



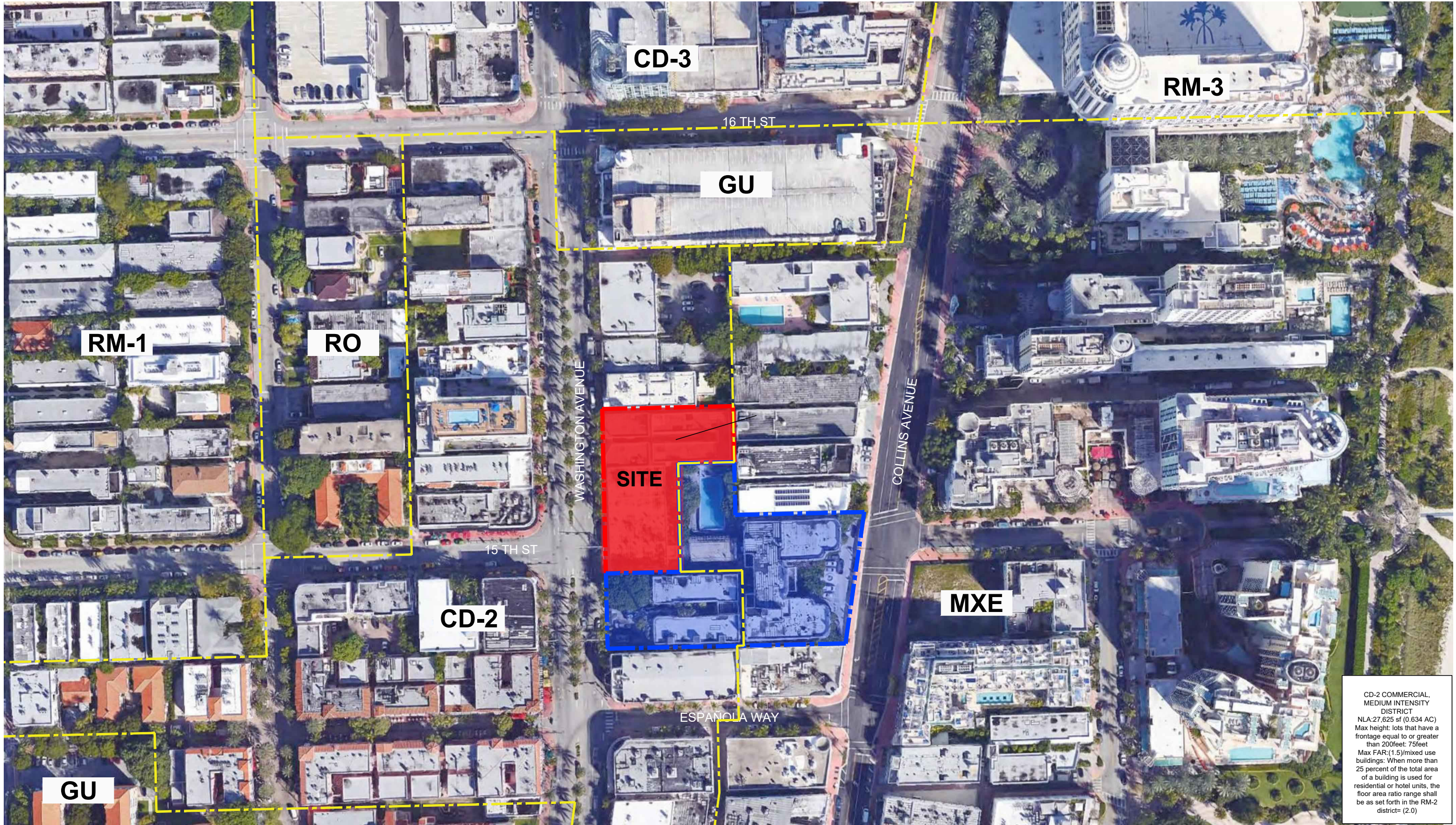
1509-1515 WASHINGTON AVE

PB PRESENTATION
FILE NO. PB23-0625
04.25.2024

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139



ARQUITECTONICA



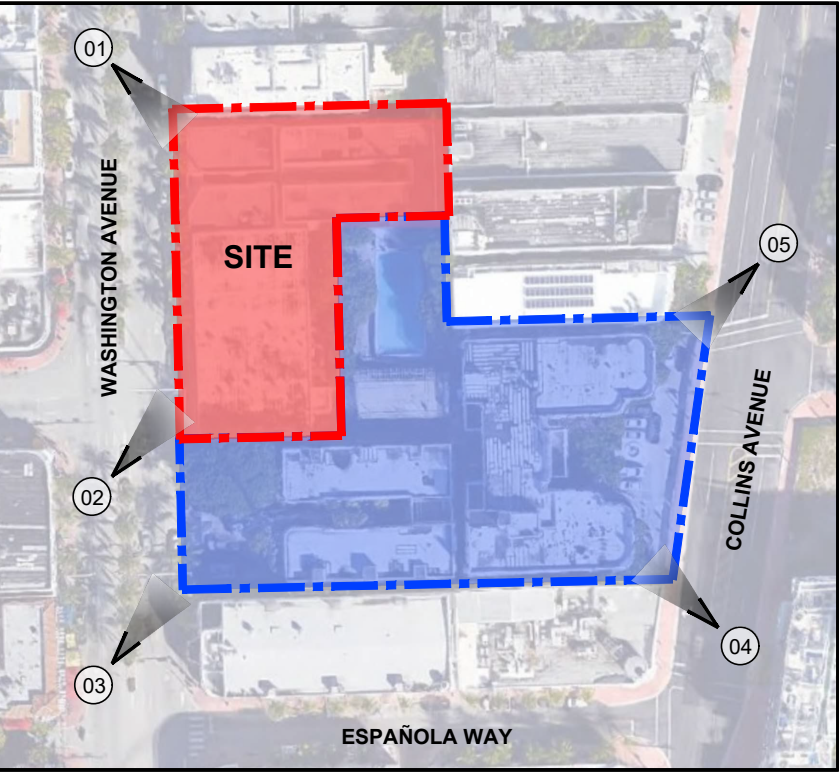
CD-2 COMMERCIAL,
MEDIUM INTENSITY
DISTRICT
NLA: 27,625 sf (0.634 AC)
Max height: lots that have a
frontage equal to or greater
than 200feet: 75feet
Max FAR: (1.5)/mixed use
buildings: When more than
25 percent of the total area
of a building is used for
residential or hotel units, the
floor area ratio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

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⊕ ZONING MAP



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LOCATION MAP



VIEW 02



VIEW 04



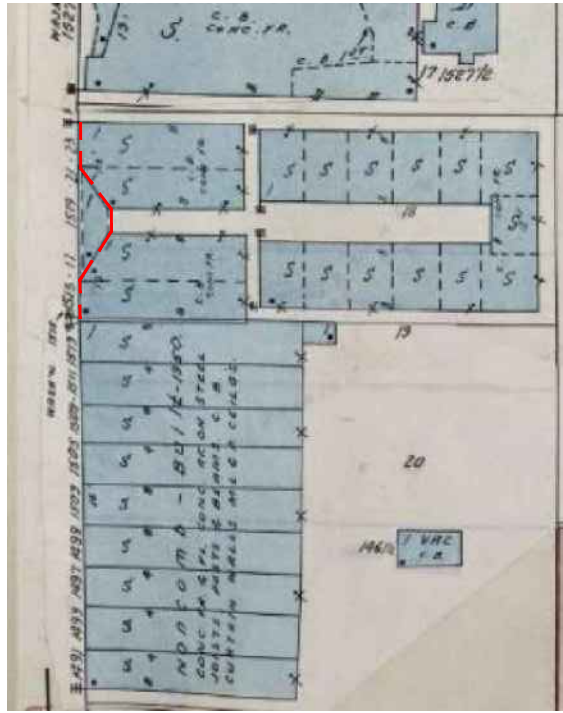
VIEW 01



VIEW 03



VIEW 05



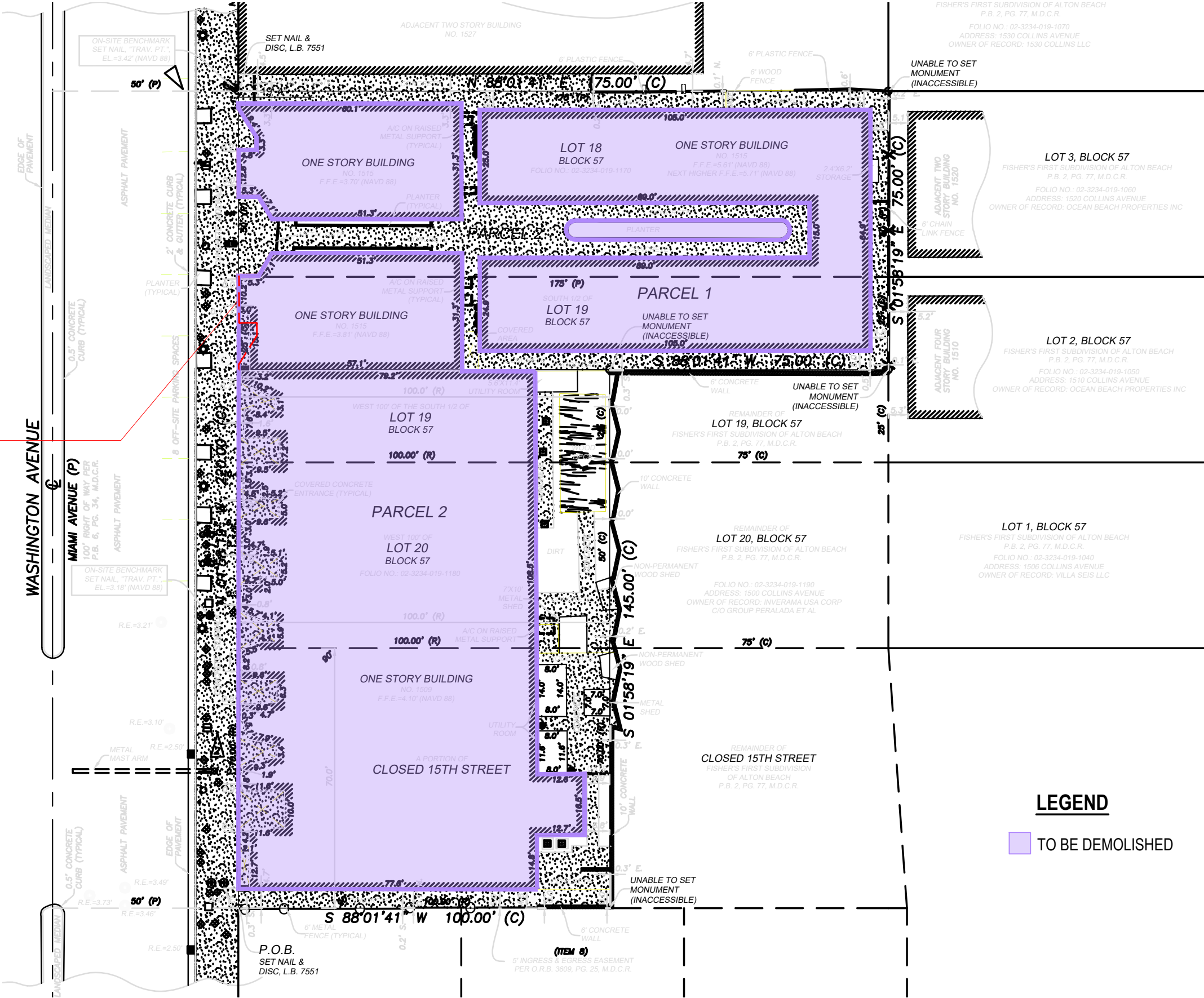
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.

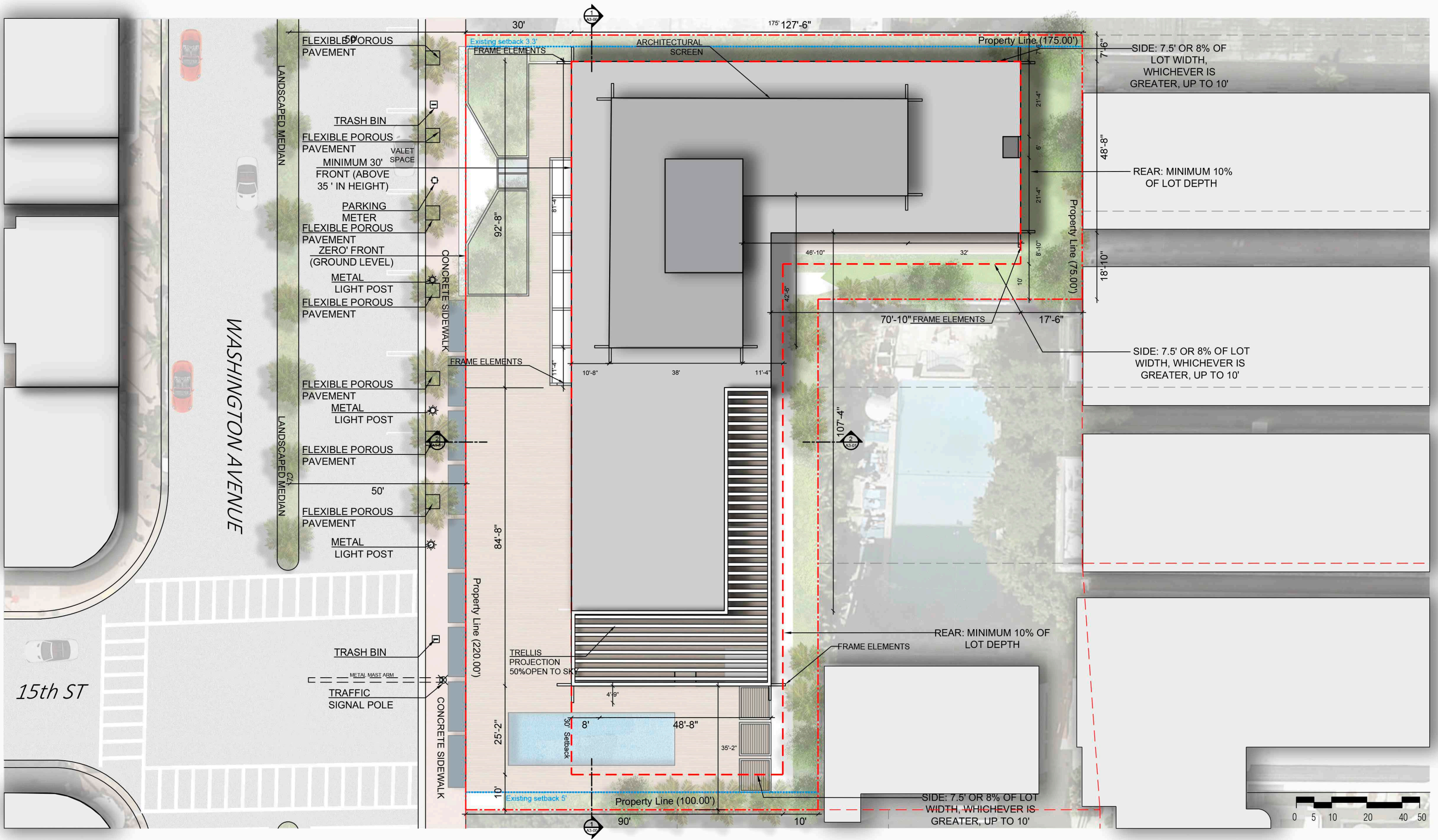


ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



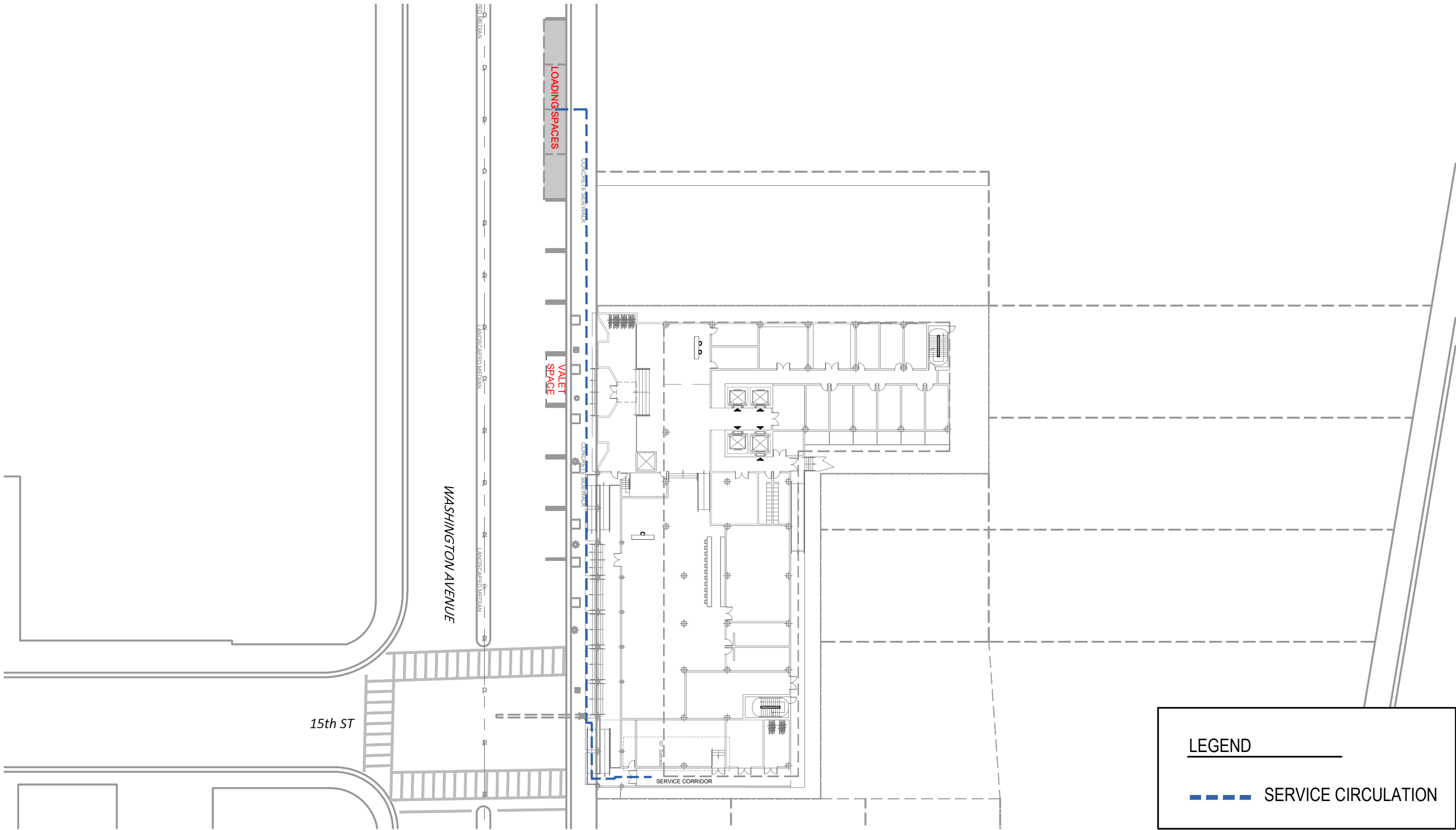
ACTUAL TERRAZO FLOORING.





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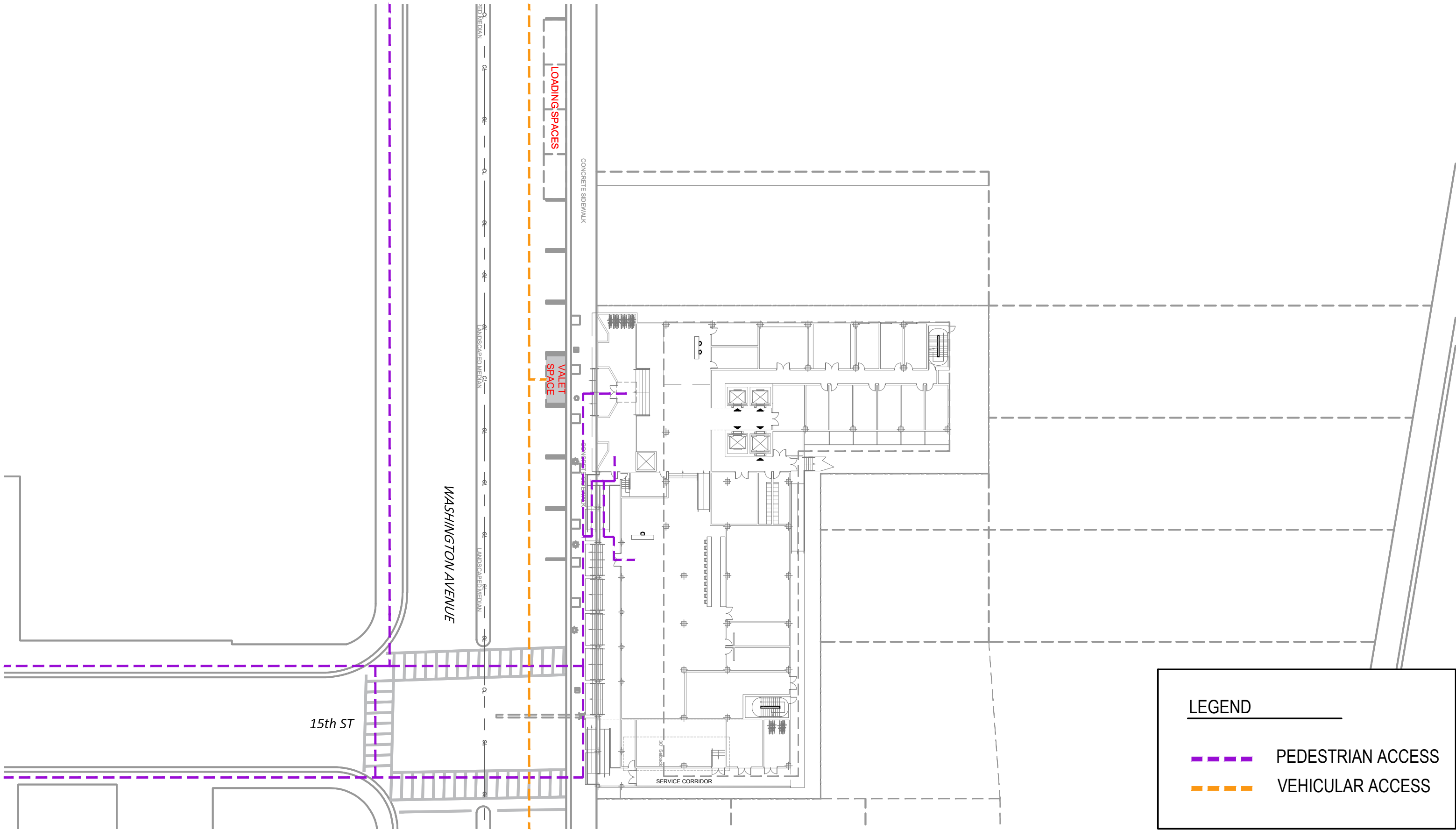
T.O ROOF TOP



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SERVICE CIRCULATION



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139



PEDESTRIAN AND VEHICULAR CIRCULATION

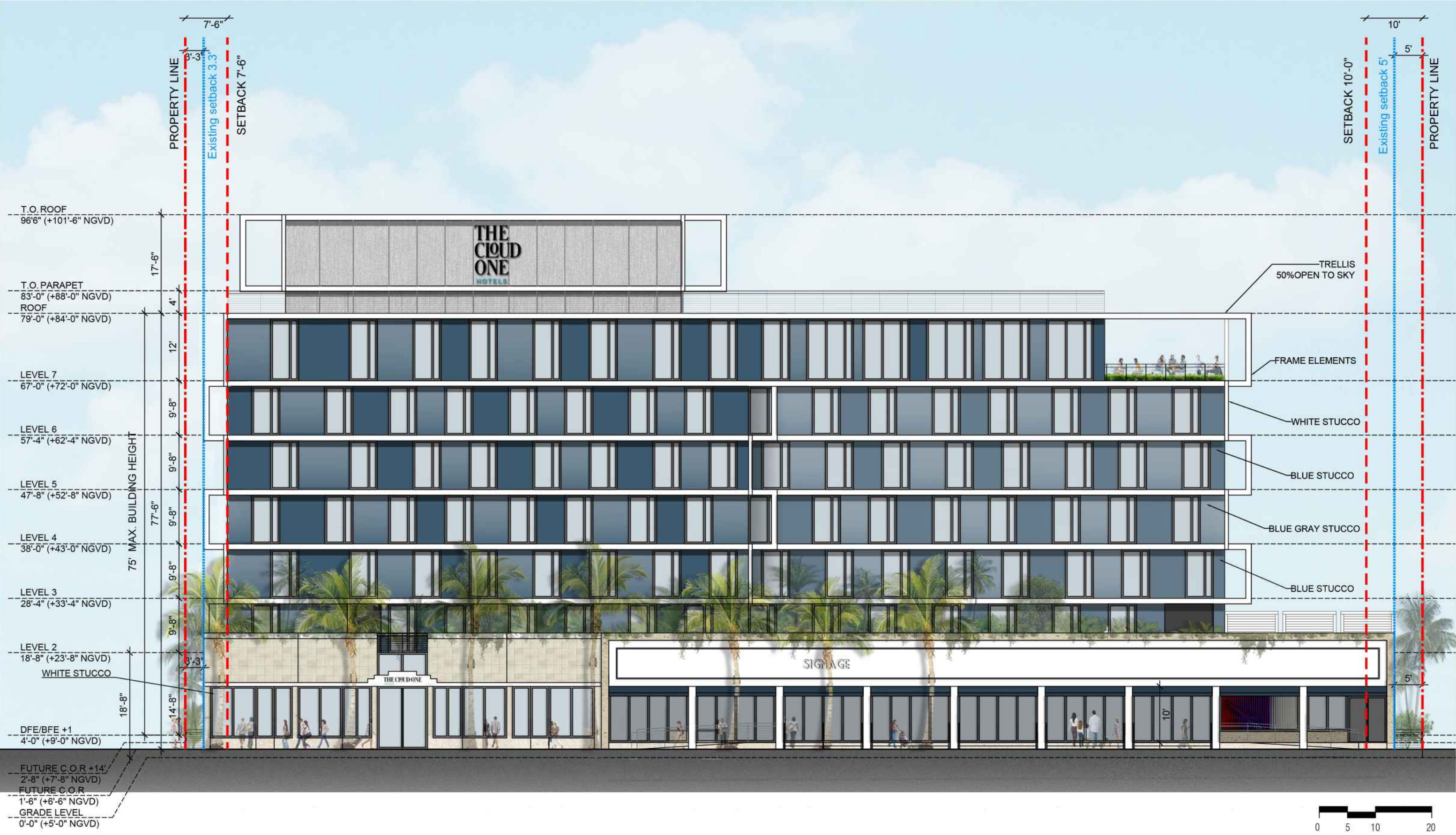


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

WEST ELEVATION RENDERED (CURRENT R/W CONDITION)



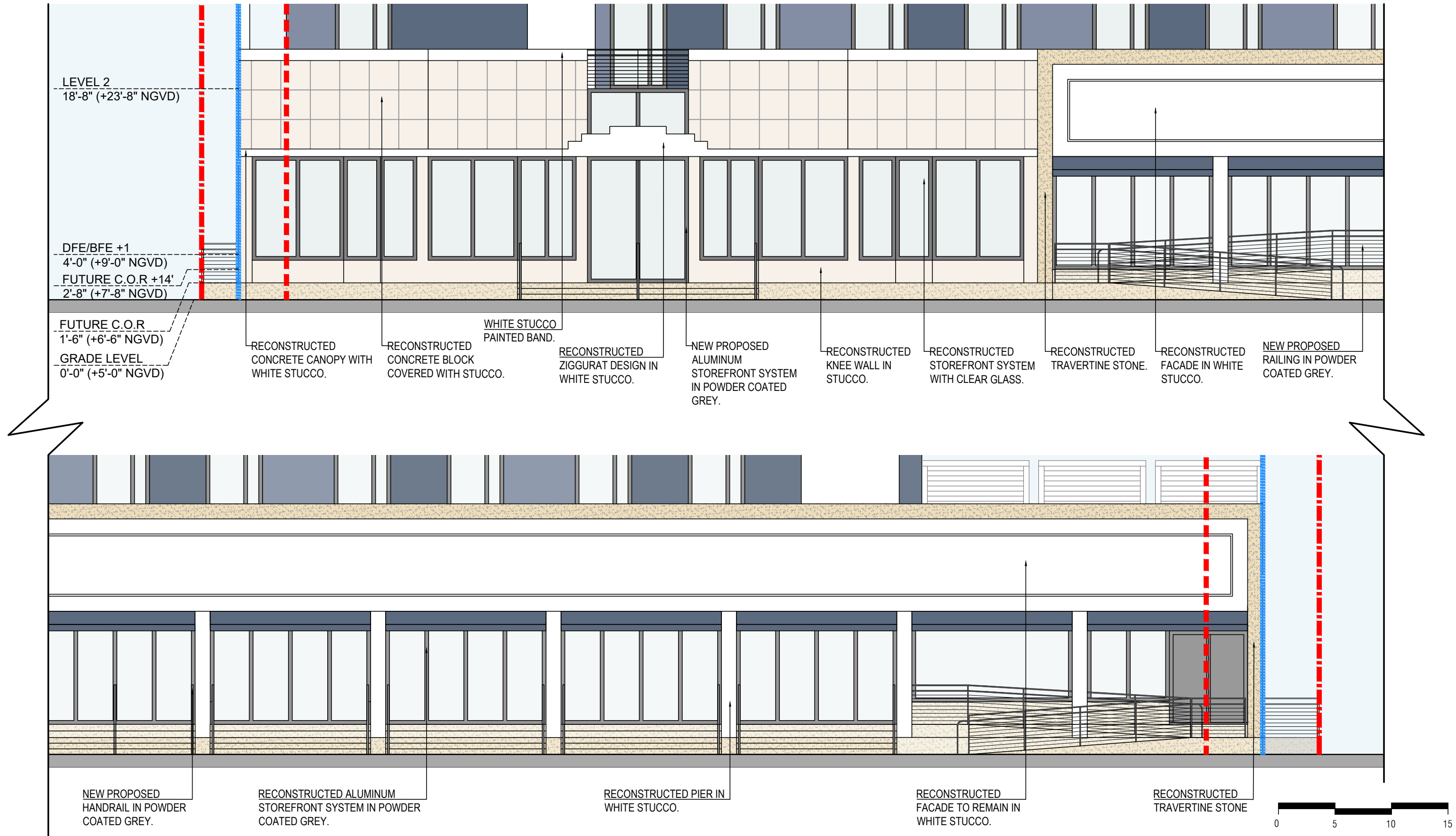
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WEST ELEVATION RENDERED (FUTURE R/W CONDITION)





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ENLARGED WEST ELEVATION



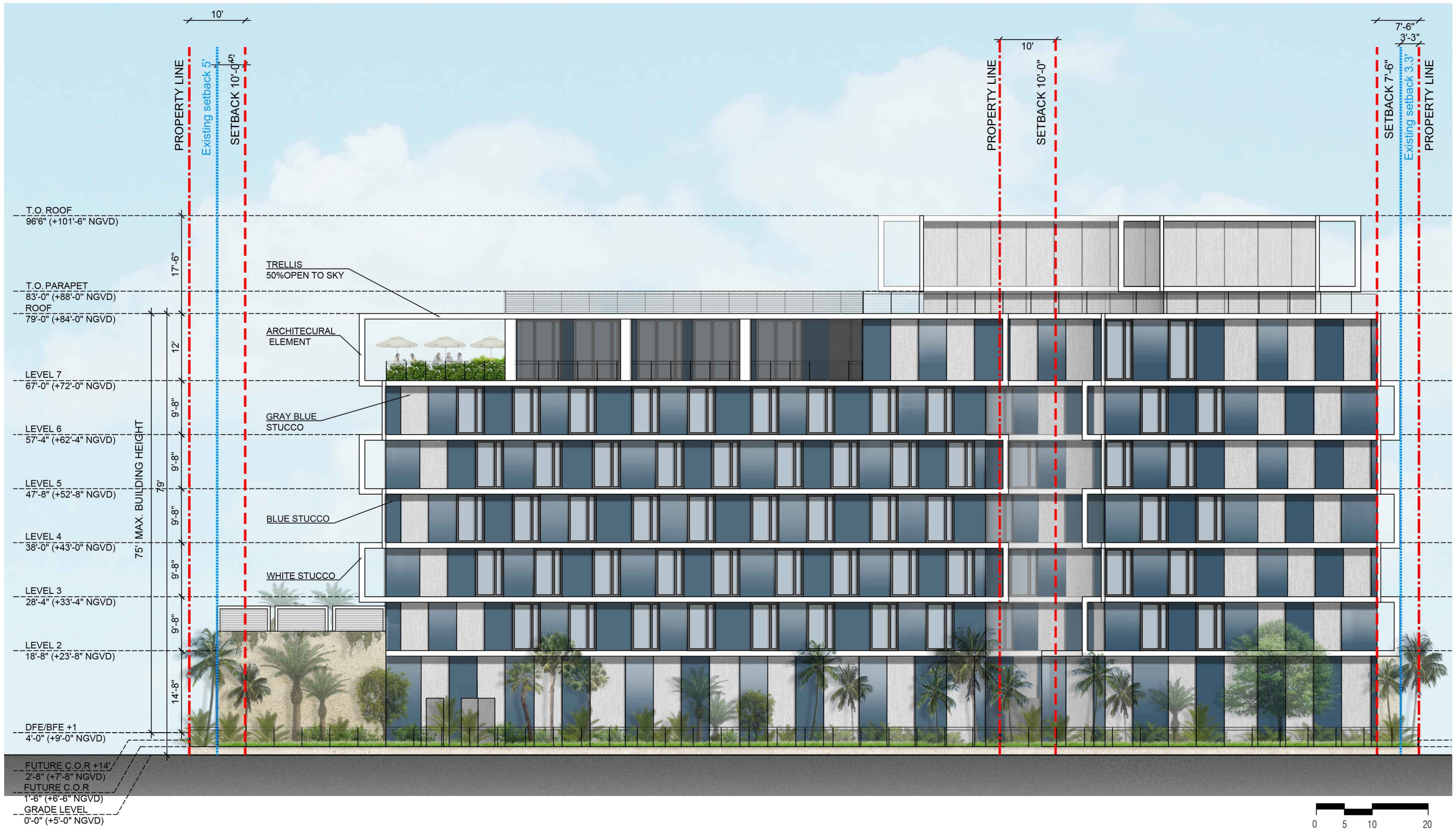


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SOUTH ELEVATION RENDERED



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EAST ELEVATION RENDERED



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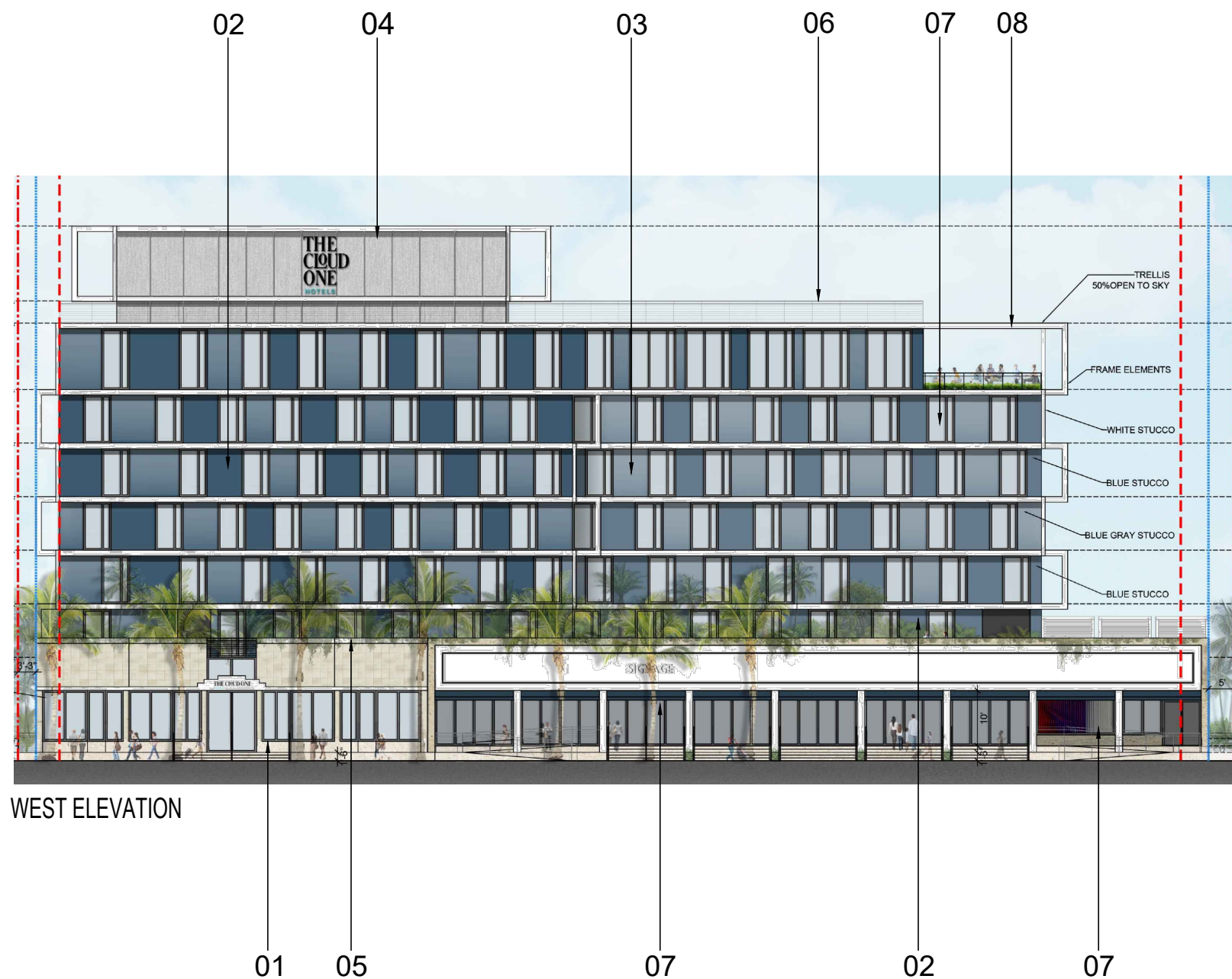


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NORTH ELEVATION RENDERED



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WEST ELEVATION



01 - DECORATIVE CONCRETE



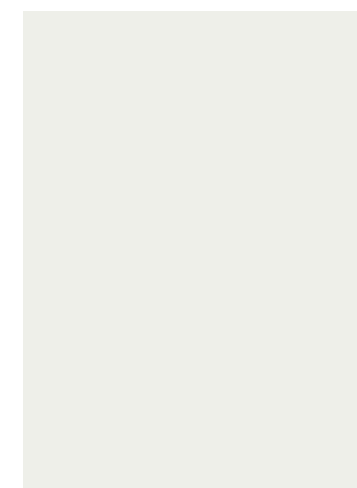
02 - BLUE STUCCO



03 - GRAY BLUE STUCCO



04 - GRAY STUCCO



05 - WHITE STUCCO



06 - CABLE RAILING IN POWDER COATED GREY



07- CLEAR GLASS



08- ALUMINUM TRELLIS



*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)



*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)



*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)



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*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)



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*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)



*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)



ARQUITECTONICA



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

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RENDERING 4 (CURRENT R/W CONDITION)



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

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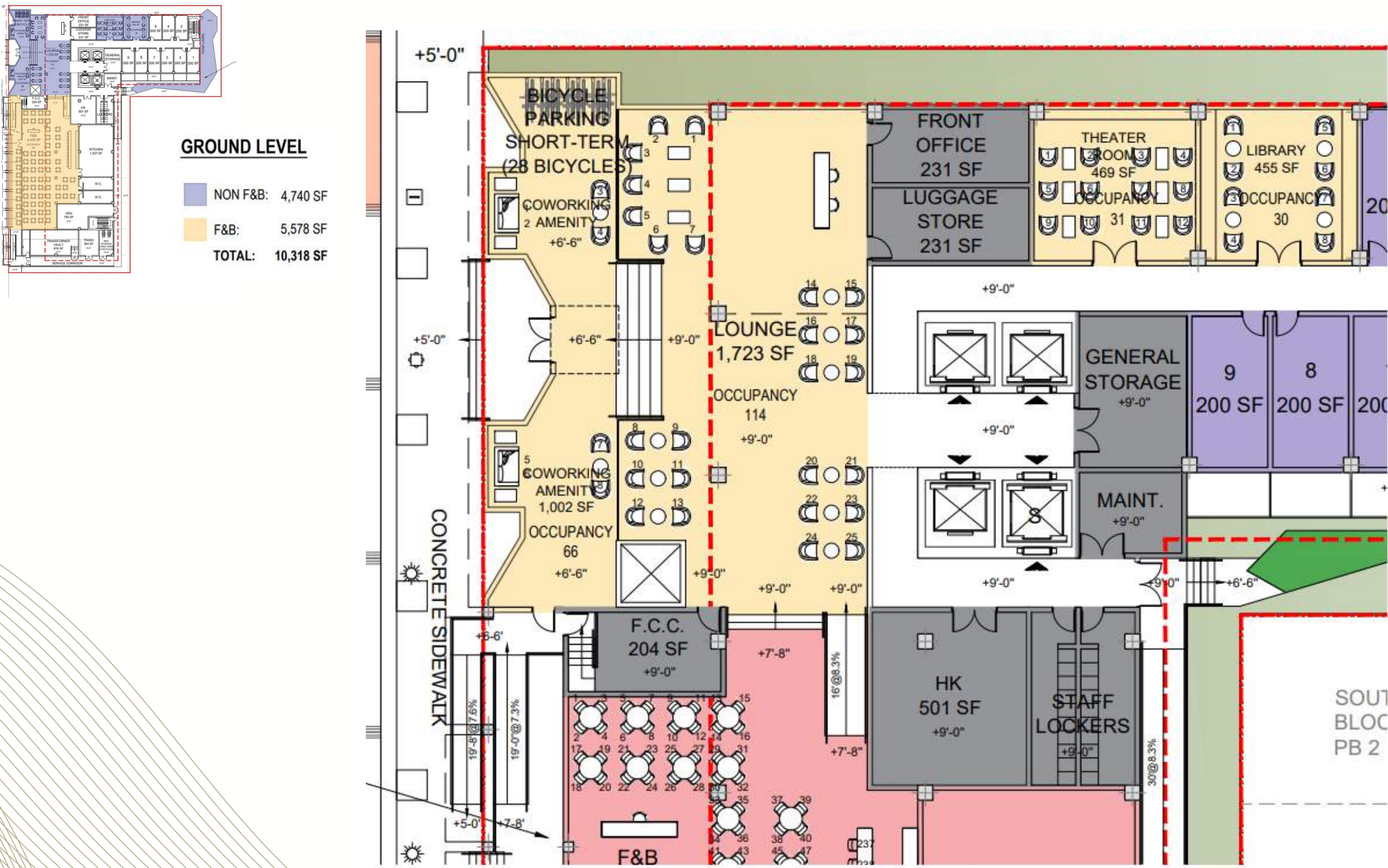


RENDERING 4 (FUTURE R/W CONDITION)



ARQUITECTONICA

GROUND FLOOR



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

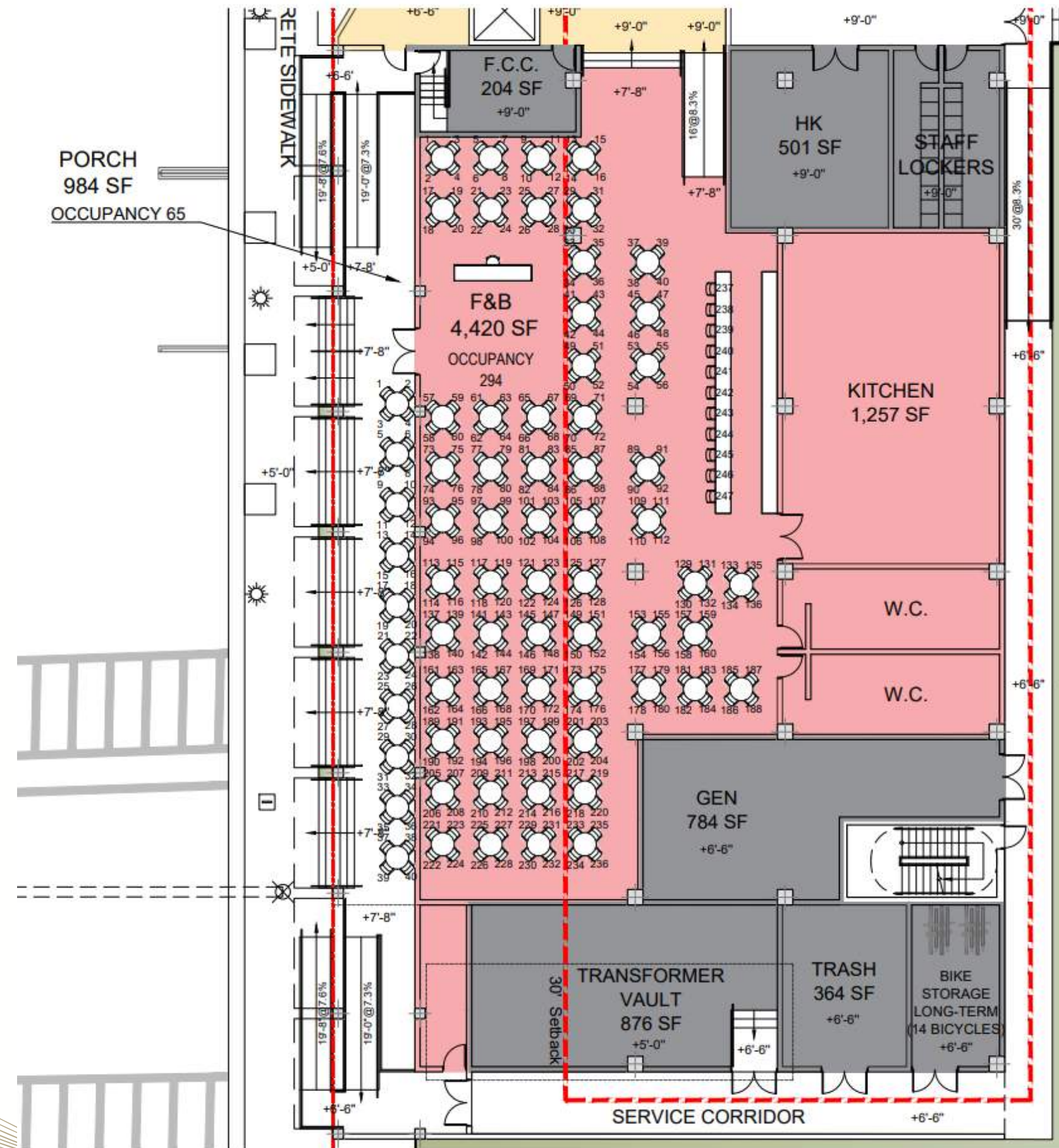
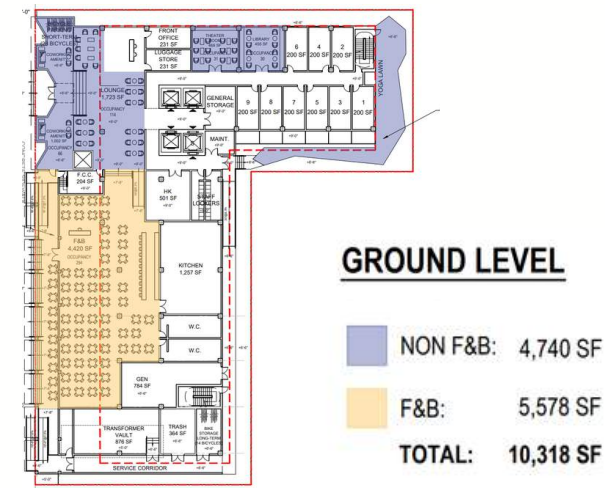
TOTAL: 53

Hours of Operation: 7AM - 2AM

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

GROUND FLOOR

1515 Washington Avenue Hotel Development



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

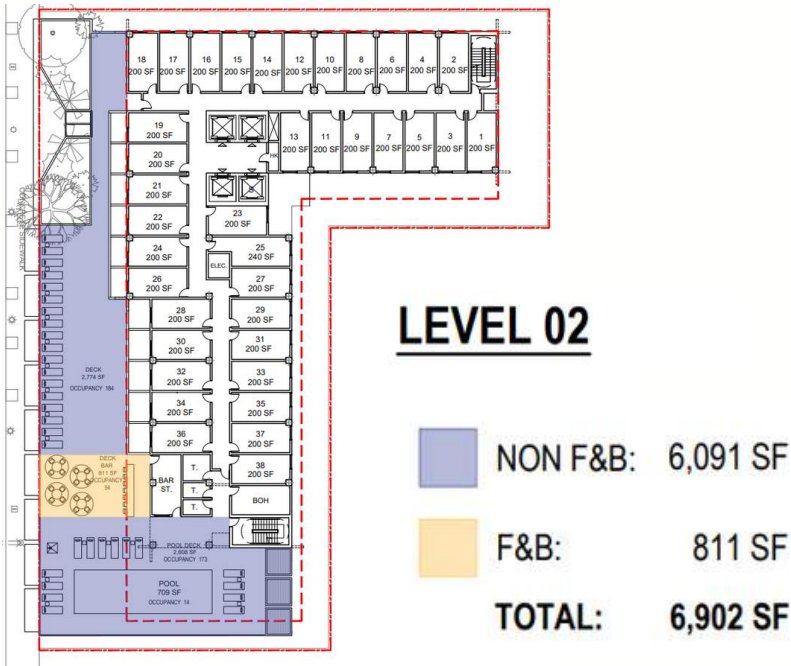
Occupancy: Interior: 294
Porch: 65 **TOTAL: 395**
**Based on code occupancy per sf*

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



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

<u>Occupancy:</u>	Pool Deck:	173
	F&B Deck:	54
	Sun Deck:	184
	Pool:	14
	Cabanas:	6 (2 per cabin)
	TOTAL:	431

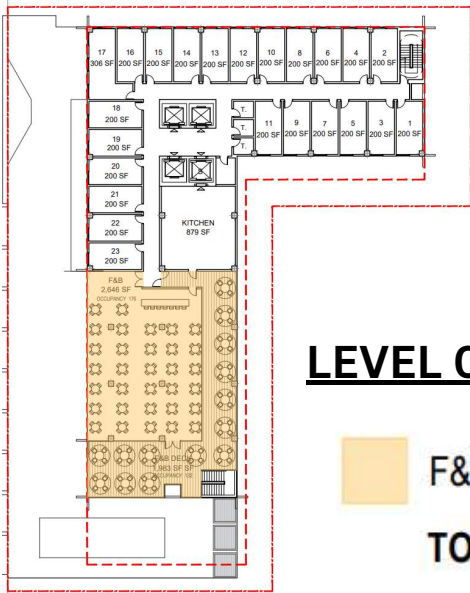
*Based on code occupancy per sf

<u>Seats:</u>	Pool Deck:	32
	F&B Deck:	23
	Cabanas:	6 (2 per cabin)
	TOTAL:	61

Hours of Operation: 8AM - 8PM

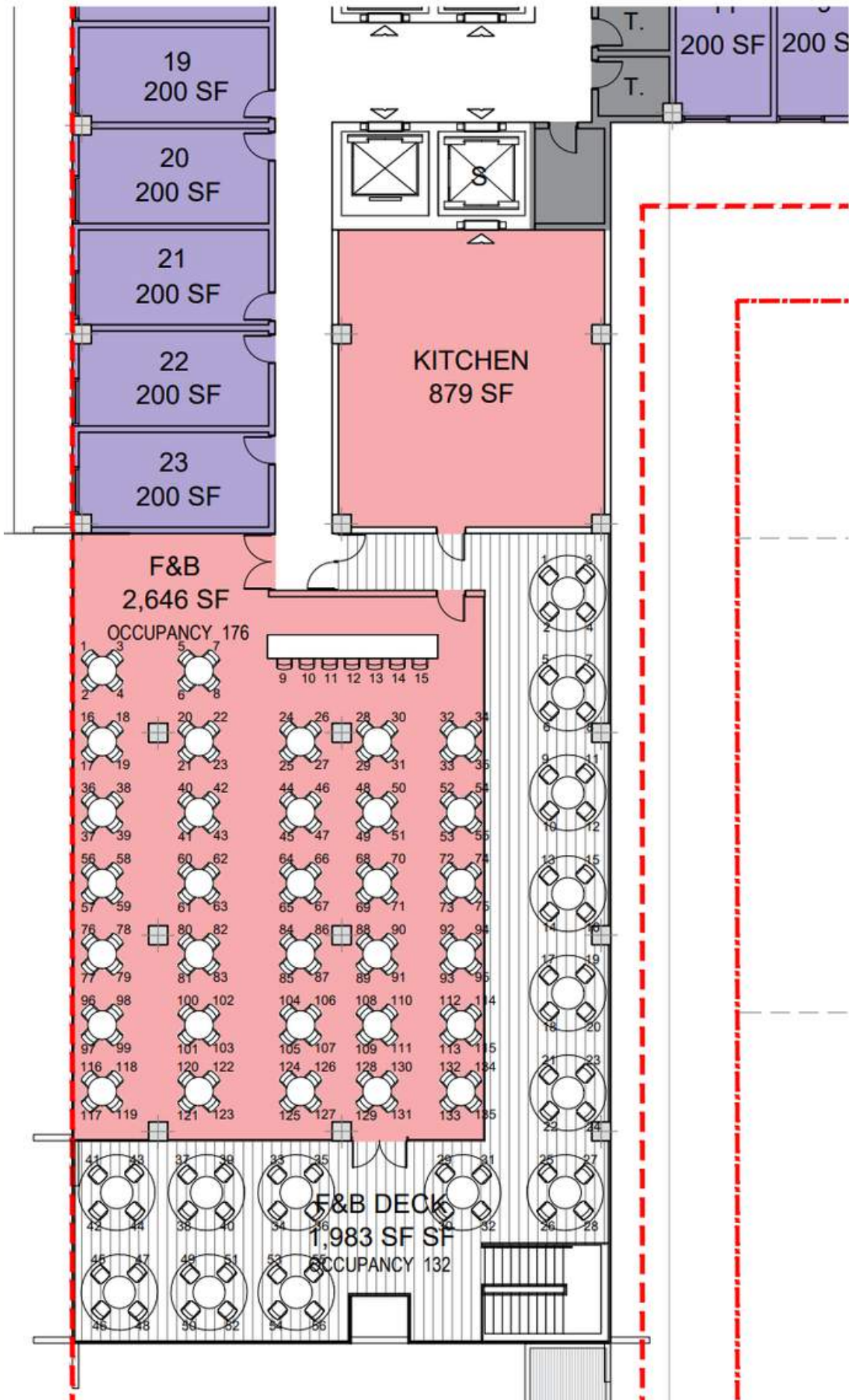
Hrs. of Entertainment:
Ambient background music only

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 separate 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.

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



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139



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 ADMINISTERED 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.
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