

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

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PARK AVENUE HOTEL MIAMI BEACH

AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. HPB18-0252

HISTORIC PRESERVATION BOARD MIAMI BEACH, FLORIDA

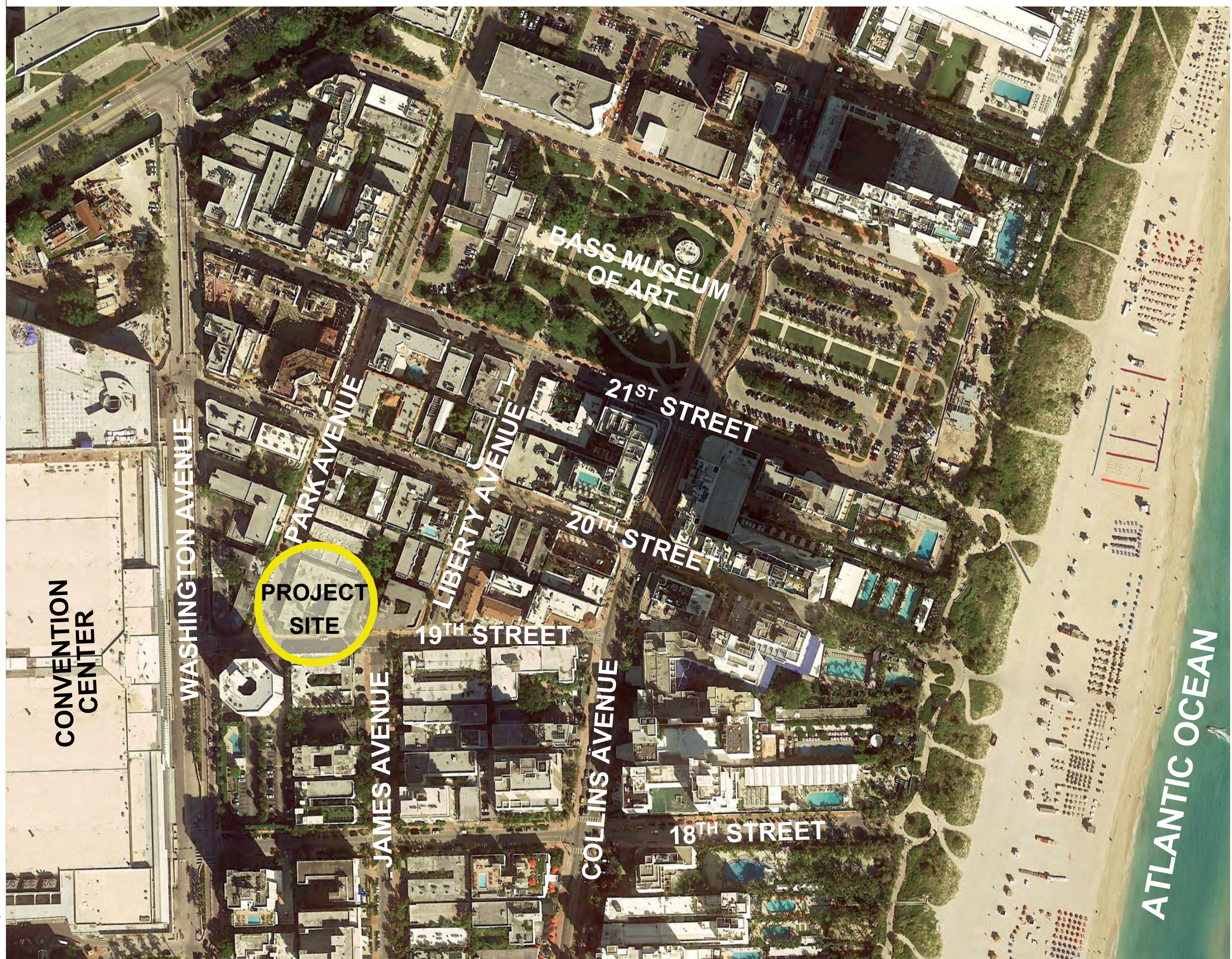
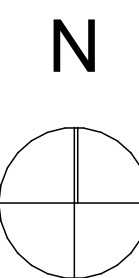
UPDATED FINAL SUBMITTAL
FILE NUMBER: HPB23-0581

05.08.2023



CITY OF MIAMI

ATLANTIC OCEAN



CITY OF MIAMI BEACH



MIAMI BEACH

LOCATION PLANS | 1

N.T.S.

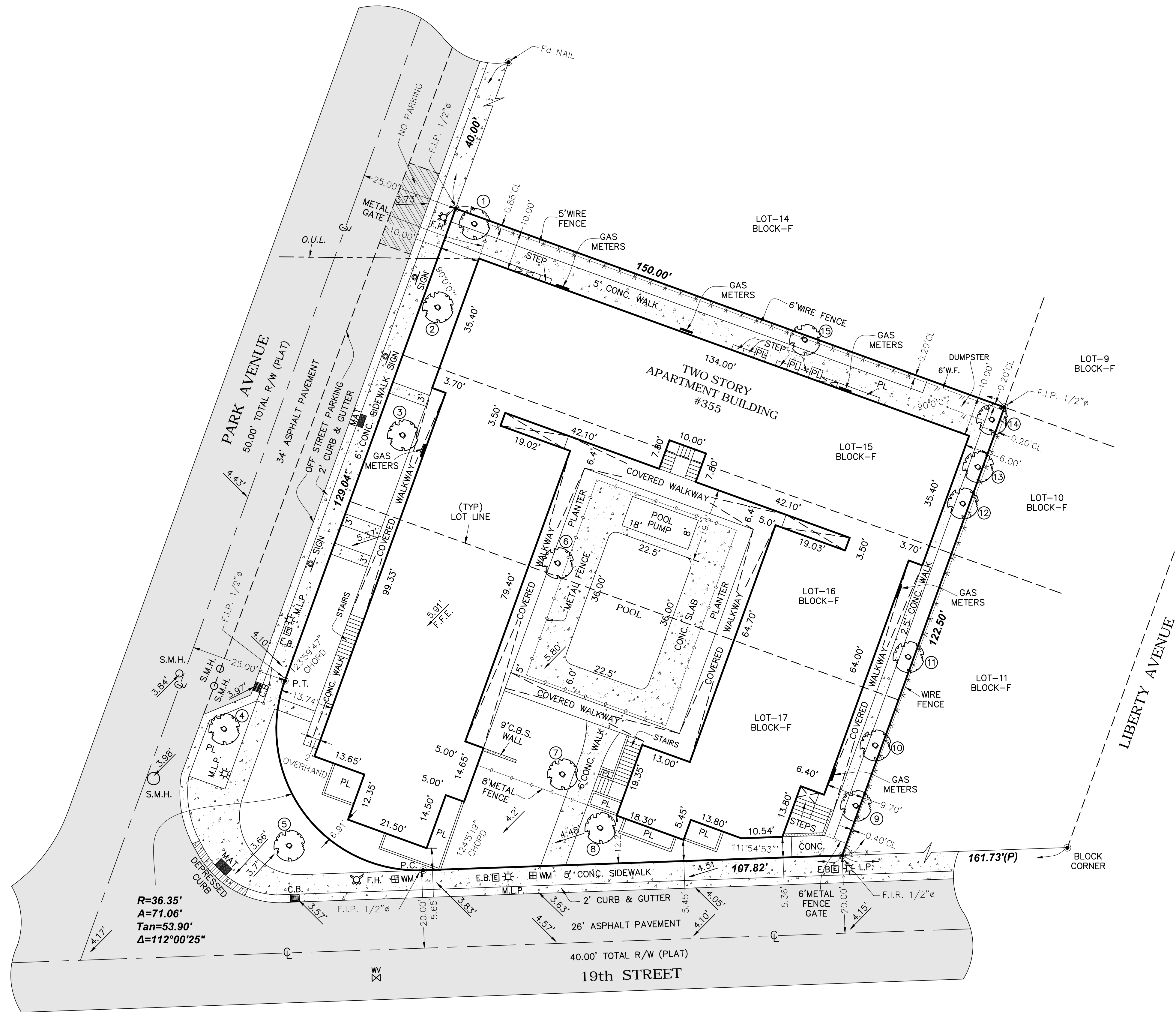
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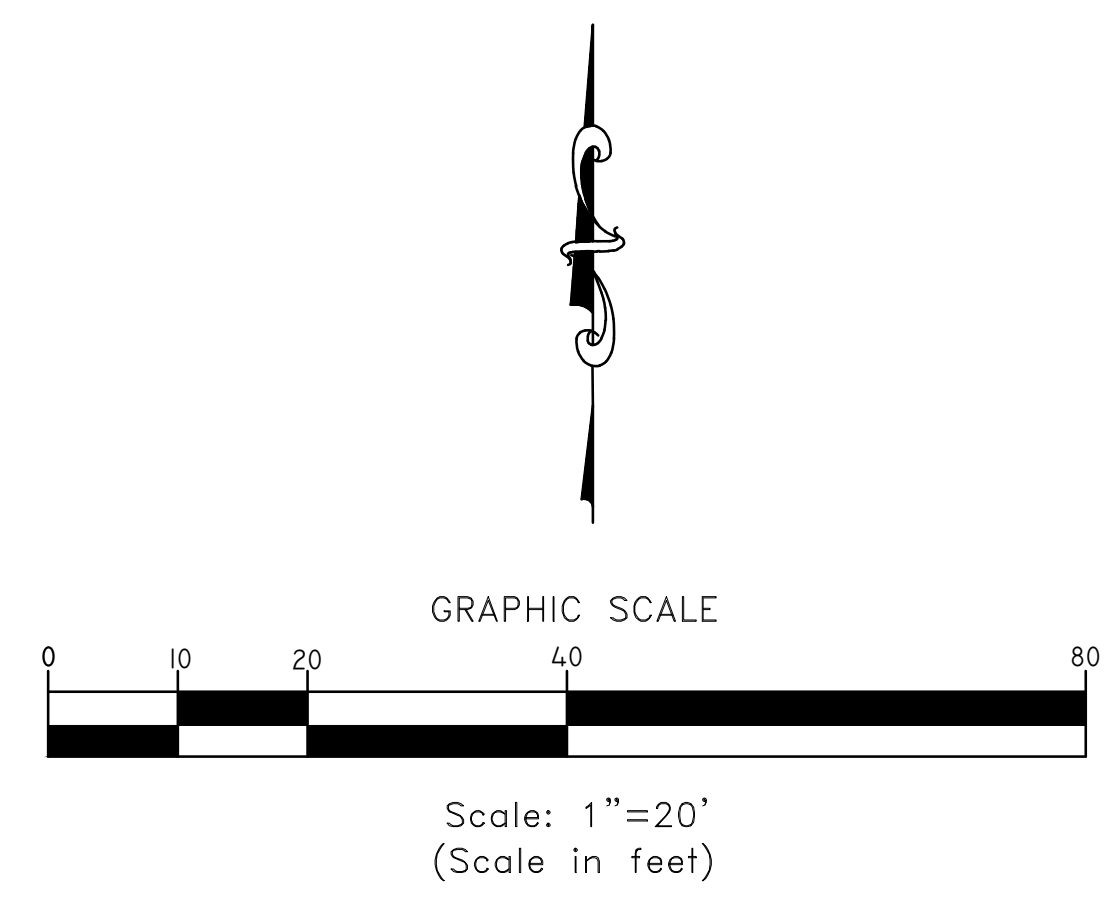
- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - C = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - ∅ = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD. = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - N/D = Nail & Disc
 - NTS = Not to Scale
 - O/S = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - E = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - RW = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - ↖ ↗ ↘ ↙ = Denotes Spot Elevations Taken

(i) All roads shown hereon are public unless otherwise noted.
 (j) No identification cap found on property corners unless otherwise noted.
 (k) Distance along boundary are record and measured unless otherwise noted.
 (l) The graphic portions of this document are intended to be displayed at the graphic scale as shown. If the scale of this document is altered in reproduction and as such, should be considered when obtaining scaled data.
 (m) Accuracy: The expected use of land as classified in the minimum technical standards (M.T.S.) of the State of Florida. The minimum relative distance accuracy for the type of boundary shown hereon is 1/2500 feet. The minimum relative distance accuracy for the type of boundary shown hereon is 1/2500 feet. The minimum relative distance accuracy for the type of boundary shown hereon is 1/2500 feet. The minimum relative distance accuracy for the type of boundary shown hereon is 1/2500 feet.
 (n) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

NOTE: Easements and/or encroachments shown hereon are of the apparent nature, fence legal ownership is not determined.
 a) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification, which are not reflected in this survey.
 b) Underground utilities, improvements, findings and encroachments, if any not located, from flooding or damage and does not create liability on the part of the firm or employee thereof, for any reason.
 c) Lairs depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.



$R=36.35'$
 $A=71.06'$
 $Tan=53.90'$
 $\Delta=112^{\circ}00'25''$



TREE CHART

#	DESCRIPTION	#	HEIGHT	CANOPY
1	COCONUT	12"	28'	15'
2	COCONUT	12"	25'	16'
3	COCONUT	12"	26'	15'
4	TREE	6"	9'	7'
5	DOGWOOD	7"	12'	13'
6	SABAL PALM	10"	4'	4'
7	SABAL PALM	14"	45'	8'
8	COCONUT	11"	21'	14'
9	SABAL	16"	12'	14'
10	GUMBO LIMBO	10"	9'	10'
11	SABAL PALM	15"	10'	8'
12	STRANGLER FIG	12"	12'	16'
13	SABAL	14"	12'	9'
14	SABAL PALM	5"	19'	6'

This property described as:
 Lots 15, 16 and 17, Block F,
 AMENDED MAP OF
 THE OCEAN FRONT PROPERTY OF THE
 MIAMI BEACH IMPROVEMENT COMPANY,
 according to the Plat thereof
 as recorded in Plat Book 5, Page 7,
 of the Public Records of Miami-Dade County, Florida.

Certified to:
 S A BINKOV & M BINKOV LESSOR
 JOBROTAM DEV CORP LESSEE

Address:
 355 19th Street, Miami Beach, FL 33139

Elevations shown refer to N.G.V.D. 1929.
 BM # Y-310-R (MIAMI-DADE)
 Elevation = 5.62 ft (N.G.V.D.)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS: 05/23/18 SURVEY UPDATE 11/27/18 SURVEY UPDATE 03/05/19 SURVEY UPDATE			
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX L
F.I.R.M. DATE 09/11/09	F.I.R.M. INDEX 09/11/09	BASE ELEV. + 8 FT N.G.V.D.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 RENE AGUIEVES 11/22/17
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date 11/20/17	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 17-19663

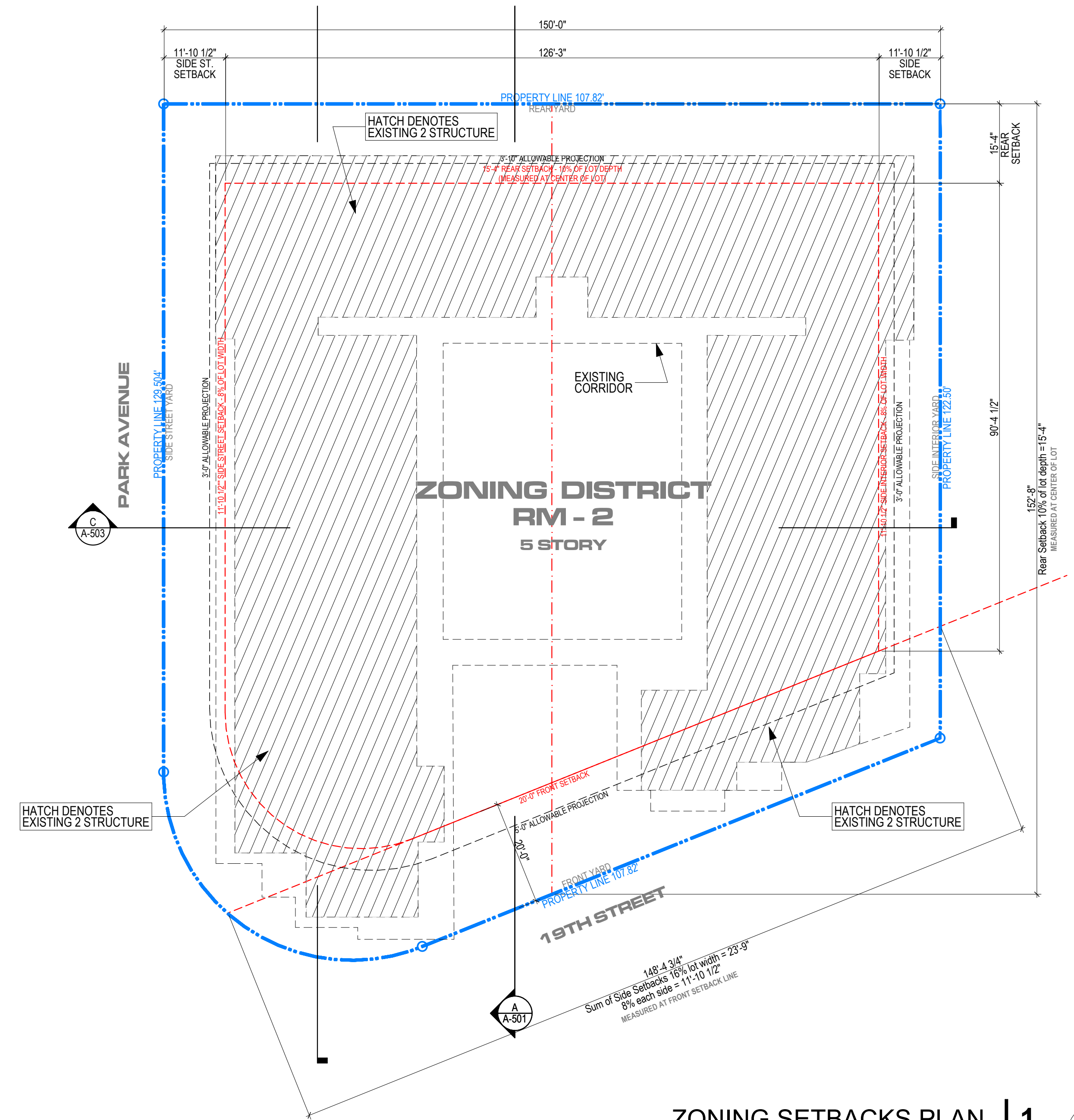
AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. **HPB18-0252**

ROOMS BREAKDOWN

	AREA SF	FLOORS					TOTAL PER ROOM TYPE	% Total Type/Total Units	% Total King Rooms	% Total DQ Rooms
		L1	L2	L3	L4	L5				
PARK AV. HOTEL										
Standard Rooms										
King	255	10	10	10	10	10	50	42.60		
King Large	289.5	6	6	7	7	7	33	28.69		
DQ	289.5	1	1				2	1.65		
DQ Large	321	3	3	6	6	6	24	20.86		
Special Rooms										
King ADA	289.5	1	1	1	1	1	5	4.55		
Double Queen ADA	321	1	1				2	1.65		
Florida Room										
TOTAL GUESTROOMS		22	22	24	24	24	116		75.84	24.16

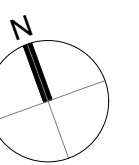
ROOMS BREAKDOWN | 3

N.T.S.



ZONING SETBACKS PLAN | 1

SCALE 1/16"=1'-0"



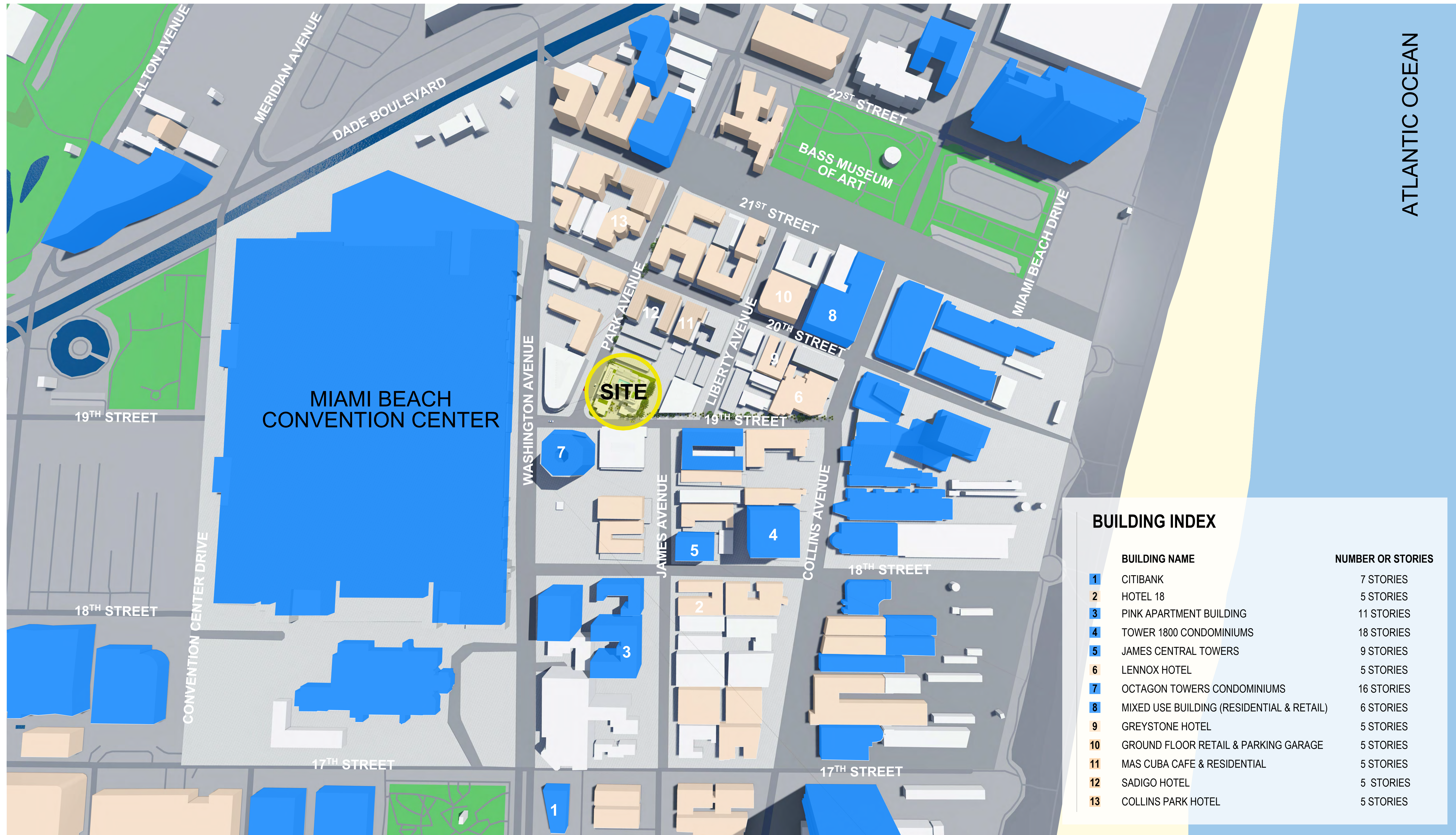
ZONING DATASUMMARY | 2

N.T.S.

7/29/2019 revuelta architecture international p.a.			
PARK AVENUE HOTEL - MIAMI BEACH			
Zoning Information			
1 Address:	355 19th Street Miami Beach, FL 33139		
2 Board and File Numbers:			
3 Folio Number(s):	02-3226-001-0290	Zoning District:	RM-2
4 Year Constructed:	1951	Grade value in NGVD:	4'-6" N.G.V.D.
5 Based Flood Elevation:	8'-0" N.G.V.D.	Lot Area:	22,236.75 SF (0.510485 ac.)
6 Adjusted grade (Flood+Grade/2):	7'-10 1/2" N.G.V.D.	Lot Depth:	152'-8" (Average)
7 Lot width:	150'-0"	Average Unit Size (Hotel):	N/A
8 Minimum Unit Size (Hotel):	15%: 300 - 335 SF; 85%: 335 SF +	Proposed use:	Hotel
9 Existing use:	Residential		
Building Data			
10 Height:	Maximum 50'-0"	Proposed 50'-0"	Deficiencies
11 Number of Stories:	N/A	5	
12 FAR (2.0):	44,473.5 SF	43,873.02	61,074.50
13 Gross square footage:			
14 Square Footage by use:	N/A		
15 Number of units Residential:	N/A		
16 Number of units Hotel:	N/A	116 Hotel Rooms	
17 Number of seats:	N/A		
18 Occupancy load:			
Setbacks			
Subterranean:		Required	Proposed
19 Front Setback:	20'-0"	20'-0"	
20 Side Setback:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
21 Side Setback:	N/A		
22 Side Setback facing street:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
23 Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
At Grade Parking:			
24 Front Setback:	20'-0"	20'-0"	
25 Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
26 Side Setback:	N/A		
27 Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
28 Rear Setback:	0'-0"	0'-0"	
Pedestal:			
29 Front Setback:	20'-0"	20'-0"	17'-2" provided at SE corner
30 Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
31 Side Setback:	N/A		
32 Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
33 Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
Tower:			
34 Front Setback:	N/A		
35 Side Setback:	N/A		
36 Side Setback:	N/A		
37 Side Setback facing street:	N/A		
38 Rear Setback:	N/A		
Parking			
39 Parking district:	District No. 1		
40 Total # of parking spaces:	0 (Per Sec. 130-33 = 0 spaces per room)	N/A	0
41 # of parking spaces per use (Provide a separate chart for a breakdown calculation):	0	N/A	0
42 # of parking spaces per level (Provide a separate chart for a breakdown calculation):	0	N/A	0
43 Parking Space Dimensions:	8'-6" x 18'-0" Regular; 6" x 16'-0" Tandem	8'	
44 Parking Space configuration (45, 60, 90, Parallel):		N/A	
45 ADA Spaces:	2	N/A	
46 Tandem Spaces:		N/A	
47 Drive aisle width: shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic.	Drives 22'-0" Two-Way; 11'-0" One-Way		
48 Valet drop off and pick up:	Required	Provided	
49 Loading zones and Trash collection areas:	3 (10'-0" x 20'-0" minimum over 50 units no more than 100- 2 loading spaces; over 100 no more than 200- 3 loading spaces)	Not Provided	
50 Racks: Minimum short-term bicycle parking spaces = 1 per 10 units. Minimum long-term bicycle parking spaces = 1/10% employees	Short-term 10 Long-term 1	Not Provided	

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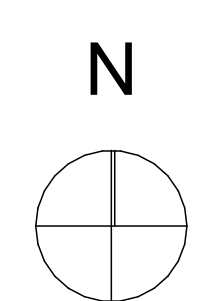
BUILDING INDEX

BUILDING NAME	NUMBER OR STORIES
1 CITIBANK	7 STORIES
2 HOTEL 18	5 STORIES
3 PINK APARTMENT BUILDING	11 STORIES
4 TOWER 1800 CONDOMINIUMS	18 STORIES
5 JAMES CENTRAL TOWERS	9 STORIES
6 LENNOX HOTEL	5 STORIES
7 OCTAGON TOWERS CONDOMINIUMS	16 STORIES
8 MIXED USE BUILDING (RESIDENTIAL & RETAIL)	6 STORIES
9 GREYSTONE HOTEL	5 STORIES
10 GROUND FLOOR RETAIL & PARKING GARAGE	5 STORIES
11 MAS CUBA CAFE & RESIDENTIAL	5 STORIES
12 SADIGO HOTEL	5 STORIES
13 COLLINS PARK HOTEL	5 STORIES

- = TALLER THAN 5 STORIES
- = BUILDINGS 5 STORIES TALL
- = BUILDINGS 3 TO 4 STORIES TALL

SITE PLAN - CONTEXT | 1

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BUILDING INDEX

BUILDING NAME

1	CITIBANK	7 STORIES	8	MIXED USE BUILDING (RESIDENTIAL & RETAIL)	6 STORIES
2	HOTEL 18	5 STORIES	9	GREYSTONE HOTEL	5 STORIES
3	PINK APARTMENT BUILDING	11 STORIES	10	GROUND FLOOR RETAIL & PARKING GARAGE	5 STORIES
4	TOWER 1800 CONDOMINIUMS	18 STORIES	11	MAS CUBA CAFE & RESIDENTIAL	5 STORIES
5	JAMES CENTRAL TOWERS	9 STORIES	12	SADIGO HOTEL	5 STORIES
6	LENNOX HOTEL	5 STORIES	13	COLLINS PARK HOTEL	5 STORIES
7	OCTAGON TOWERS CONDOMINIUMS	16 STORIES			



AS APPROVED ON HPB MEETING OF
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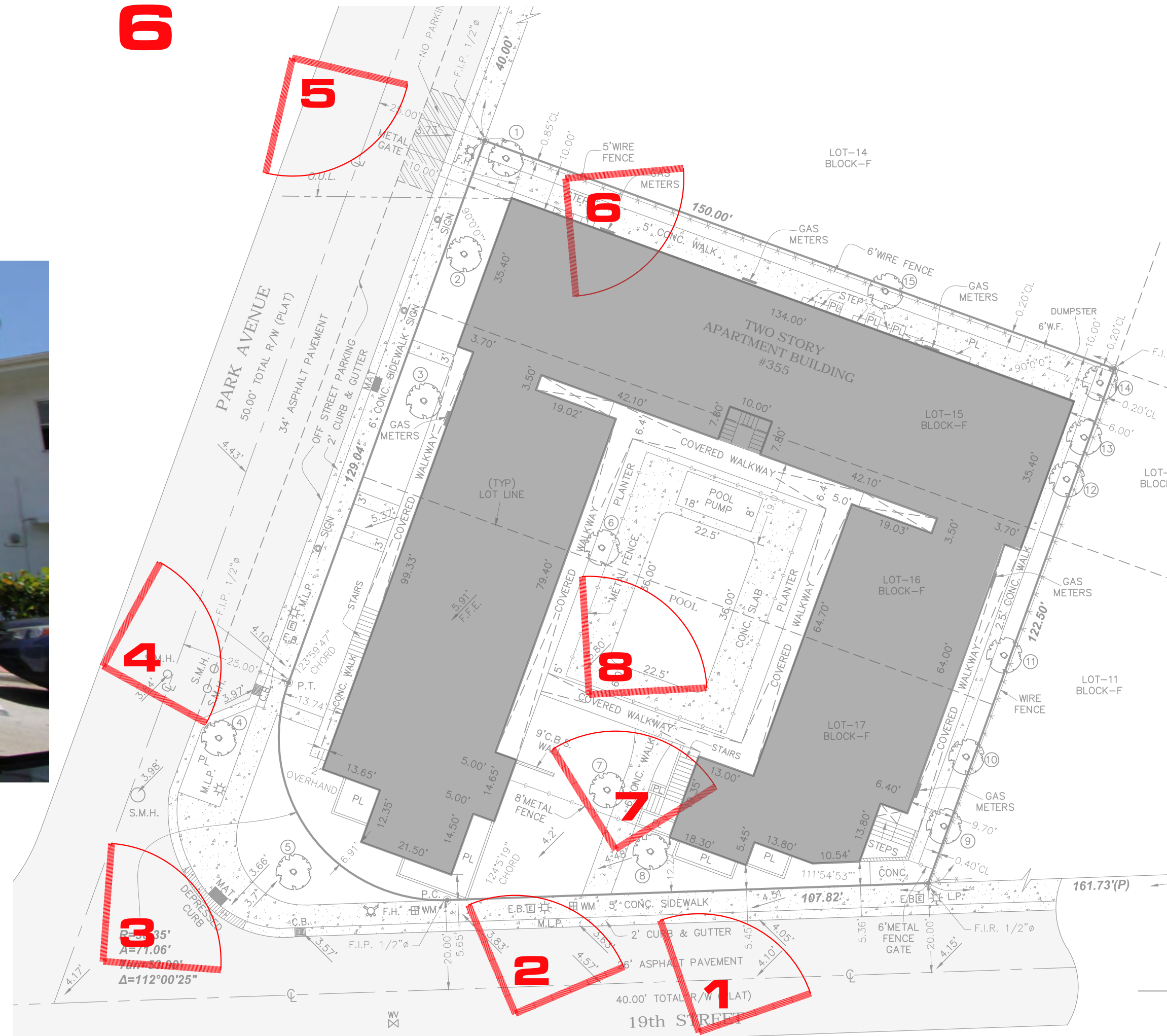
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7



6



5



4



3

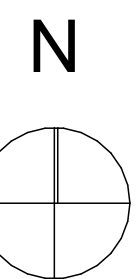


2



1

EXISTING BUILDING
PHOTOGRAPHIC STUDY - EXISTING CONDITIONS | 1
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PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

PARK HOTEL LLC
800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

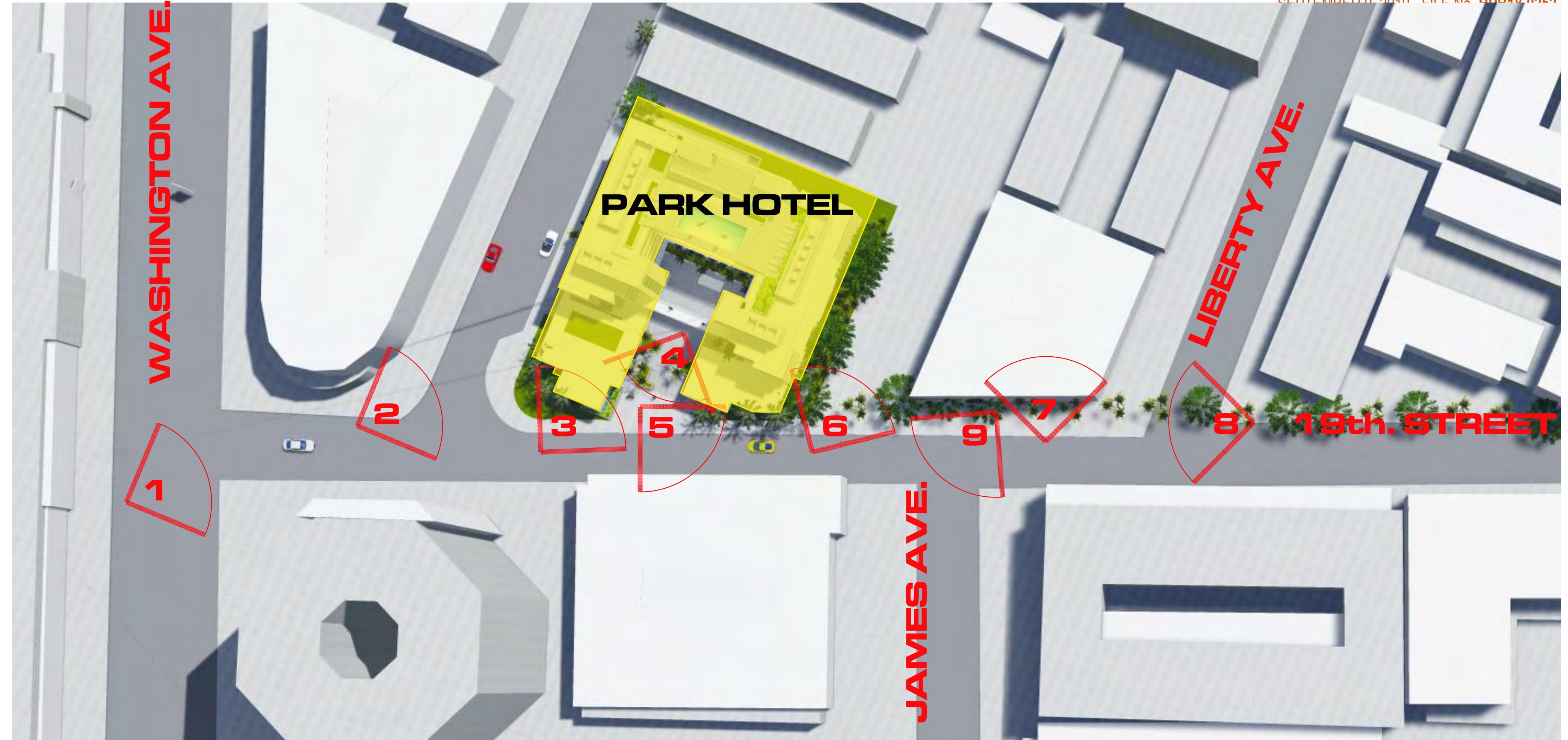
Date
05/08/2023
Scale
AS SHOWN

Project No.
1822
Sheet Name

NEIGHBORHOOD 19th. STREET
Sheet No.

A-007

AS APPROVED ON HPB MEETING OF
SEPTEMBER 0, 2010 FILE # HPB19-0059



CORNER OF WASHINGTON AND 19th. - LOOKING EAST

1



CORNER OF PARK AVE. AND 19th. - LOOKING EAST

2



19th. STREET AT PROPERTY

3



CORNER OF LIBERTY AVE. AND 19th. STREET - LOOKING NORTH

7



19th. STREET VIEW FROM FRONT OF PROPERTY

4



19th. STREET - LOOKING NORTH-EAST

5



AT 19th. STREET MID-BLOCK LOOKING NORTH-EAST

6



FROM CORNER OF 19th. STREET AND LIBERTY - LOOKING WEST

8

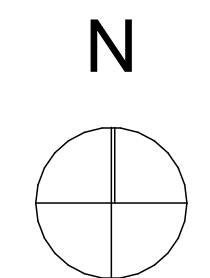


FROM CORNER OF 19th. STREET AND JAMES - LOOKING NORTH-WEST

9

CONTEXT - PHOTOGRAPHIC WALKTHROUGH
19th. STREET BETWEEN PARK AVE. & LIBERTY AVE.

N.T.S.



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CORNER OF PARK AVE. & 19th STREET - EAST SIDE



CORNER OF PARK AVE. & 19th STREET - WEST SIDE



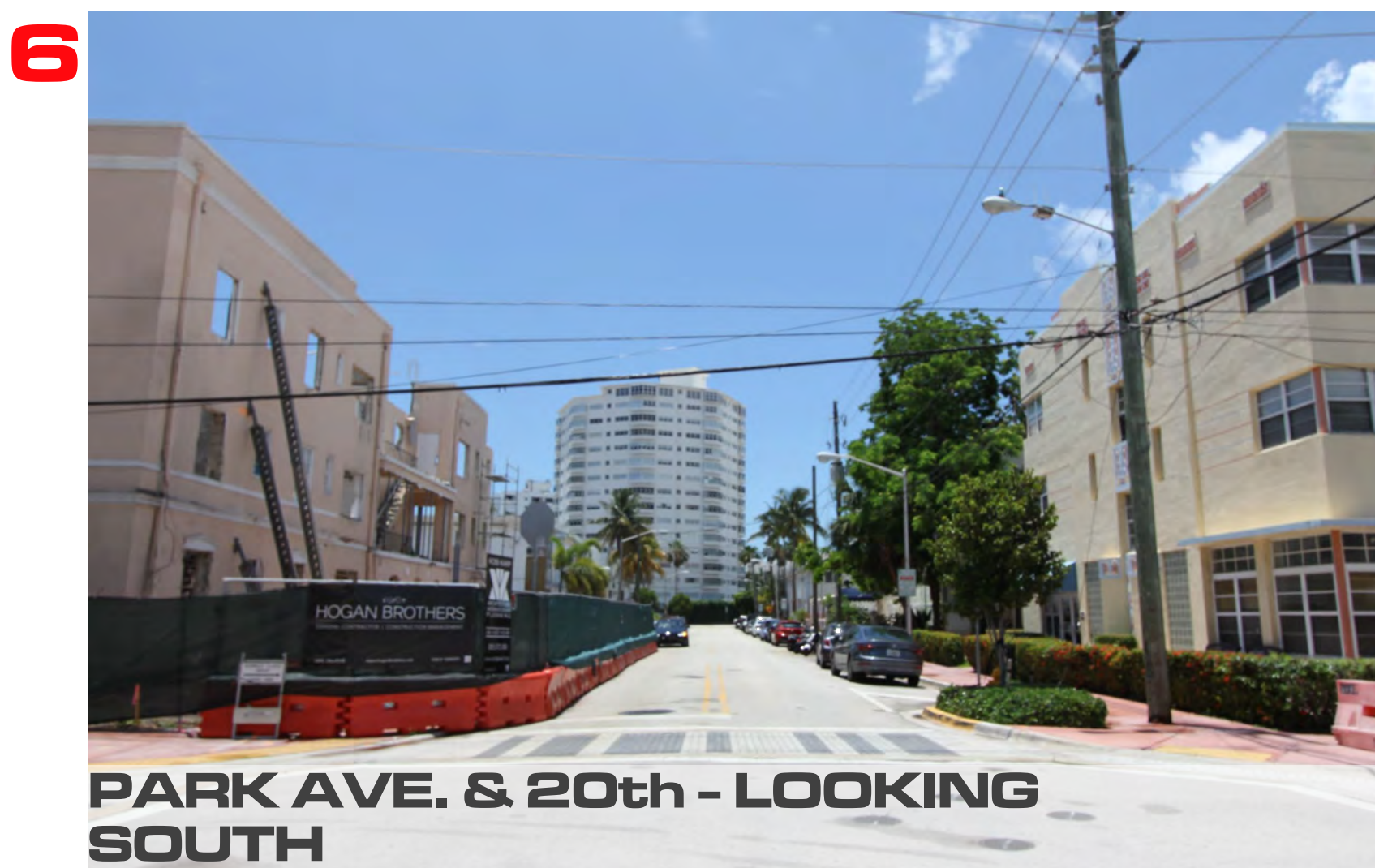
PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST



PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-EAST



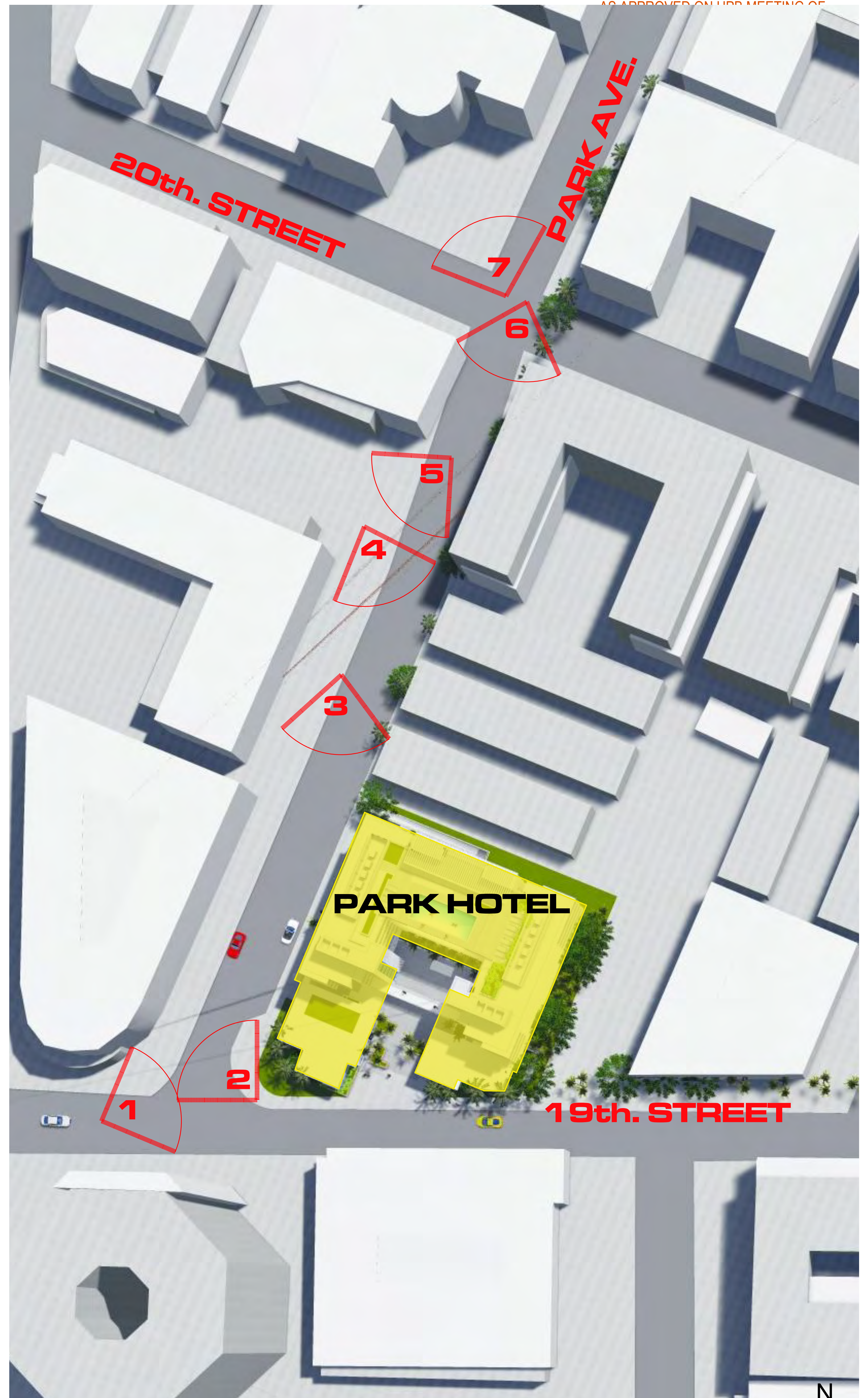
PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST



PARK AVE. & 20th - LOOKING SOUTH



PARK AVE. & 20th - LOOKING NORTH-WEST



CONTEXT - PHOTOGRAPHIC WALKTHROUGH
PARK AVE. BETWEEN 19th ST. & 20th ST. | 1
N.T.S.

PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Owner Information

PARK HOTEL LLC
800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092
Consultant

Luis O. Revuelta
AR-007972

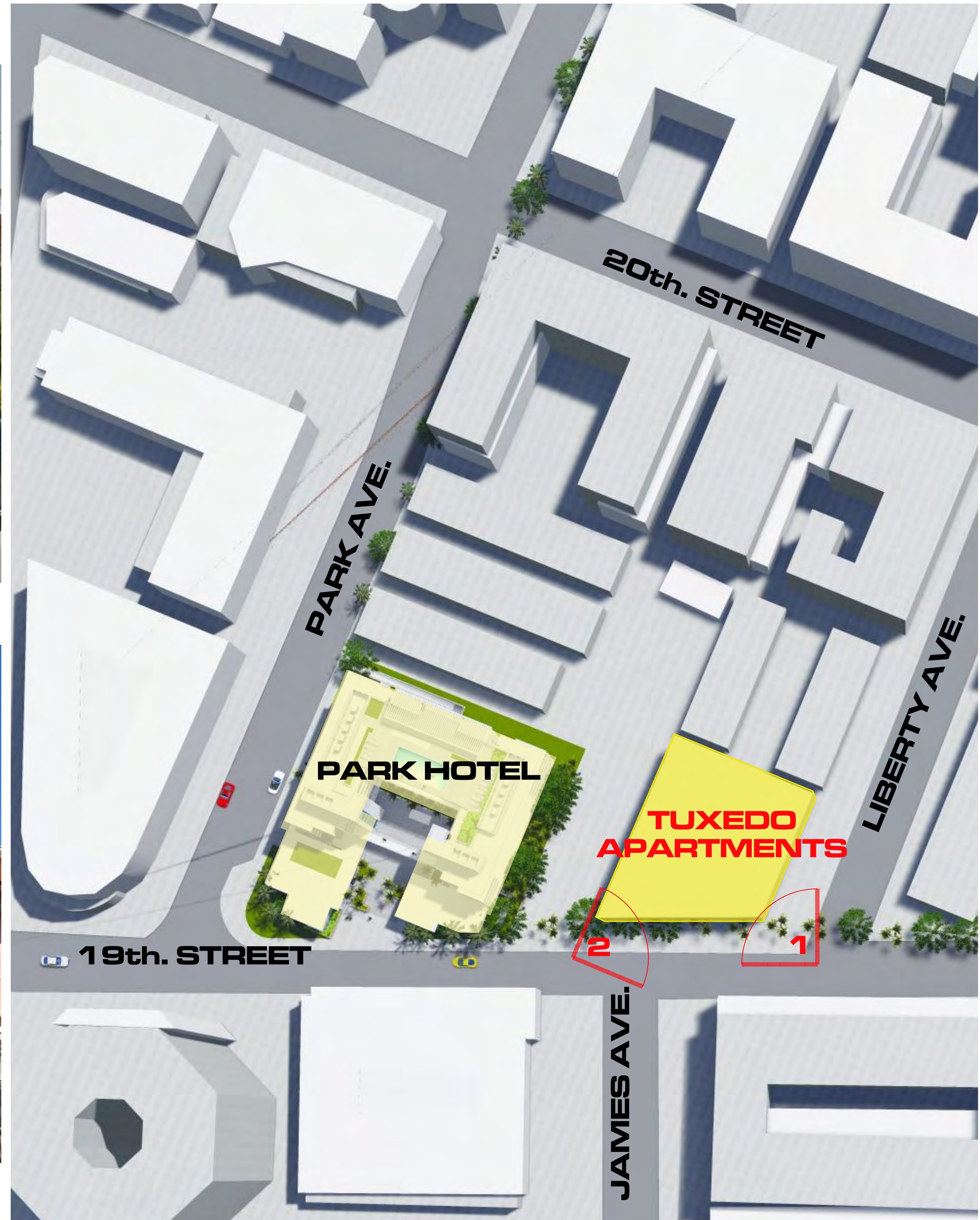
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Date
05/08/2023
Scale
AS SHOWN
Project No.
1822

Sheet Name
NEIGHBORHOOD PARK AVE

Sheet No.

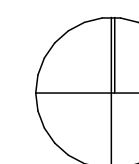
TUXEDO PARK APARTMENTS



CONTEXT RELEVANT STRUCTURES
TUXEDO APARTMENTS | 1

N.T.S.

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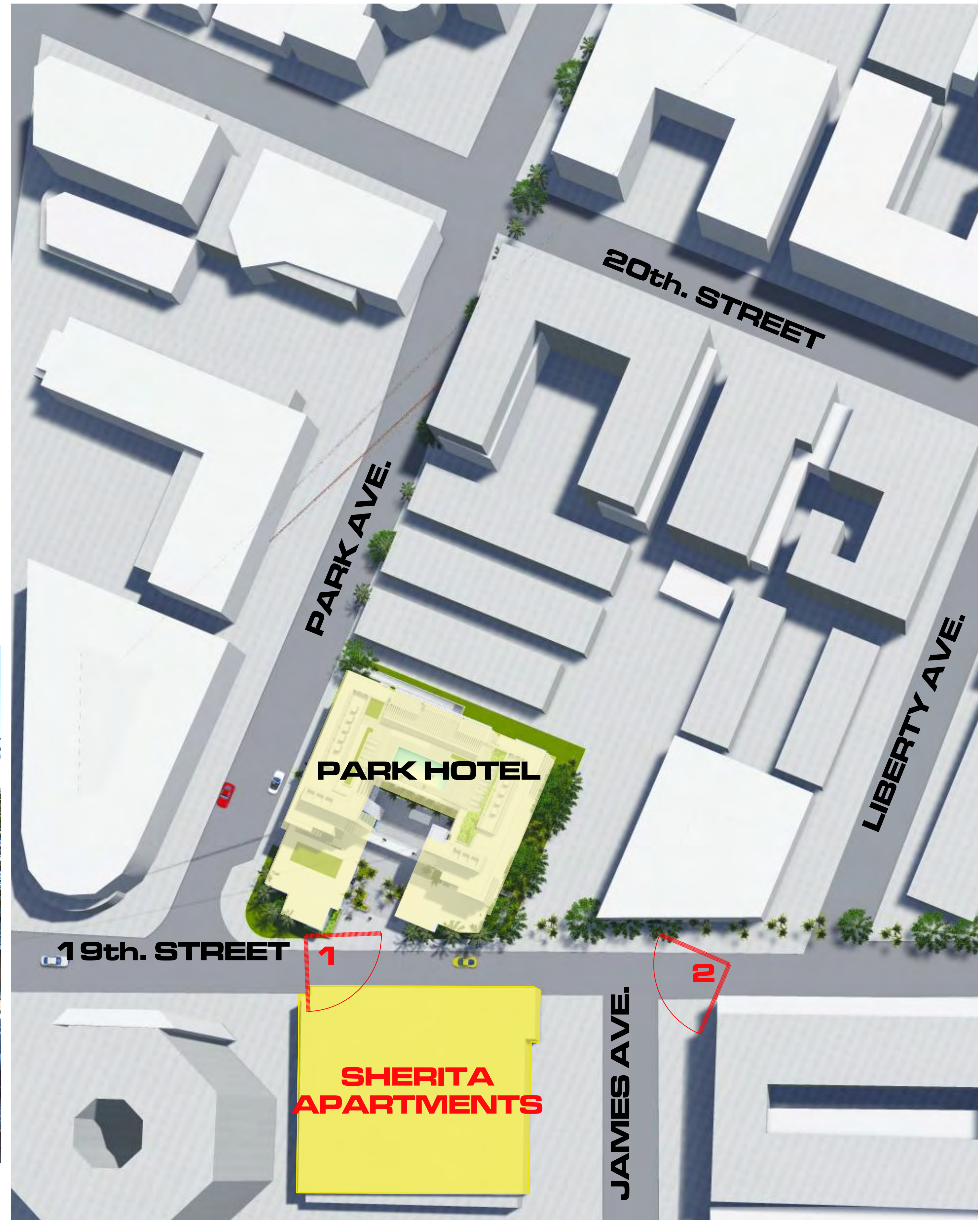
SHERITA APARTMENTS



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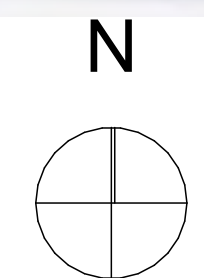


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PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

PARK HOTEL LLC
800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta

AR-007972

HPB SUBMITTAL

Date

05/08/2023

Scale

AS SHOWN

Project No.

1822

Sheet Name

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STRUCTURES

Sheet No.

A-011

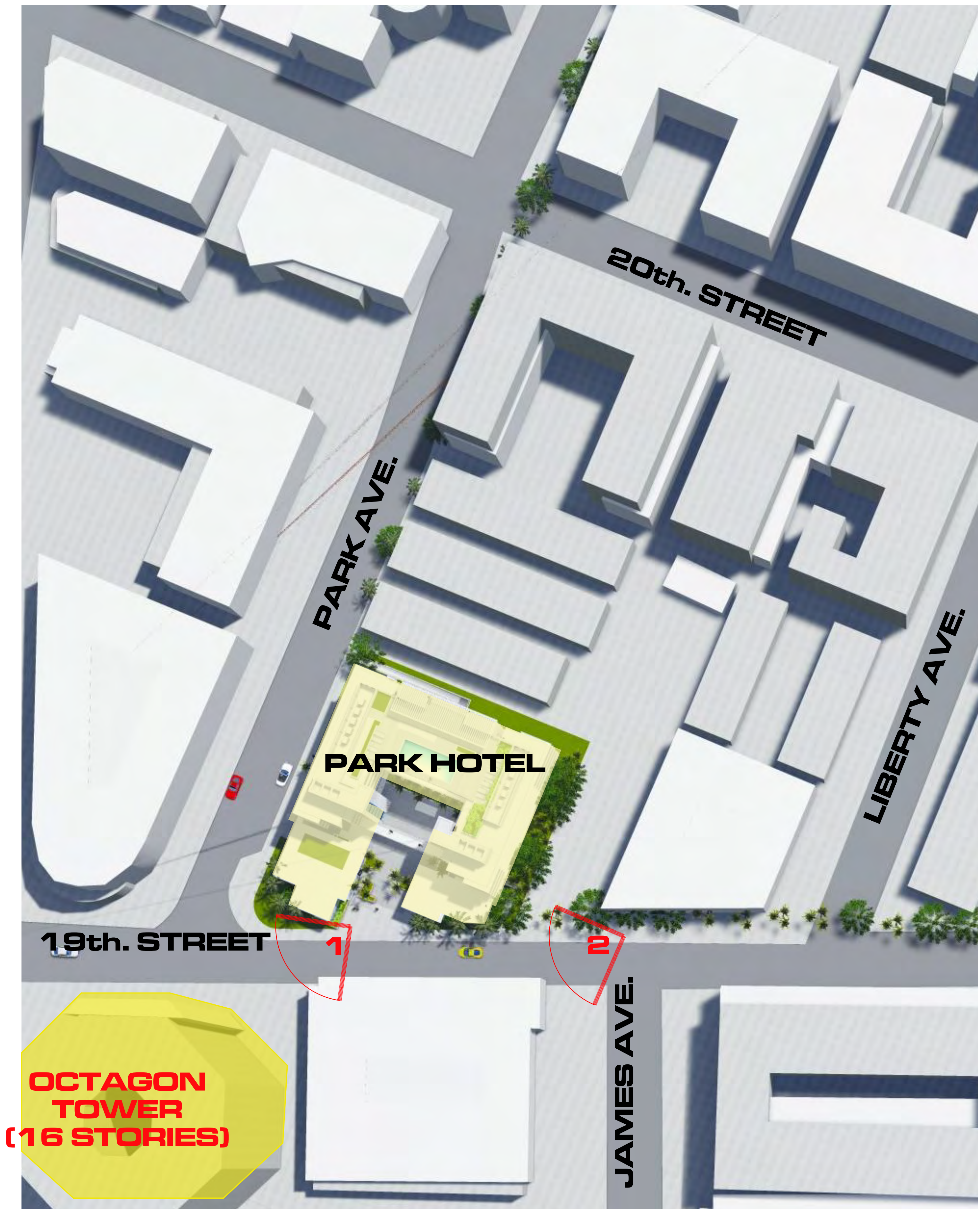
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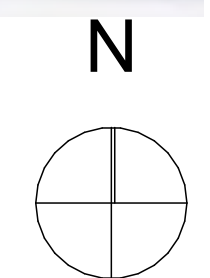


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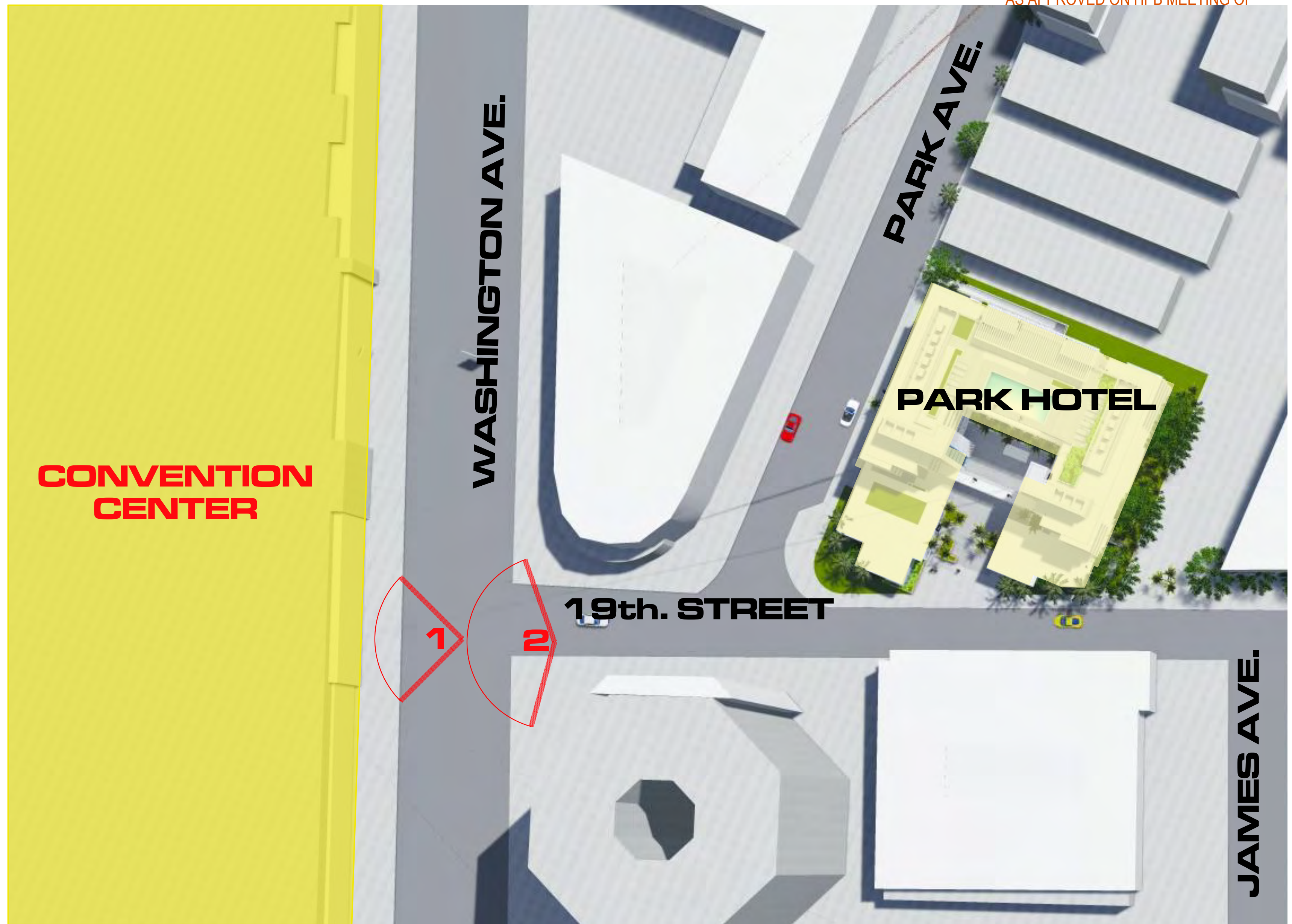


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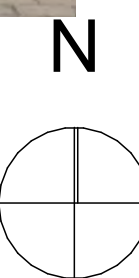


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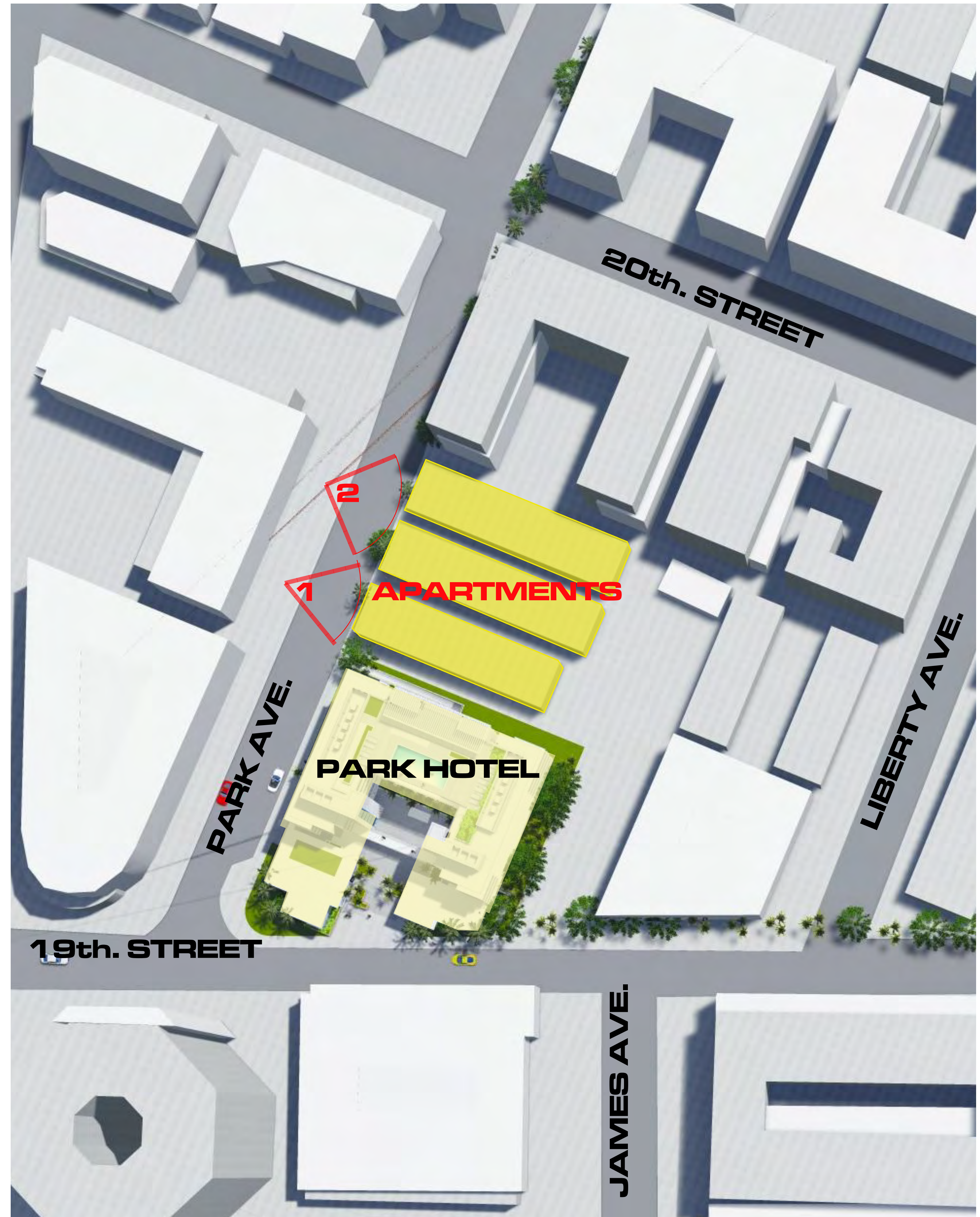
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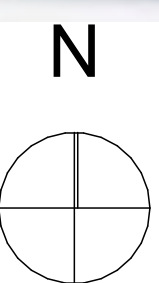


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SADIGO HOTEL



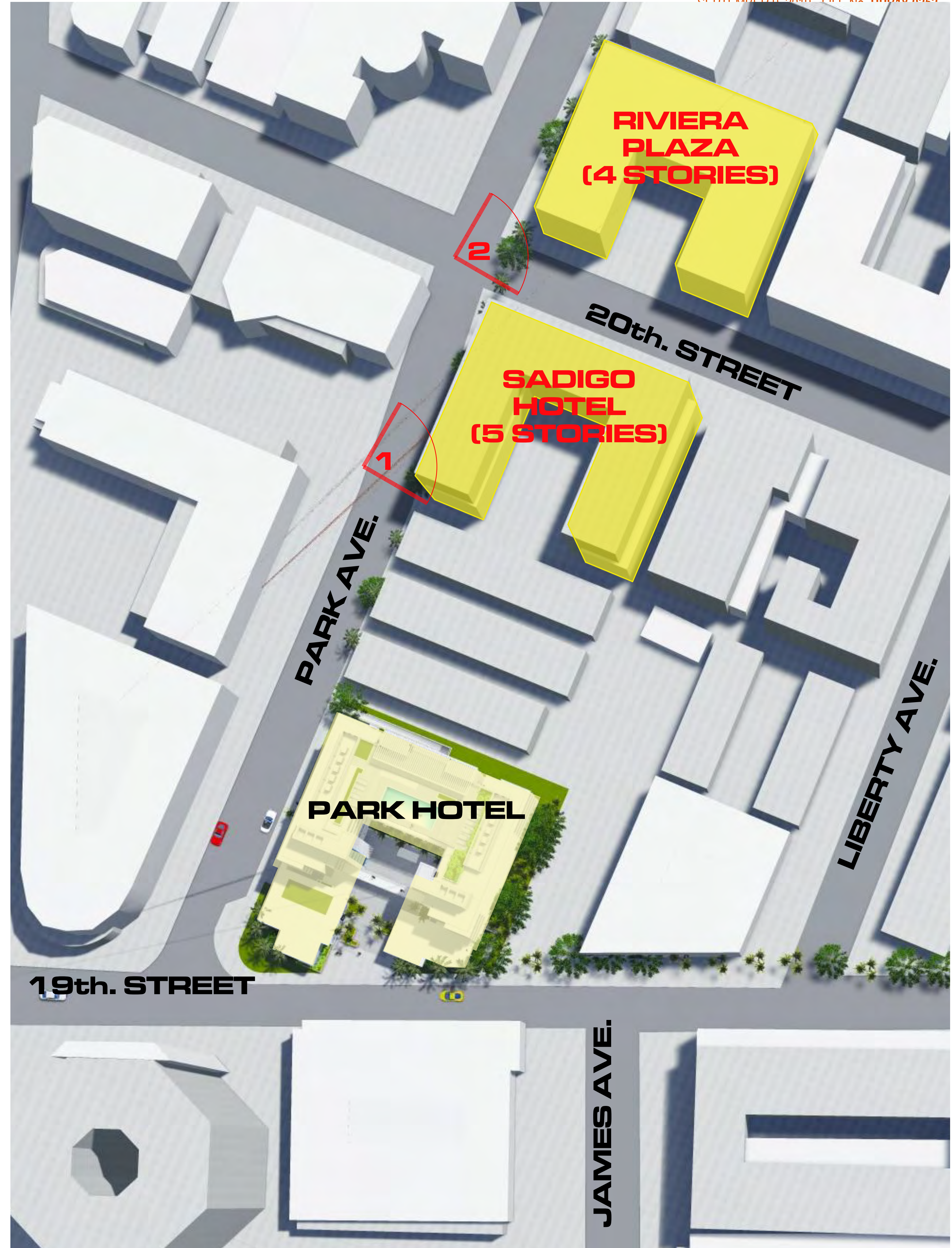
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RIVIERA PLAZA



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