

# CONDITIONAL USE APPLICATION OF EXISTING BUILDING

## 1350 COLLINS AVE. MIAMI BEACH

# FINAL SUBMITTAL NOVEMBER 3rd 2024

**SKLAR**chitecture  
2310 HOLLYWOOD BLVD.  
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AA 0002849  
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NCARB CERTIFIED

SEAL  
ARI L SKLAR  
LICENSE #A181473  
Digitally signed by Ari L Sklar  
Date: 2024.11.01 15:13:39  
-04'00'  
REVISIONS

Ari L Sklar

### PROJECT TEAM

### PROJECT RENDERING

### DRAWING INDEX

\*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS (SEE INDEX BELOW)

#### ARCHITECT OF RECORD:

## SKLARchitecture

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#### ARCHITECTURAL

- A0.0 FINAL SUBMITTAL NOVEMBER 3rd 2024
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- AS.6 PROPOSED BUILDING SECTIONS
- AS.1 PROPOSED BUILDING SECTIONS

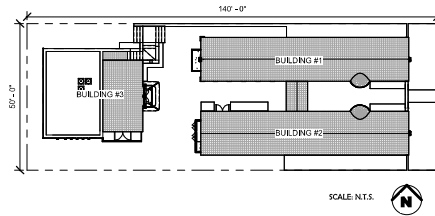
### SCOPE OF WORK

### KEY PLAN

### LOCATION MAP

### CODE ANALYSIS / PROJECT DATA

CONDITIONAL USE APPLICATION FOR A NEW RESTAURANT



#### LOCATION OF WORK



ZONING LEGEND (as per planning department)			
ZONING	REQUIREMENTS	EXISTING	PROPOSED
	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment
HISTORICAL DISTRICT:	OCEAN DRIVE-COLLINS AVENUE HISTORIC DISTRICT		
ADDRESS:	1350 COLLINS AVENUE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-008-0900		
YEAR CONSTRUCTED:	1930		
BASE FLOOD ELEVATION:	8' NGVD	8,05' NGVD	8,05' NGVD
LOT WIDTH:	50 FT.	50 FT.	50 FT.
LOT DEPTH:	140 FT.	140 FT.	140 FT.
LOT AREA:	7,000 FT. <sup>2</sup>	7,000 FT. <sup>2</sup>	7,000 FT. <sup>2</sup>
HEIGHT:	75 FT.	35'	35'
NUMBER OF STORES:	2 STORY BUILDING		2 STORY BUILDING
GROSS SQ FOOTAGE (FOOTPRINT):	6,340 SF		6,340 SF
<b>SETBACKS</b>			
FRONT SETBACK (EAST):	20' VARIANCE PER ORB 10026 PG 3304	10' - 0"	10' - 0" - NO CHANGE
SIDE SETBACK (NORTH):	7.5'	5' - 0"	5' - 0" - NO CHANGE
SIDE SETBACK (SOUTH):	7.5'	4' - 9"	4' - 9" - NO CHANGE
REAR SETBACK (WEST):	10'	5' - 6"	5' - 6" - NO CHANGE
<b>PARKING:</b>			
PARKING RATIO:	2 SPACES PER DWELLING UNIT	NO PARKING PROVIDED	

INTERIOR RENOVATION OF EXISTING BUILDING  
RESTAURANT  
1350 COLLINS AVE MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DIV RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:  
Author  
CHECKED BY:  
ARI SKLAR

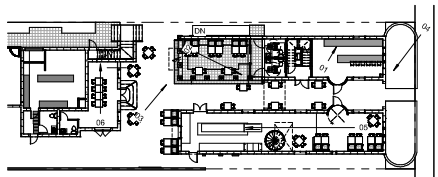
**FINAL SUBMITTAL  
NOVEMBER 3rd 2024**

# Ao.o

PROJECT #: Project #22-009

DATE: 10-10-2024

Scale As Indicated



PROPOSED GROUND FLOOR +  
FURNITURE  
1" = 20'-0"

**SKLAR**chitecture  
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ARI L. SKLAR  
LICENSE #A124173

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signed by Ari  
L Sklar  
Date:  
2024.11.01  
15:14:03  
04/00  
REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING  
**RESTAURANT**  
1850 COLLINS AVE, MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DIMENSION ELEMENT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

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Author  
CHECKED BY:  
ARI SKLAR

PHOTOS

**A0.1**

PROJECT #: Project #22-009

DATE: 10-10-2024



01



02



03



04



ORCHID HOUSE



05



11



10



09



08



07



06



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 ARI L. SKLAR  
 LICENSE #AR14173

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 L Sklar  
 Date:  
 2024.11.01  
 15:14:27  
 04'00'  
 REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING  
**RESTAURANT**  
 1830 COLLINS AVE MIAMI BEACH

- REVIEW SET
  - PRELIMINARY
  - NOT FOR CONSTRUCTION
  - CIVIL PLAN PERMIT SET
  - PERMIT SET
  - BID SET
  - CONSTRUCTION SET
- SUBMITTAL DATE:

DRAWN BY:  
 Author  
 CHECKED BY:  
 ARI SKLAR

**STREET PROFILE  
 PHOTOS**

**A0.2**

PROJECT #: Project #2-009

DATE: 10-10-2024



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 HOLLYWOOD, FL 33020  
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 ARI L. SKLAR  
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 signed by Ari  
 L. Sklar  
 Date:  
 2024.11.01  
 15:14:50  
 04/00  
 REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING  
**RESTAURANT**  
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- CIVIL PLAN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

Drawn by:  
 Stevy & Elio  
 Checked by:  
 Ari Sklar

**RENDERINGS**

**A0.3**

PROJECT #: Project #22-009

DATE: 10-10-2024

INTERIOR RENOVATION OF EXISTING BUILDING  
**RESTAURANT**  
 1350 COLLINS AVE, MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DIVISION PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:  
 Author  
 CHECKED BY:  
 ARI SKLAR

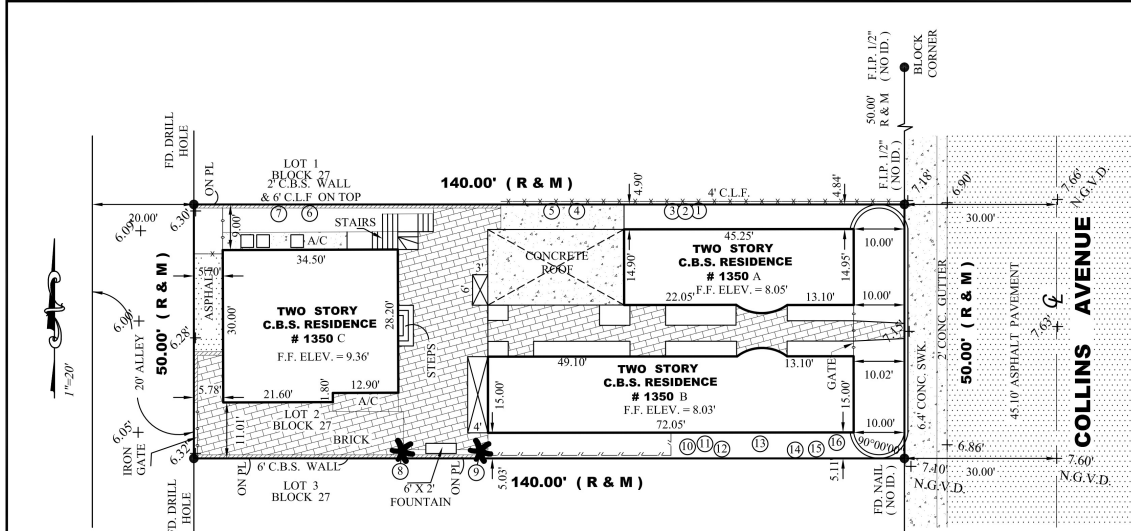
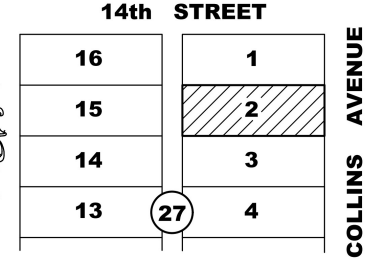
**SURVEY**

**A0.5**

PROJECT #: Project #22-009

DATE: 10-10-2024

LOCATION MAP  
 NOT TO SCALE



**TREE CHART**

No.	NAME	DIAMETER	HEIGHT	SPAN
1	UNKNOWN TREE	0.8'	40'	15'
2	UNKNOWN TREE	0.8'	40'	15'
3	UNKNOWN TREE	0.8'	40'	15'
4	UNKNOWN TREE	0.8'	45'	10'
5	UNKNOWN TREE	0.8'	45'	10'
6	UNKNOWN TREE	1'	45'	10'
7	UNKNOWN TREE	1'	45'	10'
8	ACAI PALM	0.8'	50'	8'
9	ACAI PALM	0.8'	50'	8'
10	TRAVELERS PALM	0.8'	20'	10'
11	TRAVELERS PALM	0.8'	20'	10'
12	TRAVELERS PALM	0.8'	20'	10'
13	TRAVELERS PALM	0.8'	20'	10'
14	TRAVELERS PALM	0.8'	20'	10'
15	TRAVELERS PALM	0.8'	20'	10'
16	TRAVELERS PALM	0.8'	20'	10'

PROPERTY ADDRESS: 1350 COLLINS AVE., MIAMI BEACH, FL 33139

LEGAL DESCRIPTION: LOT 2, BLOCK 27, OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
  - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
  - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
  - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
  - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
  - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
  - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
  - 11) ELEVATIONS BASED OFF OF BM# D-148-R LOCATOR: 3220 N ELEV: 6.35' NGVD
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 56

**BOUNDARY SURVEY**

**LEGEND & ABBREVIATIONS:**

CONCRETE CONC. BLOCK WALL WOOD DECK MONUMENT LINE ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON FENCE (IF) ARC DISTANCE LENGTH CENTRAL ANGLE / DELTA RADIUS TANGENT POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE CATCH BASIN CABLE UTILITY BOX	B.C. = BLOCK CORNER P = PROPERTY LINE C = CENTER LINE M = MONUMENT CALC = CALCULATED M = FIELD MEASURED PER PLAT TYP. = TYPICAL I.F. = IRON FENCE (IF) A = ARC DISTANCE L = LENGTH Δ = CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.O.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN C.U. = CABLE UTILITY BOX	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENC. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.S. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BUD. = BUILDING O.U.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH = CHORD C.B. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT B.S. = BEARING REFERENCE T.B.M. = TEMPORARY BENCH MARK P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK F.D. I.R. = FOUND IRON REBAR F.D. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD T.X. = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + 0.0' = EXISTING ELEVATION
---	---	--	--

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

**ADIS NUNEZ**  
 2024.09.06 12:57:31 -04'00'

ADIS N. NUNEZ  
 REGISTERED LAND SURVEYOR  
 STATE OF FLORIDA #924

SINCE 1987  
**BLANCO SURVEYORS INC.**  
 Engineers • Land Surveyors • Planners • LB # 0007059  
 355 NORTH SHORE DRIVE  
 MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

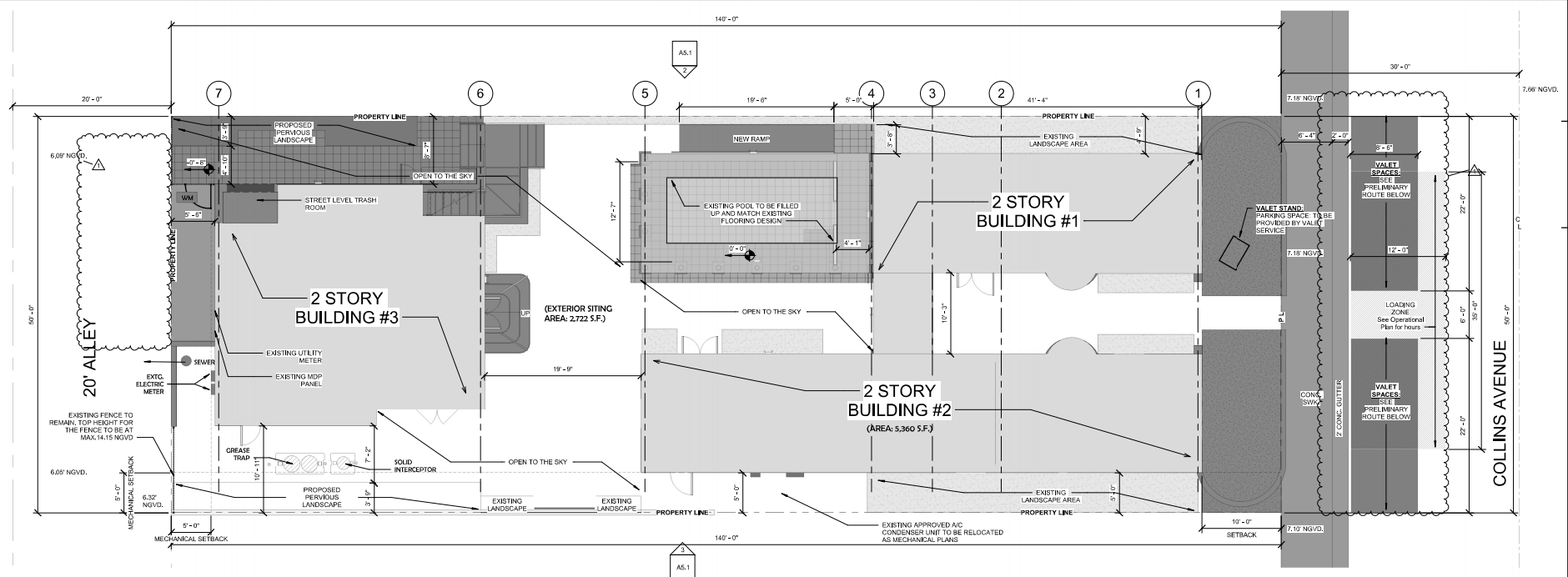
FLOOD ZONE: AE  
 PANEL: 0317  
 DATE: 9/6/24

SUFFIX: L  
 COMMUNITY # 120651  
 SCALE: 1" = 20'

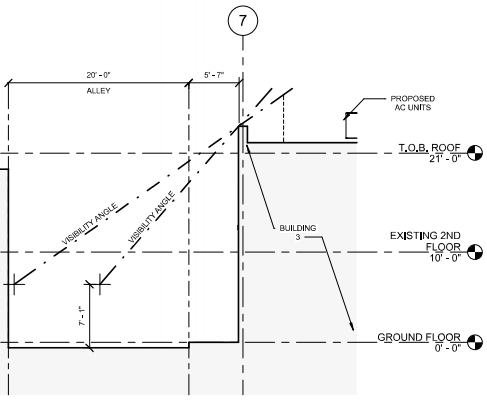
FEMA DATE: 09/11/09  
 BASE: 8'  
 JOB No. 24-299

**SURVEYOR'S SEAL**

ADIS N. NUNEZ  
 License Number: 9924  
 STATE OF FLORIDA  
 Professional Surveyor and Mapper



1 SITE PLAN  
 1:74



4 AC VISIBILITY FROM ALLEY  
 1:78

ZONING LEGEND (as per planning department)			
ZONING	REQUIREMENTS	EXISTING	PROPOSED
	<b>MXE Mixed use entertainment</b>	<b>MXE Mixed use entertainment</b>	<b>MXE Mixed use entertainment</b>
HISTORICAL DISTRICT:	OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT		
ADDRESS:	1350 COLLINS AVENUE MIAMI BEACH, FL 33139		
FOLD NUMBER:	02-2234-008-0903		
YEAR CONSTRUCTED:	1930		
BASE FLOOD ELEVATION:	8' NGVD	8.05' NGVD	8.05' NGVD
LOT WIDTH:	55 FT.	55 FT.	55 FT.
LOT DEPTH:	140 FT.	140 FT.	140 FT.
LOT AREA:	7,000 FT.	7,000 FT.	7,000 FT.
HEIGHT:	75 FT.	35'	35'
NUMBER OF STORIES:		2 STORY BUILDING	2 STORY BUILDING
GROSS SQ FOOTAGE (FOOTPRINT):		6,340 SF	6,340 SF
<b>SETBACKS</b>			
FRONT SETBACK (EAST):	20' VARIANCE PER ORB 160026 PG 3304	10'-0"	10'-0" - NO CHANGE
SIDE SETBACK (NORTH):	7.5'	5'-0"	5'-0" - NO CHANGE
SIDE SETBACK (SOUTH):	7.5'	4'-9"	4'-9" - NO CHANGE
REAR SETBACK (WEST):	10'	5'-6"	5'-6" - NO CHANGE
<b>PARKING:</b>			
PARKING RATIO:	2 SPACES PER DWELLING UNIT	NO PARKING PROVIDED	

**TERMITE NOTE**

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

**SITE GRADING NOTE**

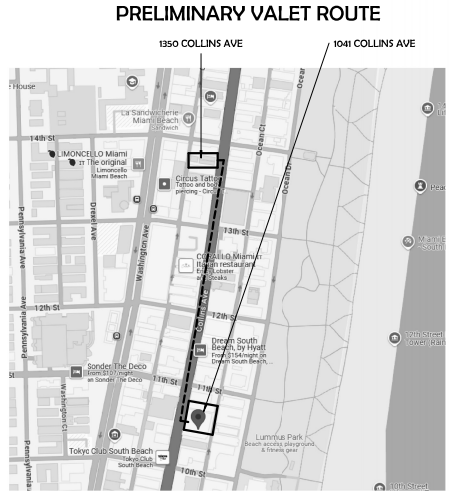
THE SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. RETAIN ALL WATER RUNOFF ON PROPERTY.

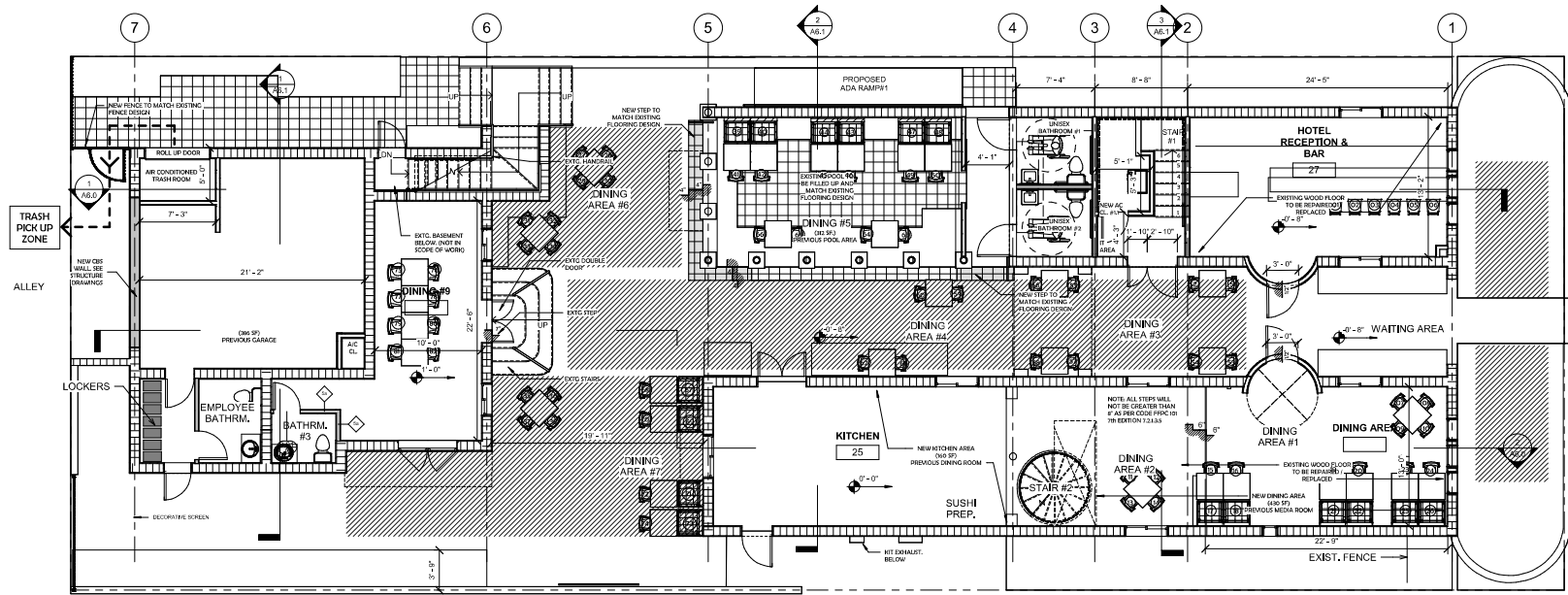
**SITE PLAN LEGEND**

- PROPERTY LINE
- UTILITY EASEMENT
- TO BE DEMOLISHED
- CHAIN LINK FENCE

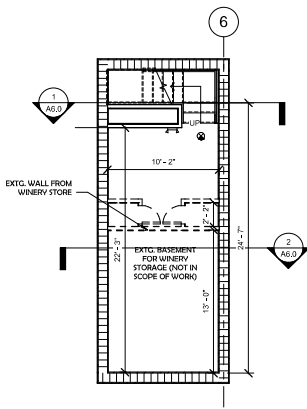
**NOTE:**  
 CONTRACTOR TO LOCATE ANY EXISTING DRAINAGE INLETS ADJACENT TO THE SITE AND PROVIDE INLET PROTECTION PER DETAIL #2, THIS SHEET

**NOTE:**  
 ANY DAMAGES TO THE RIGHT-OF-WAY MUST BE REPAIRED BY THE CONTRACTOR.





EXISTING CONDITIONS - GROUND FLOOR  
 3/16" = 1'-0"



EXTG. BASEMENT (NOT IN SCOPE OF WORK)  
 3/16" = 1'-0"

**OCCUPANCY CLASSIFICATION**

THE USE AND OCCUPANCY IN THIS RETAIL FOR 75 PERSONS (44 INTERIOR SEATS & 33 EXTERIOR SEATS) - EMPLOYEES) IS CLASSIFIED AS:

• **FFPC CHAPTER 10, ASSEMBLY OCCUPANCY (MORE THAN 50 PERSONS), EXISTING OCCUPANCY CLASSIFICATION AS PER FFPC-CHAPTER 10.**

AMOUNT OF SEATINGS	% ADA	ADA SEATINGS
INTERIOR SEATINGS	46	5% = 230
EXTERIOR SEATINGS	30	5% = 150
<b>SEATINGS (TOTAL)</b>	<b>76</b>	<b>3</b>

**OCCUPANCY LOAD CHART, FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2**

LEVEL	DESCRIPTION	FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS)	OCCUPANT LOAD FACTOR	FLOOR AREA IN SQ. FT. PER OCCUPANT	ALLOWED OCCUPANTS
GROUND FLOOR	KITCHEN AREA	KITCHENS, COMMERCIAL	200 GROSS	307 SF	1.78 = 2
	DINING AREA	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	400 SF	26.7 = 27
	OUT DOOR DINING AREA	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	303 SF	20.2 = 20
	OUTDOOR BAR PREPARATION AREA	KITCHENS, COMMERCIAL	200 GROSS	509 SF	2.54 = 3
	OUTSIDE SEATING	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	1300 SF	66.6 = 67
	AT BAR	CONCENTRATED (CHAIRS ONLY)	7 NET	150 SF	21.42 = 22
	PRIVATE ROOM	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	235 SF	15.66 = 16
	<b>TOTAL OCCUPANTS</b>				

**FLOOR PLAN LEGEND**

- EXISTING 6" CMU WALL
- NEW 6" CMU WALL
- EXISTING PARTITION WALL
- NEW PARTITION WALL
- NEW FLOOR SLAB TO CONNECT TO EXISTING WOOD FLOOR SLABS
- AREAS WITH CHANGE OF USE
- TO BE REMOVED
- DEMOLITION TAG
- CONSTRUCTION TAG
- DOOR TAG

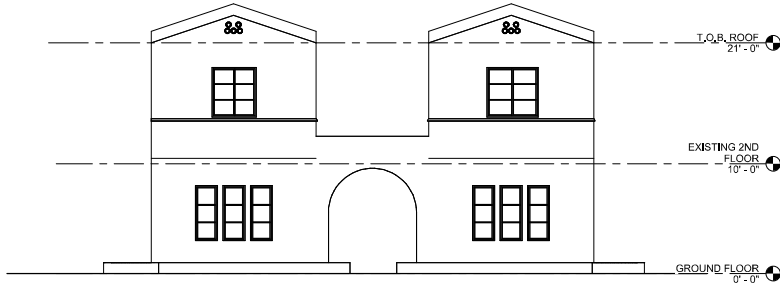
**FLOOR AREA RATIO**

	EXISTING	PROPOSED
LOT SIZE	7,000 SF	
MAX F.A.R. = 2.0		14,000 SF
TOTAL AREA	5,583 SF	6,358 SF
F.A.R.	0.80	0.85 SF

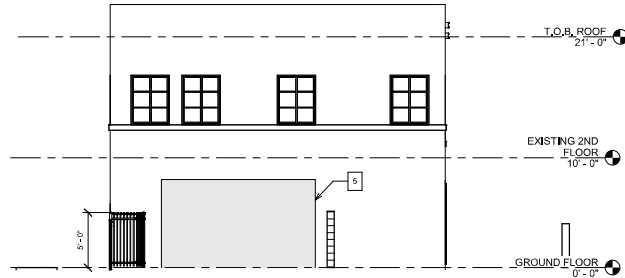
\*BASEMENT AREA IS COUNT 1/2 IN F.A.R. CALCULATIONS.

**AREA LEGEND**

BUILDING #	FLOOR	AREA (SF)
BUILDING #1	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,052 SF
	<b>TOTAL</b>	<b>2,123 SF</b>
BUILDING #2	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,071 SF
	<b>TOTAL</b>	<b>2,142 SF</b>
BUILDING #3	BASEMENT	354 SF
	GROUND FLOOR	958 SF
	SECOND FLOOR	958 SF
<b>TOTAL</b>	<b>2,270 SF</b>	
OUTSIDE AREA	UNCOVERED AREA	2,189 SF
	COVERED AREA	430 SF
	<b>TOTAL</b>	<b>2,619 SF</b>

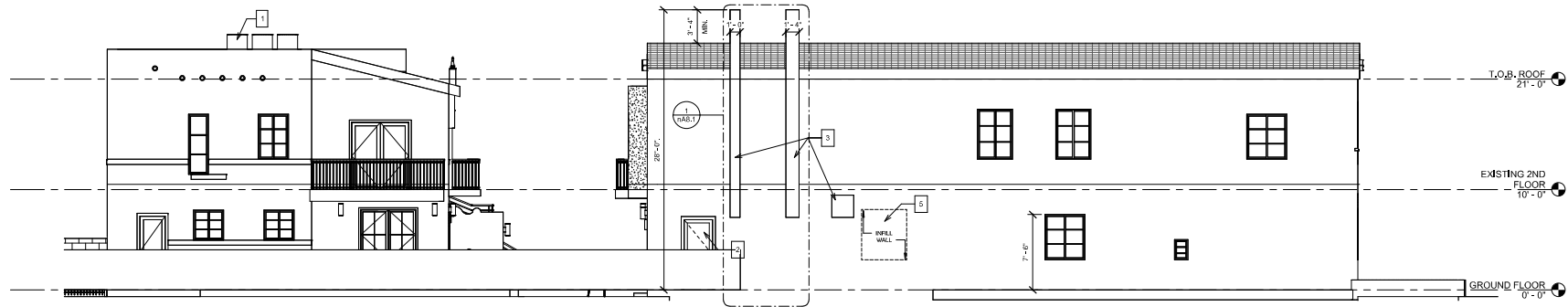


① FRONT EAST ELEVATION - HISTORIC - NOT IN SCOPE OF WORK  
 3/16" = 1'-0"

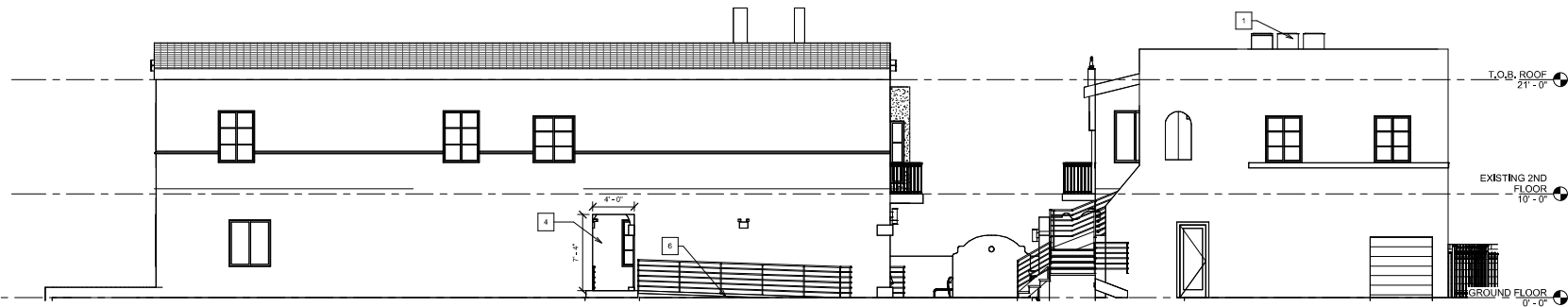


④ PROPOSED WEST ELEVATION  
 3/16" = 1'-0"

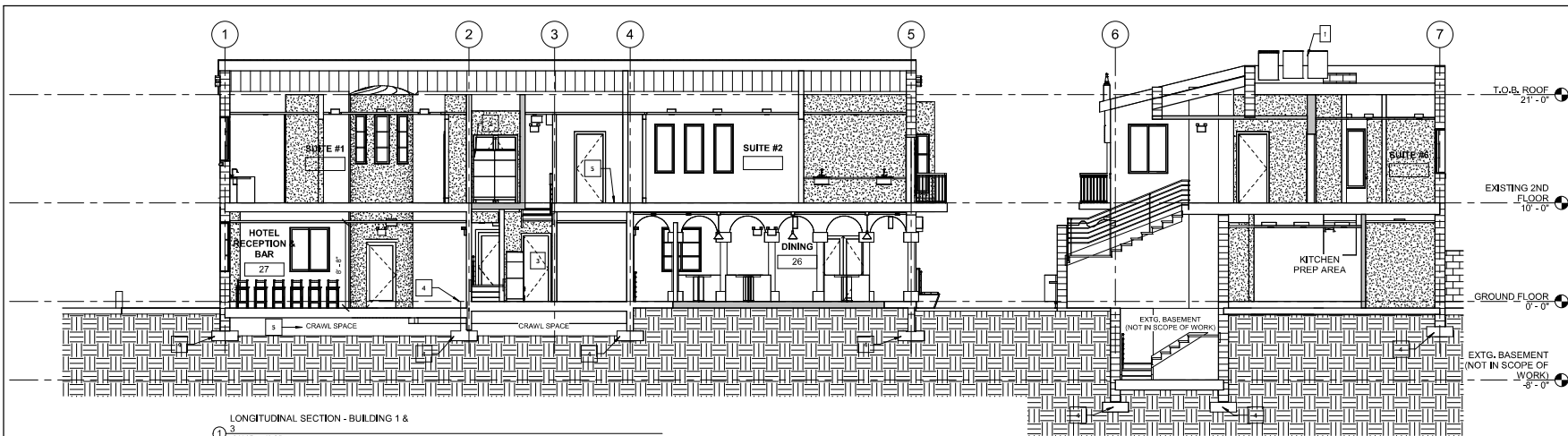
ELEVATION NOTES	
1	NEW 2 URV AC UNITS
2	NEW DOOR
3	KIT EXHAUST, PLEASE SEE PLANS ON SHEET MH-2.0
4	NEW WALL OPENING
5	INFILL CONCRETE WALL, SEE STRUCTURAL PLANS
6	NEW CONCRETE RAMP



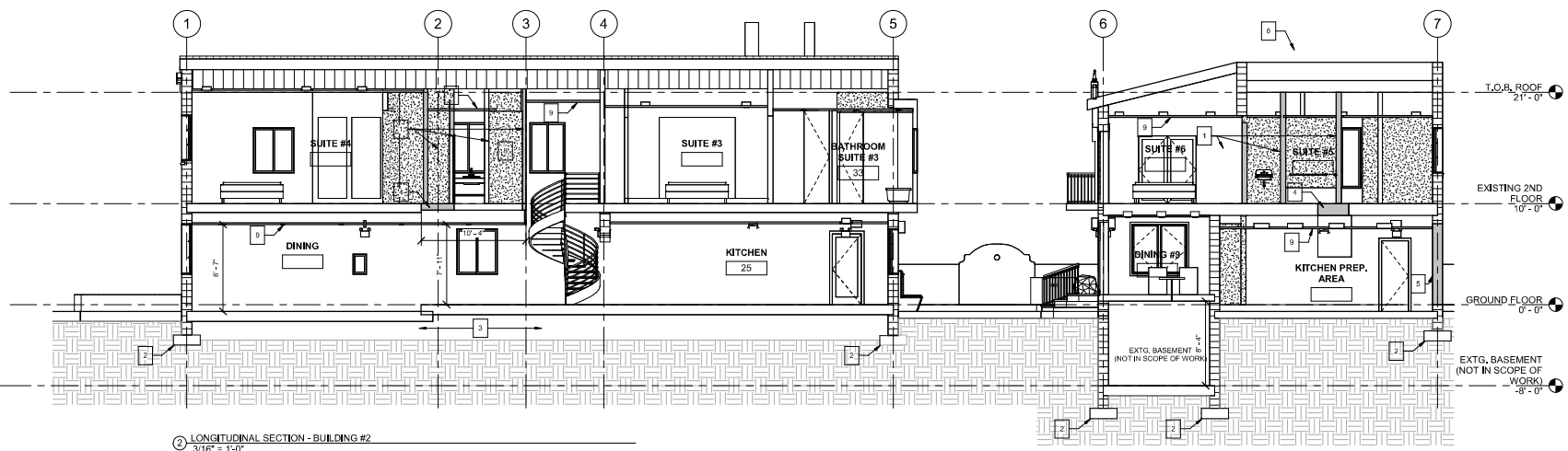
③ PROPOSED SOUTH ELEVATION  
 3/16" = 1'-0"



② PROPOSED NORTH ELEVATION  
 3/16" = 1'-0"



LONGITUDINAL SECTION - BUILDING 1 & 3  
 3/16" = 1'-0"



LONGITUDINAL SECTION - BUILDING 2  
 3/16" = 1'-0"

SECTION NOTES	
1	NEW PARTITION WALLS
2	EXISTING FOUNDATION
3	EXISTING CRAWL SPACE
4	NEW FLOOR SLAB. SEE STRUCTURE PLANS.
5	INFILL CONCRETE WALL. SEE STRUCTURAL PLANS.
6	NEW EXTERIOR AC UNITS.
7	NEW 2 VRRV AC UNITS
8	NEW CHASE FOR AC DUCTS. SEE MECHANICAL PLANS
9	NEW RCP. SEE SHEET A3.0

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 AA 0002849  
 BI 000094  
 NCARB CERTIFIED

SEAL  
 ARI L SKLAR  
 LICENSE #A18173

Digitally signed by Ari L Sklar  
 Date: 2024.11.01 15:17:24  
 04/00 REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING  
**RESTAURANT**  
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DIVISION PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

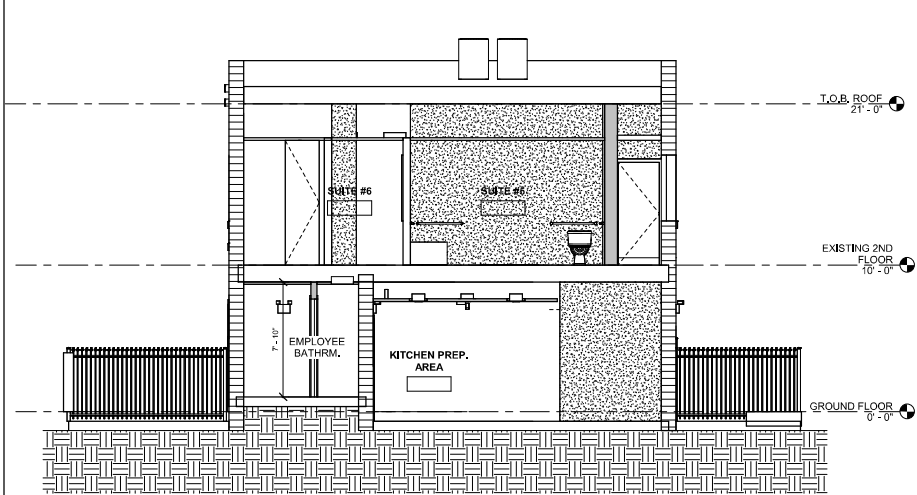
DRAWN BY:  
 Author  
 CHECKED BY:  
 ARI SKLAR

**PROPOSED BUILDING SECTIONS**

**A6.0**

PROJECT #: Project #22-009

DATE: 10-10-2024



① CROSS SECTION - BUILDING 3  
 1/4" = 1'-0"



② CROSS SECTION - WEST  
 1/4" = 1'-0"



③ CROSS SECTION - EAST  
 1/4" = 1'-0"

SECTION NOTES	
1	NEW PARTITION WALLS
2	EXISTING FOUNDATION
3	EXISTING CRAWL SPACE
4	NEW FLOOR SLAB. SEE STRUCTURE PLANS.
5	INFILL CONCRETE WALL. SEE STRUCTURAL PLANS.
6	NEW EXTERIOR AC UNITS.
7	NEW 2 VRRV AC UNITS
8	NEW CHASE FOR AC DUCTS. SEE MECHANICAL PLANS
9	NEW RCP. SEE SHEET A3.0