1509 - 1515 WASHINGTON AVE.

MIAMI BEACH, FLORIDA

FILE No. HPB23-0591 MARCH 10, 2024



SCOPE OF WORK

Special Certificate of Appropriates for demolition and design.

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133

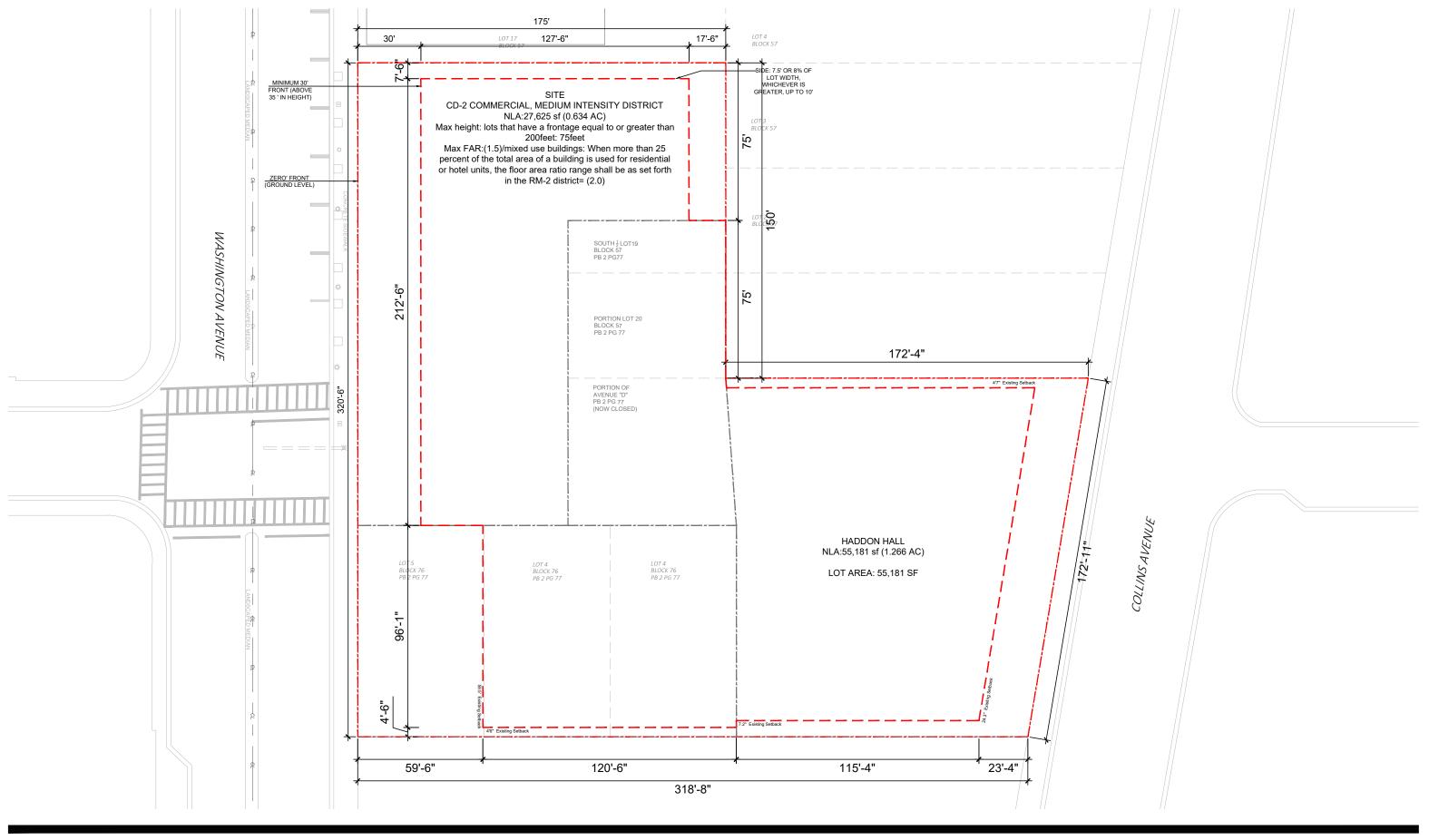
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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139

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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139 PROJECT SITE



DATE: 03/10/2024

				MIIIT	IFAMII Y - 4	COMMERC	ΙΔΙ - 7ΩΝ	ING DATA	SHEET						
ITEM #	Zoning Information			WIGET	II AWILL T	COMMENC	INC - ZON	III DAIA	JALL!						
1	Address:	1509 - 1515 W	509 - 1515 Washington Ave Miami Beach, FL 33139												
2	Board and file numbers :	PB23-0625/ H	PB23-0591												
3	Folio number(s):	02-3234-019-1	1170; 02-3234-019-1	180; 02-3234-019-11	190										
4	Year constructed:	1948-1949	Zoning Dist	rict / Overlay:	CD-2 - COM	MERCIAL, MED	IUM INTENS	TY DISTRICT							
5	Based Flood Elevation:	9'-0" NGVD	Grade val	ue in NGVD:	5'-0" NGVD										
		MAIN	MAIN PARCEL (1509 Washington Ave)		HADDO	N HALL HOTE (PARCEL 1)	L PARCEL	CAMPTO	ON BUILDING (PARCEL 3)	PARCEL	HADDON HALL POOL (PARCEL 2)			GRAND TOTAL	
6	Lot Area:		27,625 SF			26,131 SF			18,000 SF			11,050 SF		8	2,806 SF
7	Lot width/ Lot depth		220'-0'' /175'-0)"											
8	Minimum Unit Size	200 SF	Average Uni	it Size: 203 SF											
9	Existing use/ Proposed use		RETAIL / HOTE			HOTEL	T		RESIDENTIAL	L		AMENITY	1	V	ARIOUS
		Allowed	Existing	Proposed	Allowed	Available	Existing	Allowed	Available	Existing	Allowed	Available	Existing	Allowed	Proposed
10	Height:	75'-0''	15'-0"	75'-0''			47'-4"				N/A		N/A		
11	Number of Stories:	N/A	1 story	7 stories	N/A	N/A	3 stories	N/A	N/A	2 stories	N/A		3 stories		
12	FAR	27,625 SF x 2.0 FAR =	N/A					500 55 Puil II		D4400				82,806 x 2.0	
13	Grace causes facts and	55,250 SF	N/A	91,230 SF 94,665 SF	N/A		N/A	,608 SF Buildi	ing permit nt	N/A		Ι	NI/A	165,612 SF N/A	157,838 SF 94,665 SF
13	Gross square footage:	N/A	N/A	Hotel: 83,163 SF			N/A	N/A		N/A	N/A		N/A	N/A	Hotel: 83,163 SF
14	Square Footage by use:	N/A	N/A	(87.85%) F&B.: 11,502 SF (12.15%)											(87.85%) F&B.: 11,502 SF (12.15%)
15	Number of units Residential:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	238	N/A		N/A	N/A		N/A	N/A		N/A	N/A	238
17	Number of seats:	N/A	N/A	478	N/A		N/A	N/A		N/A	N/A		N/A	N/A	478
18	Occupancy load:	N/A	N/A	667	N/A		N/A	N/A		N/A	N/A		N/A	N/A	667
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A	N/A	N/A
	Setbacks	Required	Existing	Proposed	Required		Existing	Required		Existing	Required		Existing	Required	Proposed
	Subterranean:														
20	Front Setback:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A		
21	Side Setback:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A		
22	Side Setback:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A		
23	Side Setback facing street:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A		
24	Rear Setback:	N/A	N/A	N/A	N/A		N/A	N/A		N/A	N/A		N/A		
25	Ground Level:	01.011	01.011	01.011	01 011		24.21	N1 / A		50.51	NI /A		A1 / A		
	Front Setback:	0'-0'' 7'-6''	0'-0'' * 3.3'	0'-0'' * 3.3'	0'-0''		24.3' 4.7'	N/A		59.5'	N/A		N/A		
	Side Setback (north): Side Setback (south):	10'-0''	4.7'	5'-0"	0'-0''		7.2'	N/A N/A		5.3' 4.6'	N/A N/A		N/A N/A		
	Side Setback (south).	N/A	N/A	N/A	0'-0''		N/A	N/A		N/A	N/A		N/A		
	Rear Setback:	10'-0'' / 17'-6''		13'-4" / 17'-6"	0'-0''		3.8'	N/A		5.3'	4.8'		4.8'		
	Above the ground level up to 35 feet in height:			15 . , 17			5.5	14/11		5.5					
30	Front Setback:	0'-0"	N/A	0'-0''	0'-0''		24.3'	N/A		59.5'	N/A		N/A		
31	Side Setback (north):	7'-6''	N/A	* 3.3'	0'-0''		4.7'	N/A		5.3'	N/A		N/A		
	Side Setback (south):	10'-0''	N/A	5'-0''	0'-0''		7.2'	N/A		4.6'	N/A		N/A		
	Side Setback facing street:	N/A	N/A	N/A	0'-0''		N/A	N/A		N/A	N/A		N/A		
	Rear Setback (10% Lot Depth):	10'-0' / 17'-6''	N/A	13'-4'' / 17'-6''	0'-0''		3.8'	N/A		5.3'	N/A		N/A		
	Above 35 feet in height:														
35	Front Setback:	30'-0"	N/A	30'-0''	0'-0''		24.3'	N/A		59.5'	N/A		N/A		
36	Side Setback (north):	7'-6''	N/A	* 3.3'/7'-6''	0'-0''		4.7'	N/A		5.3'	N/A		N/A		
	Side Setback (south):	10'-0''	N/A	30'-5"/35'-2"	0'-0''		7.2'	N/A		4.6'	N/A		N/A		
	Side Setback facing street:	N/A	N/A	N/A	0'-0''		N/A	N/A		N/A	N/A		N/A		
39	Rear Setback (10% Lot Depth):	10'-0' / 17'-6''	N/A	13'-4" / 17'-6"	0'-0''		3.8'	N/A		5.3'	N/A		N/A		

	Parking	Required Existing Proposed D		Deficiencies		
40	Parking district: 7	N/A	N/A	N/A	-	
41	Total number of parking spaces:	N/A	N/A	N/A		
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A		
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:	N/A	N/A	N/A		
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	N/A	N/A		
46	ADA Spaces:	N/A	N/A	N/A		
47	Tandem Spaces:	N/A	N/A	N/A		
48	Drive aisle width:	N/A	N/A	N/A		
49	Valet drop off and pick up:	N/A	N/A	N/A		
50	Loading spaces:	4	4 on street loading berth	N/A	Waiver required	
51	Trash collection area:	N/A	N/A	N/A		
52	<u>Short-term</u> Bicycle Parking, location and Number of racks:	28 bikes 28 bikes		28 bikes		
53	<u>Long-Term</u> Bicycle Parking, location and Number of racks	14 bikes		14 bikes		
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies	
54	Type of use:	N/A	N/A	Restaurant		
55	Number of seats located outside on private property:	N/A	N/A	N/A		
56	Number of seats inside:	N/A N/A 382				
57	Total number of seats:	N/A N/A 478		478		
58	Total number of seats per venue (Provide a separate chart for a	N/A	N/A	Interior seats: 382		
	breakdown calculation):			Exterior seats: 96		
59	Total occupant content:	N/A	N/A	667		
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A N/A Ground floor: 359 Le vel 7 lounge: 30				
61	Proposed hours of operation:	See hours of operation listed below				
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141 1361):	41 Yes				
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	No				
64	Is this a contributing building?:	Yes				
65	Located within a Local Historic District?:	Yes				

Required Existing Proposed Deficiencies

VENUE - SUMMARY OF VENUES OPEN TO PUBLIC

Parking

VENUE	FLOOR	INDOOR/OUTDOOR	OCCUPANCY	SEATS	ACCESS	HOURS OF OPERATION
INDOOR RESTAURANT	GROUND FL	INDOOR	294	247	PUBLIC	12PM - 2AM
OUTDOOR RESTAURANT	GROUND FL	OUTDOOR	65	40	PUBLIC	12PM - 2AM
LOUNGE	LEVEL 7	INDOOR	176	135	PUBLIC AFTER 5PM	7AM - 2AM
LOUNGE	LEVEL 7	OUTDOOR	132	56	PUBLIC AFTER 5PM	7AM - 2AM

S: 667 478

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* Variance required

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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139 ZONING DATA

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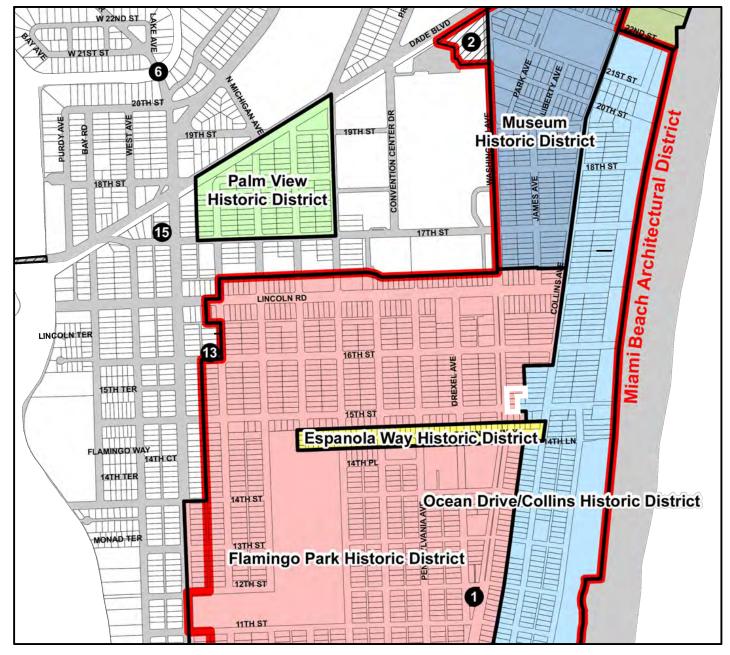


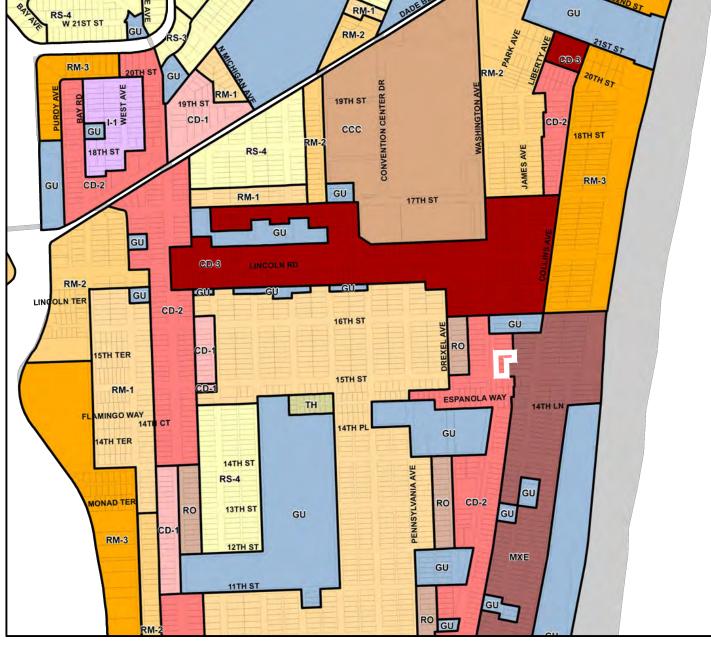
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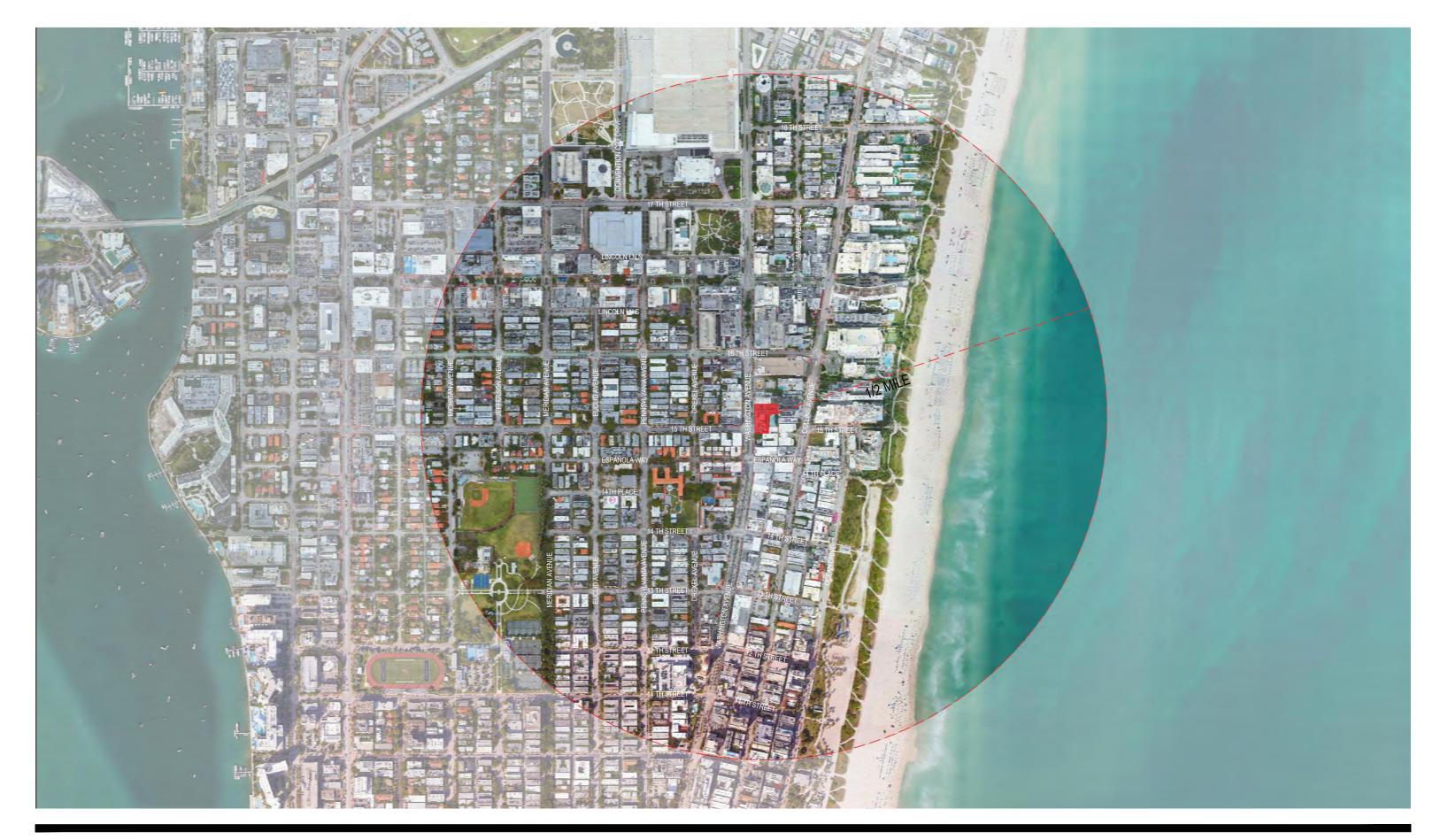
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HISTORIC DISTRICT MAP ZONING MAP





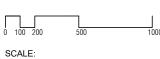
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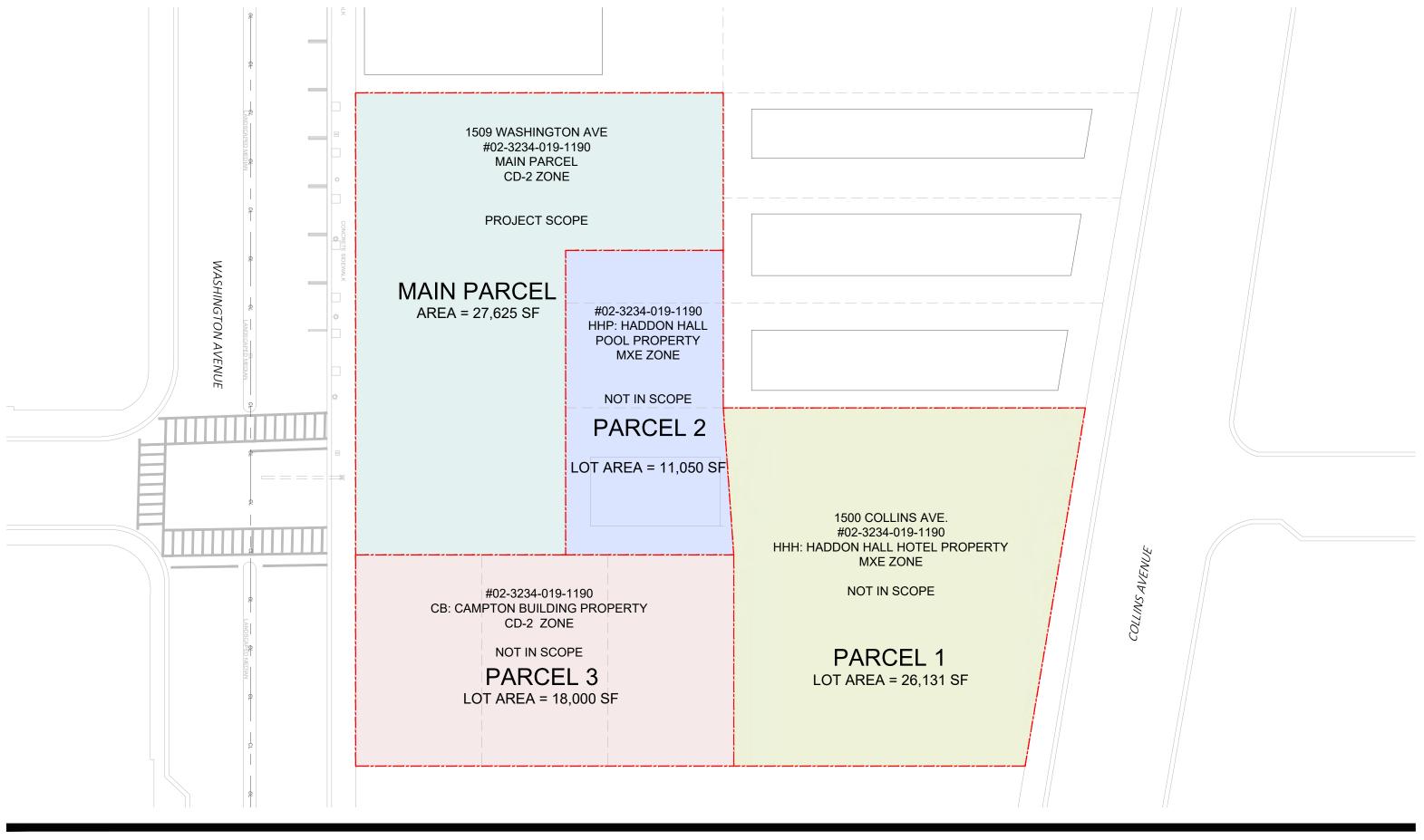
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KEYAH REAL ESTATE GROUP

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OVERALL PARCEL PLAN

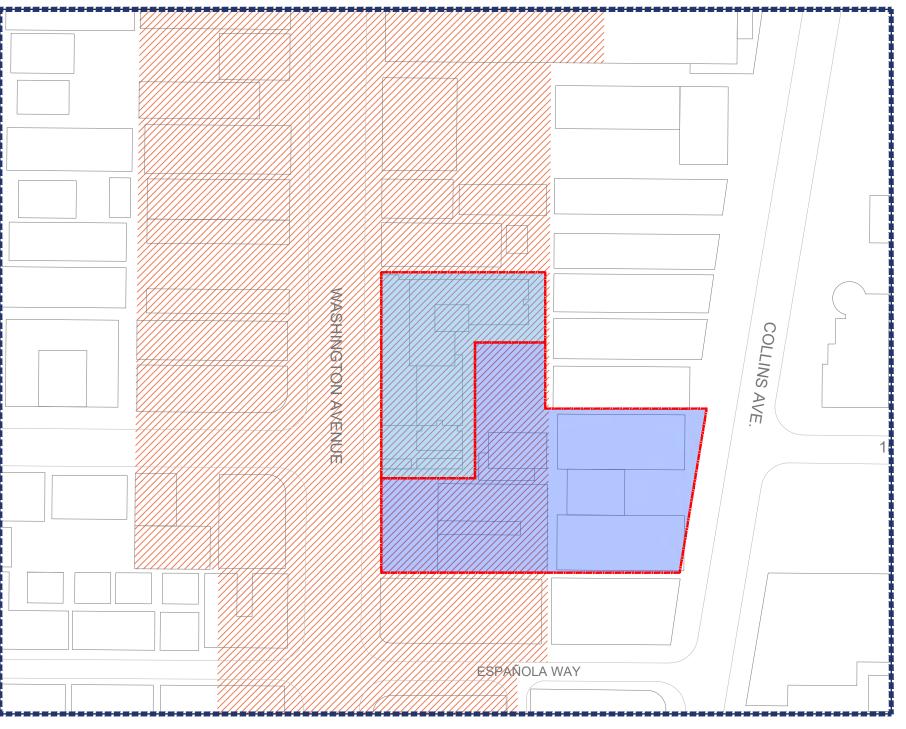


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OFF STREET PARKING REQUIREMENTS FOR PROPERTIES LOCATED WITHIN TIER 2 AREA C

USE OFF-STREET PARKING REQUIREMENT					
LODGING					
Hotel and hostel	No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.				



BICYCLE PARKING REQUIREMENTS

TOTAL							
HOTEL	2 PER HOTEL OR 1 PER 10ROOMS	24	1 PER HOTEL OR 1 PER 20 ROOMS	12	36		
COMMERCIAL	1 PER BUSINESS, 4 PER PROJECT OR 1 PER 10,000 SQUARE FEET	4	1 PER BUSINESS, OR 2 PER 5,000 SQUARE FEET	2	6		
LAND USE	MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	PROJECT	MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	PROJECT	TOTAL		

Quality restaurants	No parking requirement.			
OTHER				
Approved parklets	No parking requirement			

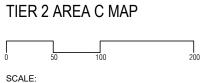
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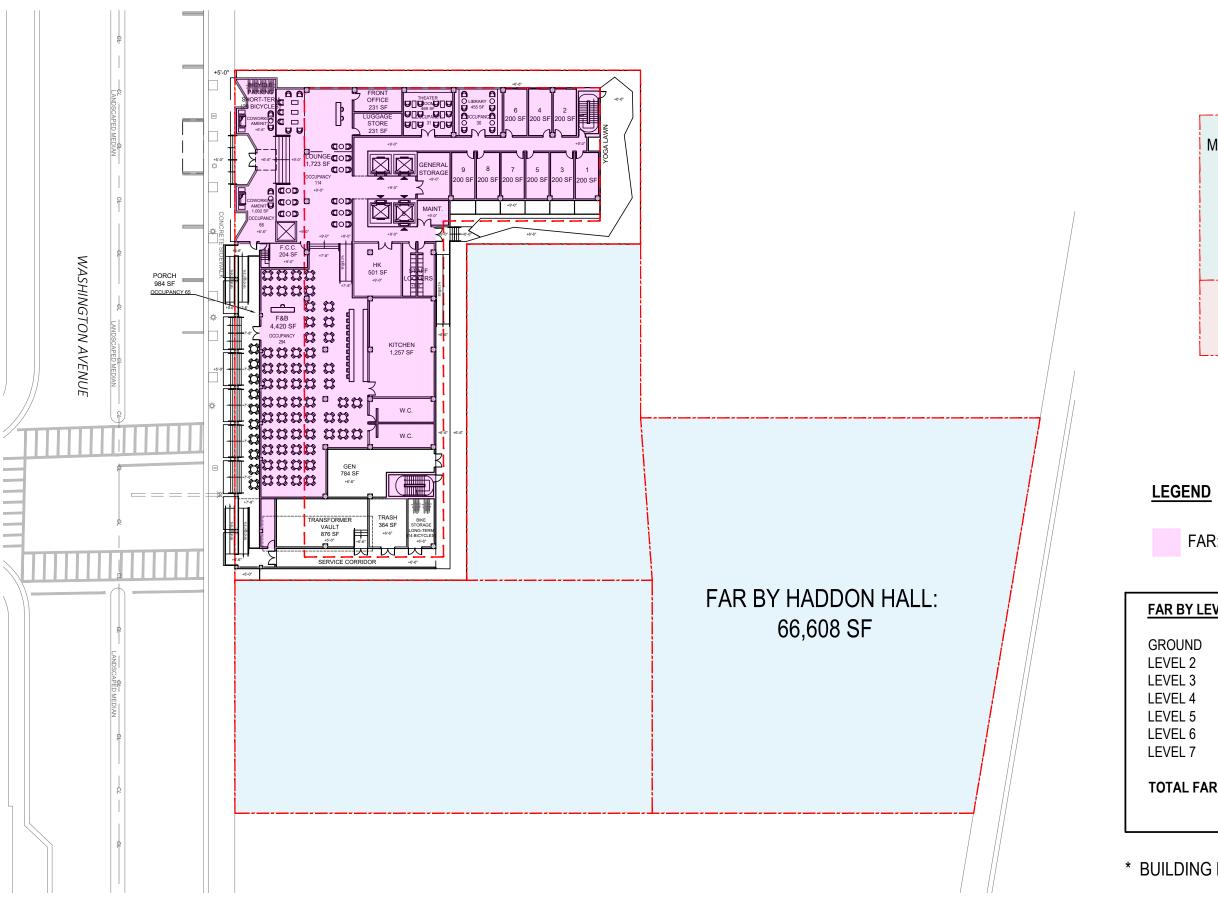


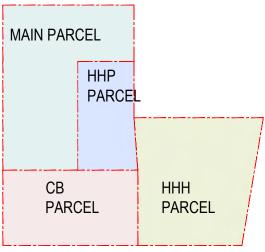
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KEY PLAN

FAR: 16,906 SF

GROUND : 16,906 SF
LEVEL 2 : 12,583 SF
LEVEL 3 : 12,583 SF
LEVEL 4 : 12,583 SF
LEVEL 5 : 12,583 SF
LEVEL 6 : 12,583 SF
LEVEL 7 : 11,409 SF

TOTAL FAR : 91,230 SF

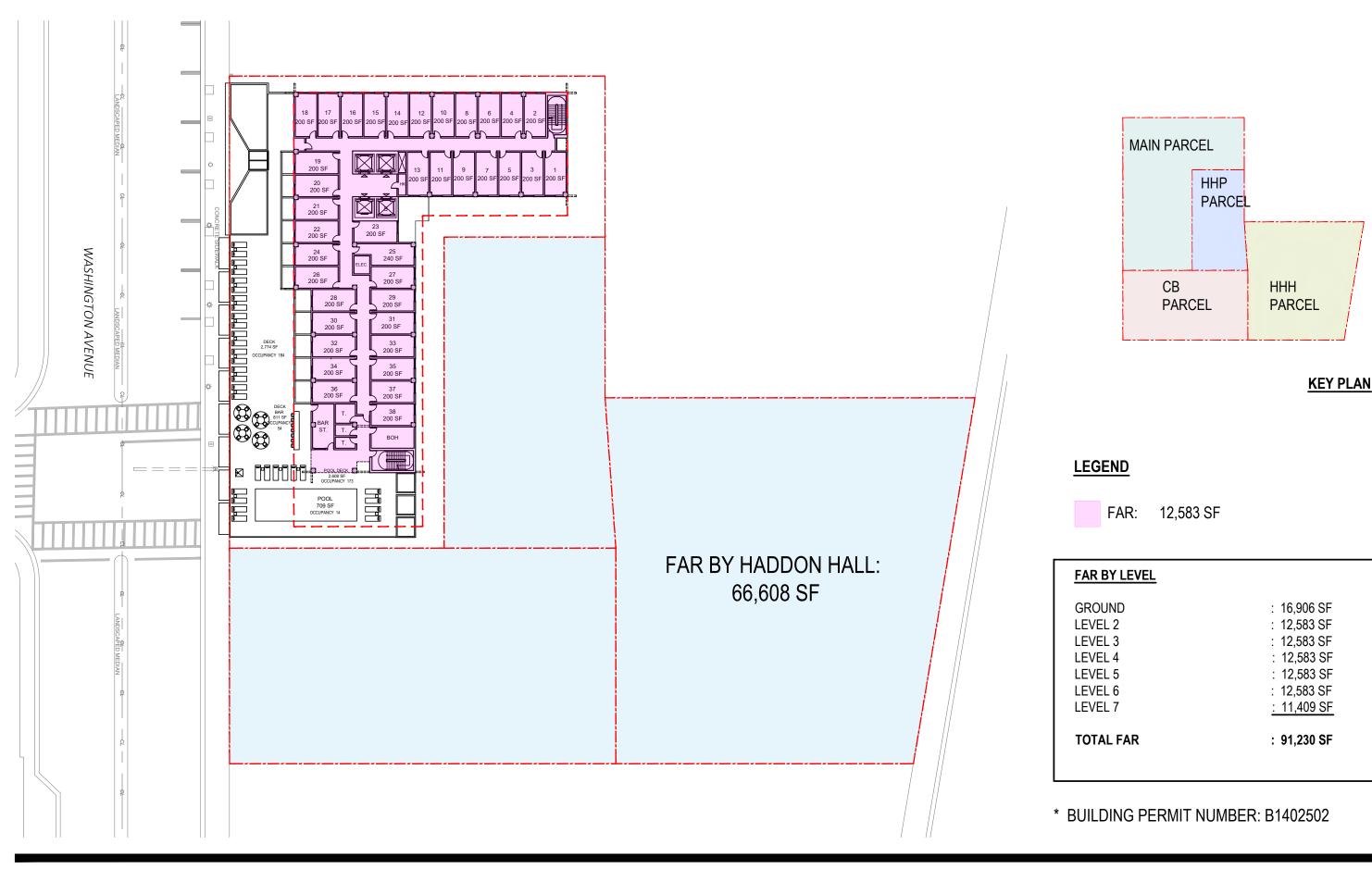
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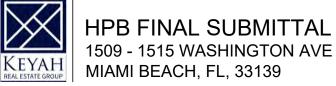
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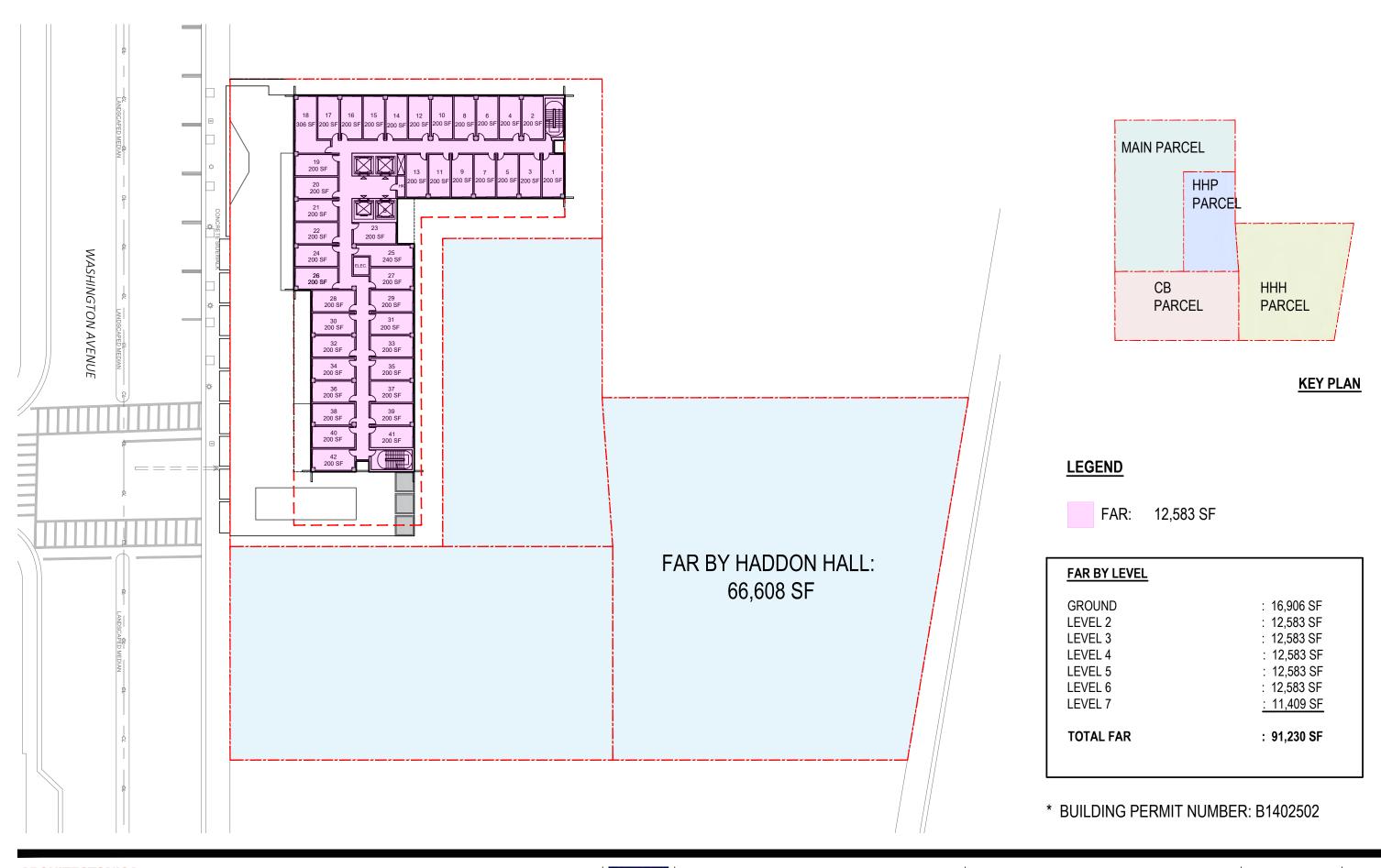
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FAR DIAGRAM - LEVEL 2

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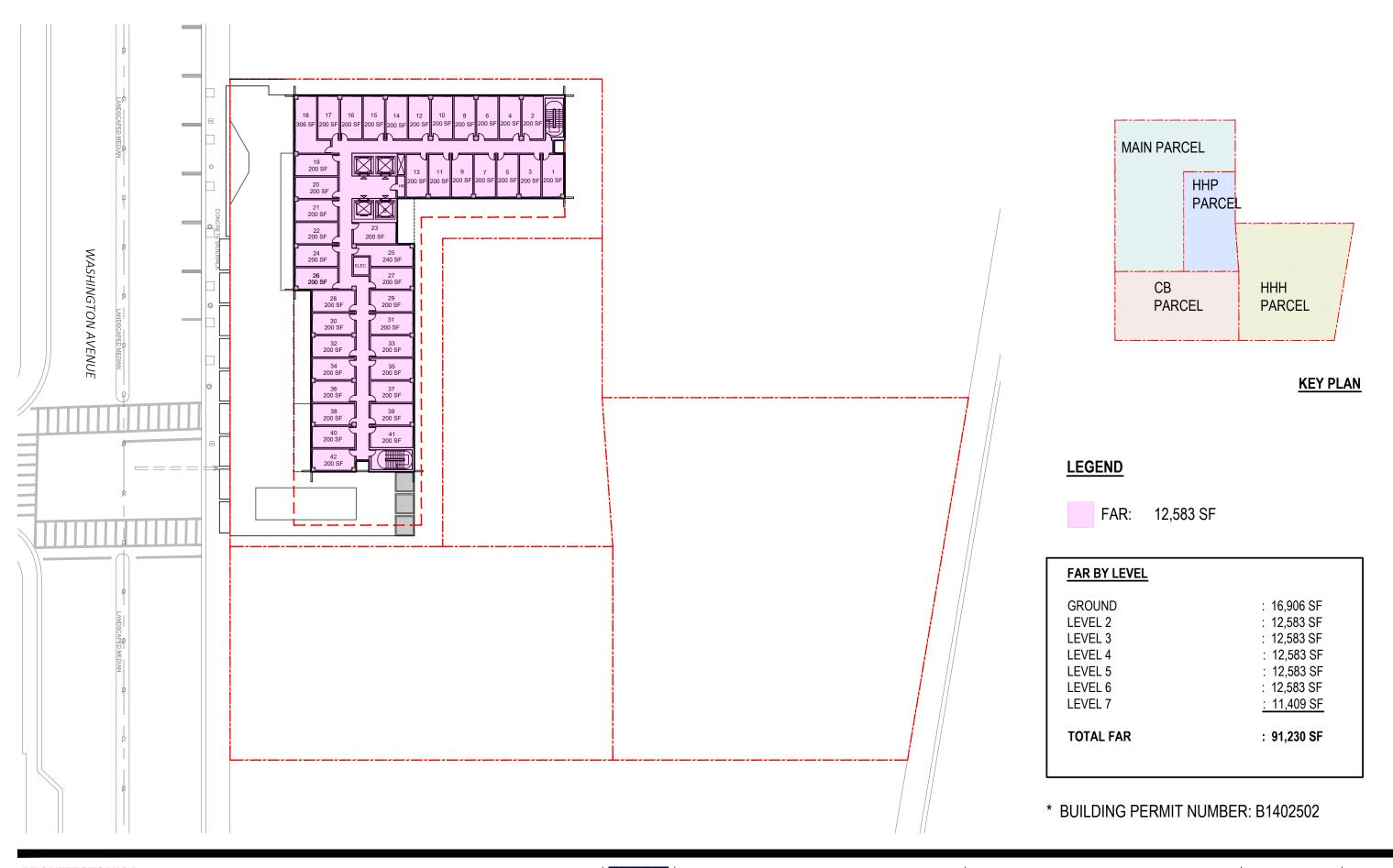
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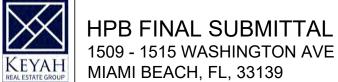
FAR DIAGRAM - LEVEL 3

DATE: 03/10/2024



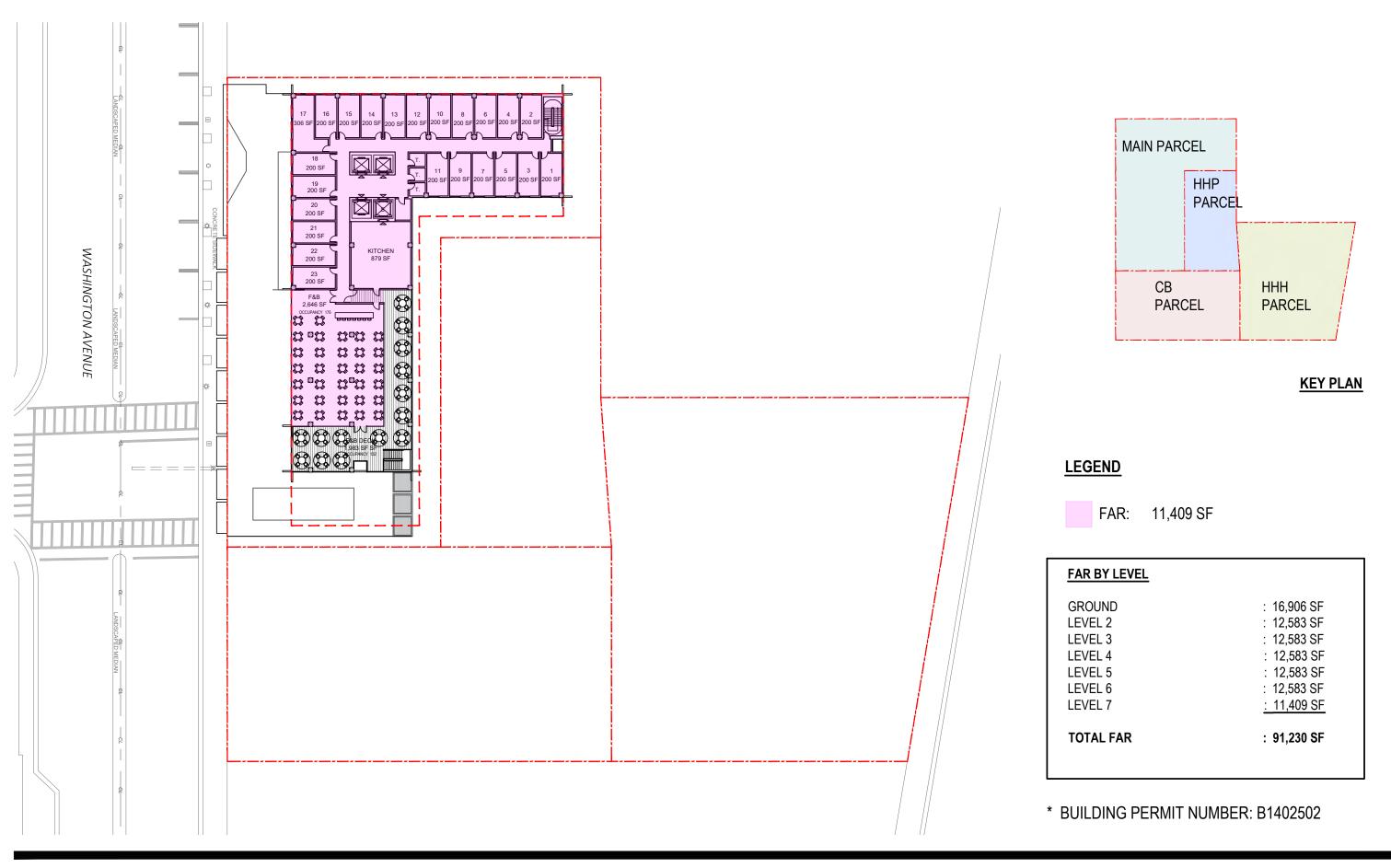
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FAR DIAGRAM - LEVEL 4 TO 6

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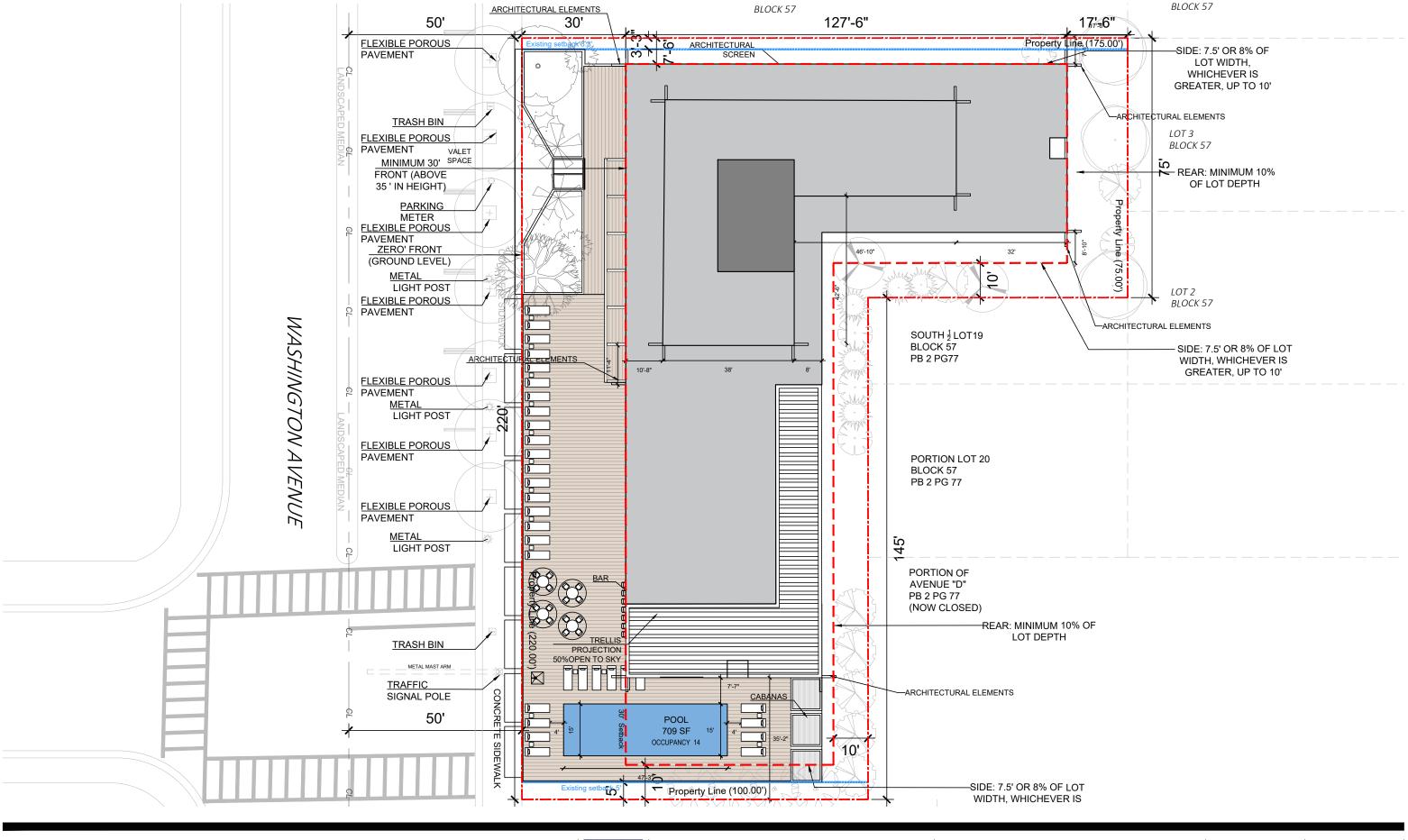


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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139 FAR DIAGRAM - LEVEL 7

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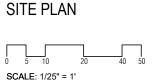


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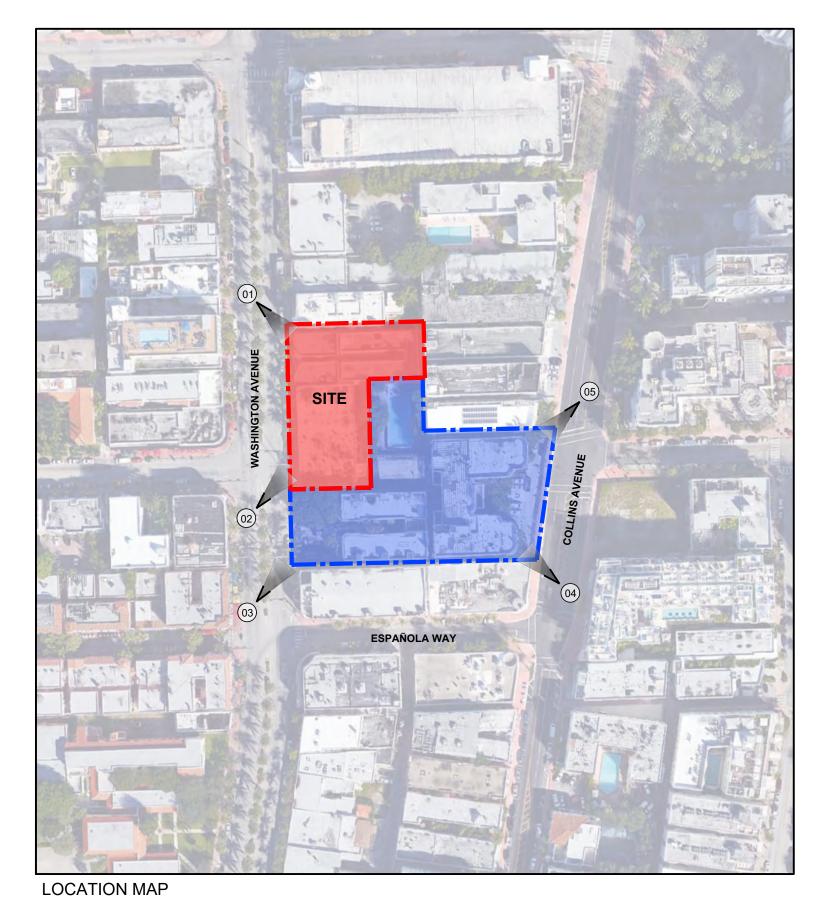
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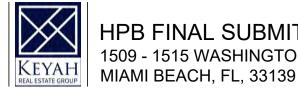


VIEW 01



VIEW 02

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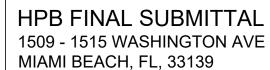
VIEW 03



VIEW 05



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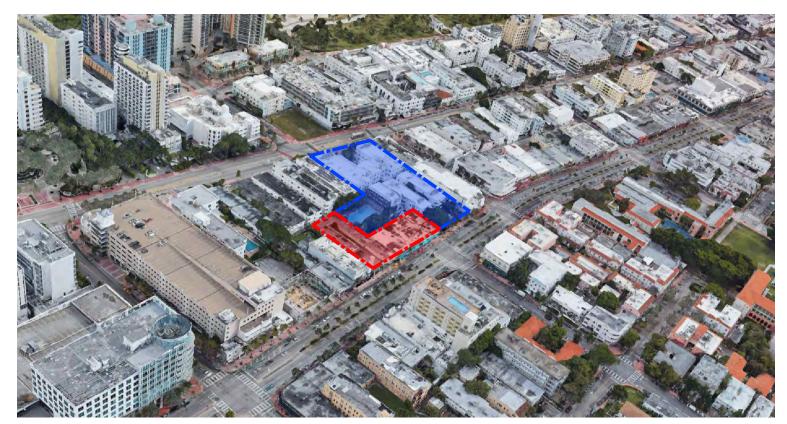


SITE PHOTOS

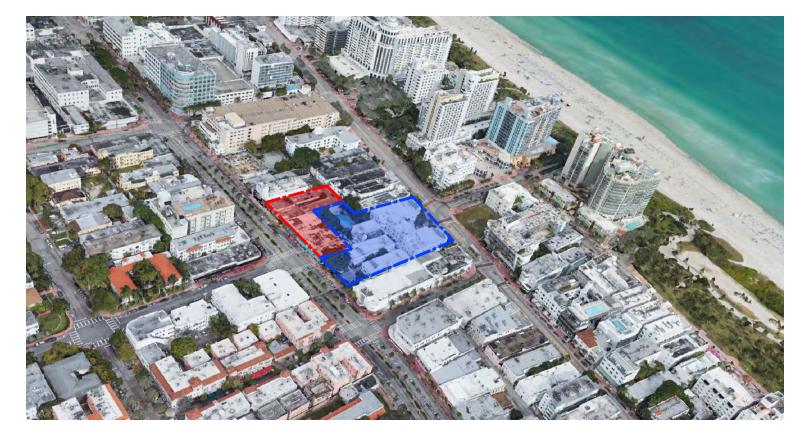




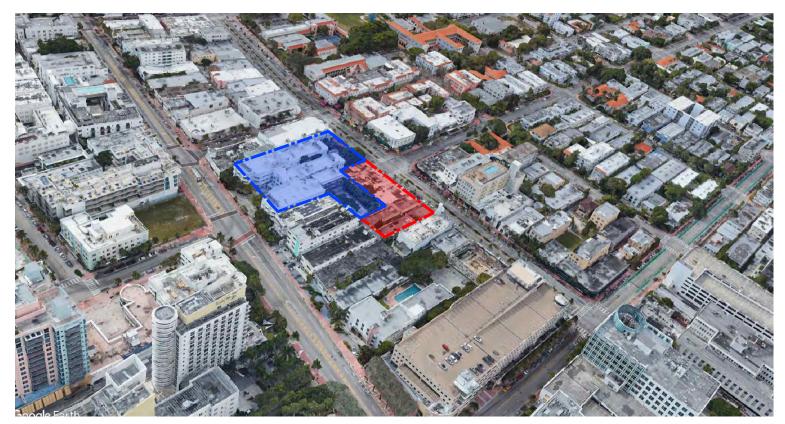
VIEW 04



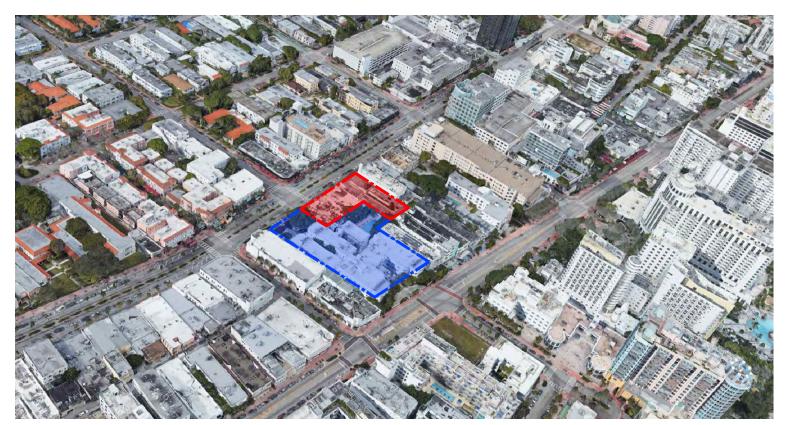
VIEW TOWARDS NORTH-WEST



VIEW TOWARDS SOUTH-WEST

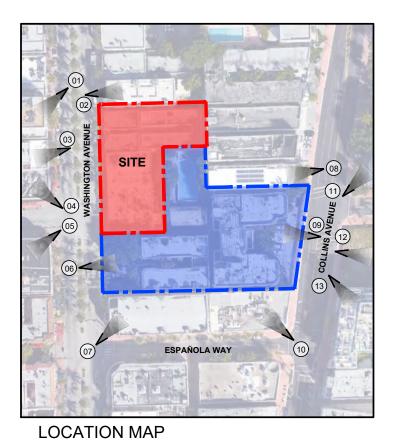


VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-EAST

2900 Oak Avenue, Miami, FL 33133 T: 305.372.1812











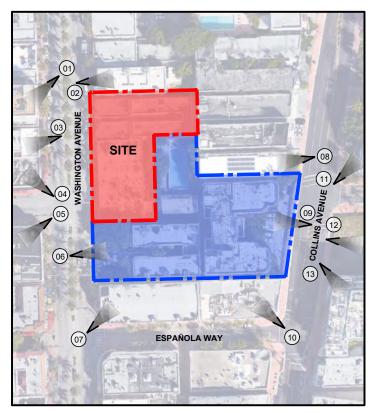








VIEW 04 VIEW 05 VIEW 06 VIEW 07







VIEW 08



VIEW 09



VIEW 10



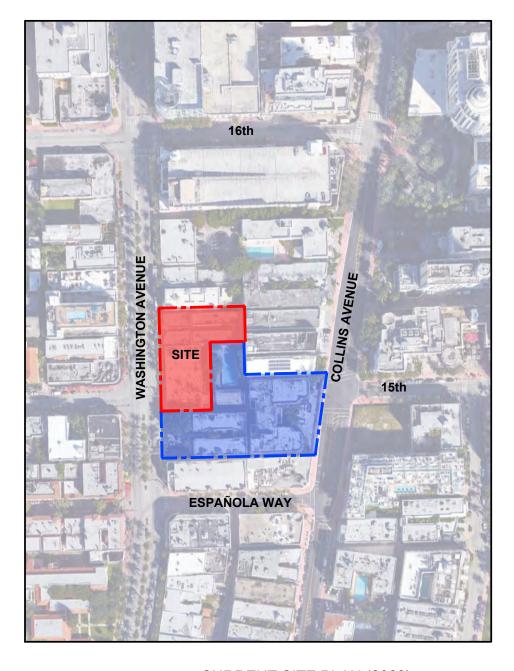
VIEW 11



VIEW 12



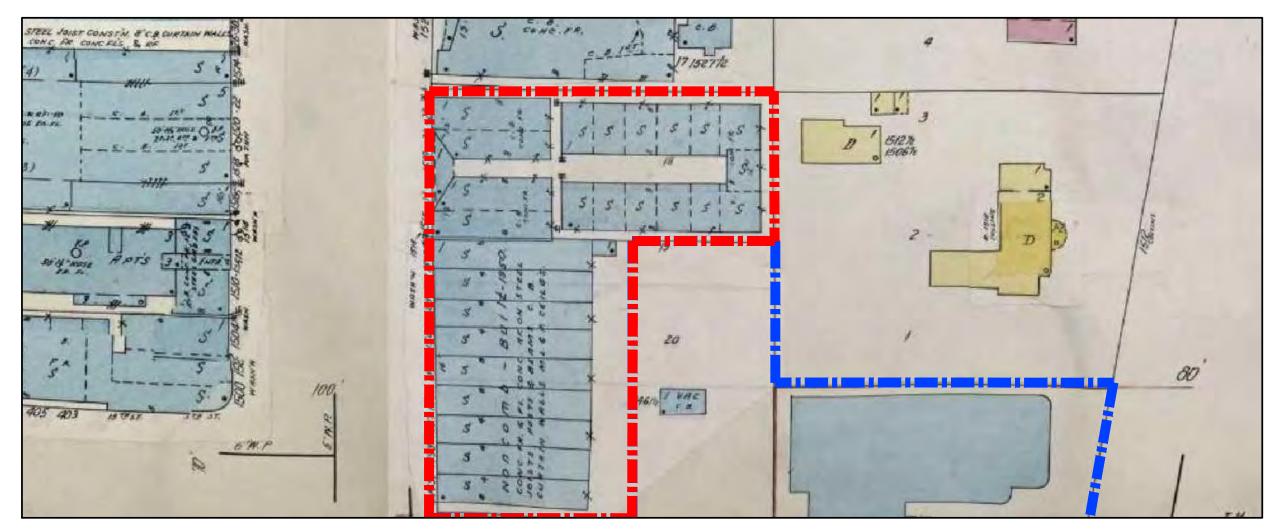
VIEW 13



CURRENT SITE PLAN (2023)

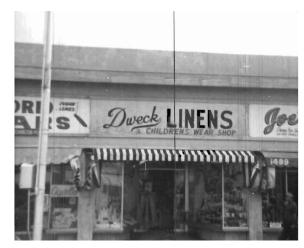


PLAT MAP 1935 (REVISED1940) (REAL ESTATE PLAT BOOK OF THE CITY OF MIAMI BEACH, FLORIDA)



SANBORN MAP 1491-1513-1523 WASHINGTON AVE. (1951 LIBRARY OF CONGRESS)

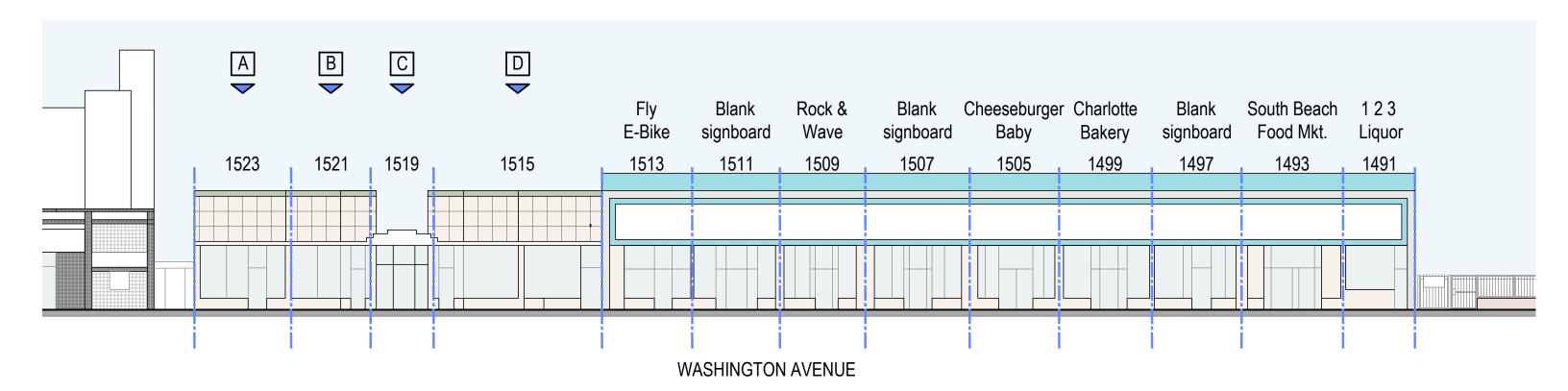






AT MIAMI BEACH, this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifert Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING













Α

В

C

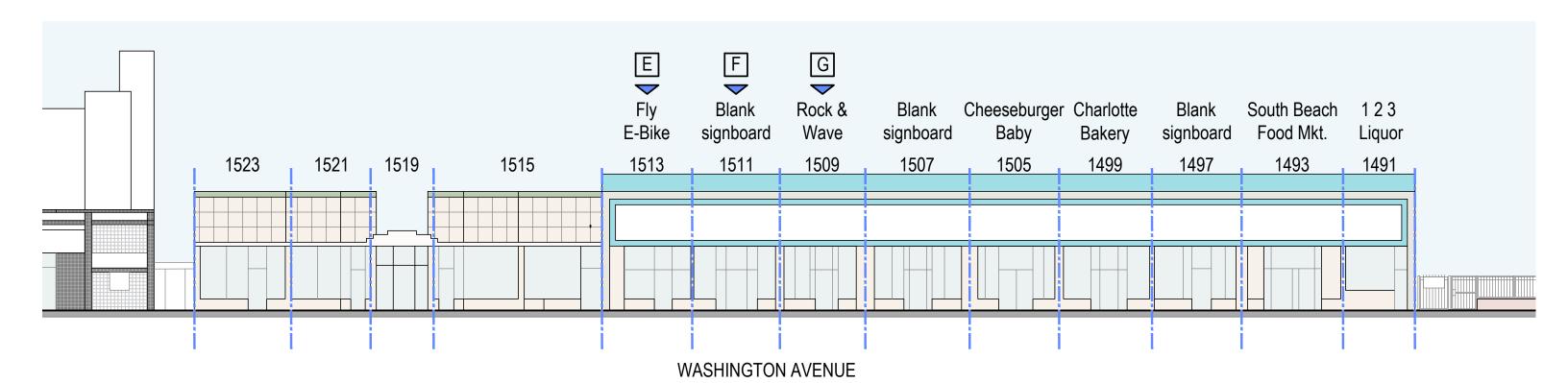
D

2900 Oak Avenue, Miami, FL 33133

T: 305.372.1812



SCALE: 1/16" = 1'









E













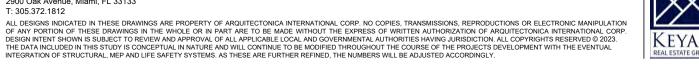
F

G

ARQUITECTONICA

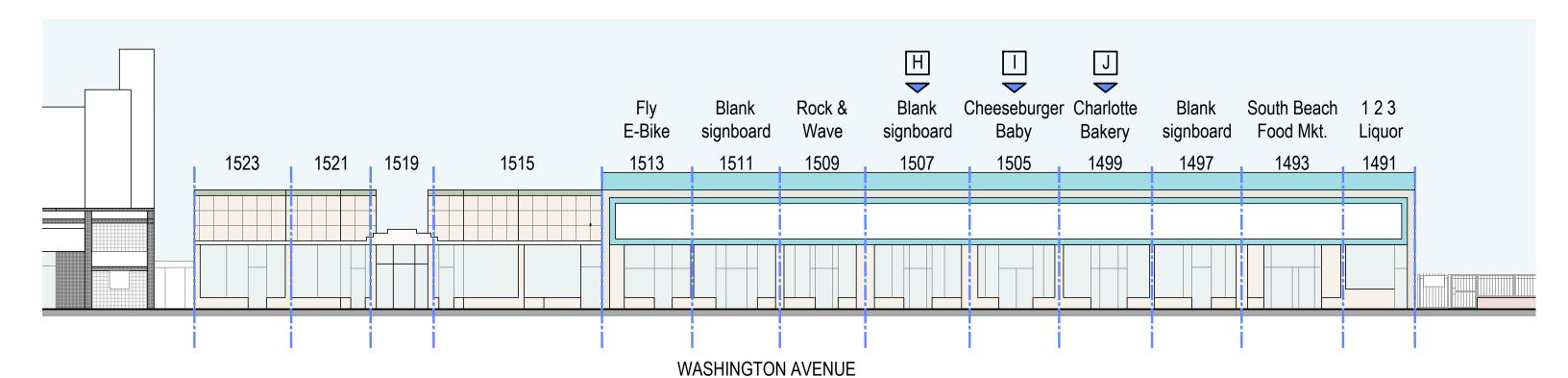
2900 Oak Avenue, Miami, FL 33133

T: 305.372.1812



SCALE: 1/16" = 1'

DATE: 03/10/2024





















H

J

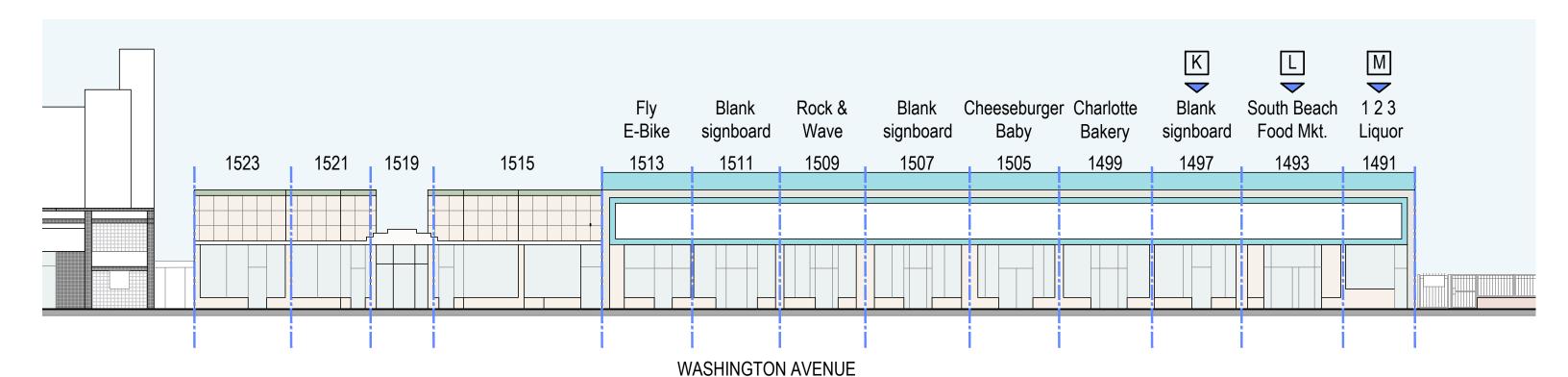
ARQUITECTONICA

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SCALE: 1/16" = 1'





















M

ARQUITECTONICA

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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139

L

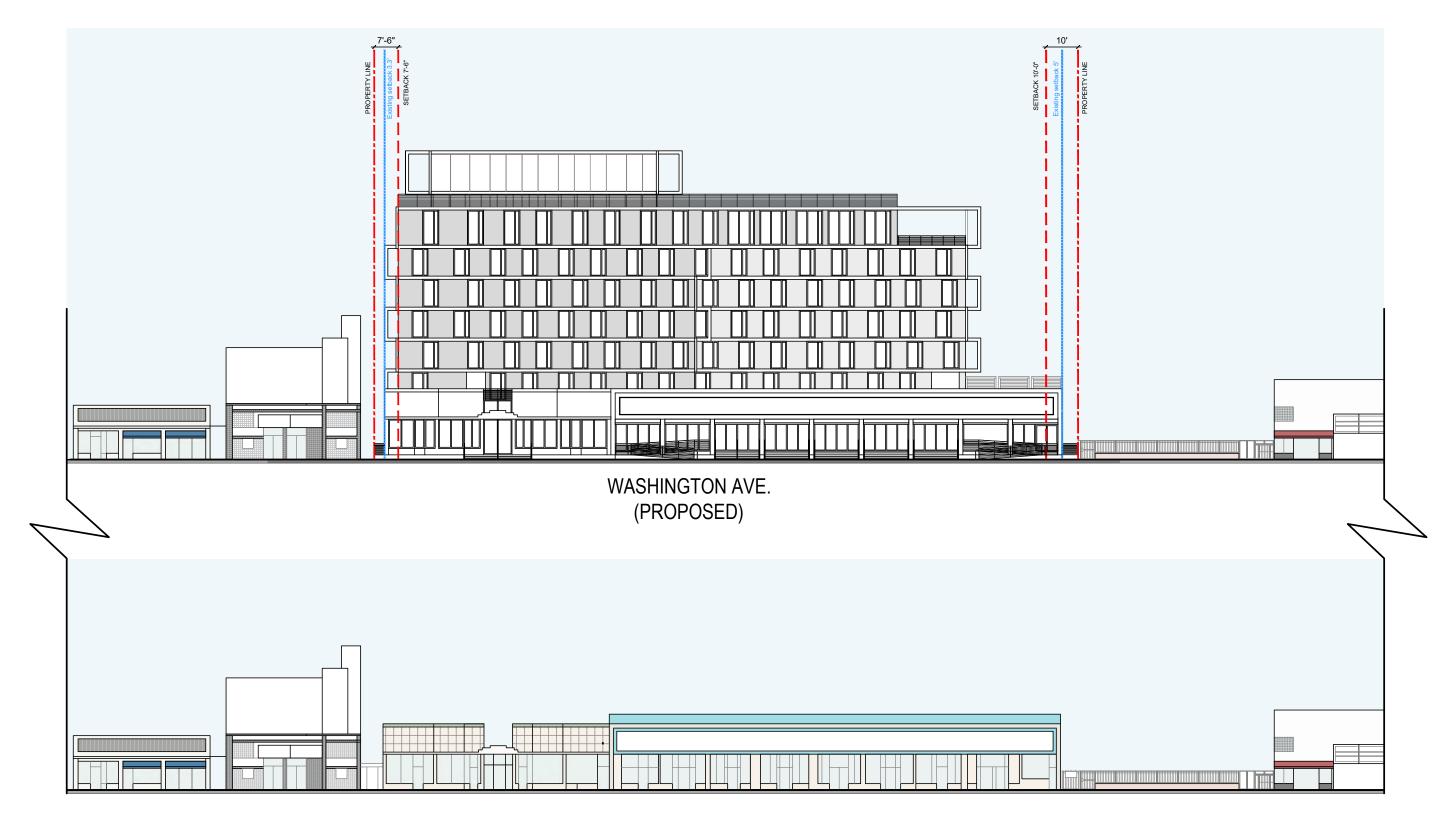


SCALE: 1/16" = 1'

DATE: 03/10/2024

A0-24

K



WASHINGTON AVE. (EXISTING)

ARQUITECTONICA

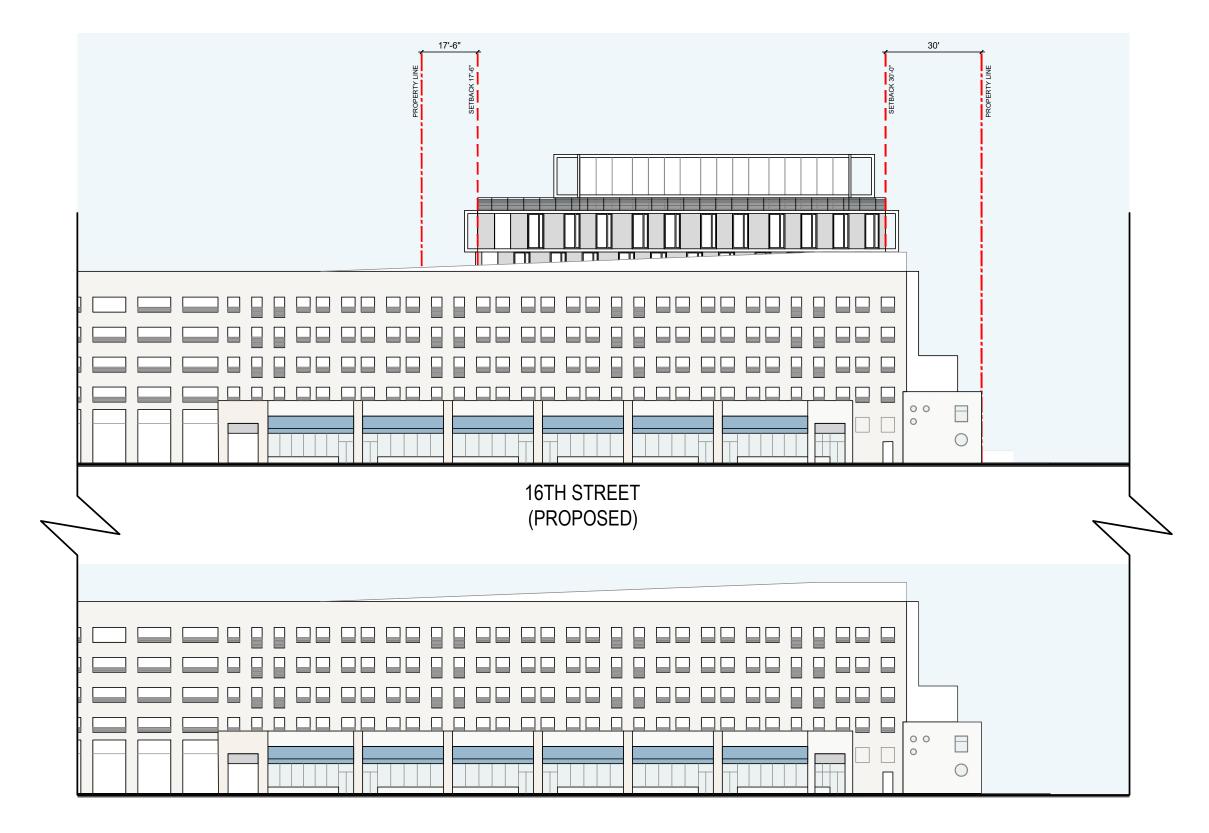
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HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139 CONTEXT ELEVATION WEST

SCALE: 1/30" = 1'

DATE: 03/10/2024



16TH STREET (EXISTING)

ARQUITECTONICA

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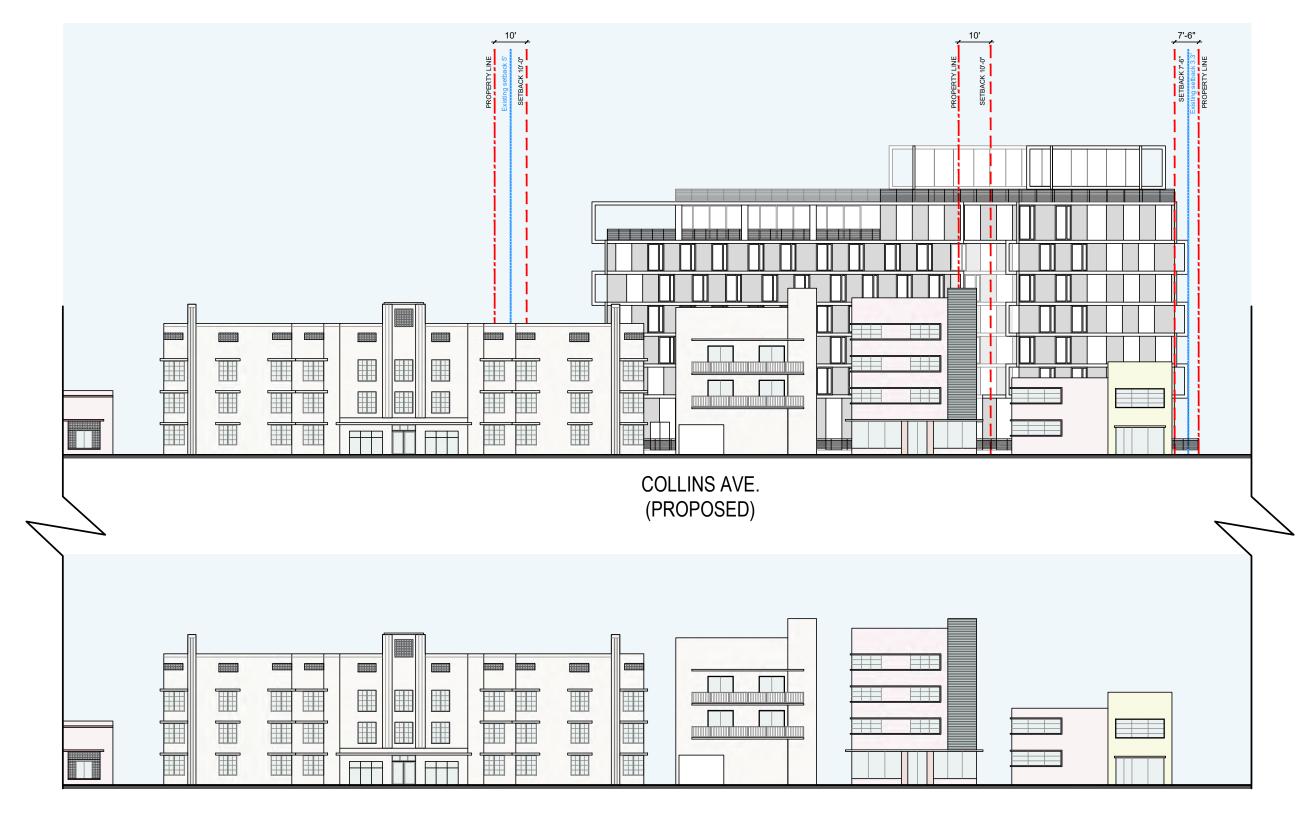


HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139

CONTEXT ELEVATION NORTH

SCALE: 1/30" = 1'

DATE: 03/10/2024



COLLINS AVE. (EXISTING)

ARQUITECTONICA

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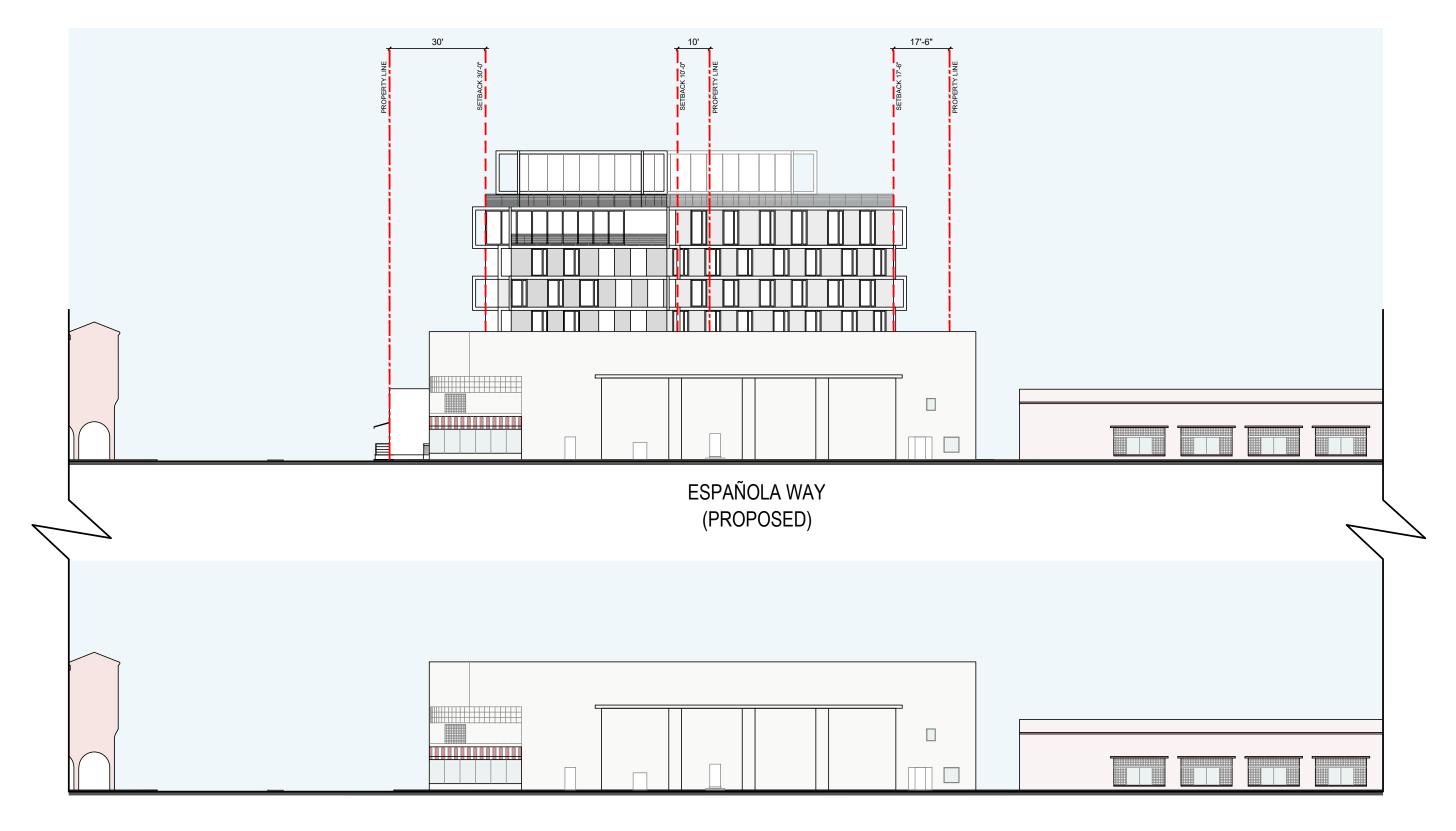


HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139

CONTEXT ELEVATION EAST

SCALE: 1/30" = 1'

DATE: 03/10/2024



ESPAÑOLA WAY (EXISTING)

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133

T: 305.372.1812



HPB FINAL SUBMITTAL 1509 - 1515 WASHINGTON AVE MIAMI BEACH, FL, 33139 CONTEXT ELEVATION SOUTH

SCALE: 1/30" = 1'

DATE: 03/10/2024