

# 515 Jefferson Ave, Miami Beach

Conditional Use Permit to permit school use in existing retail building

DRB File no. PB25-0767



**Planning Board FINAL SUBMITTAL**

**July 13, 2025**

Ryan N  
Alderman

Digitally signed  
by Ryan N  
Alderman  
Date: 2025.07.12  
22:29:25 -04'00'

RYAN ALDERMAN ARCHITECT



SCALE = 1" = 30'

# BOUNDARY SURVEY

## 515 JEFFERSON AVENUE, MIAMI BEACH, FL. 33139

**LEGAL DESCRIPTION:**

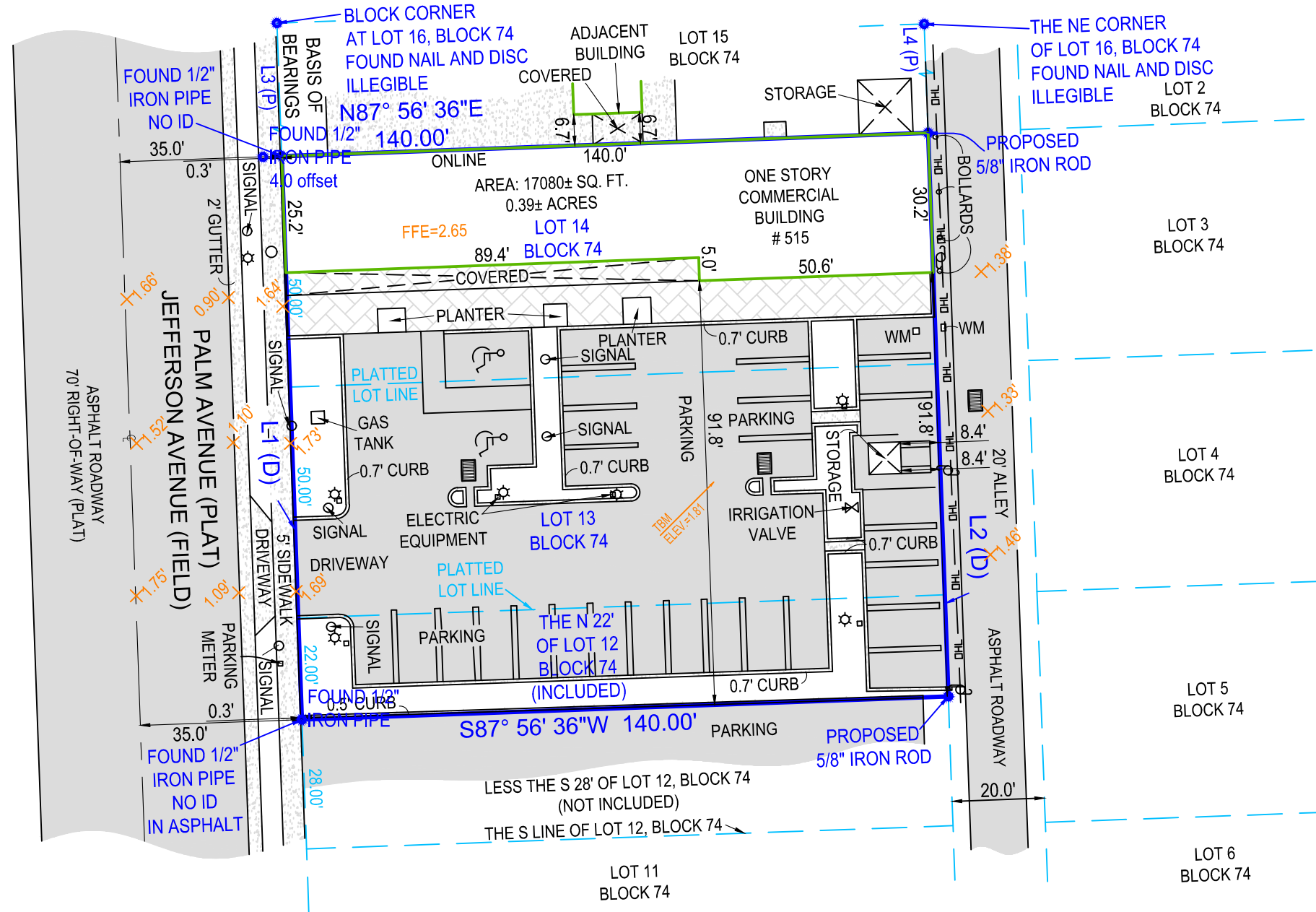
LOT 12, LESS THE SOUTH 28 FEET THEREOF, AND ALL OF LOTS 13 AND 14, BLOCK 74, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

LINE TABLE		
	BEARING	LENGTH
L1	N02° 03' 24"W	122.00'
L2	S02° 03' 24"E	122.00'
L3	N02° 03' 24"W	100.00'
L4	N02° 03' 24"W	100.00'

PARENT BENCHMARK  
NAME= D-116  
ELEV= 5.03' IN N.A.V.D. 1988  
MIAMI-DADE COUNTY

**GENERAL NOTES:**

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF ROAD, BEING N02° 03' 24"W, PER PLAT



**LEGEND:**

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	☼ -LIGHT POLE	# -NUMBER	⊙ -WELL	- * - FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	E.O.W.-EDGE OF WATER	FF-FINISHED FLOOR		- ASPHALT	⊕ -WATER VALVE	+ ± - PLUS OR MINUS
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		- CONCRETE	⊕ -CENTER LINE	⊕ -POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		- PAVER/BRICK	⊕ -CATCH BASIN	⊕ -MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		- WOOD	⊕ -FIRE HYDRANT	X,XXX -TOPOGRAPHIC ELEVATION

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- PARKING CROSSES THE BOUNDARY LINES ON EASTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.

**FIELD DATE:** 06/18/2025

**DRAWN BY:** I.T.

**ORDER NO:** 1000266309

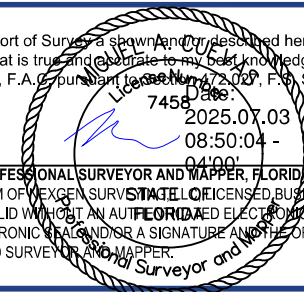
**REVISIONS:** 7/3/2025 SPOT ELEVATIONS ADDED

**CERTIFIED TO:**

STUART I. GROSSMAN  
**FLOOD ZONE:**  
 MAP NO. 12086C0319L  
 ZONE: AE ELEV. 08 FT  
 EFF. 09/11/2009

**NEXGEN LAND SOLUTIONS, LLC**  
 1547 PROSPERITY FARMS ROAD,  
 WEST PALM BEACH, FL 33403  
 NEXGENLOGIX.COM LB#8642  
 PHONE: 561.508.6272  
 FAX: 561.508.6309

I, hereby certify that this Map/Report of Survey shown and described herein represents the results of Field Surveys prepared under my direction, that is true and accurate to my best knowledge, information and belief, and meets the requirements of Chapter 5J-17, F.A.C. pursuant to s. 472.02, F.S. Subject to all notations as shown herein.



**MIGUEL A. CUEVAS PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 7458**  
 FOR THE LICENSED FIRM OF NEXGEN SURVEYING, LICENSED BUSINESS NO. 8642  
 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND  
 AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL  
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information			
1	Address:	515 Jefferson Ave		
2	Board and file numbers:	PB25-0767		
3	Folio number(s):	02-4203-009-5000		
4	Year constructed:	1971	Zoning District:	CPS-2
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.5' NGVD
6	Adjusted grade (Flood+Grade/2):	5.75' NGVD	Lot Area:	17,080 SF
7	Lot width:	122'	Lot Depth:	140'
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	Cafe, Outdoor & Vacant Retail	Proposed use:	Cafe, Outdoor & Private School with Outdoor Play Area

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	14'-8"	14'-8" (Existing to Remain)	
11	Number of Stories	N/A	1	1 (Existing to Remain)	
12	FAR: 2.0	34,160 sf	3,312 sf	3,312 sf (Exist to Remain)	
13	Gross Square Footage	N/A	3,312 sf	3,312 sf (Exist to Remain)	
14	Floor Area by use	N/A	Cafe - 806 sf Vacant Retail - 2,506 sf	Cafe - 806 sf Private School - 2,506 sf	
15	Number of Units Residential	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>Pedestal:</b>					
29	Front Setback (Jefferson Ave):	0'	0'	0' (Existing to Remain)	
30	Interior Side Setback (North):	0'	0'	0' (Existing to Remain)	
31	Interior Side Setback (South):	0'	91.7'	91.7' (Existing to Remain)	
33	Rear Setback (East, Alley):	5'	0'	0' (Existing to Remain)	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	9 (Commercial: Cafe, Outdoor & Storage - 6 Spaces Required; Private School - 3 Spaces Required)	30	15	
49	Off-Street Loading Spaces	N/A	N/A	N/A	
50	Bicycle Racks	N/A	0	15	

51	Type of use	N/A	Vacant Retail	Institutional - Private School	
56	Located within a Local Historic District?	Yes - Ocean Beach Historic District			
57	Is this a contributing building?	No			
58	Proposed hours of operation	7:00 AM - 3:00 PM			

**Notes:**  
 If not applicable write N/A  
 All other data information may be required and presented like the above format

## DRAWING LIST

Cover

Survey

G-1.01 Zoning Data and Drawing List

G-1.02 Location Map

G-1.03 Zoning and Historic District Map

G-1.04 Existing Site Plan

G-1.05 Proposed Site Plan

G-1.06-09 Existing Site Images

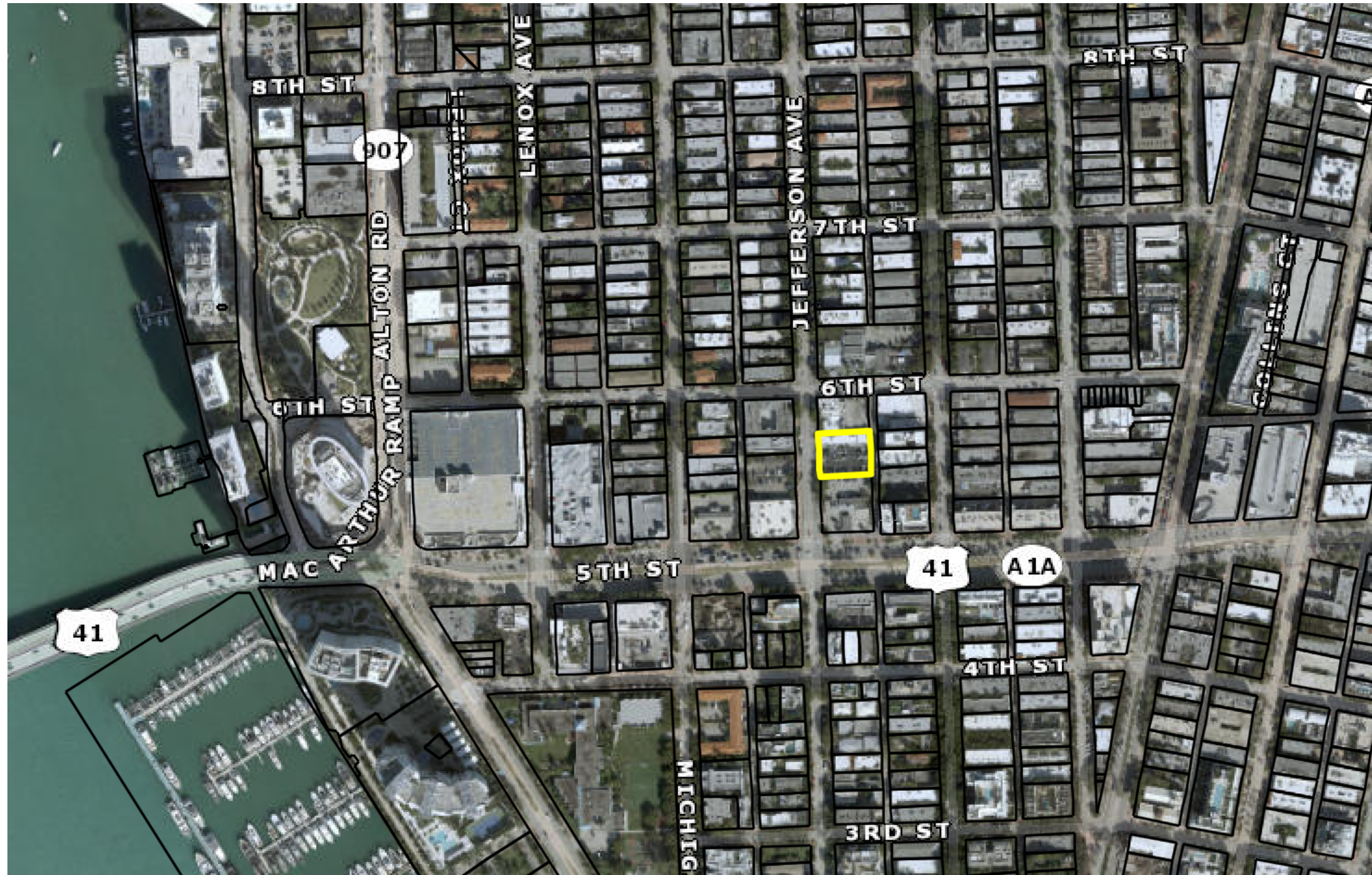
G-1.10-13 Existing Context Images

G-1.14 Existing Building Floor Plan

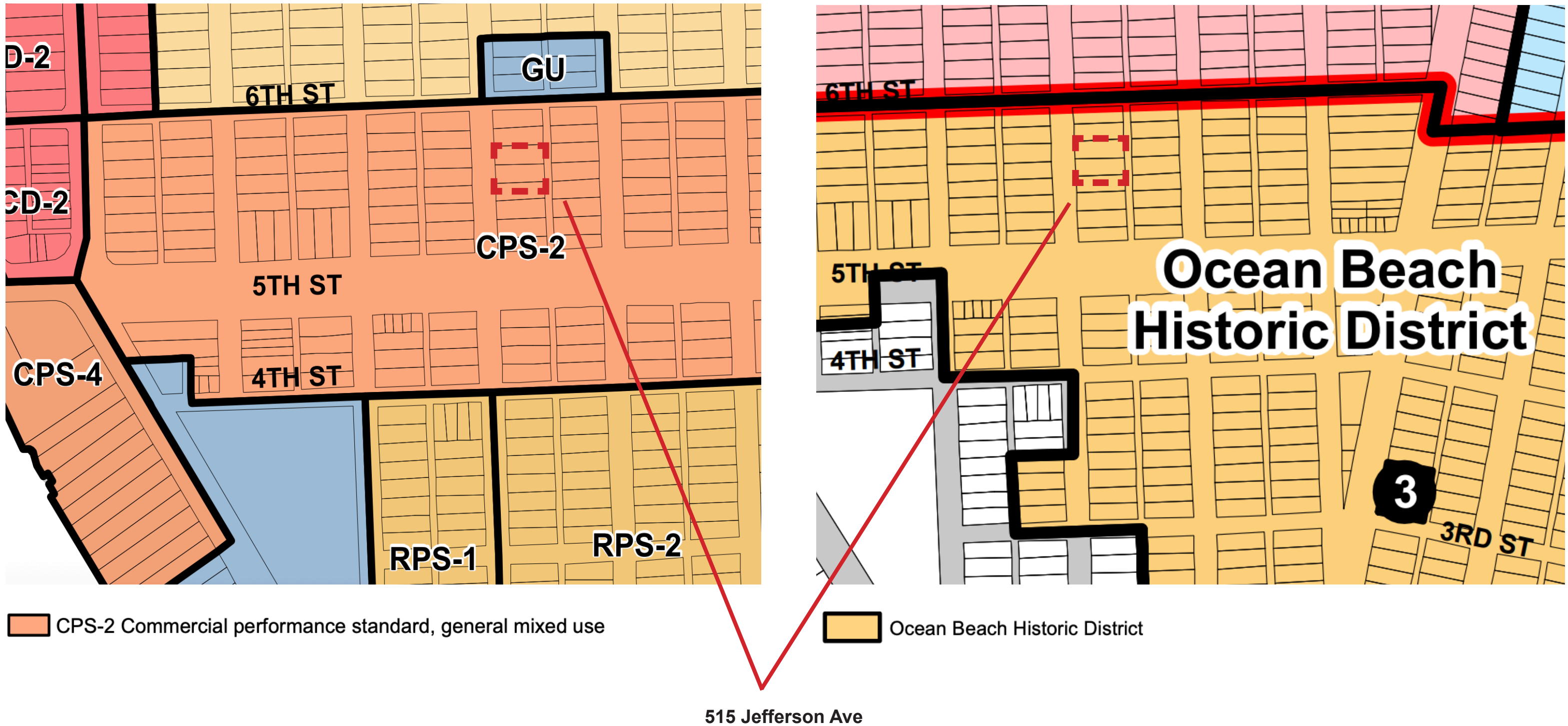
G-1.15 Proposed Building Floor Plan

Reference Photos

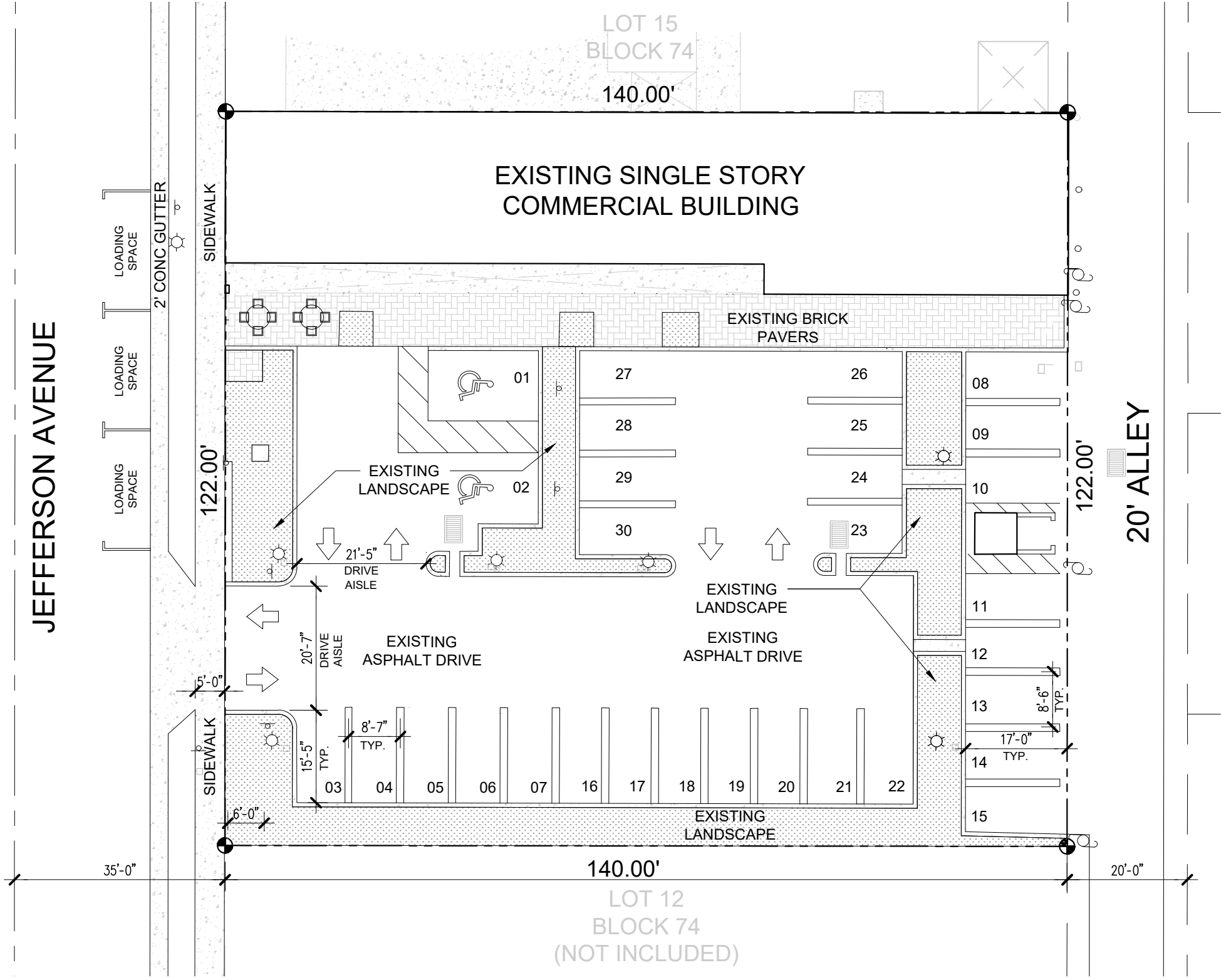
# G-1.02 LOCATION MAP



# G-1.03 ZONING AND HISTORIC DISTRICT MAP

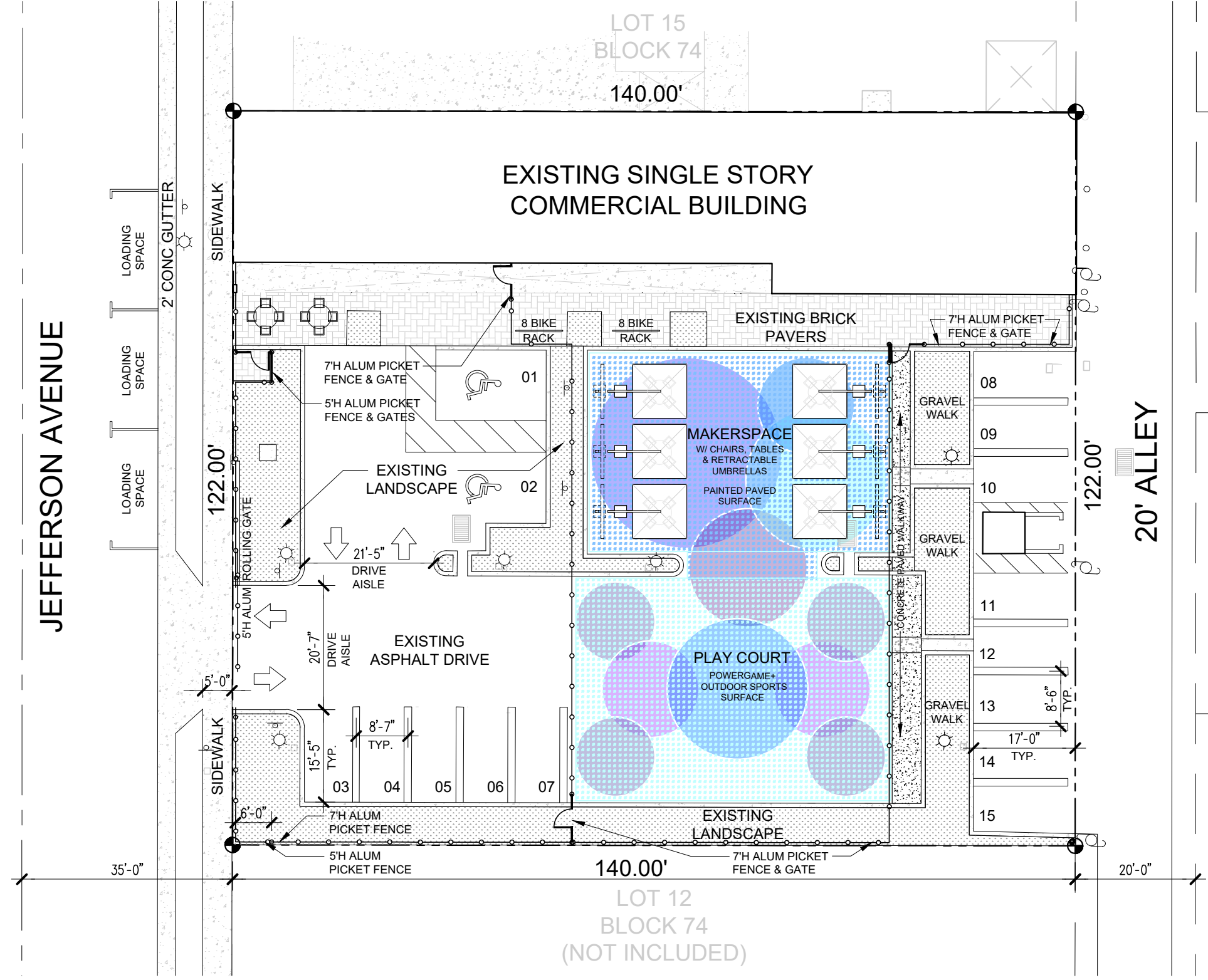


# G-1.04 EXISTING SITE PLAN



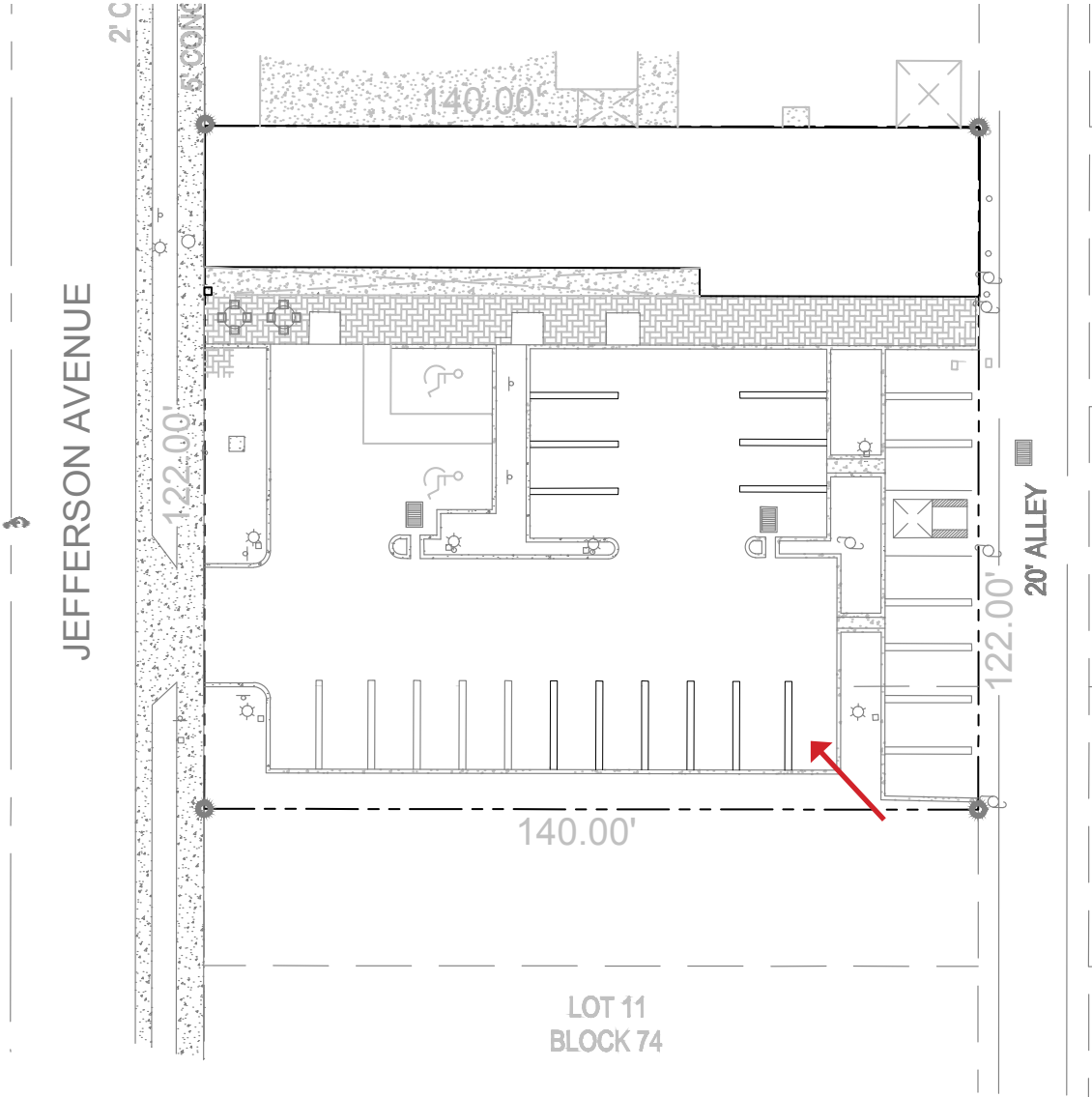
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SITE PLAN  
SCALE: 1" = 20'

# G-1.05 PROPOSED SITE PLAN



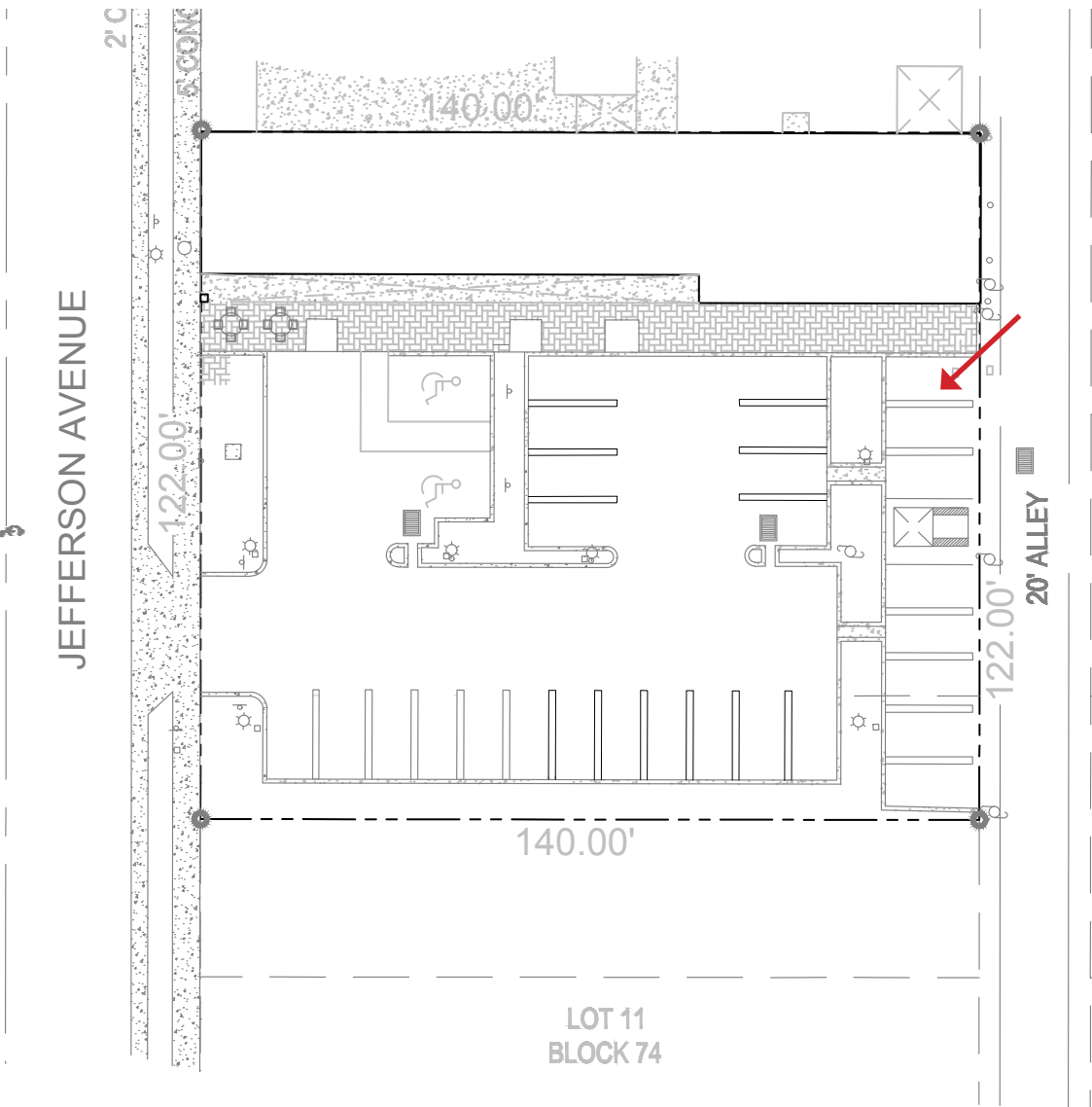
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 SITE PLAN  
 SCALE: 1" = 20'

# G-1.06 EXISTING SITE IMAGES



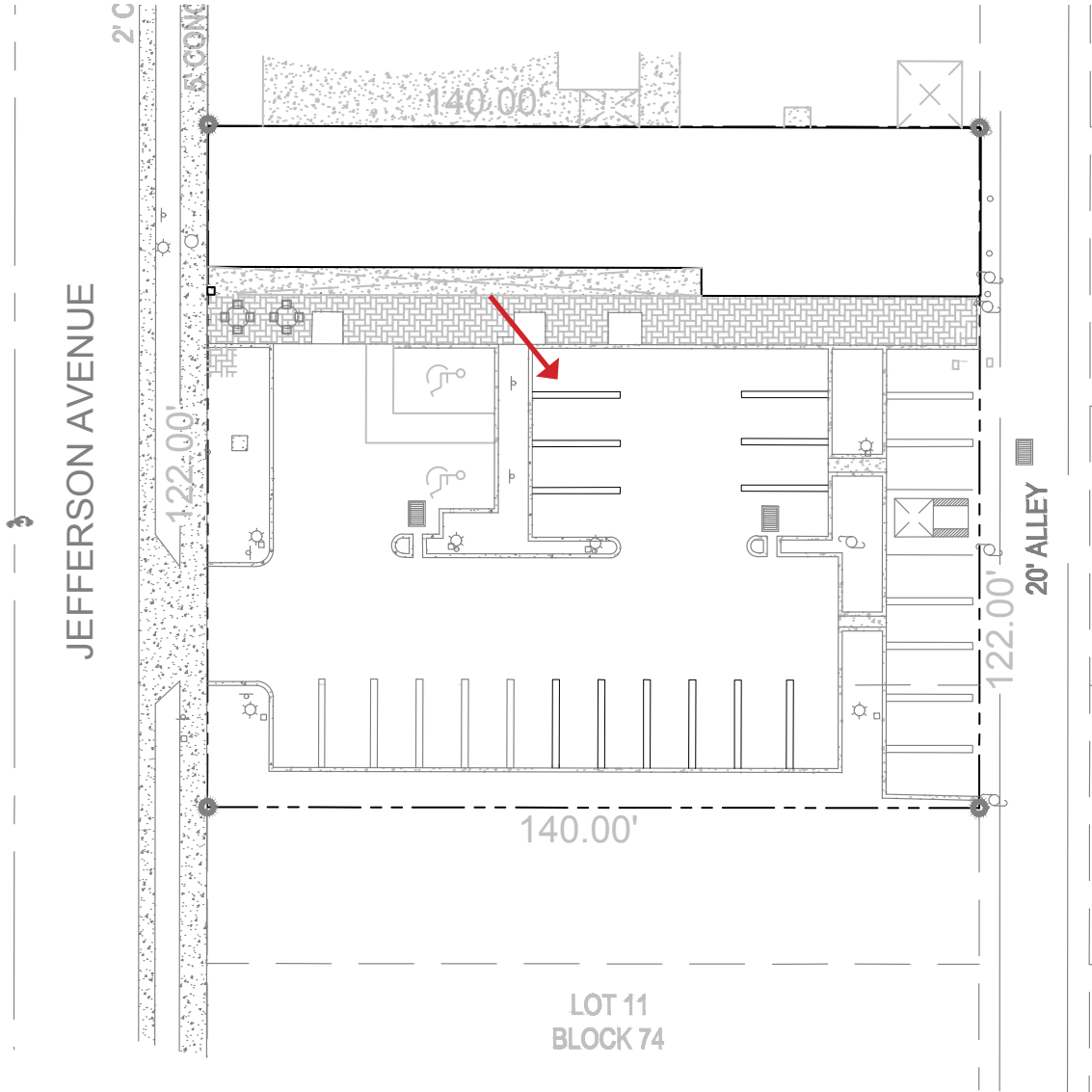
PHOTOS TAKEN MAY 2, 2025

# G-1.07 EXISTING SITE IMAGES



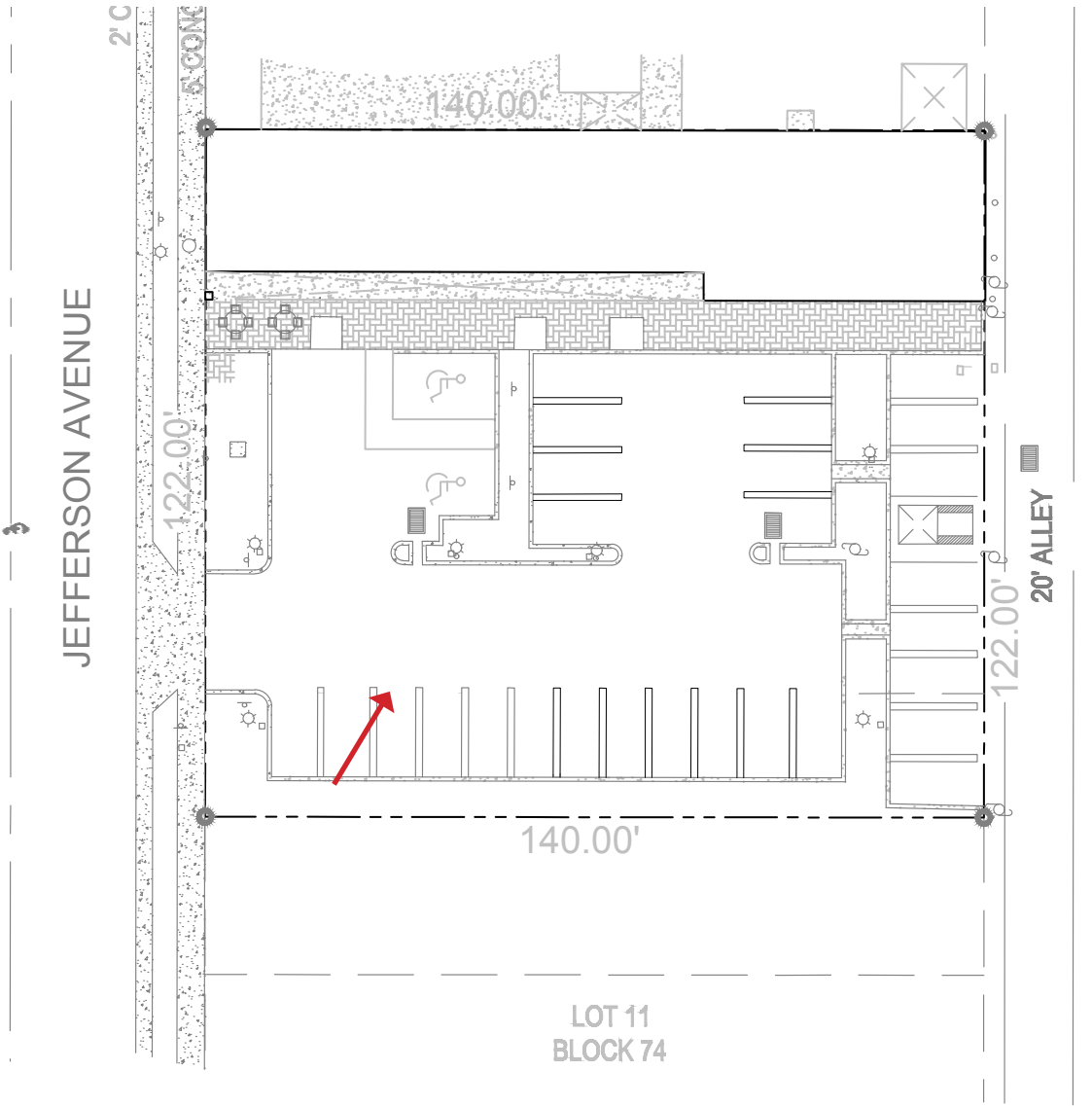
PHOTOS TAKEN MAY 2, 2025

# G-1.08 EXISTING SITE IMAGES



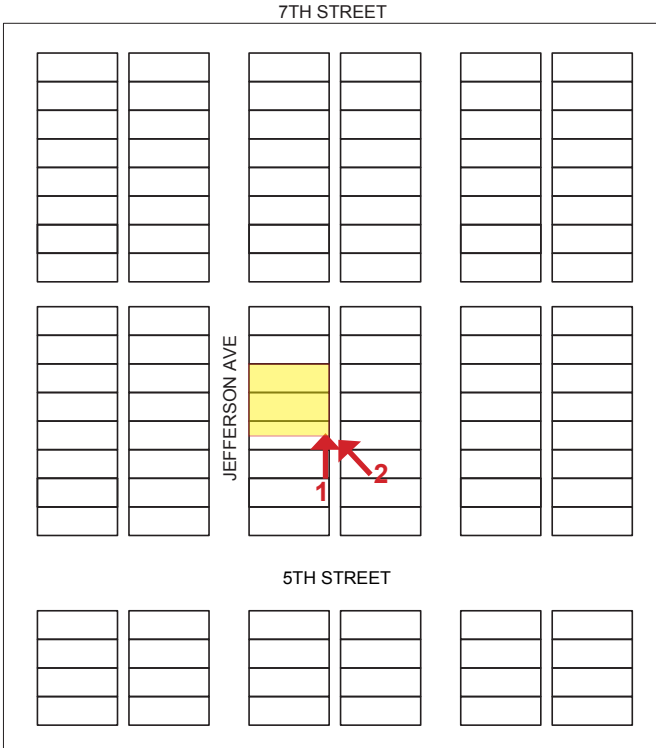
PHOTOS TAKEN MAY 2, 2025

# G-1.09 EXISTING SITE IMAGES



PHOTOS TAKEN MAY 2, 2025

# G-1.10 EXISTING CONTEXT IMAGES



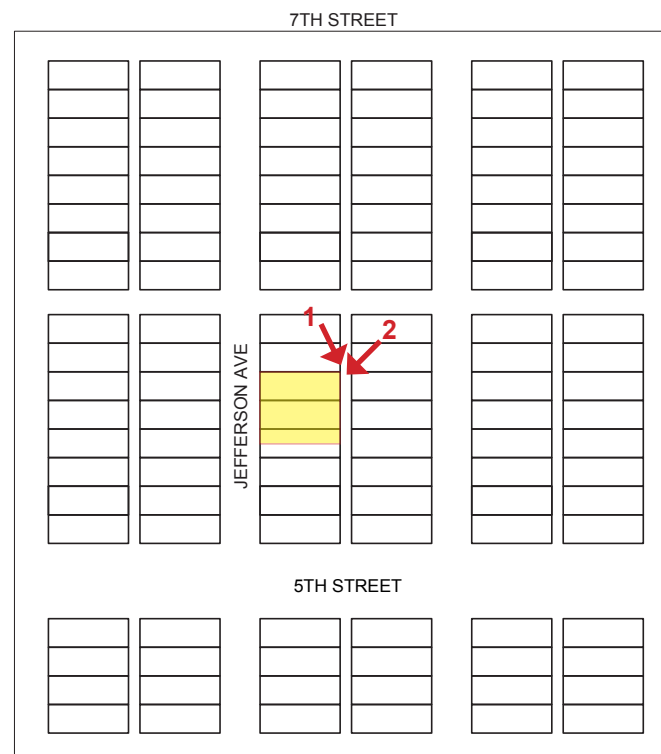
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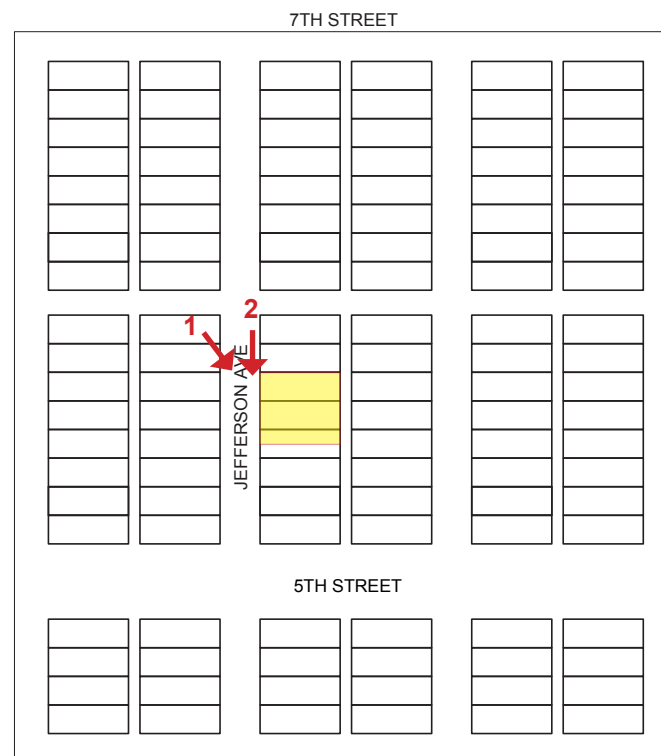
PHOTOS TAKEN MAY 2, 2025

# G-1.11 EXISTING CONTEXT IMAGES



PHOTOS TAKEN MAY 2, 2025

# G-1.12 EXISTING CONTEXT IMAGES



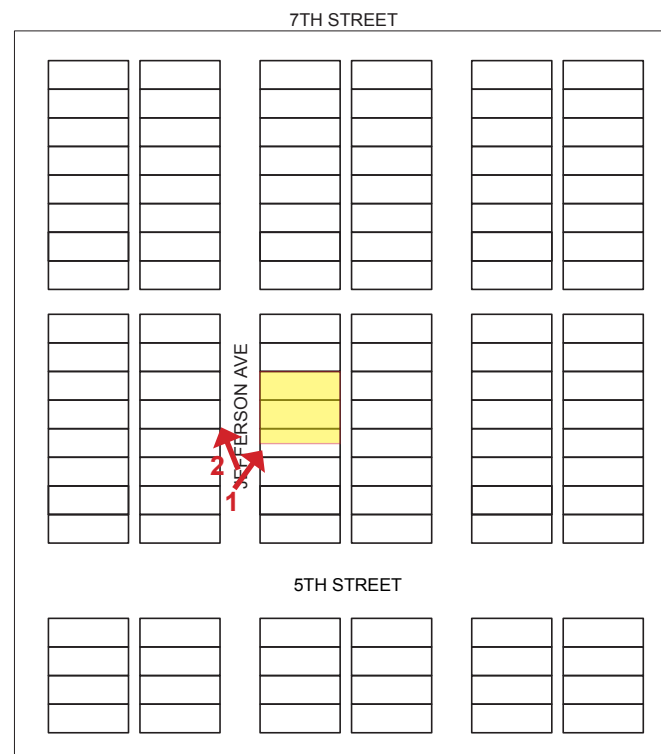
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2

PHOTOS TAKEN MAY 2, 2025

# G-1.13 EXISTING CONTEXT IMAGES



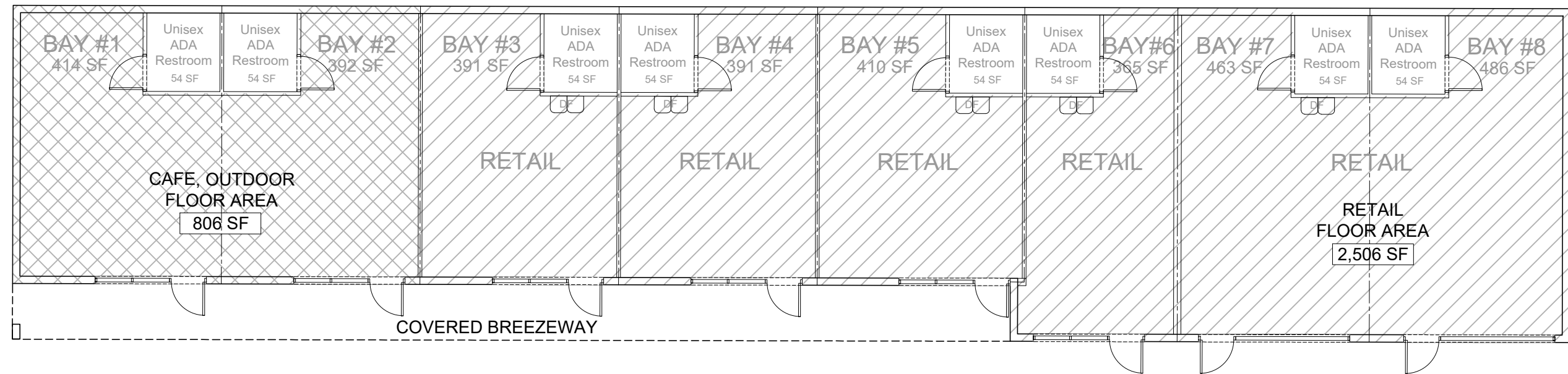
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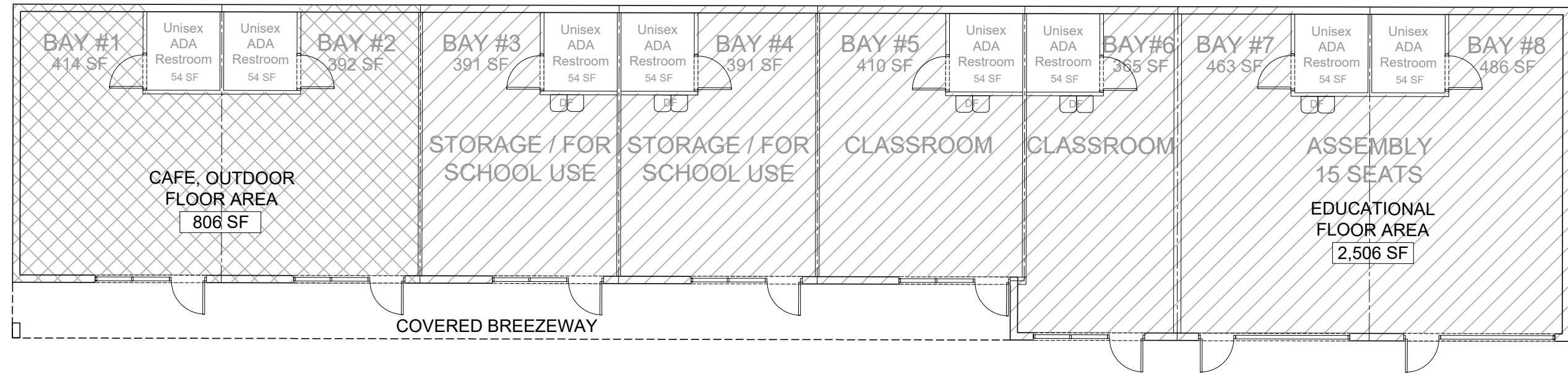
PHOTOS TAKEN MAY 2, 2025

# G-1.14 EXISTING BUILDING FLOOR PLAN



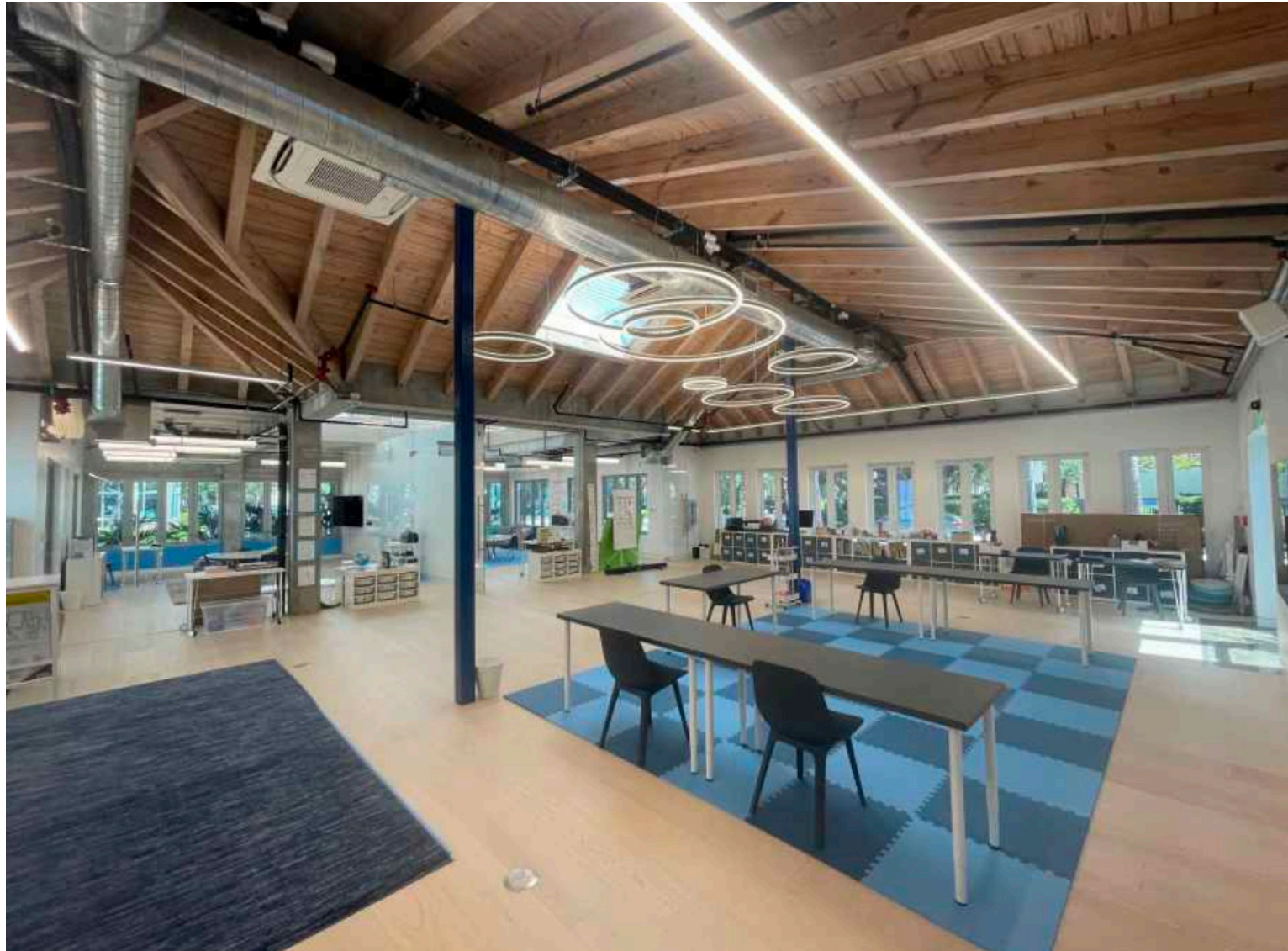
N  
FLOOR PLAN  
SCALE: 1" = 20'

# G-1.15 PROPOSED BUILDING FLOOR PLAN



N  
FLOOR PLAN  
SCALE: 1" = 20'





# RYAN ALDERMAN ARCHITECT