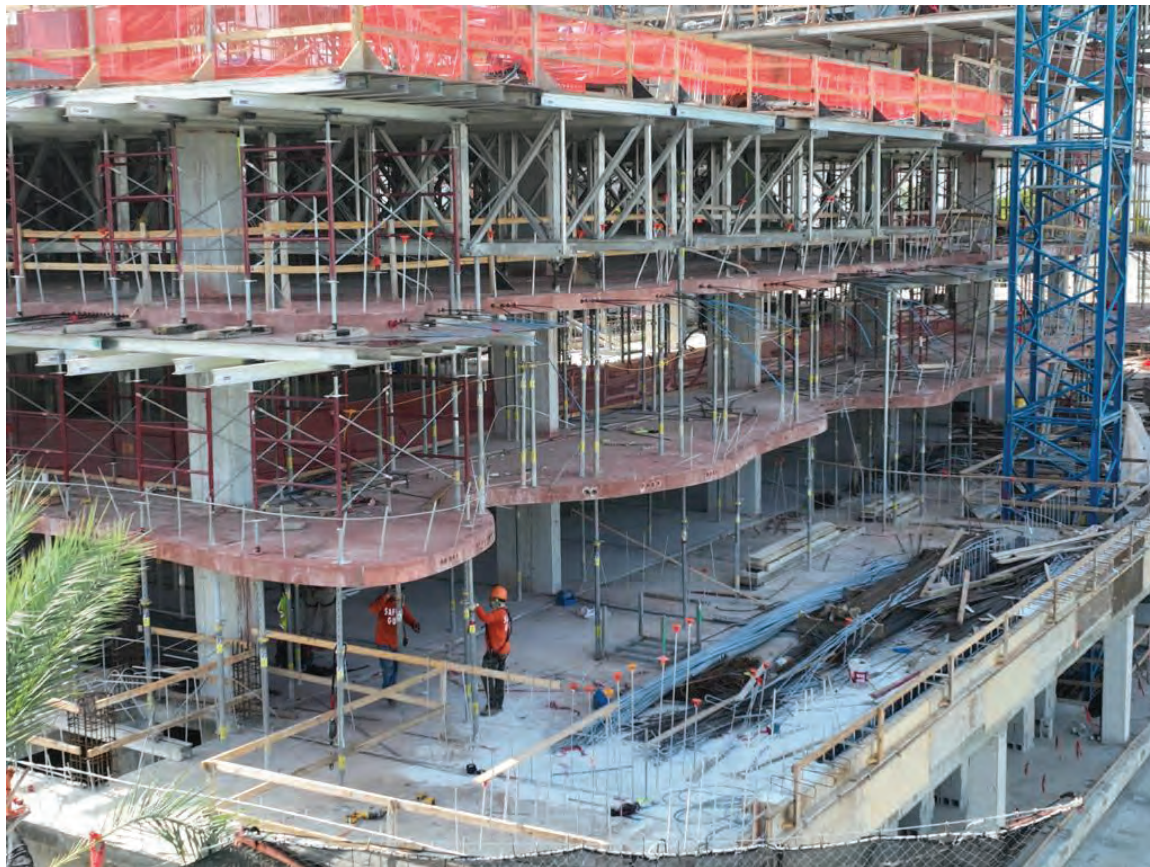
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FINAL HPB SUBMISSION**
1685 Washington Avenue
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Construction View 1



Construction View 2



Construction View 4



Construction View 3

August 18th, 2022
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PROJECT:
Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139



RUDY RICCIOTTI
architecte
DESIGNER

CHRISTOPHER CAWLEY CC
Landscape Architecture LLC | LA
LANDSCAPE ARCHITECT

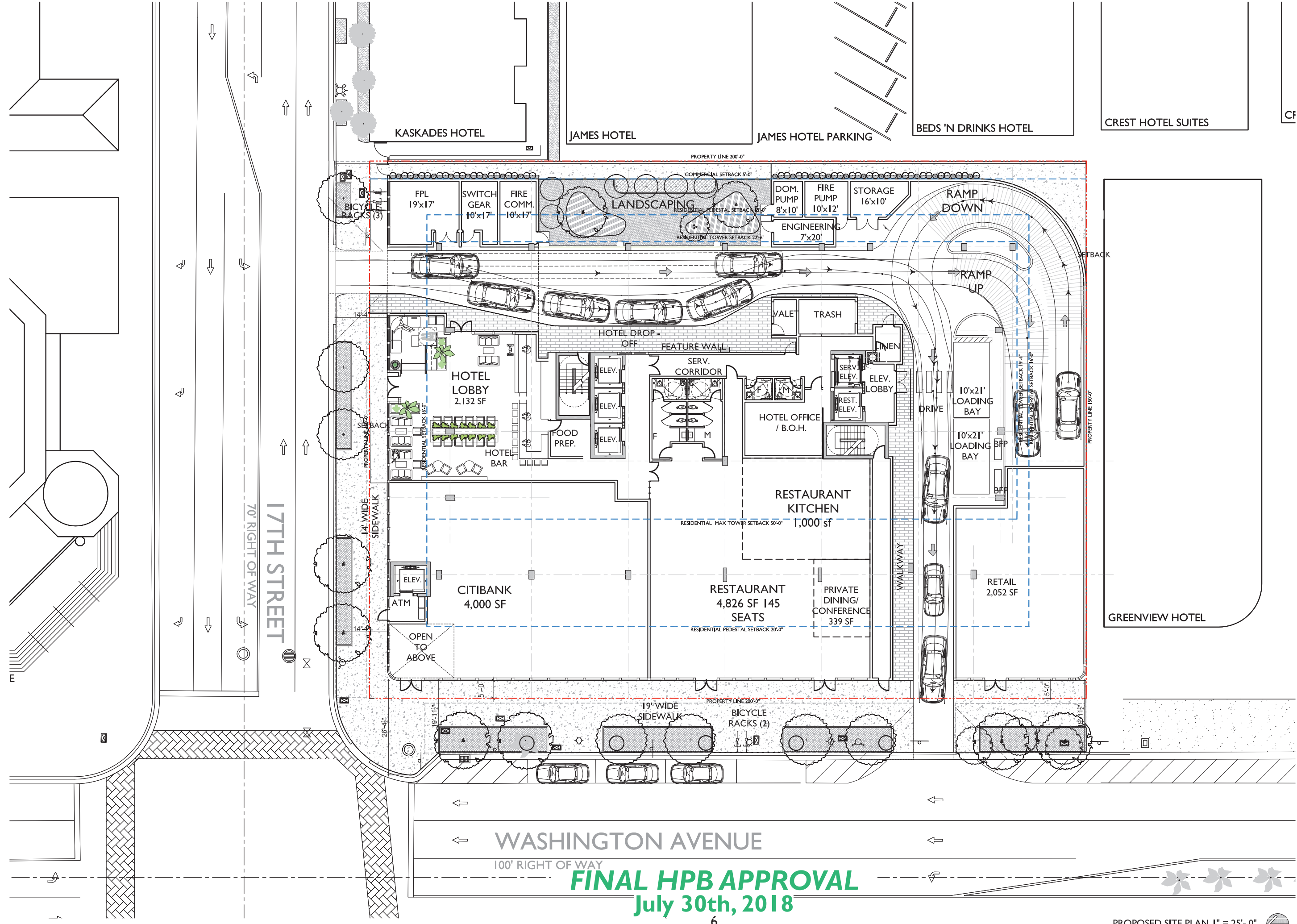
DRAWING:

PROPOSED SITE PLAN

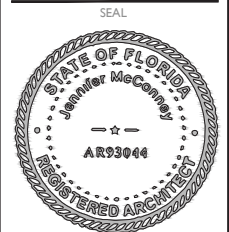
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SCALE:
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DATE: 07/30/2018
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A2.00B



FINAL HPB APPROVAL
July 30th, 2018



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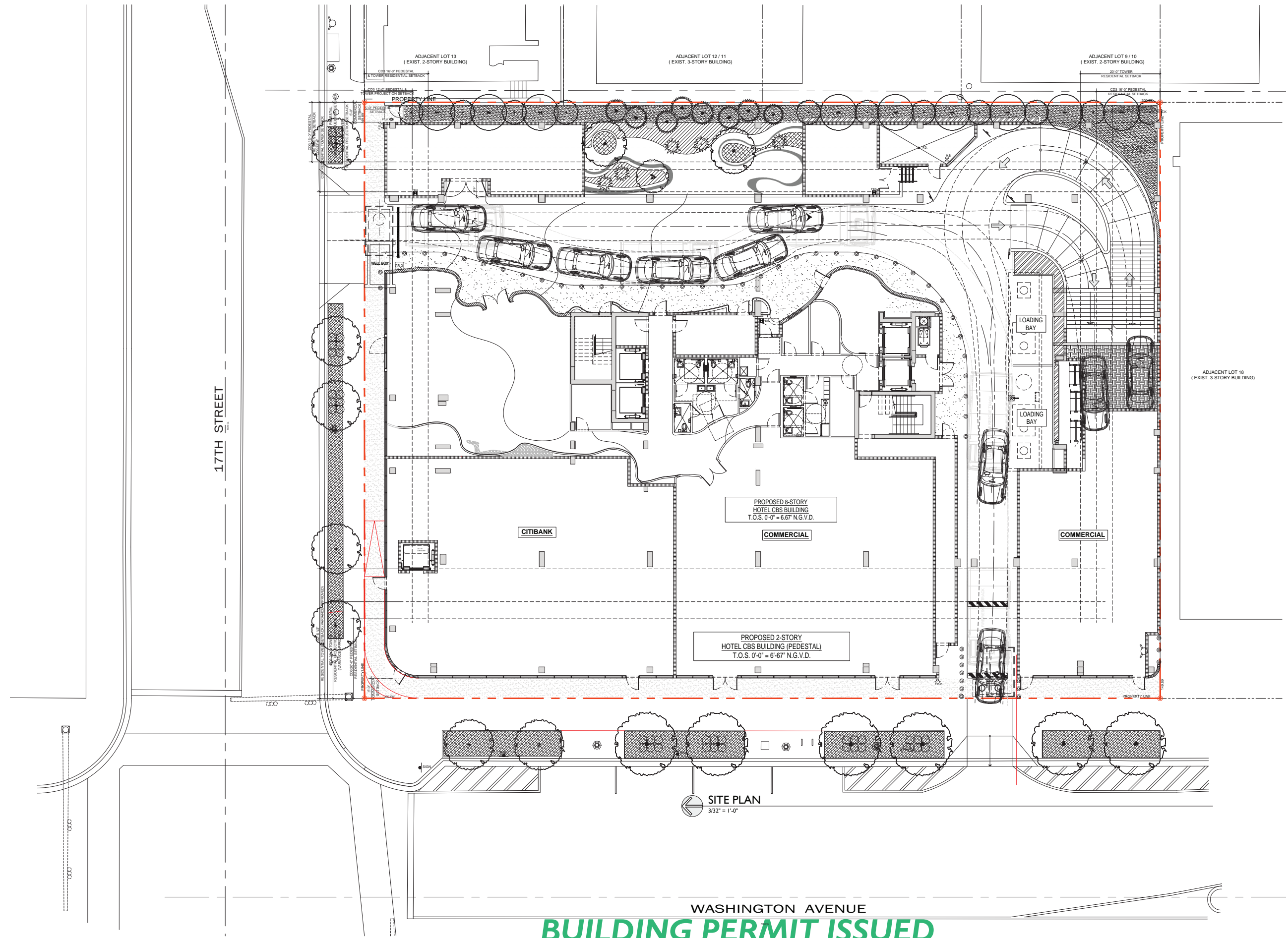
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▲ 06/14/21		BLDG DEPT COMMENTS
▲ 08/18/21		FLOOD COMMENTS
▲ 09/10/21		BLDG. DEPT. COMMENTS

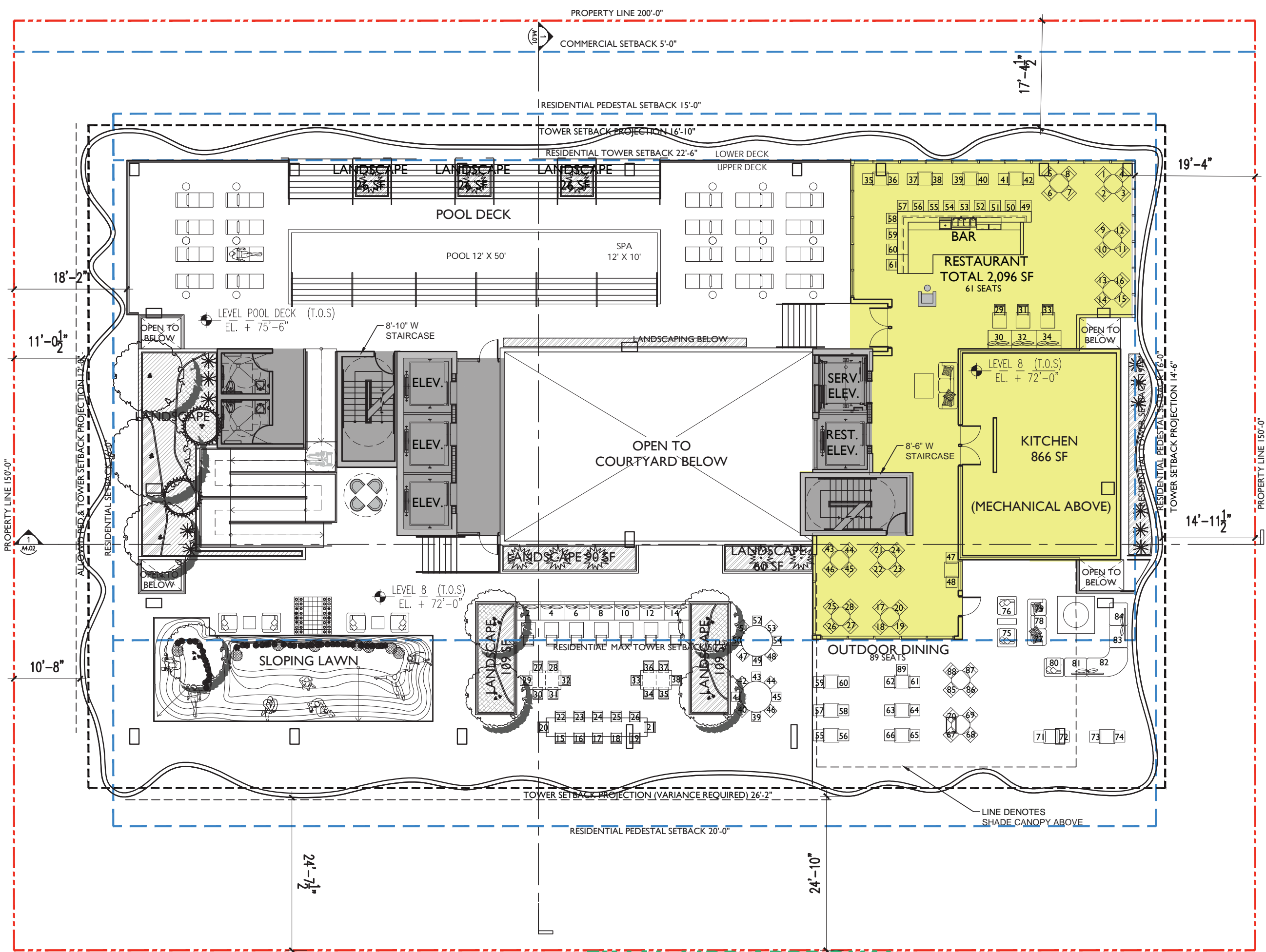
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SHEET NUMBER

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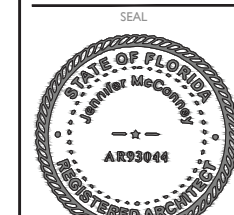


BUILDING PERMIT ISSUED
December 12th, 2019



FINAL HPB APPROVAL
July 30th, 2018





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REVISIONS		
REV#	DATE	DESCRIPTION
▲	03/30/21	PRIVATE PROVIDER
▲	06/14/21	PLANNING COMMENT
▲	11/30/21	FIRE DEP. COMMENTS
▲	01/14/22	DRAINS COORD.
▲	06/06/22	G.C. COORD.
▲	07/08/22	G.C. COORD.
▲	XXXXXXXX	G.C. COORD.

SCALE: AS NOTED

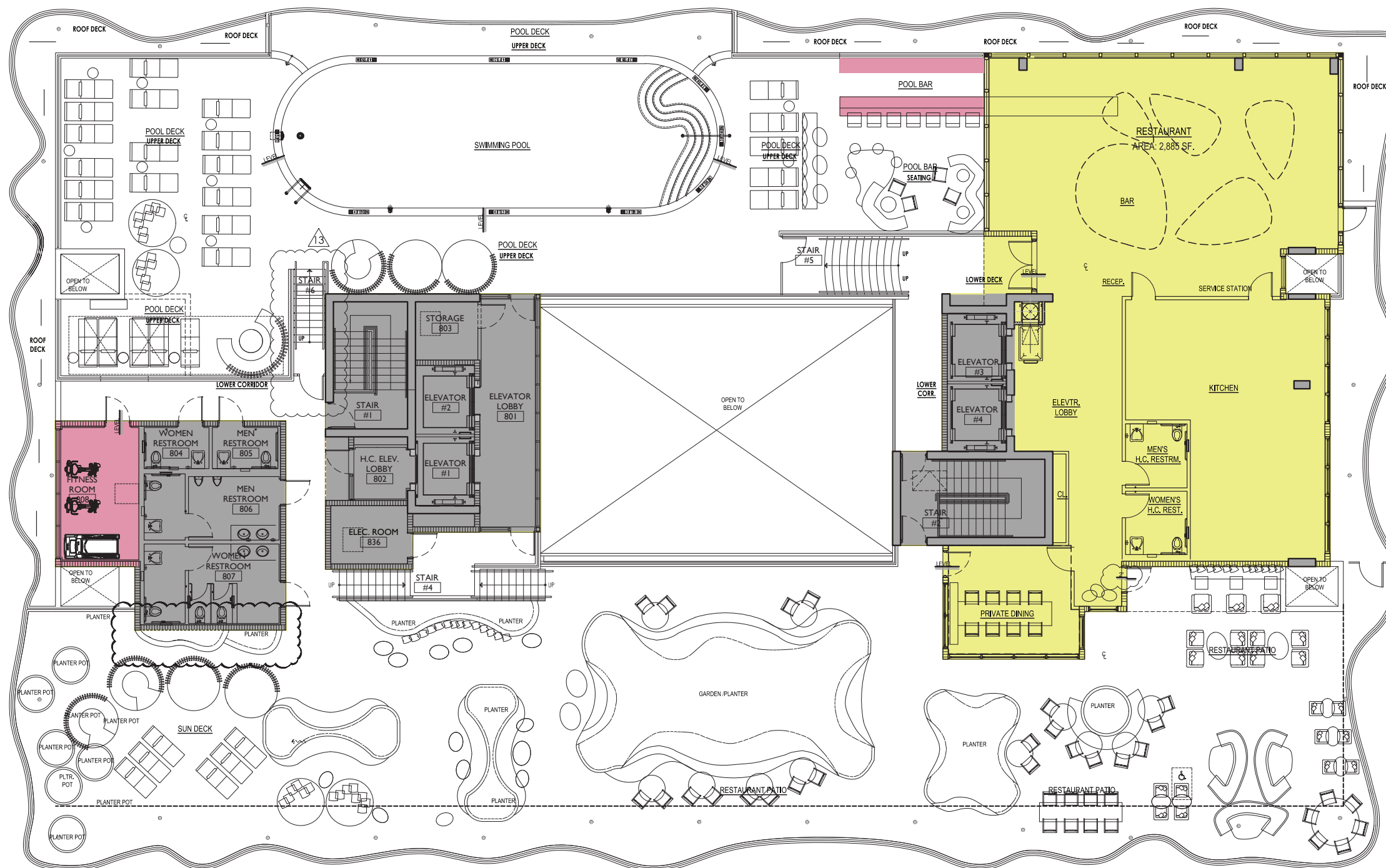
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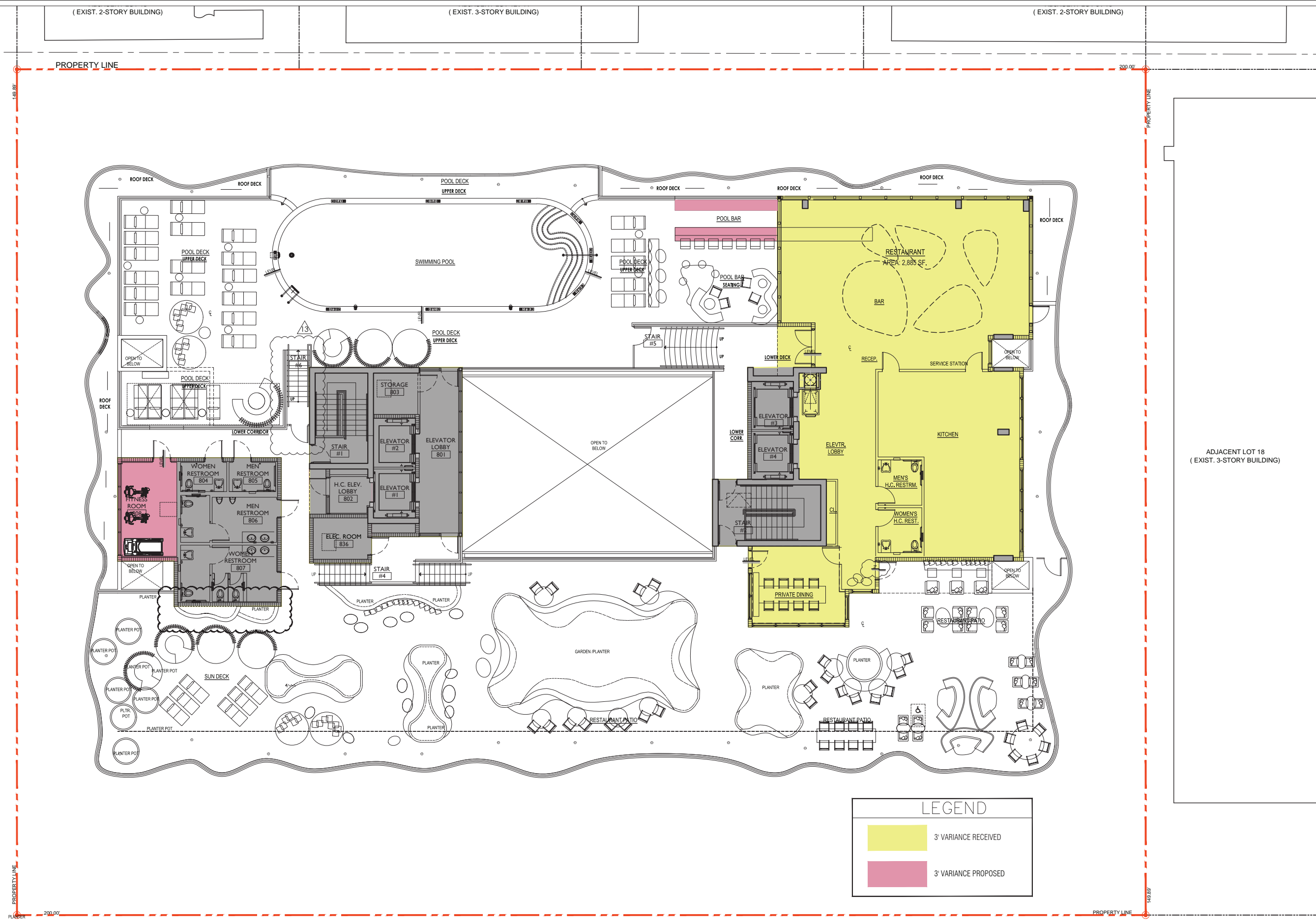
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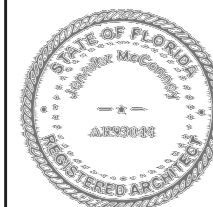
3' VARIANCE PROPOSED

BUILDING PERMIT ISSUED
December 12th, 2019

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PROPERTY LINE

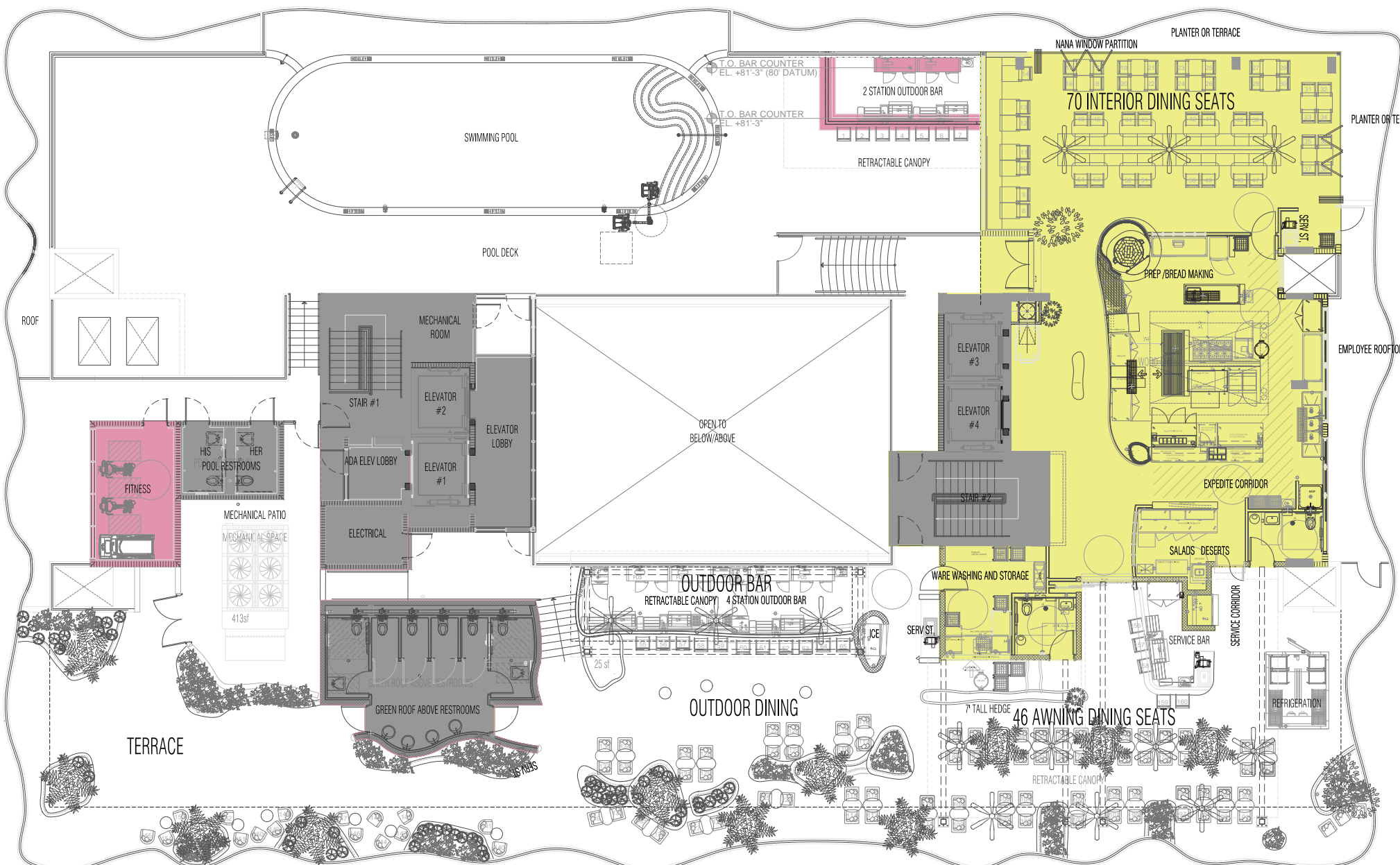
200.00'

PROPERTY LINE

PROPERTY LINE

200.00'

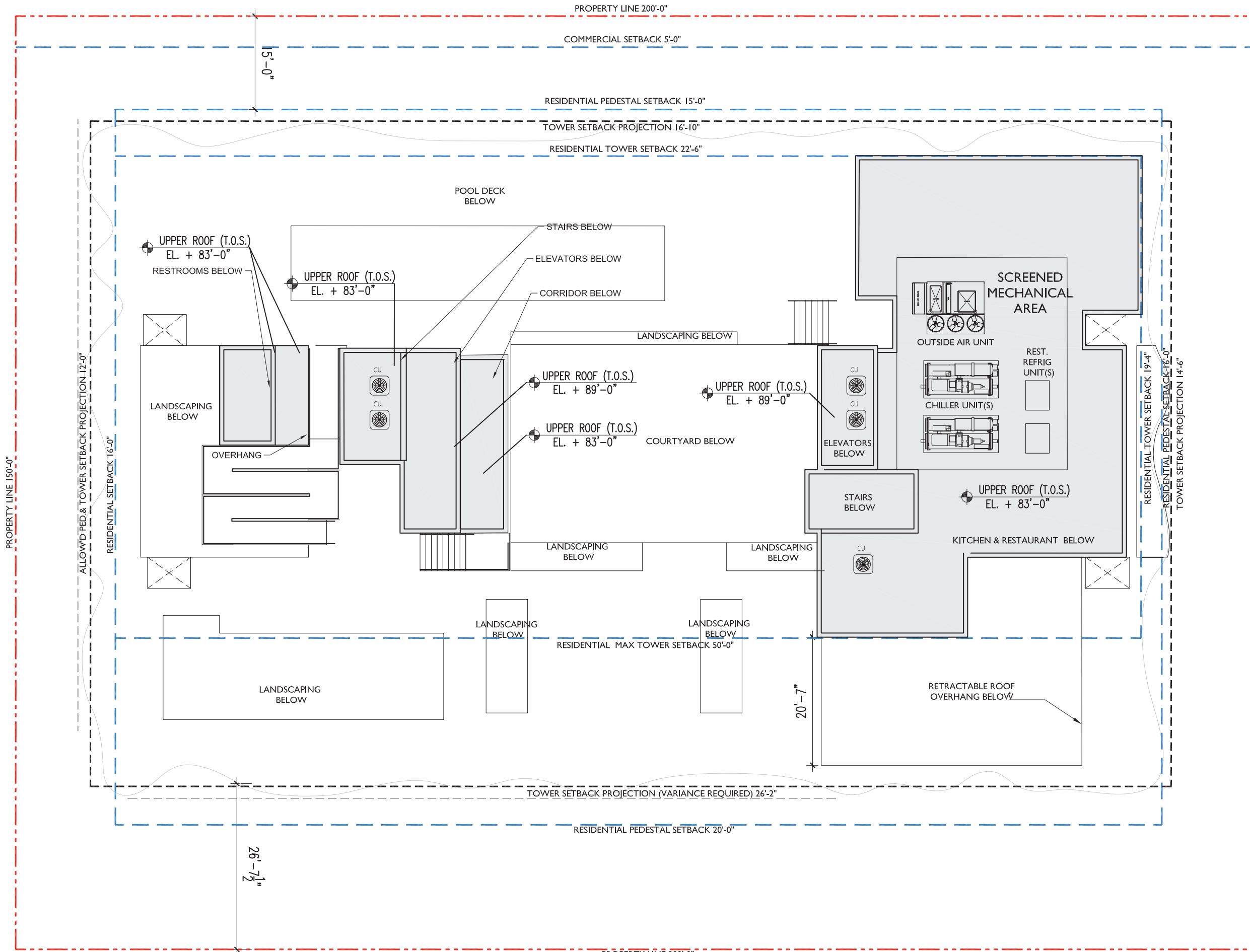
PROPERTY LINE



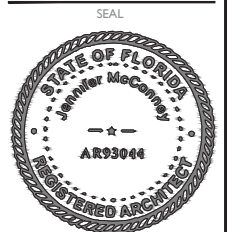
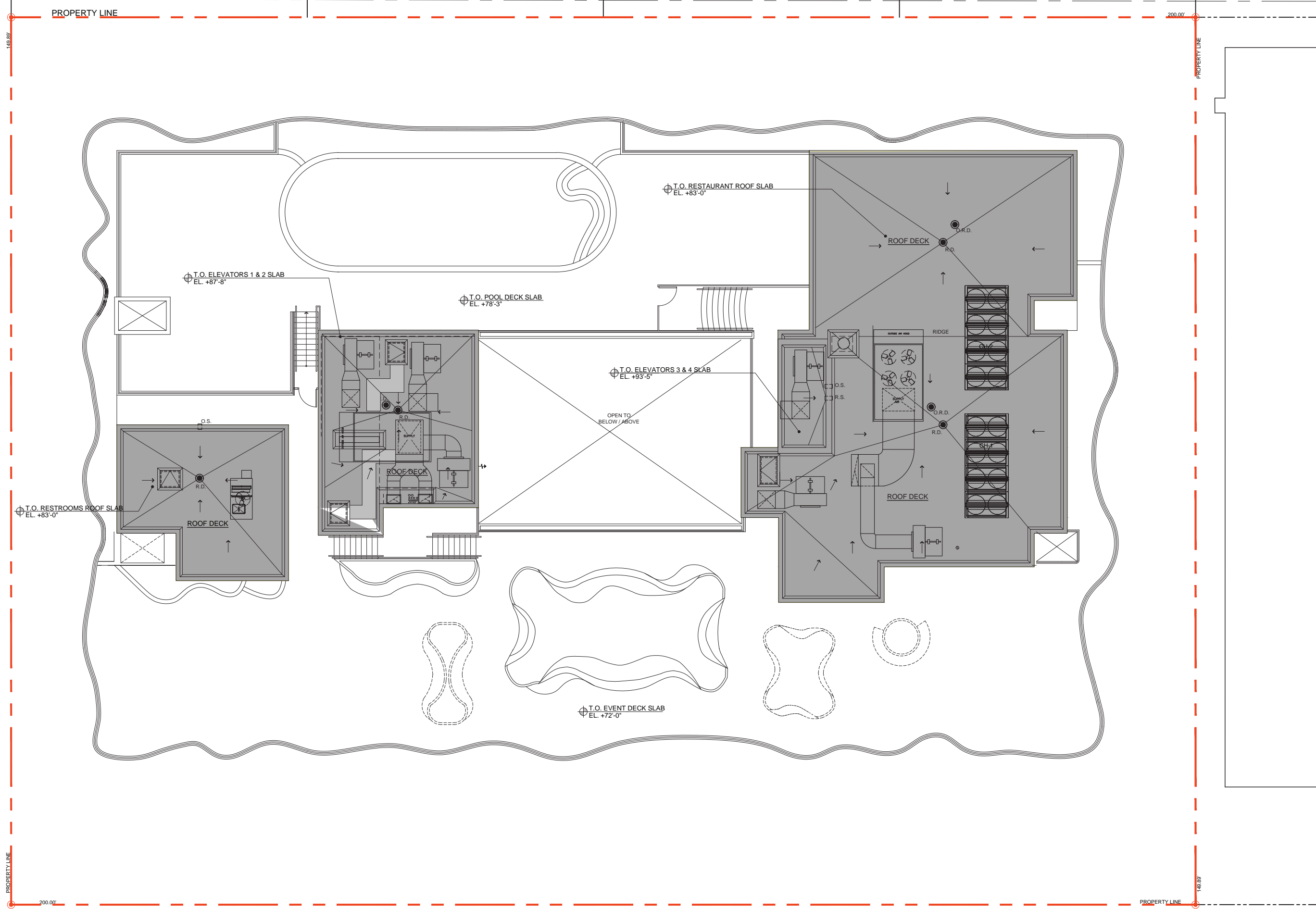
LEGEND

- 3' VARIANCE RECEIVED
- 3' VARIANCE PROPOSED

PROPOSED
August 15th, 2022



FINAL HPB APPROVAL
July 30th, 2018



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△ 09/01/21		BLDG. DEPT. COMMENTS
△ xx/xx/xx		GC COORD

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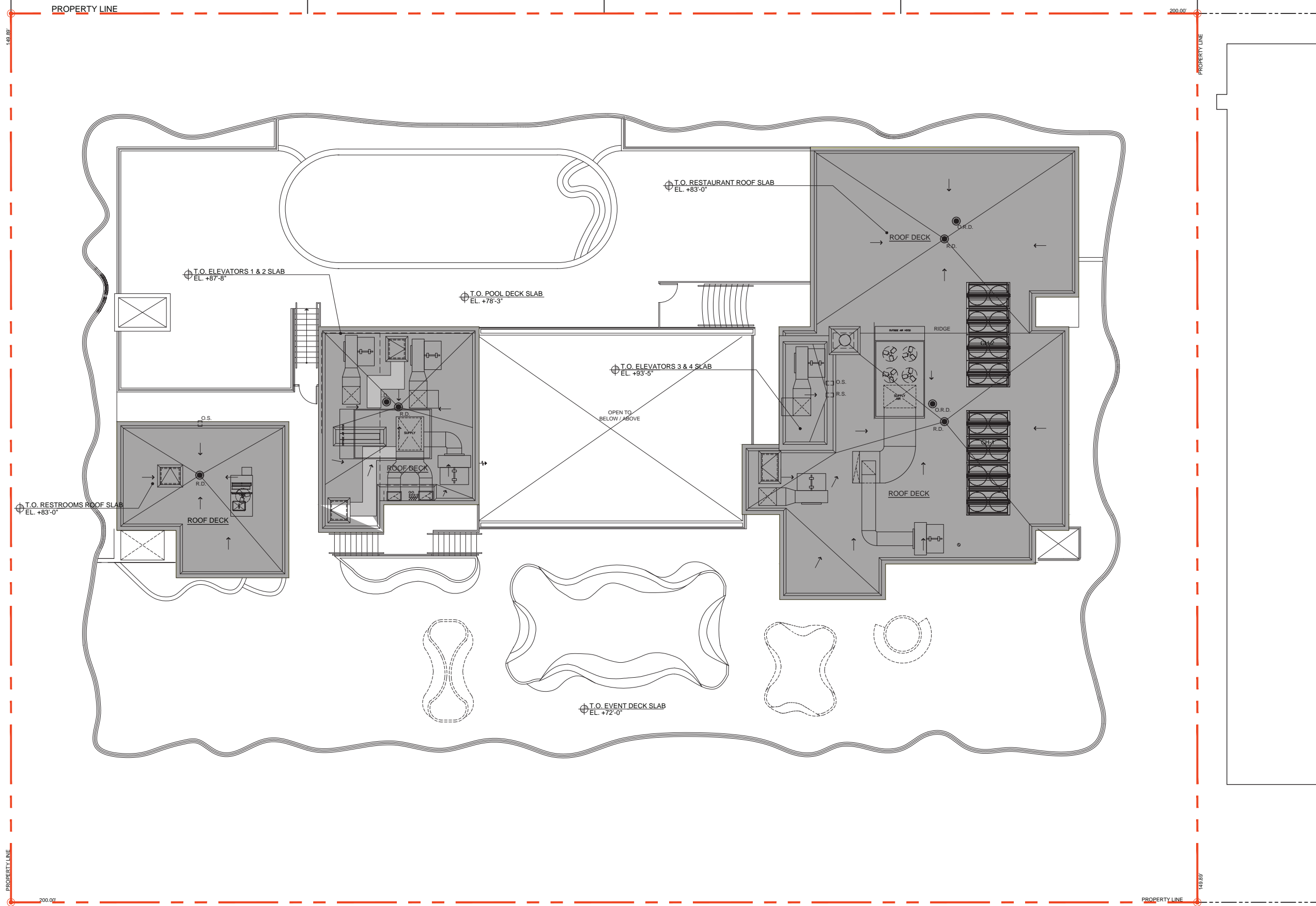
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▲	xx/xx/xx	GC COORD

SCALE: AS NOTED
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DATE: 08/15/2022

SHEET NUMBER

A2.08



NOTE: LEVEL FOR AUTHORIZED
PERSONNEL ONLY

BUILDING PERMIT ISSUED
December 12th, 2019



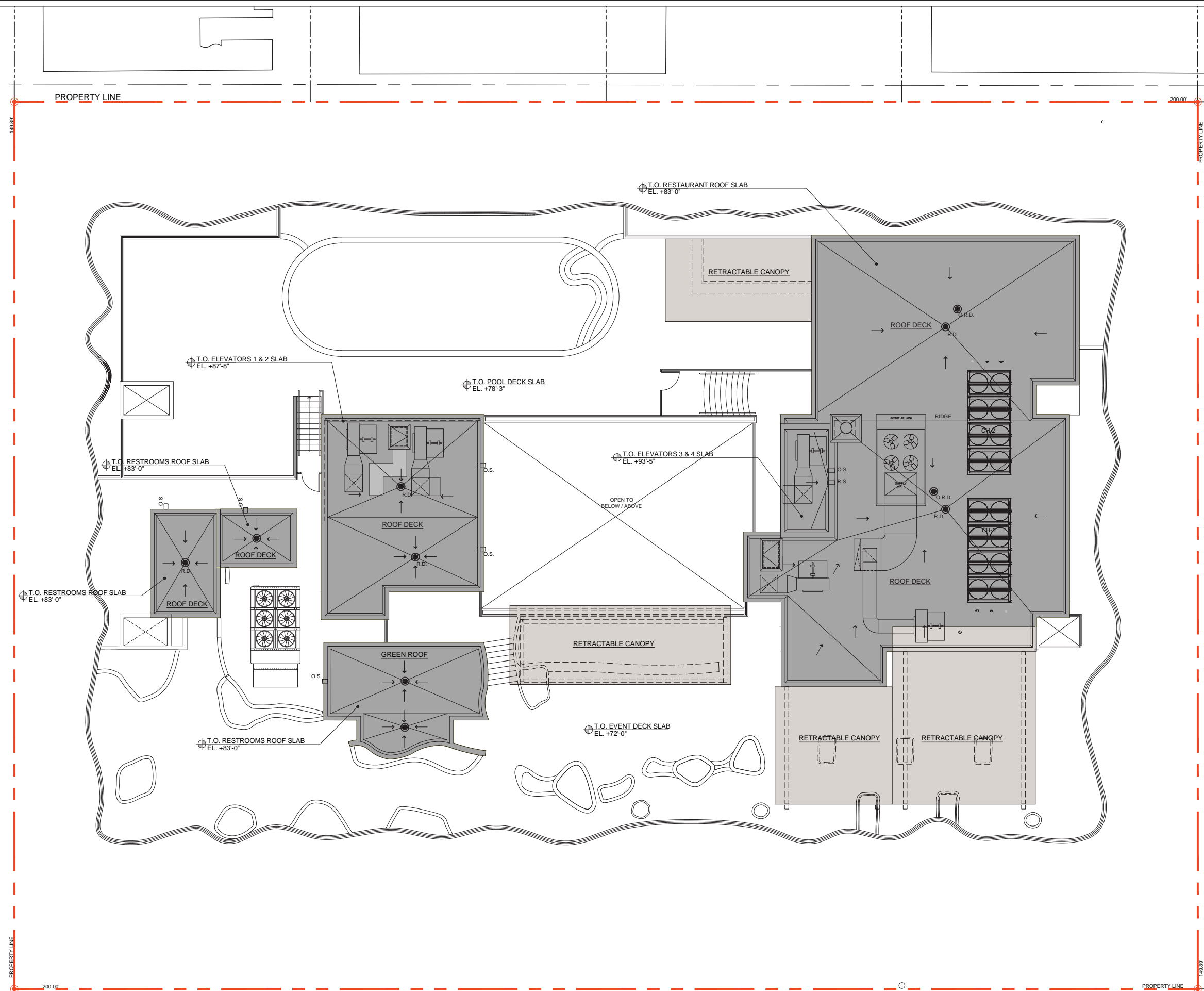
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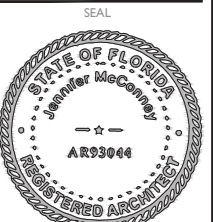
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PROPOSED
August 15th, 2022

1 LEVEL TOP ROOF PLAN
1/8" = 1'-0"



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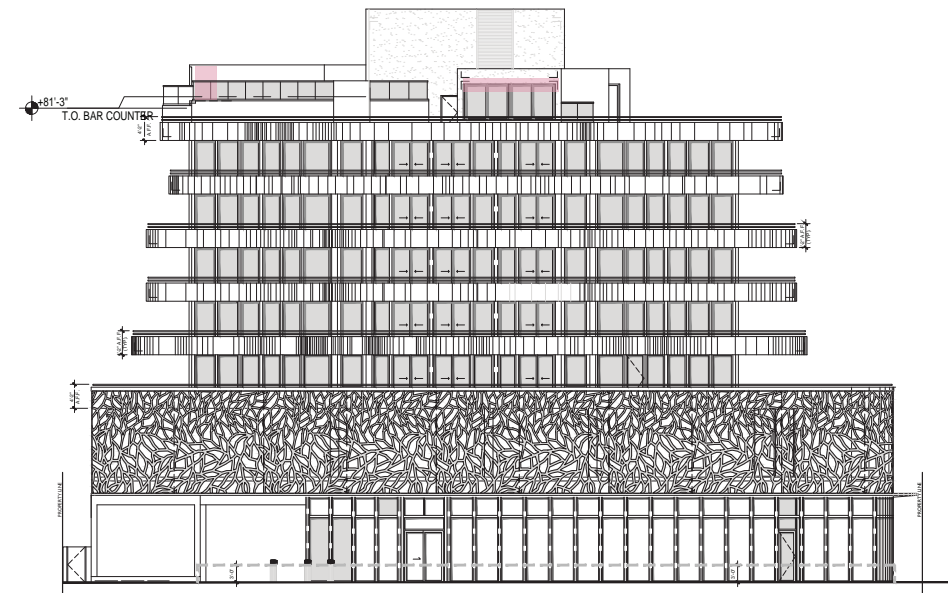
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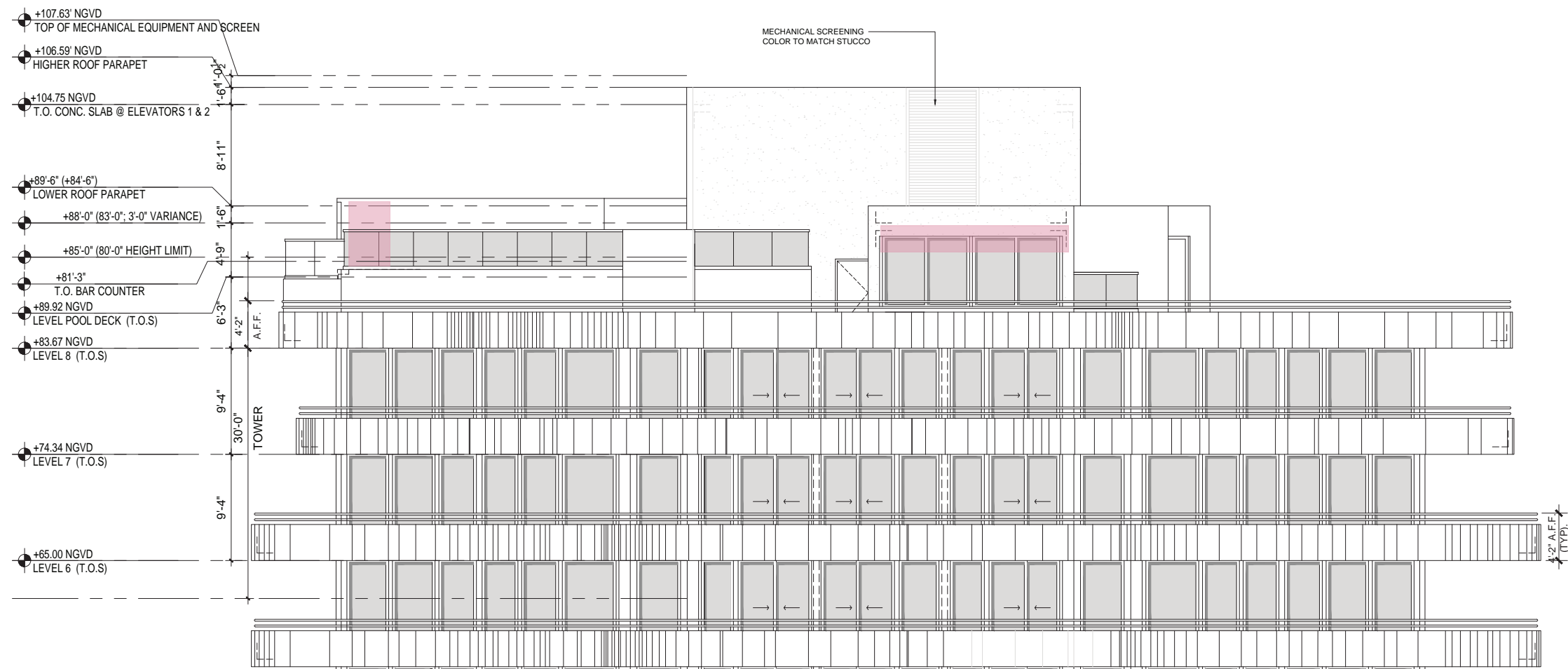
DATE: 08/15/2022

SHEET NUMBER

A4.01



NORTH ELEVATION KEY PLAN



ROOF NORTH ELEVATION

LEGEND

	3' VARIANCE RECEIVED
	3' VARIANCE PROPOSED

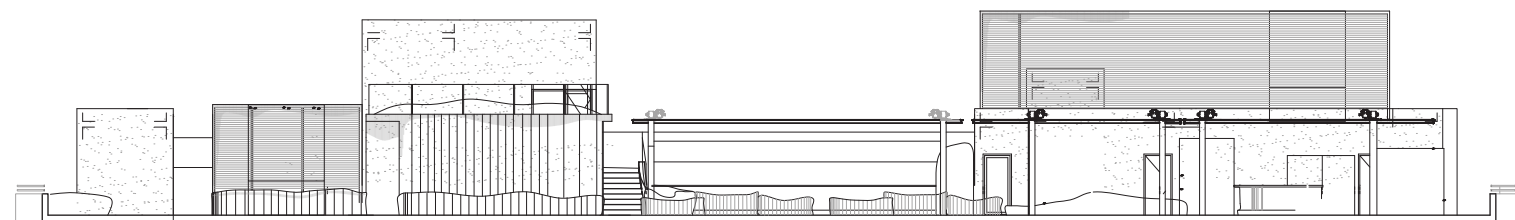
PROPOSED
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REVISIONS		
REV#	DATE	DESCRIPTION

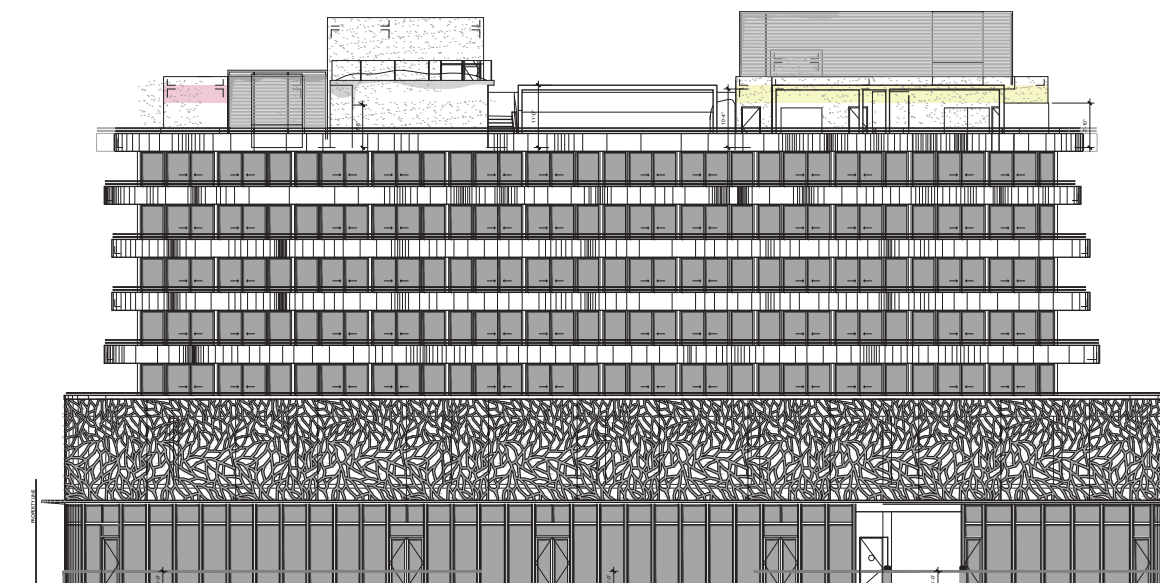
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DATE: 08/15/2022

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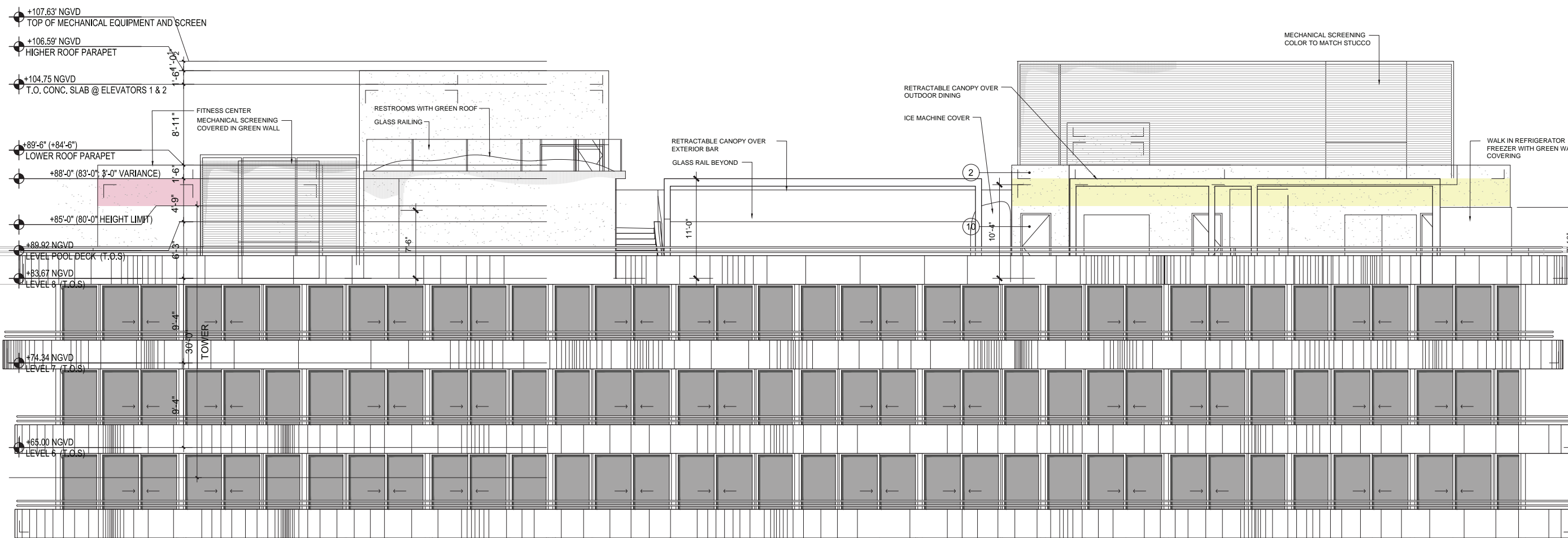
A4.00



OUTDOOR RESTAURANT BAR

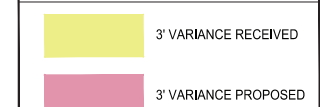


WEST ELEVATION KEY PLAN

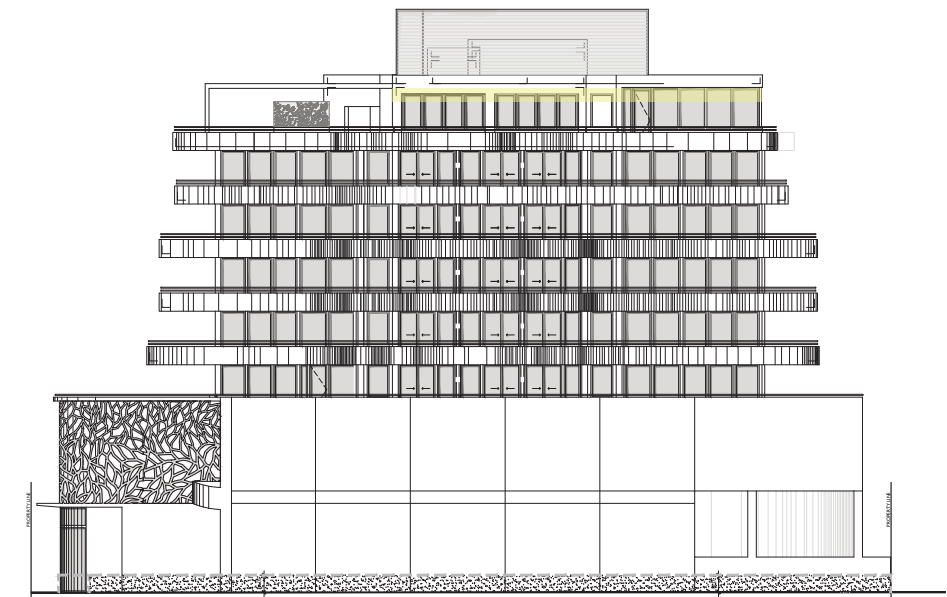


ROOF WEST ELEVATION

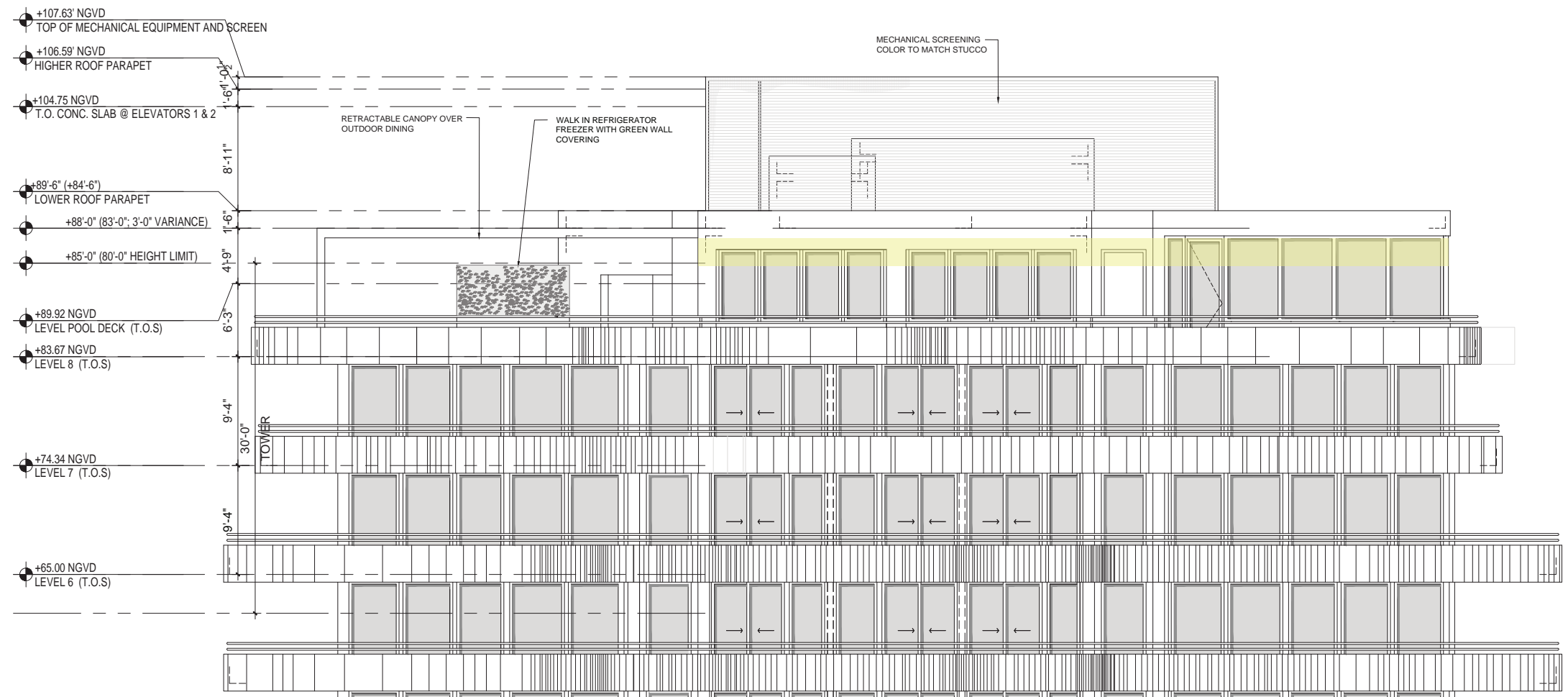
LEGEND



PROPOSED
August 15th, 2022



SOUTH ELEVATION KEY PLAN



ROOF SOUTH ELEVATION

LEGEND

- 3' VARIANCE RECEIVED
- 3' VARIANCE PROPOSED

PROPOSED
August 15th, 2022

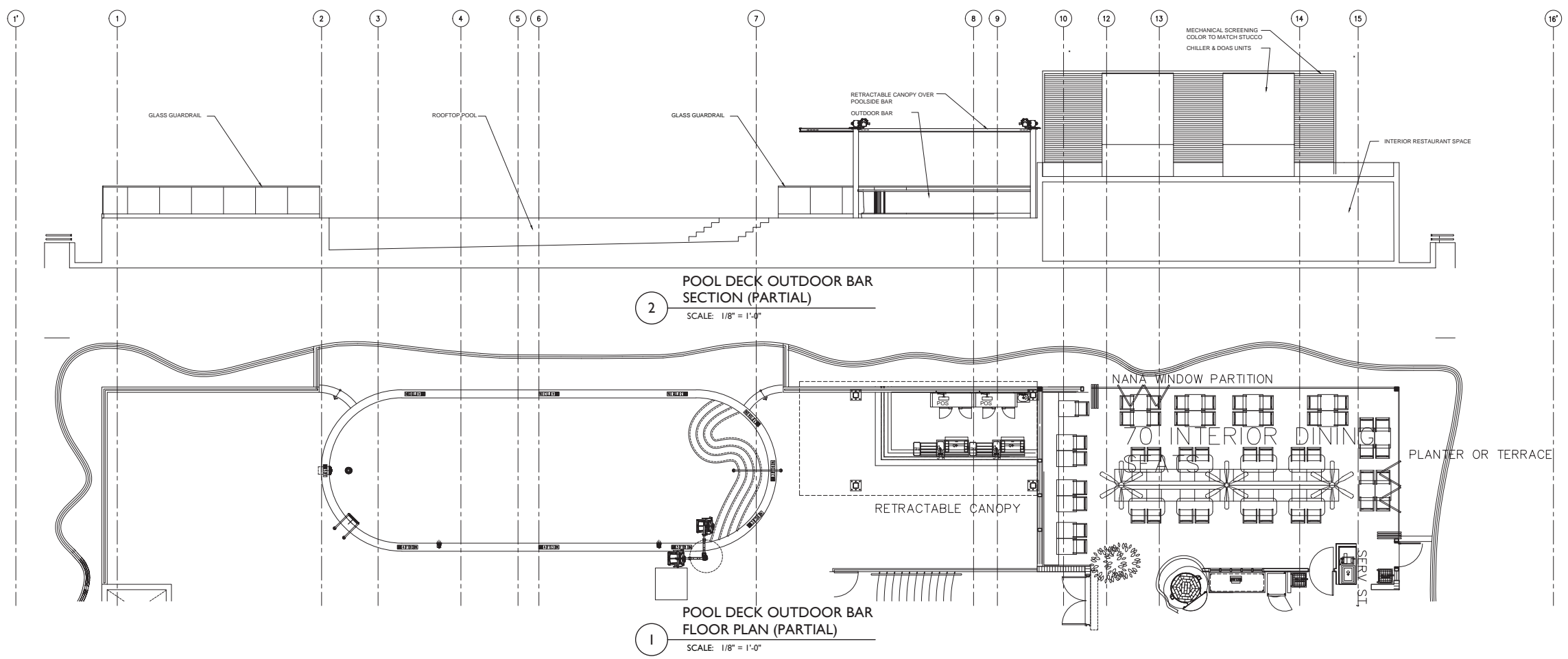
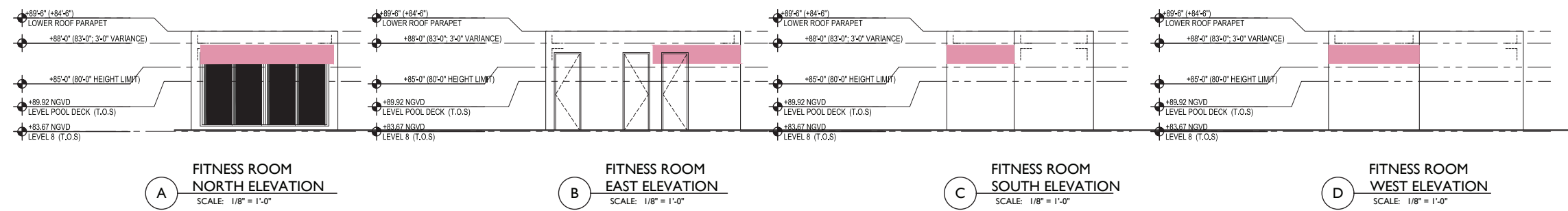
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REV#	DATE	DESCRIPTION

**POOL DECK BAR
 +
 GYM**

REVISIONS

REV#	DATE	DESCRIPTION



PROPOSED
 August 15th, 2022
 19

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139



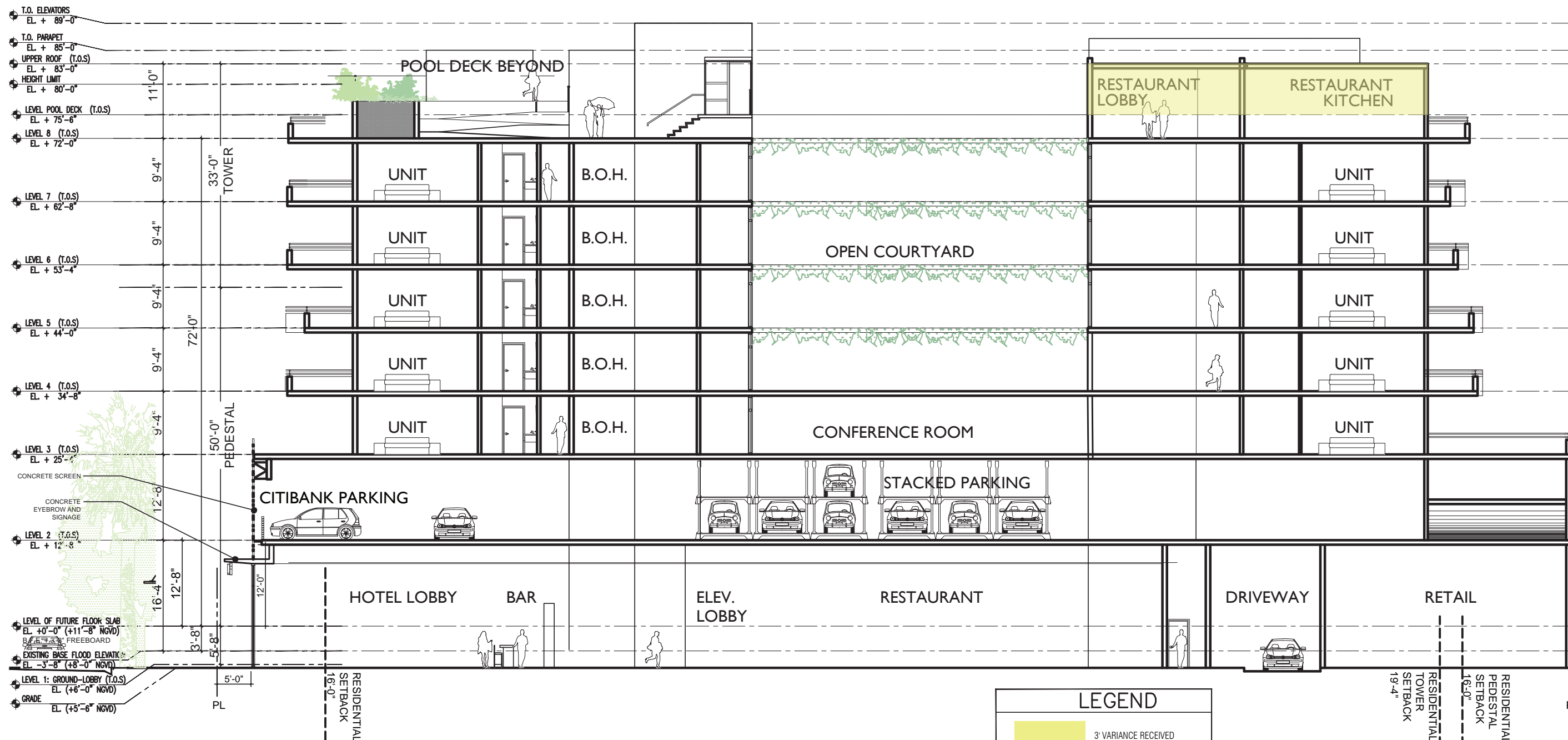
FINVARB
GROUP
CLIENT

RUDY RICCIOTTI
architecte
DESIGNER

CHRISTOPHER CAWLEY | CC
Landscape Architecture LLC | LA
LANDSCAPE ARCHITECT

DRAWING:

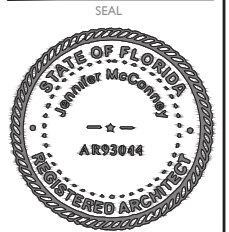
PROPOSED SECTION



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BUILDING SECTION "B"



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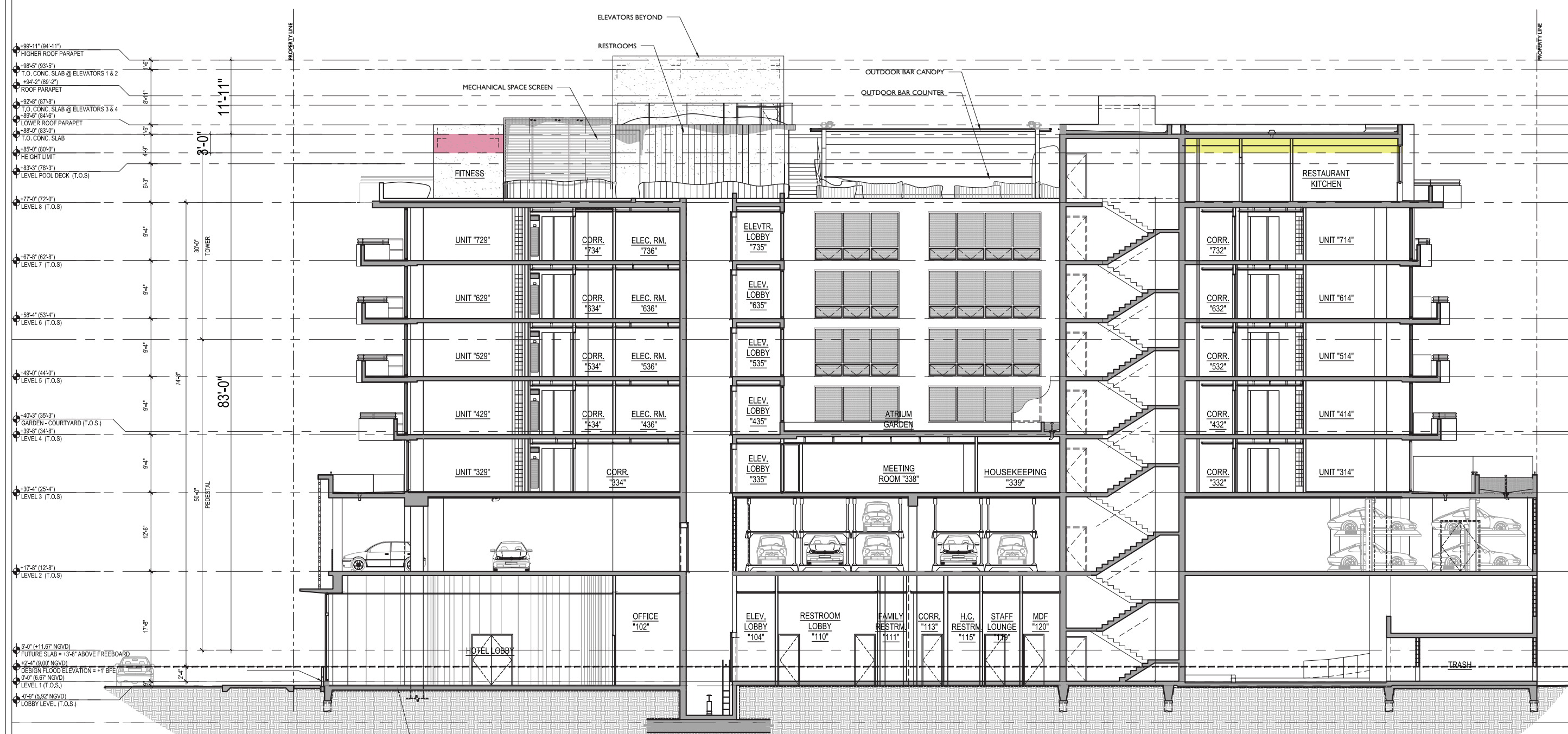
REVISIONS

REV#	DATE	DESCRIPTION
1	3/30/21	PRIVATE PROVIDER
2	03/08/22	DESIGN COORD.
3	06/06/22	G.C. COORD.

SCALE: AS NOTED
DRAWN:
CHECK:
DATE: 08/15/2022

SHEET NUMBER

A5.01



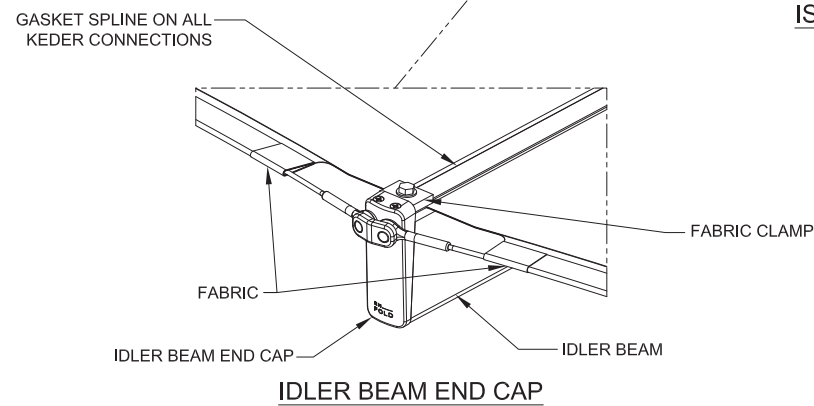
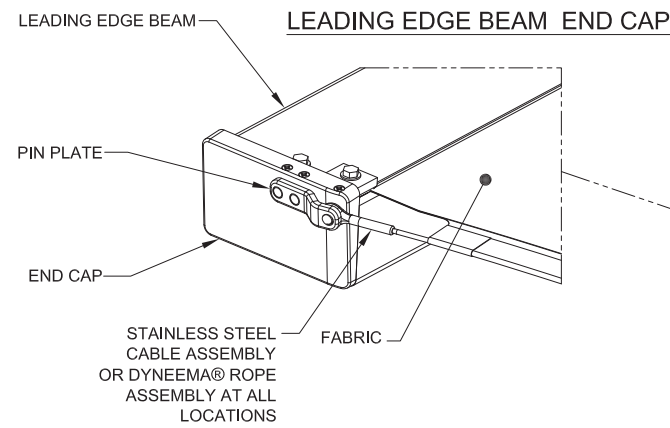
LEGEND

3' VARIANCE RECEIVED

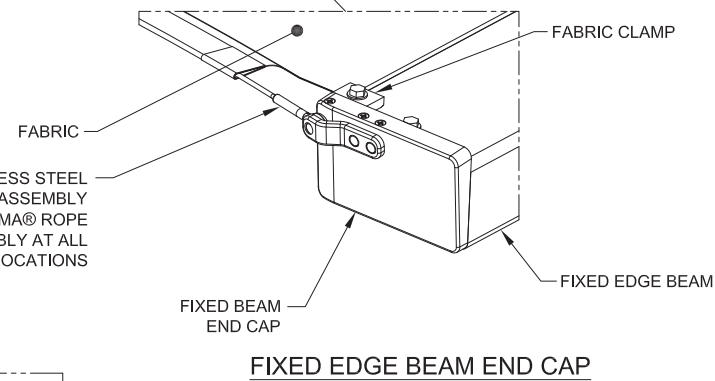
3' VARIANCE PROPOSED

1 BUILDING SECTION "B"
1/8" = 1'-0"

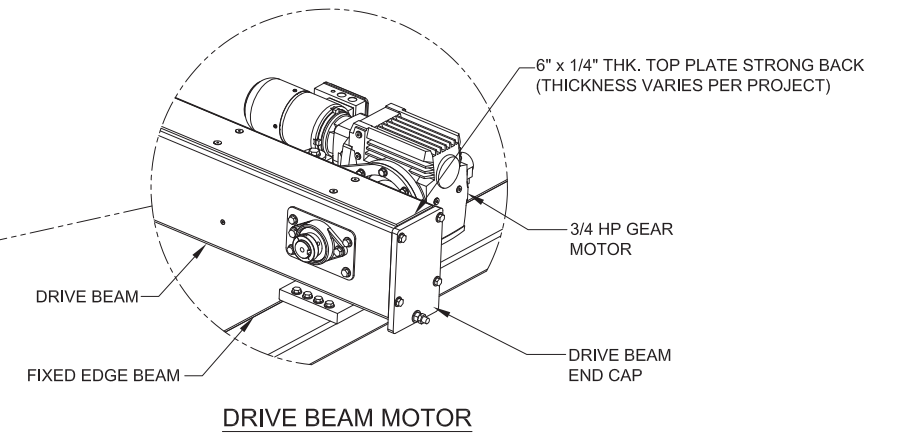
PROPOSED
August 15th, 2022
21



ISOMETRIC VIEW

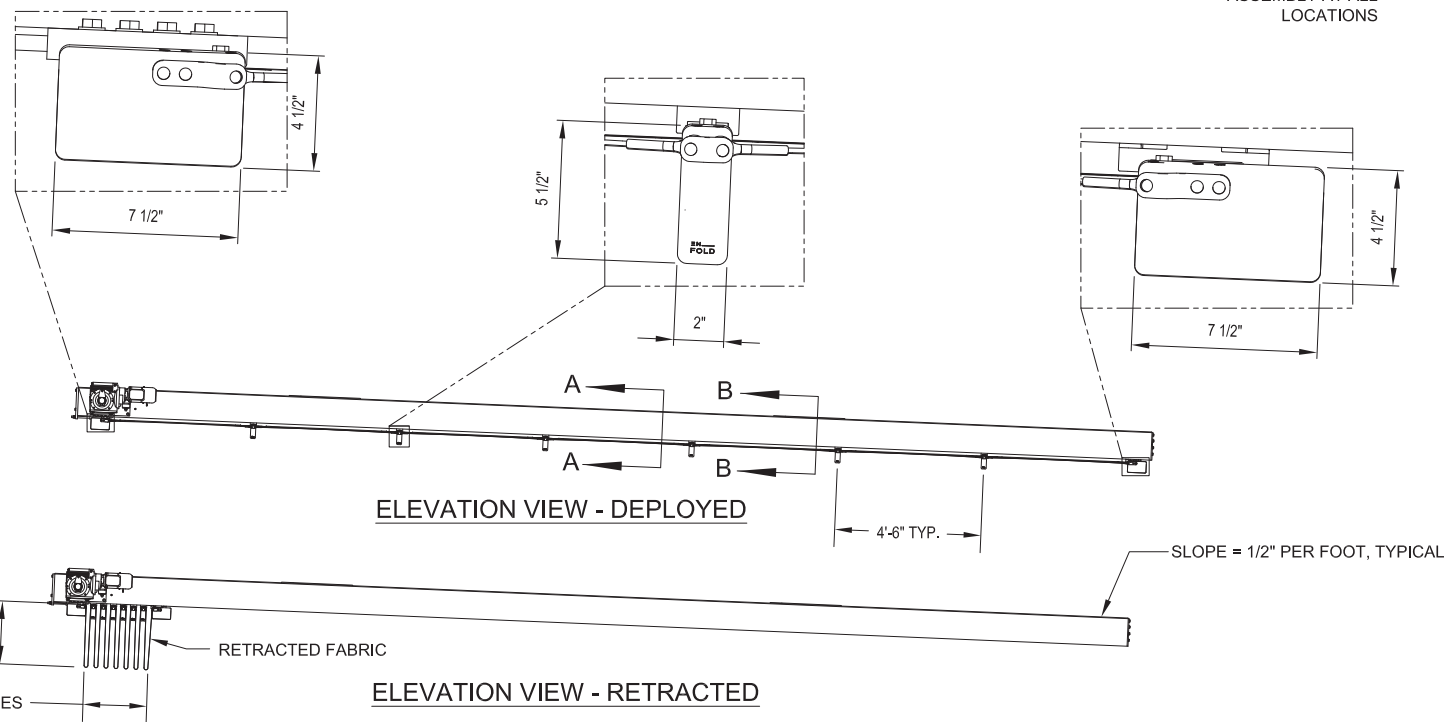


FIXED EDGE BEAM END CAP



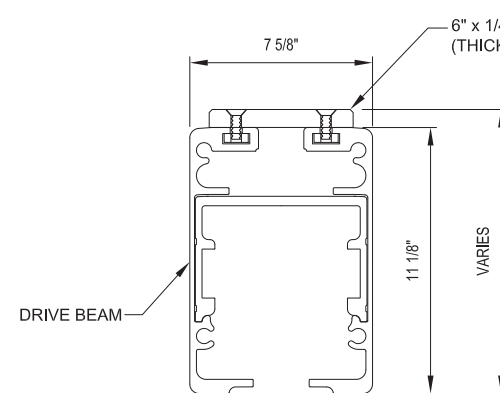
DRIVE BEAM MOTOR

- NOTES:**
1. STANDARD FABRIC SLOPE = 1/2" PER 1'-0" (ANY DIRECTION)
 2. TYPICAL DRIVE BEAM SPACING = 20'-0" TO 25'-0"
 3. TYPICAL FABRIC PANEL WIDTH = 4'-6"

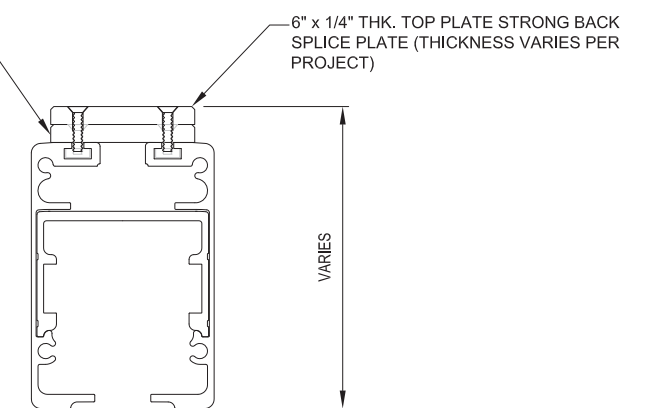


ELEVATION VIEW - DEPLOYED

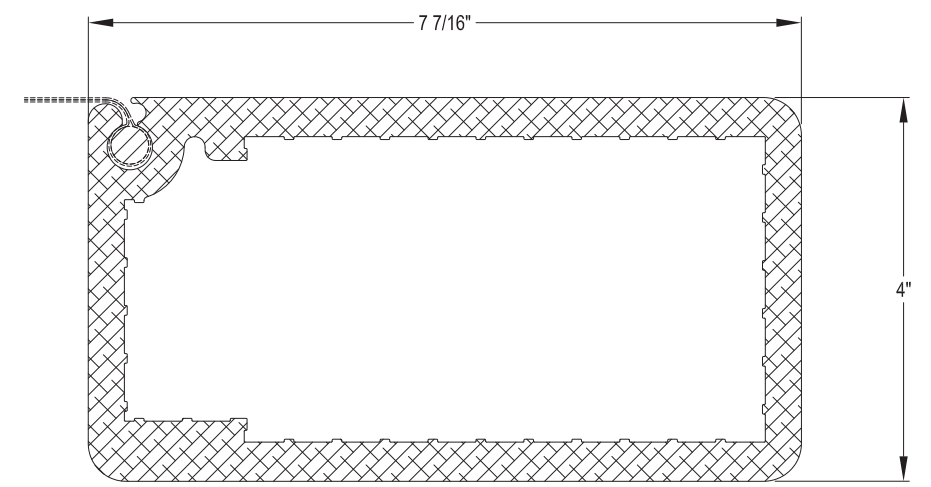
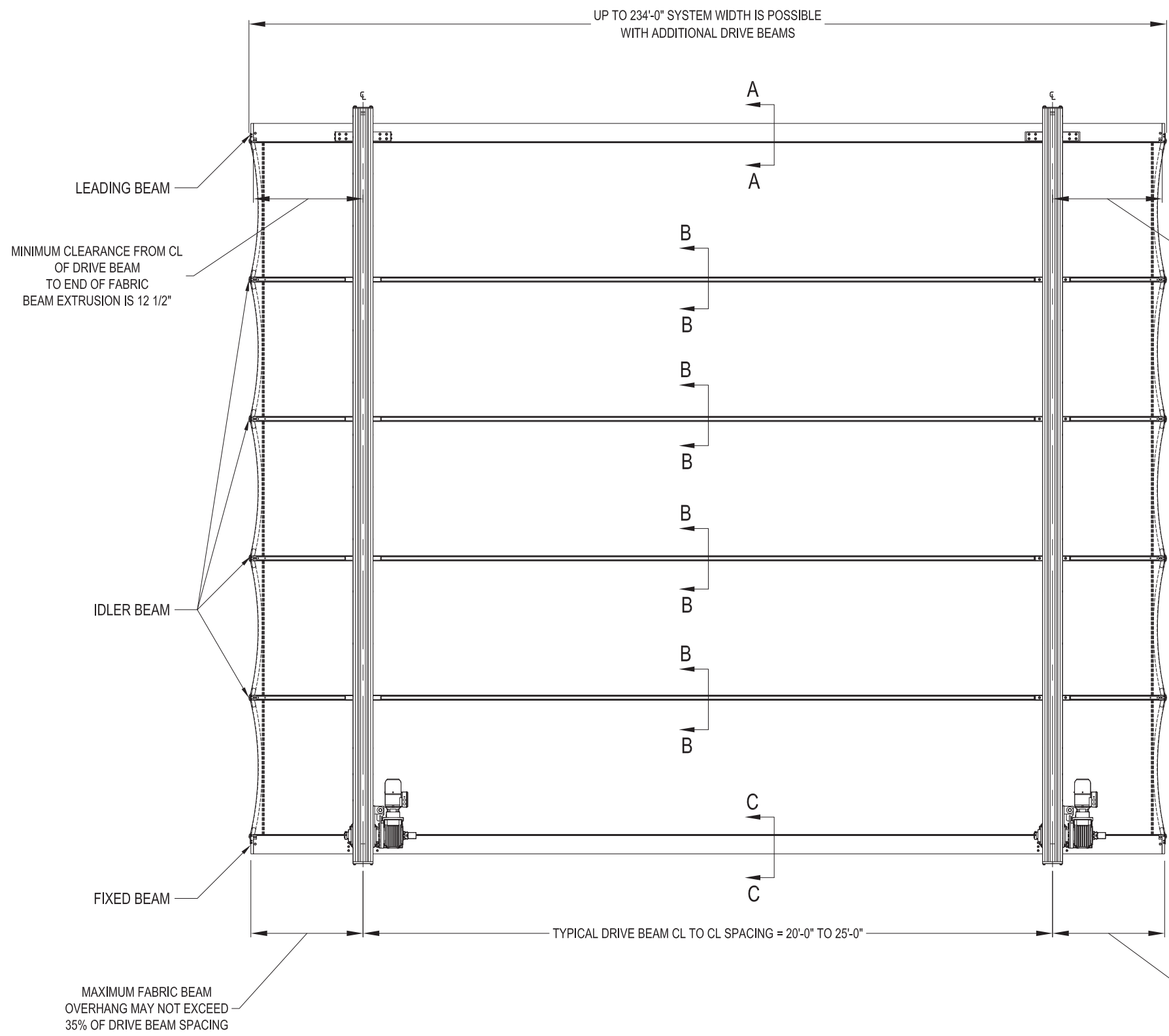
ELEVATION VIEW - RETRACTED



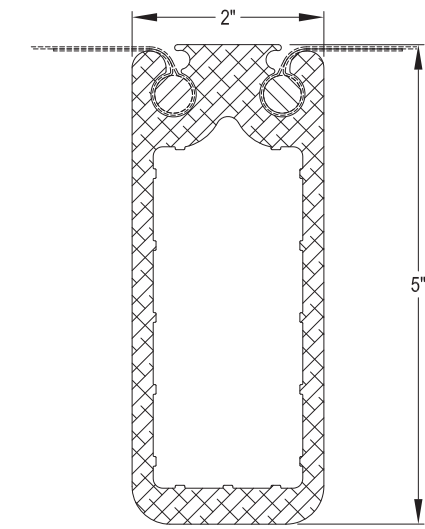
SECTION A-A
DRIVE BEAM CROSS SECTION



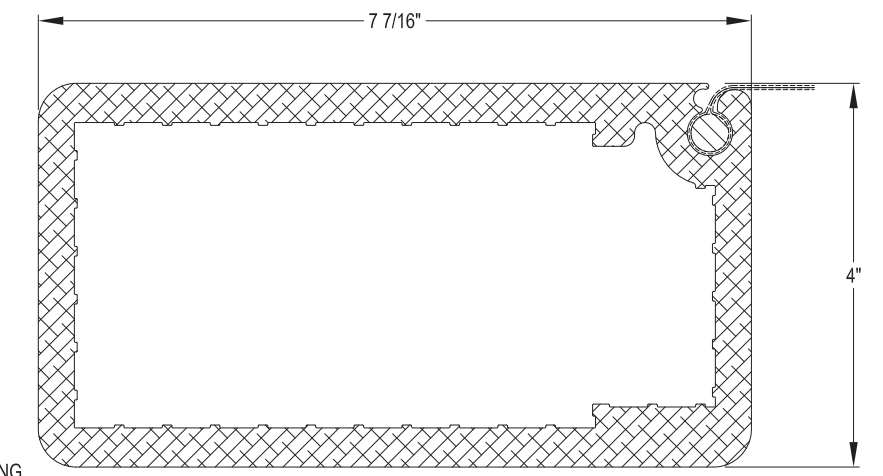
SECTION B-B
DRIVE BEAM CROSS SECTION
@ STRONG BACK SPLICE PLATE



SECTION A-A
LEADING BEAM



SECTION B-B
IDLER BEAM



SECTION C-C
FIXED BEAM

UNI-SYSTEMS
KINETIC ARCHITECTURE
4600 Lake Road
Minneapolis, MN 55422
(763) 536-1407 tel.
(763) 536-9782 fax
www.uni-systems.com

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EN-FOLD

PROFESSIONAL STAMP

PROJECT ADDRESS

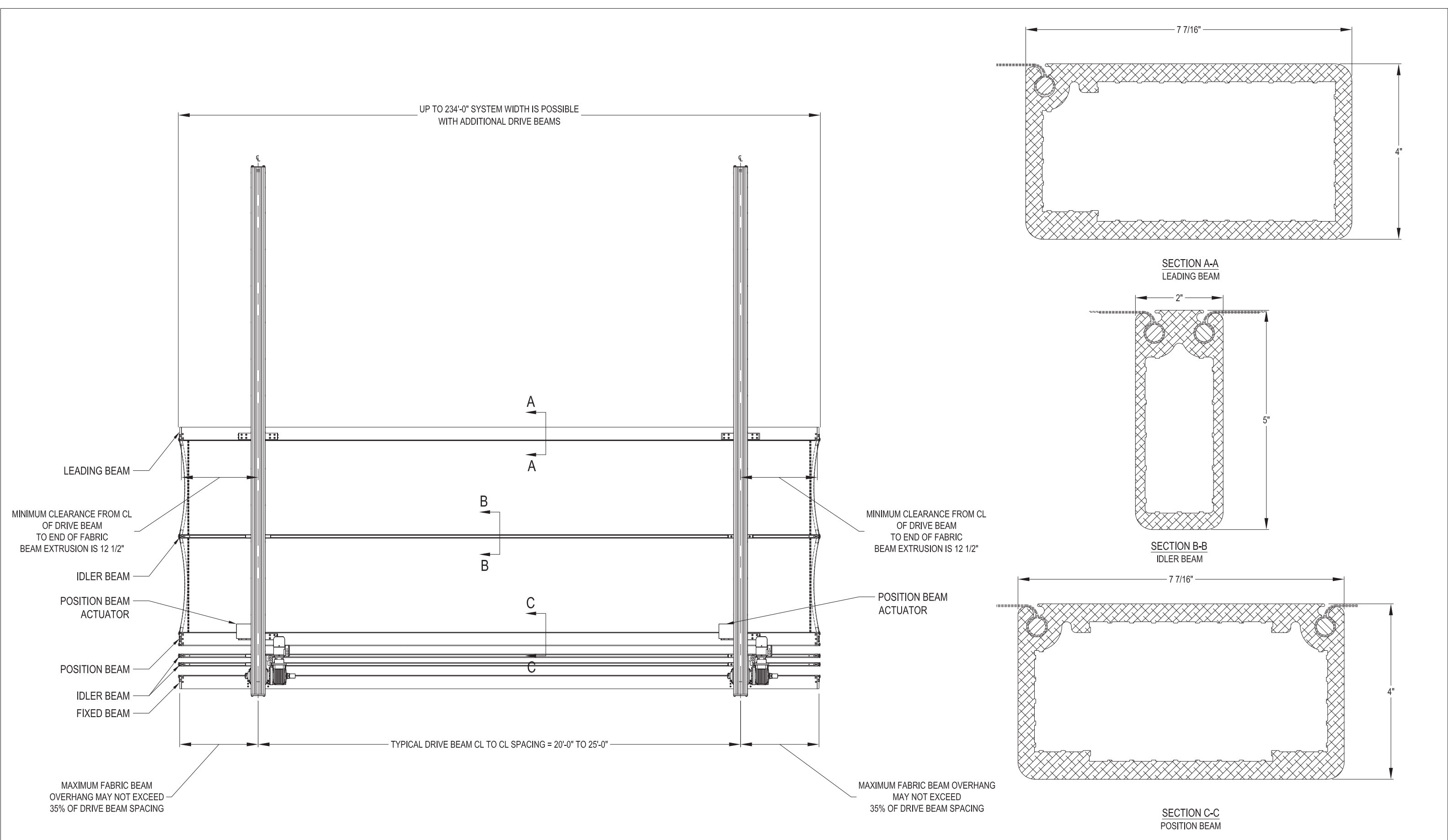
TOLERANCES U.N.O.
HOLE Ø .02
ANGLES ± 1°
X.X± .1
X.XX± .06
X.XXX± .01
CL HOLE TO CL HOLE .03

DRAFTER: SPG
DATE: 07-25-2019
DESIGNER: PRF
ENGINEER: PRF
APPROVAL: PRF

RELEASED

UNI-SYSTEMS STANDARD
EN-FOLD®
SYSTEM PLAN VIEW
Sheet 1 of 1
DATE: 08-11-2020
REV: C

DWG# EA-017



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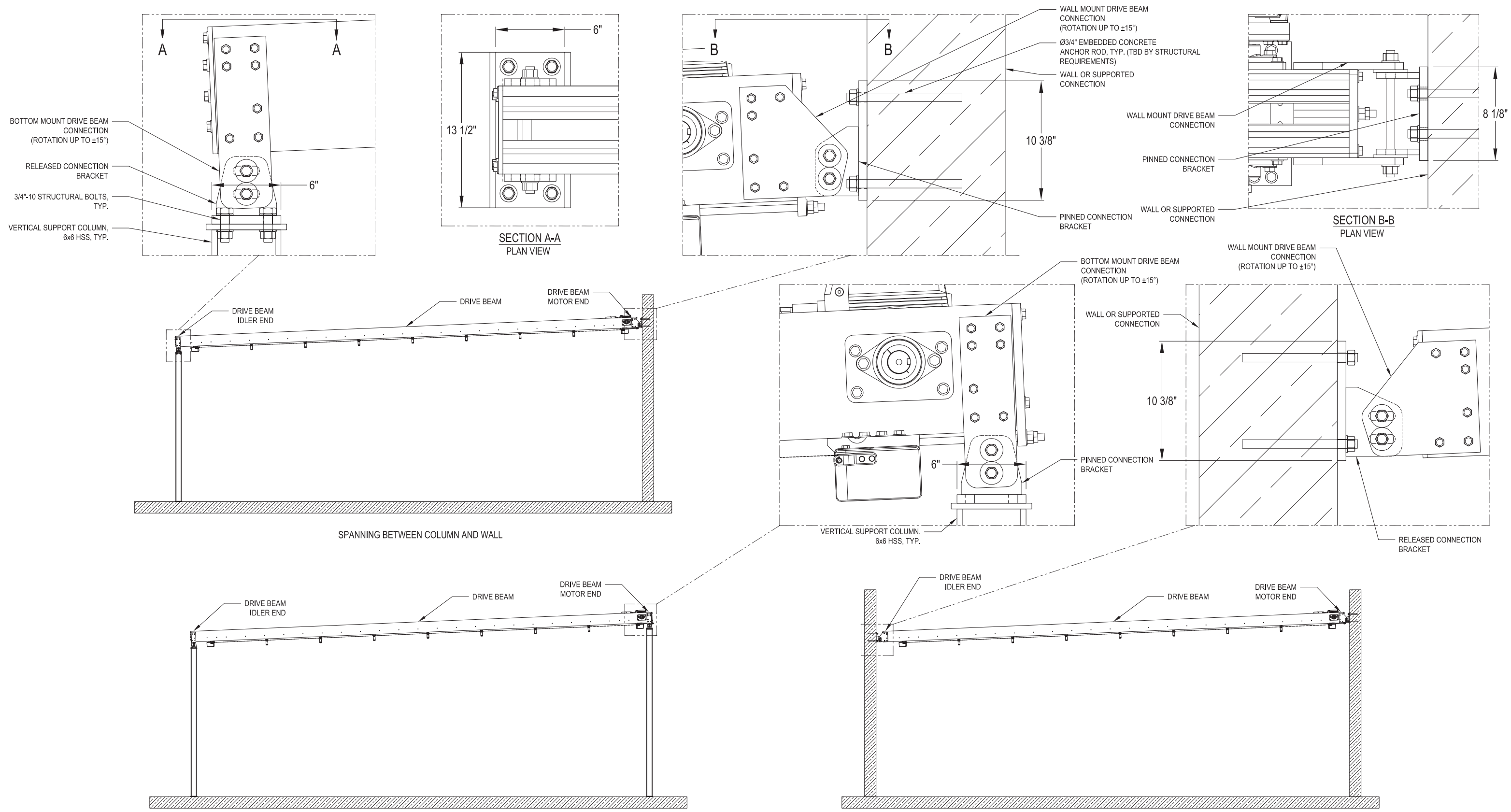
TOLERANCES U.N.O.
 HOLE Ø .02
 ANGLES ± 1°
 X.X± .1
 X.XX± .06
 X.XXX± .01
 ⌀ HOLE TO ⌀ HOLE .03

DRAFTER: SPG
 DATE: 07-25-2019
 DESIGNER: PRF
 ENGINEER: PRF
 APPROVAL: PRF

RELEASED

UNI-SYSTEMS STANDARD
 EN-FOLD®
 MULTI-POSITION SYSTEM PLAN VIEW
 Sheet 1 of 1

DATE: 08-11-2020 REV: C DWG # EA-017_1



NOTE:
 STANDARD CONNECTION DETAILS TO BE USED WITH TYPICAL EN-FOLD DRIVE BEAM ONLY.
 USE OF SUPPLEMENTAL DRIVE BEAM SUPPORT STRUCTURE, e.g. HSS STRONG BACK BEAMS,
 REQUIRES ALTERNATE CONNECTION DETAILS DIRECTLY TO THE STRONG BACK. SEE EA-020.

 4600 Lake Road Minneapolis, MN 55422 (763) 536-1407 tel. (763) 536-9782 fax www.uni-systems.com	Notice: These drawings and all designs, details, inventions and development covered hereby are confidential and proprietary and are owned and copyrighted by Uni-Systems, LLC. (which reserves all patent or other rights hereto) and may not be used, copied or duplicated, in whole or in part, without the express prior written consent of Uni-Systems, LLC. These drawings and any such copies shall be returned when requested. Copyright 2017 Uni-Systems, LLC. All rights reserved.		PROFESSIONAL STAMP	TOLERANCES U.N.O. HOLE Ø .02 ANGLES ± 1° X.X± .1 X.XX± .06 X.XXX± .01 ⌀ HOLE TO ⌀ HOLE .03	DRAFTER: SPG DATE: 07-25-2019 DESIGNER: PRF ENGINEER: PRF APPROVAL: PRF	UNI-SYSTEMS STANDARD EN-FOLD® SUPPORT CONDITIONS AND END CONNECTIONS Sheet 1 of 1	
						25	RELEASED



CANOPY CONCEPT IMAGE

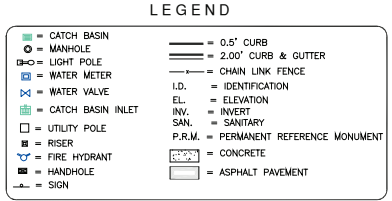
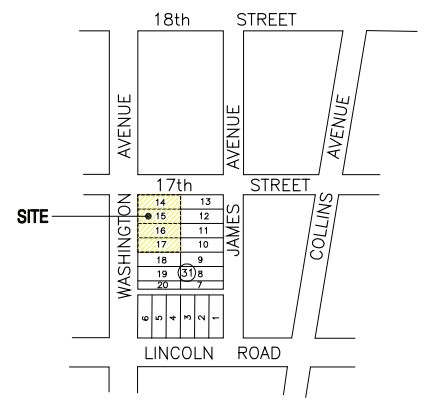
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part Without the Express WRITTEN Permission of Some.

No.	O.N.	Revision Description
1	210088	UPDATE SURVEY (3/1/21) TC

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00009653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4495 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
 1685 WASHINGTON AVENUE
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/13/17
Scale	1"=20'
Drawn By	MAP
CAD No.	170074
Plotted	3/10/21 7:04a
Ref. Dwg.	295-214-1
Field Book	486/21&FLD.SHT. TC
Job No.	170074
Dwg. No.	2017-015-NGVD
Sheet	1 of 1



LEGAL DESCRIPTION:
 Lots 14, 15, and 17, Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida.

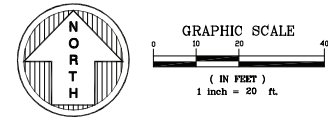
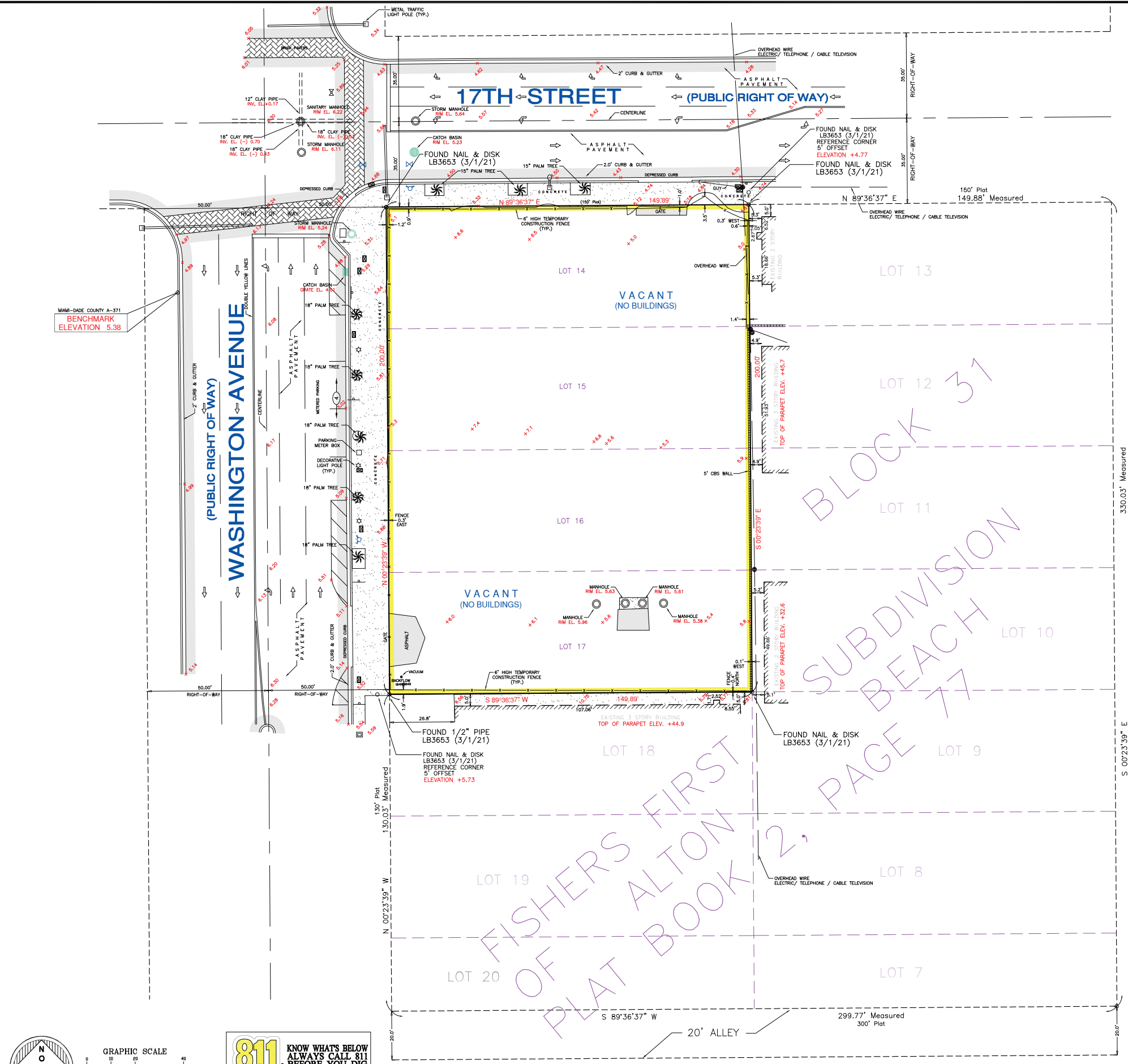
SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company, File No. 3020-631538 with an effective date of January 12, 2017. All restrictions, easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B II
 - 1 - B Standard Exceptions not addressed.
 - 9. Provisions of the Plat of Fishers First Subdivision of Alton Beach, recorded in Plat Book 2, Page 77.
 - No easements per plat that encumber parcel to plat. Right-of-Way per plat that adjoins parcel is shown on survey.
 - 10. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. Standard Exception not addressed. Not a survey matter.
 - 11. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Standard Exception not addressed. Not a survey matter.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.
- Bearings hereon are referred to an assumed value of N 00°23'39" W for the East right of way line of Washington Avenue, and evidenced by found 1/2" pipe & and found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-371, Elevation +5.38 and located by PK nail & aluminum washer in concrete catch basin at 17th Street (36' West of centerline) and Washington Avenue (69' South of centerline).
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 29,978 square feet, or 0.688 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- No parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

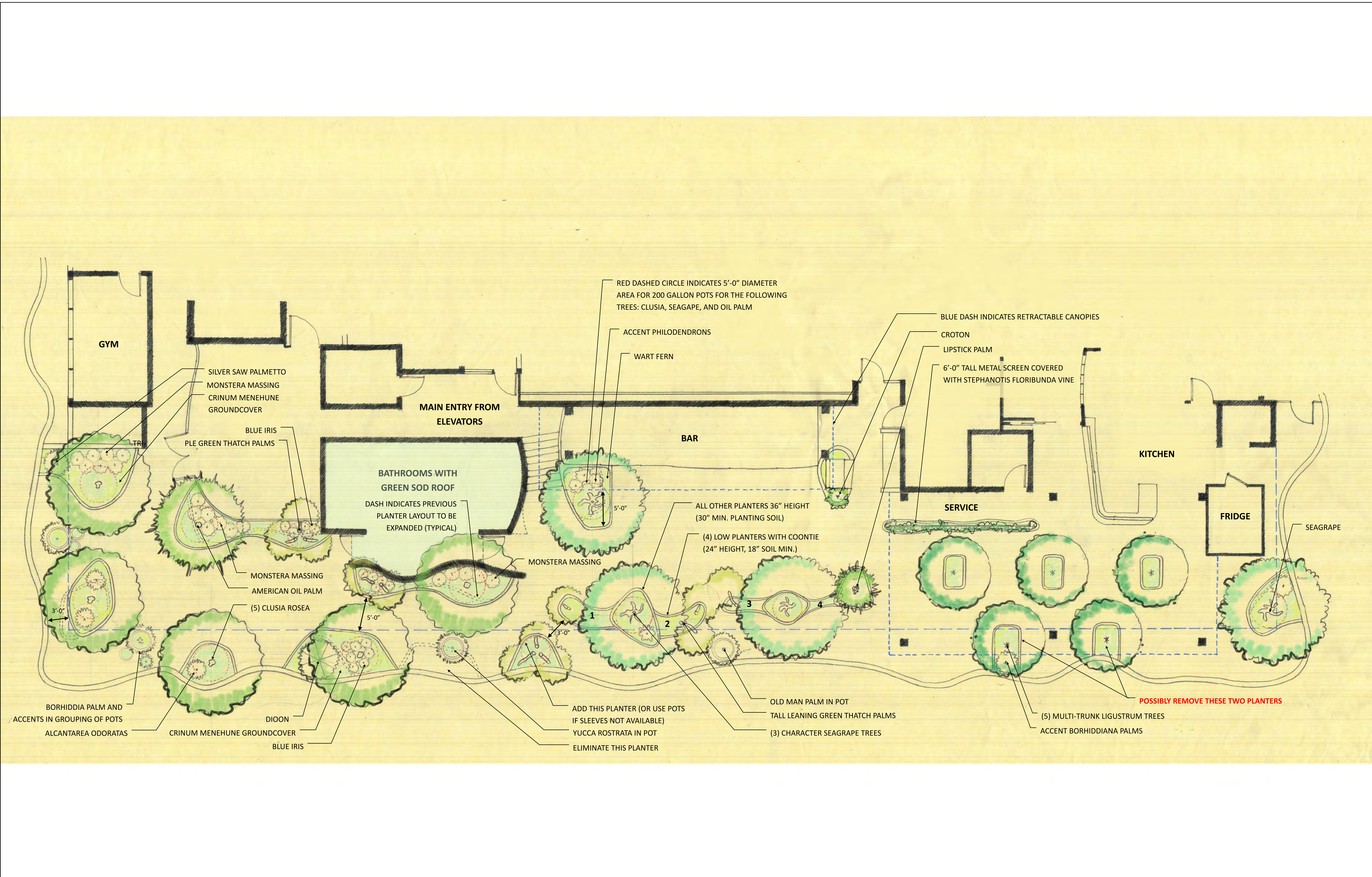
SURVEYOR'S CERTIFICATION:
 I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 13, 2017 and last updated on March 1, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on March 1, 2021.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC.
 Digitally signed by Daniel C Fortin
 DN: cn=D.S. onUnaffiliated, ou=A01410D0000017402A2B420004295B, cn=Daniel C Fortin
 By: Daniel C. Fortin Jr., For The Firm
 Surveyor and Mapper, LS6435
 State of Florida. Date: 2021.03.12 14:48:42 -05'00'



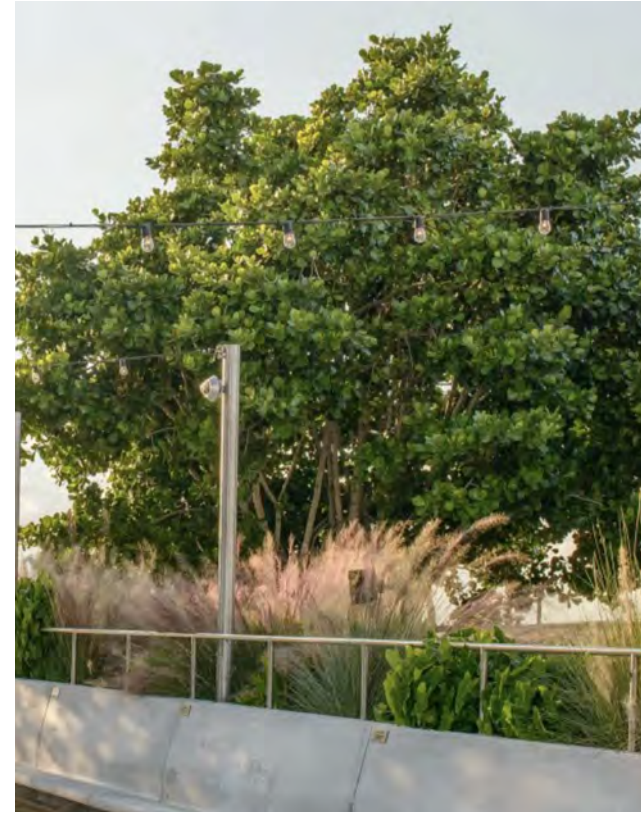
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TREES AND PALMS



American Oil Palm - One as an accent



Clusia Rosea—5 on Rooftop as major canopy tree (Native)



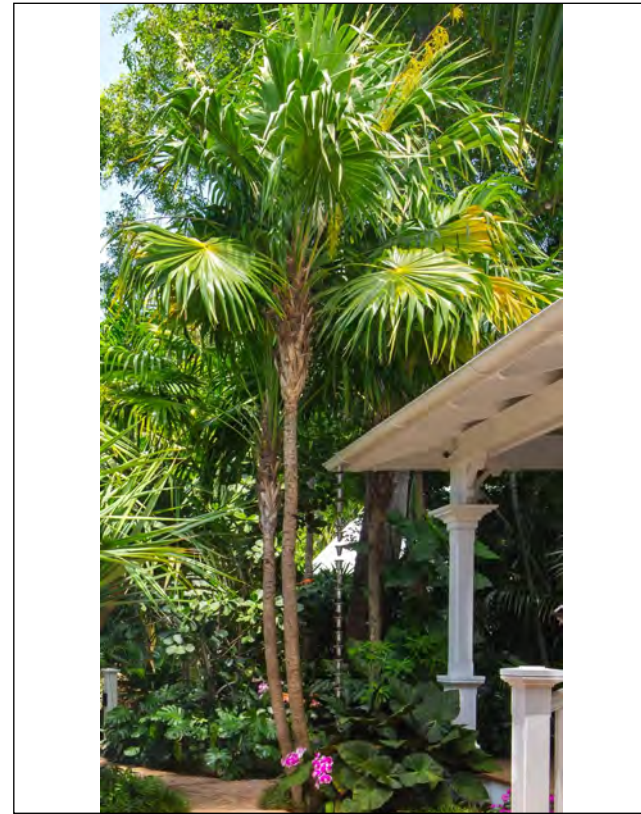
Seagrape —5 on Rooftop as canopy at Bar (Native)



Acacia seyal—option for Lignum Vitae if available



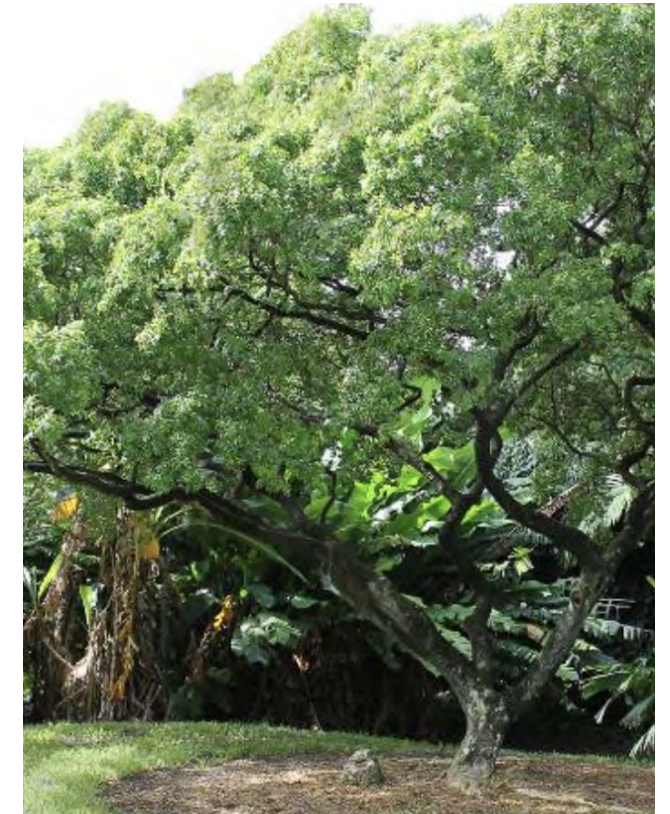
Ligustrum—5 under retractable dining canopy



Thatch Palm —Multi-trunk accent near Bar and throughout as added texture (Native)



Lignum Vitae—size at time of planting for group of 5 along West railing (Endangered Native)



Lignum Vitae—character branching over time

ACCENTS and GROUNDCOVERS



Accents



Papyrus—Accent in pot/water pot



Dioon



Old Man Palm - Accent in pot



Lipstick Palm Closeup



Monstera— Mid height understory



Yucca Rostrata—Accent in pot



GROUNDCOVERS