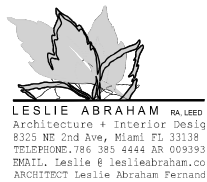


CONDITIONAL USE PERMIT ANGLERS HOTEL
600 WASHINGTON AVENUE M I A M I BEACH , FL 33139



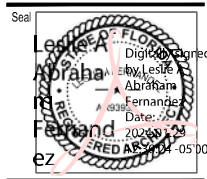
SCOPE OF WORK:
APPLICATION FOR ENTERTAINMENT AND OPEN AIR ENTERTAINMENT at
ROOF POOL DECK

DRAWING LIST:		PHOTO LIST:	
SP-1	SURVEY	PH-1	SITE AERIAL
SP-2	ZONING DATA	PH-2	SITE CLOSEUP
SP-3	AERIAL PHOTO	PH-3	AERIAL CONTEXT IMAGES
SP-4	SITE PLAN	PH-4	SITE PHOTOS
		PH-5	SITE PHOTOS
A-0	EXISTING BASEMENT	PH-6	SITE PHOTOS
A-1	EXISTING GROUND FLOOR	PH-7	SITE PHOTOS
A-2	EXISTING SECOND FLOOR	PH-8	SITE PHOTOS
A-3	EXISTING THIRD FLOOR	PH-9	SITE PHOTOS
A-4	EXISTING FOURTH FLOOR	PH-10	SITE PHOTOS
A-5	EXISTING FIFTH FLOOR	PH-11	SITE PHOTOS
A-6	EXISTING ROOF PLAN	PH-12	SITE PHOTOS
		PH-13	BUILDING CONTEXT IMAGES
A-7	NORTH SOUTH ELEVATIONS	PH-14	ANGLERS OUTDOOR PHOTOS-ROOF
A-8	WEST ELEVATIONS	PH-15	ANGLERS INDOOR PHOTOS - RESTAURANT
A-9	EAST ELEVATIONS	PH-16	ANGLERS INDOOR PHOTOS - RESTAURANT
A-10	SECTIONS		

FINAL SUBMITTAL - May 1, 2024

PREVIOUSLY APPROVED- FOR REFERENCE ONLY

CONDITIONAL USE PERMIT
ANGLERS HOTEL
600 WASHINGTON AVENUE
M I A M I BEACH , FLORIDA 33139



Revision

Project Number

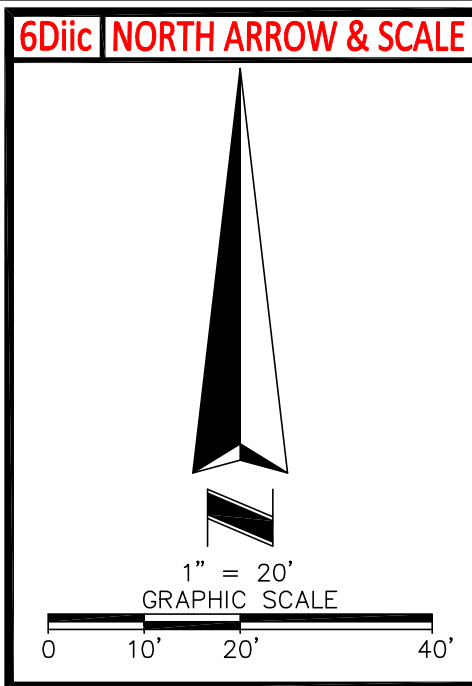
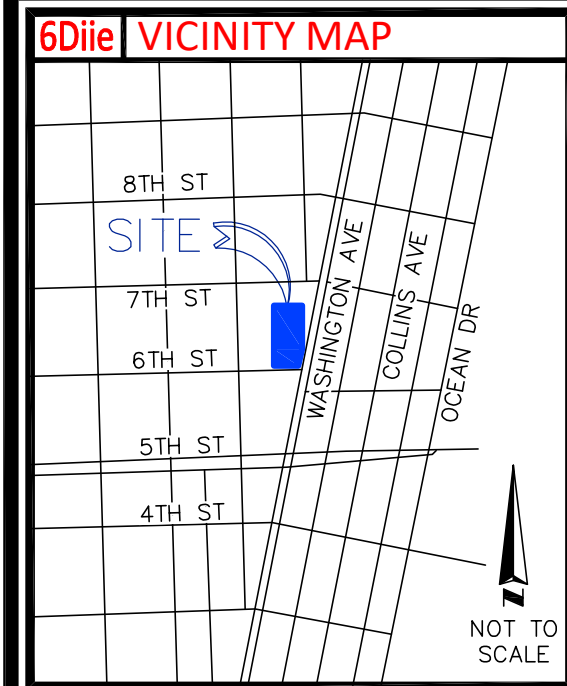
Date 02/04/24

Sheet Title COVER PAGE

Drawn by: LAF

Checked by:

Sheet Number COVER



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	—	MIXED
MINIMUM LOT AREA (SQ.FT.)	—	41,200
MINIMUM FRONTAGE	—	85.29'
MINIMUM LOT WIDTH	—	121.02'
MAX BUILDING COVERAGE	—	62%
MAX BUILDING HEIGHT	—	73.7'
MINIMUM SETBACKS		
FRONT	—	—
SIDE	—	—
REAR	—	—
PARKING REQUIREMENTS:		

NOTES: MIXED: HOTEL AND RETAIL

ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT.

- 5Ciii OBSERVED POTENTIAL ENCROACHMENTS
- ⚠ BOLLARDS AND CONCRETE PAD EXTEND INTO RIGHT OF WAY, AS SHOWN.
 - ⚠ CBW EXTENDS INTO RIGHT OF WAY, AS SHOWN.
 - ⚠ CONCRETE SIDEWALK EXTENDS INTO SUBJECT PARCEL, AS SHOWN.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0319 L (MAP NO. 12086C0319L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6Dii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RECOVERED MONUMENT AS NOTED
PAVER SURFACE	LIGHT POLE
TILE SURFACE	ELECTRIC METER
X PS	STREET LIGHT HANDHOLE
(R) RECORD DESCRIPTION	STORM MANHOLE
(C) SQUARE FEET	CATCH BASIN
CGG CALCULATED DATA	DRAIN GRATE
LA CONCRETE CURB & GUTTER	SANITARY MANHOLE
CH LANDSCAPED AREA	CLEANOUT
(M) OVERHANG	FIRE DEPARTMENT CONNECTION
PLNTR FIELD MEASURED DATA	FIRE HYDRANT
ORB TREE WELL	WATER HAND HOLE
CH OFFICIAL RECORDS BOOK	WATER VALVE
PLNTR PLANTER	MANHOLE (UNKNOWN)
ORB COVERED AREA	GAS METER
CBW CONCRETE BLOCK WALL	SIGN
MF METAL FENCE	BOLLARD
N&D NAIL & DISC	PARKING PAY BOX
CC NO IDENTIFICATION	TRAFFIC SIGNAL BOX
CC CONCRETE CURB	
	BUILDING OVERHANG/CANOPY
	METAL FENCE
	CENTER LINE
	RIGHT OF WAY LINE

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

VARIANCES RECORDED IN OFFICIAL RECORDS BOOK 24258, PAGE 25, OFFICIAL RECORDS BOOK 28153, PAGE 2205, OFFICIAL RECORDS BOOK 28663, PAGE 983, OFFICIAL RECORDS BOOK 29855, PAGE 4777, OFFICIAL RECORDS BOOK 30774, PAGE 4476, OFFICIAL RECORDS BOOK 30774, PAGE 4660, & OFFICIAL RECORDS BOOK 30777, PAGE 2781. BUILDING RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153. AS MODIFIED IN OFFICIAL RECORDS BOOK 24941, PAGE 550.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- 10 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 11 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 12 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 13 — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED JUNE 21, 2006 IN OFFICIAL RECORDS BOOK 24652, PAGE 493. (AFFECTS, NOTHING TO PLOT.)
 - 14 — EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 4, 2007 IN OFFICIAL RECORDS BOOK 25251, PAGE 1368. (AFFECTS, AS SHOWN.)
 - 15 — TERMS AND CONDITIONS OF MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD RESOLUTION NO. 2010-01 RECORDED MARCH 19, 2010 IN OFFICIAL RECORDS BOOK 27220, PAGE 3767. (AFFECTS, NOTHING TO PLOT.)
 - 16 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 17 — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153. (AFFECTS, NOTHING TO PLOT.)
 - 18 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 19 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 20 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 21 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 22 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 23 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
 - 24 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvi CONTIGUITY STATEMENT	8 "TABLE A" SUBSTANTIAL FEATURES OBSERVED
3 "TABLE A" FLOOD INFORMATION	6Bxii TITLE COMMITMENT INFORMATION	9 "TABLE A" PARKING SPACES
4 "TABLE A" LAND AREA	6Cvii REDUCED SETBACKS/RESTRICTIONS PROVIDED BY RECORD	10 "TABLE A" DIVISION/PARTY WALLS
5Biii ACCESS TO PROPERTY	6Dii NORTH ARROW & SCALE	11 "TABLE A" UTILITY INFORMATION
5Ciii SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Dii LEGEND & ABBREVIATIONS	13 "TABLE A" ADJOINING OWNERS
5Ei "SCHEDULE B - SECTION 2" ITEMS	6Dii VICINITY MAP	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dii SURVEYOR'S NOTES	16 "TABLE A" EARTH MOVING NOTE
6 TABLE "A" ZONING INFORMATION	6Dii TYPE OF SURVEY	17 "TABLE A" RIGHT OF WAY CHANGES
6Bi TITLE DESCRIPTION	7 SURVEYOR'S CERTIFICATE	18 "TABLE A" OFFSITE EASEMENTS OR SERVITUDES
	7 "TABLE A" BUILDING AREA	
6Bvi BEARING BASIS	7C "TABLE A" BUILDING HEIGHT	

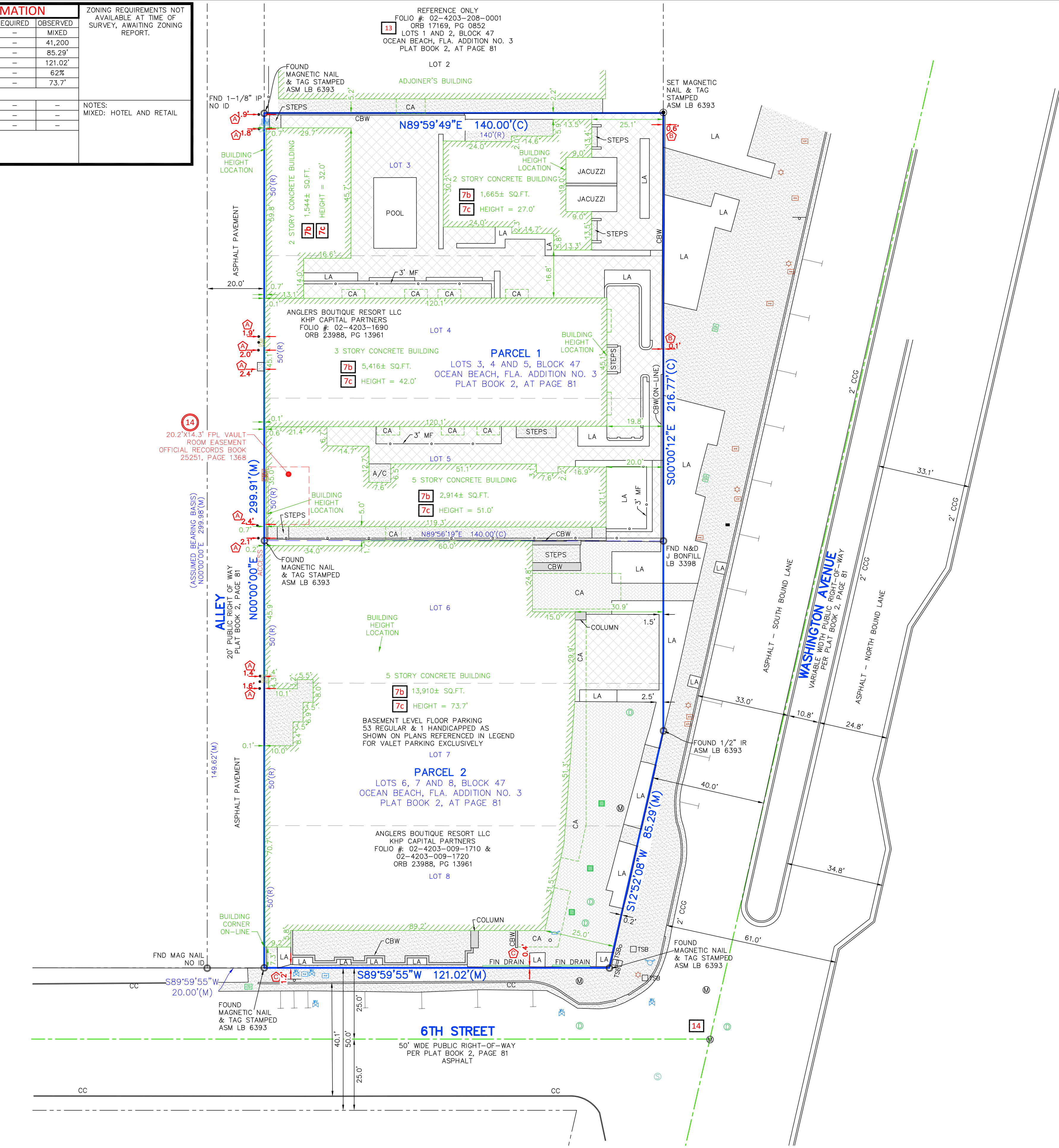


TABLE OF REFERENCES

OFFICIAL RECORDS BOOK 23442, PAGE 5000
OFFICIAL RECORDS BOOK 28922, PAGE 3763
OFFICIAL RECORDS BOOK 23988, PAGE 13961
PLAT BOOK 2, AT PAGE 81
BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE A4.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016.

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JS	DRAWING SCALE	1"= 20'
-	-	-	03/06/24	CONTINUED SURVEY	WRT	DRAWN BY	WRT	QC BY	LG 03/06/24
-	-	-	-	-	-	DRAWING NAME	2420309-49109 MIAMI FL.DWG	-	-

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 7374556 401801479RE, HAVING AN EFFECTIVE DATE OF 01/14/2019, REVISION NUMBER REV. D-01/30/2019.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

PARCEL 1
LOTS 3, 4 AND 5, BLOCK 47, OCEAN BEACH, FLA. 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.

PARCEL 2
LOTS 6, 7 AND 8, BLOCK 47, OCEAN BEACH, FLA. 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.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER SJ-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA 41,200± SQUARE FEET 0.946± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF A 20' WIDE ALLEY, WHICH IS ASSUMED TO BEAR N00°00'00"E.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 53 HANDICAP = 1 TOTAL = 54
PLAN: BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE A4.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016. (VALET PARKING EXCLUSIVELY)

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO WASHINGTON AVENUE & 6TH STREET, EACH A DEDICATED PUBLIC STREET OR HIGHWAY AND DIRECT PHYSICAL ACCESS TO 20' ALLEY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(o), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/18/2022 AND UPDATED ON 02/20/2024. DATE OF PLAT OR MAP: 03/06/2024.

PROFESSIONAL SURVEYOR & MAPPER NO: LS6930
STATE OF: FLORIDA
PROJECT NO: 2420309-49109

THOMAS ANTHONY ENGLISH
3/7/24
L56930
STATE OF FLORIDA
Professional Surveyor & Mapper

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
660 WASHINGTON AVENUE
MIAMI, FLORIDA

6Dii 2
MIAMI-DADE COUNTY

ASMC AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
220 One Dine Miami, FL 33131 Phone: (407) 426-7979 national@asmcorp.com

ZONING ANALYSIS			
ONING DISTRICT			
		RM-2	
EGAL DESCRIPTION			
OTS 6, 7 AND 8 BLOCK 47, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, 3 RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
OT AREA			
		SF 20,192.73	ACRES 0.4635
EXISTING BUILDING FLOOR AREA		ALLOWED AREA = 42,000	PROVIDED AREA = 32,312
AVAILABLE FROM EXISTING SITE R SHEET A0.03.1		42,000 - 32,312= 9,688	
FLOOR AREA SEC.142-216		ALLOWED	PROVIDED
RM-2" ZONE: 2.0 AVAILABLE FROM EXISTING SITE: R SHEET A0.03.1		40,385.46 9,688.00	49,933
TOTAL MAXIMUM ALLOWED:		50,073.00	
EIGHT SEC.142-217		ALLOWED	PROVIDED
		5 STORY/ 50 FT	53'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
ETBACKS SEC.142-218		REQUIRED.	PROVIDED
FRONT		20'	20'-0"
FRONT SIDE WALK SET BACK		15'-0"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
FRONT - UNDERGROUND		20'-0"	7'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
EAST 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)
ALL OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH		8% OF LOT WIDTH = 24'-0"	
EAST 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)
5% OF LOT WIDTH = 15'-0"			
EAST STREET SIDEWALK SET BACK		5'-8"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
REAR		10% OF LOT DEPTH = 14'-0"	0'-0" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
REAR - UNDERGROUND		NON-OCEANFRONT LOTS—0'-0"	0'-0"
PARKING		REQUIRED	PROVIDED
HOTEL USE r Hotels less than 100 Units, 1/2 space per Unit.* (Per City of Miami Ordinance # 130-339(4))		42.5	43
TAIL Space per 400SF, minus 7.5 SF per Unit = 465, SF) - (85 units x 7.5SF)=2,465 - 637.5 / 400		4.6	5
GUEST ROOM R REGISTERED HOTEL GUEST USE ONLY		0	0
BAR Space Per 4 Seats , minus 1 seat for every 2 Units. Total number of Seats = 68 Total number of Rooms=85 /2 = 42.5 Total parking req.=(68-42.5) /4 = 6.38		6.4	6
TOTAL		53.5(54)	54
100% VALET PARKING		TANDEM SPACE ALLOWED	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	FBC 224.4	FBC 806.4	FBC 224.2	
			MOBILITY FEATURES	
			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:

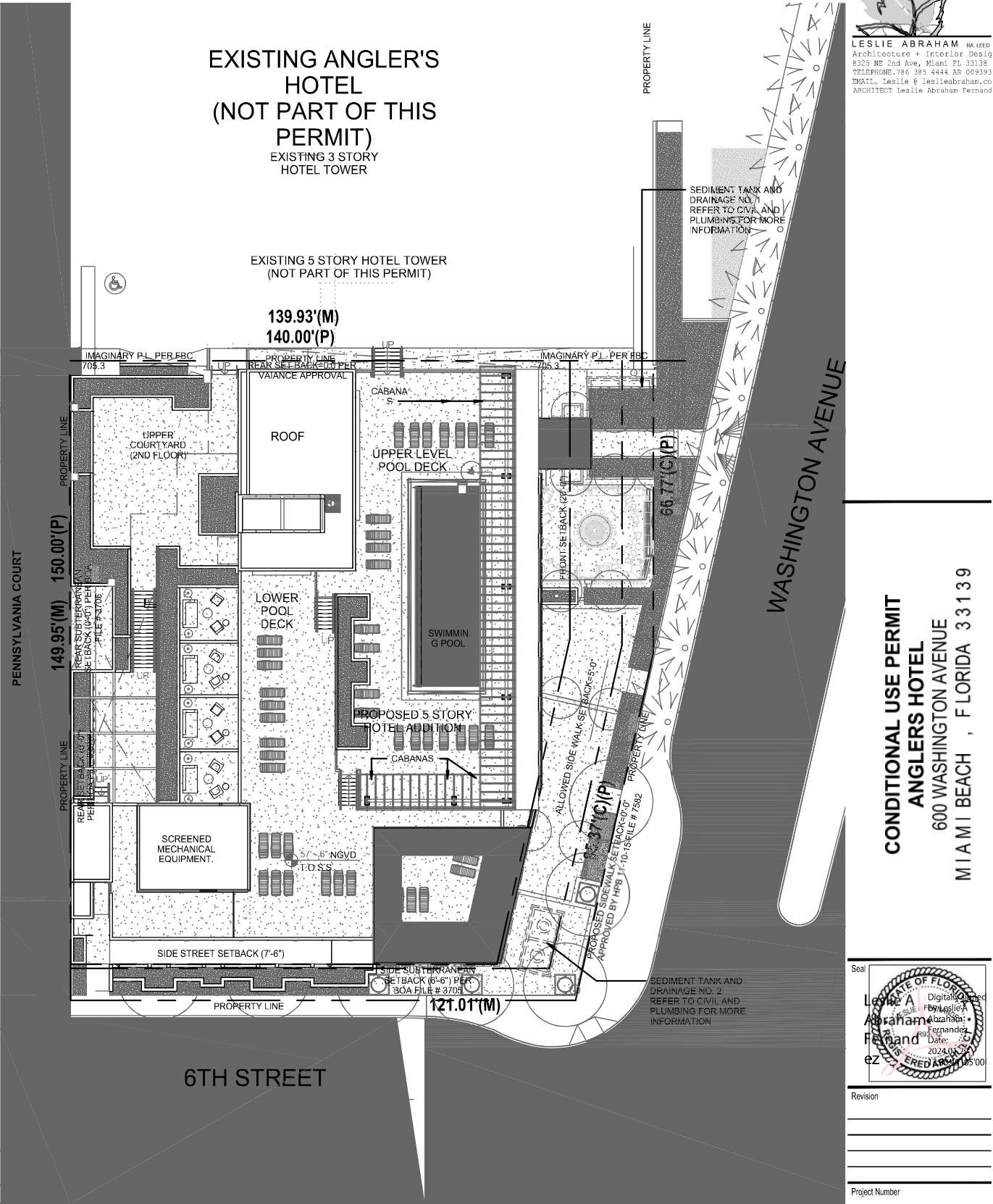
HOTEL LEVELS	NUMBER OF GUESTROOMS
LEVEL - 100	5 UNITS
LEVEL - 200	17 UNITS
LEVEL - 300	21 UNITS
LEVEL - 400	21 UNITS
LEVEL - 500	21 UNITS
LEVEL - 600	NONE
TOTAL NUMBER OF UNITS = 85	

BICYCLE PARKING:

TOTAL NUMBER OF UNITS = 3

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



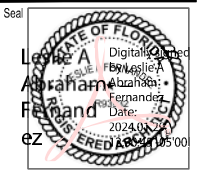
N

ZONING DATA

SCALE: NTS

PREVIOUSLY APPROVED- FOR REFERENCE ONLY

LESLIE ABRAHAM RA LEED
Architecture + Interior Design
8325 NE 2nd Ave, Miami, FL 33138
TELEPHONE: 786 385 4444 AR 009393
EMAIL: Leslie @ leslieabraham.co
ARCHITECT Leslie Abraham Fernandez



Revision

Project Number

Date 02/04/24

Sheet Title ZONING DATA SHEETS

Drawn by: LAF

Checked by:

Sheet Number

SP - 2



SITE AERIAL CLOSEUP

Planning Board Final Submittal / 1 November 2022



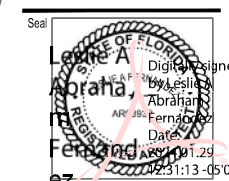
Leslie A
Abraham
Fernandez
Digitally signed by Leslie
A Abraham Fernandez
Date: 2024.01.29
12:31:00 -05'00'

RA LEED ap

LESLIE A ABRAHAM

Architecture + Interior Design
8325 NE 2nd Ave, Miami FL 33138
TELEPHONE.786 385 4444 AR 0093932
EMAIL. leslie@leslieabraham.com

CONDITIONAL USE PERMIT ANGLERS HOTEL
600 WASHINGTON AVENUE
MIAMI BEACH , FLORIDA 33139
Planning Board Final Submittal / 1 November 2022



Revision	
Project Number	
Date	02/04/24
Sheet Title	
<h1>SITE PLAN</h1>	
Drawn by:	LAF
Checked by:	
Sheet Number	

SP - 4

PREVIOUSLY APPROVED- FOR REFERENCE ONLY