

**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:**

- 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

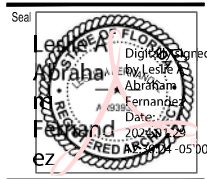
**PHOTO LIST:**

- PH-1 SITE AERIAL  
 PH-2 SITE CLOSEUP  
 PH-3 AERIAL CONTEXT IMAGES  
 PH-4 SITE PHOTOS  
 PH-5 SITE PHOTOS  
 PH-6 SITE PHOTOS  
 PH-7 SITE PHOTOS  
 PH-8 SITE PHOTOS  
 PH-9 SITE PHOTOS  
 PH-10 SITE PHOTOS  
 PH-11 SITE PHOTOS  
 PH-12 SITE PHOTOS  
 PH-13 BUILDING CONTEXT IMAGES  
 PH-14 ANGLERS OUTDOOR PHOTOS-ROOF  
 PH-15 ANGLERS INDOOR PHOTOS - RESTAURANT  
 PH-16 ANGLERS INDOOR PHOTOS - RESTAURANT

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
 

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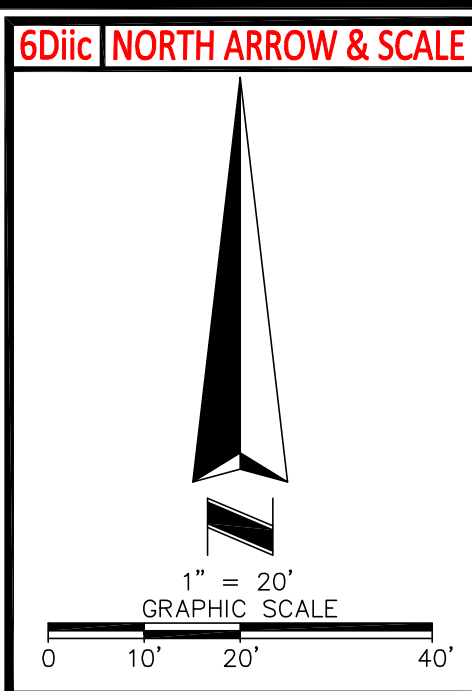
Drawn by: LAF

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Sheet Number
 

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| 6 ZONING INFORMATION      |          |          | ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT. |
|---------------------------|----------|----------|------------------------------------------------------------------------------|
| 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                     | --       | --       | NOTES:<br>MIXED: HOTEL AND RETAIL                                            |
| SIDE                      | --       | --       |                                                                              |
| REAR                      | --       | --       |                                                                              |
| PARKING REQUIREMENTS:     |          |          |                                                                              |

- A BOLLARDS AND CONCRETE PAD EXTEND INTO RIGHT OF WAY, AS SHOWN.
- B CBW EXTENDS INTO RIGHT OF WAY, AS SHOWN.
- C CONCRETE SIDEWALK EXTENDS INTO SUBJECT PARCEL, AS SHOWN.

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. 120686C0319L), 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.

## 6.11d LEGEND AND ABBREVIATIONS

|        |                        |  |                             |
|--------|------------------------|--|-----------------------------|
|        | CONCRETE SURFACE       |  | RECOVERED MONUMENT AS NOTED |
|        | PAVER SURFACE          |  | LIGHT POLE                  |
|        | TILE SURFACE           |  | ELECTRIC METER              |
| X PS   | PARKING SPACE          |  | STREET LIGHT HANDHOLE       |
| (R)    | RECORD DESCRIPTION     |  | STORM MANHOLE               |
| SO.FT. | SQUARE FEET            |  | CATCH BASIN                 |
| (C)    | CALCULATED DATA        |  | DRAIN GRATE                 |
| LA     | CONCRETE CURB & GUTTER |  | SANITARY MANHOLE            |
| OH     | LANDSCAPED AREA        |  | CLEANOUT                    |
| (M)    | OVERHANG               |  | FIRE DEPARTMENT CONNECTION  |
| WM     | FIELD MEASURED DATA    |  | FIRE HYDRANT                |
| PLNTR  | PLANTER                |  | WATER METER                 |
| TW     | TREE WELL              |  | WATER HAND HOLE             |
| WRB    | OVERLAP RECORDS BOOK   |  | WATER VALVE                 |
| PG     | PAGE                   |  | MANHOLE (UNKNOWN)           |
| CGW    | COVERED AREA           |  | GAS METER                   |
| MF     | CONCRETE BLOCK WALL    |  | SIGAR                       |
| NRD    | METAL FENCE            |  | BUILDING                    |
| NO ID  | NAIL & DISC            |  | PARKING PAY BOX             |
| CC     | NO IDENTIFICATION      |  | TRAFFIC SIGNAL BOX          |
|        | CONCRETE CURB          |  | BUILDING OVERHANG/CANOPY    |
|        |                        |  | METAL FENCE                 |
|        |                        |  | CENTER LINE                 |
|        |                        |  | RIGHT OF WAY LINE           |

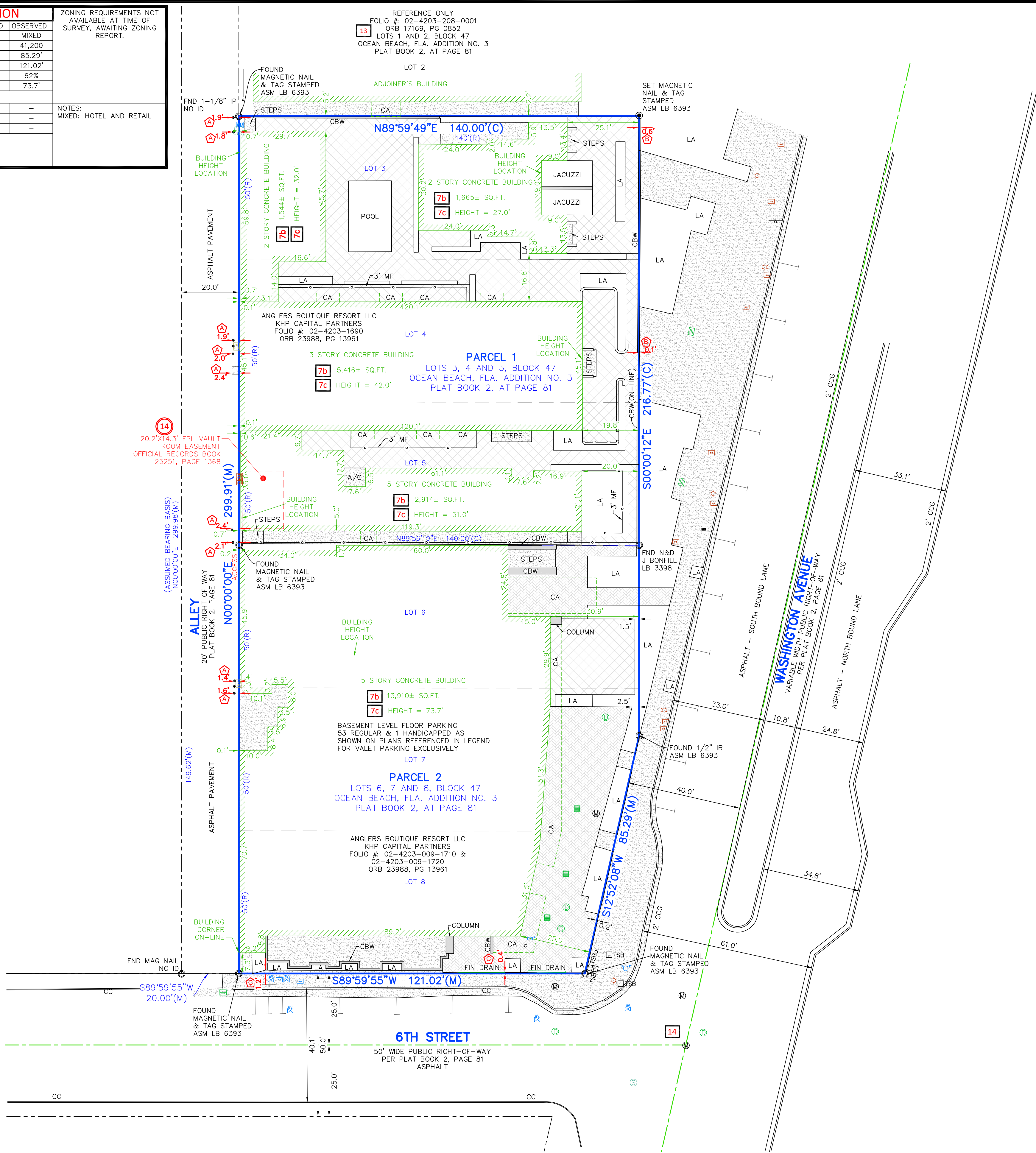
VARIANCES RECORDED IN OFFICIAL RECORDS BOOK 24258, PAGE 25, OFFICIAL RECORDS BOOK 29753, PAGE 2209, OFFICIAL RECORDS BOOK 29663, PAGE 983, OFFICIAL RECORDS BOOK 29855, PAGE 4777, OFFICIAL RECORDS BOOK 30774, PAGE 4476, OFFICIAL RECORDS BOOK 30774, PAGE 4660, & OFFICIAL RECORDS BOOK 30777, PAGE 2781. BUILDING RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153. AS MODIFIED IN OFFICIAL RECORDS BOOK 24941, PAGE 550.

Downloaded from <http://ajph.org/> on November 10, 2015

- 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

|              |                                           |              |                                                    |           |                                           |
|--------------|-------------------------------------------|--------------|----------------------------------------------------|-----------|-------------------------------------------|
| <b>2</b>     | "TABLE A" PROPERTY ADDRESS                | <b>6bvi</b>  | CONTIGUITY STATEMENT                               | <b>8</b>  | "TABLE A" SUBSTANTIAL FEATURES OBSERVED   |
| <b>3</b>     | "TABLE A" FLOOD INFORMATION               | <b>6bxi</b>  | TITLE COMMITMENT INFORMATION                       | <b>9</b>  | "TABLE A" PARKING SPACES                  |
| <b>4</b>     | "TABLE A" LAND AREA                       | <b>6cvi</b>  | RECORDED EASEMENTS/RESTRICTIONS PROVIDED BY NEEDED | <b>10</b> | "TABLE A" DIVISION/PARTY WALLS            |
| <b>5biii</b> | ACCESS TO PROPERTY                        | <b>6dic</b>  | NORTH ARROW & SCALE                                | <b>11</b> | "TABLE A" UTILITY INFORMATION             |
| <b>5biii</b> | SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS | <b>6diid</b> | LEGEND & ABBREVIATIONS                             | <b>13</b> | "TABLE A" ADJOINING OWNERS                |
| <b>5ei</b>   | "SCHEDULE B – SECTION 2" ITEMS            | <b>6die</b>  | VICINITY MAP                                       | <b>14</b> | "TABLE A" INTERSECTING STREET             |
| <b>5f</b>    | CEMETERY NOTE                             | <b>6dig</b>  | SURVEYOR'S NOTES                                   | <b>16</b> | "TABLE A" EARTH MOVING NOTE               |
| <b>6</b>     | "TABLE A" ZONING INFORMATION              | <b>6dik</b>  | TYPE OF SURVEY                                     | <b>17</b> | "TABLE A" RIGHT OF WAY CHANGES            |
| <b>6bi</b>   | TITLE DESCRIPTION                         | <b>7</b>     | SURVEYOR'S CERTIFICATE                             | <b>18</b> | "TABLE A" OFFSITE EASEMENTS OR SERVITUDES |
|              |                                           | <b>7b</b>    | "TABLE A" BUILDING AREA                            |           |                                           |
| <b>6Bw</b>   | BEARING BASIS                             | <b>7c</b>    | "TABLE A" BUILDING HEIGHT                          |           |                                           |

| TABLE OF REFERENCES                                                                                                                                                  |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| OFFICIAL RECORDS BOOK                                                                                                                                                | 23442, PAGE 5000  |
| OFFICIAL RECORDS BOOK                                                                                                                                                | 28922, PAGE 3783  |
| OFFICIAL RECORDS BOOK                                                                                                                                                | 23988, PAGE 13961 |
| PLAT BOOK 2, AT PAGE 81                                                                                                                                              |                   |
| BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE 44.00, BY NICHOLS, BROSCHE, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016. |                   |



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 |               |             |

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

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.

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL NEIGHBORHOOD IDENTIFICATION, 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.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALA/NSPS SURVEY REQUIREMENTS.

4. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 50-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE SURVEY STANDARDS/STANDARDS OF PRACTICE SET FORTH IN THE STATE OF ALABAMA BY ANY KNOWLEDGE, INFORMATION, AND BELIEF.

## 6Biv BEARING BASIS

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

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)

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.

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

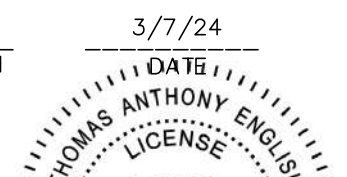
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

TO: CHICAGO TITLE INSURANCE COMPANY:

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(a), 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.

  
 \_\_\_\_\_  
 THOMAS ANTHONY ENGLISH  
 PROFESSIONAL SURVEYOR & MAPPER NO: LS6930  
 STATE OF: FLORIDA  
 PROJECT NO: 2420309-49109



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 NOT VALID WITHOUT  
INFO@ASMCORPORATE.COM RAISED SEAL

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

6Diik

ALTA/NSPS LAND TITLE SURVEY  
BOUNDARY SURVEY OF  
6660 WASHINGTON AVENUE

MIAMI, FLORIDA

MIAMI-DADE COUNTY



**221 Circle Drive, Maitland, FL 32751** Phone: (407) 426-7979 [nationalduediligenceservices.com](http://nationalduediligenceservices.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<br>20,192.73                                      | ACRES<br>0.4635                                                               |
| EXISTING BUILDING FLOOR AREA                                                                                                                                                    |  | ALLOWED<br>AREA = 42,000                             | PROVIDED<br>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                                                                                                                                                                 |  | 40,385.46                                            |                                                                               |
| AVAILABLE FROM EXISTING SITE: R SHEET A0.03.1                                                                                                                                   |  | 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 7-5)  |
| 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 7-5)   |
| FRONT - UNDERGROUND                                                                                                                                                             |  | 20'-0"                                               | (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)              |
| 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)    |
| ALL OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH                                                                                                                              |  | 8% OF LOT WIDTH = 24'-0"                             |                                                                               |
| 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)        |
| 5% OF LOT WIDTH = 15'-0"                                                                                                                                                        |  |                                                      |                                                                               |
| E STREET SIDEWALK SET BACK                                                                                                                                                      |  | 5'-8"                                                | 0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582 7-5)   |
| R                                                                                                                                                                               |  | 10% OF LOT DEPTH = 14'-0"                            | (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)              |
| AR - UNDERGROUND                                                                                                                                                                |  | NON-OCEANFRONT LOTS—0'-0"                            | 0'-0"                                                                         |
| ARKING                                                                                                                                                                          |  | 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                                                                             |
| ETING ROOM                                                                                                                                                                      |  |                                                      |                                                                               |
| R REGISTERED HOTEL GUEST USE ONLY                                                                                                                                               |  | 0                                                    | 0                                                                             |
| AR                                                                                                                                                                              |  | 6.4                                                  | 6                                                                             |
| 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                                                                                                                                          |  | 53.5(54)                                             | 54                                                                            |
| TOTAL                                                                                                                                                                           |  |                                                      |                                                                               |
| 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      |                     |
|                                                                                               | COMMUNICATION FEATURES | SPECIAL ACCESSIBILITY | 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:

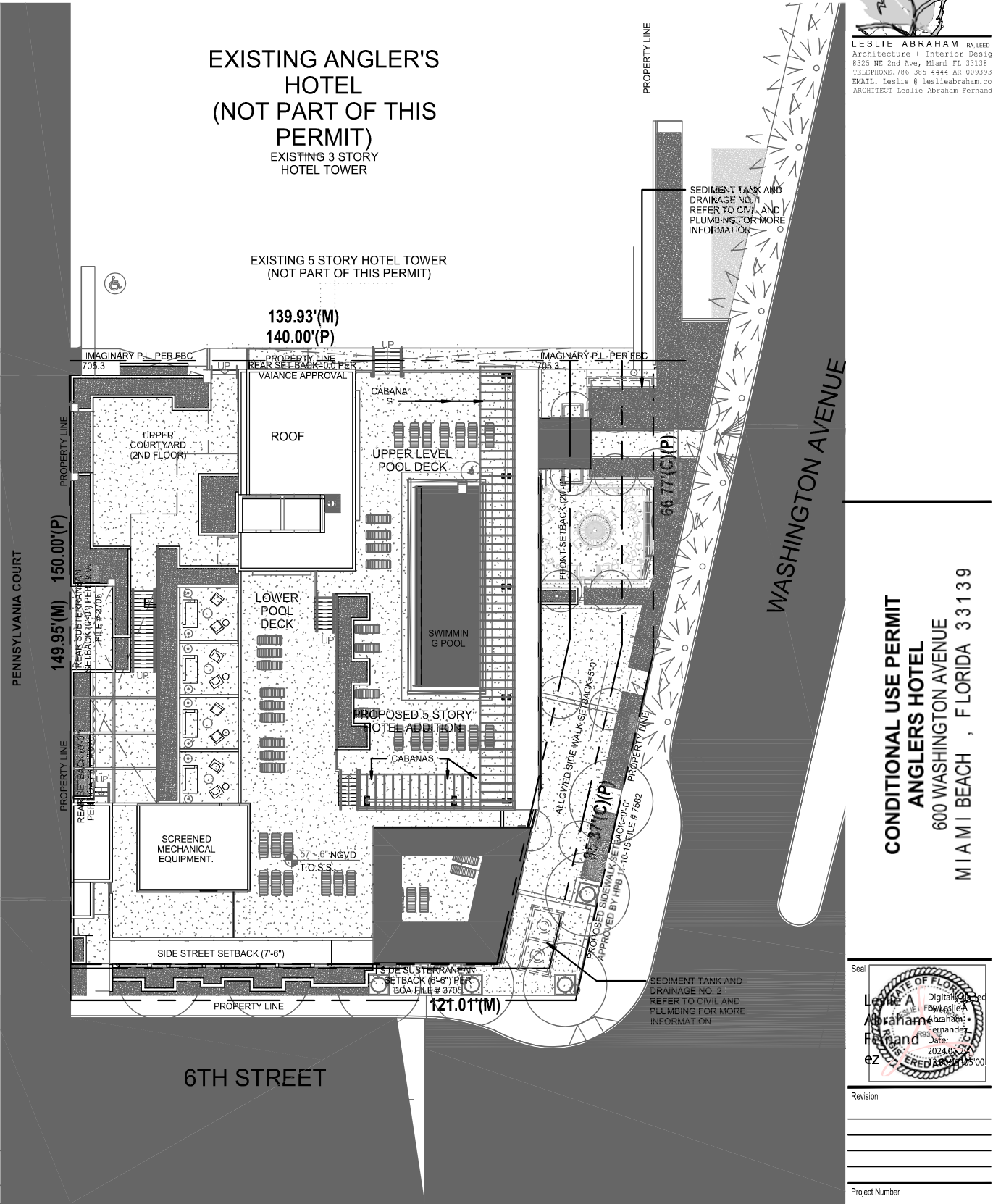
| HOTEL LEVELS               | NUMBER OF GUESTROOMS |
|----------------------------|----------------------|
| LEVEL - 100                | 5 UNITS              |
| LEVEL - 200                | 17 UNITS             |
| LEVEL - 300                | 21 UNITS             |
| LEVEL - 400                | 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.<br>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.                                                                             |

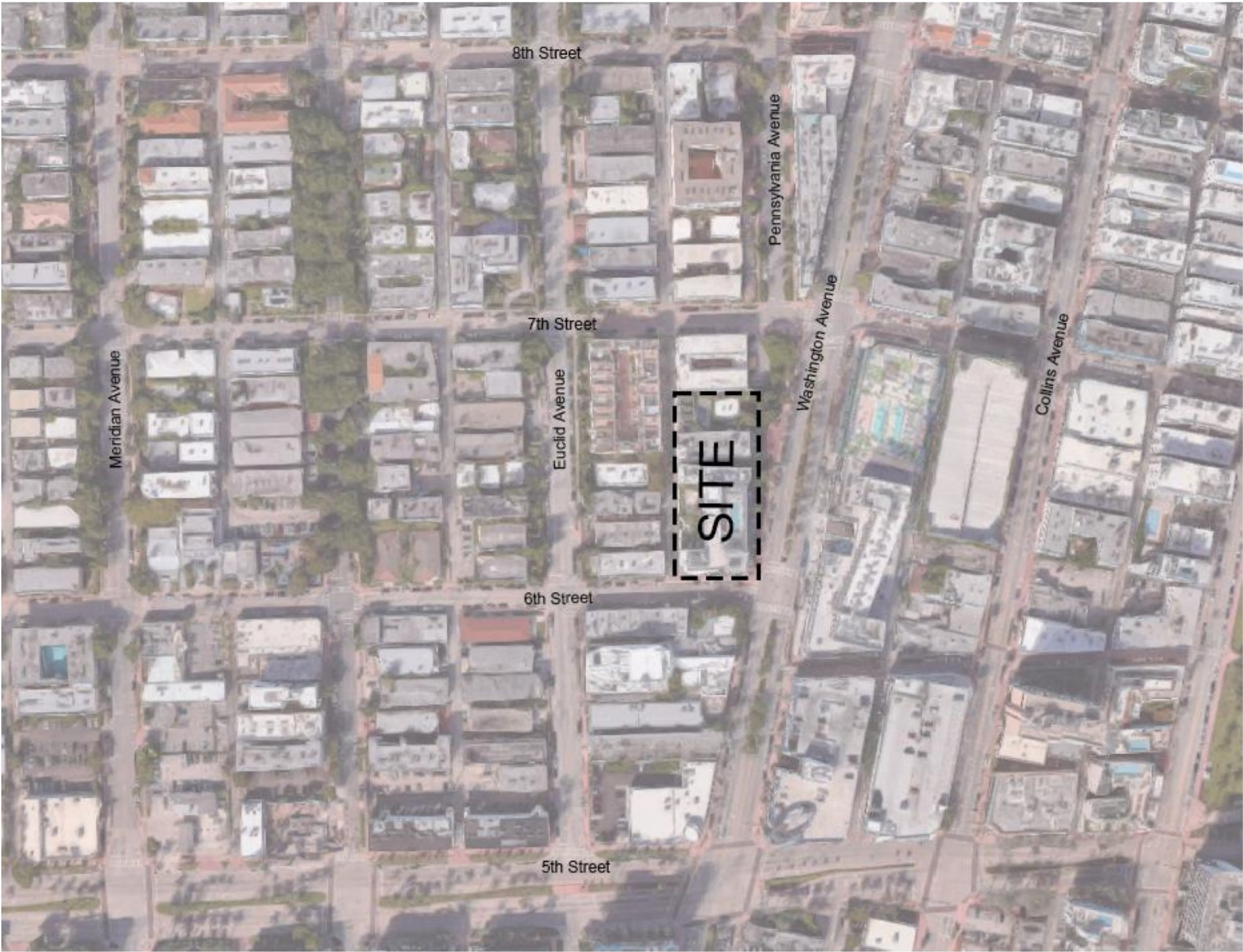
| PUBLIC AREAS- SEATING COUNT/HOURS OF OPERATION |                        |                    |                             |             |
|------------------------------------------------|------------------------|--------------------|-----------------------------|-------------|
| VENUE                                          | 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 |
|                                                |                        |                    |                             |             |



PREVIOUSLY APPROVED- FOR REFERENCE ONLY

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'

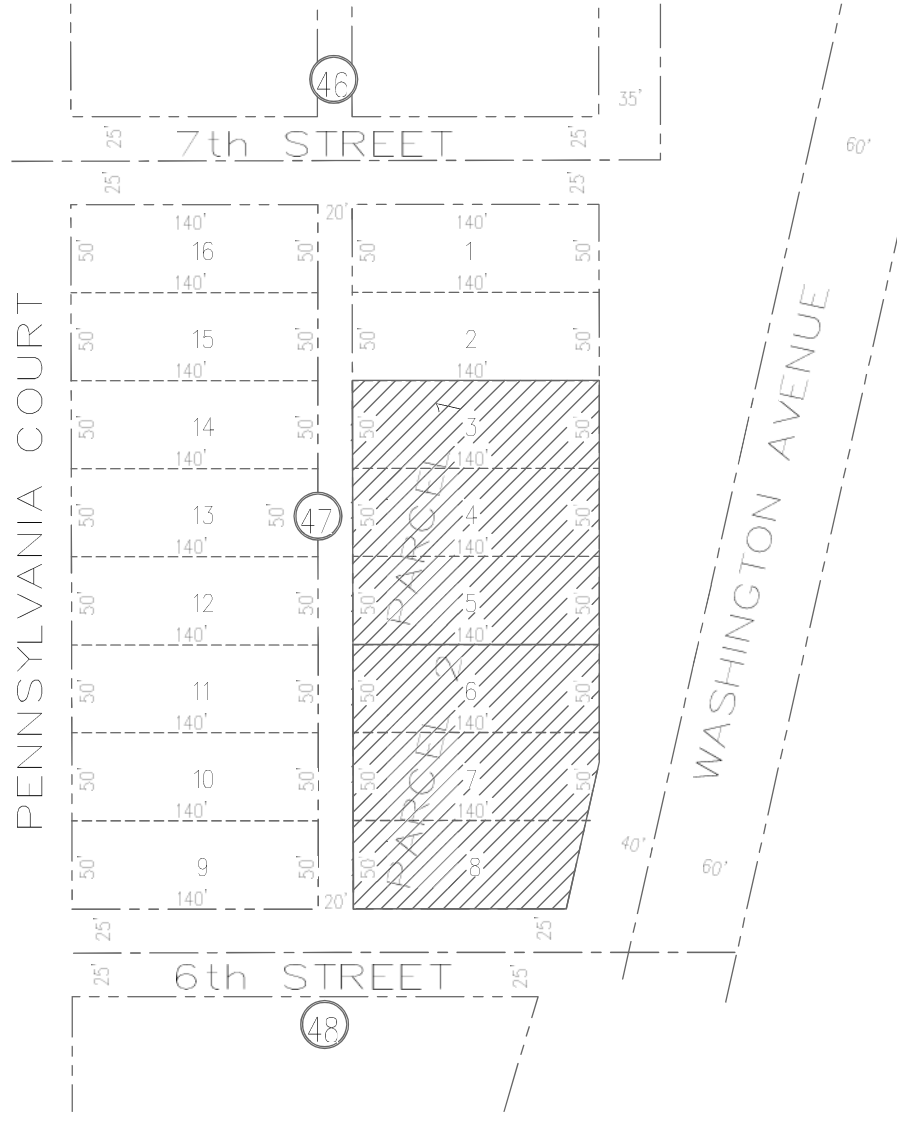
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LESLIE A ABRAHAM

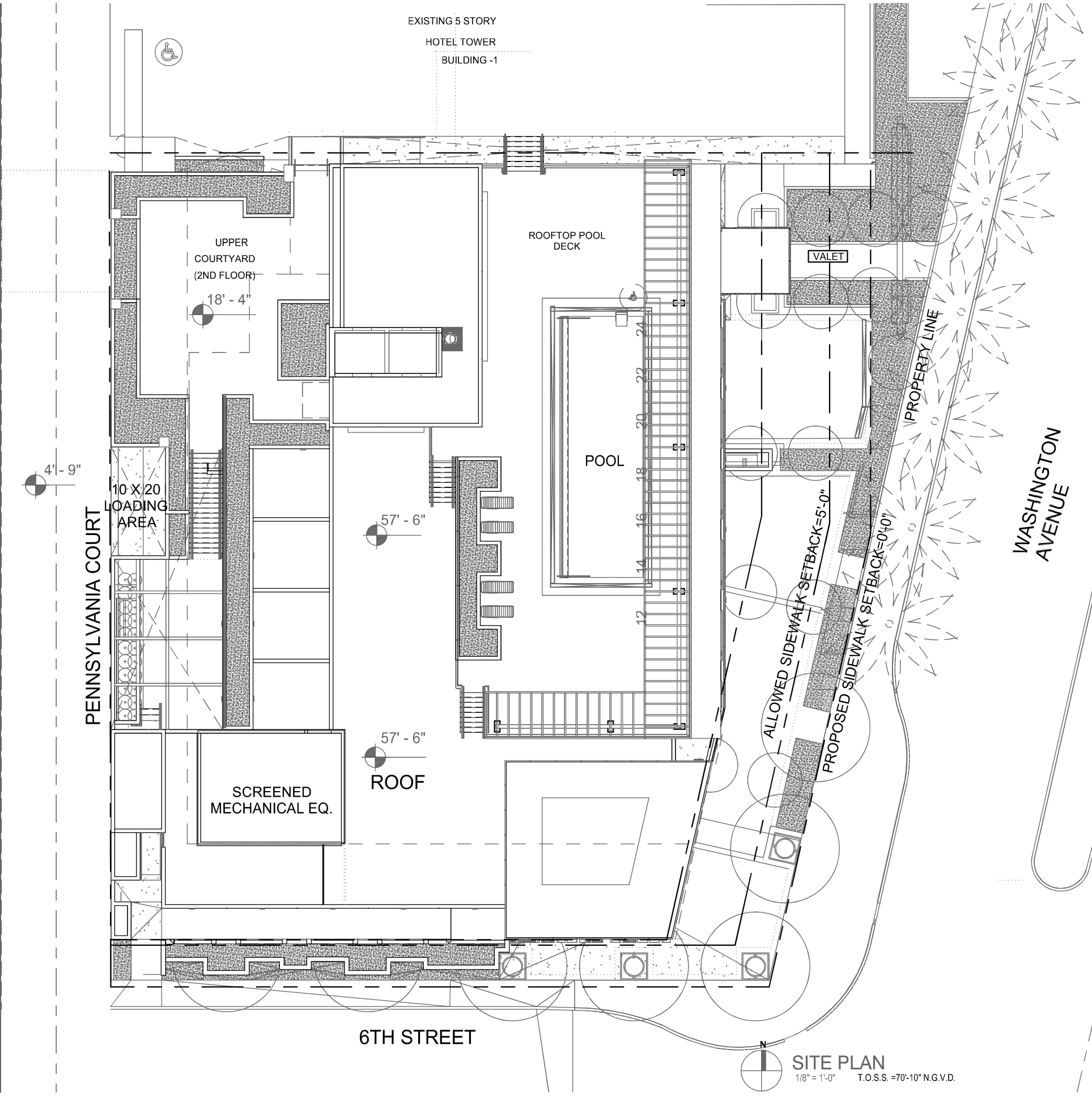
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CONDITIONAL USE PERMIT ANGLERS HOTEL  
600 WASHINGTON AVENUE  
MIAMI BEACH , FLORIDA 33139  
Planning Board Final Submittal / 1 November 2022





**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.

**LESLE ABRAHAM** RA, LEED  
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Seal  
Leslie A. Abraham, RA, LEED  
Professional Engineer  
Date: 02/04/24  
Time: 12:31:13 -0500

|                |           |
|----------------|-----------|
| Revision       |           |
| Project Number |           |
| Date           | 02/04/24  |
| Sheet Title    | SITE PLAN |
| Drawn by:      | LAF       |
| Checked by:    |           |
| Sheet Number   |           |

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