

CONDITIONAL USE APPLICATION OF
EXISTING BUIDLING
1350 COLLINS AVE. MIAMI BEACH

FINAL SUBMITTAL
NOVEMBER 3rd 2024

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000884
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #A184473
Digitally
signed by Ari
L Sklar
Date:
2024.11.01
15:13:39
-04'00"
REVISIONS

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

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292
AA 0002849
IB 0000884
NCARB CERTIFIED



ARCHITECTURAL

- A0.0 FINAL SUBMITTAL NOVEMBER 3rd 2024
A0.1 PHOTOS
A0.2 STREET PROFILE PHOTOS
A0.3 RENDERINGS
A0.5 SURVEY
A1.0 SITE PLAN
A2.0 PROPOSED GROUND FLOOR PLAN
A3.1 PROPOSED ELEVATIONS
A6.0 PROPOSED BUILDING SECTIONS
A6.1 PROPOSED BUILDING SECTIONS

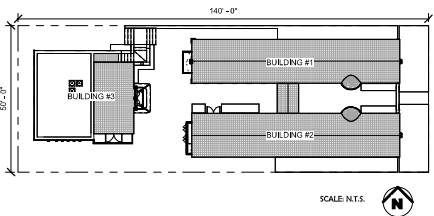
SCOPE OF WORK

KEY PLAN

LOCATION MAP

CODE ANALYSIS / PROJECT DATA

CONDITIONAL USE APPLICATION FOR A NEW
RESTAURANT



LOCATION OF WORK



ZONING LEGEND (as per planning department)

	REQUIREMENTS	EXISTING	PROPOSED
ZONING	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.	7,000 FT.	7,000 FT.
HEIGHT:	75 FT.	30'	35'
NUMBER OF STORIES:	2 STORY BUILDING		2 STORY BUILDING
GROSS SQ FOOTAGE (FOOTPRINT):	6,340 SF		6,340 SF
SETBACKS			
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
PARKING:			
PARKING RATIO:	2 SPACES PER DWELLING UNIT	NO PARKING PROVIDED	

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
OCEAN BEACH ADD NO 2 PB 2-56
LOT 2 BLK 27
LOT SIZE 50.000 X 140
OR 18727-2346 0799 1
COC 24659-4978 06 2006 1
FOLIO: 02-3234-008-0900

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
1350 COLLINS AVE MIAMI BEACH

☐ REVIEW SET
☐ COMMISSION SUBMITTAL
☐ NOT FOR CONSTRUCTION
☐ PRINT SET
☐ BID SET
☐ CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

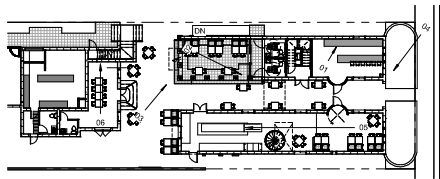
FINAL SUBMITTAL
NOVEMBER 3rd 2024

Ao.o

PROJECT #: Project #22-009

DATE: 10-10-2024

Scale As Indicated



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

SKLARchitecture
2380 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (954) 925-7992
FAX: (954) 925-7992
www.sklararchitecture.com
AA 0002849
BI 0000984
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14473
Digitally signed by Ari L. Sklar
Date: 2024.11.01 15:14:03
04/00 REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
1350 COLLINS AVE MIAMI BEACH

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ PRINT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

DRAWN BY:
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



SKLAR chitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (954) 925-9982
FAX: (954) 925-9982
www.sklararchitecture.com
AA 0002849
BI 0006894
NCARB CERTIFIED
SEAL
ARI L. SKLAR
LICENSE #AR14173

Digitally
signed by Ari
L Sklar
Date:
2024.11.01
15:14:27
04/00
REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
1190 COLLINS AVE MIAMI BEACH

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ CIVIL PLAN PERMIT SET
- ☐ PRINT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE:

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

**STREET PROFILE
PHOTOS**

A0.2

PROJECT #: Project #22-009

DATE: 10-10-2024



SKLARchitecture
2380 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (954) 925-7992
FAX: (954) 925-4901
www.SKLARchitect.com
AA 000289
BI 0000984
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #A14173

Digitally
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

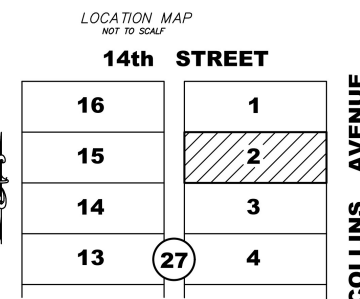
Drawn by:
Stacy & Elia
Checked by:
Ari Sklar

RENDERING

A0.3

PROJECT #: Project #22-009

DATE: 10-10-2024



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

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 BMM 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 PRG. 2 PG. 55

LEGEND & ABBREVIATIONS:

[illegible]

il: blancosunoversine@yahoo.com

9/6/24

ADIS N. NUNEZ
License Number
5924
★
STATE OF
FLORIDA
Professional Surveyor and Mapper

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
350 COLLINS AVE. MIAMI BEACH

☐	REVIEW SET
☐	COMMISSION SUBMITTAL
☐	NOT FOR CONSTRUCTION
☐	DRY RUN PERMIT SET
☐	PERMIT SET
☐	BID SET
☐	CONSTRUCTION SET

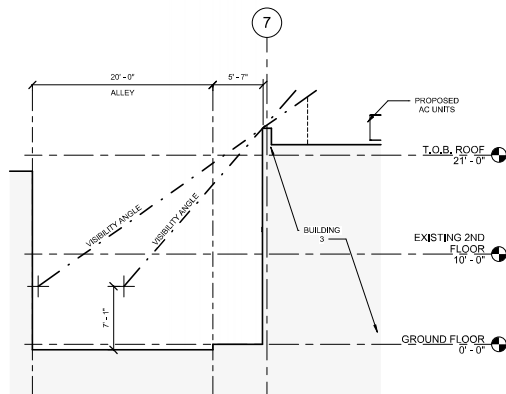
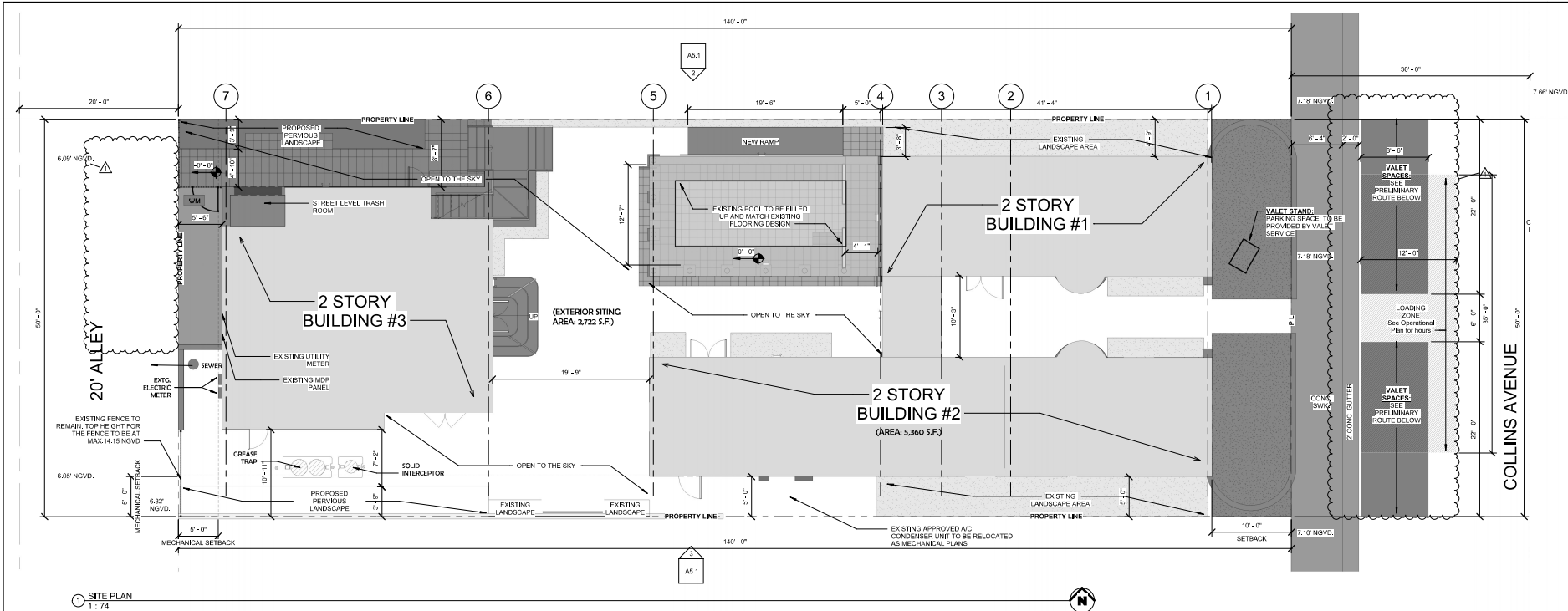
	DRAWN BY:
	Author

SURVEY

A0.5

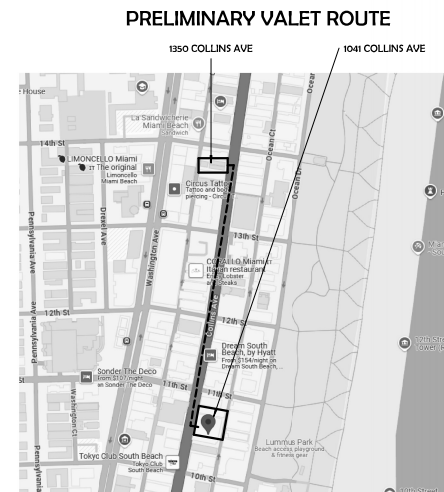
PROJECT #: Project #22-009

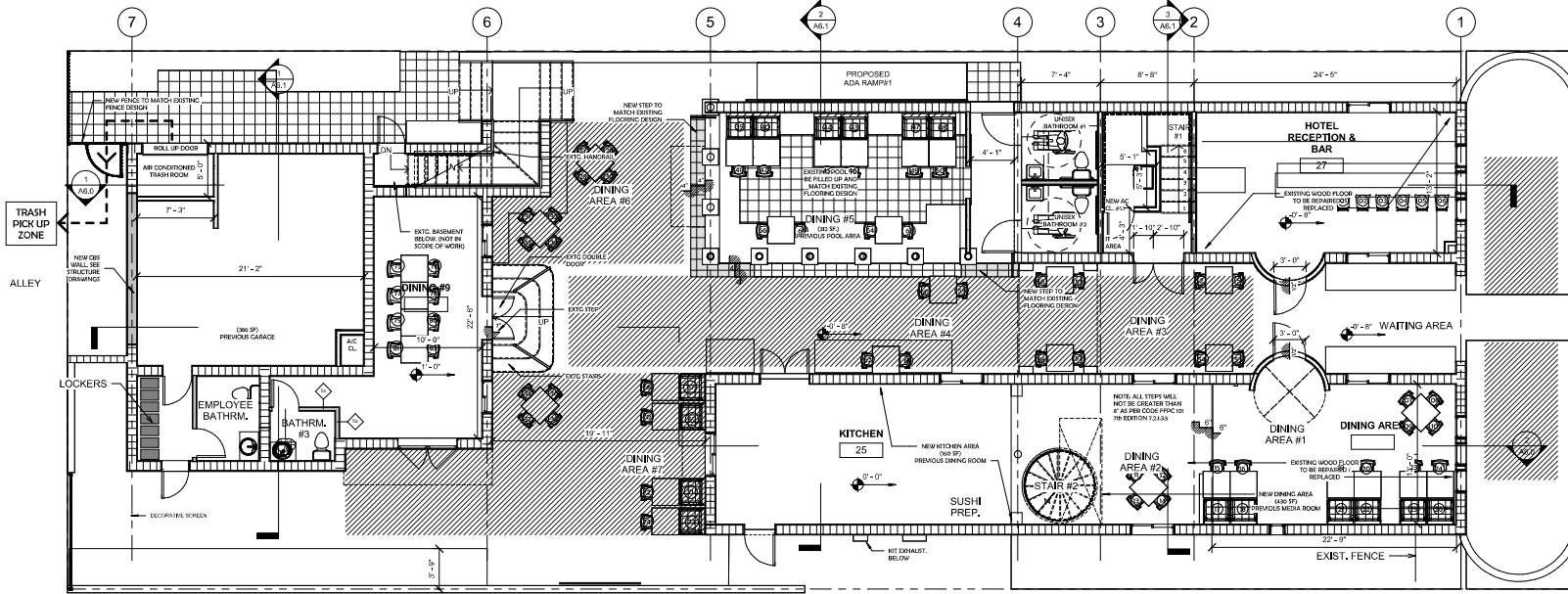
DATE: 10-10-2024



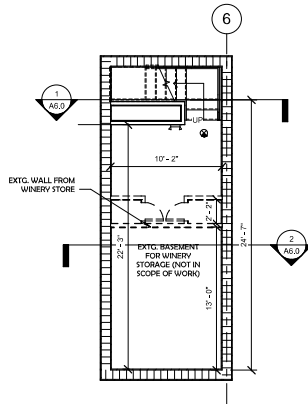
ZONING LEGEND (as per planning department)			
ZONING	REQUIREMENTS	EXISTING	PROPOSED
	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment
HISTORICAL DISTRICT:	OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT		
ADDRESS:	1350 COLLINS AVENUE MIAMI BEACH, FL 33139		
PLAT NUMBER:	03-3234-008-0903		
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
SETBACKS			
FRONT SETBACK (EAST):	20' VARIANCE PER ORB 15005 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
PARKING:			
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. REFER TO CIVIL DRAWINGS FOR DRAINAGE.
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
1
3/16" = 1'-0"



EXTG. BASEMENT (NOT IN SCOPE OF
WORK)
2
3/16" = 1'-0"

OCCUPANCY CLASSIFICATION			
THE SIZE AND OCCUPANCY IN THIS RETAIL FOR 75 PERSONS (44 INTERIOR SEATS & 33 EXTERIOR SEATS) - EMPLOYEES) CLASSIFIED AS:			
• FPFC CHAPTER 10: ASSEMBLY OCCUPANCY (MORE THAN 50 PERSONS). EXISTING OCCUPANCY CLASSIFICATION AS PER FPFC-CHAPTER 10.			

	AMOUNT OF SEATINGS	% ADA	ADA SEATINGS
INTERIOR SEATINGS	44	5% = 2.20	3
EXTERIOR SEATINGS	33	5% = 1.65	2
SEATINGS (TOTAL)	77		5

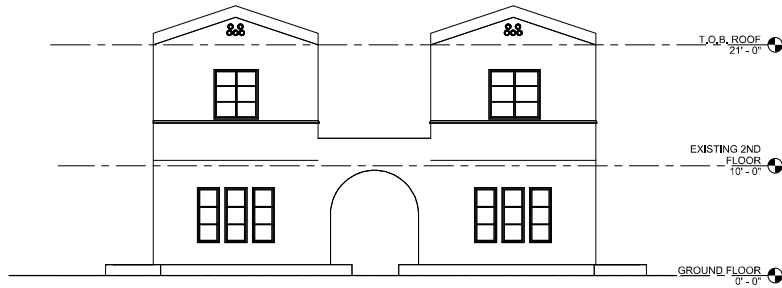
OCCUPANCY LOAD CHART, FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2					
LEVEL	DESCRIPTION	FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS)	OCCUPANT LOAD FACTOR	FLOOR AREA IN SQ. FT. PER OCCUPANT	ALLOWED OCCUPANTS
GROUND FLOOR	KITCHEN AREA	KITCHENS, COMMERCIAL	200 GROSS	307 SF	1.78 = 2
	DINING 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
TOTAL OCCUPANTS					177

FLOOR PLAN LEGEND	
	EXISTING 8' CMU WALL
	NEW 8' 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

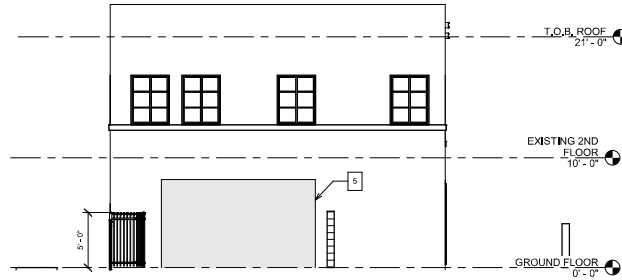
FLOOR AREA RATIO		
	EXISTING	PROPOSED
LOT SIZE	7,000 SF	
MAX F.A.R. = 2.0	14,000 SF	
TOTAL AREA	5,583 SF	6,358 SF
F.A.R.	0.80	0.85 SF

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

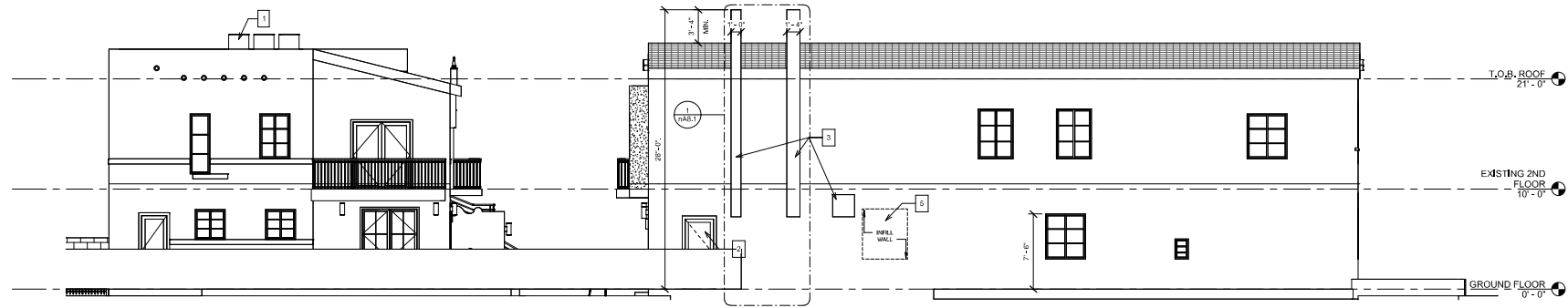
AREA LEGEND		
BUILDING #1	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,052 SF
	TOTAL	2,123 SF
BUILDING #2	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,071 SF
	TOTAL	2,142 SF
BUILDING #3	BASEMENT	354 SF
	GROUND FLOOR	958 SF
	SECOND FLOOR	958 SF
OUTSIDE AREA	TOTAL	2,270 SF
	UNCOVERED AREA	2,189 SF
	COVERED AREA	430 SF
TOTAL		9,133 SF



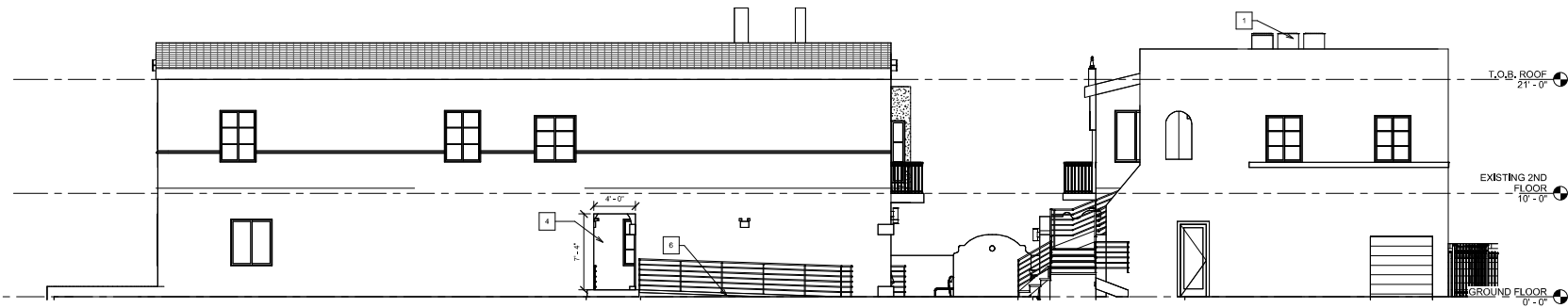
① FRONT EAST ELEVATION - HISTORIC -
NOT IN SCOPE OF WORK
3/16" = 1'-0"



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



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



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

ELEVATION NOTES	
1	NEW 2 VRY 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

SKLARchitecture
2340 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (954) 925-7992
FAX: (954) 925-7993
www.sklararchitecture.com
AA 0002859
BI 0000984
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARH4173
Digitally signed by Ari L. Sklar
Date: 2024.11.01 15:17:01
04/00 REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
1350 COLLINS AVE MIAMI BEACH

☐ REVIEW SET
☐ COMMISSION SUBMITTAL
☐ NOT FOR CONSTRUCTION
☐ PRINT SET
☐ BID SET
☐ CONSTRUCTION SET

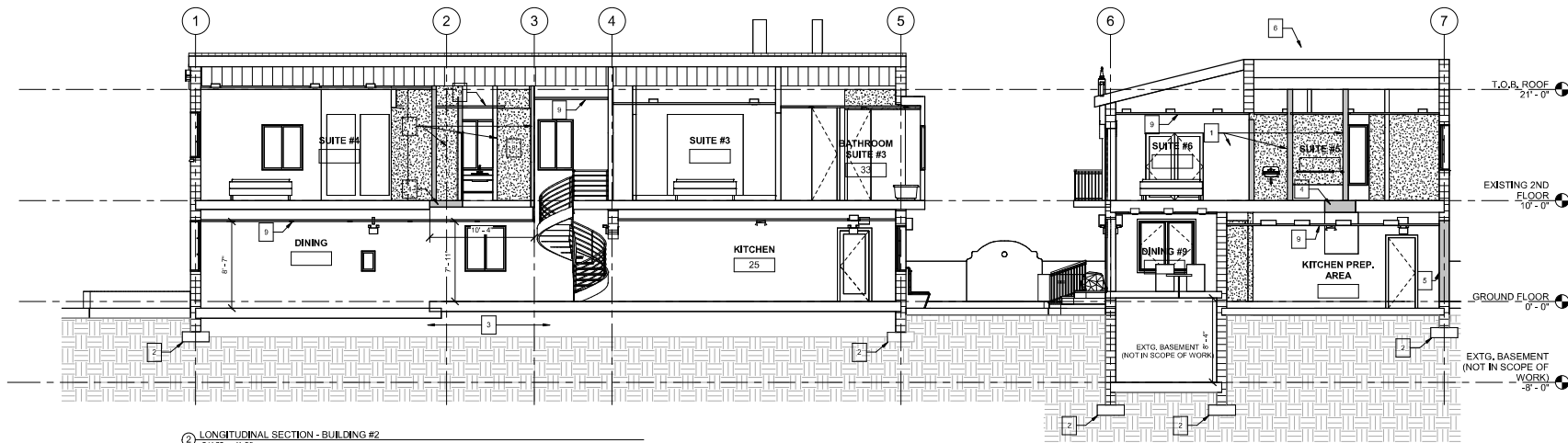
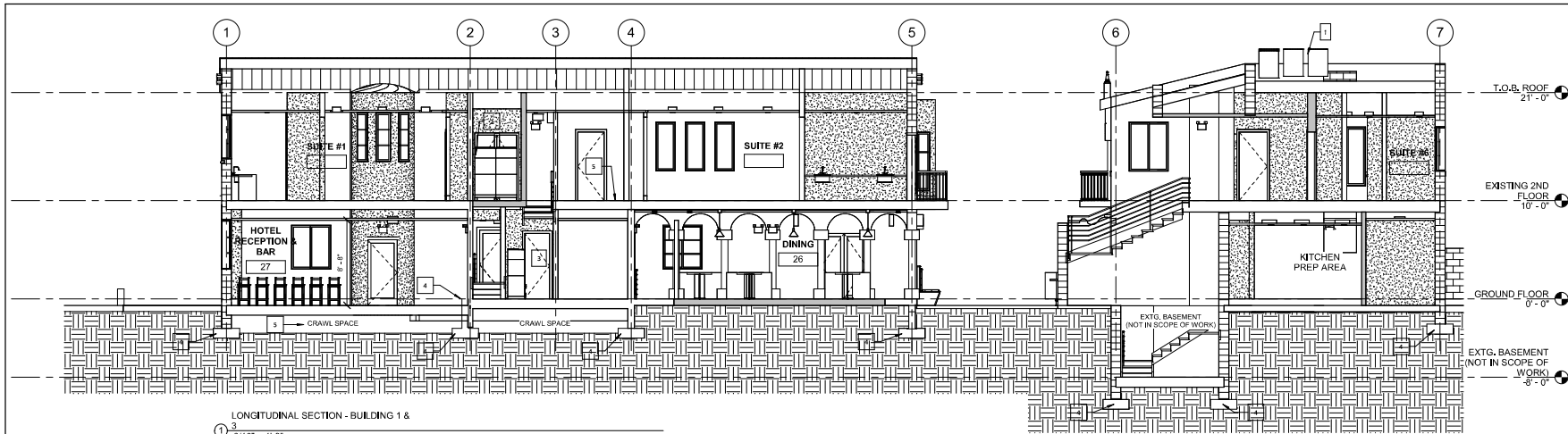
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

PROPOSED ELEVATIONS

A5.1

PROJECT #: Project #22-009

DATE: 10-10-2024



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

SKLAR Architecture
 2340 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 TEL: (954) 925-7992
 FAX: (954) 925-4901
 www.sklararchitecture.com
 AA 0002869
 IB 0000984
 NCARB CERTIFIED

SEAL
 ARI L. SKLAR
 LICENSE #AR14173
 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
- ☐ PRINT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

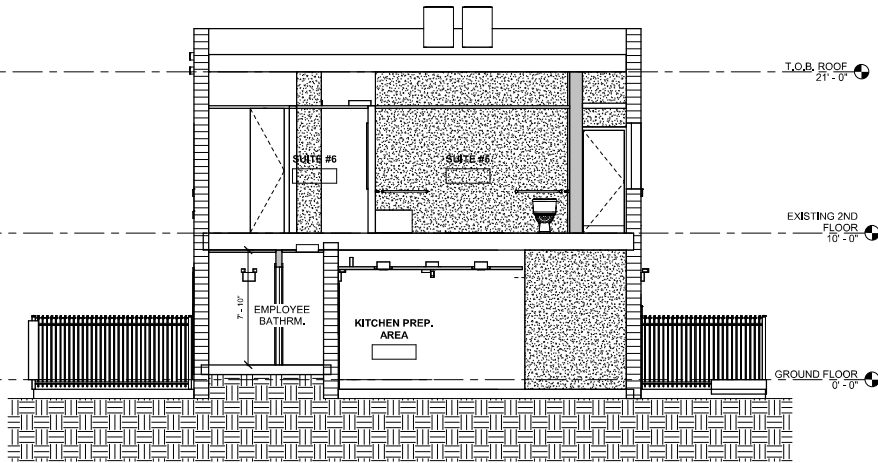
DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

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 VRF AC UNITS
8. NEW CHASE FOR AC DUCTS. SEE MECHANICAL PLANS
9. NEW RCP. SEE SHEET A3.0