

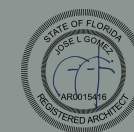
# S C O P E O F W O R K

- ADDITIONAL SEATING PROPOSED AT EXISTING EXTERIOR SPACES:
  - CAFE/BAR EXTERIOR SEATING
  - WEST PATIO SEATING
- ADDITIONAL SEATING PROPOSED AT EXISTING INTERIOR SPACES:
  - CAFE/BAR DINING 2
- PROPOSED ASSEMBLY SPACES TO REPLACE EXISTING STORAGE SPACES:
  - PROPOSED 'GREAT ROOM' WITH NEW BAR
  - PROPOSED 'BALLROOM' WITH NEW RESTROOM
- PROPOSED ENLARGEMENT OF EXISTING TRASH ROOM
- PROPOSED BICYCLE RACKS IN EXISTING DRIVEWAY

P B 2 5 - 0 7 9 1

P L A N I N G B O A R D F I N A L S U B M I T T A L - 1 1 - 0 9 - 2 0 2 5

**BEY BEY**  
1330 18TH STREET  
MIAMI BEACH, FL 33139



Digitally signed by  
Jose L Gomez  
Date: 2025.11.06  
17:29:49 -05'00'

**BGA**architects



**LOCATION MAP**   
SCALE: N.T.S.

# LEGAL DESCRIPTION

LOT 6, BLOCK 16A, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND THAT PORTION OF LOT 7, BLOCK 16A, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 7, A DISTANCE OF 14.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE CONTINUE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 7, A DISTANCE OF 85.06 FEET TO A POINT; SAID POINT BEING 0.12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7, THENCE RUN WESTERLY 0.16 FEET TO A POINT, THENCE RUN NORTHERLY 85.06 FEET TO A POINT, SAID POINT BEING 0.12 FEET WEST OF THE EAST BOUNDARY LINE OF SAID LOT 7, THENCE RUN EASTERLY A DISTANCE OF 0.12 FEET TO THE POINT OF BEGINNING.

**MIAMI BEACH**  
Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

8/23

## COMMERCIAL - ZONING DATA SHEET

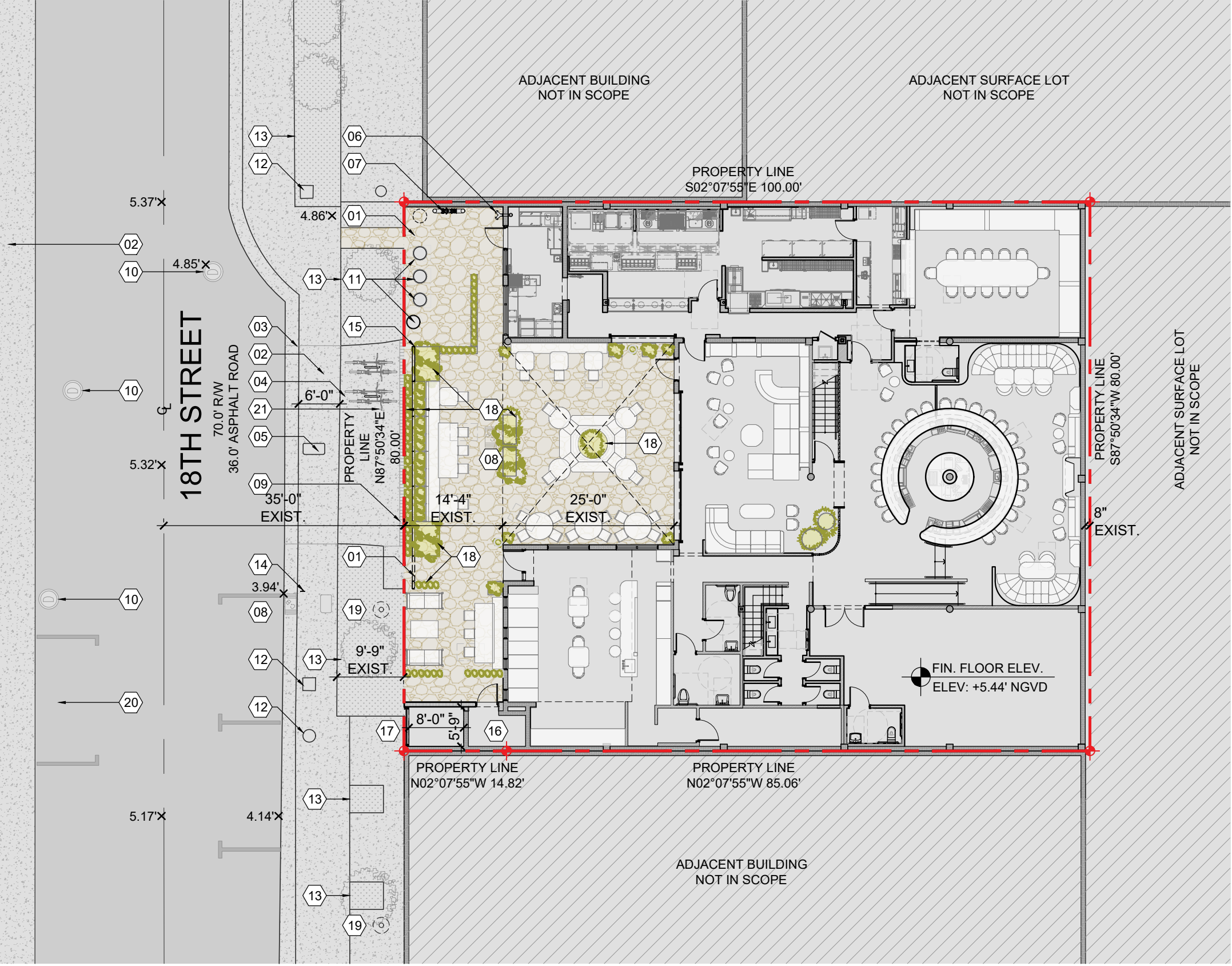
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1330 18TH STREET	Folio number(s):	02-3233-012-0640	Year built:	1963
2	Board file number(s), Determination of Architectural Significance:	N/A		Lot Area:	8,012 SQ. FT.
3	Located within a Local Historic District (Yes or No): <b>No</b>	Zoning District:	I-1	Lot width:	80 FT.
4	Individual Historic Site (Yes or No): <b>No</b>			Lot Depth:	100 FT.
5	Base Flood Elevation:	8 FT. NGVD	Grade value in NGVD:		5.32 FT.
6	Future Adjusted Grade (BFE+Grade / 2):	6.66 FT.	Free board:		1 FT.
7	Proposed Use:	ASSEMBLY - GROUP A2 (RESTAURANT/CAFE)			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.0	0.74	EXISTING	N/A
14	Building Height	40'-0"	25'-0"	EXISTING	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	0'-0"	EXISTING	N/A
b	Side interior setback	0'-0"	0'-0"	EXISTING	N/A
c	Side facing street setback	0'-0"	0'-0"	EXISTING	N/A
d	Rear setback	0'-0"	0'-0"	EXISTING	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	20%	22.3%	EXISTING	N/A
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

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# LEGEND

- 01 — EXIST. ENTRY / EXIT
- 02 — EXIST. CONC. SIDEWALK
- 03 — EXIST. CONC. GUTTER
- 04 — EXIST. CONC. DRIVEWAY
- 05 — EXIST. WATER METER
- 06 — EXIST. FDC
- 07 — EXIST. BACKFLOW PREVENTER
- 08 — EXIST. CATCH BASIN
- 09 — EXIST. TRENCH DRAIN
- 10 — EXIST. MANHOLE
- 11 — EXIST. MH FOR GREASE SYSTEM
- 12 — EXIST. POWER POST
- 13 — EXIST. LANDSCAPED AREA
- 14 — EXIST. NO PARKING SIGN
- 15 — EXIST. FENCE
- 16 — EXIST. METER ROOM
- 17 — EXIST. TRASH ROOM
- 18 — EXIST. PLANTERS
- 19 — EXIST. STREET LAMP
- 20 — EXIST. ON STREET LOADING
- 21 — PROPOSED BICYCLE RACKS (R. 1)



**NOTE:**  
NO EXISTING OR PROPOSED SEATING ON THE CITY'S ROW. EXTERIOR SEATING IS LOCATED WITHIN THE PROPERTY LINES.

**NOTE:**  
THE SECOND FLOOR IS NOT PART OF THIS PERMIT SCOPE OF WORK.

**NOTE:**  
THE EXTERIOR TRAVERTINE FLAGSTONE FLOORING AT EXTERIOR TERRACE AND PEDESTRIAN PATHWAY ENTRY/EXIT WERE SUBMITTED UNDER PERMIT BC2525913.

**NOTE:**  
INTERIOR LAYOUT SHOWN AS NOT PART OF SCOPE WAS SUBMITTED UNDER PERMIT BC2424812.

**PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"



**CONTEXT IMAGES**

SCALE: N.T.S.



**KEY PLAN**

SCALE: N.T.S.

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CONTEXT IMAGES

SCALE: N.T.S.



KEY PLAN

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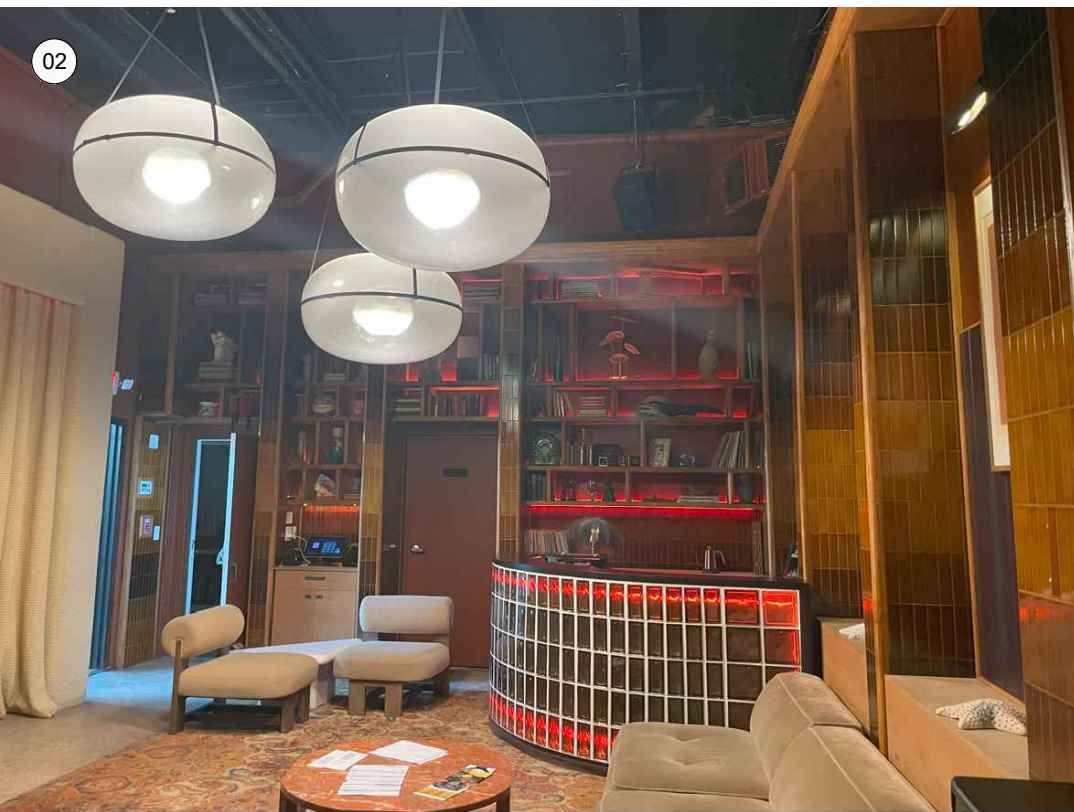
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01



03



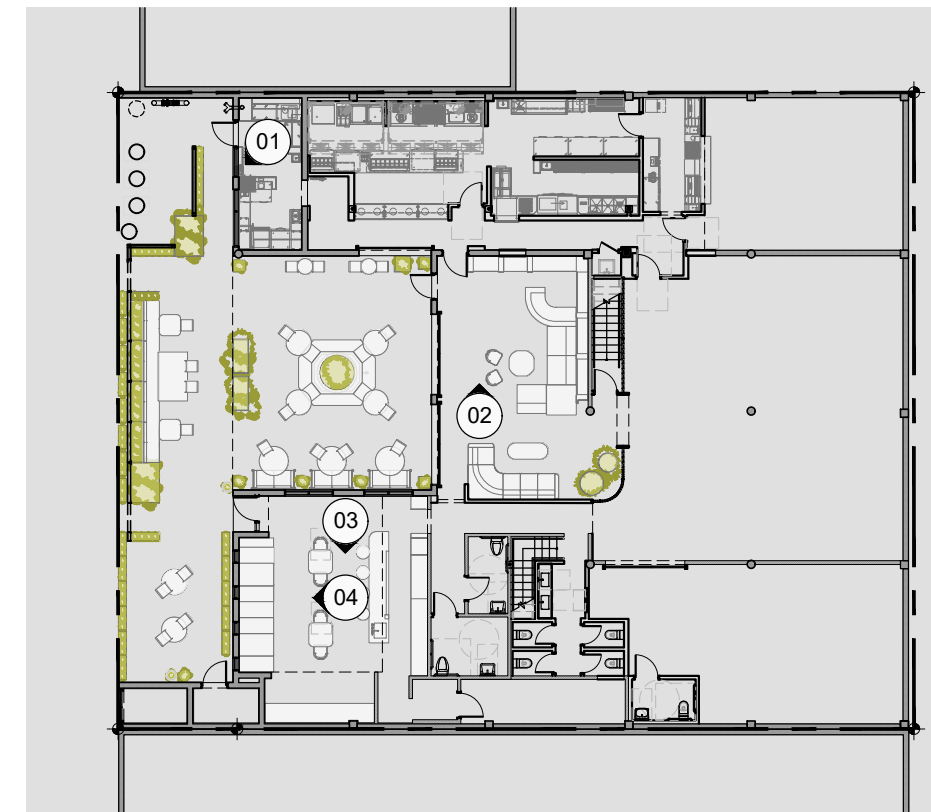
02



04

### CONTEXT IMAGES

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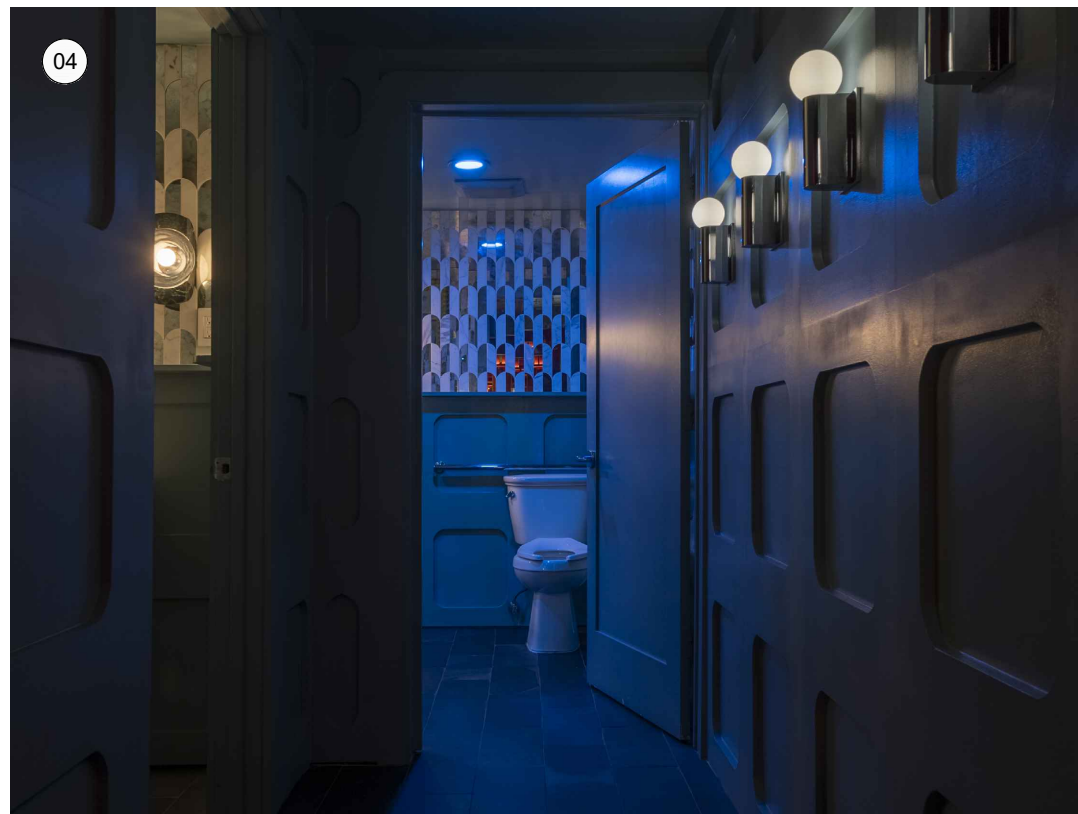


### KEY PLAN

SCALE: N.T.S.

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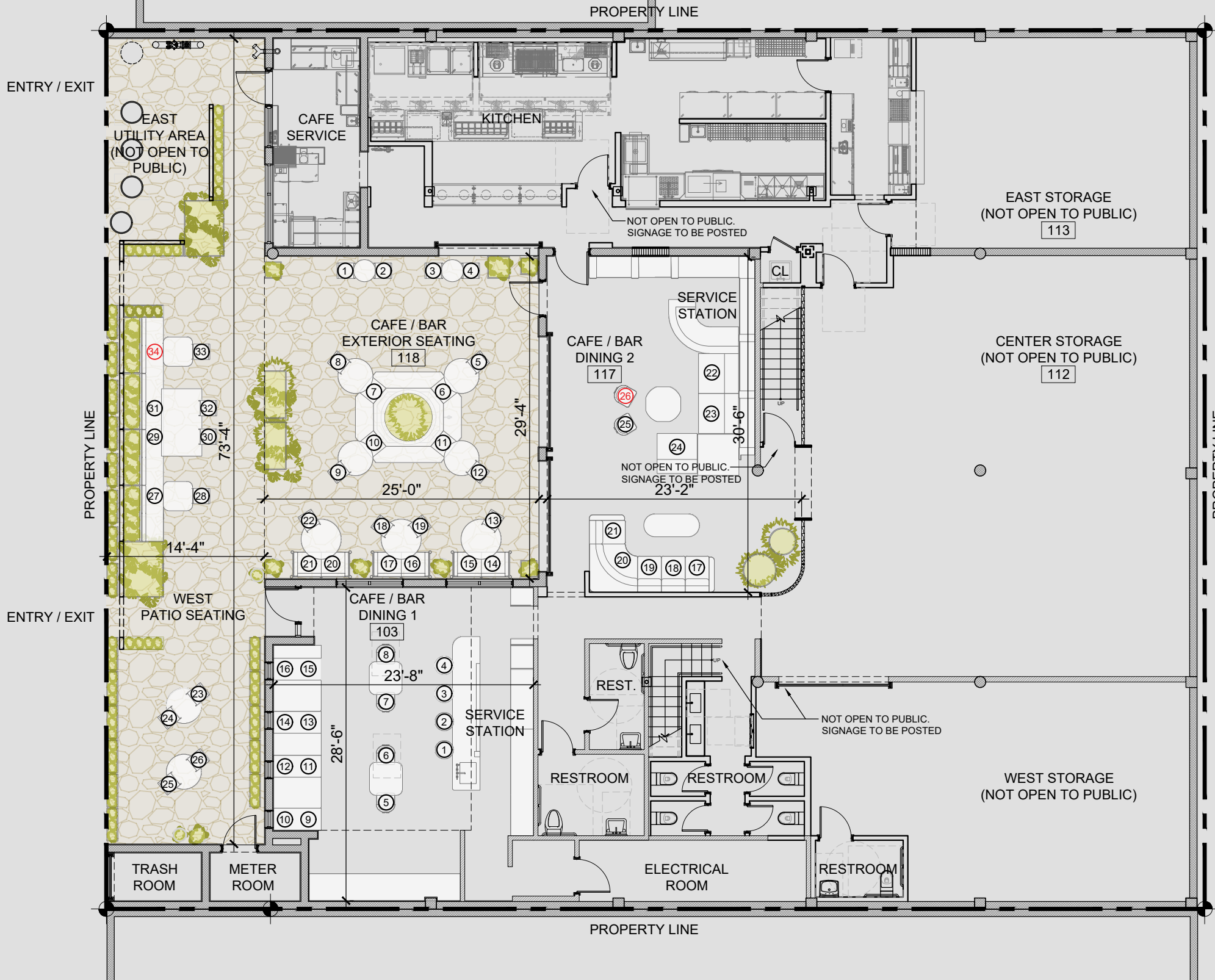
CONTEXT IMAGES

SCALE: N.T.S.



KEY PLAN

SCALE: N.T.S.



**EXISTING GROUND FLOOR PLAN** 

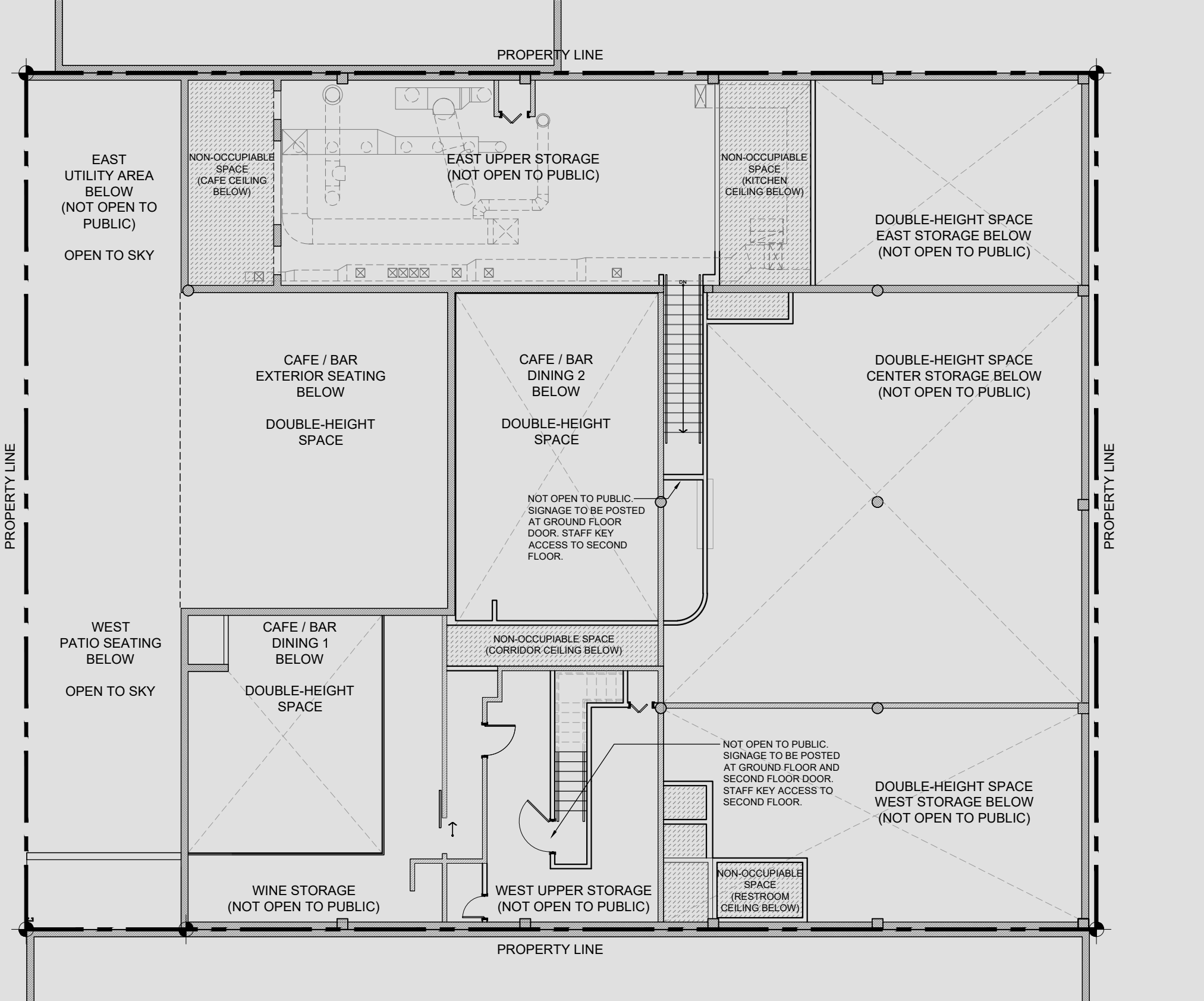
SCALE: 3/32"=1'-0"

<b>FLOOR AREA</b>
GROSS AREA -INTERIOR <b>8,164 S.F.</b>
GROSS AREA -EXTERIOR <b>1,824 S.F.</b>

**NOTE:**  
 - THE SECOND FLOOR IS NOT PART OF THIS PERMIT SCOPE OF WORK.  
 - OUTDOOR SPEAKERS & SPECIAL EVENTS SHALL NOT BE PERMITTED.

<b>SEATING CALCULATION</b>			
LABEL	ROOM NAME	NO.	MIN. ADA SEATS
<b>INTERIOR</b>			
103	CAFE / BAR DINING 1	16	1
117	CAFE / BAR DINING 2	10	1
	<b>INTERIOR TOTAL</b>	<b>26</b>	<b>2</b>
<b>EXTERIOR</b>			
118	CAFE / BAR EXTERIOR SEATING	30	2
	WEST PATIO SEATING	4	1
	<b>EXTERIOR TOTAL</b>	<b>34</b>	<b>3</b>
	<b>TOTAL</b>	<b>60</b>	<b>5</b>

<b>NUMBER OF OCCUPANTS</b>	
NOTE: THE EXISTING OCCUPANT LOAD CALCULATION WAS APPROVED UNDER CMB PERMIT BC2424812.	
<b>INTERIOR TOTAL</b>	<b>59</b>
<b>EXTERIOR TOTAL</b>	<b>58</b>

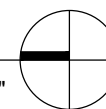


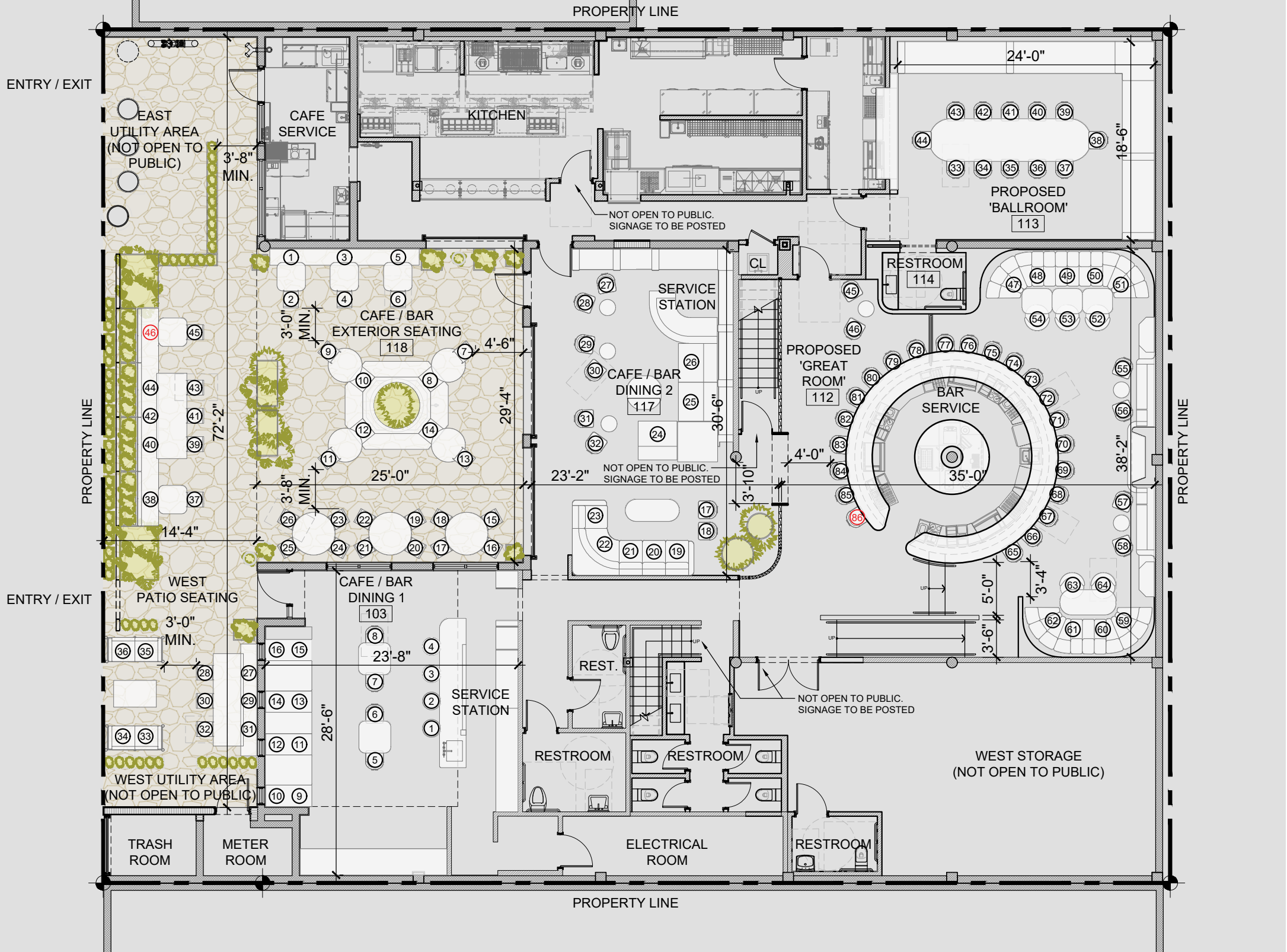
FLOOR AREA	
GROSS AREA -INTERIOR	8,164 S.F.
GROSS AREA -EXTERIOR	1,824 S.F.

**NOTE:**  
 THE SECOND FLOOR IS NOT PART OF THIS PERMIT SCOPE OF WORK. THIS PLAN IS SHOWN FOR REFERENCE ONLY.

**EXISTING SECOND FLOOR PLAN**

SCALE: 3/32"=1'-0"





**PROPOSED GROUND FLOOR PLAN** 

SCALE: 3/32"=1'-0"

<b>FLOOR AREA</b>
GROSS AREA -INTERIOR <b>8,164 S.F.</b>
GROSS AREA -EXTERIOR <b>1,824 S.F.</b>

**NOTE:**  
 - THE SECOND FLOOR IS NOT PART OF THIS PERMIT SCOPE OF WORK.  
 - OUTDOOR SPEAKERS & SPECIAL EVENTS SHALL NOT BE PERMITTED.

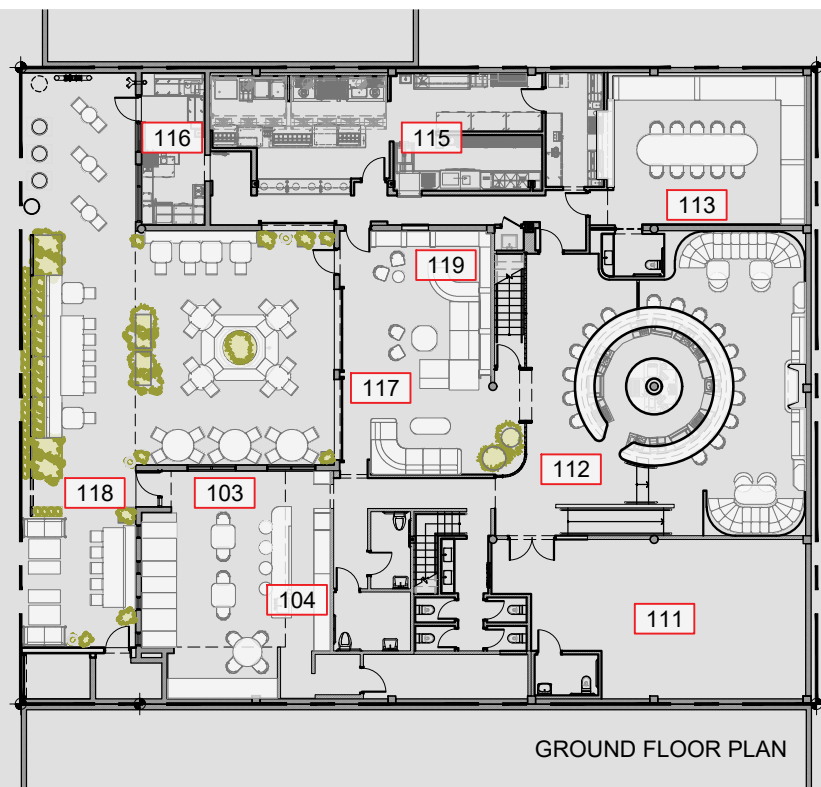
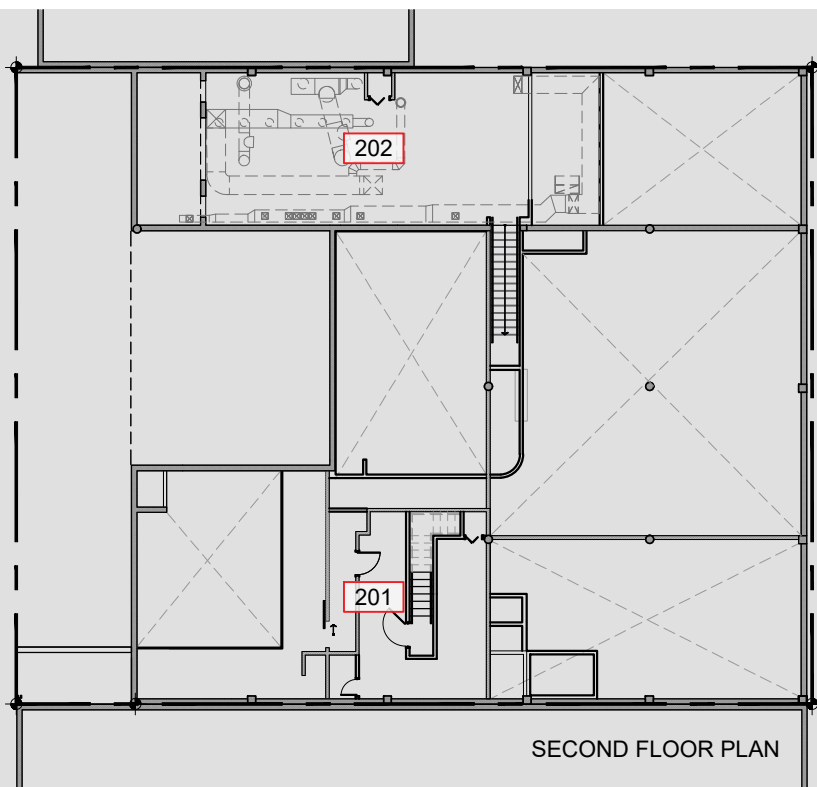
<b>SEATING CALCULATION</b>			
LABEL	ROOM NAME	NO.	MIN. ADA SEATS
<b>INTERIOR</b>			
103	CAFE / BAR DINING 1	16	1
112	PROPOSED 'GREAT ROOM'	20	1
	PROPOSED 'GREAT ROOM' BAR SEATING	22	2
113	PROPOSED 'BALLROOM'	12	1
117	CAFE / BAR DINING 2	16	1
	<b>INTERIOR TOTAL</b>	<b>86</b>	<b>6</b>
<b>EXTERIOR</b>			
118	CAFE / BAR EXTERIOR SEATING	36	2
	WEST PATIO SEATING	10	1
	<b>EXTERIOR TOTAL</b>	<b>46</b>	<b>3</b>
	<b>TOTAL</b>	<b>132</b>	<b>9</b>

<b>NUMBER OF OCCUPANTS</b>	
NOTE: SEPARATE SHEET PROVIDED WITH OCCUPANT LOAD CALCULATION TABLE FOR BREAKDOWN BASED ON FFPC 8TH EDITION AND FBC 2023.	
<b>INTERIOR TOTAL</b>	<b>139</b>
<b>EXTERIOR TOTAL</b>	<b>59</b>

# OCCUPANT LOAD CALCULATION

LABEL	ROOM NAME	FUNCTION OF SPACE as per table 1004.5	AREA	FBC 2023			FFPC 8TH EDITION-NFPA 101		
				FLOOR AREA IN S.F. PER OCCUP.	# OF OCCUP.	TOTAL # OF OCCUP.	FLOOR AREA IN S.F. PER OCCUP.	# OF OCCUP.	TOTAL # OF OCCUP.
103	CAFE / BAR DINING 1	ASSEMBLY	266 SQ. FT.	15 NET	17.73	18	15 NET	17.73	18
104	SERVICE STATION	KITCHEN	39 SQ. FT.	200 GROSS	0.20	1	100 GROSS	0.40	1
111	WEST STORAGE	STORAGE	670 SQ. FT.	300 GROSS	2.23	3	500 GROSS	1.34	2
112	'GREAT ROOM' SEATING AREA	ASSEMBLY	184 SQ. FT.	15 NET	12.27	13	15 NET	12.27	13
	'GREAT ROOM' BENCH SEATING	ASSEMBLY	270 IN.	1 PER 18 LIN. IN.	15	15	1 PER 18 LIN. IN.	15	15
	'GREAT ROOM' BAR SEATING	ASSEMBLY	224 SQ. FT.	7 NET	32	32	7 NET	32	32
	'GREAT ROOM' BAR SERVICE	KITCHEN	138 SQ. FT.	200 GROSS	0.69	1	100 GROSS	1.38	2
113	'BALLROOM'	ASSEMBLY	342 SQ. FT.	15 NET	22.8	23	15 NET	22.8	23
115	KITCHEN	KITCHEN	690 SQ. FT.	200 GROSS	3.45	4	100 GROSS	6.90	7
116	CAFE SERVICE	KITCHEN	150 SQ. FT.	200 GROSS	0.75	1	100 GROSS	1.5	2
117	CAFE / BAR DINING 2	ASSEMBLY	284 SQ. FT.	15 NET	18.93	19	15 NET	18.93	19
119	SERVICE STATION	KITCHEN	20 SQ. FT.	200 GROSS	0.01	1	100 GROSS	0.02	1
118	CAFE/BAR EXTERIOR SEATING	ASSEMBLY	879 SQ. FT.	15 NET	58.6	59	15 NET	58.6	59
201	WEST UPPER STORAGE	STORAGE	672 SQ. FT.	300 GROSS	2.24	3	500 GROSS	1.34	2
202	EAST UPPER STORAGE	STORAGE	778 SQ. FT.	300 GROSS	2.59	3	500 GROSS	1.6	2
TOTAL OCCUPANTS						196			198

NOTE: BASED ON F.F.P.C. 7th ED TBL. 14.8.1.2 AND 2023 F.B.C. TABLE 1004.1.2 AND THE HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD.



OCCUPANT LOAD KEY PLAN  SCALE: N.T.S.