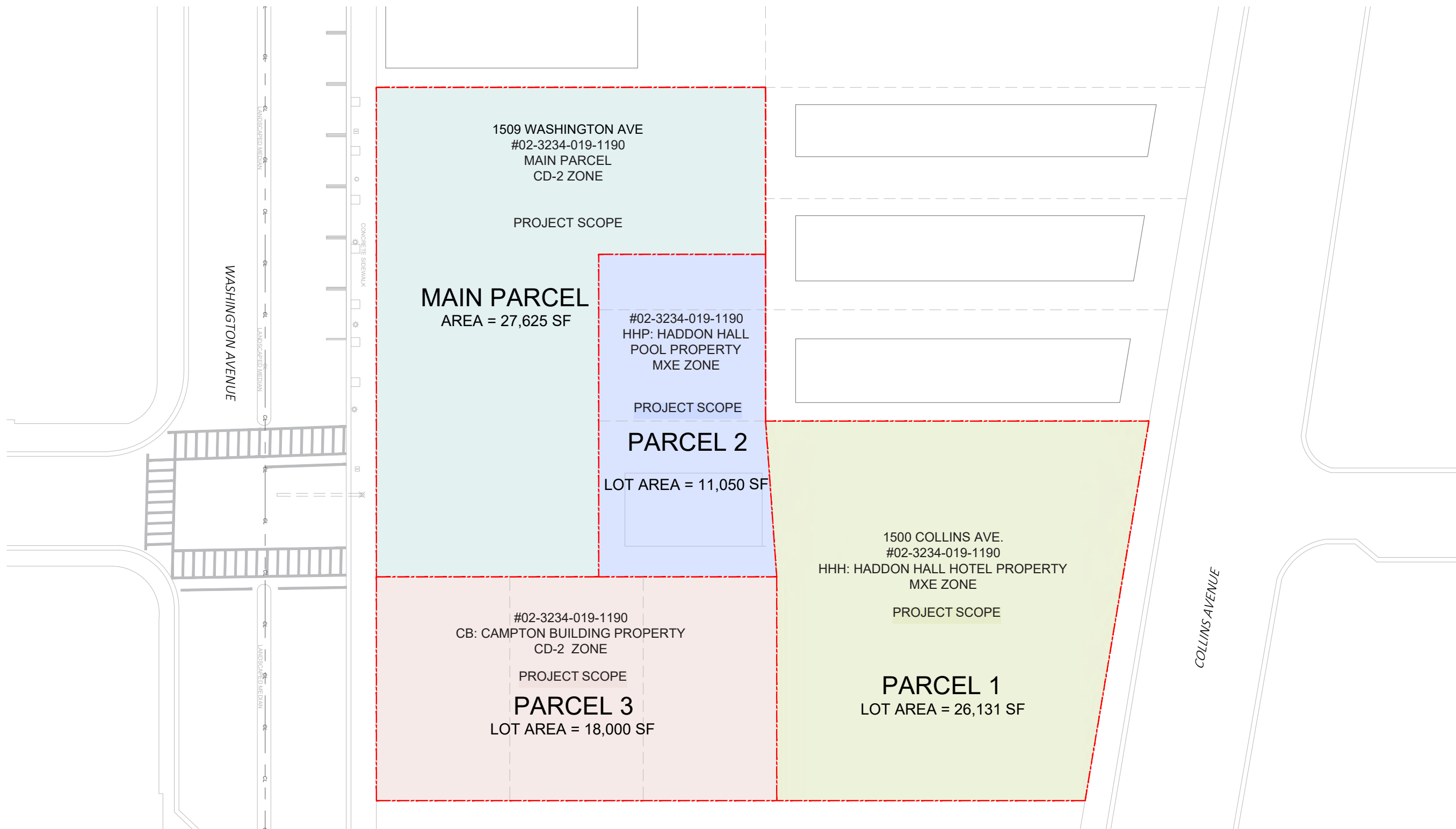


## **PROPERTY OVERVIEW + DATA**



**NR**  
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**NORBERTO ROSENSTEIN ARCHITECT, INC.**  
ARCHITECTURE - INTERIOR DESIGN - PLANNING  
126 S. FEDERAL HIGHWAY SUITE #202  
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REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**

1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

**OVERALL PARCEL PLAN**

A0-01

# ZONING INFORMATION

ITEM #	Zoning Information										
1	Address:	1509 - 1515 Washington Ave Mia1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139									
2	Board and File number:	PB23-0625/HPB23-0591									
3	Folio Number(s):	02-3234-019-1170; 02-3232-019-1180; 02-3234-019-1190									
4	Year Constructed:	1940-1949	Located within a local historic district ( yes or no )							YES	
5	Zoning District / Overlay:	Washington Ave CD-2-3 - Commercial med. Density			MXE - Mixed use entertainment / CD-2 - Commercial med. Density						
6	Based Flood Elevation:	8'-0" NGVD	FEMA flood zone: AE								
		WASHINGTON AVE PARCEL			HADDON HALL PARCEL			GRAND TOTAL			
7	Lot Area:	27,625 SF			55,181			82,806 SF			
8	Lot Width / Lot Depth:	220' / 175'			245'-7" / 347'-4"						
9	Minimum Unit Size:	200 SF	Average Unit Size: 354 SF			200 SF	Average Unit Size: 354 SF				
10	Existing Use / Proposed Use:	RETAIL / HOTEL			HOTEL, RESIDENTIAL, AMENITY / HOTEL, AMENITY SPA			VARIOUS			
		Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Proposed		
11	Height	75'-0"	15'-0"	75'-0"	75'-0"	47'-4"	59'-4"				
12	Number of Stories	N/A	1 story	7 stories	N/A	3 Stories	4 Stories				
13	FAR	27,625 SF X 2.0 FAR = 55,250 SF	19,817 SF	108,709 SF	110,362 SF	68,692 SF	56,415 SF	82,806 x 2.0 = 165,612 SF	165,172.22		
14	Gross Square Footage	N/A	N/A	108,709 SF	N/A	64,818 SF	56,415 SF	N/A	165,552 SF		
15	Number of Units Residential:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
16	Number of Units Hotel:	N/A	N/A	199	N/A	N/A	63	N/A	262		
17	Number of Seats:	N/A	N/A	388	N/A	N/A	363	N/A	751		
18	Occupancy Load:	N/A	N/A	1875	N/A	N/A	1538	N/A	3413		
19	Density (per Comprehensive Plan)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
		Required	Existing	Proposed	Required	Existing	Proposed				
<b>Subterranean</b>											
20	Front Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
21	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
22	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
23	Side Setback Facing Street	0'-0"	N/A	N/A	N/A	N/A	N/A				
24	Rear Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
<b>Ground Level</b>											
25	Front Setback	0'-0"	0'-0"	0'-0"	0'-0"	24.3'	N/A				
26	Side Setback (North):	7'-6"	* 3'-3"	* 3'-3"	0'-0"	4.7'	N/A				
27	Side Setback (South):	7'-6"	4.7'	N/A	0'-0"	7.2'	N/A				
28	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
29	Rear Setback	0'-0"	4.8'/6.8'	6'-0"	0'-0"	5.3'	N/A				
<b>Above the ground level up to 35 feet in height</b>											
30	Front Setback	15'-0"	N/A	30'-0"	0'-0"	24.3'	N/A				
31	Side Setback (North):	7'-6"	N/A	* 3'-3"	0'-0"	4.7'	N/A				
32	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A				
33	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
34	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A				
<b>Above 35 feet in height</b>											
35	Front Setback	30'-0"	N/A	30'-0"	0'-0"	24.3'	N/A				
36	Side Setback (North):	7'-6"	N/A	* 3'-3" / 7'-6"	0'-0"	4.7'	N/A				
37	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A				
38	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
39	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A				
		Parking	Required	Existing	Proposed	Deficiencies					
40	Tier 2 area C - no off-street parking requirement										
41	Loading Spaces	4	4 on street loading berth	N/A	Waiver Req'd						
42	Short-term Bicycle Parking, location & # of racks	Commercial: 1 per business, 4 per project, or 1 per 10,000 SF (26,104 sf total)	4	4							
		Hotel: 2 per hotel or 1 per 10 rooms	27	27							
44	Long-term Bicycle Parking, location & # of racks	Commercial: 1 per business or 2 per 5,000 SF (26,104 sf total)	12	12							
		Hotel: 2 per hotel or 1 per 20 rooms	13	13							

OFF-STREET PARKING REQUIREMENT		
<b>RESIDENTIAL</b>		
<i>Co-living units</i>		No parking requirement.
<b>LODGING</b>		
<i>Hotel and hostel</i>		No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.
<b>OFFICE</b>		
<i>Office</i>		No parking requirement
<b>COMMERCIAL</b>		
<i>Café, outdoor</i>		No parking requirement
<i>Retail</i>	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
	New retail construction	One space per 300 square feet of floor area
		Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.
<i>Quality restaurants</i>		No parking requirement.
<b>OTHER</b>		
<i>Approved parklets</i>		No parking requirement

LAND USE	MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)
o Commercial	o 1 per business, 4 per project or 1 per 10,000 square feet	o 1 per business, or 2 per 5,000 square feet
o Hotel	o 2 per hotel or 1 per 10 rooms	o 2 per hotel or 1 per 20 rooms



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COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

**ZONING DATA**  
A0-02



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 200 feet: 75 feet  
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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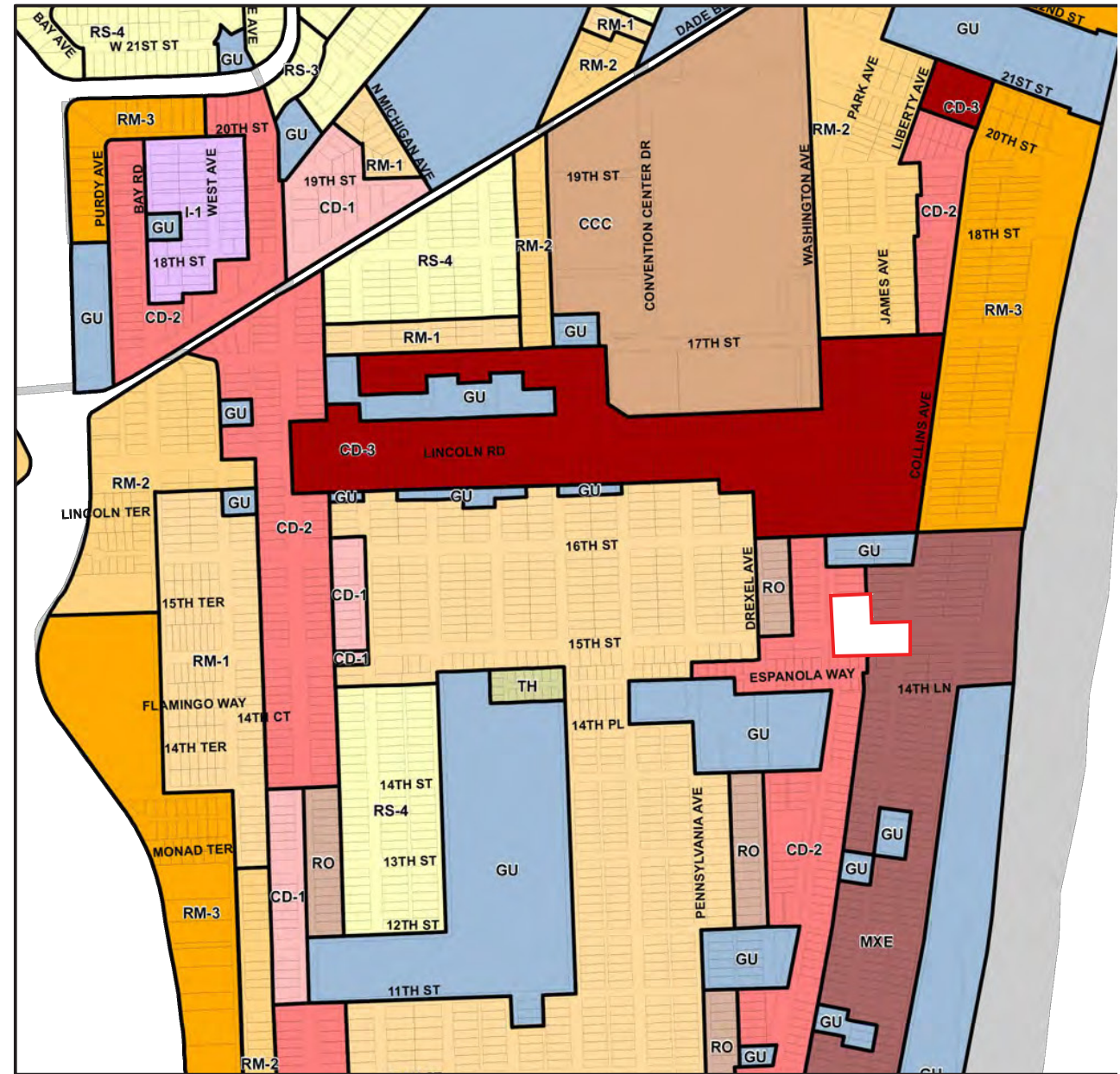
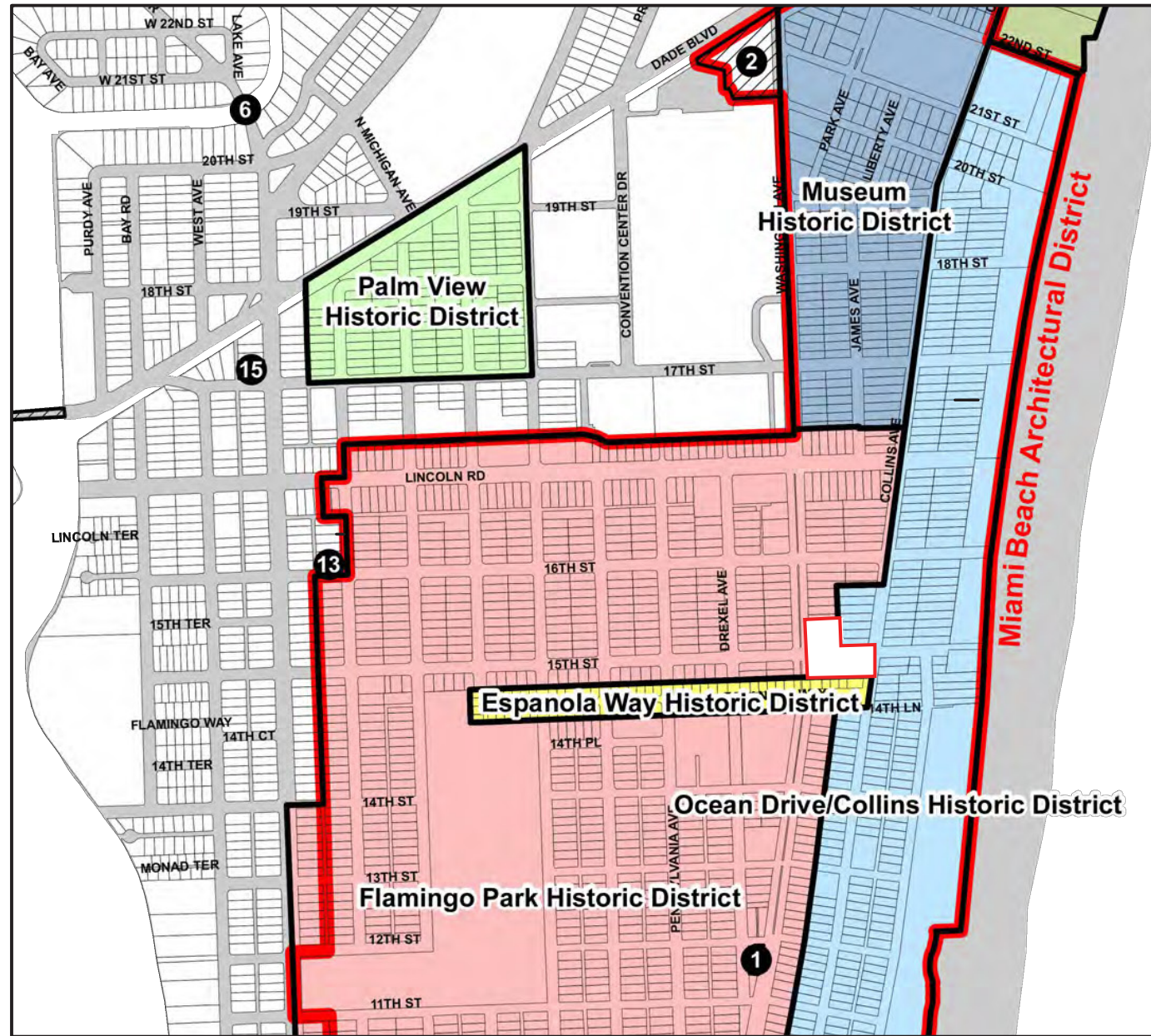
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COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

ZONING MAP  
A0-03



HISTORIC DISTRICT MAP

ZONING MAP



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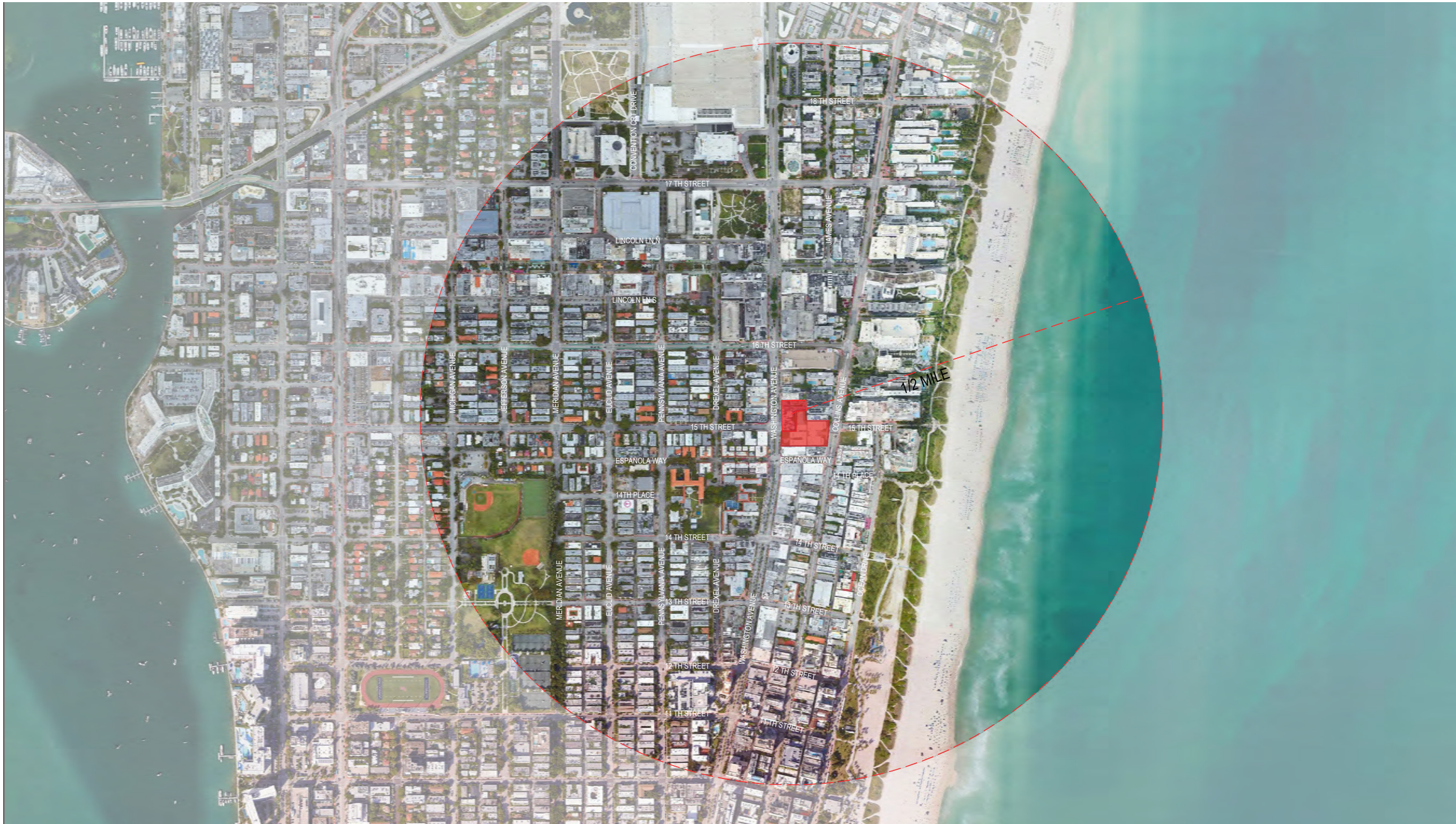
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**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

**HISTORIC DISTRICT  
MAP / ZONING MAP**  
A0-04



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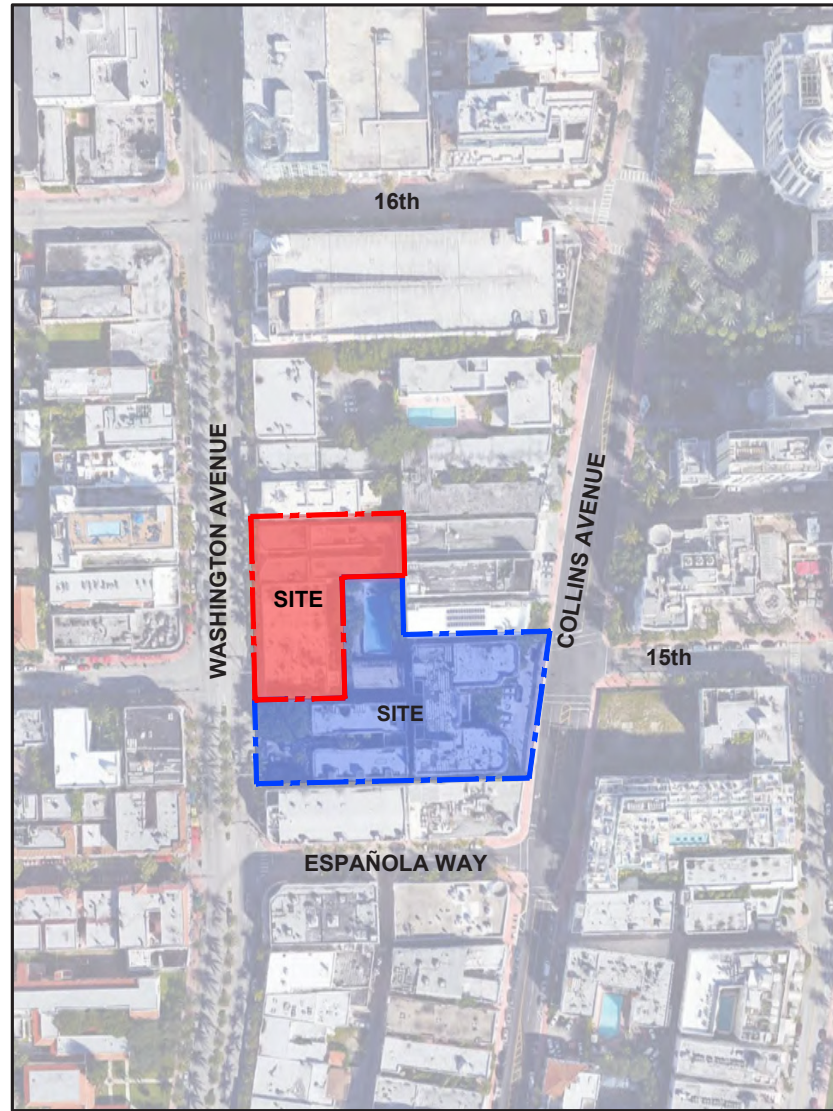
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COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**

1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

LOCATION MAP

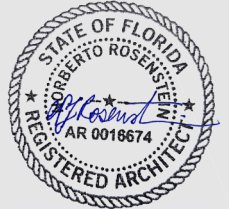
A0-05



CURRENT SITE PLAN (2024)



PLAT MAP 1935 (REVISED 1940)  
(REAL ESTATE PLAT BOOK OF THE CITY OF MIAMI BEACH, FLORIDA)



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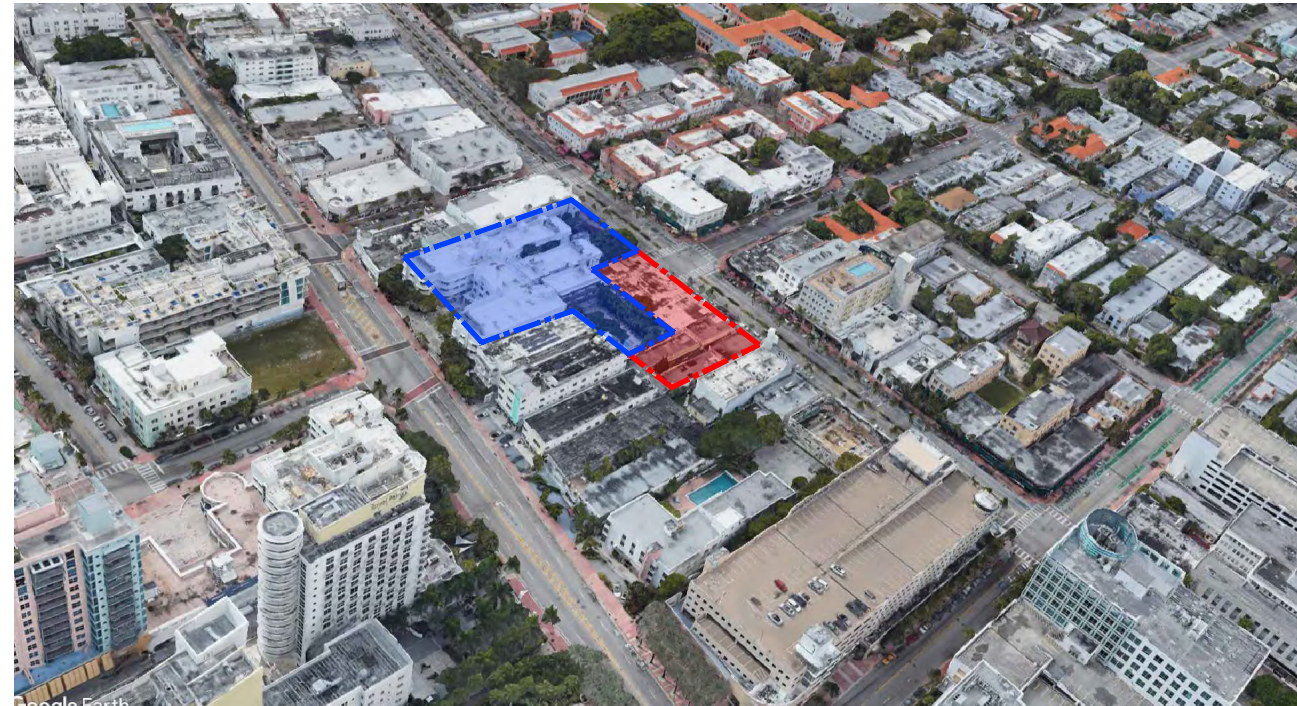
TREEHOUSE HOTEL,  
MIAMI BEACH

1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

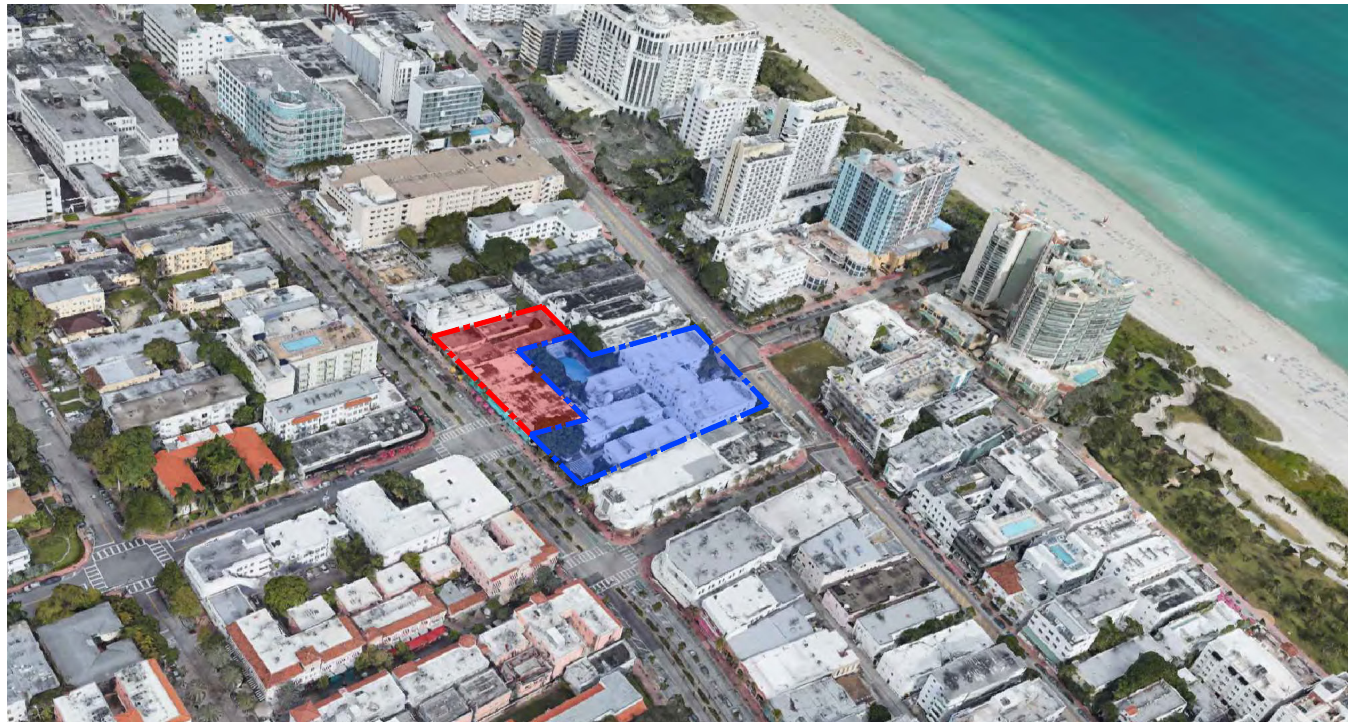
SITE HISTORIC  
CONTEXT



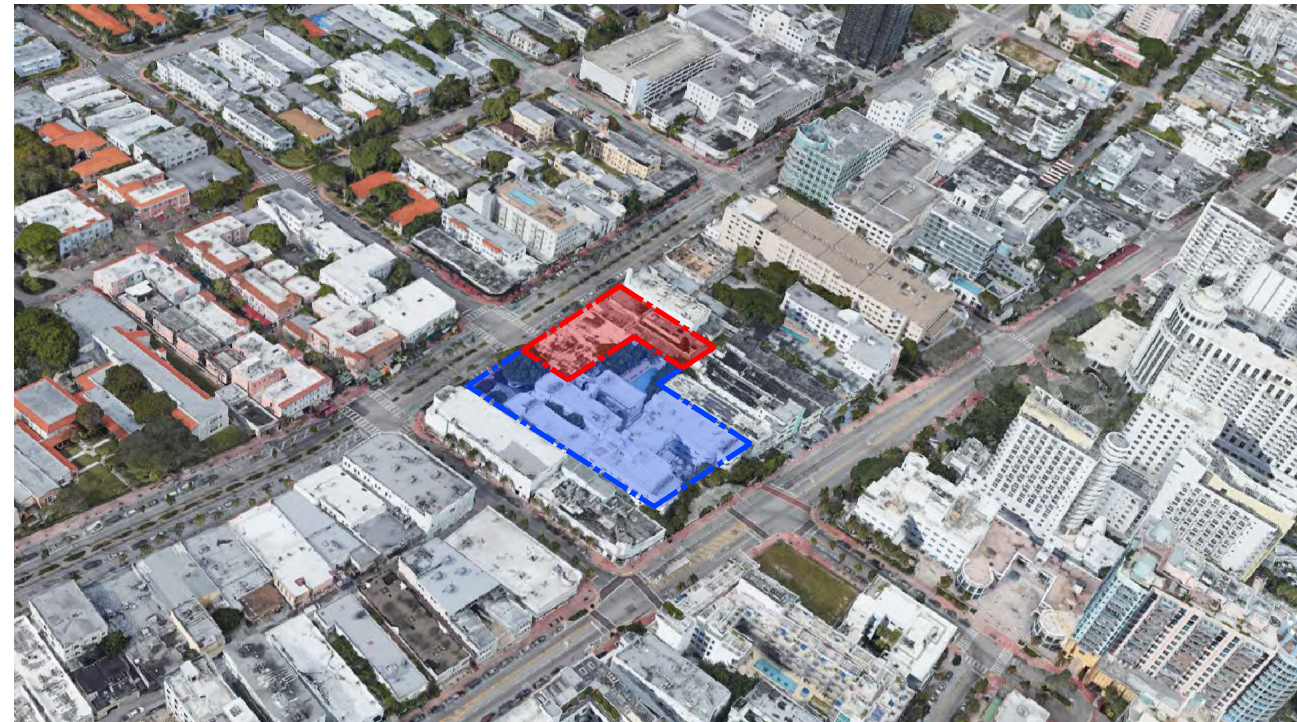
VIEW TOWARDS NORTH-WEST



VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-WEST



VIEW TOWARDS SOUTH-EAST



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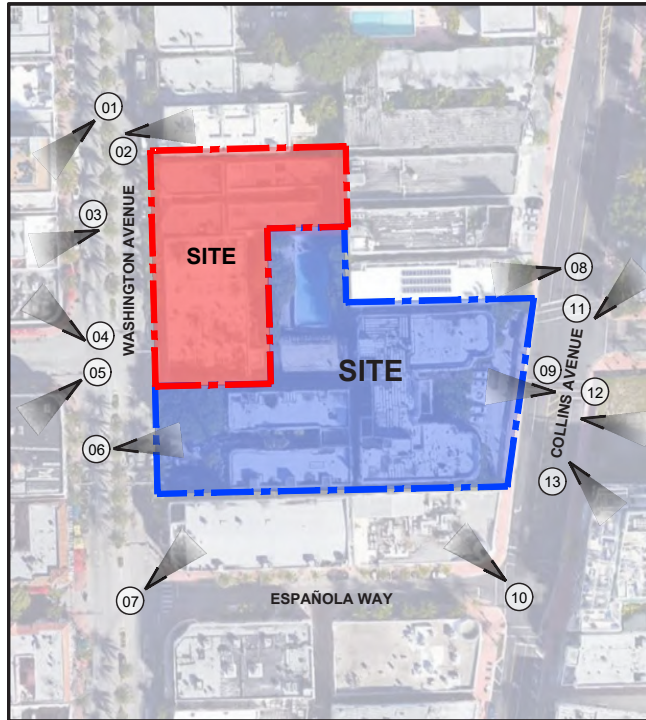
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**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

CONTEXT - AERIAL VIEWS



LOCATION MAP



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13



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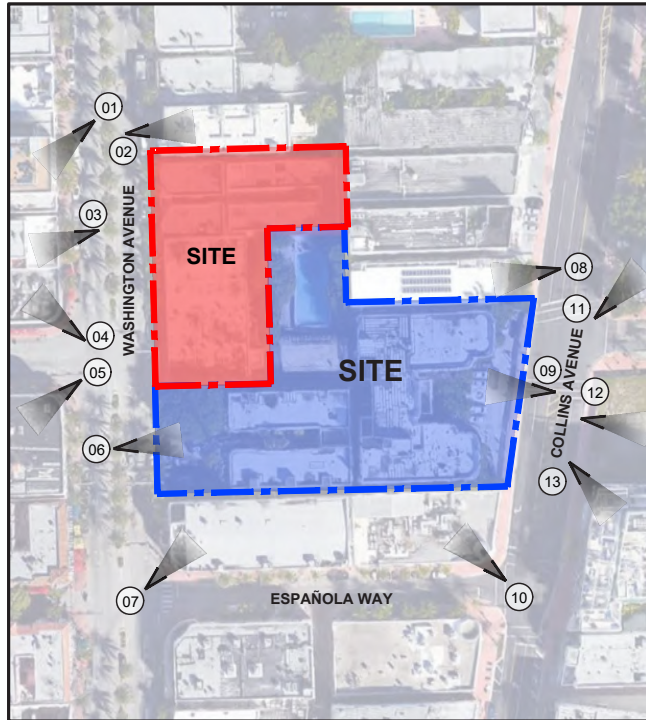
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**TREEHOUSE HOTEL, MIAMI BEACH**

1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

CONTEXT PHOTOS  
WASHINGTON AVENUE

A0-08



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



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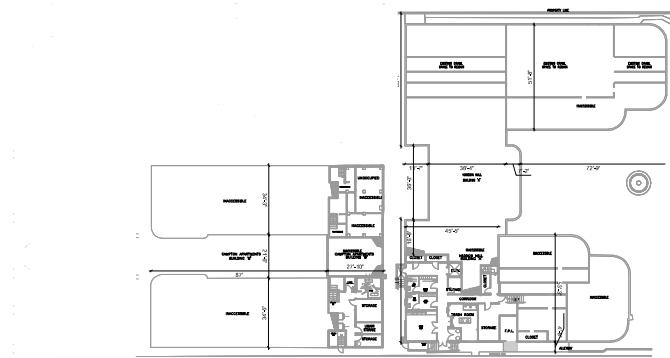
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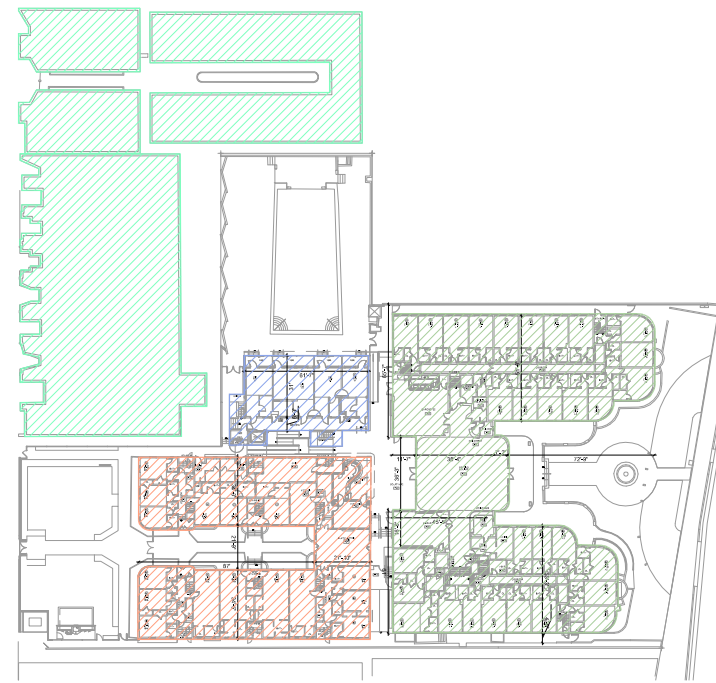

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COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

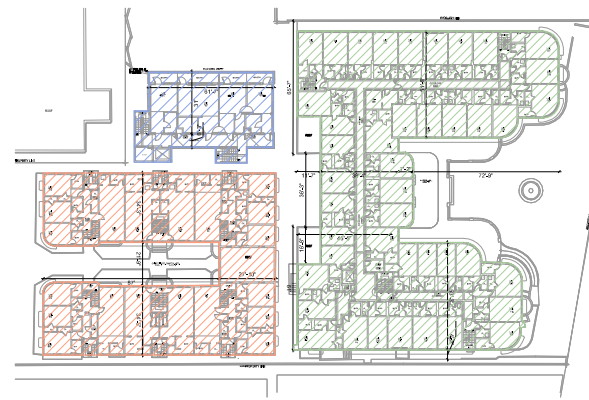
CONTEXT PHOTOS  
COLLINS AVENUE



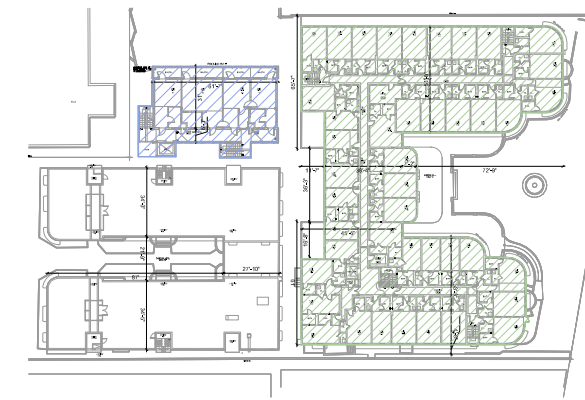
BASEMENT



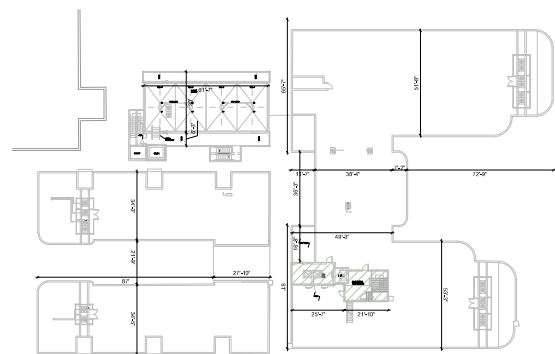
LEVEL 1



LEVEL 2



LEVEL 3



ROOF



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MIAMI BEACH

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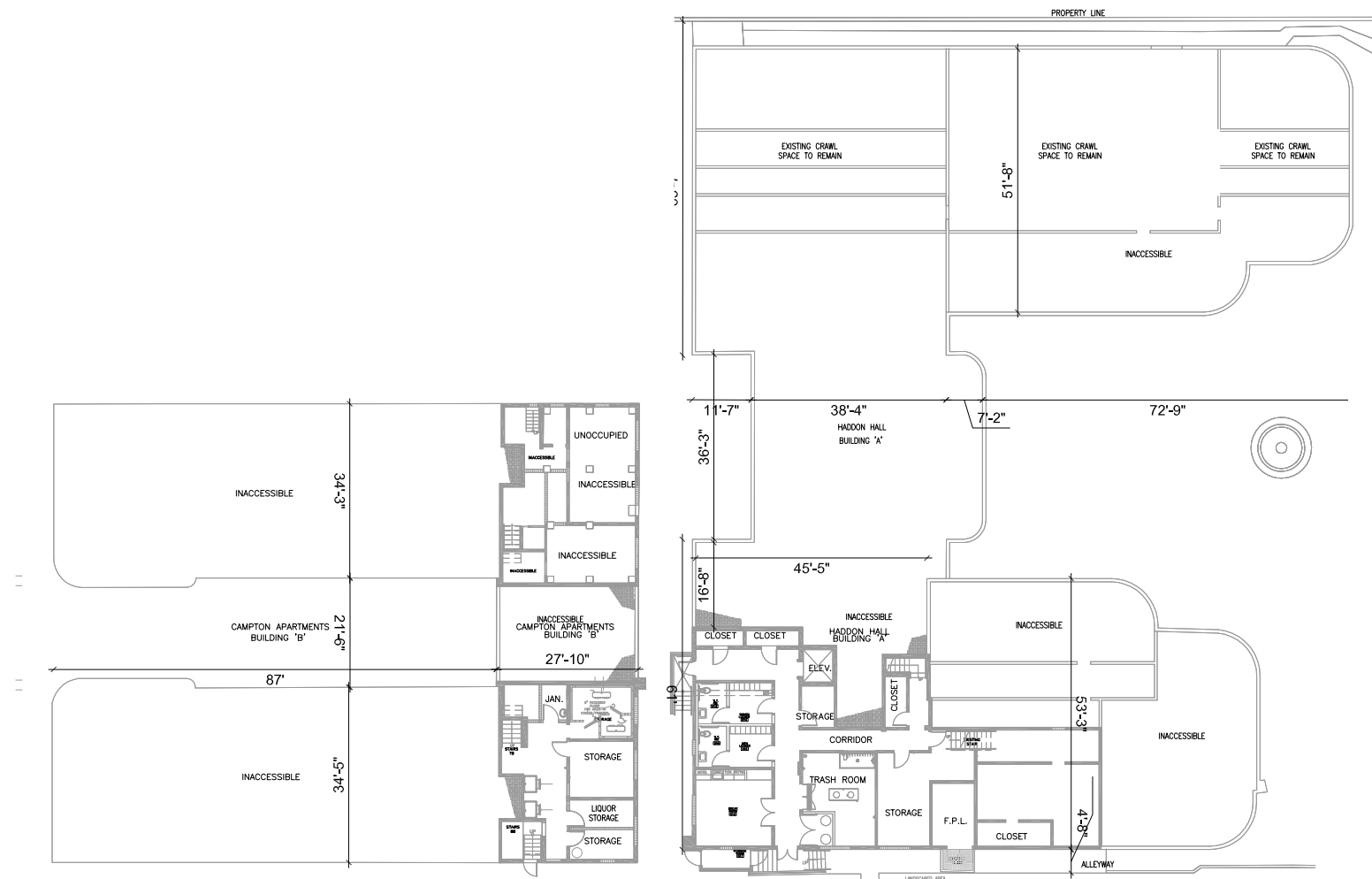
EXISTING FAR LEVELS:  
00-04 (ROOF)

A0-10

## EXISTING FLOOR AREA RATIO

	MAIN PARCEL (1509 Washington Ave)			HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			HADDON HALL POOL (PARCEL 2)			GRAND TOTAL		
Lot Area:	27,625			26,131			18,000			11,050			82,806		
LEVEL 00 BUILDING AREA	LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00 TOTAL:	0.00	
LEVEL 1 BUILDING AREA	LEVEL 1	19,817.33		LEVEL 1	14,776.74		LEVEL 1	8,592.50		LEVEL 1	2,675.16		LEVEL 1 TOTAL:	43,186.57	
LEVEL 2 BUILDING AREA				LEVEL 2	14,352.48		LEVEL 2	8,592.50		LEVEL 2	2,675.16		LEVEL 2 TOTAL:	22,944.98	
LEVEL 3 BUILDING AREA				LEVEL 3	14,352.48					LEVEL 3	2,675.16		LEVEL 3 TOTAL:	14,352.48	
LEVEL 4 BUILDING AREA				LEVEL 4 (ROOF)	614.45								LEVEL 4 (ROOF) TOTAL:	614.45	
TOTAL SF:	TOTAL SF	19,817.33		TOTAL SF	44,096.15		TOTAL SF	17,185.00		TOTAL SF	8,025.48		TOTAL SF:	81,098.48	
FAR	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
2.0 FAR	2.0 FAR X 27,625 SF	55,250.00		2.0 FAR X 26,131 SF	52,262.00		2.0 FAR X 18,000 SF	36,000.00		2.0 FAR X 18,000 SF	22,100.00		2.0 FAR X 82,806 SF	165,612.00	81,098.48

LEVEL 00: EXISTING FAR DIAGRAM



SCALE: 1/32" = 1'-0"



**NR**  
architect

**NORBERTO ROSENSTEIN ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING  
128 S. FEDERAL HIGHWAY SUITE #202  
DANIA BEACH, FLORIDA 33004  
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DESIGNED	DRAWN	CHECKED

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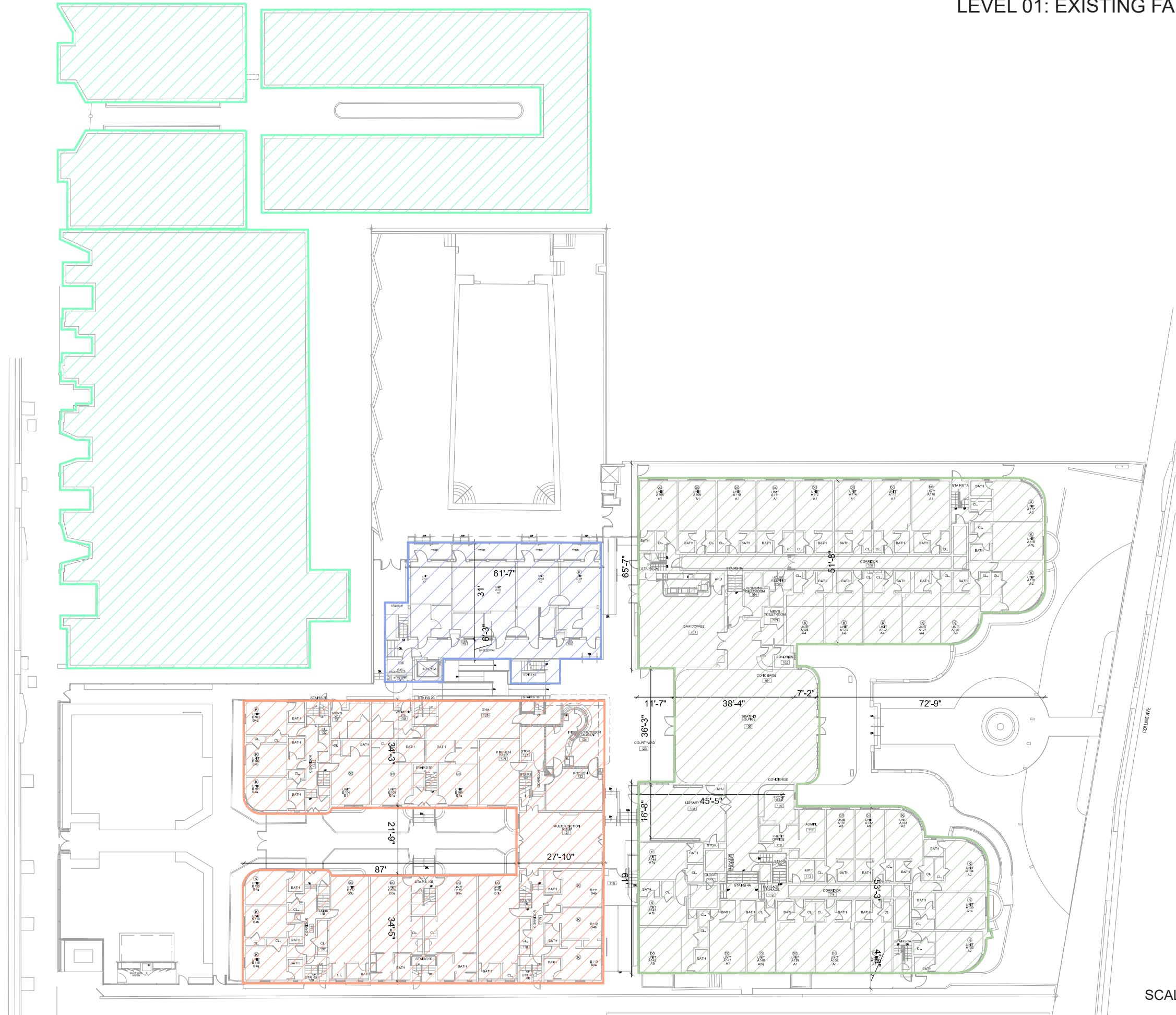
NO.	DESCRIPTION

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING FAR  
LEVEL 00  
A0-11

LEVEL 01: EXISTING FAR DIAGRAM



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REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING FAR  
LEVEL 01  
A0-12

SCALE: 1/32" = 1'-0"



LEVEL 02: EXISTING FAR DIAGRAM



SCALE: 1/32" = 1'-0"



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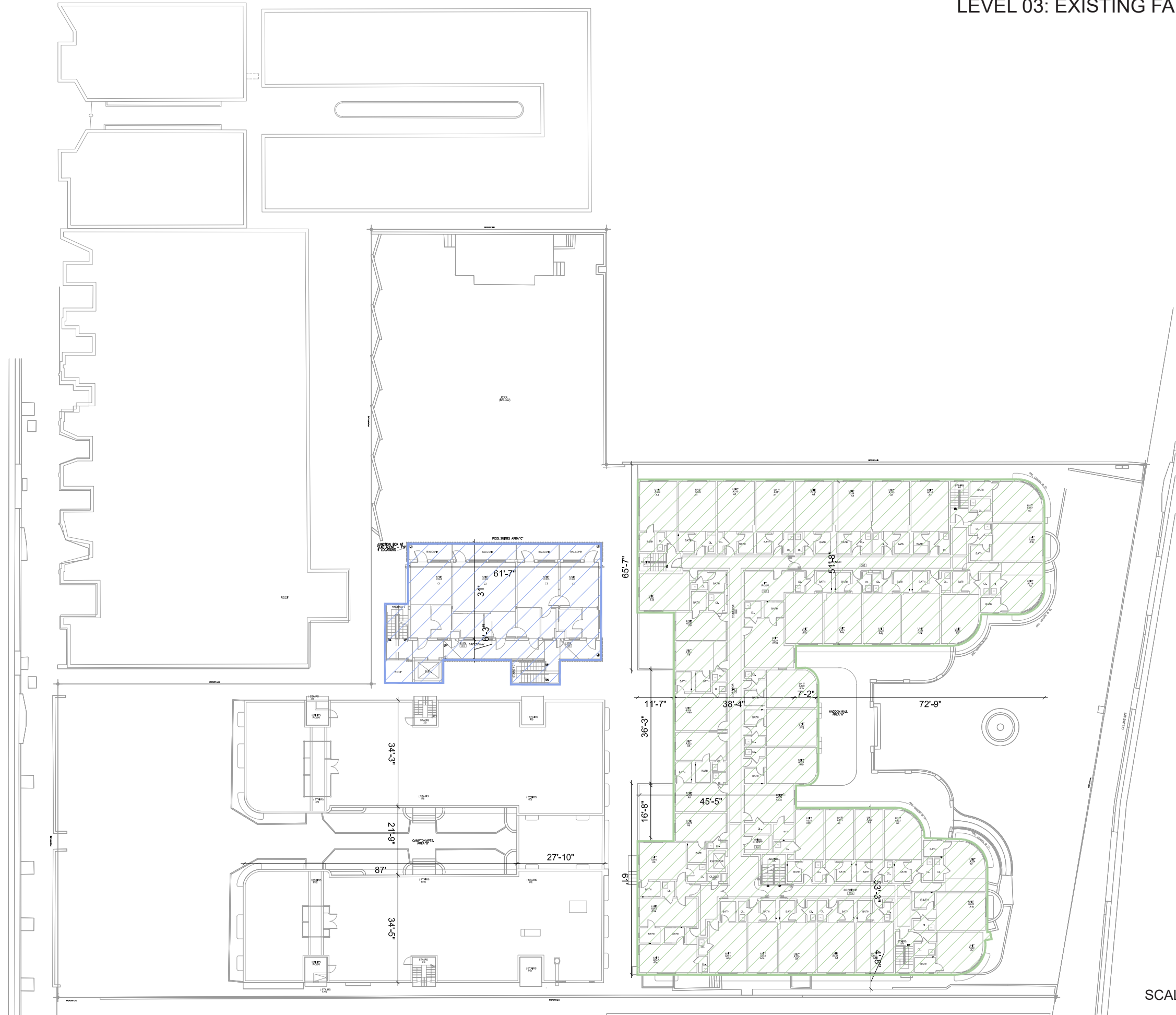
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**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING FAR  
LEVEL 02  
A0-13

LEVEL 03: EXISTING FAR DIAGRAM



SCALE: 1/32" = 1'-0"



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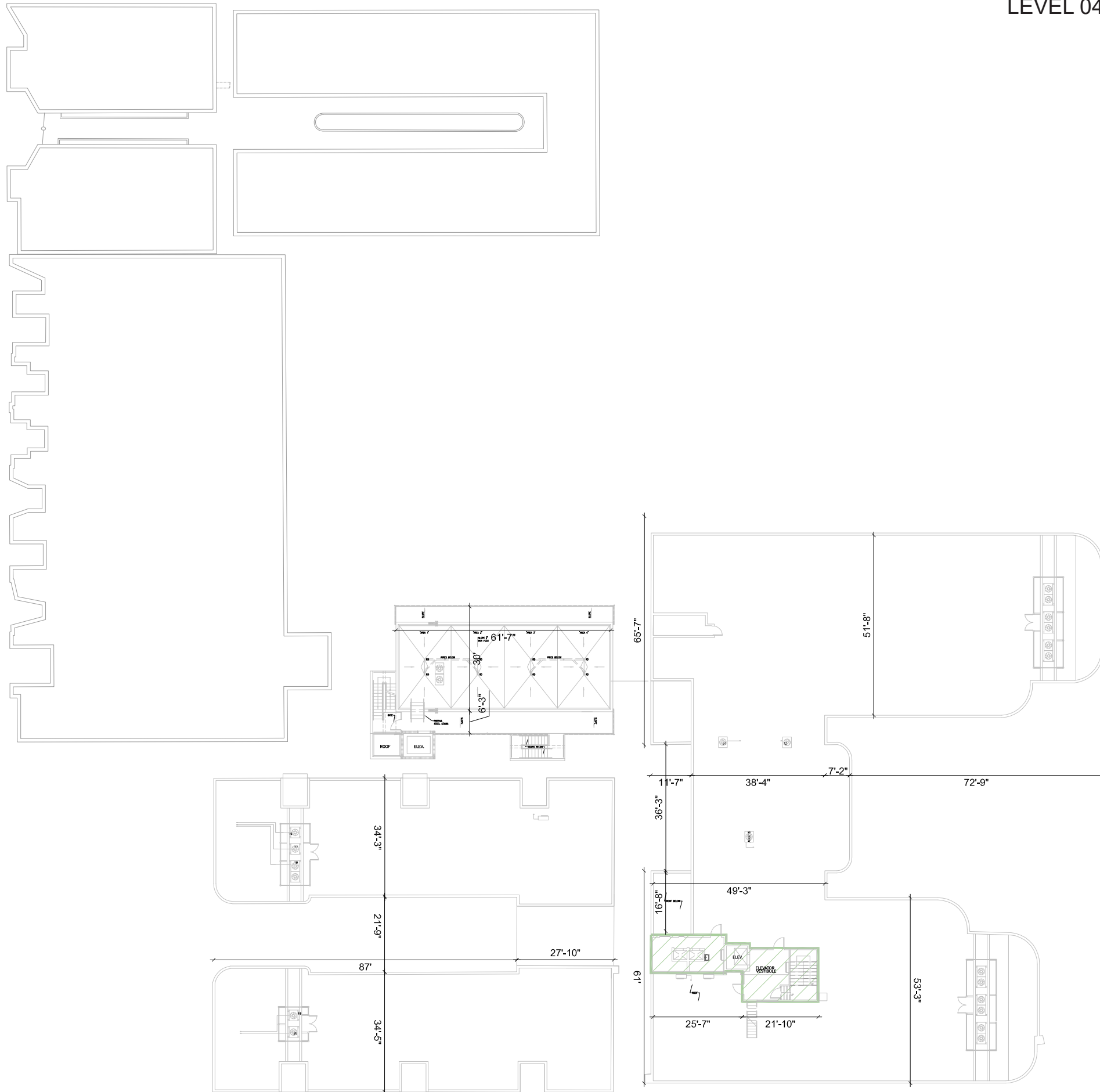
NO.	REVISIONS

COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING FAR  
LEVEL 03  
A0-14

LEVEL 04: EXISTING FAR DIAGRAM



SCALE: 1/32" = 1'-0"



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DESIGNED	DRAWN	CHECKED

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NO.	DESCRIPTION	DATE

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL, MIAMI BEACH**  
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING FAR  
LEVEL 04 (ROOF)  
A0-15