

M I L A  
800 LINCOLN RD.  
Miami Beach, FL 33139

SCOPE OF WORK

- Modification to Conditional Use Permit Issued Under Planning Board File No. PB18-0253

PLANNING BOARD  
FINAL SUBMITTAL

October 19, 2020  
STA Project #3801

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	800 LINCOLN ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-002-0320		
4	Year constructed:	EXIST-1935, ADDITION	Zoning District:	CD-3 (COMMERCIAL HIGH INTENSITY DISTRICT)
5	Based Flood Elevation:	AE 8.00' NGVD	Grade value in NGVD:	AE 8.00' NGVD
6	Adjusted grade (Flood+Grade/2):	9.00' NGVD	Lot Area:	15,000 SF
7	Lot width:	100'	Lot Depth:	150'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	ASSEMBLY	Proposed use:	ASSEMBLY

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	43'-6"	43'-6" (NO CHANGE*)	N/A
11	Number of Stories	5	3	3 (NO CHANGE*)	N/A
12	<b>FAR</b>	33,750 SF	33,131 SF	33,131 SF (NO CHANGE *)	N/A
13	Gross square footage	N/A	N/A	N/A	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	<b>At Grade Parking:</b>				
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	<b>Pedestal:</b>				
29	Front Setback:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
30	Side Setback:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
33	Rear Setback:	5'-0"	3'-0"	3'-0" (NO CHANGE *)	N/A
	<b>Tower:</b>				
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	DISTRICT #2 - LINCOLN ROAD			
40	Total # of parking spaces	0	0	0	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	0	0	0 (NO CHANGE *)	N/A
50	racks	N/A	N/A	N/A	N/A

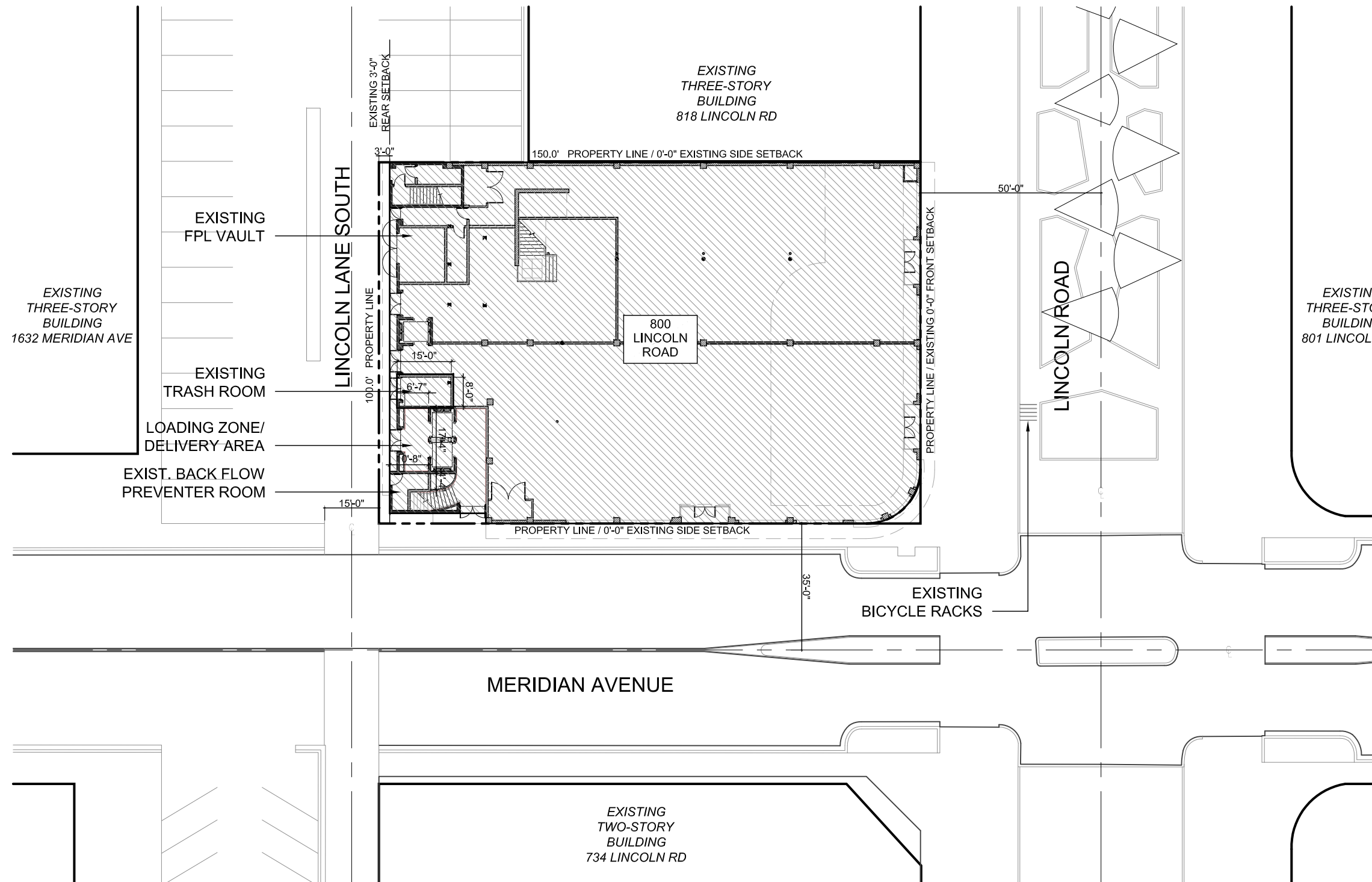
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT	RESTAURANT (NO CHANGE)	
52	Number of seats located outside on private property	N/A	97	97(NO CHANGE *)	
53	Number of seats inside	N/A	150	150 (NO CHANGE *)	
54	Total number of seats	N/A	247	247 (NO CHANGE *)	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	247	247 (NO CHANGE *)	
56	Total occupant content	N/A	247	247 (NO CHANGE *)	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	247	247 (NO CHANGE *)	

58	Proposed hours of operation	Sunday-Thursday : 11am – 12am Friday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am Saturday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	YES
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	YES: live music - ONLY indoors
61	Is this a contributing building?	YES: original building, not the new floor where project is located
62	Located within a Local Historic District?	YES

Notes:

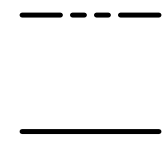
\*NO CHANGES ON "ZONING DATA SHEET" AS PER HPB ORDER No 7550 FOR SHELL BUILDING, HPB ORDER No 180264 FOR INTERIOR BUILD-OUT.





# LEGEND

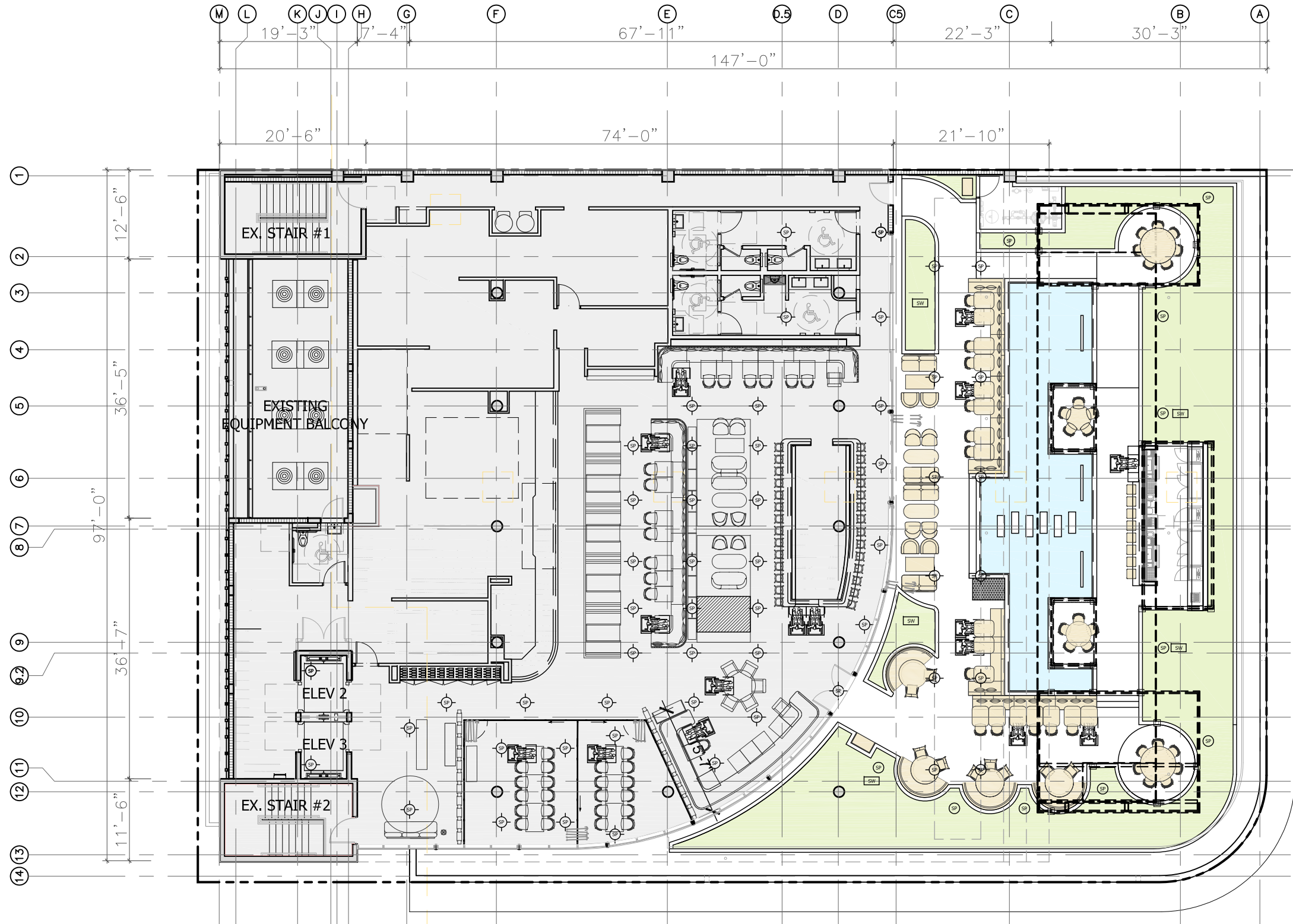
PROPERTY LINE  
SET BACK LINE



## 1 EXISTING SITE PLAN (NO CHANGES - PER HPB ORDER No 7550 & PB18-0253 CU )

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





### SEATING CHART:

AREA/USE	SEATS
INTERIOR	150 SEATS
EXTERIOR	97 SEATS
TOTAL:	247 SEATS

\*NO CHANGES \*

### OCCUPANT LOAD:

AREA / USE	NUMBER OF OCCUPANTS
INTERIOR	238
EXTERIOR	120
TOTAL	358

\*NO CHANGES, AS PER CITY OF MIAMI FIRE DEPARTMENT OCCUPANT CONTENT CERTIFICATE ISSUED ON 2.7.2020\*

### LEGEND:

	CEILING MOUNTED SPEAKERS
	LANDSCAPE SPEAKERS
	SUBWOOFER BOX
	INTERIOR SPACE
	EXTERIOR SPACE
	INTERIOR SPACE FOR BAND / DJ *
	EXTERIOR SPACE FOR DJ *
	EXTERIOR FURNITURE
	EXTERIOR LANDSCAPE
	EXTERIOR SHALLOW FOUNTAIN

\* MODIFICATION TO THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT.

## 1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"