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RESPONSE NARRATIVE - CITY STAFF COMMENTS 1-2



The Lido Spa Hotel Renovation & Refurbishment

THE STANDARD HOTEL

40 Island Avenue
Miami Beach, FL 33139

DRB 21 . 0689

a.k.a. DRB19-0369
Final Submittal - July 06, 2021

Scope of Request:

Modification of variance approvals for east side setback and sum of sides in DRB19-0369 on 5/7/2019 to include additional required FPL equipment at same setback in east side yard



[Signature]

40 Island Avenue
Miami Beach . FL . 33139

Digitally signed by AC ATHERTON
Date: 2021.07.01 11:38:39 -0700

AC ATHERTON

a.c.atherton, aia . ar 99426

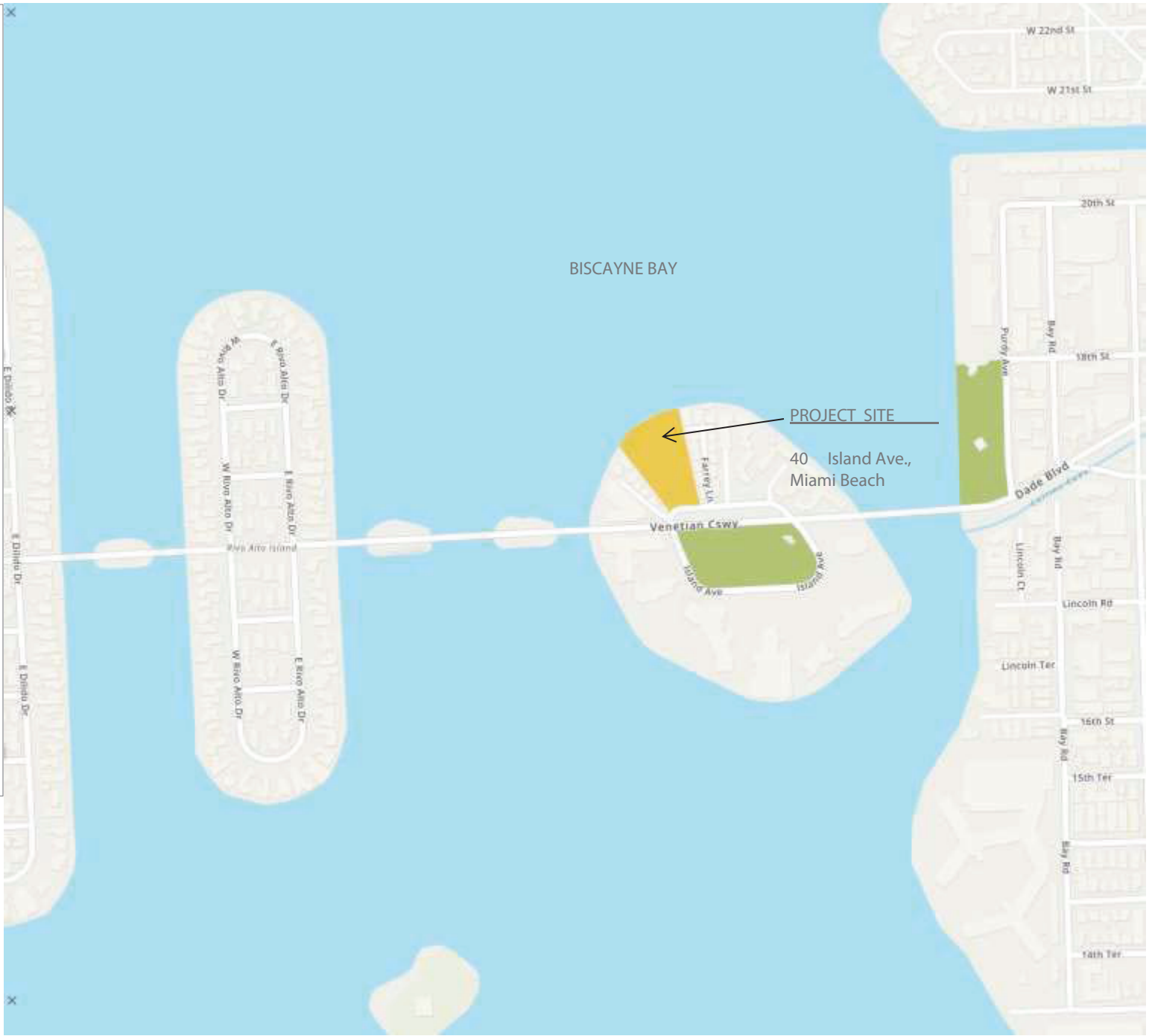
S – 0.0



EXISTING PROJECT ZONING DATA

ITEM #	Zoning Information			
1	Address:	40 ISLAND AVENUE, MIAMI BEACH		
2	Board and file numbers :			
3	Folio number(s):	02-3233-004-0090		
4	Year constructed:	1953	Zoning District:	RM-1
5	Based Flood Elevation:	9'-0" N.G.V.D.	Grade value in NGVD:	4'-6" N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6'-9" N.G.V.D.	Lot Area:	101,500 sq.ft.
7	Lot width:	193'-0"	Lot Depth:	420'
8	Minimum Unit Size	15%=300 to 335 sq.ft. / 85% > 335 sq.ft.	Average Unit Size	377 sq.ft.
9	Existing use:	HOTEL	Proposed use:	HOTEL
		Maximum	Existing	
10	Height	50'	48.83'	
11	Number of Stories	5	3	
12	FAR	1.25	0.83	
13	Gross square footage	126,875 sq.ft.	83,978 sq.ft.	
14	Square Footage by use	N/A		
15	Number of units Residential	N/A	N/A	
16	Number of units Hotel	N/A	105	
17	Number of seats	N/A	293	
18	Occupancy load	N/A	Restaurant 4,395 sq.ft. Hotel 32,232 sq.ft.	

PROPOSED MODIFICATION - NO CHANGE TO EXISTING ZONING DATA



VICINITY MAP - PROJECT SITE LOCATION

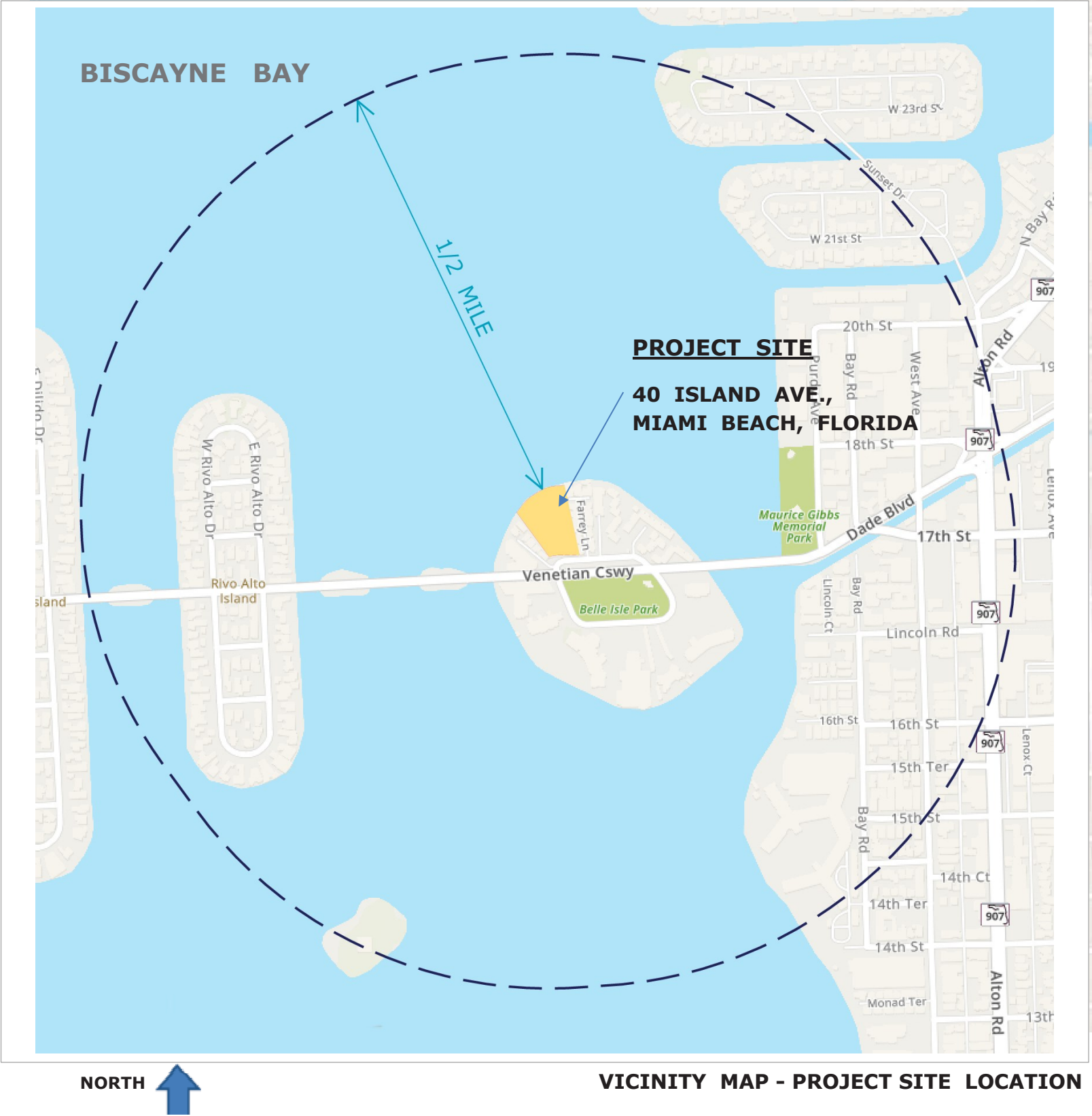
DRB 19-0369 5-17-2019

APPROVAL FOR TRANSFORMER BY FP&L

EXISTING PROJECT ZONING DATA

ITEM #	Zoning Information			
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9	Existing use:	HOTEL	Proposed use:	HOTEL
10	Height	Maximum 50'	Existing	48.83'
11	Number of Stories	5		3
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13	Gross square footage	126,875 sq.ft.		83,978 sq.ft.
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		N/A
16	Number of units Hotel	N/A		105
17	Number of seats	N/A		293
18	Occupancy load	N/A		Restaurant 4,395 sq.ft. Hotel 32,232 sq.ft.
19	Property Set Backs = Front - 20' . Sides - 16' . Back - 42'			

PROPOSED MODIFICATION - NO CHANGE TO EXISTING ZONING DATA





EXISTING AERIAL VIEW - SOUTH ELEVATION



EXISTING LOADING AREA



EXISTING VIEW FROM FARREY LANE



EXISTING AERIAL VIEW - NORTH ELEVATION



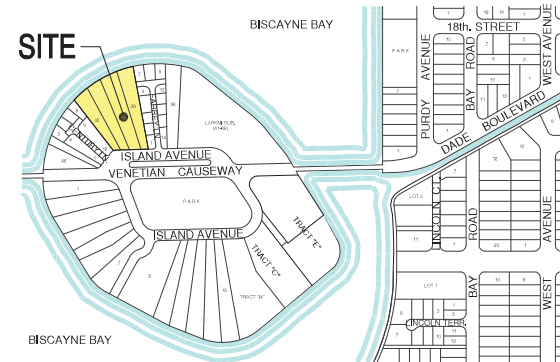
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Some.

No.	Revision	Description
4	210028	ADD FPL TRANSFORMERS (2/9/21) - SJD
3	201132	UPDATE SURVEY (12/28/20) SJD
2	190917	UPDATE SURVEY (9/25/19) SJD
1	190624	TREE SURVEY (7/1/19)
	O.N.	

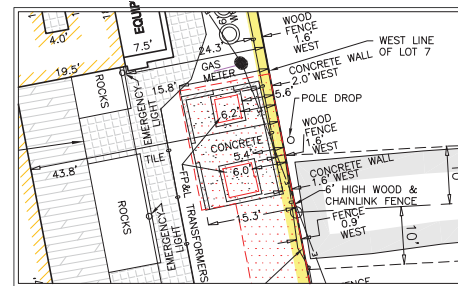
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
STANDARD HOTEL - 40 ISLAND AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	12/3/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	181289
Plotted	2/10/21 1:23p
Ref. Dwg.	2007-127
Field Book	RLS
Job No.	65057 & FLD.SHTS.
	181289
Dwg. No.	2018-174
Sheet	1 of 1



LOCATION SKETCH
NOT TO SCALE



DETAIL "A"
SCALE: 1" = 15'



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

●	CATCH BASIN	—	0.5' CURB
○	MANHOLE	—	2.00' CURB & GUTTER
□	UTILITY POLE	—	CHAIN LINK FENCE
■	WATER METER	—	GRADE ELEVATION
■	WATER VALVE	—	ELEVATION
■	CATCH BASIN INLET	—	INVERT
■	UTILITY POLE	—	SANITARY
■	RISER	—	P.E.M. - PERMANENT REFERENCE MONUMENT
■	FIRE HYDRANT	—	CONCRETE
■	MANHOLE	—	ASPHALT PAVEMENT
■	SIGN		



LEGAL DESCRIPTION:

Lots 39, 40, 41 and 42, BELLE ISLE, according to the plat thereof as recorded in Plat Book 5 at Page 11 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N34°46'38"W for the Southwesterly line of Lot 42, and evidenced by a Found Nail and Disk Stamped LB907 at the Southwest Corner and evidenced by a Found Nail and Disk Stamped LB3653 at the intersection of the West Line and the Approximate Mean High Water Line.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-168, Elevation +7.75. Located 20' North of the centerline of the Venetian Causeway. Located on December 2018.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Uplands shown hereon containing 104,388 square feet, or 2.396 acres, more or less.
- Based on our review of other lots in Plat Book 5 at Page 11, as well as other contemporary plats on Belle Isle, the depths of the Lots were intended to extend to the wet face of the Original 1" wide Concrete Bulkhead Existing at the time of the Plat(s); therefore the depths of Lots 40, 41, and 42, shown hereon have been extended to the Approximate Mean High Water Line of the seawalls, existing today.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

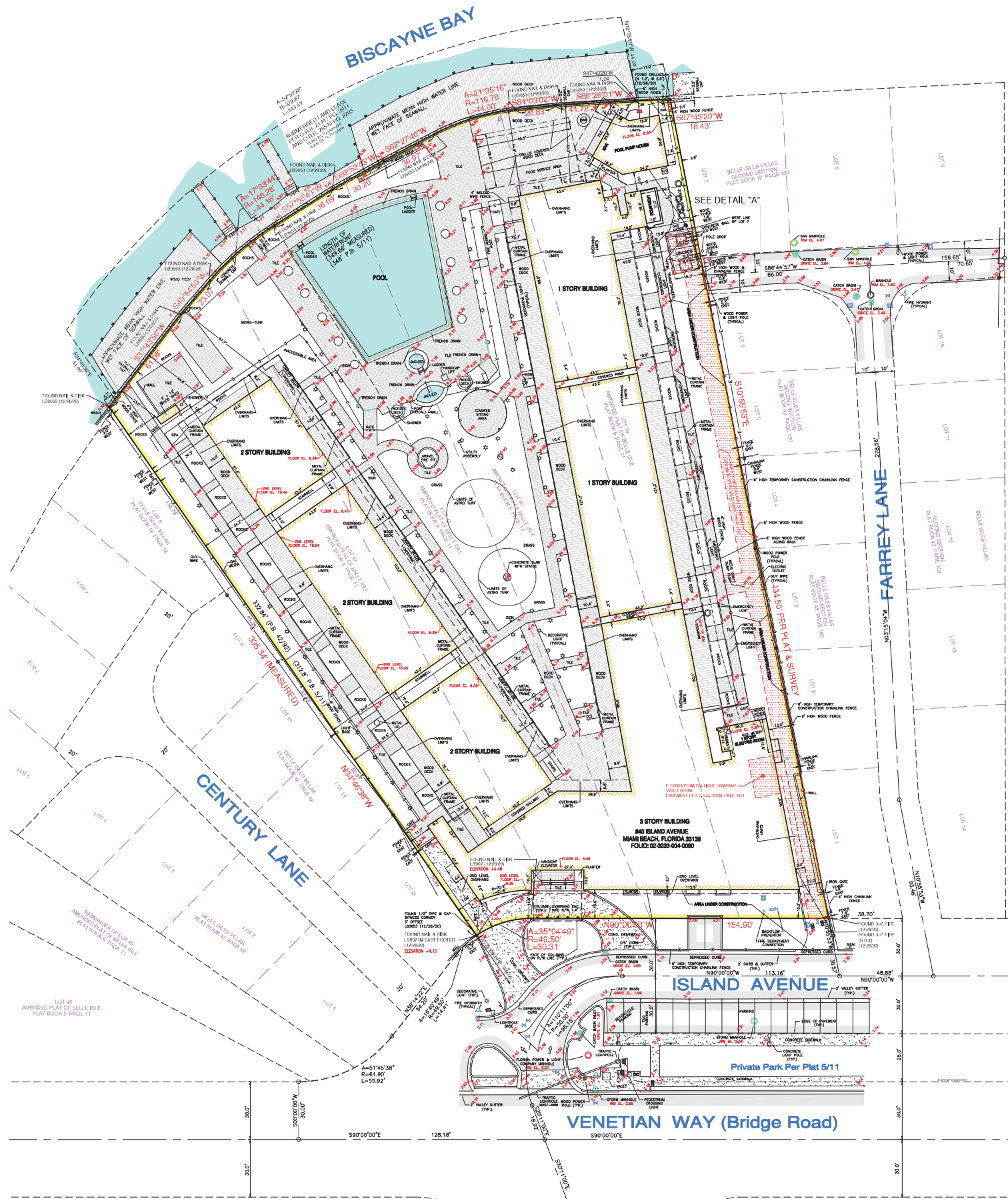
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 3, 2018 and last updated on December 28, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 28, 2020.

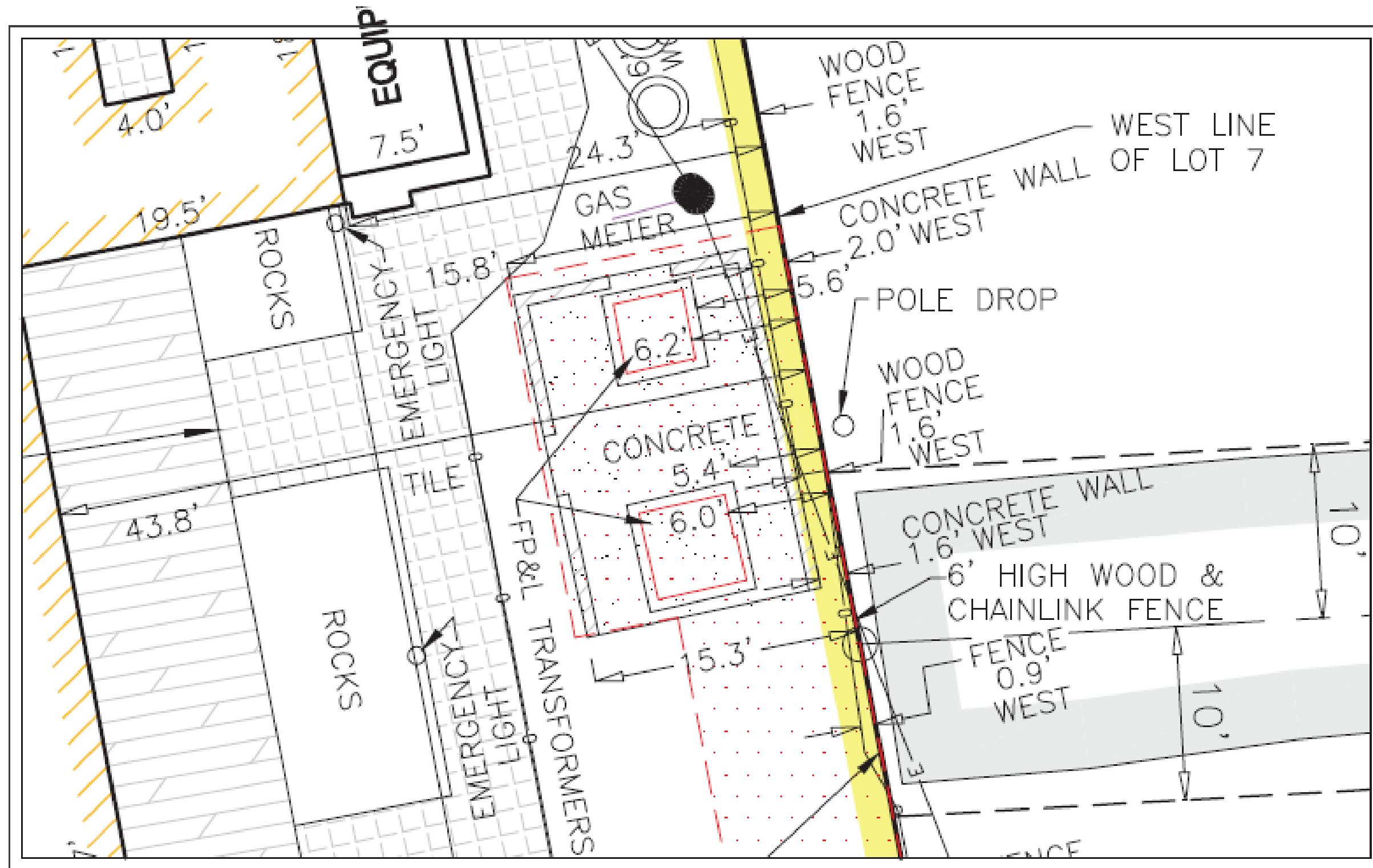
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated,
ou=A01410D0000017402A28F42000
4295B, cn=Daniel C Fortin
Date: 2021.02.15 13:04:53 -05'00'

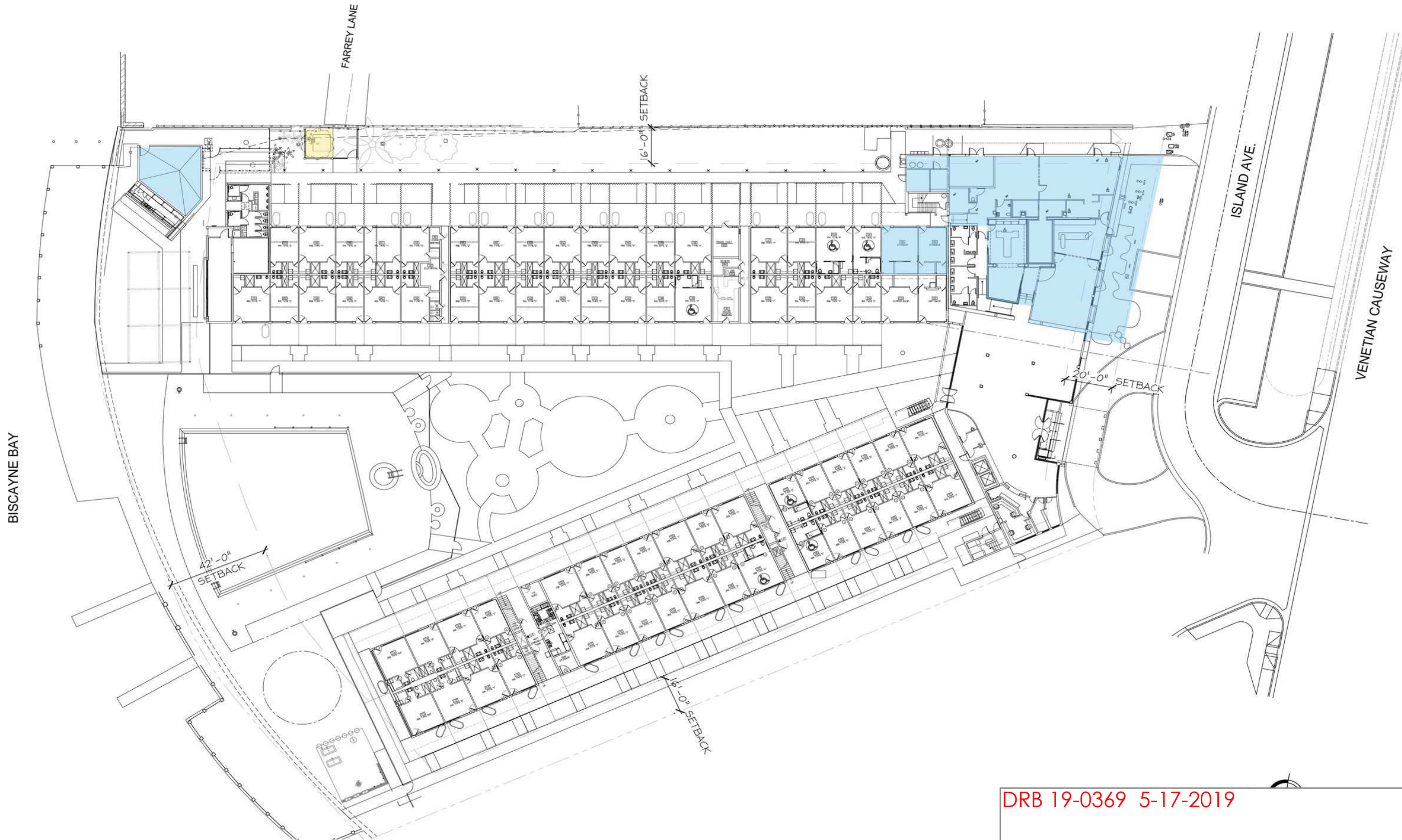
State of Florida
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435





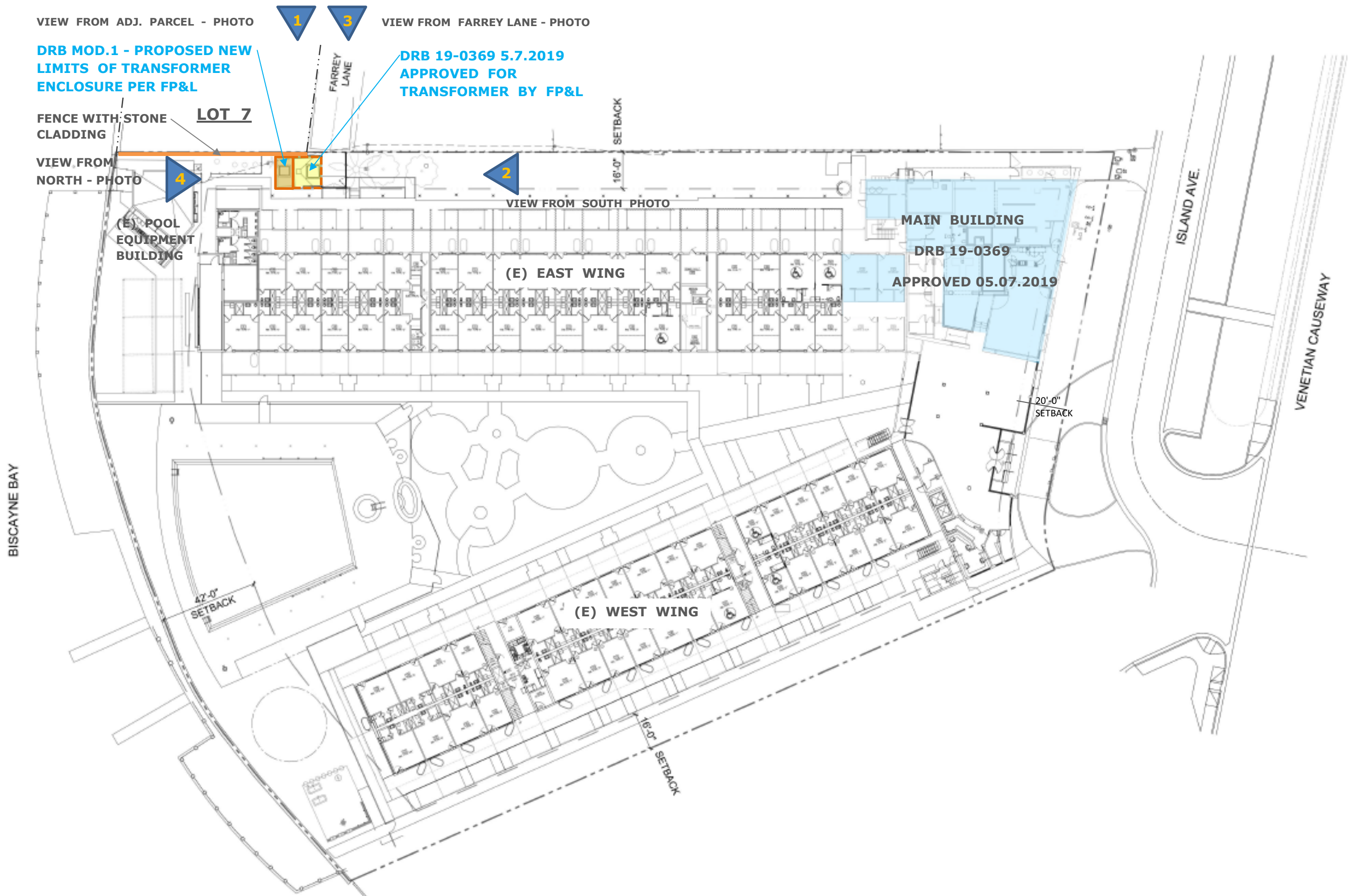
DETAIL "A"

FP&L ENCLOSURE AREA ENLARGED FOR CLARITY PURPOSE,
SEE CERTIFIED SURVEY ON S0.3 FOR COMPLETE INFORMATION



DRB 19-0369 5-17-2019

APPROVAL FOR TRANSFORMER BY FP&L



On August 23, 2019:

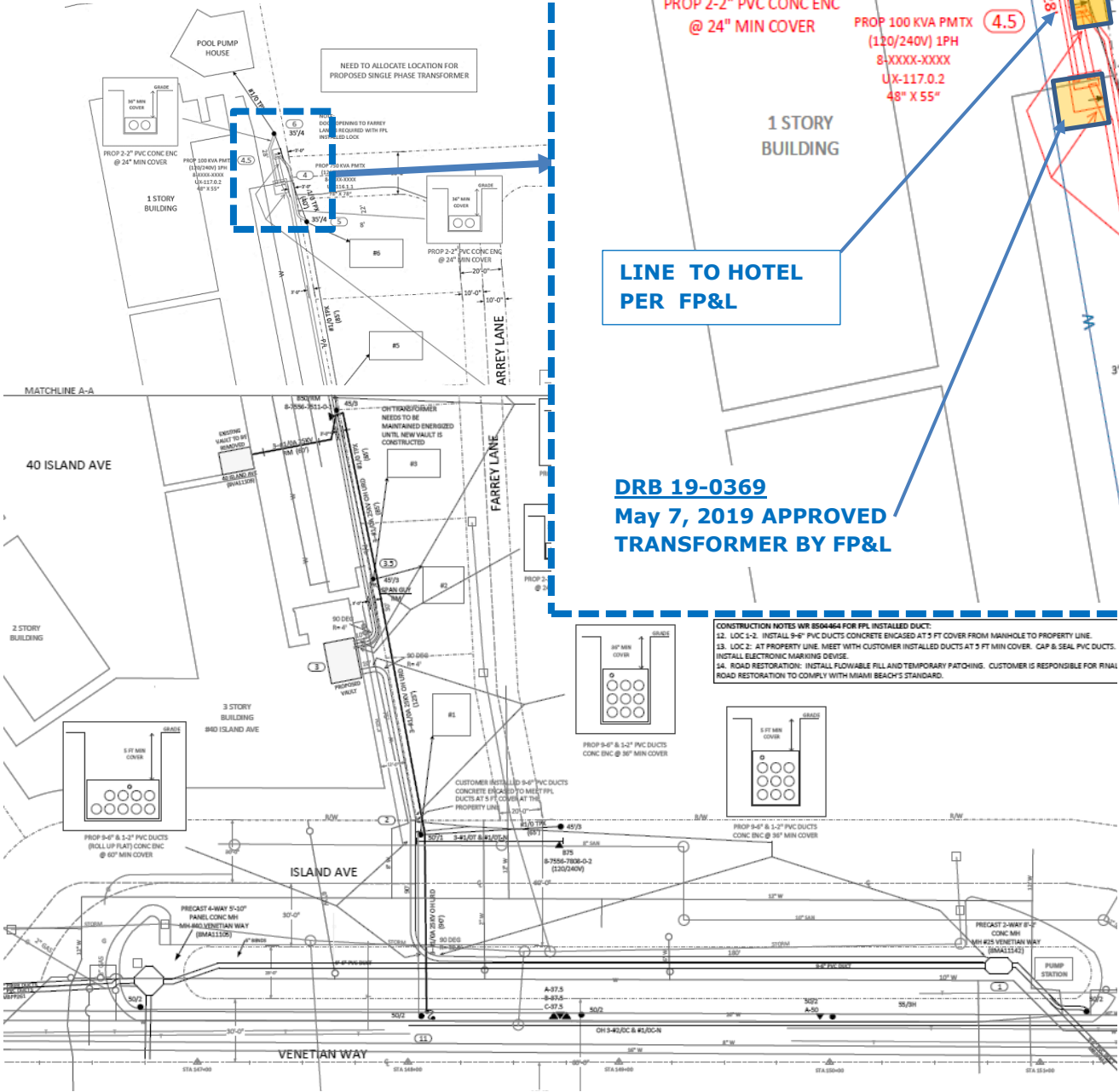
FERRADO provided the AE team with sketch from FP&L electrical power distribution systems.

NOTE:

FP&L termination cabinet is needed for the neighbors, an integral part of their electrical power distribution system.

This is for surrounding properties, not only the Standard Hotel.

New termination cabinet is a direct result of City requirement to relocate existing power poles to underground on Venetian Way.



PORTION OF LAYOUT DIAGRAM PROVIDED BY FP&L TO HOTEL OWNER



FP&L TRANSFORMER SOUTH VIEW



FP&L TRANSFORMER + DISTRIBUTION CABINET WEST VIEW



VIEW FROM FARREY LANE

3



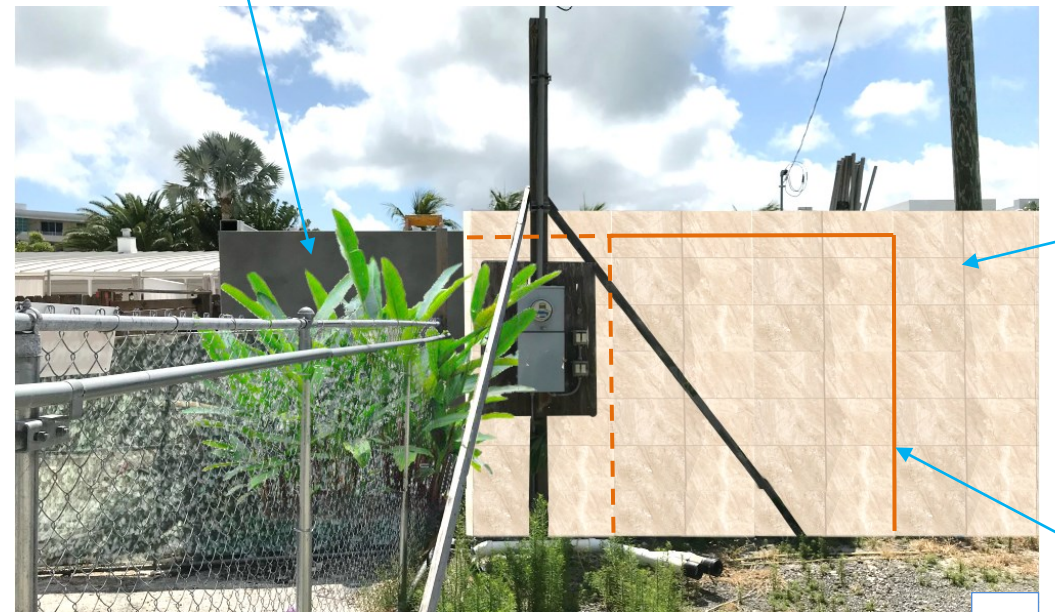
VIEW SOUTH - TRANSFORMER ENCLOSURE

4



VIEW NORTH - TRANSFORMER ENCLOSURE

2



VIEW from EAST - STONE CLAD FENCE w/
TRANSFORMER ENCLOSURE BEHIND

1



VIEW FROM FARREY LANE W/ CONSTRUCTION FENCE



VIEW FROM FARREY LANE W/OUT CONSTRUCTION FENCE



VIEW FROM LOT 7 W/OUT CONSTRUCTION FENCE



VIEW FROM LOT 7 @ PROPERTY LINE



VIEW NORTH @ PROPERTY LINE



NORTH WALL OF FP&L ENCLOSURE



ADA RAMP VIEW SOUTH



ADA RAMP TO EMER. EXIT



EXISTING PATHWAY VIEW NORTH



EXISTING PATHWAY VIEW SOUTH



PLANTING ALONG SOUTH ELEVATION ON ISLAND AVENUE