

CONDITIONAL USE PERMIT ANGLERS HOTEL

600 WASHINGTON AVENUE MIAMI BEACH, FL 33139



SCOPE OF WORK:
 APPLICATION FOR ENTERTAINMENT AND OPEN AIR ENTERTAINMENT at
 ROOF POOL DECK

DRAWING LIST:

- SP-1 SURVEY
- SP-2 ZONING DATA
- SP-3 AERIAL PHOTO
- SP-4 SITE PLAN

- A-0 EXISTING BASEMENT
- A-1 EXISTING GROUND FLOOR
- A-2 EXISTING SECOND FLOOR
- A-3 EXISTING THIRD FLOOR
- A-4 EXISTING FOURTH FLOOR
- A-5 EXISTING FIFTH FLOOR
- A-6 EXISTING ROOF PLAN

- A-7 NORTH SOUTH ELEVATIONS
- A-8 WEST ELEVATIONS
- A-9 EAST ELEVATIONS
- A-10 SECTIONS

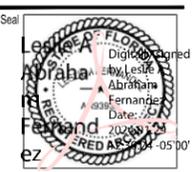
PHOTO LIST:

- PH-1 SITE AERIAL
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- PH-3 AERIAL CONTEXT IMAGES
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FINAL SUBMITTAL - May 1, 2024

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 ANGLERS HOTEL
 600 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139



Revision _____

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Date 02/04/24

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ZONING ANALYSIS

ZONING DISTRICT	RM-2	
LEGAL DESCRIPTION	LOTS 6, 7 AND 8 BLOCK 47, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
LOT AREA	SF 20,192.73	ACRES 0.4635
EXISTING BUILDING FLOOR AREA	ALLOWED AREA = 42,000	PROVIDED AREA = 32,312
AVAILABLE FROM EXISTING SITE PER SHEET A0.03.1	42,000 - 32,312 = 9,688	
FLOOR AREA SEC.142-216	ALLOWED RM-2 ZONE: 2.0 AVAILABLE FROM EXISTING SITE: PER SHEET A0.03.1 TOTAL MAXIMUM ALLOWED:	PROVIDED 40,385.46 49,933 50,073.00
EIGHT SEC.142-217	ALLOWED 5 STORY/ 50 FT	PROVIDED 53'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
SETBACKS SEC.142-218	REQUIRED.	PROVIDED
FRONT SIDE WALK SET BACK	20"	20'-0"
FRONT - UNDERGROUND	15'-0"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
E STREET	7'-6" MIN. OR 8% OF LOT WIDTH (WHICHEVER IS GREATER)	7'-6" MIN (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
E STREET - UNDERGROUND	5'-0" MIN. OR 5% OF LOT WIDTH (WHICHEVER IS GREATER)	6'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 06/09/2015)
E STREET SIDEWALK SET BACK	5'-8"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
REAR - UNDERGROUND	10% OF LOT DEPTH = 14'-0"	0'-0" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
PARKING	REQUIRED	PROVIDED
HOTEL USE	Hotels less than 100 Units, 1/2 space per Unit.* (Per City of Miami Ordinance # 130-339(4))	42.5
RETAIL	Space per 400SF, minus 7.5 SF per Unit = 465. SF) - (85 units x 7.5SF) = 2,465 - 637.5 / 400	4.6
RESTROOM	REGISTERED HOTEL GUEST USE ONLY	0
VALET	Space Per 4 Seats, minus 1 seat for every 2 Units. Total number of Seats = 68 Total number of Rooms = 85 68 / 2 = 34	6.4
TOTAL	100% VALET PARKING	53.5 (54)
	TANDEM SPACE ALLOWED	54
	TRIPLE SPACE (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)	

ADA ROOM MATRIX (BASED ON FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2012 EDITION)

HOTEL LEVELS	COMMUNICATION FEATURES	FBC 224.4	FBC 806.4	FBC 224.2	
				WITHOUT ROLL-IN SHOWER	WITH ROLL-IN SHOWER
L-100	121		--	--	-
L-200	208, 215		--	--	209
L-300	306, 314		--	303	-
L-400	410, 413		--	403	-
L-500	508, 517		--	503, 516	-
TOTAL PROVIDED		9	0	4	1
TOTAL REQUIRED		9	0	4	1

ADA UNIT CALCULATION:
 1- In accordance with 224.2 of the Florida Accessibility Code of The Florida Building Code 2010 Calculations are based on Tables 224.2, 224.4, and Section 806.4.
 2- Based on: 85 Hotel Guestrooms
 Guestroom 5 with Mobility Features: 76-100 Guestrooms = 5 Guestrooms Required (Table 224.2).
 3- Guestroom 5 with Mobility Features With Roll-In Shower: 1 (Table 224.2).
 Guestroom 5 with Mobility Features Without Roll-In Shower: 4 (Table 224.2).
 4- Required Communication Features: 76-100 Guestrooms = 9 (Table 224.4).
 5- Florida Special Accessible Features: 5% of 85 units = 4.25 (5 - 5 Mobility Features) = 0 Units Required (Section 806.4).

HOTEL GUESTROOMS PER FLOOR LEVEL:

HOTEL LEVELS	NUMBER OF GUESTROOMS
LEVEL - 100	5 UNITS
LEVEL - 200	17 UNITS
LEVEL - 300	21 UNITS
LEVEL - 400	21 UNITS
LEVEL - 500	21 UNITS
LEVEL - 600	NONE
TOTAL NUMBER OF UNITS =	85

BICYCLE PARKING:

TOTAL NUMBER OF UNITS =	3
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DELIVERIES:

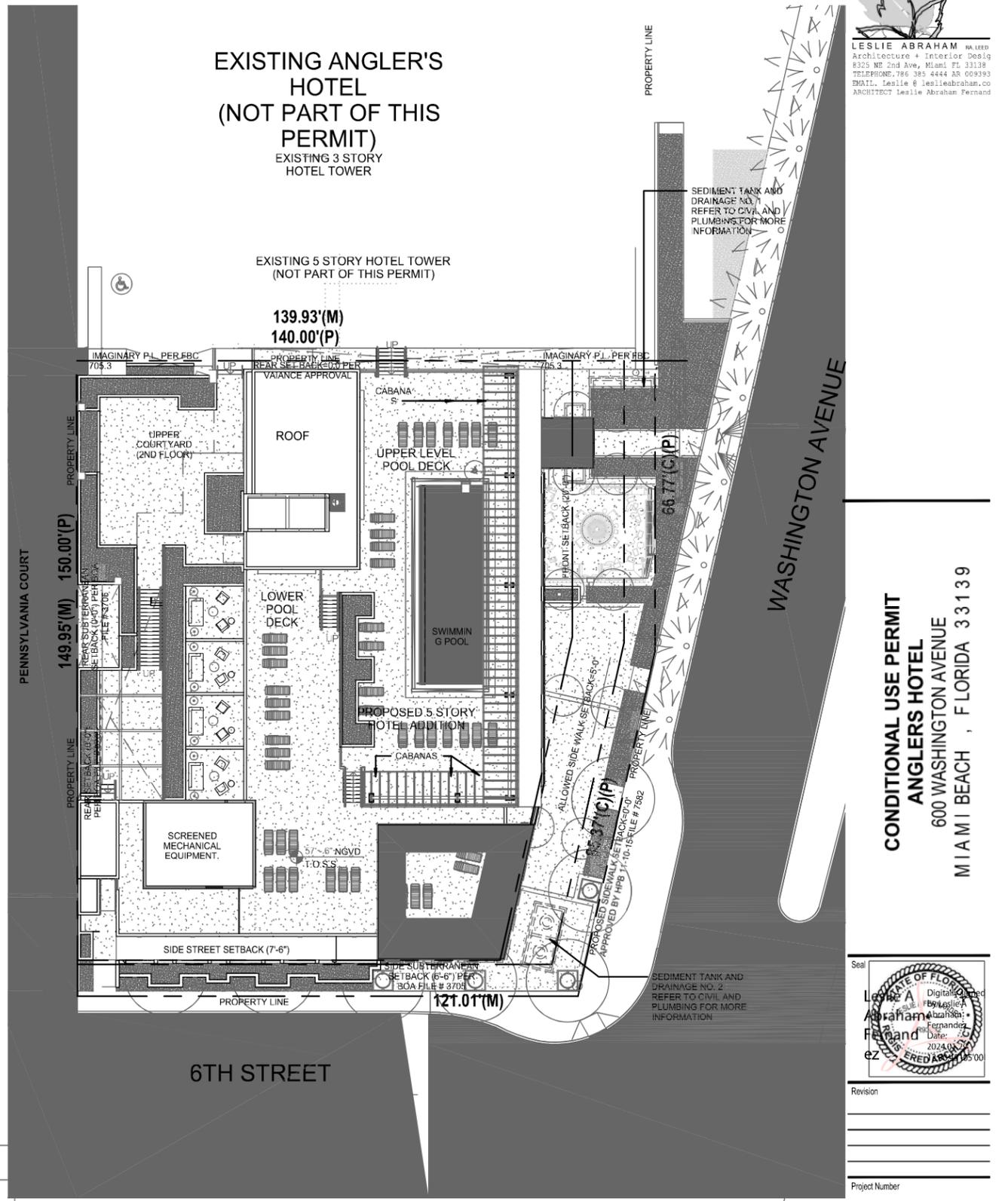
PACKAGES TO BE DELIVERED TO FRONT DESK ON WASHINGTON AVENUE ENTRANCE.
 LARGE PACKAGES DELIVERED THROUGH PENNSYLVANIA COURT ALLEY.

SANITATION PICK UP:

GARBAGE AND RECYCLING PICK UP EVERY DAY- HOURS VARY.
 LARGE DELIVERY AND SANITATION VEHICLES TURN DOWN PENNSYLVANIA COURT ALLEY AND EXIT AT 7 TH STREET.
 FOR MORE TRAFFIC STUDY INFORMATION, SEE TRAFFIC REPORT.

PUBLIC AREAS- SEATING COUNT/HOURS OF OPERATION

VENUE	CURRENT SEAT COUNT	CURRENT HOURS	PROPOSED HOURS OF OPERATION	OCCUPANCY
BAR/LOUNGE (GROUND FLOOR)	INDOOR - 33	11:00 AM - 2:00 AM	11:00 AM - 11:00 PM	25 PERSONS
	OUTDOOR COURTYARD - 25	11:00 AM - 2:00 AM	11:00 AM - 11:00 PM	
POOL DECK (ROOF LEVEL)	OUTDOOR - 53	7:00 AM - 11:00 PM	11:00 AM - 11:00 PM	259 PERSONS



EXISTING ANGLER'S HOTEL
 (NOT PART OF THIS PERMIT)
 EXISTING 3 STORY HOTEL TOWER

EXISTING 5 STORY HOTEL TOWER
 (NOT PART OF THIS PERMIT)

139.93'(M)
 140.00'(P)

149.95'(M)
 150.00'(P)

121.01'(M)

6TH STREET

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ZONING DATA
 SCALE: NTS



Revision
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 Sheet Title: ZONING DATA SHEETS
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 Checked by:
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SP - 2



SITE AERIAL CLOSEUP

Planning Board Final Submittal / 1 November 2022



Leslie A
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Fernandez

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A Abraham Fernandez
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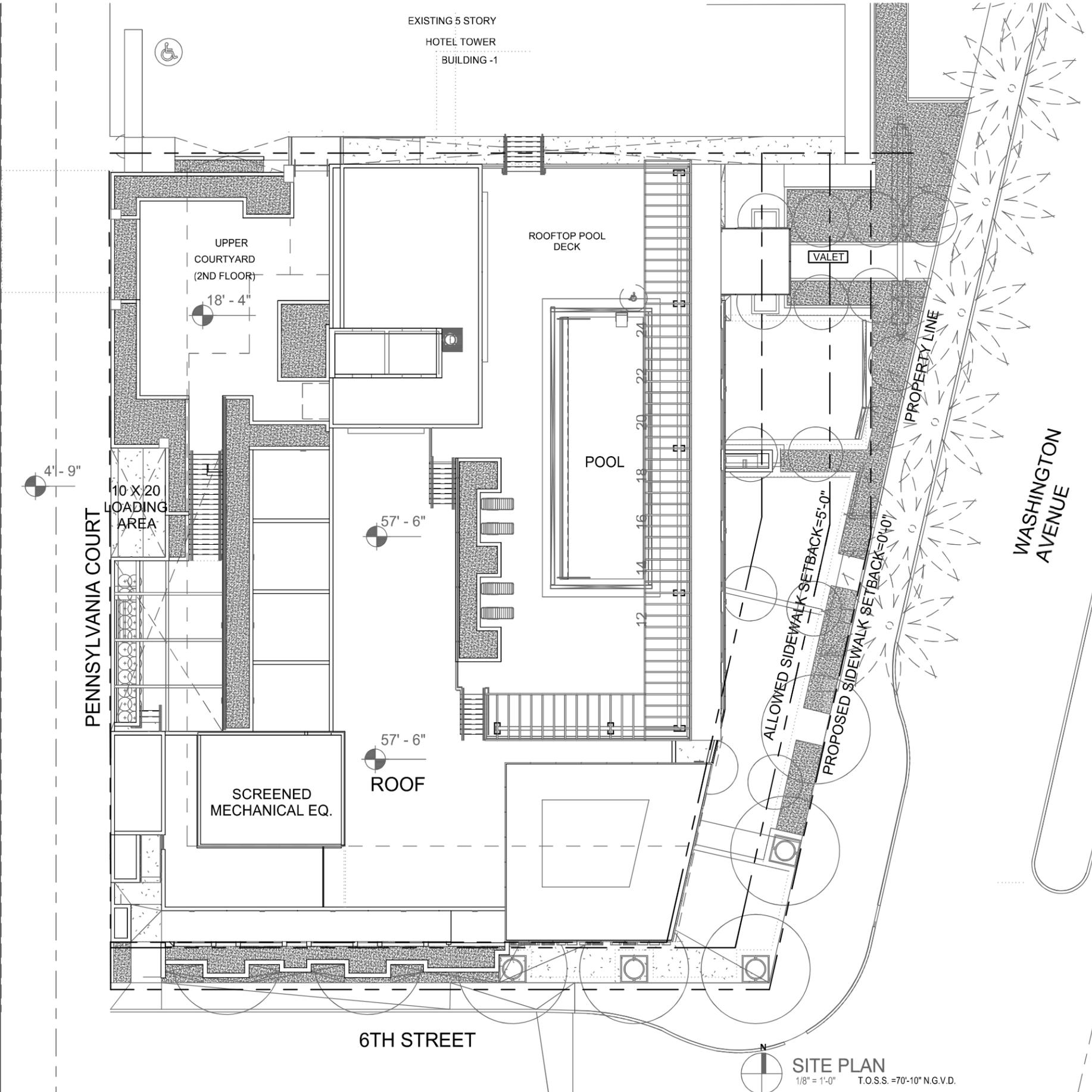
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PHOTO -2



LOCATION MAP
 1" = 20' T.O.S.S. = 70'-10" N.G.V.D.



SITE PLAN
 1/8" = 1'-0" T.O.S.S. = 70'-10" N.G.V.D.

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