

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**

June 1, 2021
STA Project #4104

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3526 NORTH MIAMI AVE.
MIAMI, FL 33127
TEL: 305.571.1811
Todd Tragash, A.I.A. Florida Registration Number #11053

PLANNING BOARD REVIEW - 6/1/2021
City of Miami Beach
777 17th Street, Suite, 201
Miami Beach, FL, 33139



Project # 4104
800 Lincoln Road, Level 2.
Miami Beach, FL, 33139

SKETCH OF SURVEY

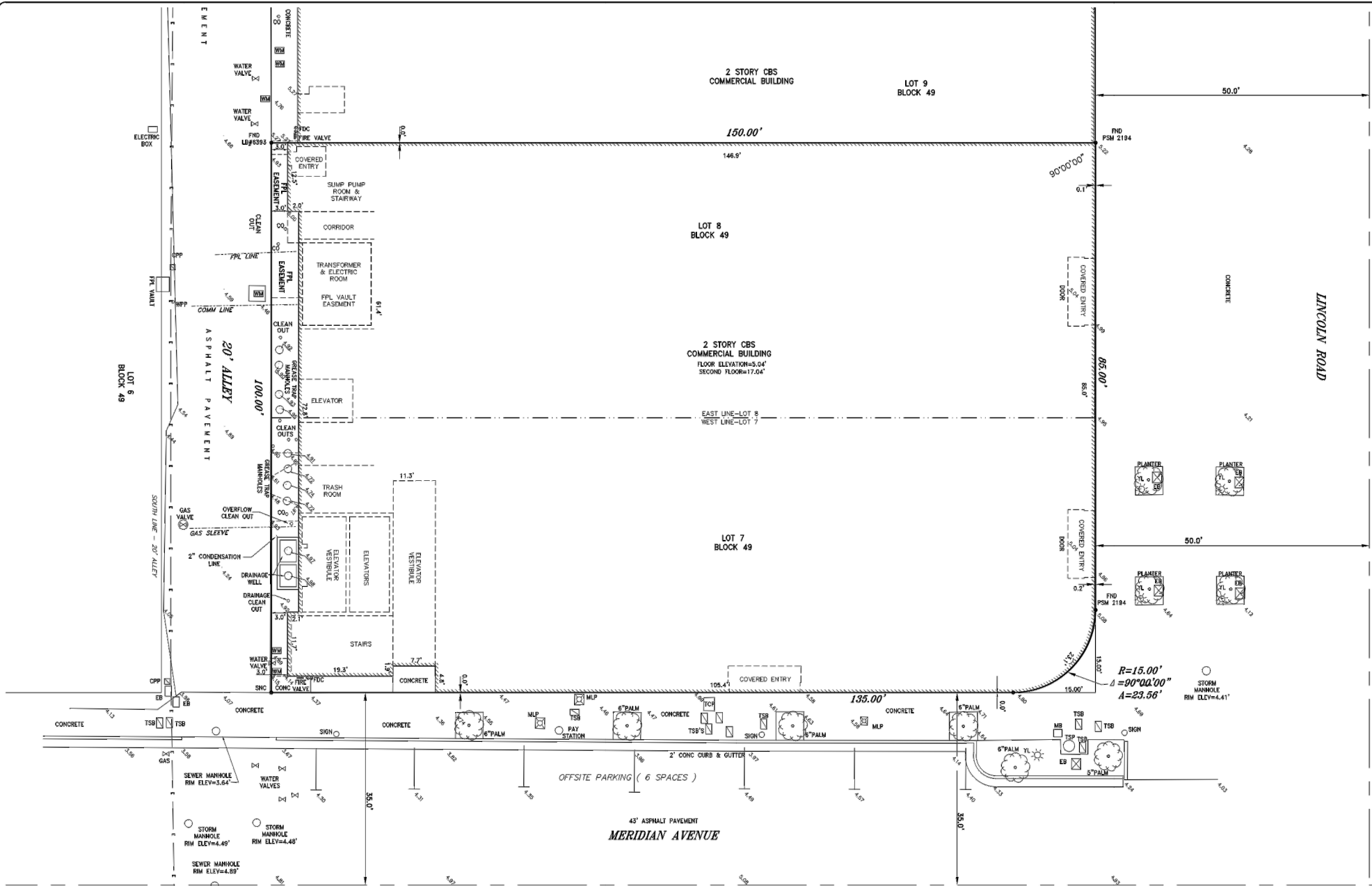
- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - E- OVERHEAD ELECTRIC LINES
 - INV INVERT ELEVATION
 - WM WATER METER
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - EB ELECTRIC BOX
 - TSB TRAFFIC SIGNAL BOX
 - TCP TRAFFIC CONTROL PANEL
 - BFP BACK FLOW PREVENTER
 - CO CLEAN OUT
 - COMM COMMUNICATION
 - NTS NOT TO SCALE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - A ARC LENGTH

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.34'
 - LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

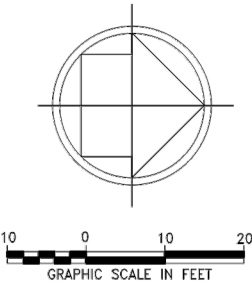
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/12/18



LAND DESCRIPTION:
LOTS 7 AND 8, BLOCK 49 OF "LINCOLN SUBDIVISION",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
9, AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI/DADE
COUNTY, FLORIDA.



FLOOD ZONE INFORMATION			
COMMUNITY NUMBER	120651		
PANEL NUMBER	0317 L		
ZONE	AE		
BASE FLOOD ELEVATION	8		
EFFECTIVE DATE	09/11/09		

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
PLAZA
CONSTRUCTION

800 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	06/09/15	SKETCH	JM	REC
ADDED DIMENSION TO 20' ALLEY	07/20/15	SKETCH	JD	REC
REVISED FLOOR ELEV./ADDITIONAL GRADES	11/11/15	SKETCH	JD	REC
ADDED TREES AND DESCRIPTIONS TO SURVEY	03/09/16	SKETCH	CS	REC
REVISED TREE LIST	05/27/16	SKETCH	JD	REC
SHOW INSIDE FACE OF CURVED WALL	08/17/17	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD
HELICAL PILE AS-BUILT	06/28/17	SKETCH	JD	REC
ADD TIES TO CONTROL LINES FROM HELICAL PILES.	07/21/17	SKETCH	JD	REC
ADDED MISSING PILE	07/24/17	SKETCH	JD	REC
UTILITY LOCATION ALONG THE NORTH SIDE OF THE ALLEY	08/14/18	DATA/COLL	REC	REC
FINAL SURVEY	12/12/18	DATA/COLL	JD	REC

PROJECT NUMBER : 7615-15

SCALE : 1" = 10'

SHEET
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SHEET



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	FAR	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
	Subterranean:				
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
	At Grade Parking:				
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
	Pedestal:				
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
	Tower:				
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	
52	Number of seats located outside on private property	N/A	0	0	
53	Number of seats inside - Level 2	N/A	0	132 (See A-4.1)	
	Number of seats inside - Level 3	N/A	142 (See A-4.2)	0	
54	Total number of seats - Level 2	N/A	0	132 (See A-4.1)	
	Total number of seats- Level 3		254 (See A-4.2)	0	
55	Total number of seats per venue (Level 2 + Level 3)	N/A	430		
56	Total occupant content	N/A	254 (See A-4.2)	132 (See A- 4.1)	
57	Occupant content per venue	N/A	386		
58	z	The hours of operations of the third floor are as follows: <ul style="list-style-type: none">• Sunday – Thursday: 11:00 a.m. to 1:00 a.m.• Friday-Saturday:<ul style="list-style-type: none">o 11:00 a.m. to 2:00 a.m.o Indoor Bar & Outdoor Bar: Until 2:00 a.m. The hours of operations for the indoor and outdoor entertainment operations for the third floor restaurant are as follows: <ul style="list-style-type: none">• Monday – Friday 6:00 p.m. - 2:00 a.m.• Saturday – Sunday: 12:00 p.m. – 2:00 a.m. The hours of operation of the second floor are as follows: <ul style="list-style-type: none">• Monday-Sunday: 11:00 a.m. – 4:00 a.m. The hours of operation for the indoor entertainment operations for the second floor are as follows: <ul style="list-style-type: none">• Seven Days a Week: 8:00 p.m. – 4:00 a.m.			
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			
61	Is this a contributing building?	YES: original building, not a portion of the floor where project is located			
62	Located within a Local Historic District?	YES			

Notes:

* AS PER HPB ORDER No 7550 FOR SHELL BUILDING

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A-1.2

ZONING INFORMATION



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STA ARCHITECTURAL GROUP