

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

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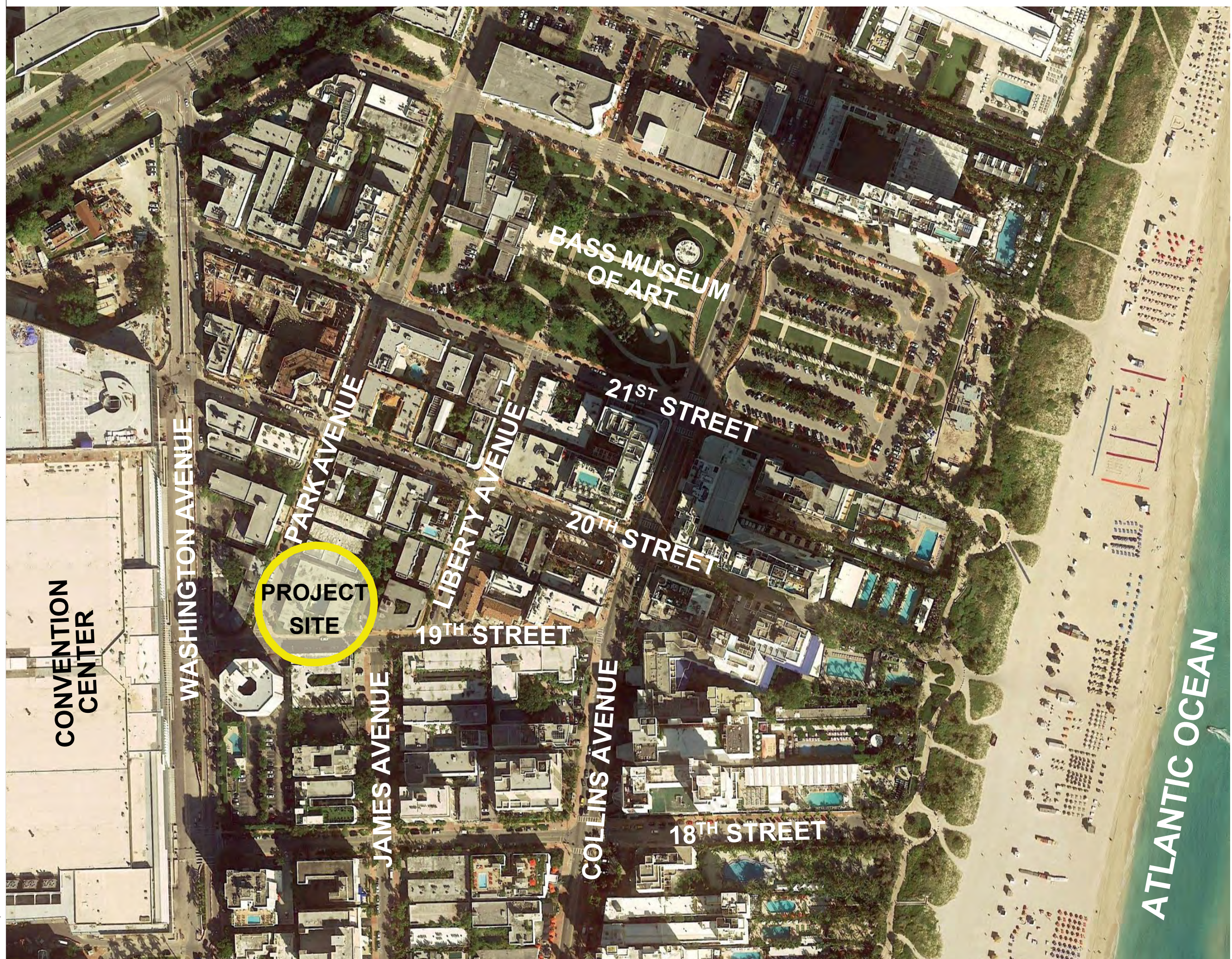
PARK AVENUE HOTEL MIAMI BEACH

AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. HPB18-0252

HISTORIC PRESERVATION BOARD MIAMI BEACH, FLORIDA

UPDATED FINAL SUBMITTAL
FILE NUMBER: HPB23-0581

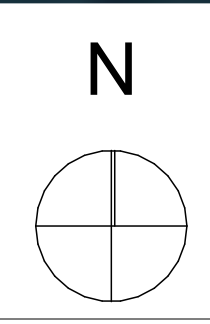
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CITY OF MIAMI BEACH



MIAMI BEACH



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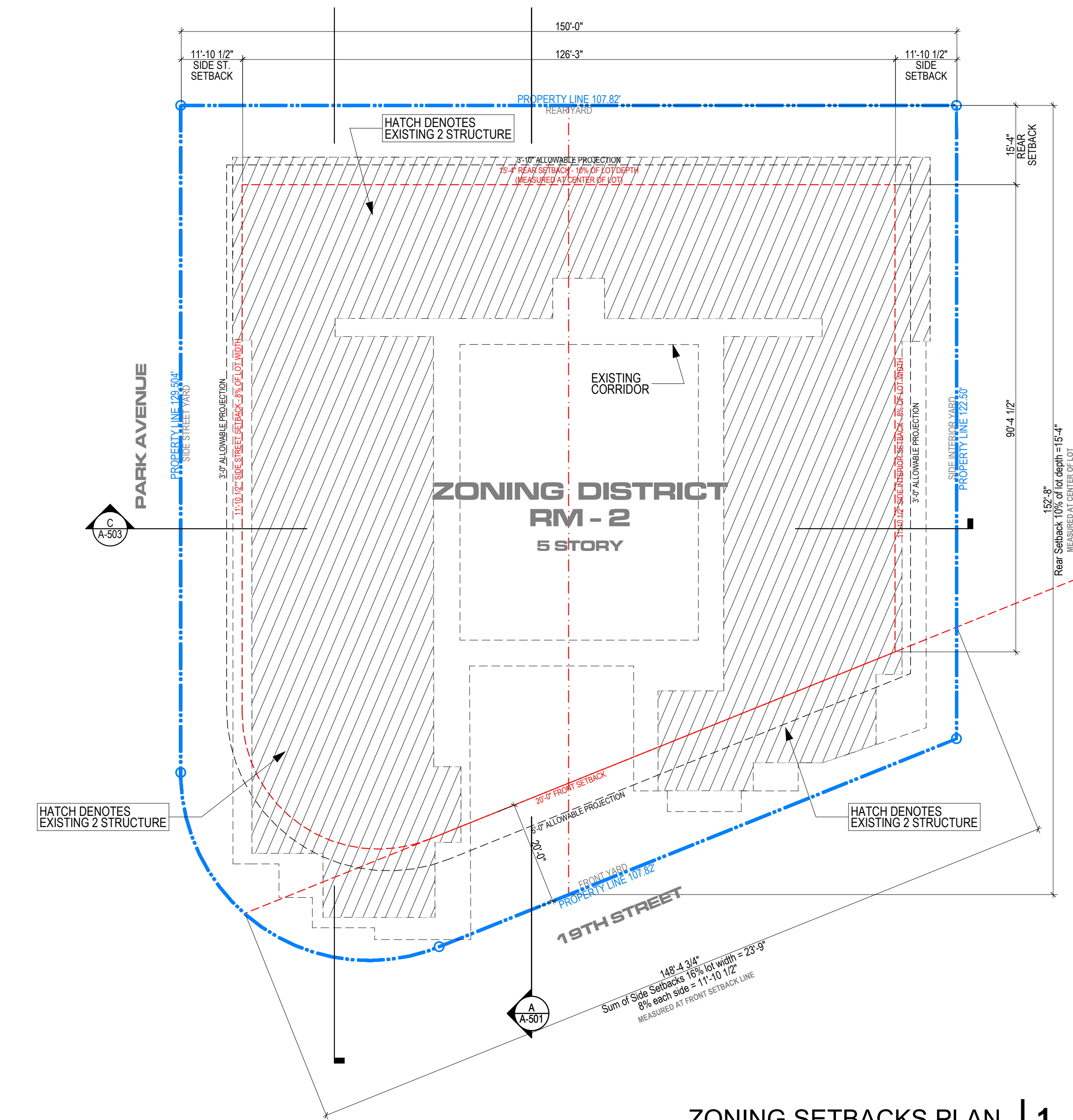
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AS APPROVED ON HPB MEETING OF
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	AREA SF	FLOORS					TOTAL PER ROOM TYPE	% Total Type/Total Units	% Total King Rooms	% Total DQ Rooms
		L1	L2	L3	L4	L5				
PARK AV. HOTEL										
Standard Rooms										
King	255	10	10	10	10	10	50	42.60		
King Large	289.5	6	6	7	7	7	33	28.69		
DQ	289.5	1	1				2	1.65		
DQ Large	321	3	3	6	6	6	24	20.86		
Special Rooms										
King ADA	289.5	1	1	1	1	1	5	4.55		
Double Queen ADA	321	1	1				2	1.65		
Florida Room										
TOTAL GUESTROOMS		22	22	24	24	24	116		75.84	24.16

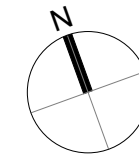
ROOMS BREAKDOWN | 3

N.T.S.



ZONING SETBACKS PLAN | 1

SCALE 1/16"=1'-0"



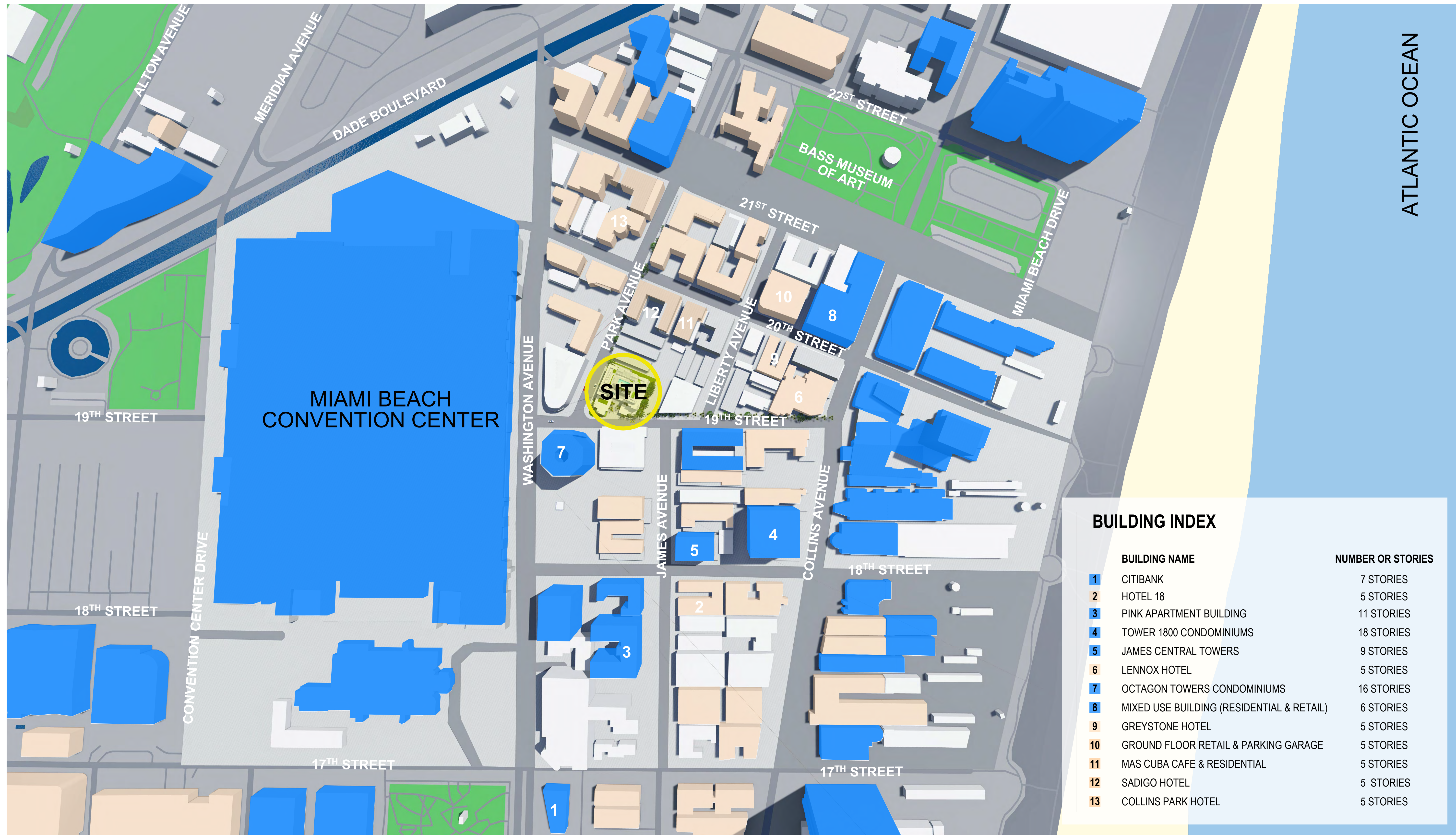
7/29/2019 revuelta architecture international p.a.			
PARK AVENUE HOTEL - MIAMI BEACH			
Zoning Information			
1	Address:	355 19th Street Miami Beach, FL 33139	
2	Board and File Numbers:		
3	Folio Number(s):	02-3226-001-0290	
4	Year Constructed:	1951	Zoning District: RM-2
5	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD: 4'-6" N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	7'-10 1/2" N.G.V.D.	Lot Area: 22,236.75 SF (0.510485 ac.)
7	Lot width:	150'-0"	Lot Depth: 152'-8" (Average)
8	Minimum Unit Size (Hotel)	15%: 300 - 335 SF; 85%: 335 SF +	Average Unit Size (Hotel) N/A
9	Existing use:	Residential	Proposed use: Hotel
Building Data			
10	Height	Maximum 50'-0"	Proposed 50'-0"
11	Number of Stories	N/A	5
12	FAR (2.0)	44,473.5 SF	43,873.02
13	Gross square footage		61,074.50
14	Square Footage by use	N/A	
15	Number of units Residential	N/A	
16	Number of units Hotel	N/A	116 Hotel Rooms
17	Number of seats	N/A	
18	Occupancy load		
Setbacks			
Subterranean:		Required	Proposed
19	Front Setback:	20'-0"	20'-0"
20	Side Setback:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"
21	Side Setback:	N/A	
22	Side Setback facing street:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"
23	Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)
At Grade Parking:		Required	Proposed
24	Front Setback:	20'-0"	20'-0"
25	Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"
26	Side Setback:	N/A	
27	Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"
28	Rear Setback:	0'-0"	0'-0"
Pedestal:		Required	Proposed
29	Front Setback:	20'-0"	20'-0"
30	Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"
31	Side Setback:	N/A	
32	Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"
33	Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)
Tower:		Required	Proposed
34	Front Setback:	N/A	
35	Side Setback:	N/A	
36	Side Setback:	N/A	
37	Side Setback facing street:	N/A	
38	Rear Setback:	N/A	
Parking			
39	Parking district	District No. 1	
40	Total # of parking spaces	0 (Per Sec. 130-33 = 0 spaces per room)	0
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0	0
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	0	0
43	Parking Space Dimensions:	8'-6" x 18'-0" Regular; 6" x 16'-0" Tandem	8'
44	Parking Space configuration (45, 60, 90, Parallel)		N/A
45	ADA Spaces	2	N/A
46	Tandem Spaces		N/A
47	Drive aisle width: shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic.	Drives 22'-0" Two-Way; 11'-0" One-Way	N/A
48	Valet drop off and pick up	Required	Provided
49	Loading zones and Trash collection areas	3 (10'-0" x 20'-0" minimum over 50 units no more than 100- 2 loading spaces; over 100 no more than 200- 3 loading spaces)	Not Provided
50	Racks: Minimum short-term bicycle parking spaces = 1 per 10 units. Minimum long-term bicycle parking spaces = 1/10% employees	Short-term 10 Long-term 1	Not Provided

ZONING DATASUMMARY | 2

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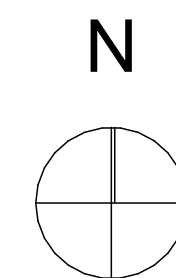
BUILDING INDEX

BUILDING NAME	NUMBER OR STORIES
1 CITIBANK	7 STORIES
2 HOTEL 18	5 STORIES
3 PINK APARTMENT BUILDING	11 STORIES
4 TOWER 1800 CONDOMINIUMS	18 STORIES
5 JAMES CENTRAL TOWERS	9 STORIES
6 LENNOX HOTEL	5 STORIES
7 OCTAGON TOWERS CONDOMINIUMS	16 STORIES
8 MIXED USE BUILDING (RESIDENTIAL & RETAIL)	6 STORIES
9 GREYSTONE HOTEL	5 STORIES
10 GROUND FLOOR RETAIL & PARKING GARAGE	5 STORIES
11 MAS CUBA CAFE & RESIDENTIAL	5 STORIES
12 SADIGO HOTEL	5 STORIES
13 COLLINS PARK HOTEL	5 STORIES

- = TALLER THAN 5 STORIES
- = BUILDINGS 5 STORIES TALL
- = BUILDINGS 3 TO 4 STORIES TALL

SITE PLAN - CONTEXT | 1

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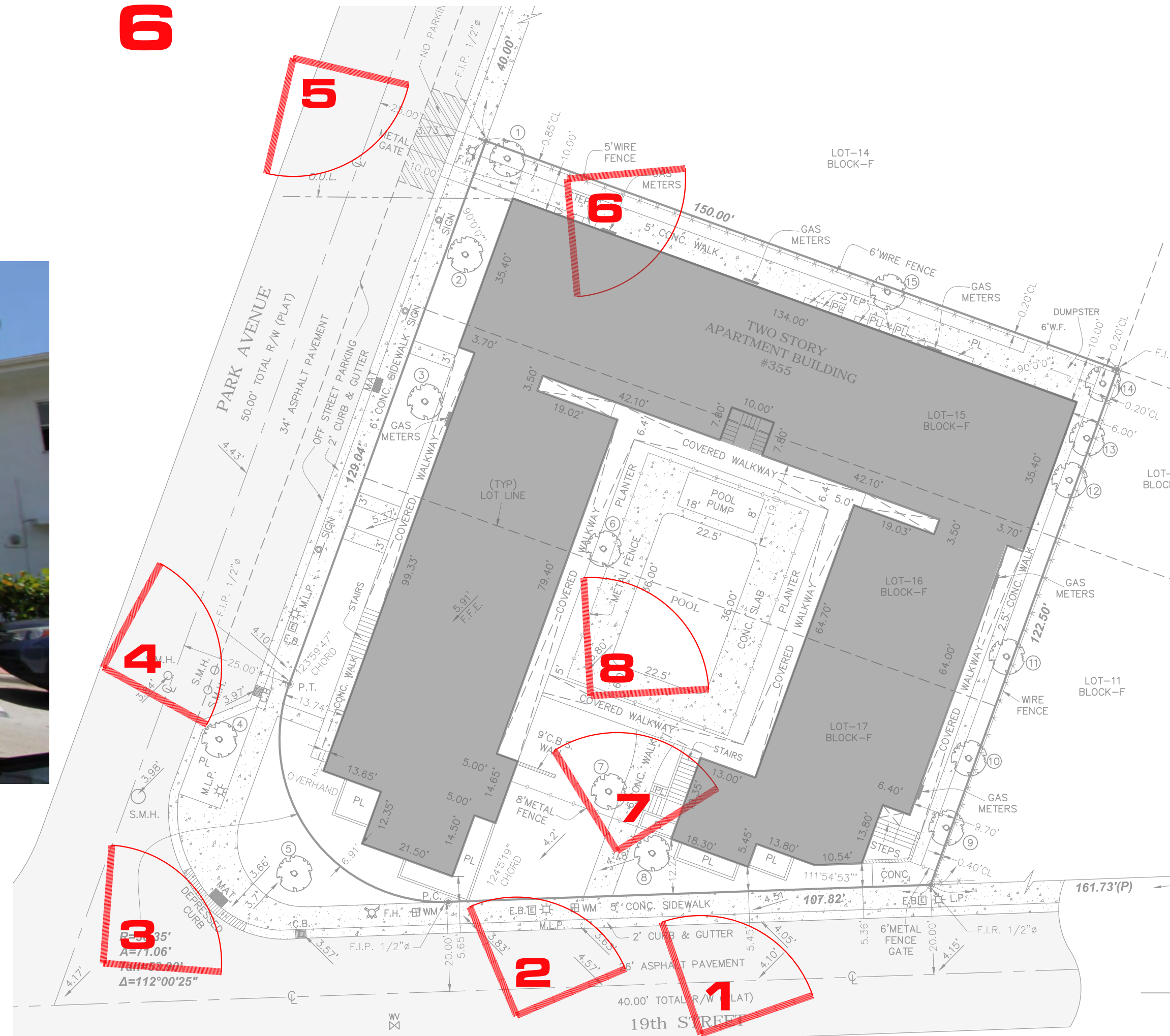
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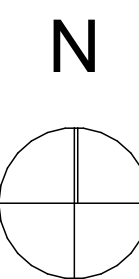
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6



EXISTING BUILDING
PHOTOGRAPHIC STUDY - EXISTING CONDITIONS | 1
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5



4



3



2



1

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PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

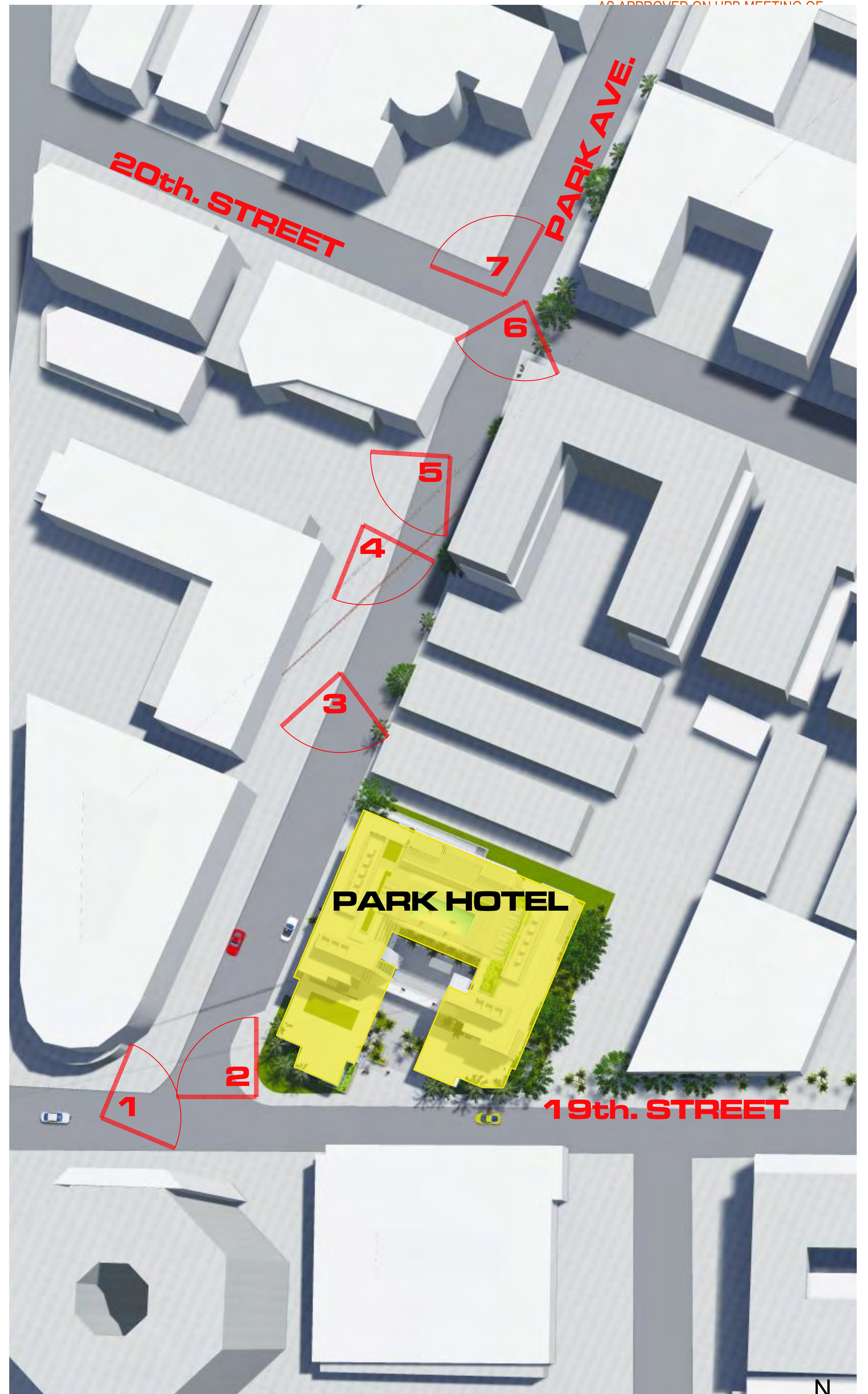
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Consultant

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NEIGHBORHOOD PARK AVE
Sheet No.

A-008



CONTEXT - PHOTOGRAPHIC WALKTHROUGH
PARK AVE. BETWEEN 19th ST. & 20th ST. | 1
N.T.S.



CORNER OF PARK AVE. & 19th STREET - EAST SIDE



CORNER OF PARK AVE. & 19th STREET - WEST SIDE



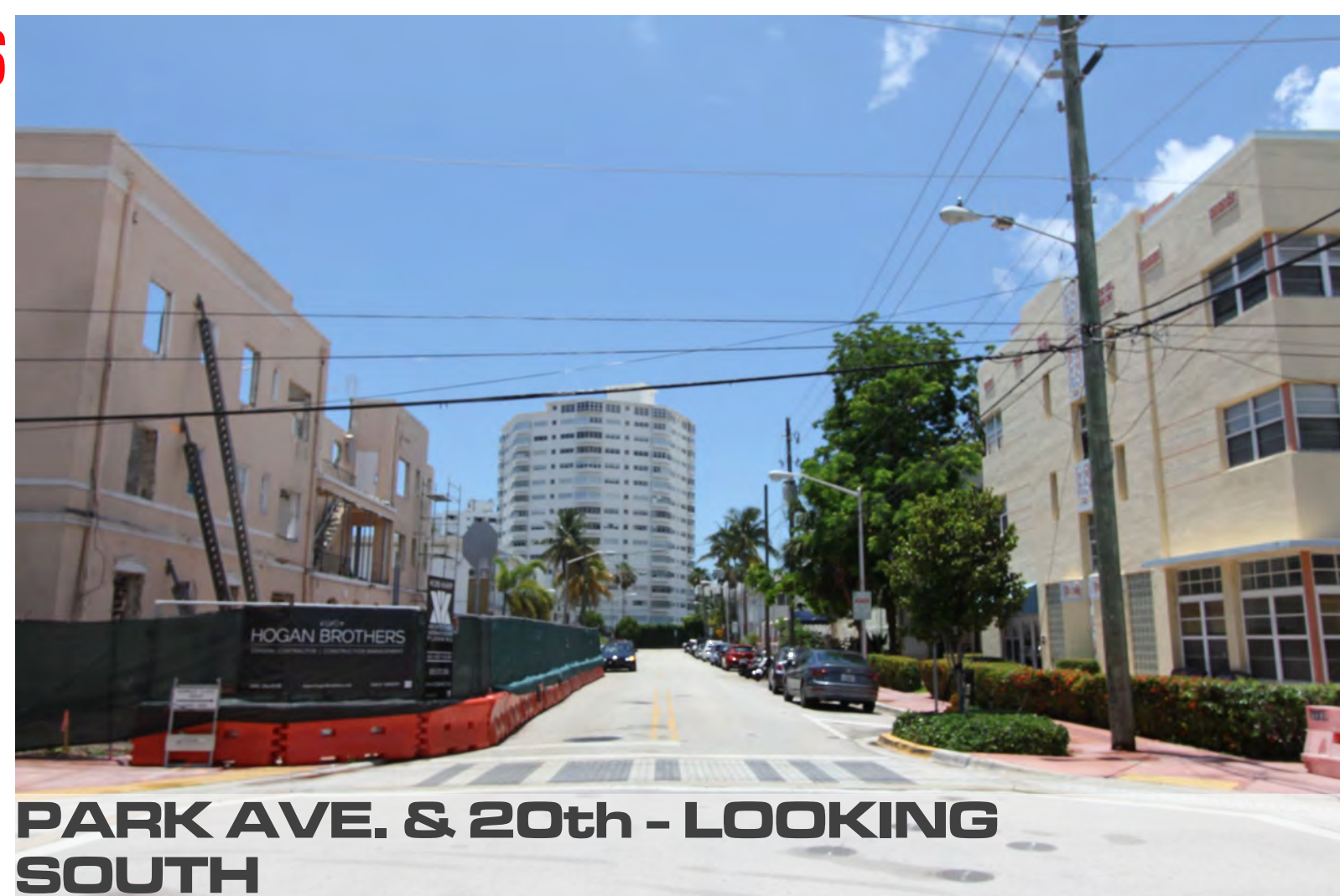
**PARK AVE. BETWEEN 19th & 20th
LOOKING SOUTH-WEST**



**PARK AVE. BETWEEN 19th & 20th
LOOKING SOUTH-EAST**



**PARK AVE. BETWEEN 19th & 20th
LOOKING SOUTH-WEST**



**PARK AVE. & 20th - LOOKING
SOUTH**

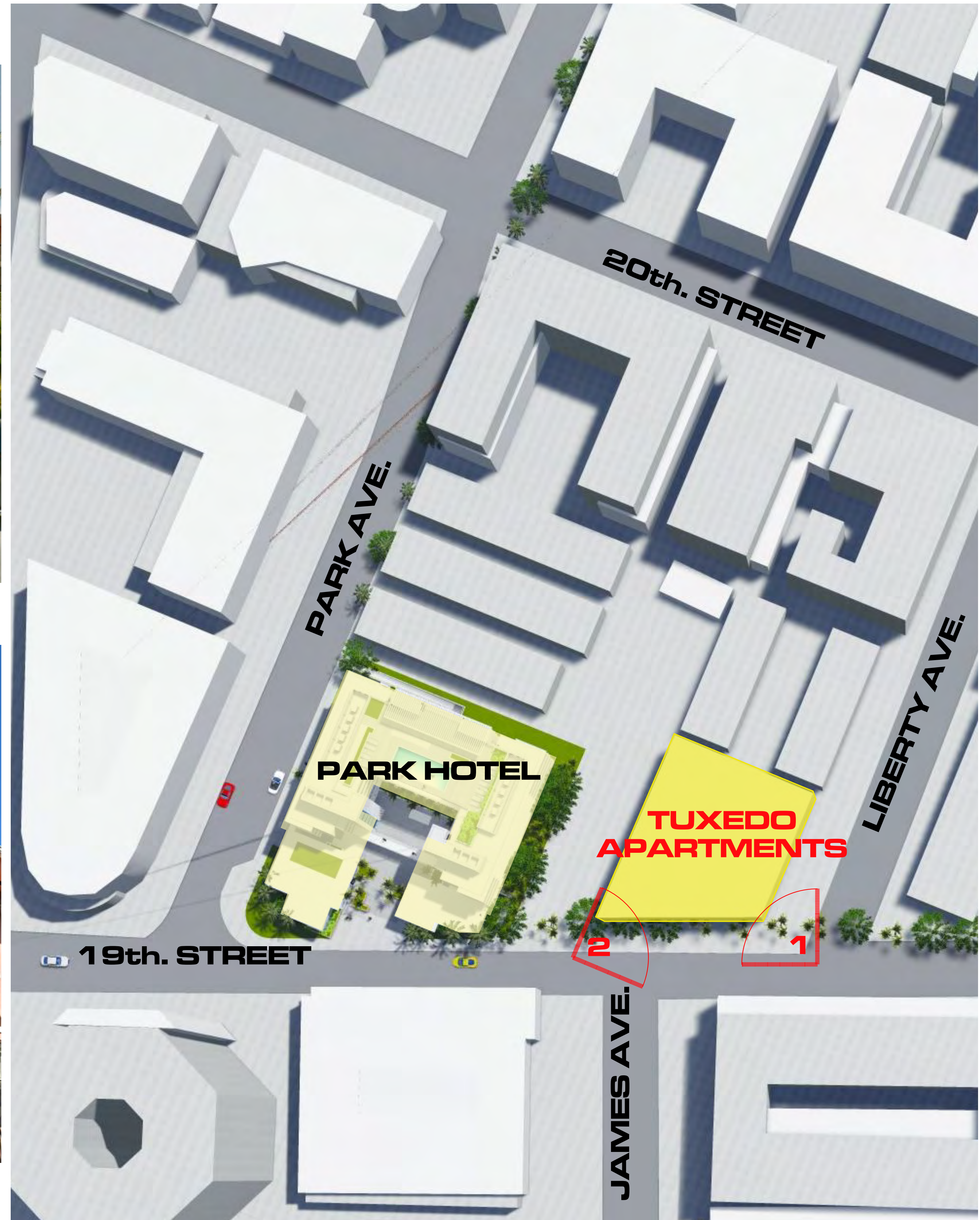


**PARK AVE. & 20th - LOOKING
NORTH-WEST**

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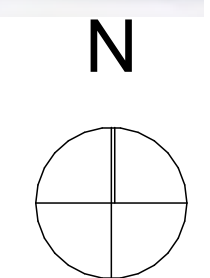
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TUXEDO PARK APARTMENTS



CONTEXT RELEVANT STRUCTURES
TUXEDO APARTMENTS | 1

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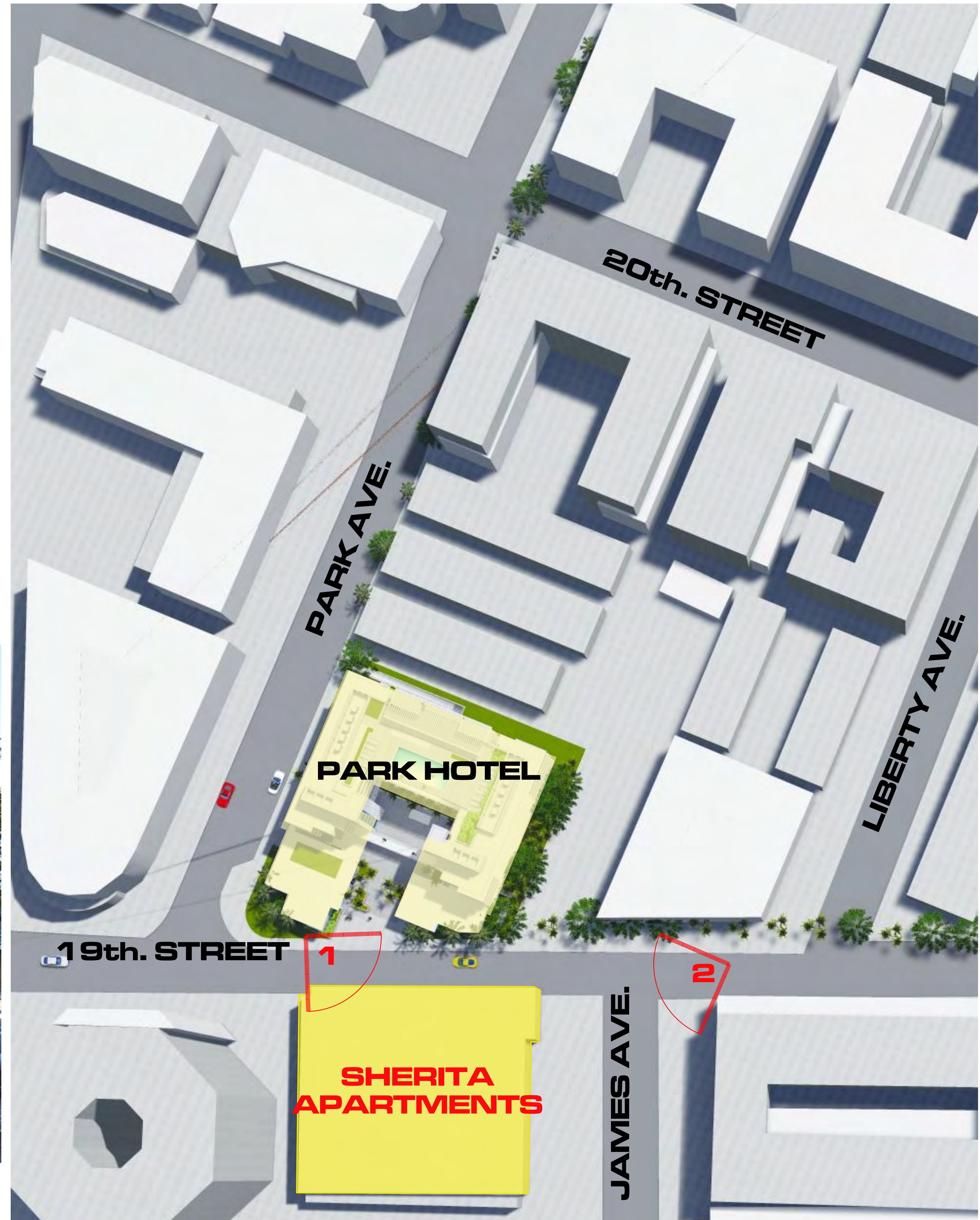
SHERITA APARTMENTS



1

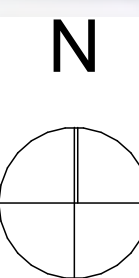


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CONTEXT RELEVANT STRUCTURES
SHERITA APARTMENTS | 1

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PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

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800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

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STRUCTURES

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A-011

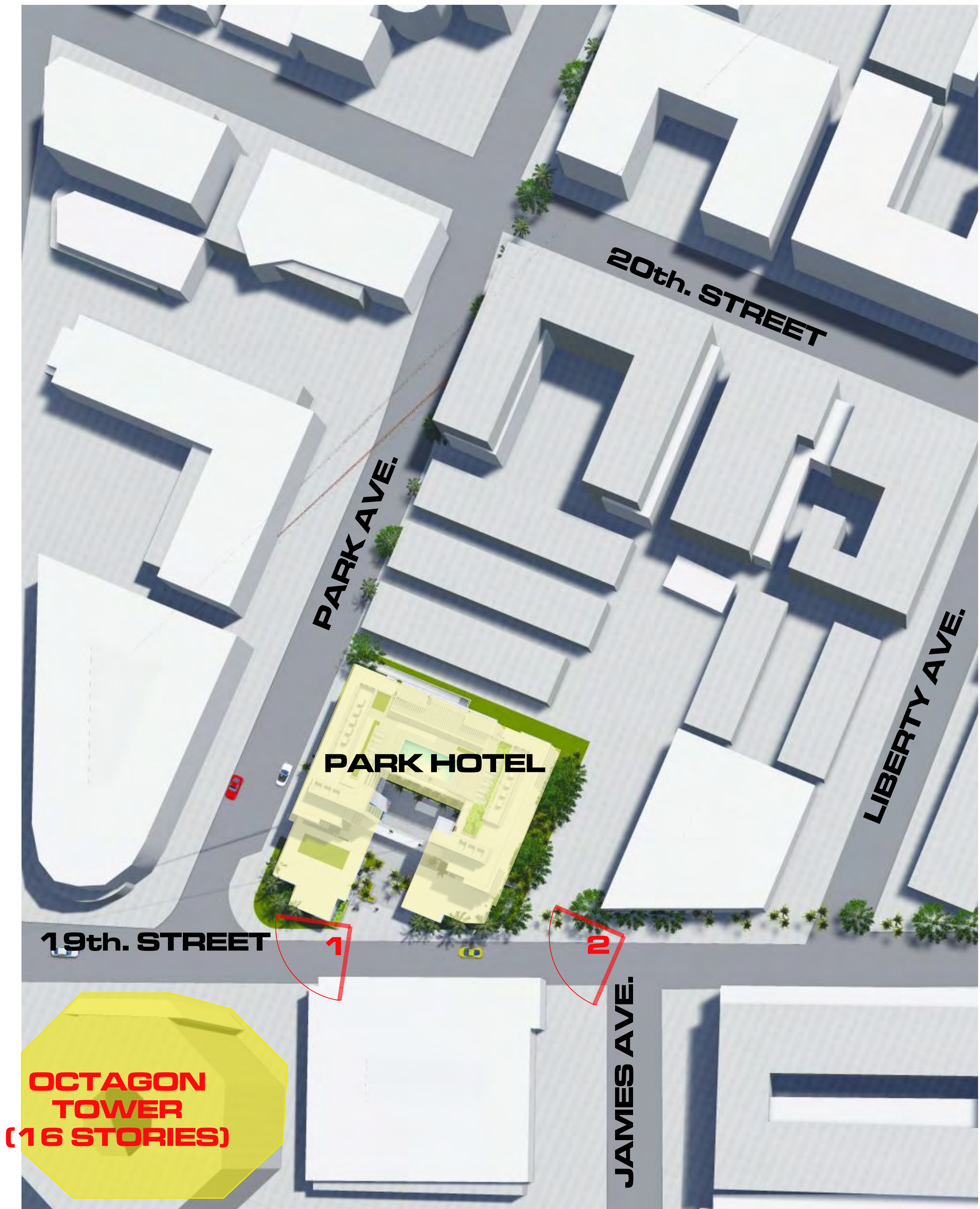
OCTAGON TOWER



1



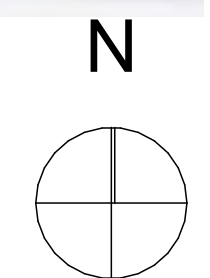
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**OCTAGON
TOWER
(16 STORIES)**

CONTEXT RELEVANT STRUCTURES
OCTAGON TOWER | 1

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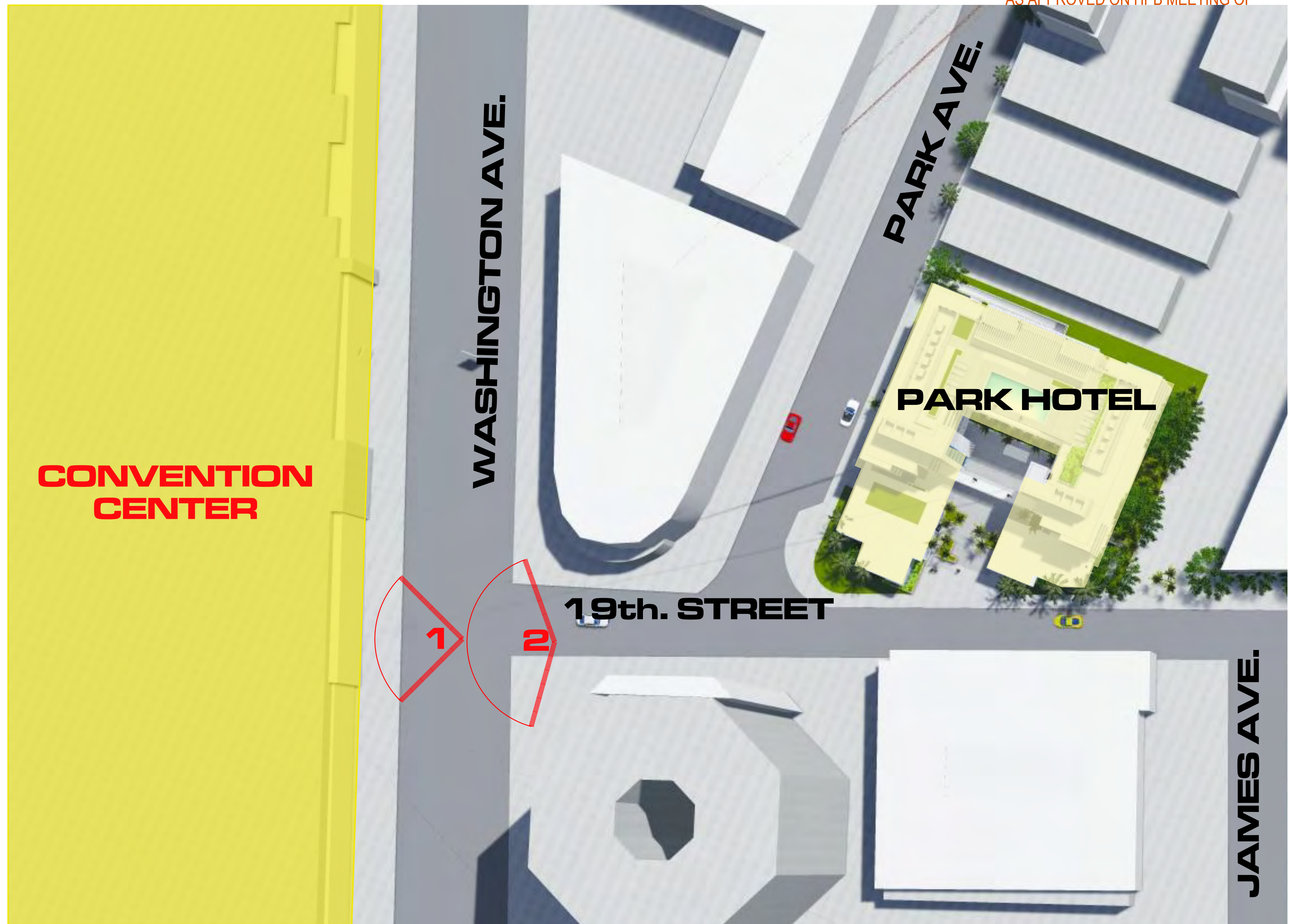


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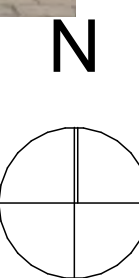


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2

CONTEXT RELEVANT STRUCTURES
MIAMI BEACH CONVENTION CENTER | 1
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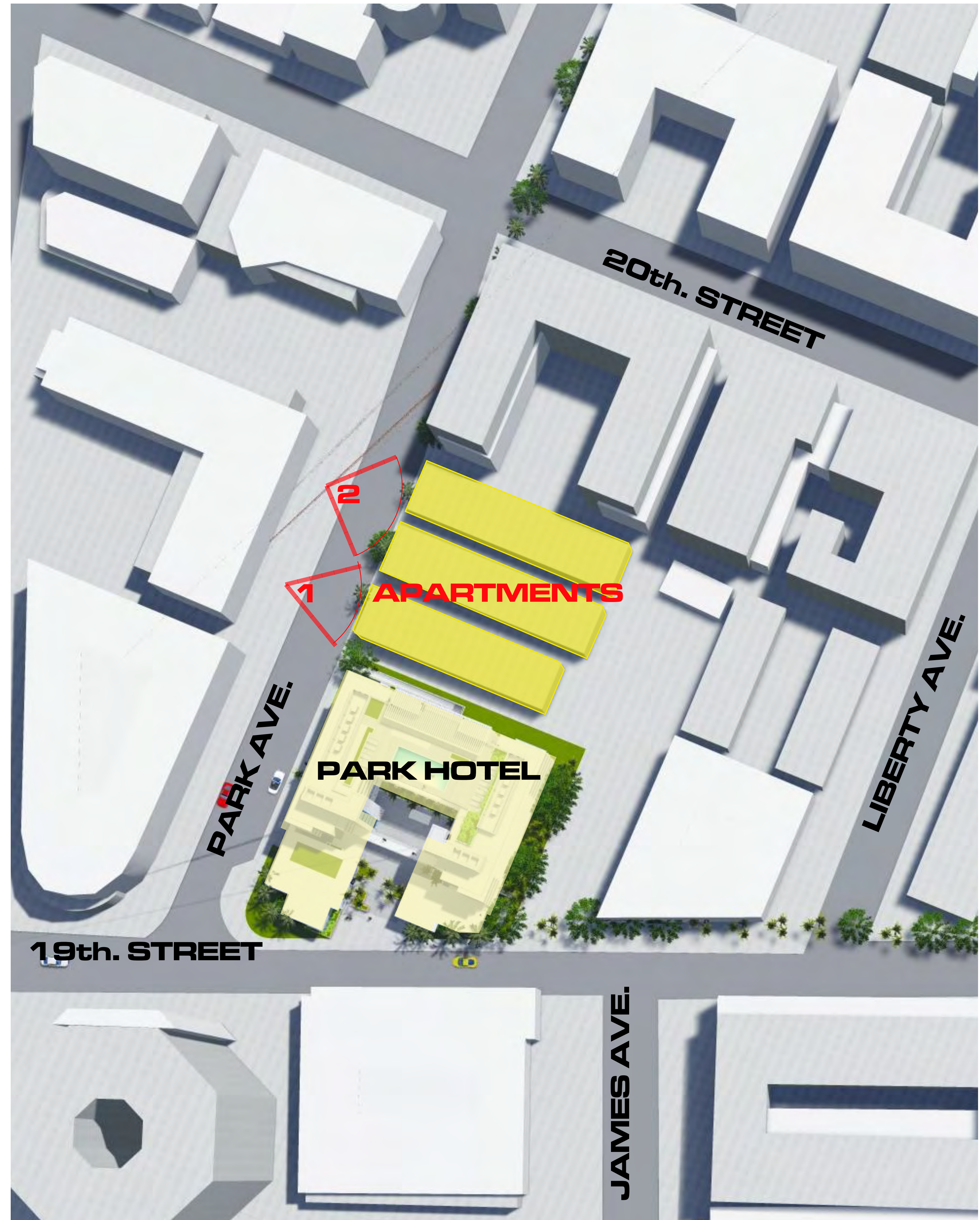
APARTMENTS



1

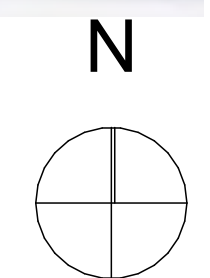


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CONTEXT RELEVANT STRUCTURES
APARTMENTS | 1

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