



1820 BAY RD.

Miami Beach, FL 33139

**DESIGN REVIEW BOARD
FINAL SUBMITTAL**
October 16, 2017

STA Project #2709

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1820 BAY RD
10.04.2017

BAY ROAD VIEW

STA ARCHITECTURAL GROUP







MARTINEZ & MARTINEZ ENTERPRISES, INC.
Business License # 7702
7179 W. 13 Avenue, Hialeah, Florida 33014
Email: plspm@gmail.com
Cell: 786-277-4851 Website: martinezandmartinez.com

Property Address:

1800-1820 BAY ROAD, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

The East 1/2 of Lots 1, 2 and 3, in Block 14, of "ISLAND VIEW SUBDIVISION" according to the plat thereof as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) **Accuracy:**
The expected use of the land, as classified in the Standards of Practice, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.
- 8) The surveyor does not determine fence and/or wall ownership.
- 9) Ownership subject to **OPINION OF TITLE.**
- 10) Type of Survey: **BOUNDARY SURVEY.**
- 11) Elevations shown are relative to the National Geodetic Vertical datum of 1929.
- 12) Flood Zone: **AE** Base Flood Elev.: **8.00'** as per map community **120651**, Suffix **L**, Panel **0317** Date of Panel 9-11-09
- 13) A complete list of abbreviations used in this survey are shown on the back of this sheet.
- 14) Survey # 17-88B
- 15) This **PLAN OF SURVEY** has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any **unnamed party**:

- A.) Bank of America, N.A. and its successors and assigns
- B.) Old Republic National Title Insurance Company
- C.) 1800 Bay Road Investors, LLC

Field Date: 05-19-2017

Up-date: 10-04-2017

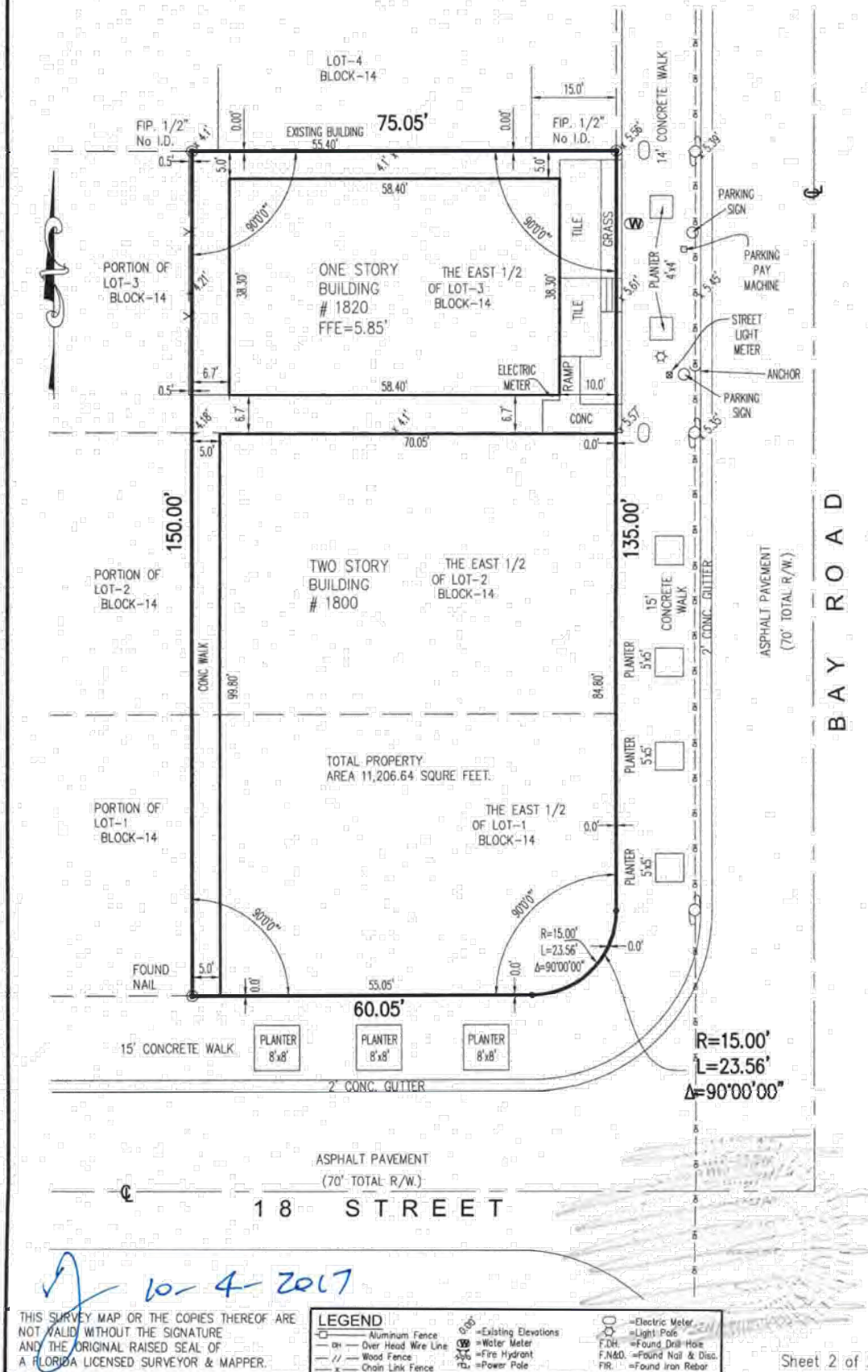
For the firm:
Pedro Luis Martinez P.S.M.

Professional Surveyor & Mapper
State of Florida Reg. No. 5443

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SKETCH OF SURVEY

SCALE: 1" = 20'



SCALE: NTS

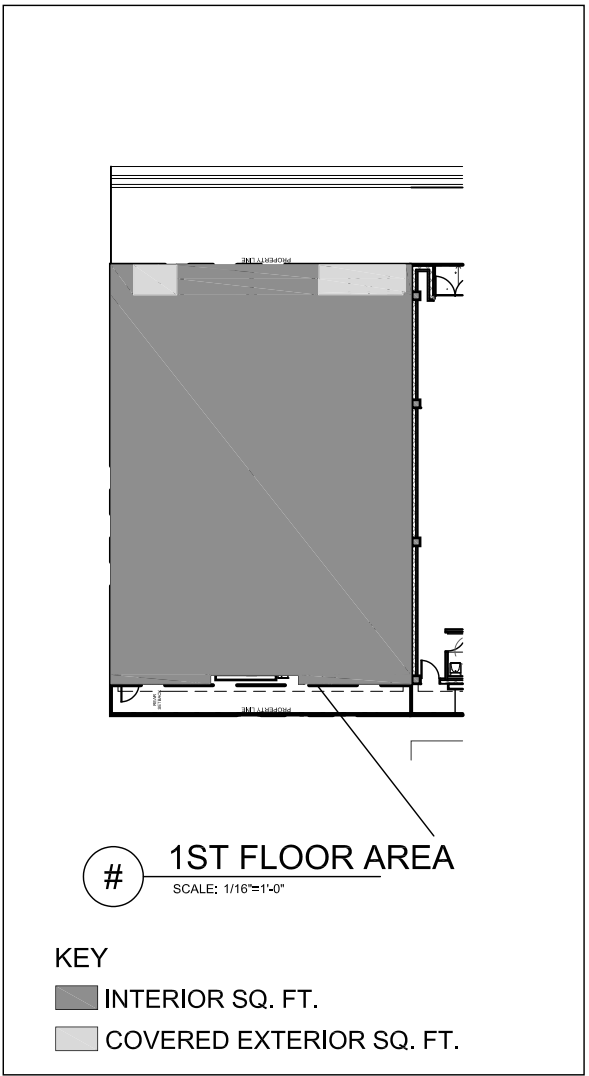




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LOCATION / VICINITY PLAN

SCALE: N.T.S.



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1820 BAY ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :	DRB17-0194		
3	Folio number(s):	02-3233-012-0290		
4	Year constructed:	EXIST-1938 TO BE DEMO	Zoning District:	CD-2 (COMMERCIAL MEDIUM DENSITY)
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	5.61' NGVD
6	Adjusted grade (Flood+Grade/2):	6.81' NGVD	Lot Area:	3,750 SF
7	Lot width:	50'	Lot Depth:	75'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	OFFICE	Proposed use:	RETAIL / PERSONAL SERVICE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	14'-7"	20'-0" +/-	N/A
11	Number of Stories	5	1	1	N/A
12	FAR	1.5 (5,625 SF)	0.6 (2,204 SF)	0.9 (3,357 SF) INTERIOR	N/A
13	Gross square footage	N/A	2,204 SF	3,469 SF	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"	10'-0"	0'-0"	N/A
30	Side Setback:	0'-0"	6'-7"	0'-0"	N/A
31	Side Setback:	0'-0"	5'-1"	0'-0"	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	5'-0"	6'-8"	5'-0"	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 #5 - SUNSET HARBOR*			
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	N/A	N/A	N/A	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			
52	Number of seats located outside on private property	N/A			
53	Number of seats inside	N/A			
54	Total number of seats	N/A			
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A
61	Is this a contributing building?	NO
62	Located within a Local Historic District?	NO

Notes:

* PER PARKING DISTRICT #5 ORDINANCE SECTION 130-33 (b)(2), PARKING IS NOT REQUIRED FOR NEW CONSTRUCTION UNDER 10,000 SQ FT AND PARKING IS NOT REQUIRED FOR INDIVIDUAL ESTABLISHMENTS OF 3,500 SF OR LESS

"Retail store, or food store, or personal service establishment: There shall be no parking requirement for individual establishments of 3,500 square feet or less. This may apply up to a total aggregate square footage of 10,000 square feet per development site. An establishment over 3,500 square feet (or over a total aggregate over 10,000 square feet) shall provide one space per 300 square feet of floor area for retail space that exceeds 3,500 square feet of floor area.



PROJECT LOCATION



2 SOUTH EAST CORNER
SCALE: N.T.S.



3 EAST FACADE
SCALE: N.T.S.



4 EAST FACADE
SCALE: N.T.S.

1 AERIAL VIEW
SCALE: N.T.S.





1

SOUTH-EAST CORNER BAY & 18TH

SCALE: N.T.S.



2

SOUTH-WEST CORNER BAY & 18TH

SCALE: N.T.S.



3

NORTH-WEST CORNER BAY & 18TH

SCALE: N.T.S.



4

BAY ROAD - LOOKING NORTH EAST

SCALE: N.T.S.



5

NORTH-EAST CORNER BAY & 18TH

SCALE: N.T.S.



6

BAY ROAD - LOOKING NORTH WEST

SCALE: N.T.S.



1 BAY ROAD - WEST SIDE PHOTO MONTAGE
SCALE: NTS



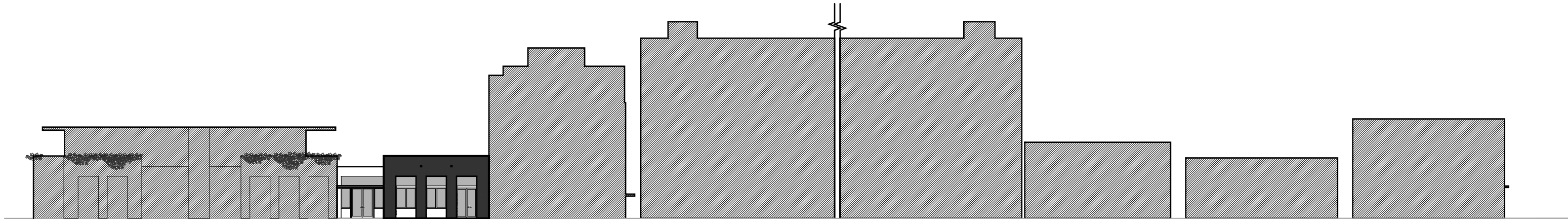
2 AERIAL CONTEXT
SCALE: NTS



3 BAY ROAD - EAST SIDE PHOTO MONTAGE
SCALE: NTS



4 AERIAL CONTEXT
SCALE: NTS



5 BAY ROAD CONTEXTUAL ELEVATION
SCALE: 1/16"=1'-0"