

THE PALACE BAR & RESTAURANT

1052 OCEAN DRIVE, MIAMI BEACH, FLORIDA

FINAL SUBMISSION
HISTORIC PRESERVATION BOARD
DECEMBER 19TH, 2022



7500 NE 4th Court
Studio 102
Miami, FL 33138

1737

PROJECT NUMBER

PROJECT:

PALACE
EVERY QUEEN NEEDS A PALACE
BAR & RESTAURANT

1052 OCEAN DRIVE
UNIT CUC100
MIAMI BEACH
FLORIDA

DRAWING:

COVER
PAGE



SCOPE OF WORK

- MODIFICATIONS TO THE STOREFRONTS IN BOTH THE NORTH AND SOUTH STRUCTURES.
- APPROVAL OF EXISTING SUSPENDED CANVAS AWNING IN THE COURTYARD SPACE

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:

CHECK: JMcG

DATE: 12/19/2022

SHEET NUMBER

A 0.00

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550



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INDEX & DATA

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INDEX

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SURVEY

A0.01 DATA&INDEX

A0.02 AERIAL PHOTOS

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A.006 SITE PHOTOS

A1.01 LEVEL I PLAN

A3.00 EXISTING AND PROPOSED ELEVATIONS

A3.01 EXISTING AND PROPOSED ELEVATIONS

A3.02 PROPOSED DOOR DRAWINGS

A3.03 PHOTOMONTAGE - NEW DOORS

DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1052 OCEAN DRIVE, MIAMI BEACH, FL 33139		September 21st, 2020
2	Board and File numbers:			
3	Folio number(s):	02-4203-302-0001		
4	Year constructed:	2006, 1950	Zoning District:	MXE
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.0 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	13,000 SF
7	Lot Width	130'-0"	Lot Depth:	100'-0"
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing User	RESTAURANT	Proposed Use:	RESTAURANT

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	N/A	N/A	
11	Number of Stories	5 STORIES	N/A	5 STORIES	-
12	FAR	2	N/A	N/A	-
13	FLOOR AREA Square Footage	4,968 SF	N/A	4,968 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	210	147	147	-
18	Occupancy Load	224	224	219	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	9'-3"	-
22	Side Setback (WEST):	0'-0"	N/A	0'-0"	-

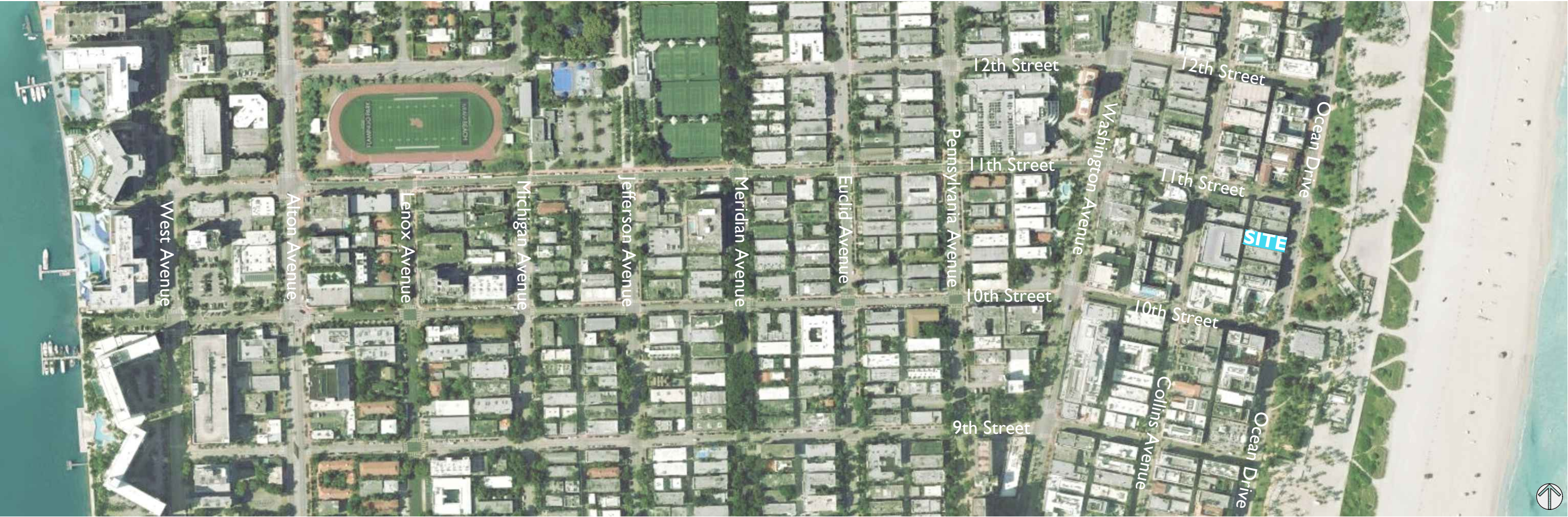
	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	N/A	N/A	N/A	-
33	# of parking spaces required	N/A	N/A	N/A	-
34	Parking Space Dimensions	N/A	N/A	N/A	-
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	N/A	N/A	N/A	-
36	ADA Spaces	N/A	N/A	N/A	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	N/A	N/A	N/A	-
39	Valet Drop off and pick up	8'-0"	N/A	8'-0"	-
40	Loading zones and Trash collection areas	ALLEY	0	ALLEY	
41	Bike Racks (15% of required parking)	N/A	N/A	N/A	-

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	RESTAURANT	RESTAURANT	-
43	Total # of Seats	N/A	173	355	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	186	315	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	SEE A2.01	SEE A2.01	-

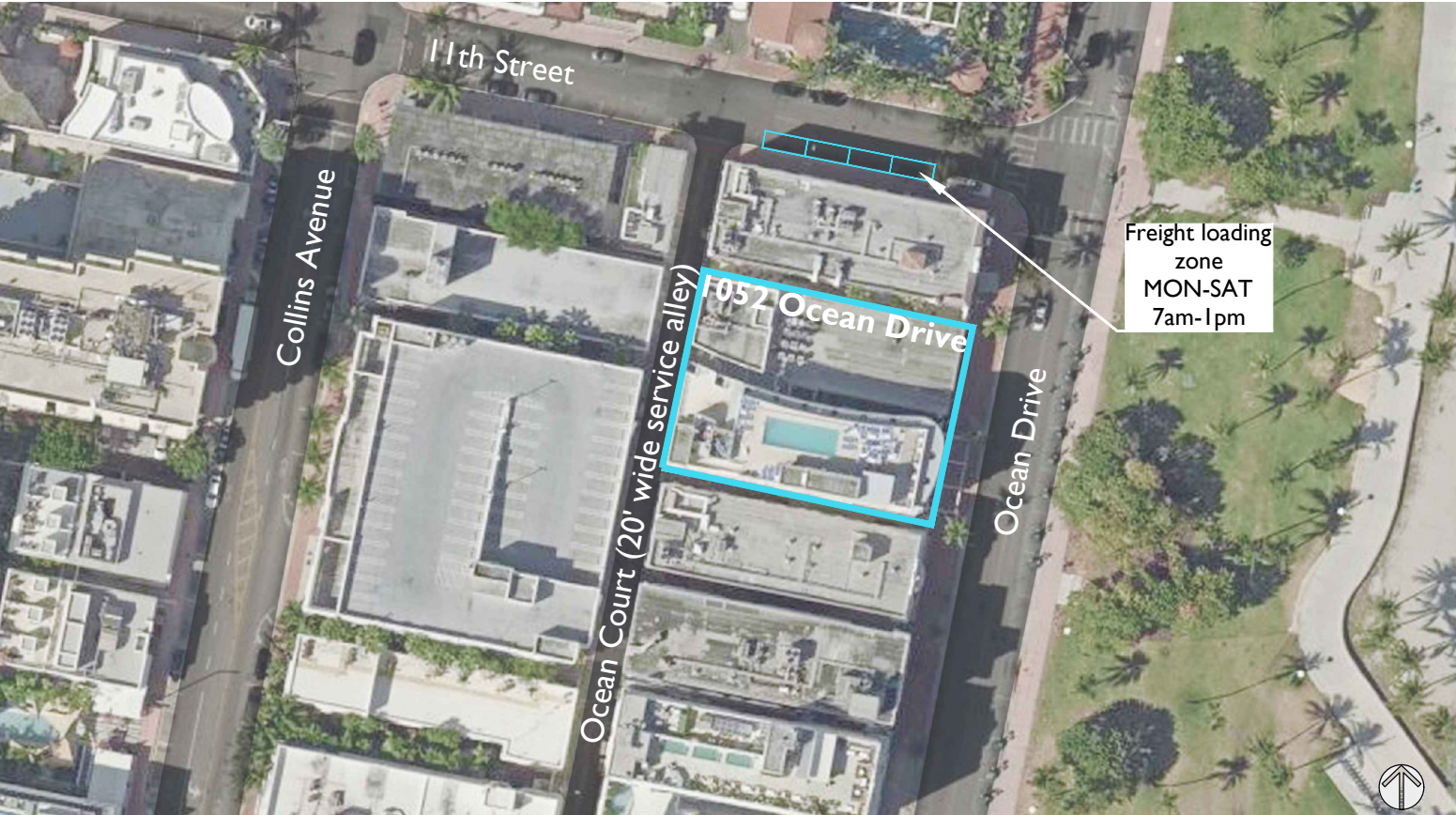
47	Is this a contributing building?	YES
48	Located within a Local Historic District?	YES

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

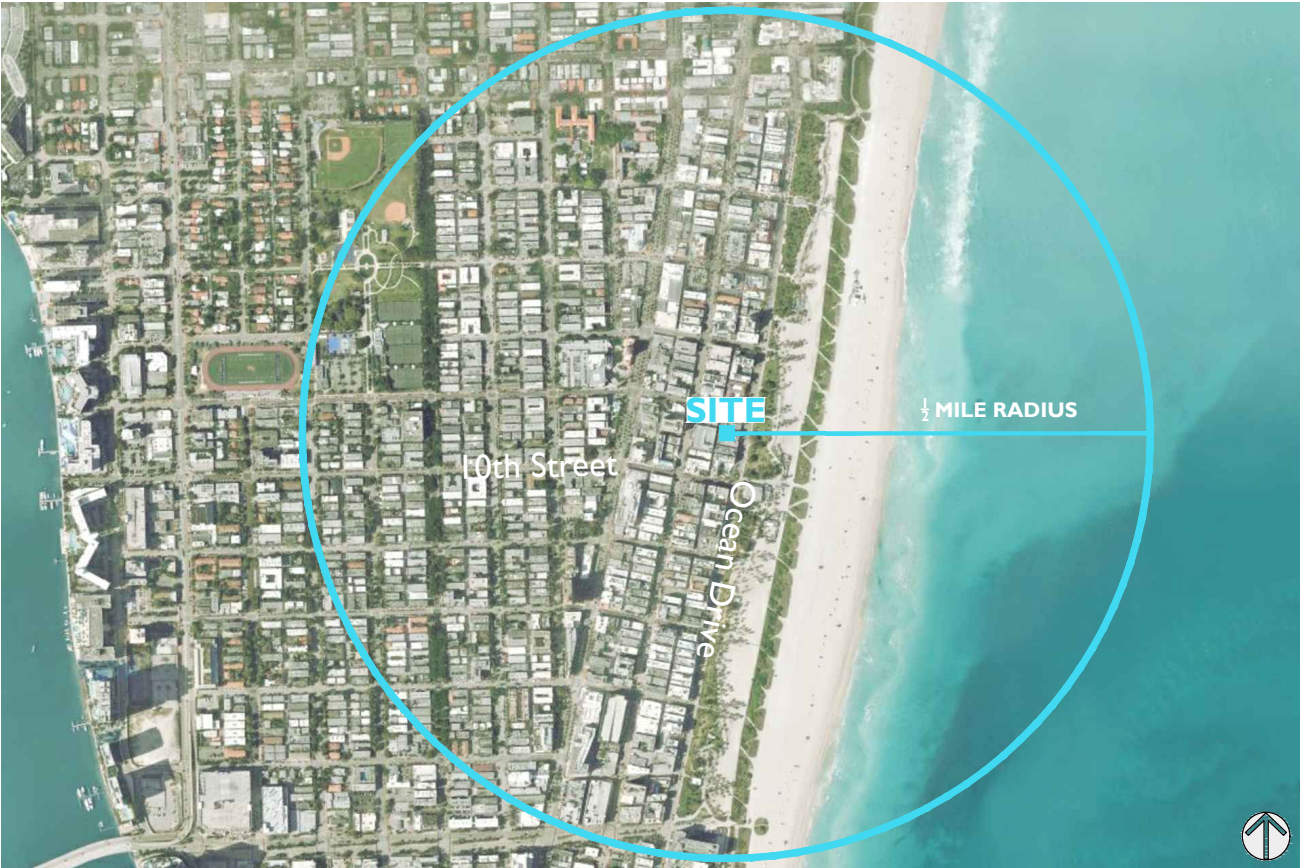
A 0.01



AERIAL OF 10TH STREET



AERIAL FACING WEST



AERIAL OF 1/2 MILE RADIUS

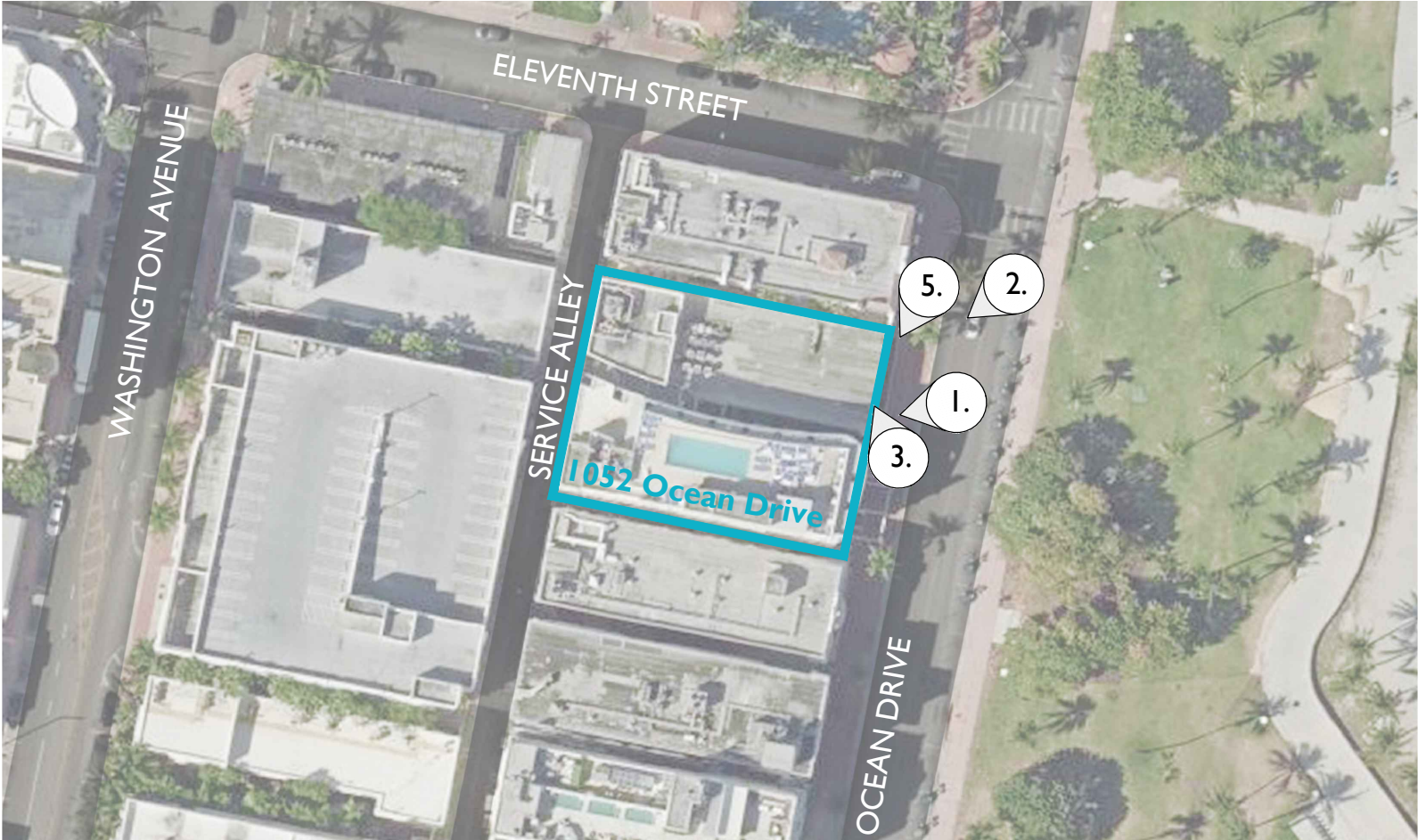
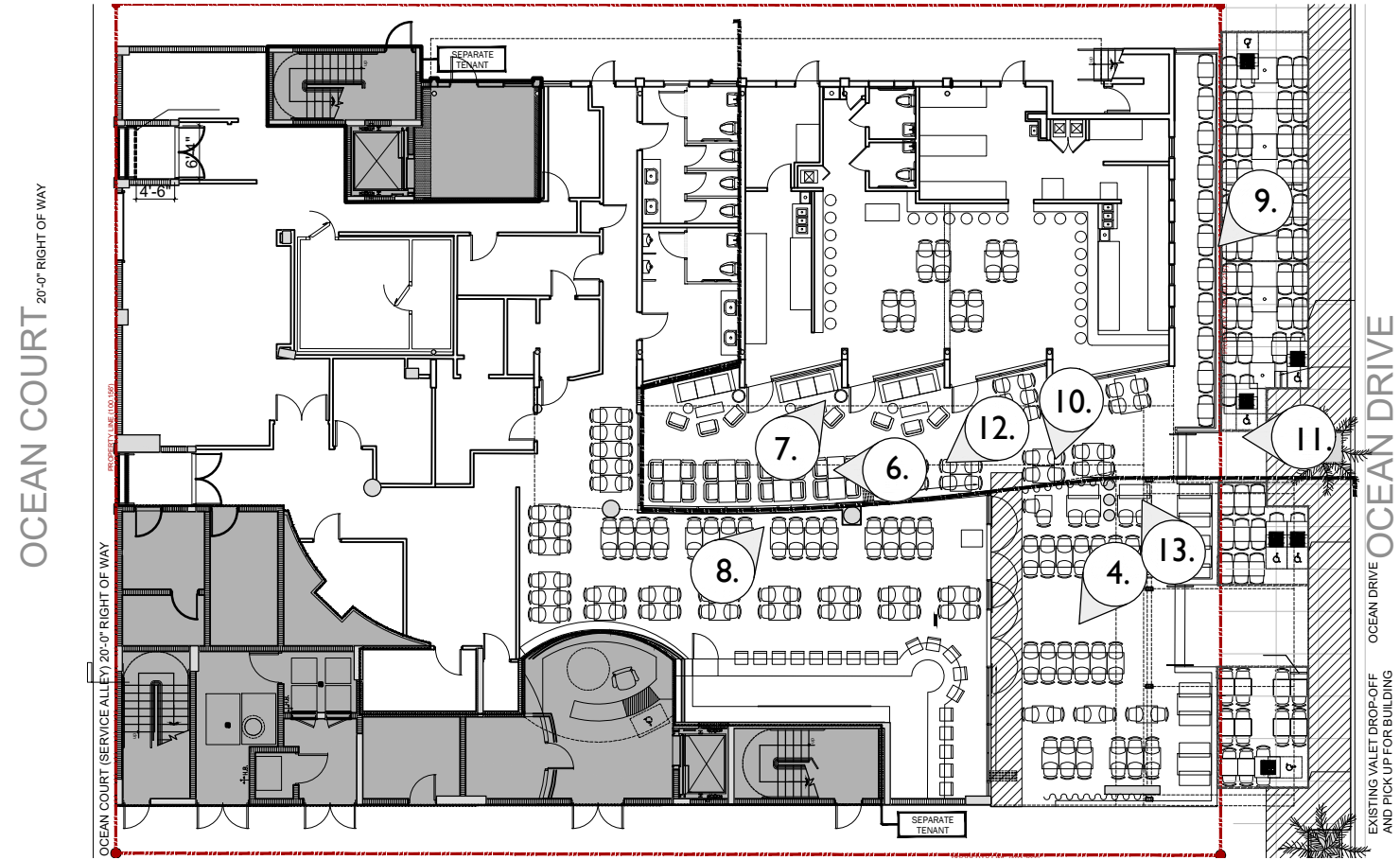


PHOTO LOCATIONS



1. VIEW OF NORTHERN HISTORIC STRUCTURE WITH CURRENT SIGNAGE. SIGNAGE REQUIRES HPB APPROVAL BECAUSE IT SITS ABOVE THE FIRST FLOOR



2. VIEW OF EXISTING SIDEWALK SEATING



3. VIEW OF PROPERTY FACING NORTH WEST

SITE
PHOTOGRAPHY



5. CANOPIES ON SITE



4. PEDESTRIAN PATH TOWARDS THE LOBBY



2022-12-07
6. COURTYARD SPACE



2022-12-07
7. COURTYARD SEATING



2022-12-07
8. HIGH-TOP SEATING IN THE COURTYARD



2022-12-07
9. VIEW TOWARDS TERRACE SEATING



10. TERRACE SEATING



11. TERRACE STAIR



12. COURTYARD SEATING



13. COURTYARD SEATING

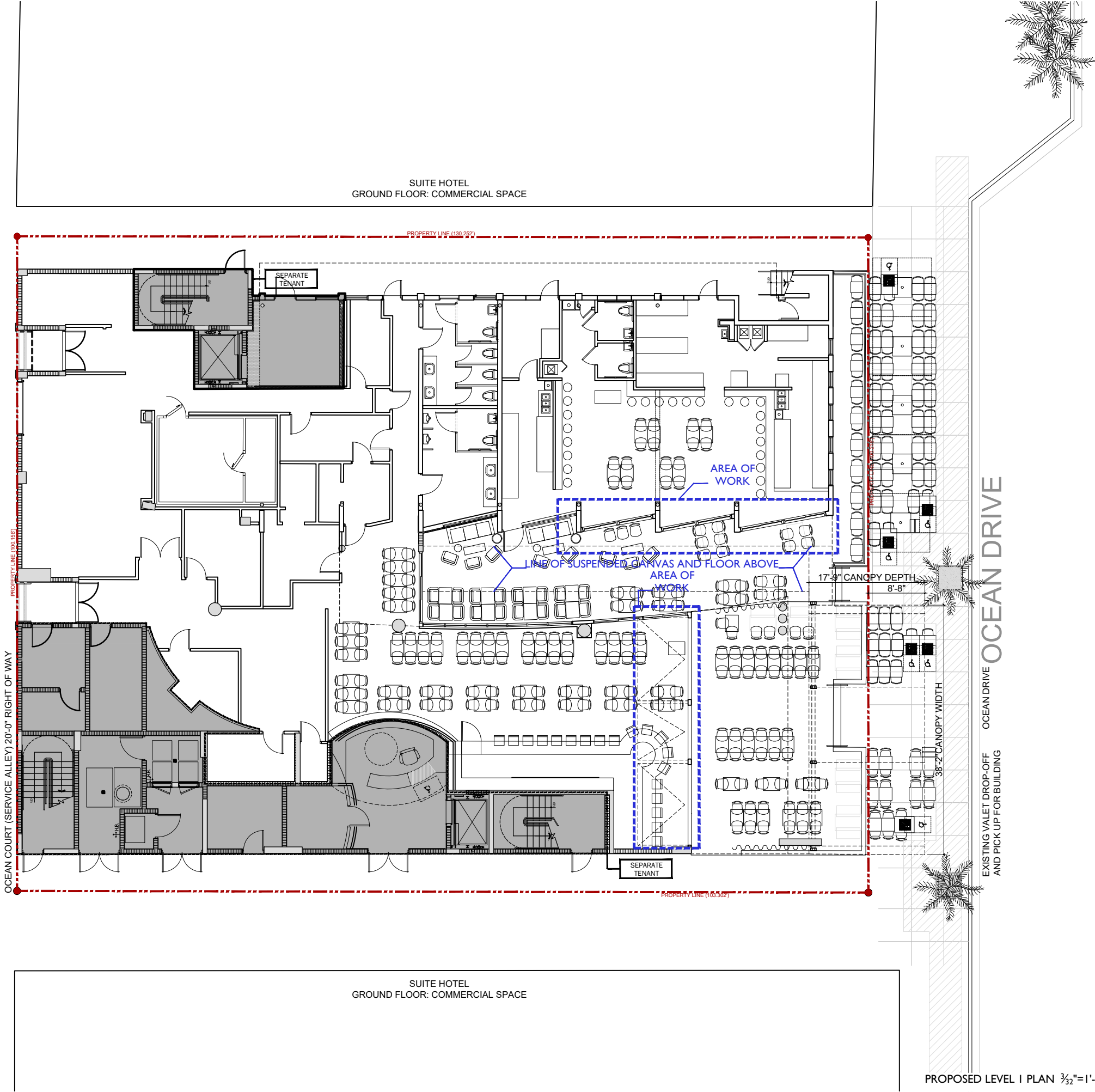


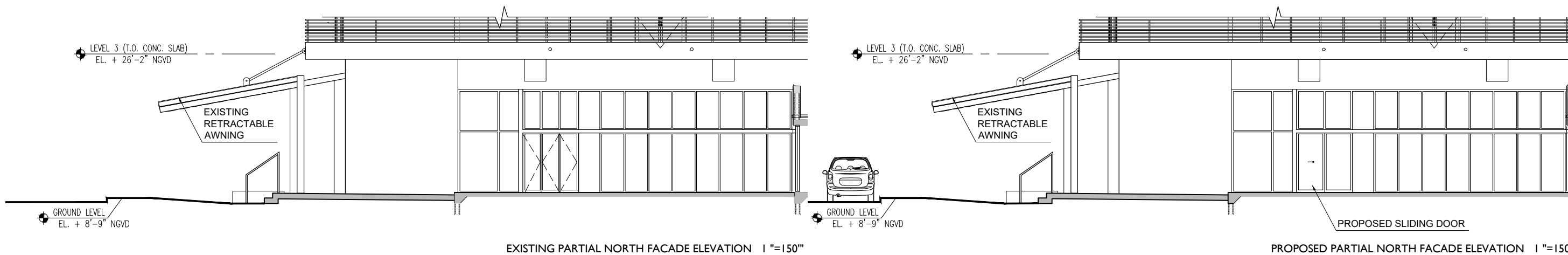
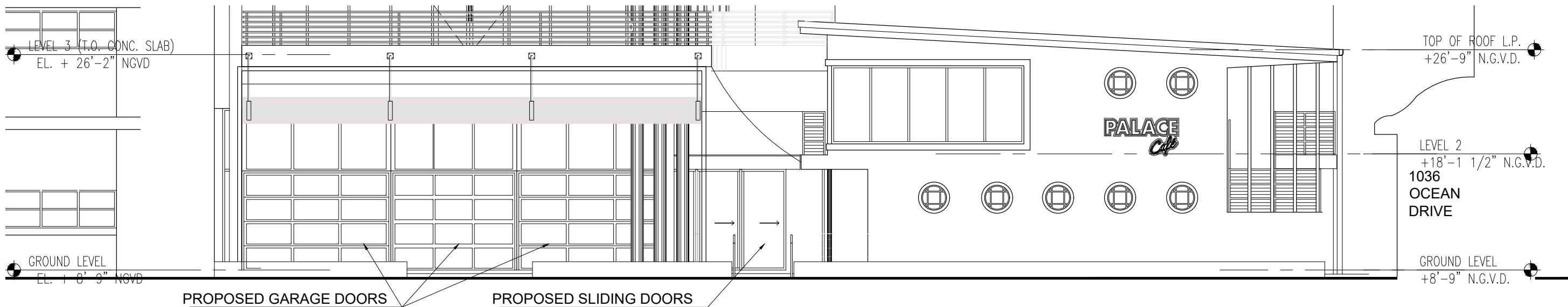
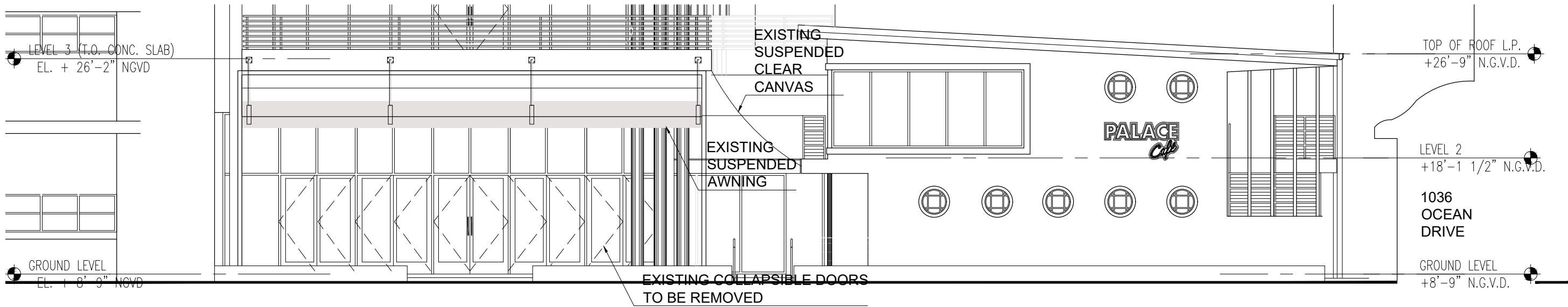
SUSPENDED CANVAS : CLEAR VYNIL MATERIAL

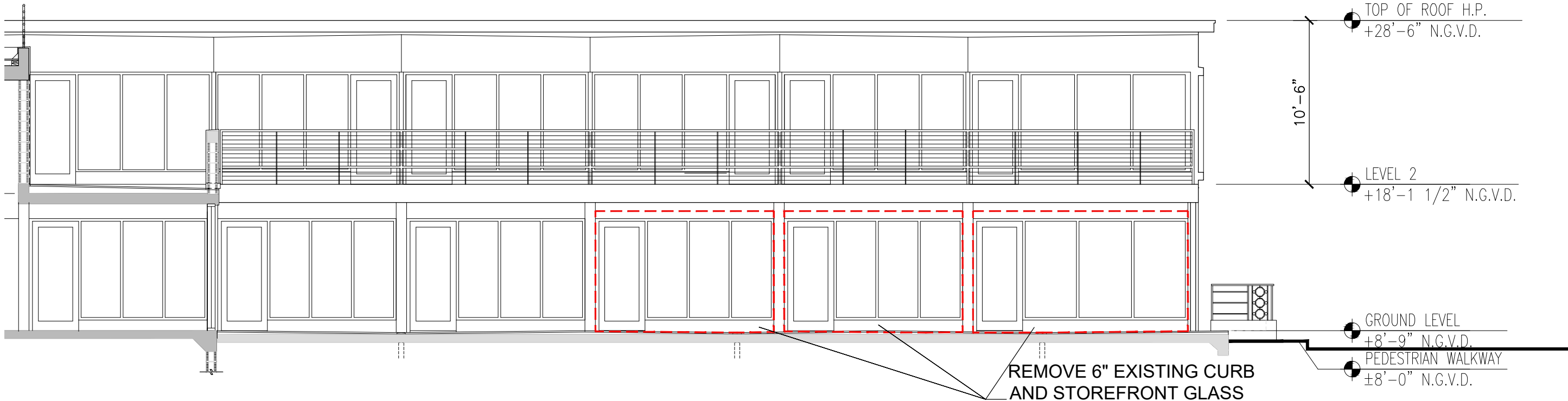


SUSPENDED CANOPY : OPAQUE PVC MATERIAL

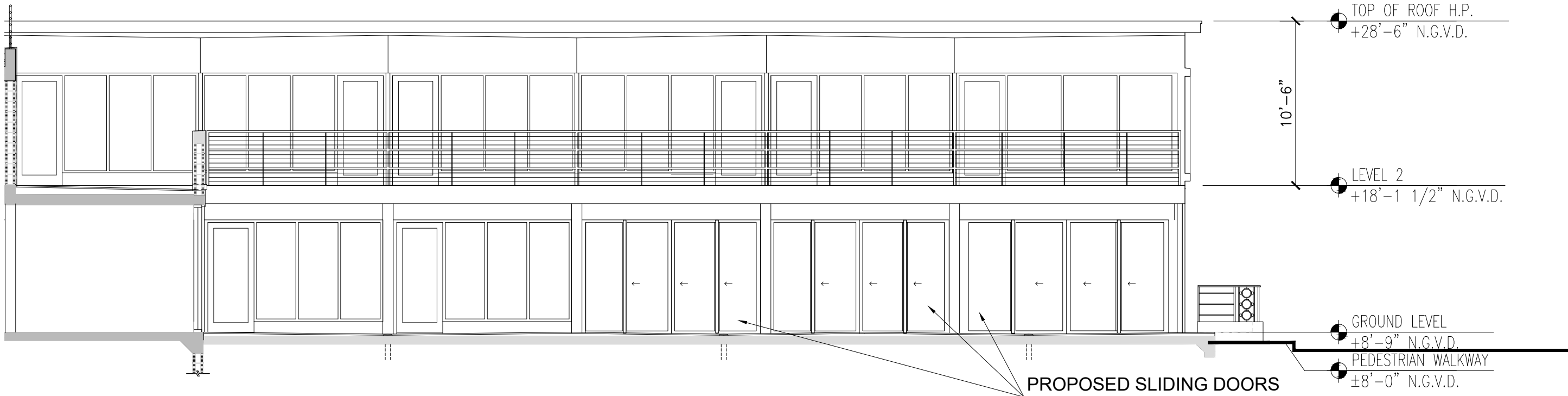
OCEAN COURT 20'-0" RIGHT OF WAY





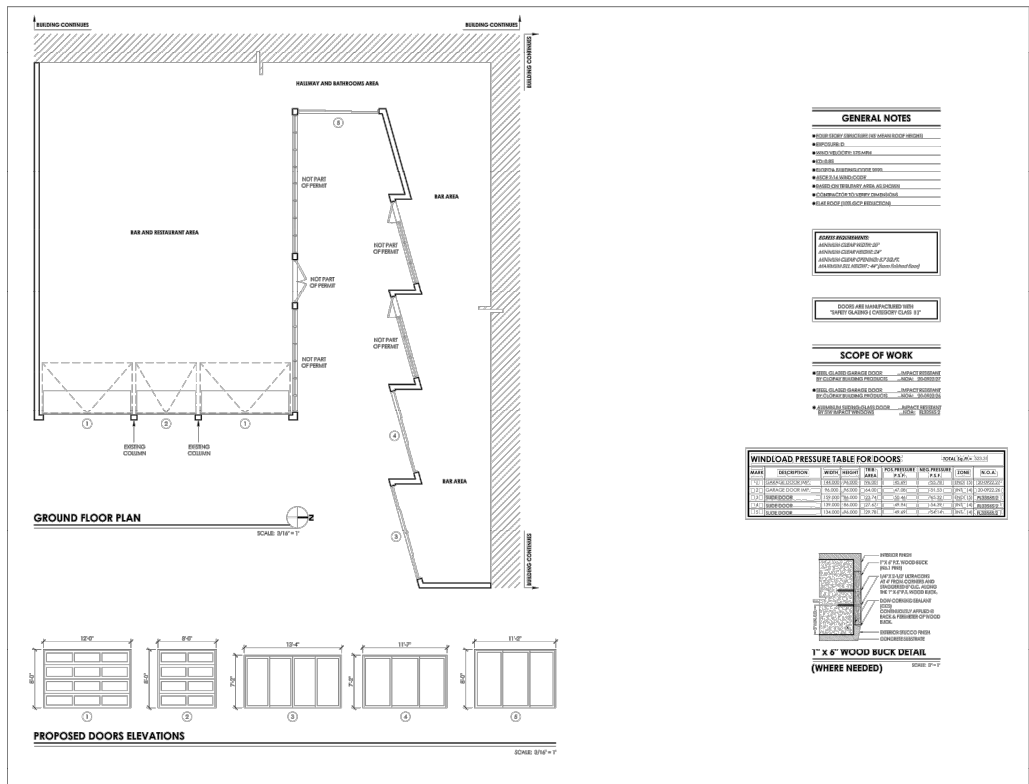


EXISTING SOUTH FACADE (NORTH BUILDING) ELEVATION 1"=80'



PROPOSED SOUTH FACADE (NORTH BUILDING) ELEVATION 1"=80'

ELEVATIONS



guille
rmo
gonz
alez

Digitally
signed by
guillermo r
gonzalez
Date:
2022.01.11
11:28:01
-05'00'

GUILLEMO R. GONZALEZ
9005 SW 168TH AVENUE
MIAMI, FL 33196
(305) 484-8171
ARG2125962
architect@yofra.com

HURRICANE WINDOW & SCREEN
8515 SW 120TH TERRACE
MIAMI, FL 33156
(305) 255-6110
R011064811

PROJECT IDENTIFICATION
1002 OCEAN DRIVE
MIAMI BEACH, FL 33139

ISSUE DATES

PROJECT NUMBER 2021.042

DRAWING BY AA

DATE 12/14/2021

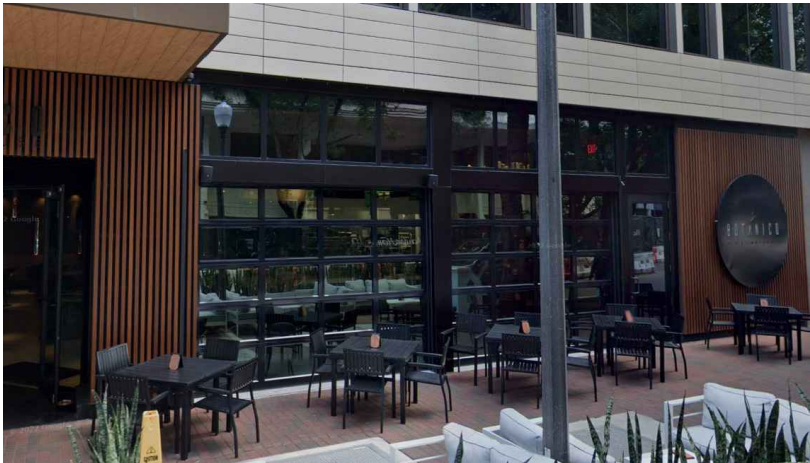
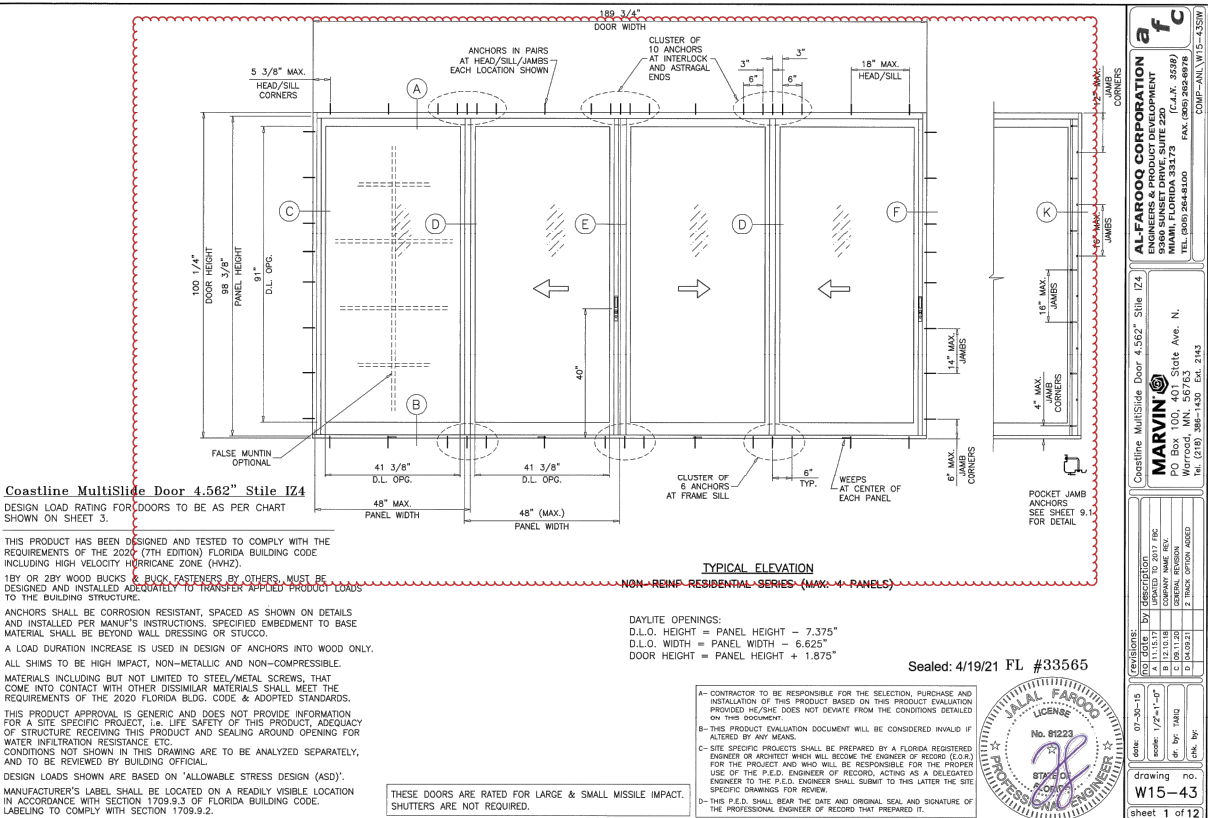
HURRICANE WINDOWS & SCREEN

SHEET TITLE

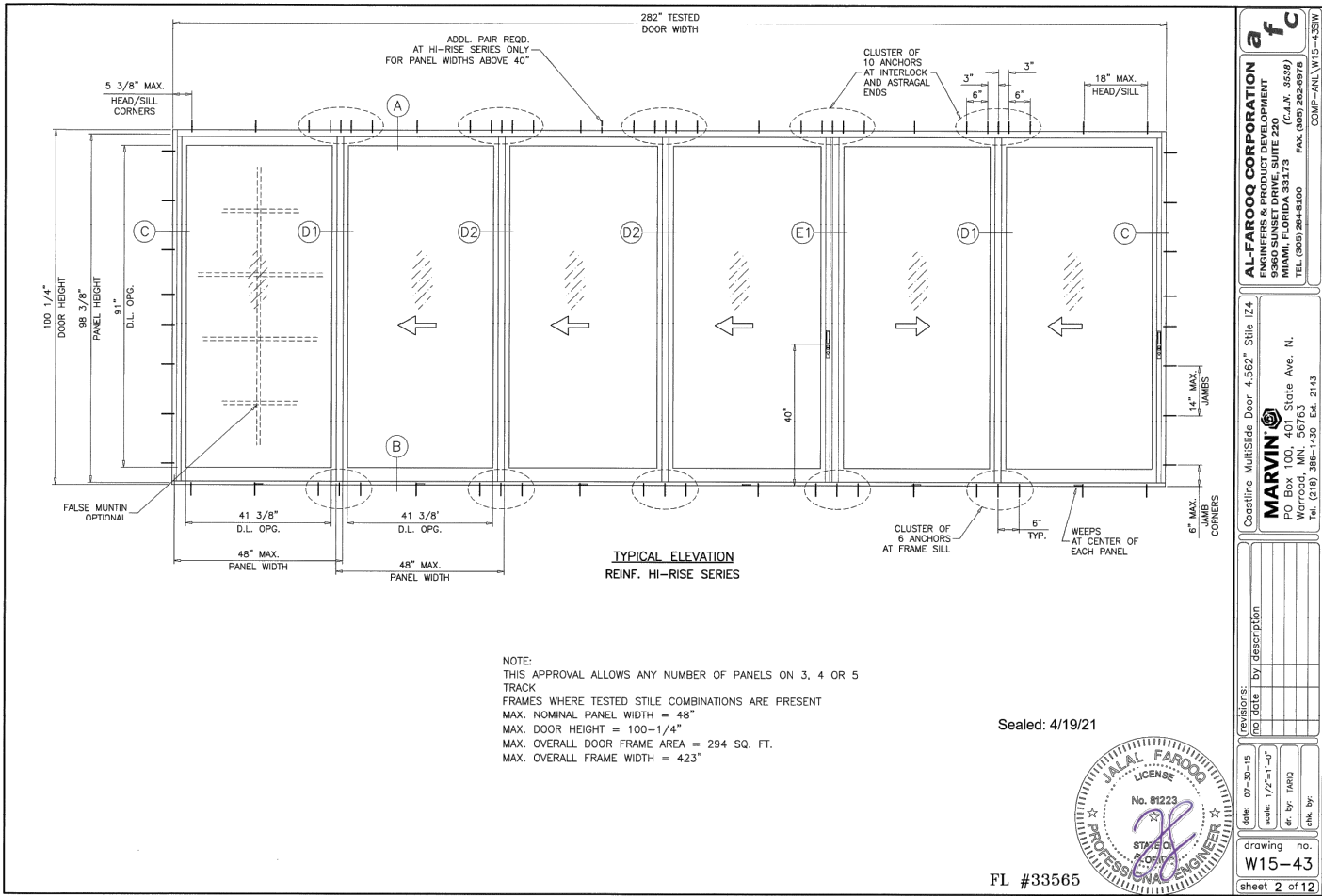
FLOOR PLAN

SHEET NUMBER

A- 1.01

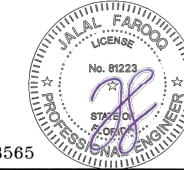


EXAMPLES OF FOLDING GARAGE-STYLE DOORS



Sealed: 4/19/21

FL #33565



FL #33565

W15-43

sheet 2 of 12



CURRENT FACADE



PROPOSED FACADE