1509-1515 WASHINGTON AVE

PB PRESENTATION

FILE NO. PB23-0625

04.25.2024

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

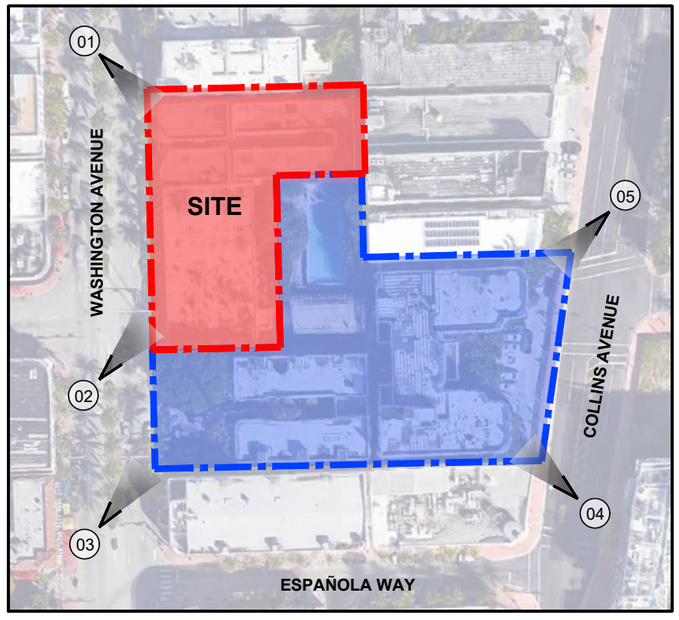
CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT
NLA:27,625 sf (0.634 AC)
Max height: lots that have a frontage equal to or greater than 200feet: 75feet
Max FAR:(1.5)/mixed use buildings: When more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district= (2.0)

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

ZONING MAP

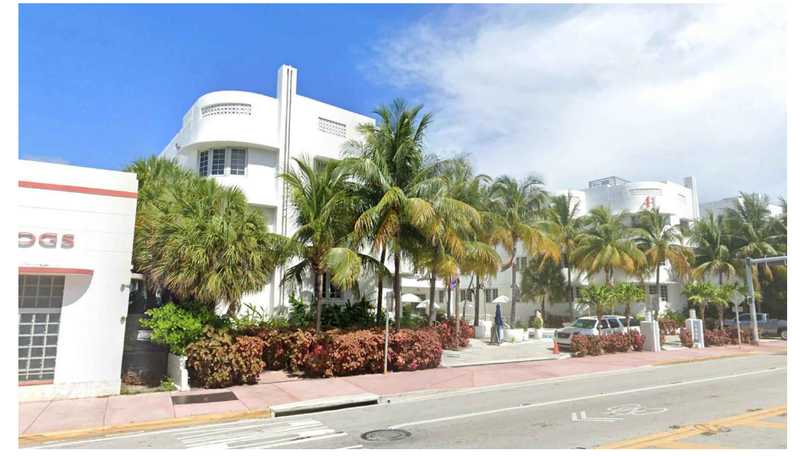
KEYAH REAL ESTATE GROUP

ARQUITECTONICA



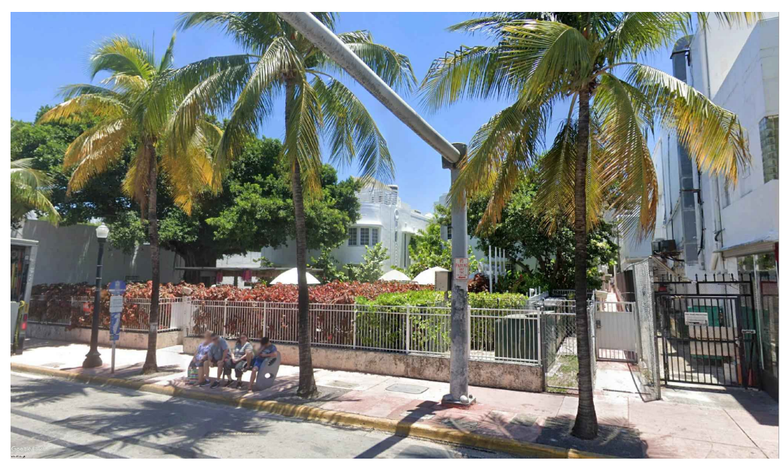
LOCATION MAP

VIEW 02



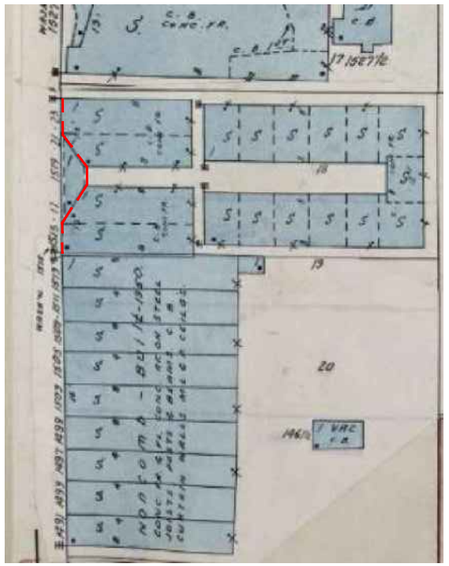
VIEW 04

VIEW 01



VIEW 03

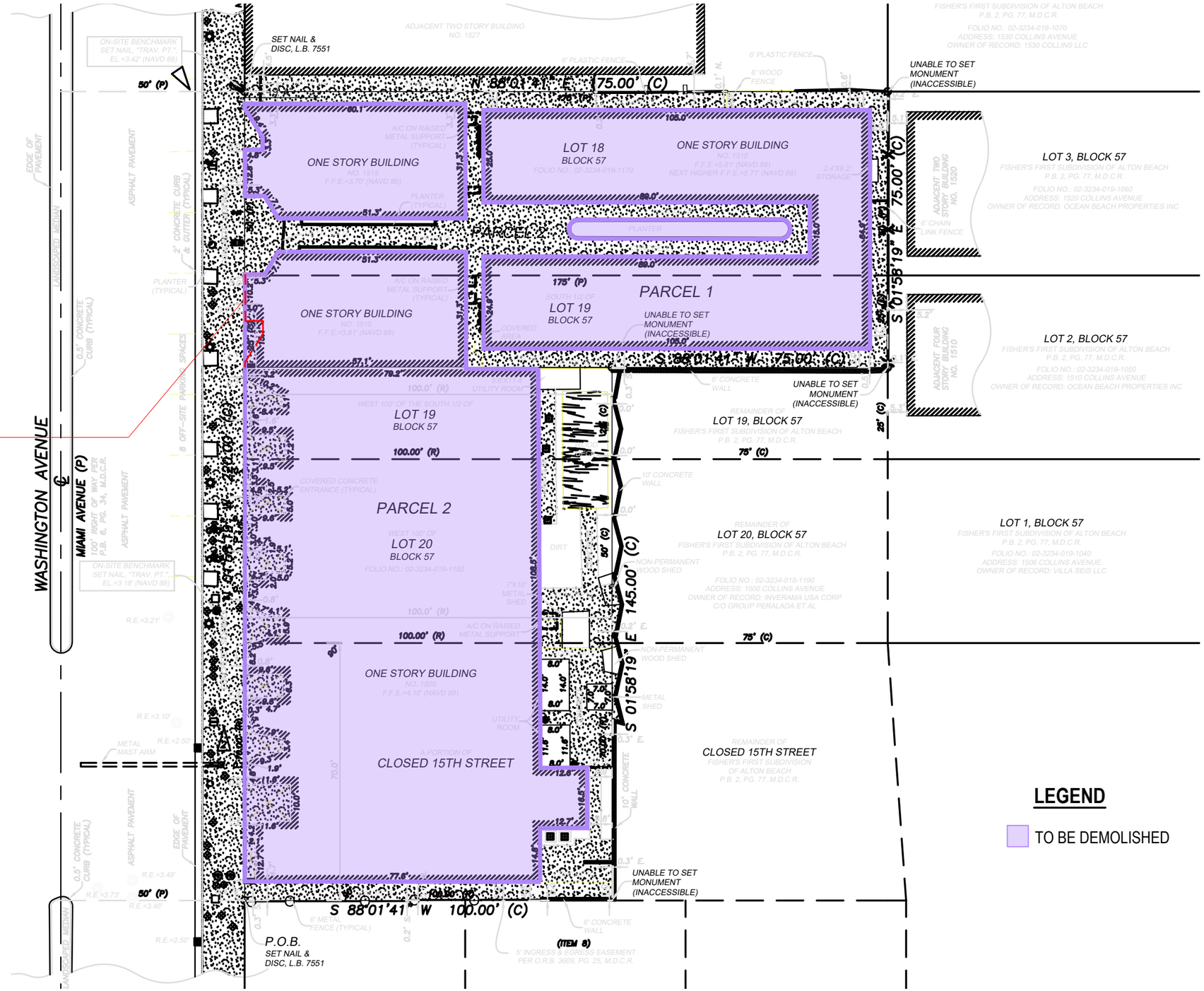
VIEW 05



NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.

ACTUAL NON-HISTORICAL CASE TO BE DEMOED.

ACTUAL TERRAZO FLOORING.



LEGEND

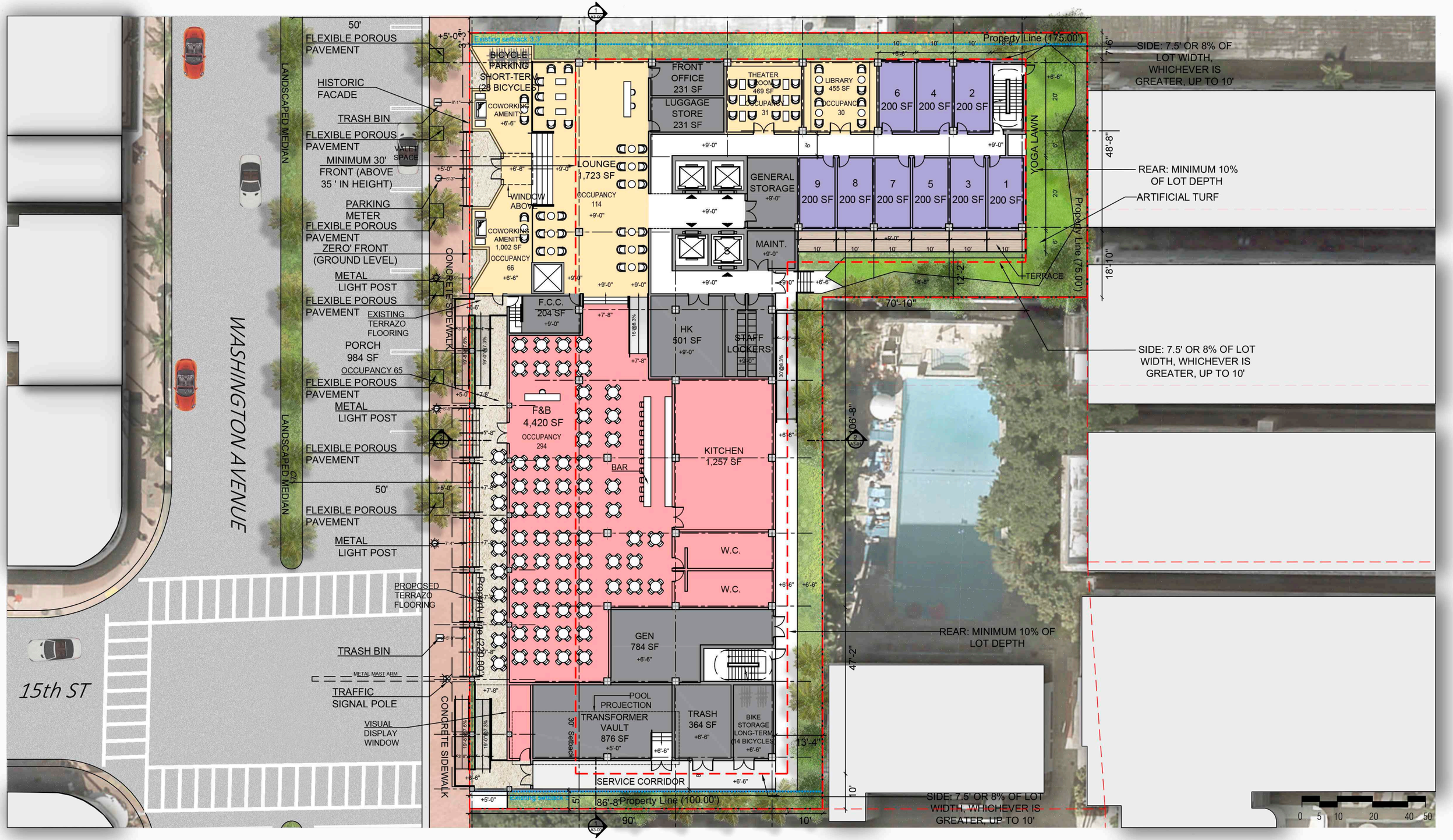
TO BE DEMOLISHED

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

DEMOLITION DIAGRAM

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

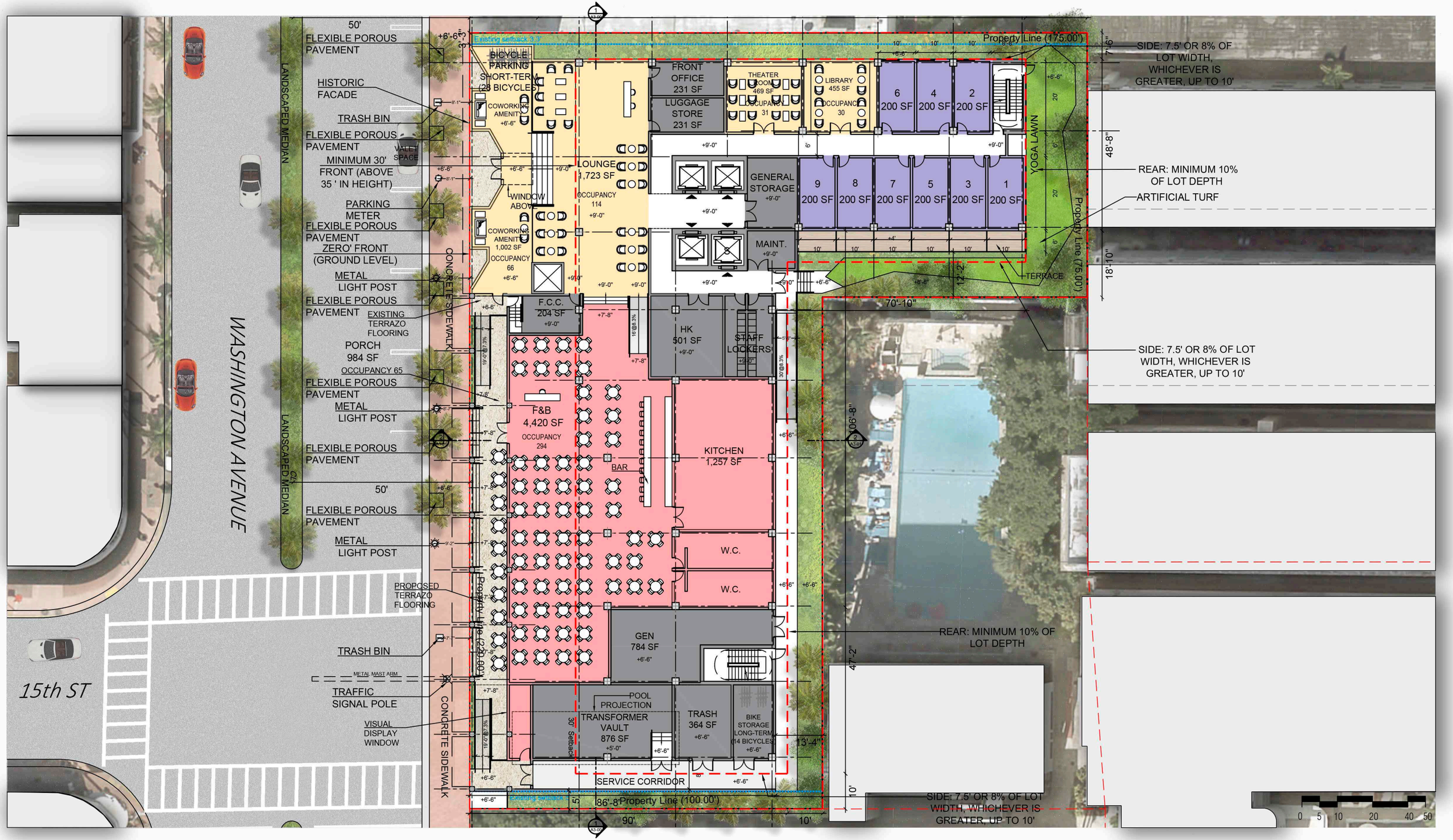


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

GROUND LEVEL (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

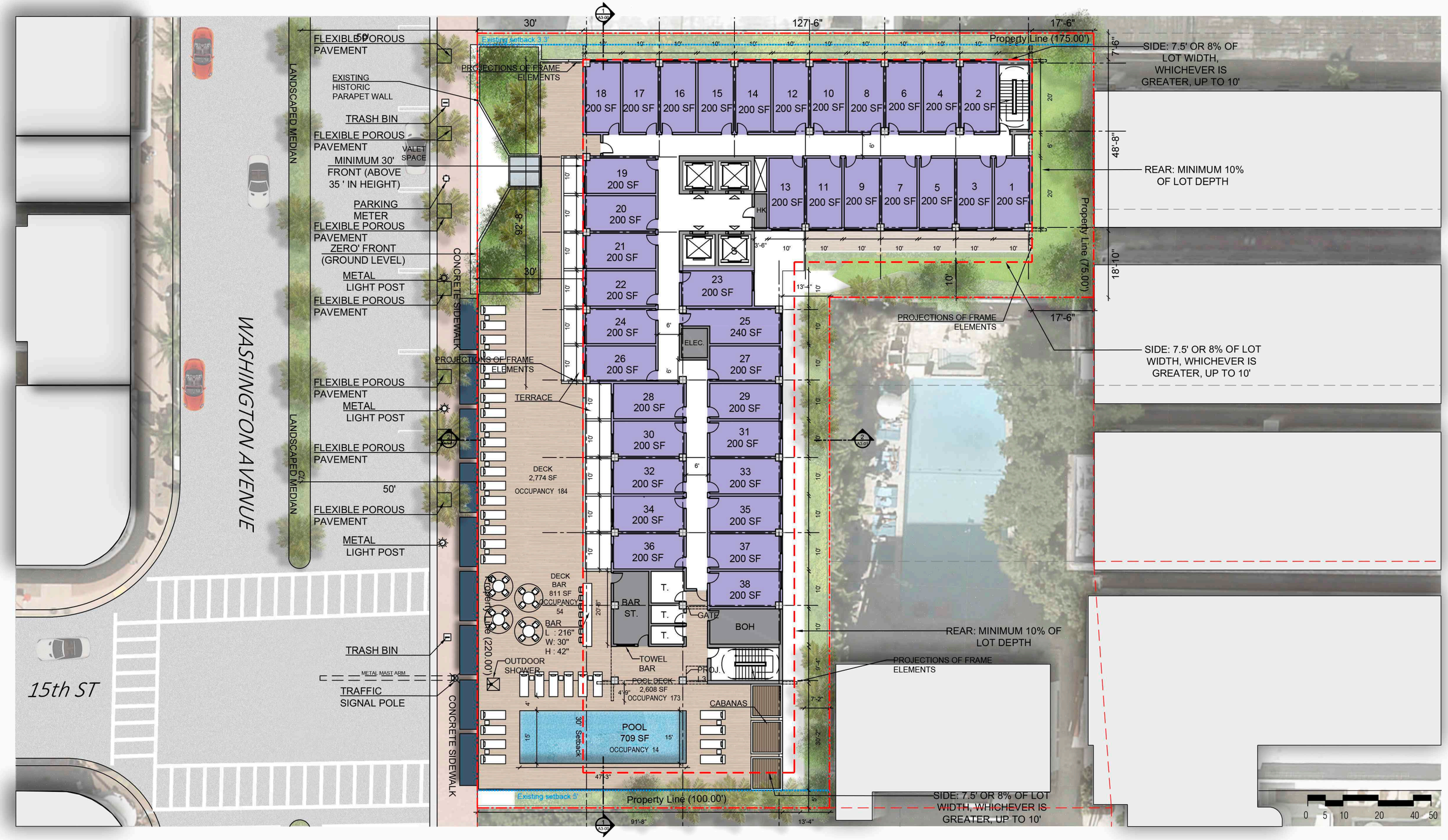


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

GROUND LEVEL (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

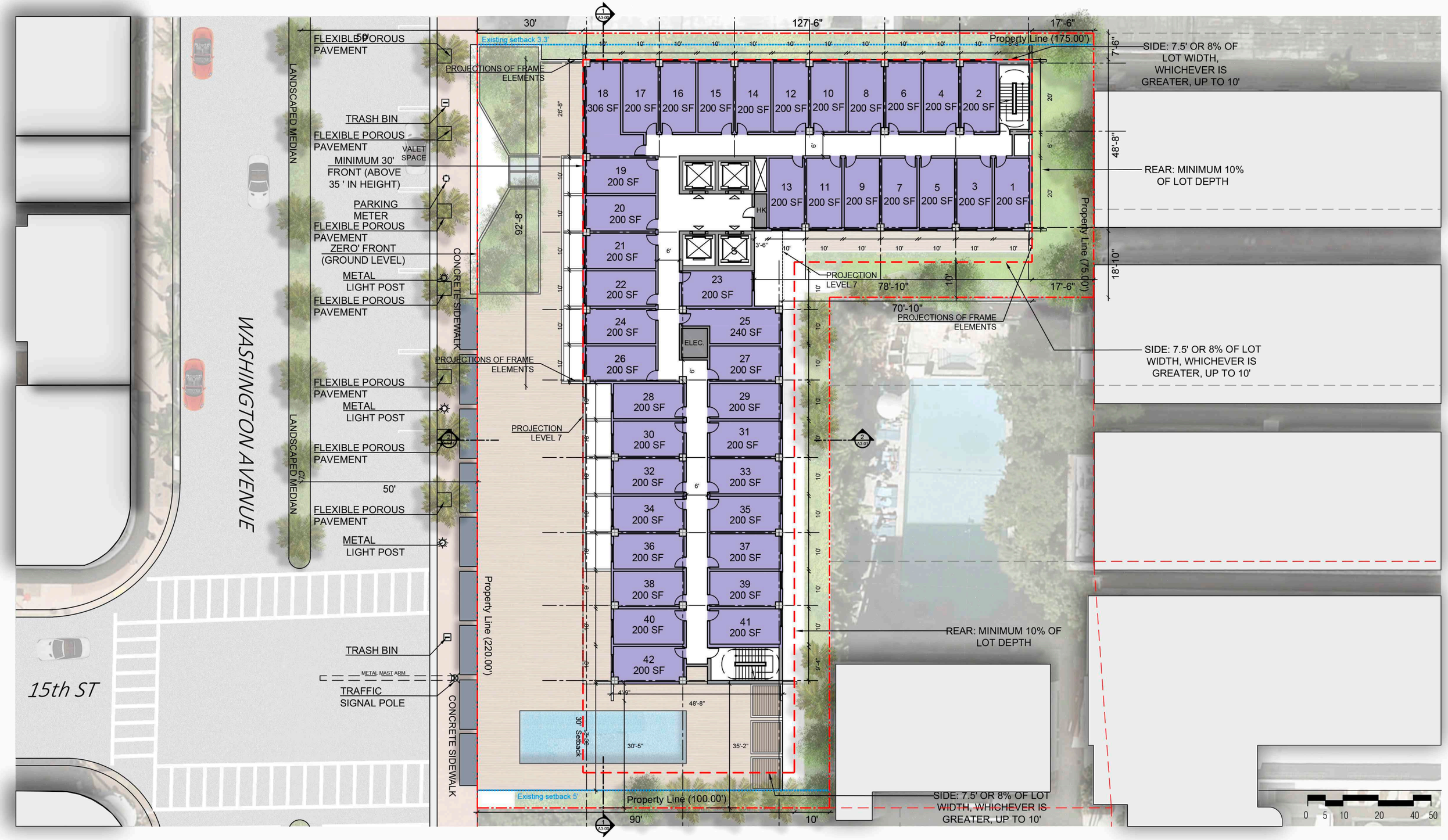


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

LEVEL 2 (AMENITY DECK)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

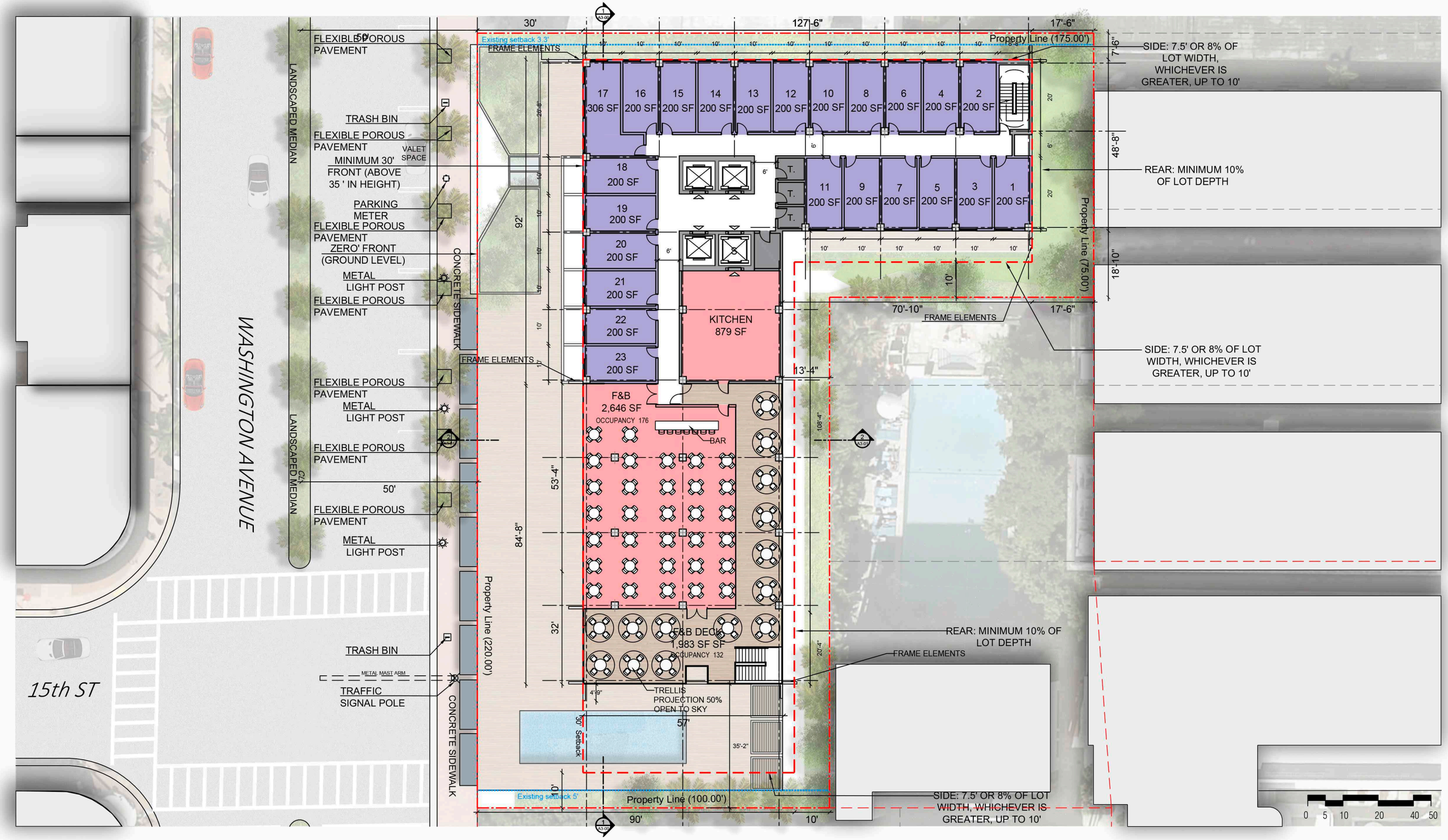


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

TYPICAL LEVEL 3-6

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

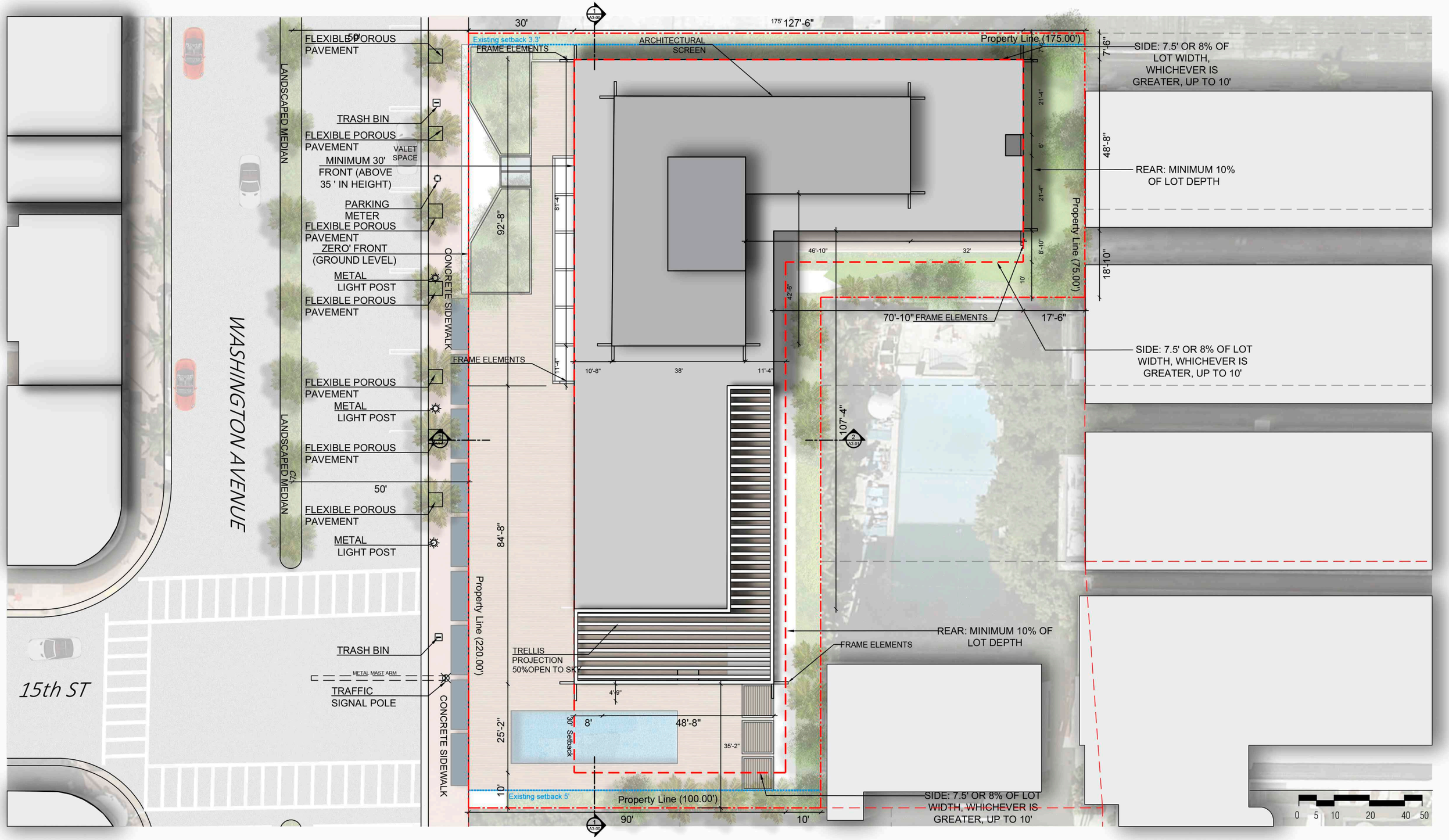


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

LEVEL 7

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

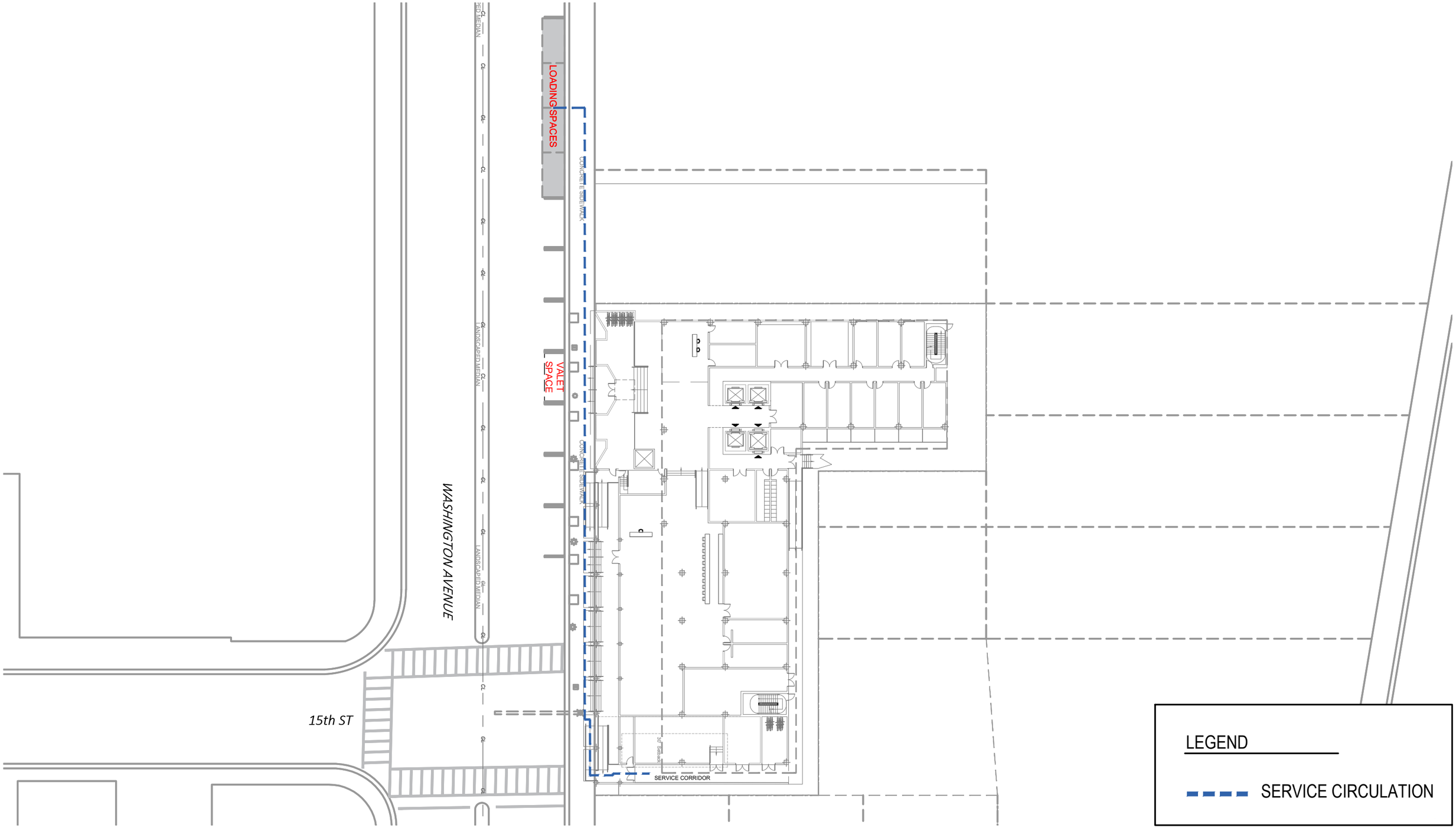


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

T.O ROOF TOP

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

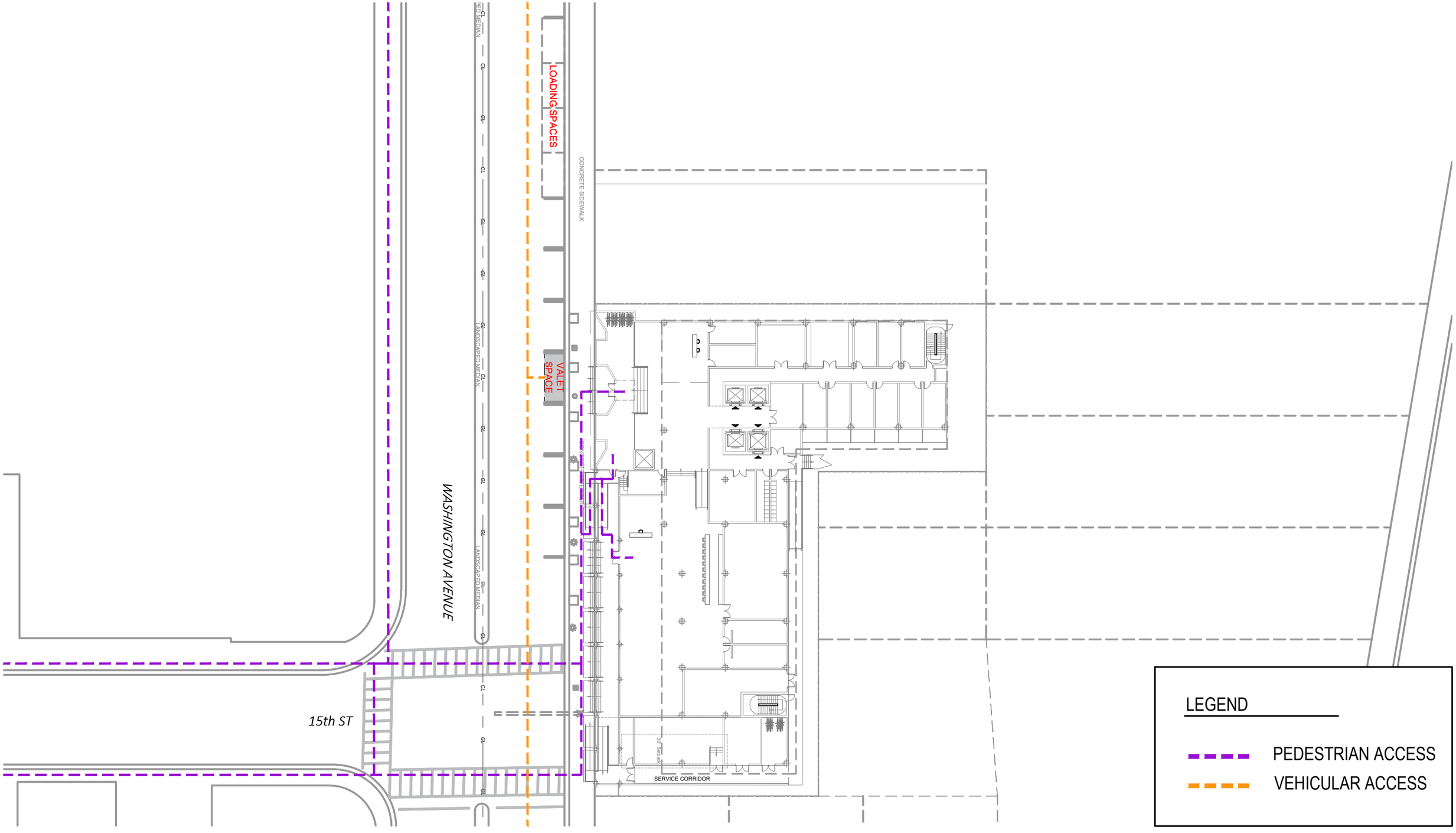


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

SERVICE CIRCULATION

KEYAH REAL ESTATE GROUP

ARQUITECTONICA



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

PEDESTRIAN AND VEHICULAR CIRCULATION

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

WEST ELEVATION RENDERED (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

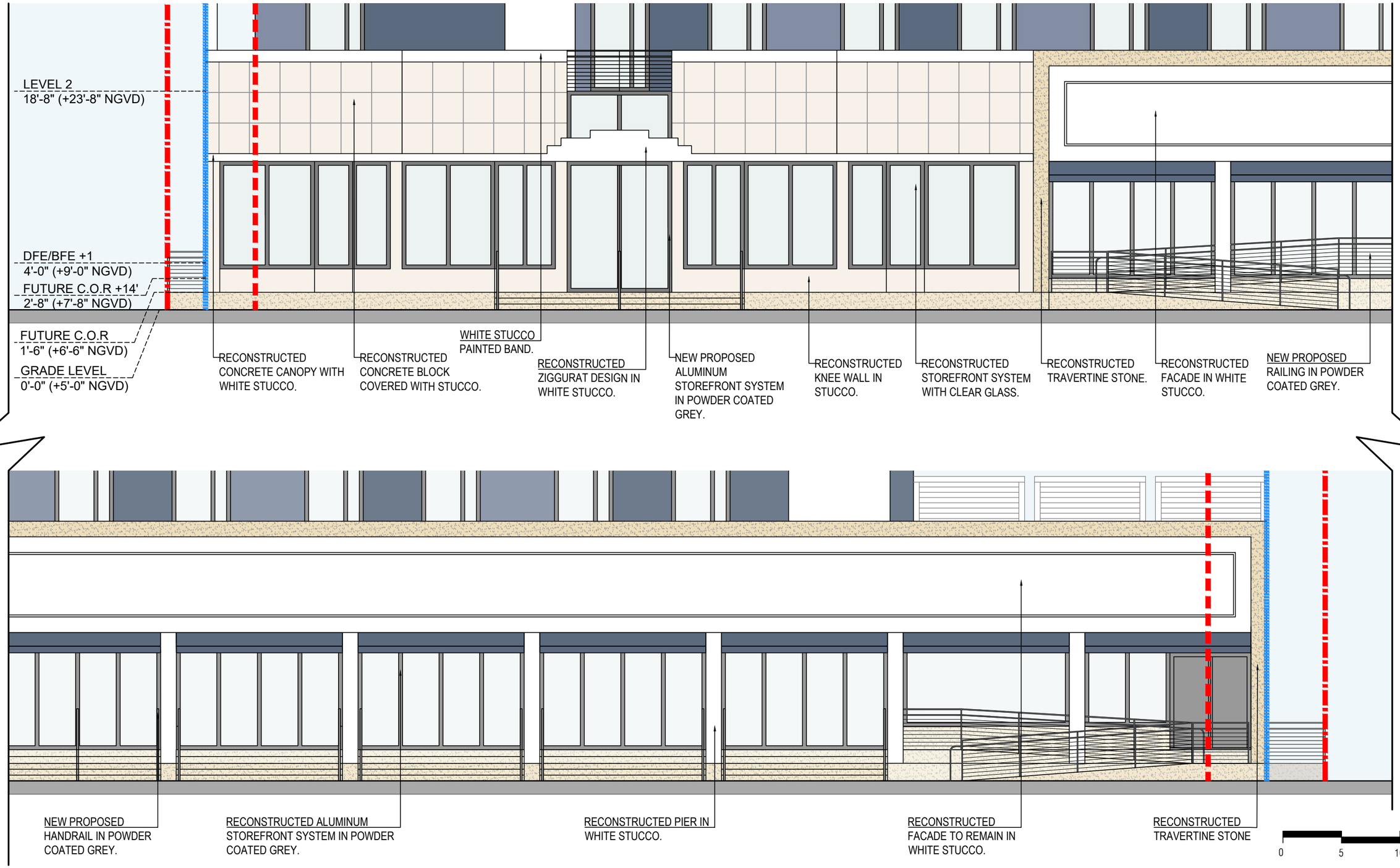
ARQUITECTONICA

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

WEST ELEVATION RENDERED (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

ENLARGED WEST ELEVATION

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

SOUTH ELEVATION RENDERED

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

EAST ELEVATION RENDERED

KEYAH REAL ESTATE GROUP

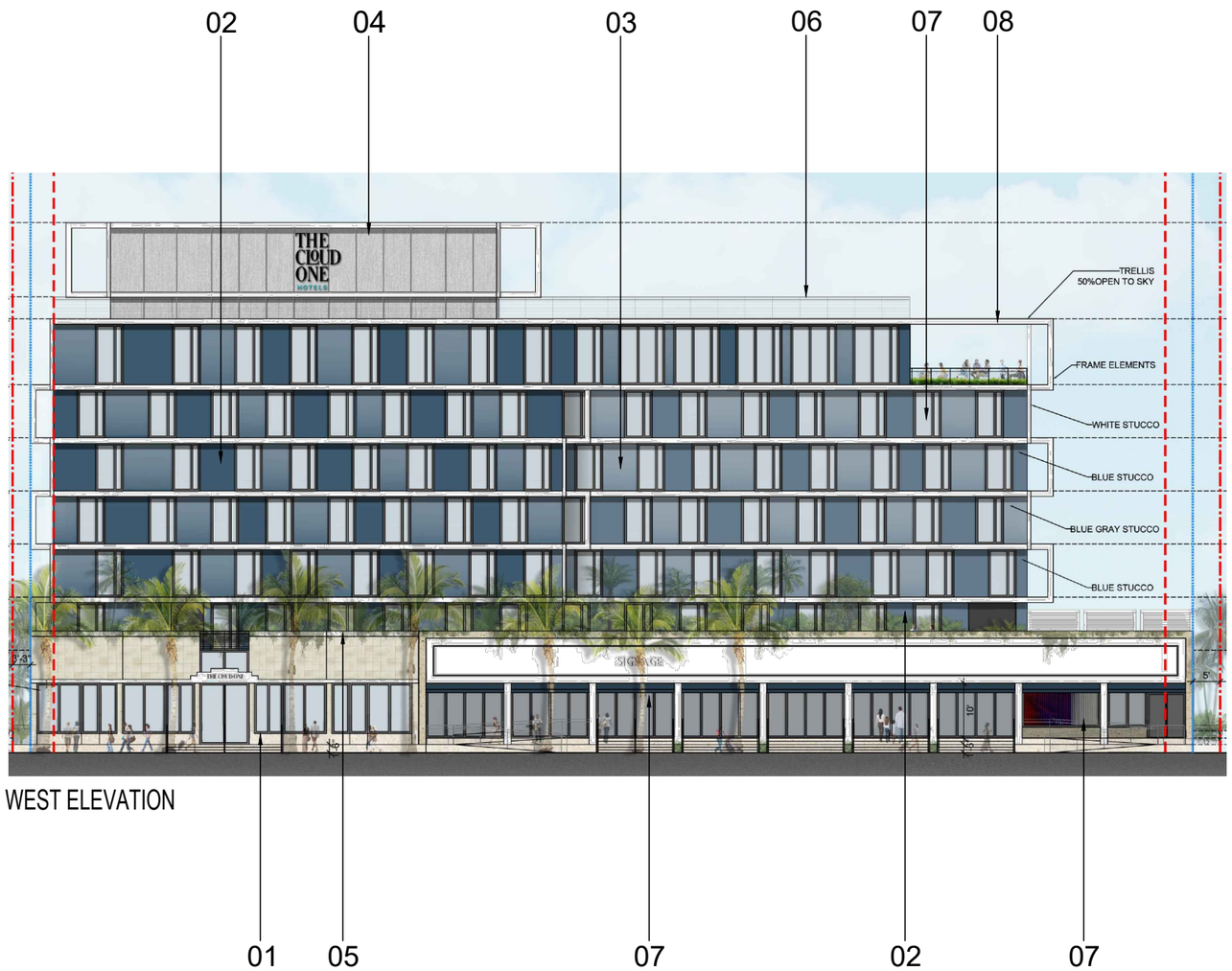
ARQUITECTONICA

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

NORTH ELEVATION RENDERED

KEYAH REAL ESTATE GROUP

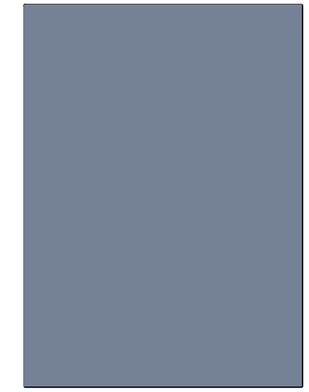
ARQUITECTONICA



WEST ELEVATION

01 - DECORATIVE CONCRETE

02 - BLUE STUCCO



03 - GRAY BLUE STUCCO

04 - GRAY STUCCO

05 - WHITE STUCCO

06 - CABLE RAILING IN POWDER COATED GREY

07- CLEAR GLASS

08- ALUMINUM TRELLIS

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

MATERIAL BOARD

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 1 (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 1 (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 2 (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 2 (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 3 (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 3 (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 4 (CURRENT R/W CONDITION)

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

*R.O.W. in this render to be coordinated with Public Works

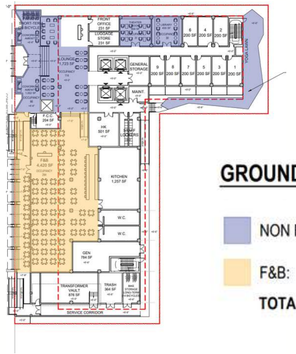
1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 4 (FUTURE R/W CONDITION)

KEYAH REAL ESTATE GROUP

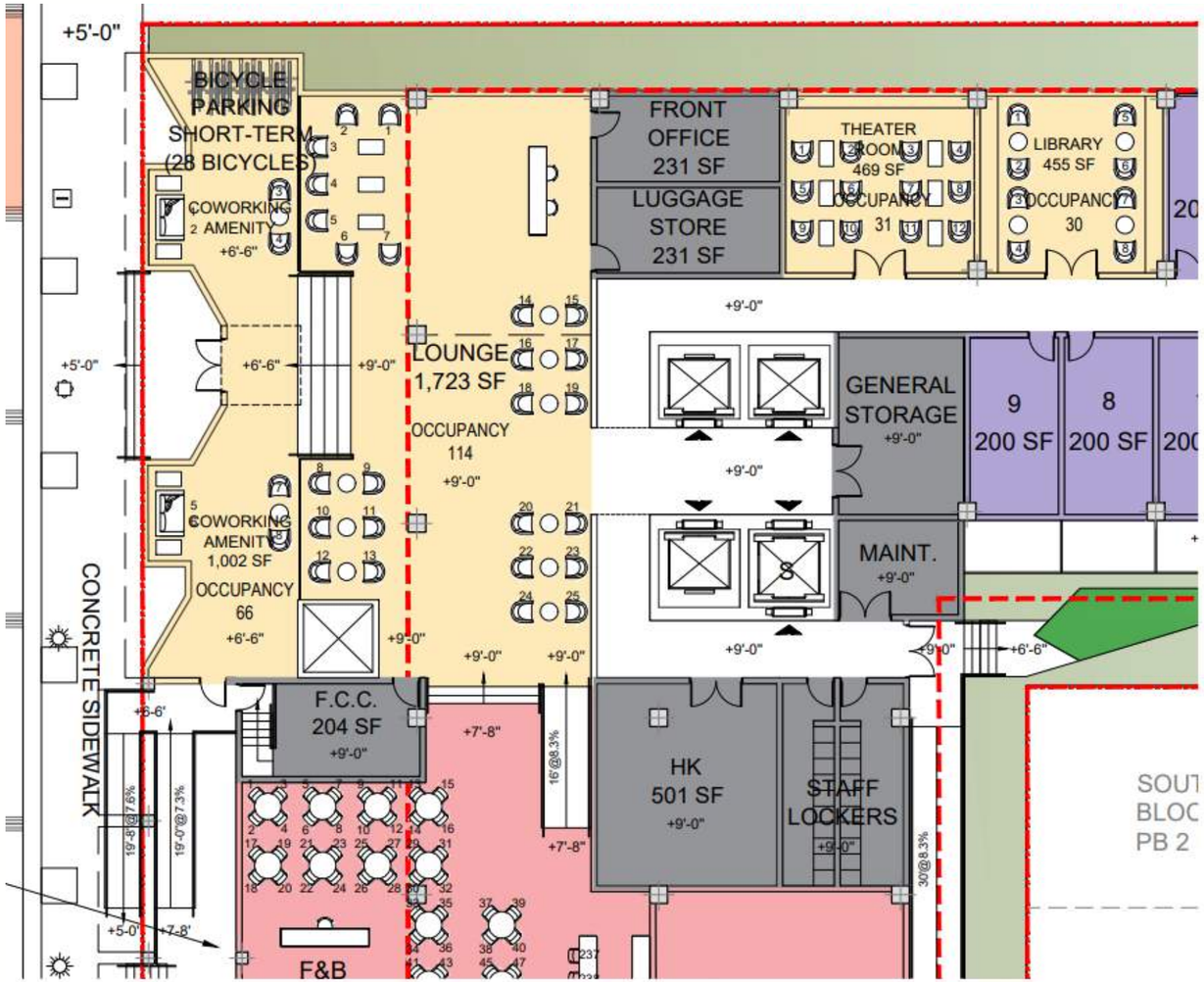
ARQUITECTONICA

GROUND FLOOR



GROUND LEVEL

NON F&B:	4,740 SF
F&B:	5,578 SF
TOTAL:	10,318 SF



LOBBY & LOUNGE

Entrance from Washington Avenue. Operated by the Cloud One Hotels. Hotel guest check-in, management offices and reception lounge area - without any F&B service.

Operator: The Cloud One Hotels

Concept: Lifestyle Design Limited Service

Employees: 10

Occupancy:		
	Coworking	66
	Lounge	114
	Theatre Room	31
	Library	30

TOTAL: 241 *(Based on Code per SF)*

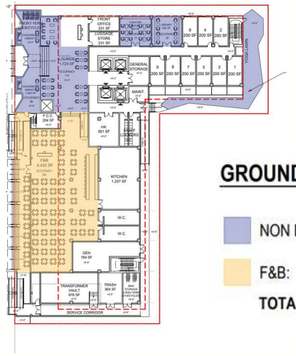
Seats:		
	Coworking	8
	Lounge	25
	Theatre Room	12
	Library	8

TOTAL: 53

Hours of Operation: 7AM - 2AM

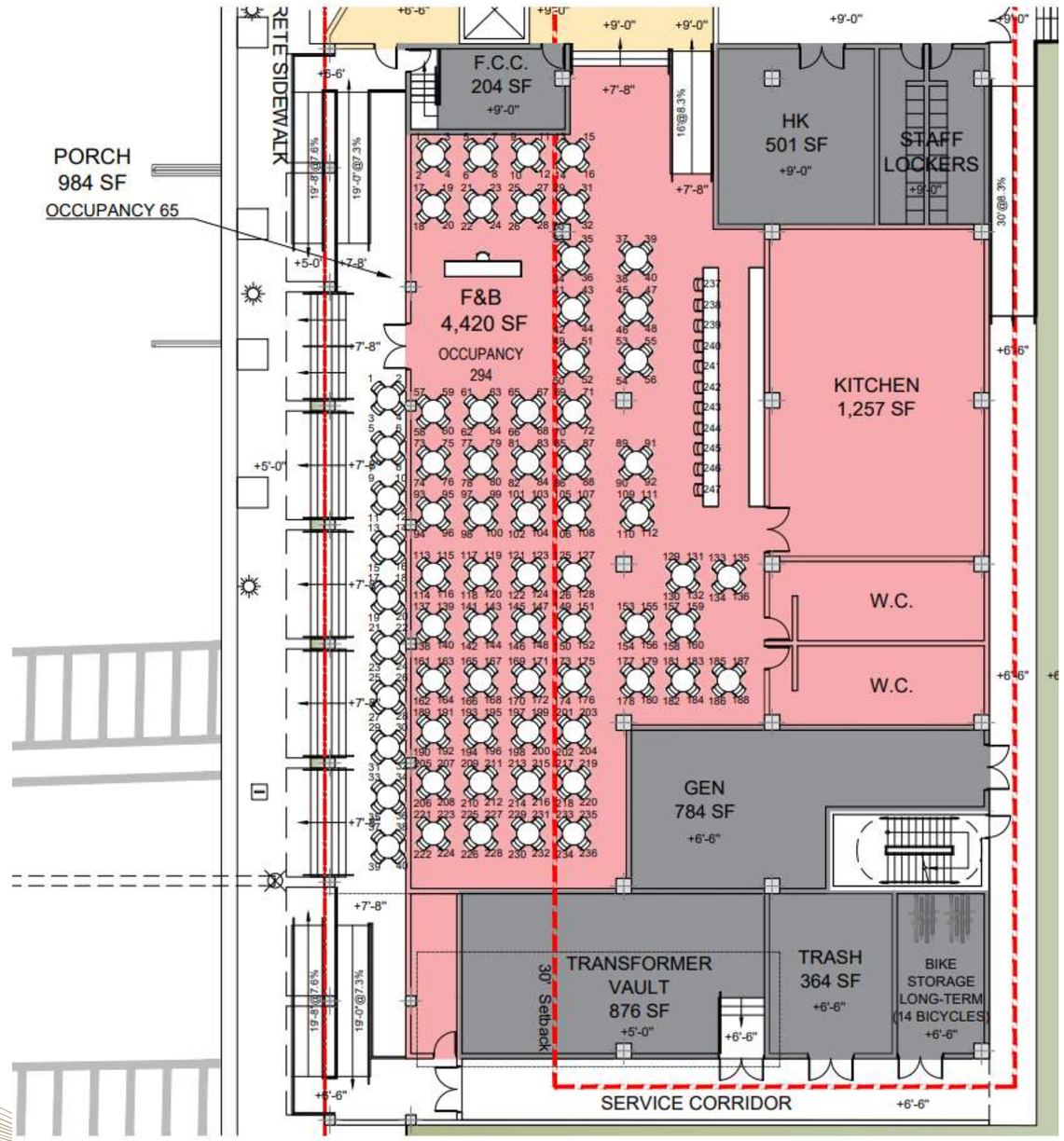
Hrs. of Entertainment:
Ambient music only in hotel lounge.

GROUND FLOOR



GROUND LEVEL

NON F&B:	4,740 SF
F&B:	5,578 SF
TOTAL:	**10,318 SF**



RESTAURANT

Restaurant serving lunch and dinner. Public entry through Washington Avenue and from lobby for hotel guests.

Operator: TBD (3rd Party Lease)

Concept: TBD

Employees: est. 35

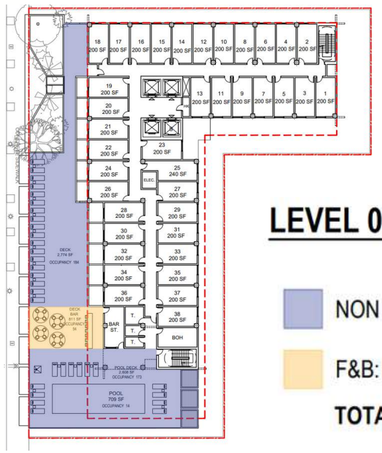
Occupancy: Interior: 294
Porch: 65 **TOTAL: 395**
**Based on code occupancy per sf*

Seats: Interior: 247
Porch: 40 **TOTAL: 287**

Hours of Operation:
Indoor: 12PM - 2AM
Outdoor: 12PM - 2AM

Hours of Entertainment:
No live entertainment, Ambient background music only

LEVEL 2



LEVEL 02

NON F&B:	6,091 SF
F&B:	811 SF
TOTAL:	**6,902 SF**

POOL DECK

Limited to hotel guests only. Access only via room key card through hotel corridor. F&B service provided by the bar, operated by the hotel.

Loudspeakers: 6" bass drivers or smaller (low mounted, no subwoofers).

Operator: The Cloud One Hotels

Concept: Active pool environment

Employees: 5

Occupancy:

Pool Deck:	173
F&B Deck:	54
Sun Deck:	184
Pool:	14
Cabanas:	6 (2 per cabin)
TOTAL:	**431**

*Based on code occupancy per sf

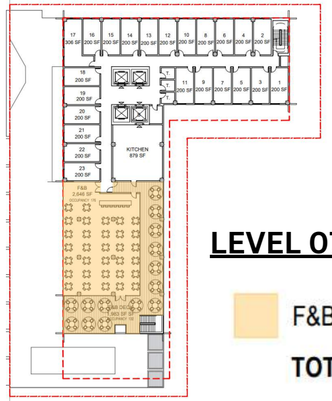
Seats:

Pool Deck:	32
F&B Deck:	23
Cabanas:	6 (2 per cabin)
TOTAL:	**61**

Hours of Operation: 8AM - 8PM

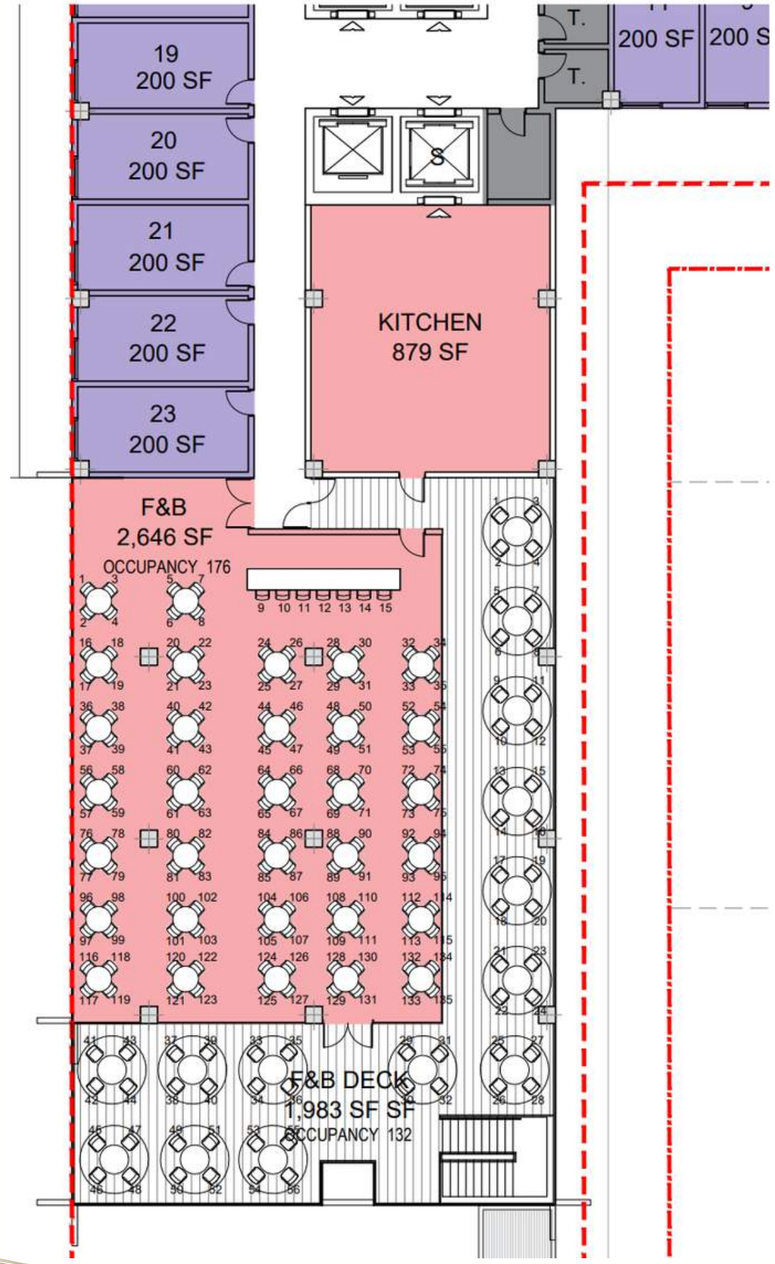
Hrs. of Entertainment:
Ambient background music only

LEVEL 7



LEVEL 07

F&B	4,629 SF
TOTAL:	**4,629 SF**



ROOFTOP LOUNGE

Indoor and Outdoor venue for serving hotel breakfast and limited all day dining. Access through hotel elevators. Public access only after 5PM.

Sliding glass doors seperate lounge from terrace. Terrace will be covered by trellis sun shade pannels.

Operator: The Cloud One Hotels

Employees: 15

Concept: Hotel Lounge

Occupancy (based on code occ. per sqft):
Interior: 176
Exterior: 132 **TOTAL: 308**

Seats: Interior: 135
Exterior: 56 **TOTAL: 191**

Hours of Operation:
Indoor: 7AM - 2AM
Outdoors: 7AM - 12AM

Hrs. of Entertainment:
Ambient background music only. No subwoofers, low mounted speakers.

VENUE	FLOOR	EMPLOYEES
Lobby and Lounge	Ground Floor	10
Restaurant	Ground Floor	35
Pool Deck	Level 2	5
Rooftop Lounge	Level 7	15
	TOTAL:	**65**

The employee count as noted above is based on high season and high occupancy at any given time. Employees will be given monthly Miami-Dade County public transportation passes.

VENUES - SUMMARY OF VENUES OPEN TO PUBLIC

VENUE	FLOOR	INDOOR / OUTDOOR	OCCUPANCY	SEATS	ACCESS	HOURS OF OPERATION
Indoor Restaurant	Ground Floor	Indoor	294	247	Public	12PM - 2AM
Outdoor Restaurant	Ground Floor	Outdoor	65	40	Public	12PM - 2AM
Sky Lounge	Level 7	Indoor	176	135	Public after 5PM	7AM - 2AM
Sky Lounge	Level 7	Outdoor	132	56	Public after 5PM	7AM - 12AM

TOTALS: 667 478

THANK YOU

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

KEYAH REAL ESTATE GROUP

ARQUITECTONICA

CONDITIONAL USE PERMIT SUMMARY

1515 Washington Avenue Hotel Development

VENUE	FLOOR	INDOOR / OUTDOOR	CAPACITY	PUBLIC / HOTEL ONLY	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	ENTERTAINMENT
Lobby	Ground Floor	Indoor	241	Hotel Guests	7AM-2AM	N/A	Ambient Music Only
Indoor Restaurant	Ground Floor	Indoor	294	Public	12PM - 2AM	N/A	Ambient Music Only
Outdoor Restaurant	Ground Floor	Outdoor	65	Public	12PM - 2AM	N/A	Ambient Music Only
Pool Deck	Level 2	Outdoor	173	Hotel Guests Only	8AM -8PM	N/A	Ambient Music Only
F&B Deck	Level 2	Outdoor	54	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Sun Deck	Level 2	Outdoor	184	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Cabanas	Level 2	Outdoor	6	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Pool	Level 2	Outdoor	14	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Sky Lounge	Level 7	Indoor	176	Public after 5PM	7AM - 2AM	N/A	Ambient Music Only
Sky Lounge	Level 7	Outdoor	132	Public after 5PM	7AM - 12AM	N/A	Ambient Music Only

TOTAL: 1,339

PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTRATED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

1. Security will be present 24-hours a day.
2. Security cameras will be located at the major entrance and exit points of the property.
3. Security cameras will be installed to monitor all points of sale.
4. Security cameras will be installed in elevators to monitor guest flow.
5. Extra security will be scheduled on high occupancy days.
6. Security to be assigned to pool deck as required.