

Private Residence

803 Second Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

DECEMBER 19th, 2022

PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

COVER PAGE

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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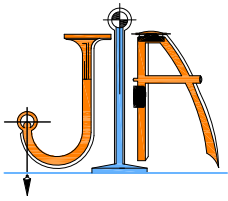
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DATE: 12/19/2022

SHEET NUMBER

A0.00





JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

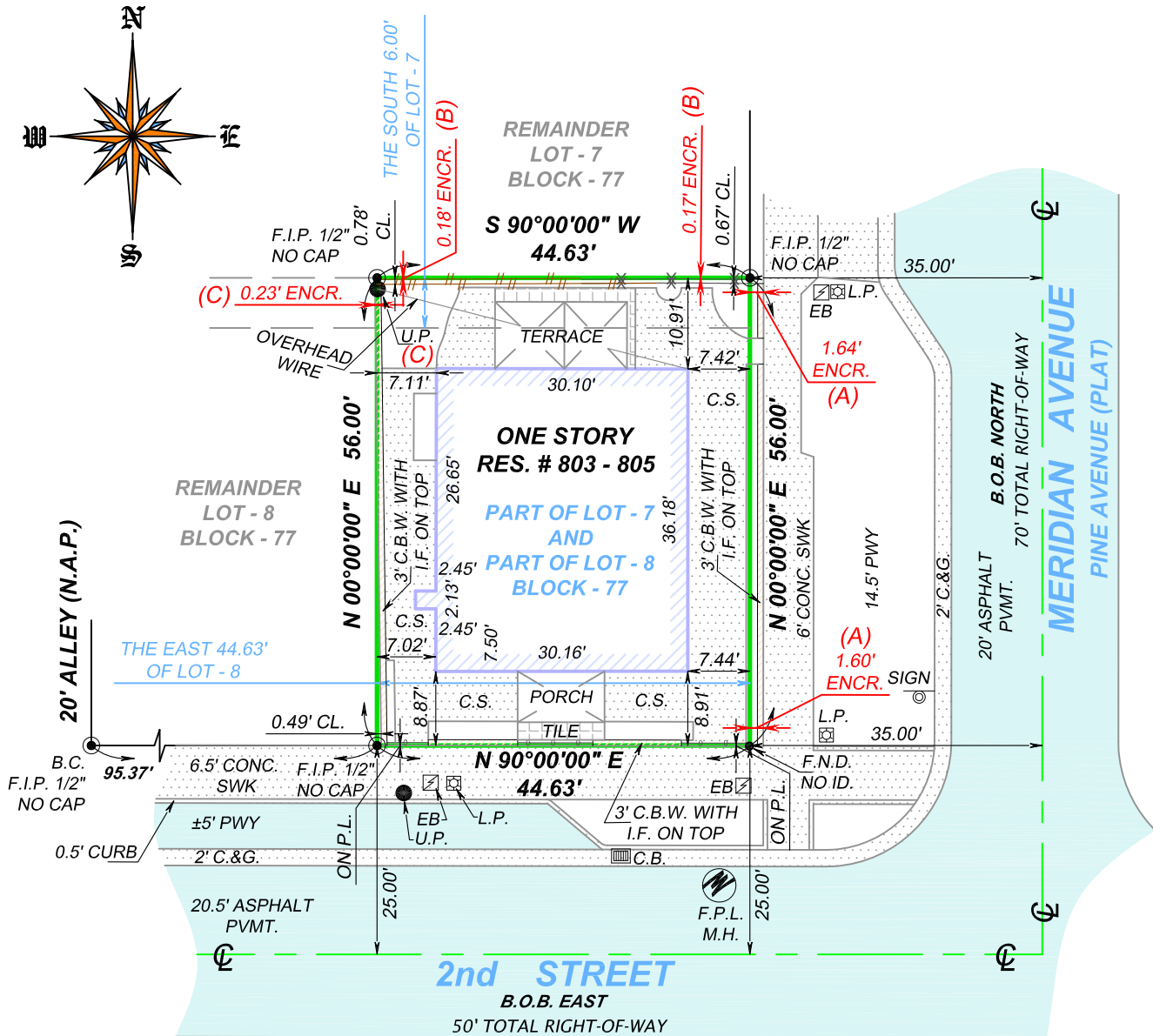
WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
 SUITE NO. 202 UNIT 1
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

803 2nd STREET, MIAMI BEACH, FLORIDA 33139



ENCROACHMENT NOTES:

- A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE RIGHT OF WAY OF MERIDIAN AVENUE.
- B. NORTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
- C. WEST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY AND UTILITY POLE IS ENCROACHING INTO THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

THE SOUTH 6 FEET OF THE EASTRLY 44.63 FEET OF LOT 7 AND THE EASTERLY 44.63 FEET OF LOT 8, BLOCK 77 OF OCEAN BEACH ADDITION NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFICATION:

TBD HARBOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 JAMES M. SCHIFF P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

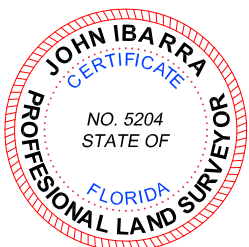
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SCALE: 1"=20'

FIELD DATE: 10/14/2015

SURVEY NO: 15-004089-1

SHEET: 2 OF 2



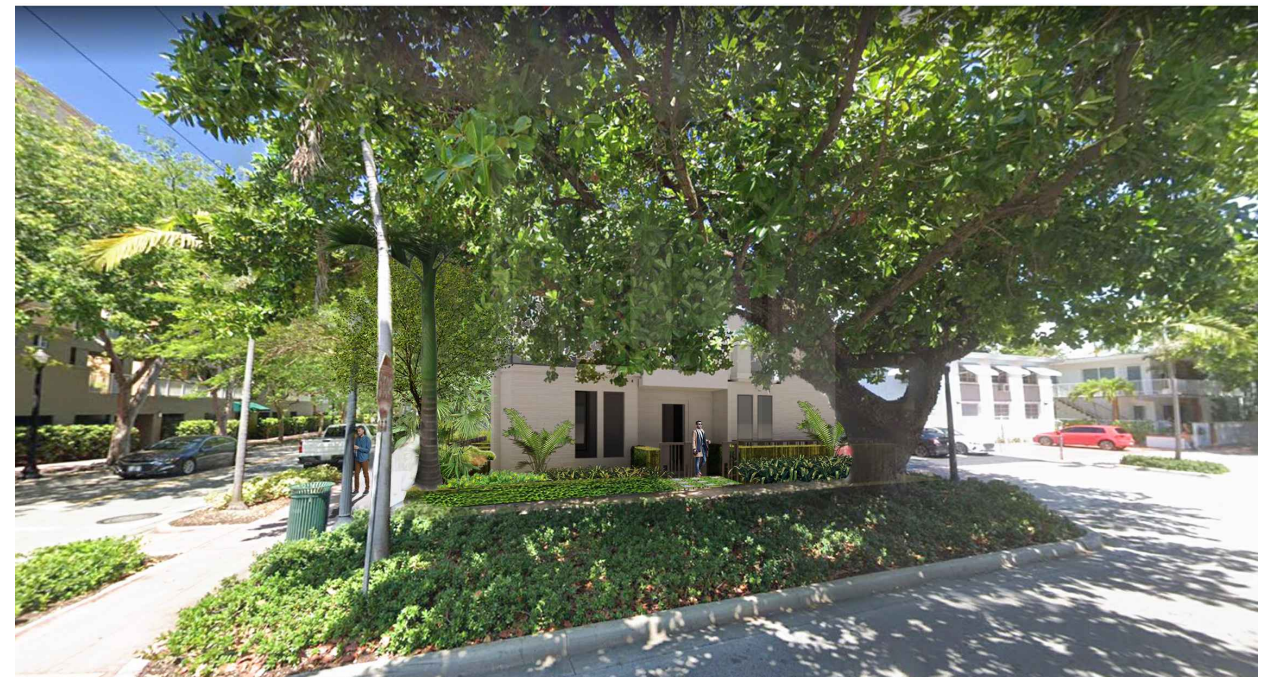
L.B.# 7806 SEAL



FRONT VIEW OF SOUTH FACADE FROM SECOND STREET



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



VIEWS FROM MERIDIAN AVENUE

INDEX

A0.00	Cover Sheet	L0.00	Landscape Cover + Sheet Index
	Survey	L1.00	Landscape Plan
I,2	Renderings	L2.00	Plant List, Landscape Code + Details
A0.01	Index and Data	L3.00	Existing Tree Survey + Disposition Plan
A0.02	Aerial Photos	L3.01	Existing Tree Chart + Mitigation Summary
A0.03	Axonometric Photos		
A0.04	Site Photos Locations		
A0.05	Site Photos		
A0.06	Site Photos		
A0.07	Site Photos		
A0.08	Site Photos		
A0.09	Site Photos		
A0.10	Site Photos		
A0.11	Archive images		
A0.12	Archive images		
A0.20	Architectural Language		
A0.21	Diagram		
A0.22	Diagram		
A1.00	Existing Location Plan		
A1.01	Existing Street Elevations		
A1.02	Existing Building Plans and Elevations		
A2.00	Site Plan		
A2.01	Level 1 Proposed Plan		
A2.02	Level 2 Proposed Plan		
A2.03	Level 3 Proposed Plan		
A2.04	Level 4 Proposed Roof Deck Plan		
A2.05	Level 5 Proposed Roof Plan		
A3.00	East Elevation		
A3.01	South Elevation		
A3.02	North&West Elevation		
A4.00	Section		
A7.00	FAR Diagrams		

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Beach Historic District

ITEM #	Zoning Information			
1	Address:	803 2nd Street, Miami Beach FL 33139		
2	Board and File numbers:			
3	Folio number(s):	02-4203-009-5373		
4	Year constructed:	1921	Zoning District:	R-PS2
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.50 'NGVD
6	Adjusted grade (Flood+Grade/2)	6.25 'NGVD	Lot Area: (Variance required)	±2,499 SF ±0.06 acres
7	Lot Width (Variance required)	44.63	Lot Depth	56
8	Minimum Unit Size	N/A		
9	Existing User	Duplex Residential	Proposed Use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	40'-0"		36'-8"	
11	Number of Stories	4	1	3	-
12	FAR	1.5	0.43	1.50	-
13	FLOOR AREA Square Footage	3,749 SF	1,080 SF	3,717 SF	-
14	Square Footage by use	N/A			-
15	Number of Units Residential	N/A			-
16	Number of Units Hotel	N/A			-
17	Number of Seats	N/A			-
18	Occupancy Load	N/A			-

		Required	Existing	Proposed	Deficiencies
Setbacks					
At Grade Parking:					
19	Front Setback (2nd Street):	N/A	N/A	N/A	-
20	Rear Setback (North):	N/A	N/A	N/A	-
21	Side Facing Street Setback (East):	N/A	N/A	N/A	-
22	Side Setback (West):	N/A	N/A	N/A	-
Pedestal and Subterranean					
23	Front Setback (2nd Street):	5'-0"	8'-7"	5'-10"	
24	Rear Setback (North):	5'-7" (10% of lot depth)	10'-10"	5'-7"	-
25	Side Facing Street Setback (East):	5'-0"	7'-9"	5'-0"	-
26	Side Setback (West):	5'-0"	7'-1"	5'-0"	-
Tower					
27	Front Setback (2nd Street):	N/A	N/A	N/A	-
28	Rear Setback (North):	N/A	N/A	N/A	-
29	Side Facing Street Setback (East):	N/A	N/A	N/A	-
30	Side Setback (West):	N/A	N/A	N/A	-

		Required	Existing	Proposed	Deficiencies
Parking					
31	Parking District	1	1	1	-
32	*Total # of parking spaces	2	0	2	-
33	# of parking spaces required	2		2	-
34	Parking Space Dimensions	8.5' X 18'			-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE			-
36	ADA Spaces	0			-
37	Tandem Spaces	N/A			-
38	Drive Aisle Width	N/A			-
39	Valet Drop off and pick up	N/A			-
40	Loading zones and Trash collection areas	N/A			-
41	Bike Racks (15% of required parking)	N/A			-

		Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges, Nightclubs					
42	Type of use	N/A			-
43	Total # of Seats	N/A			-
44	Total # of Seats per venue	N/A			-
45	Total Occupant Content	N/A			-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			-

47	Is this a contributing building?	YES			
48	Located within a Local Historic District?	YES	Ocean Beach Historic District		

REQUESTED VARIANCES

1	A variance to reduce by 3,250 sq. ft. the minimum required lot area of 5,750 sq. ft. within the RPS-2 district in order to construct a 3-story single-family residential building on a property with a lot area of ±2,499 sq. ft.;
2	A variance to reduce the minimum required lot width of 50.0 feet within the RPS-2 district by 5.37 feet in order to construct a three-story residential building on a property with a lot width of 44.63 feet;



7500 NE 4th Court
Studio 102
Miami, FL 33138

2206

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RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

INDEX AND
DATA

JENNIFER McCONNAY FLORIDA LIC# AR93044

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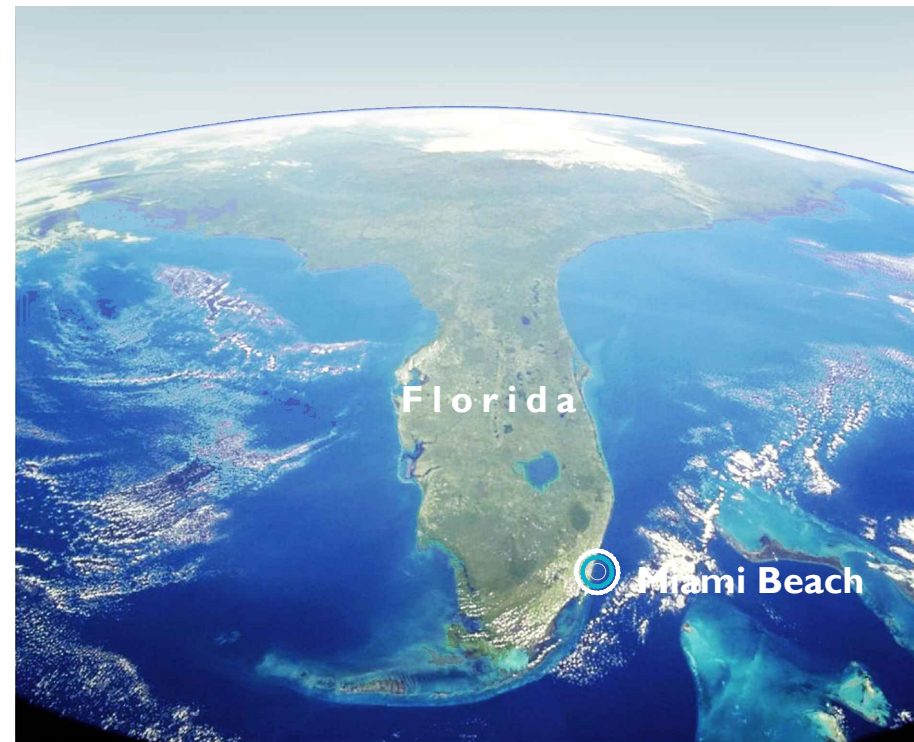
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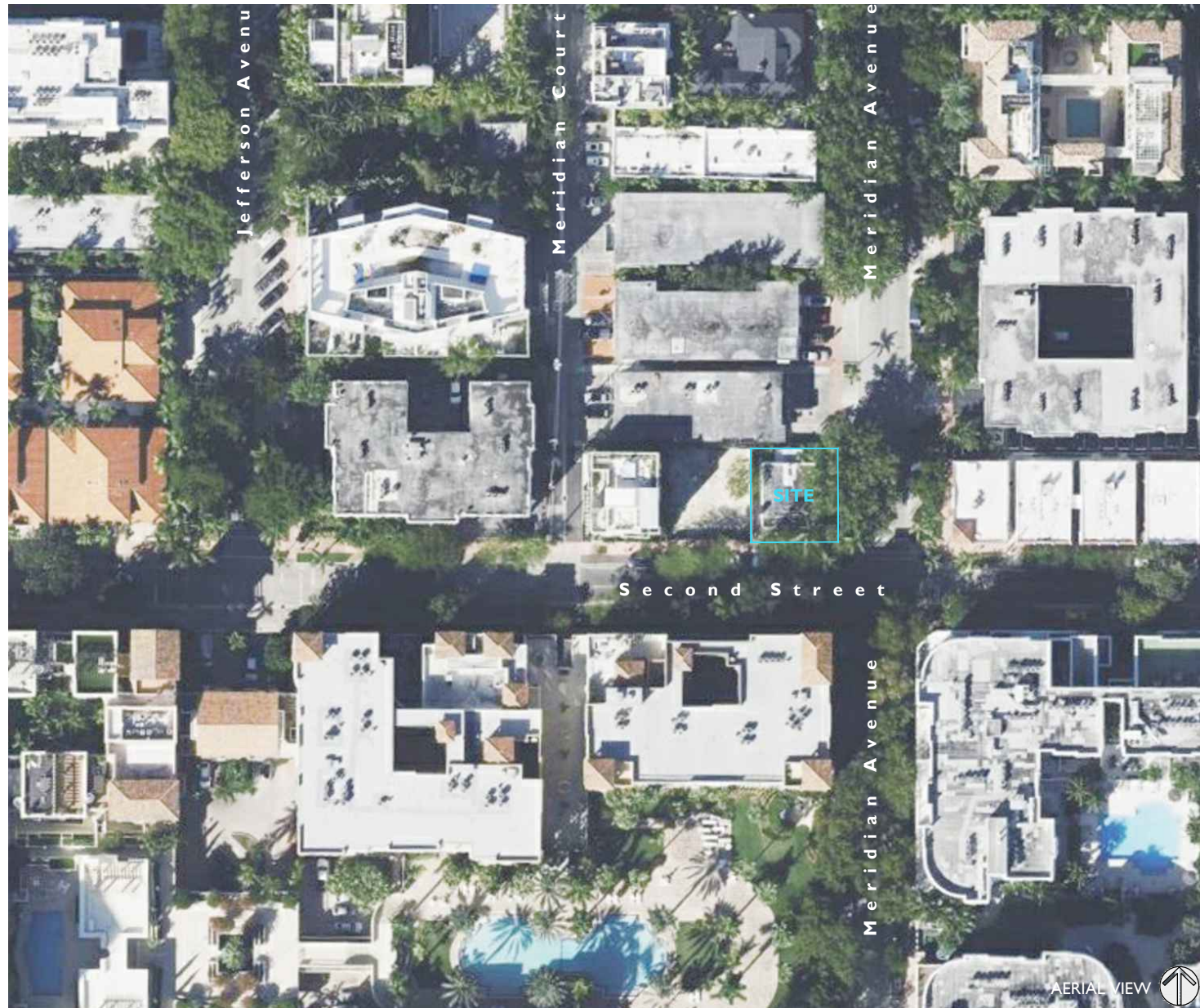
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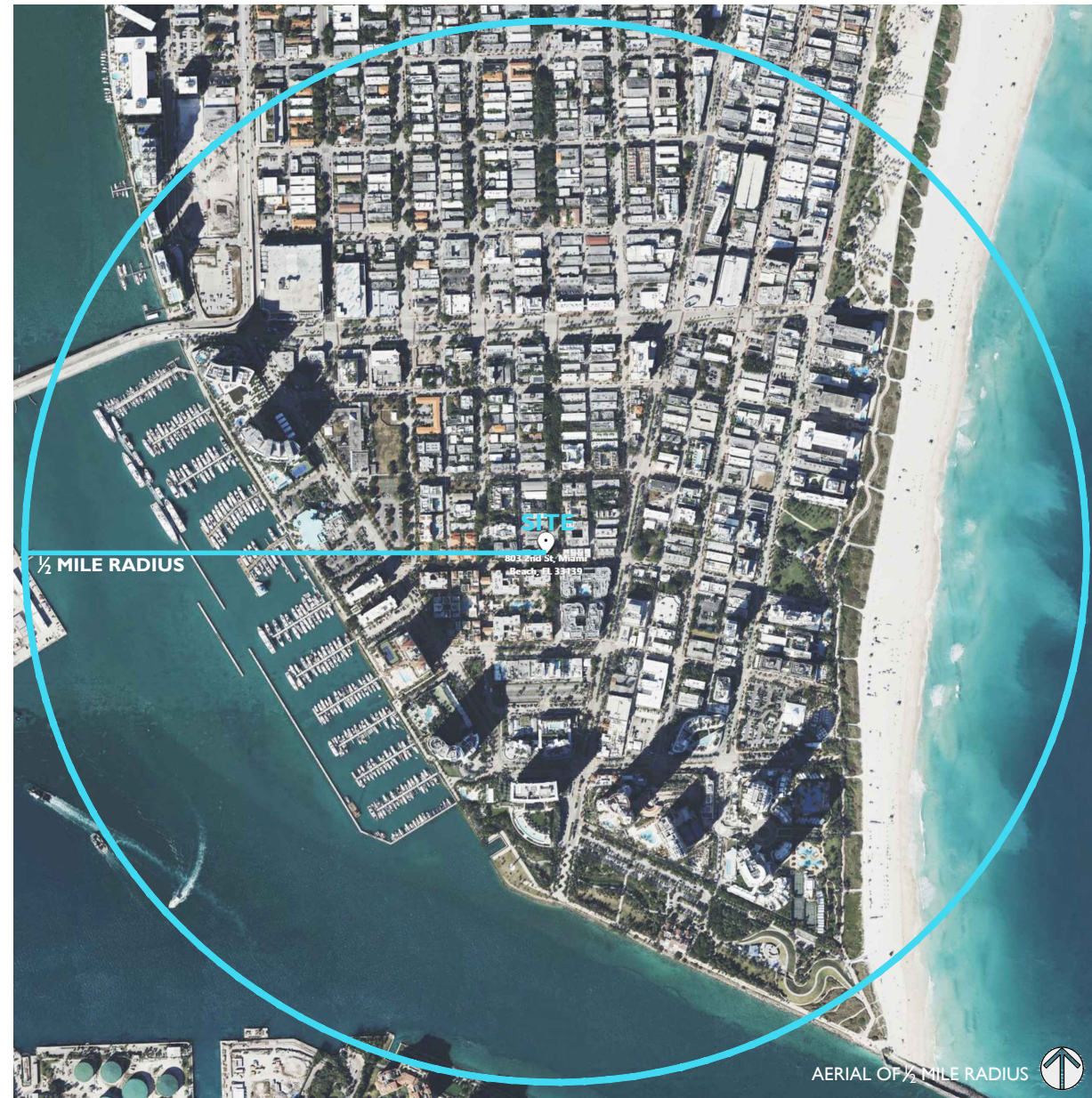
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SATELLITE IMAGE




AERIAL VIEW



AERIAL OF 1/2 MILE RADIUS



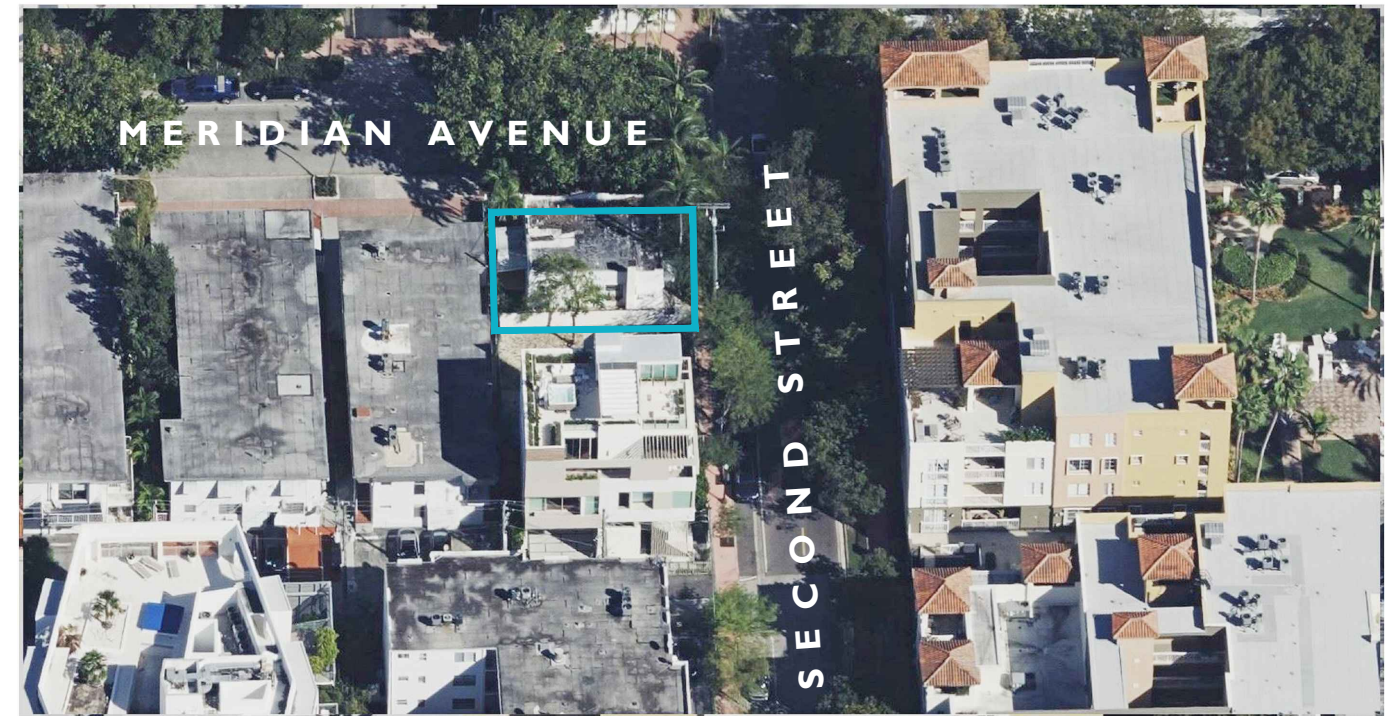
SITE AERIAL - NORTH 



SITE AERIAL - SOUTH 



SITE AERIAL - EAST 



SITE AERIAL - WEST 

AXONOMETRIC
VIEWS

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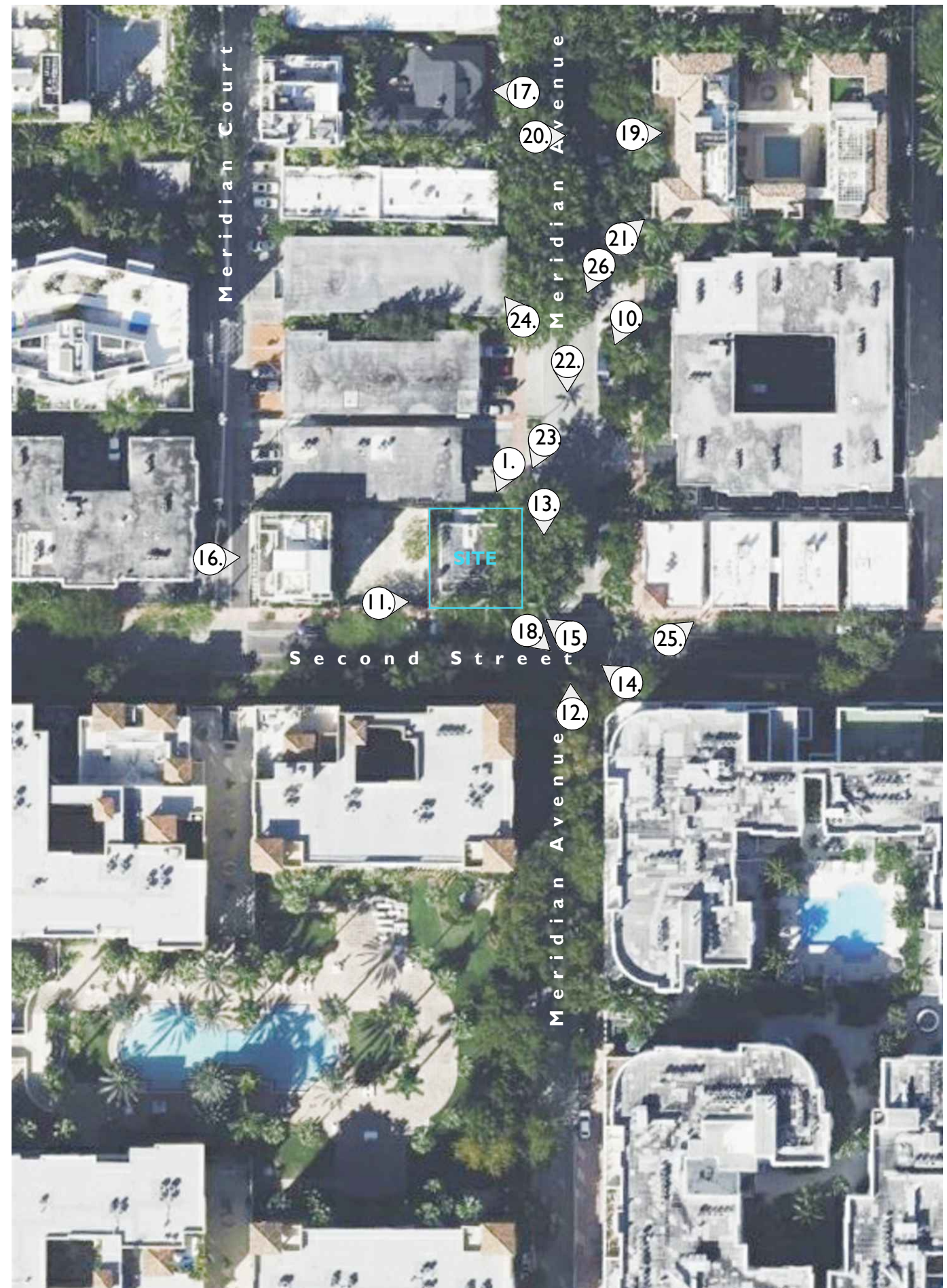
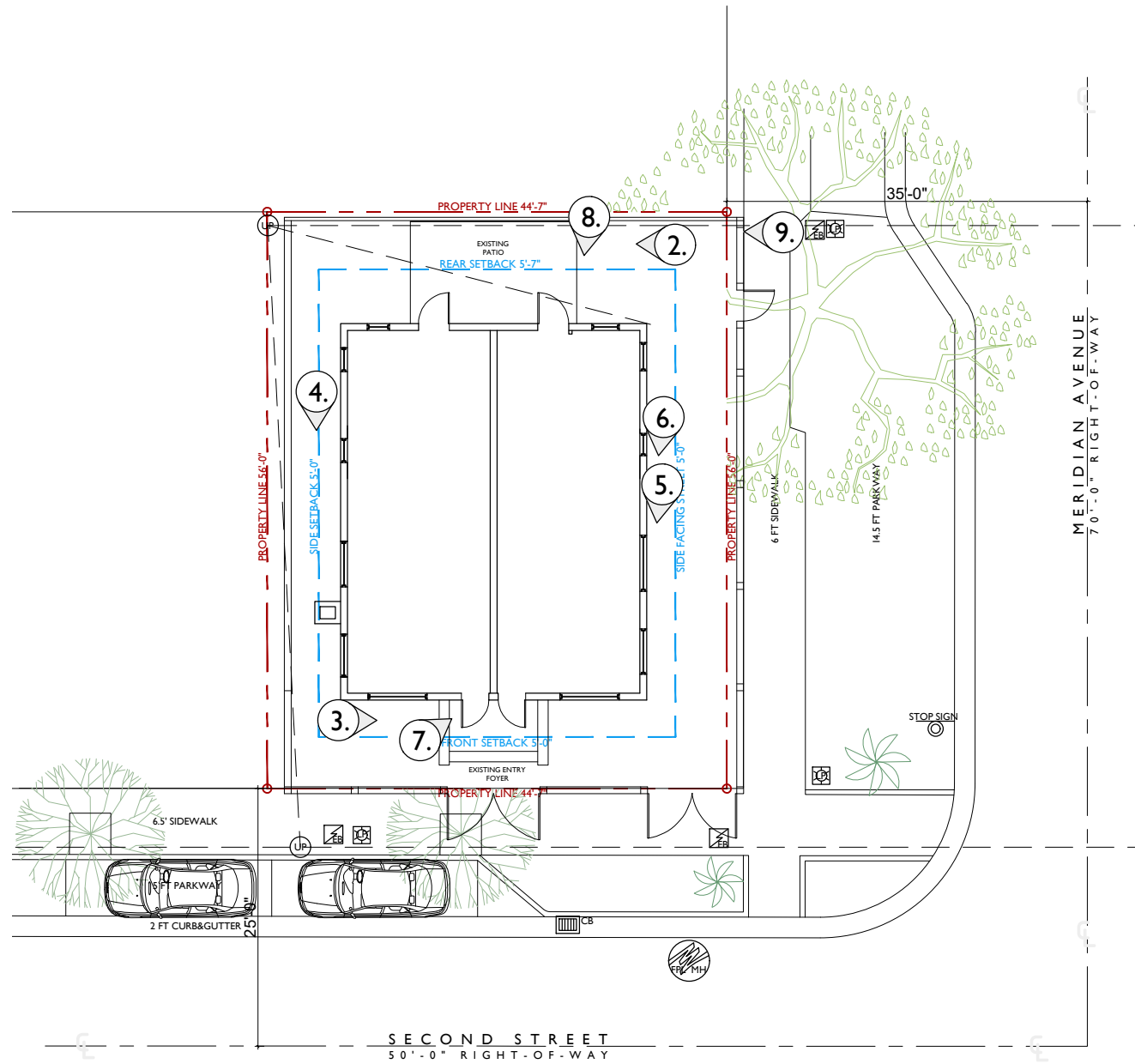
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1. NORTH FACADE FACING RESIDENTIAL BUILDING AT 208 MERIDIAN



2. REAR DOORS OF EXISTING BUILDING



4. WEST FACADE OF EXISTING BUILDING



3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

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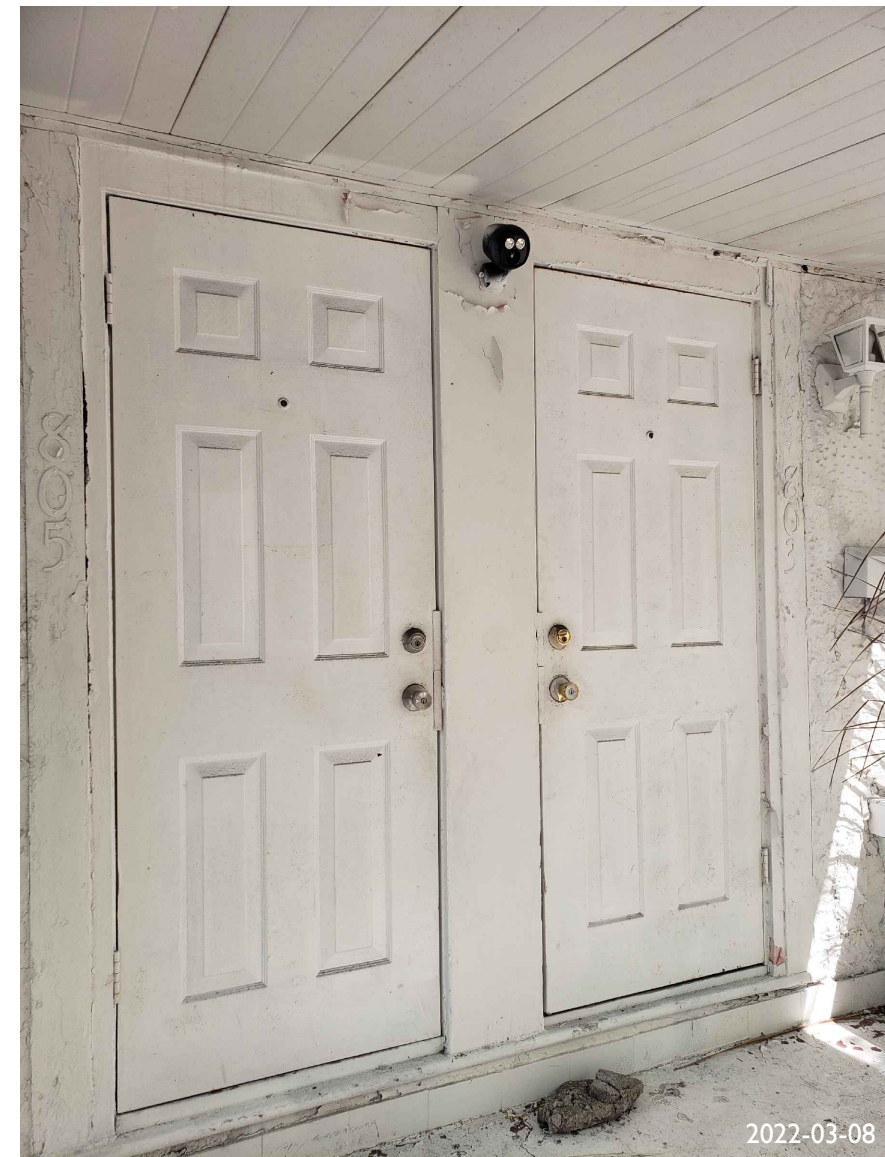
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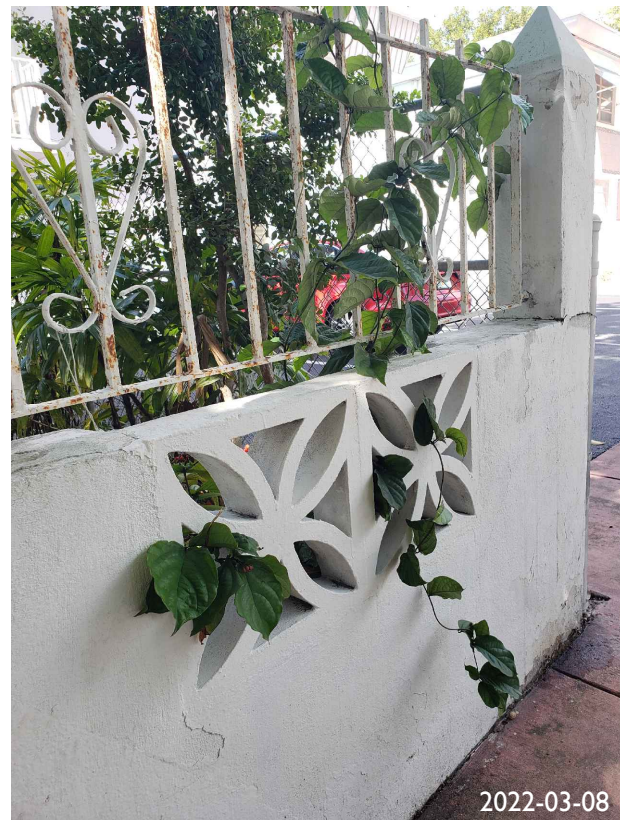
5. WINDOW SHUTTERS



6. WINDOW



7. FRONT ENTRANCE DOORS



9. FENCE DETAIL



8. NORTH FACADE OF EXISTING BUILDING



2022-03-08

10. EXISTING CALLOPHYLLUM TREE



2022-03-08

11. EXISTING BUILDING WEST FACADE



2022-03-08

13. SIDEWALK ALONG MERIDIAN AVE



2022-03-08

12. LOOKING AT MERIDIAN AVE

SITE PHOTOS

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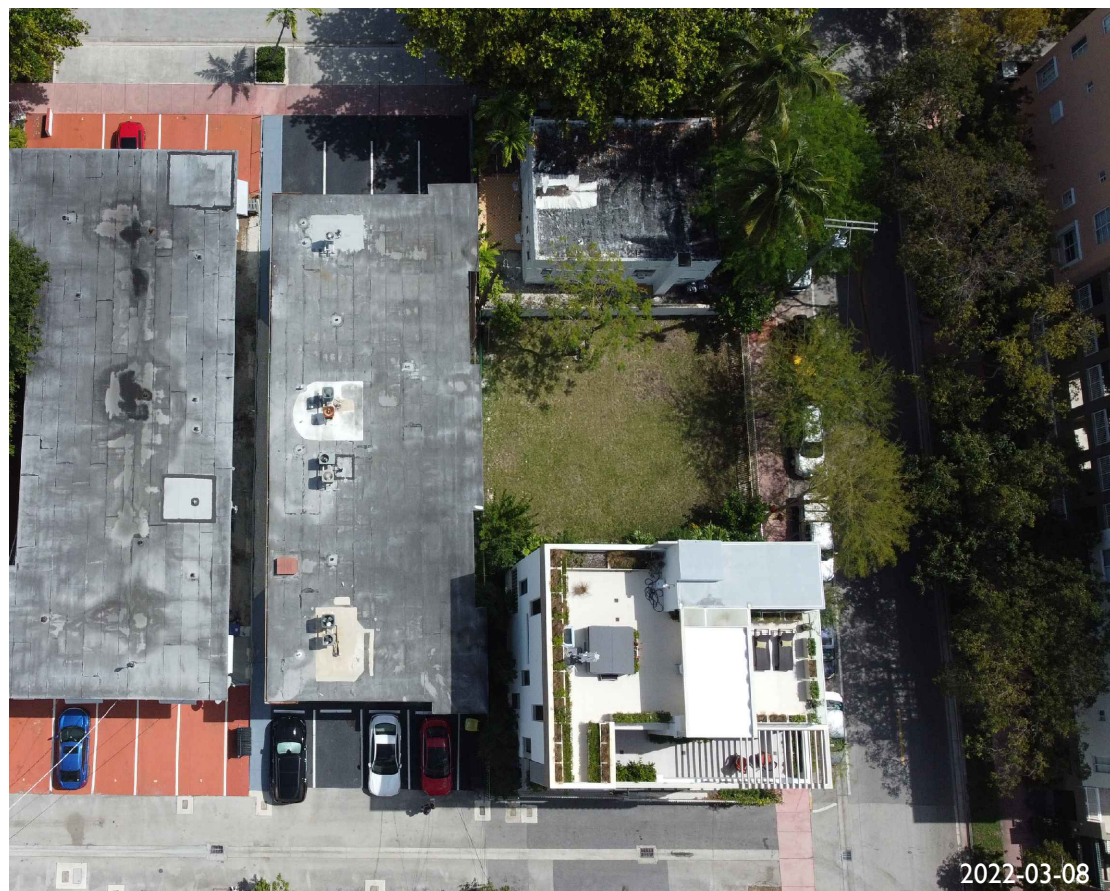
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2022-03-08

14. VIEW AT THE CORNER 803 2ND STREET



2022-03-08

16. AERIAL VIEW AT 803 2 STREET



2022-03-08

15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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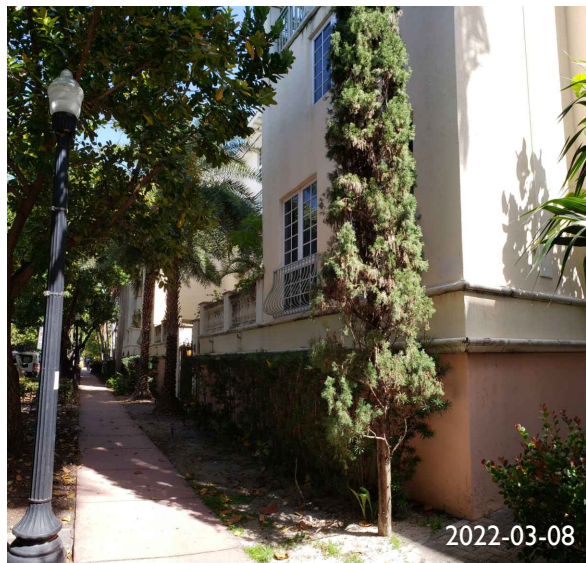
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17. 242 MERIDIAN AVE



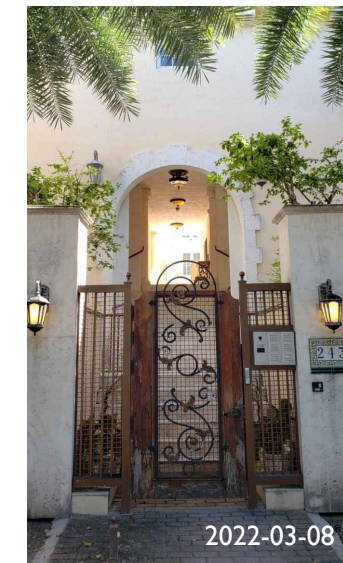
18. 110 WASHINGTON CONDO ALONG 2ND STREET



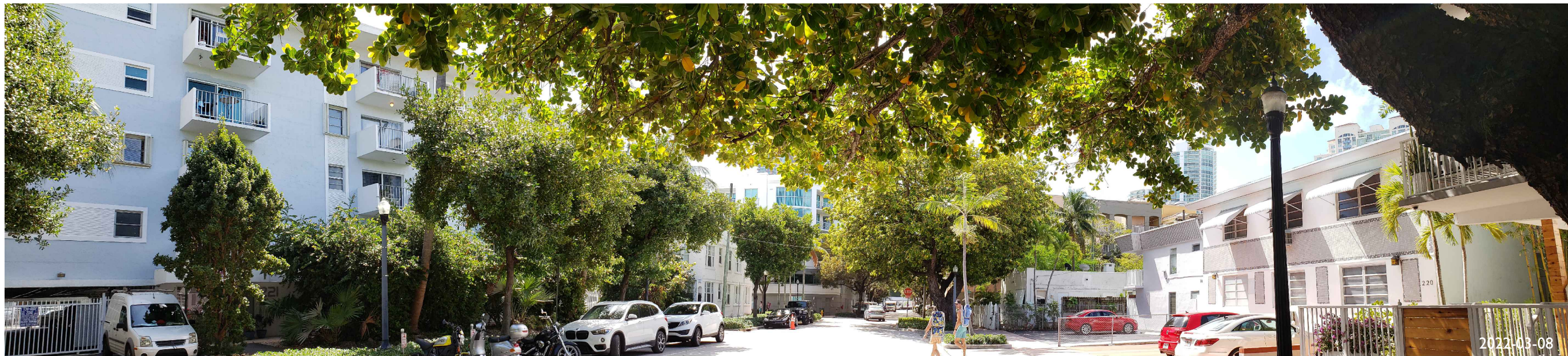
21. SIDEWALK ALONG MERIDIAN AVE



20. 243 MERIDIAN AVE



19. ENTRANCE



22. MERIDIAN AVENUE LOOKING SOUTH



23. 208 MERIDIAN AVENUE



24. 224 MERIDIAN AVE



26. 208-220 MERIDIAN AVENUE



25. 739-735 2ND STREET

NEIGHBORING
STRUCTURES

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1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

ARCHIVE PHOTO

ARCHIVE IMAGES

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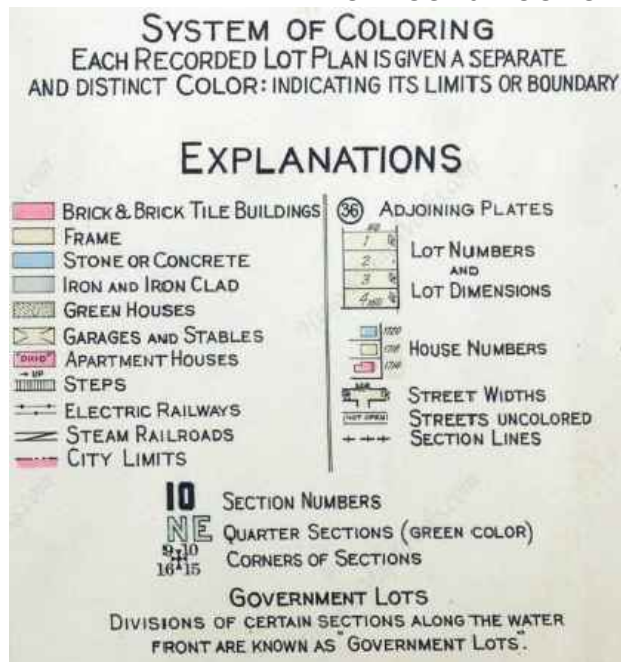
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803 2 street
SANBORN MAP 1921
BEFORE CONSTRUCTION



803 2 street
SANBORN MAP 1918
BEFORE CONSTRUCTION



SANBORN MAP LEGEND



SANBORN MAP 1935