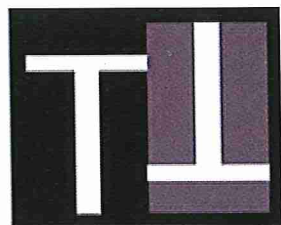
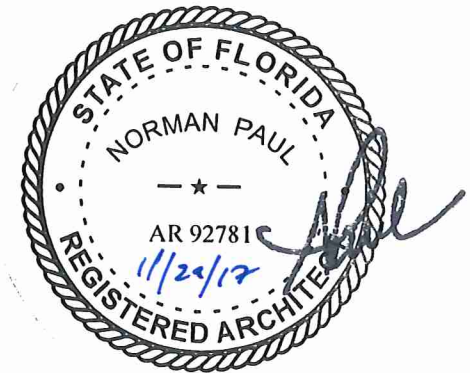


OLIVER'S BISTRO

959 WEST AVENUE, MIAMI BEACH, FL 33139

ZONING BOARD MCUP APPLICATION FINAL SUBMITTAL - NOVEMBER 30, 2017 PB17-0167



TELESCO
ASSOCIATES, INC

PREPARED BY TELESCO ASSOCIATES
1111 KANE CONCOURSE, SUITE 301
MIAMI, FLORIDA 33154
PHONE: 305-866-1014
LINDA@TELESCOASSOCIATES.COM

SCOPE OF WORK FOR MODIFIED CONDITIONAL USE APPLICATION

THE APPLICANT, OLIVER'S BISTRO, IS REQUESTING THE MODIFICATION OF A PREVIOUSLY APPROVED ORDER.

SPECIFICALLY, CONDITION 8.C OF ORDER FILE NO. 1488, DATED OCTOBER 28, 2014.

Condition 8.c states that:

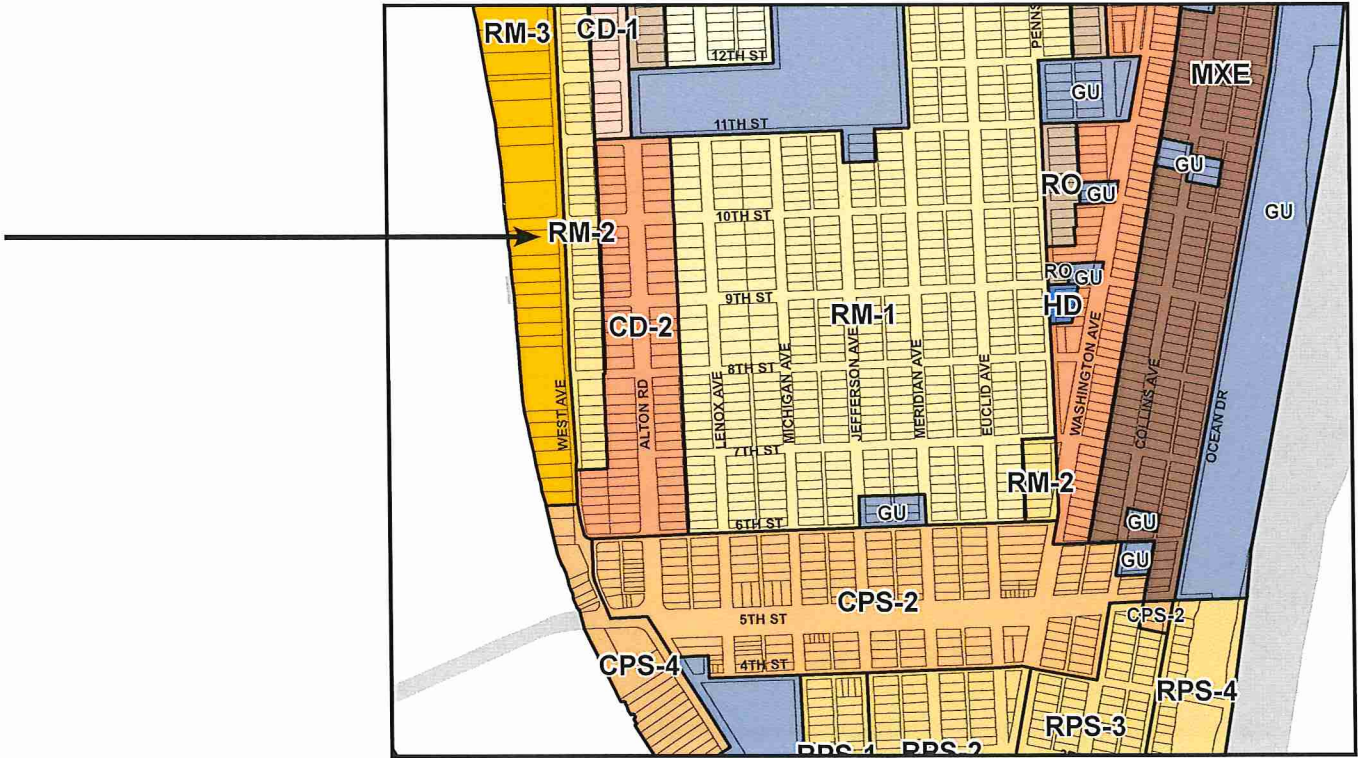
8. Food and beverage establishments shall be permitted, with 30 seats or less, and which close for business no later than 11:00 PM with the exception of the following:
 - c. Bay 15, located at the southwest corner of the structure, one full service restaurant with a maximum of 59 85 seats, inclusive of outdoor seating may be permitted. Any outdoor seating for the 59 85-seat restaurant shall not exceed 16 seats. This full service restaurant shall close no later than 12:00 midnight. ~~In addition, only a 2-COP (Beer and Wine) license may be permitted at this establishment.~~

OLIVER'S PRIMARY FUNCTION IS FOOD SERVICE. AT NO TIME IT WILL BECOME A DANCE HALL, DISCO OR NIGHTCLUB. THIS BUSINESS WAS RESTRICTED TO 59 SEATS ON THE ORDER, BUT WHEN THE APPLICANT OBTAINED THE BTR, SOMEHOW HE WAS APPROVED FOR 85 SEATS.

RM-2 ZONING INFORMATION

PB17-0167
959 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

1. LOCAL CODE: CITY OF MIAMI BEACH, ZONING ORDINANCE
2. FOLIO NO. 02-4203-001-0420
3. LEGAL DESCRIPTION:
LOTS 8, 9, 10, 11, 12, 13, 14, AND 15, BLOCK 3, FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. ZONING: RM-2 (Residential multifamily, medium intensity)
5. OCCUPANCY TYPE: A-2 RESTAURANT
6. CONSTRUCTION TYPE: IIIB (As per recorded drawings), 5 STORY BUILDING
7. BISTRO AREA:
INTERIOR: 1,800 S.F.
EXTERIOR: 630 S.F.
8. PARKING: 1 PARKING SPACE FOR EVERY 4 SEATS
(85 SEATS / 4 = 21.25) **22 PARKING SPACES REQUIRED**



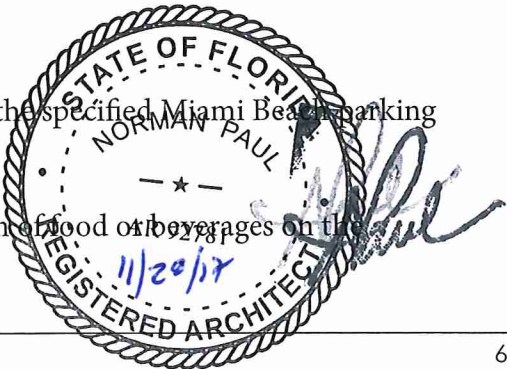
Subdivision IV. - RM-2 Residential Multifamily, Medium Intensity
The RM-2 residential multifamily, medium intensity district is designed for medium intensity multiple-family residences.

Sec. 142-212. - Main permitted uses.
The main permitted uses in the RM-2 residential multifamily, medium intensity district are single-family detached dwellings; townhomes; apartments; apartment-hotels; and hotels;
(b) Except that in the West Avenue corridor, defined in this subsection as that area bordered by Collins Canal to the north, Alton Road to the east, Biscayne Bay to the west, and 6th Street to the south, apartment-hotel or hotel uses are only permitted if issued a building permit or occupational license prior to May 28, 2013, or are approved by the design review board pursuant to a complete application filed and pending prior to May 28, 2013, in which event they shall be considered a “legal conforming use.” A property that has a “legal conforming use” as used in this subsection prior to May 28, 2013, may retain all, and apply for new, expansions and modifications to, permitted, conditional and/or accessory uses permitted in the zoning category as of May 28, 2013, and apply for building permits to add, improve and/or expand existing structures, or construct new structures for permitted, conditional and/or accessory uses permitted in the zoning category, if FAR remains available.

Sec. 142-214. - Accessory uses.
The accessory uses in the RM-2 residential multifamily, medium intensity district are as required in article IV, division 2 of this chapter and alcoholic beverage establishments pursuant to the regulations set forth in Chapter 6. RM-2 properties within the Palm View, or West Avenue corridors may not have accessory outdoor entertainment establishments. Notwithstanding the foregoing, a property that had a legal conforming use as of May 28, 2013, shall have the right to apply for and receive special event permits that contain entertainment uses.

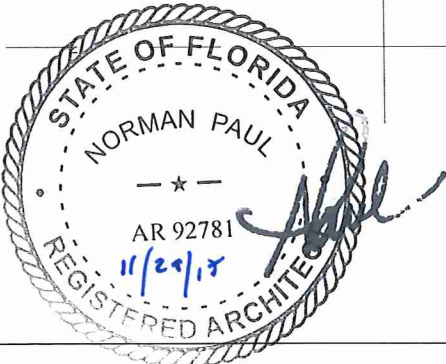
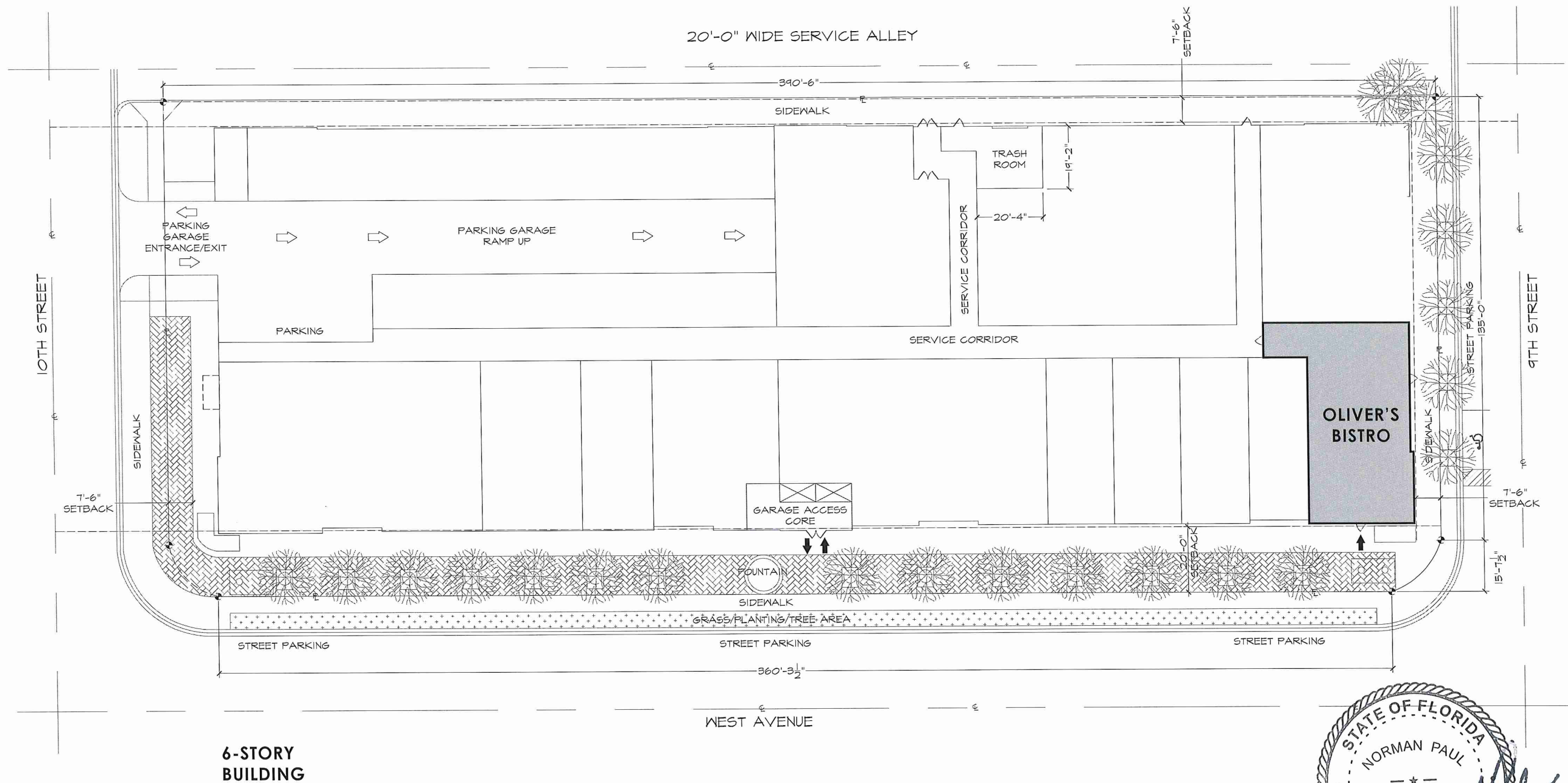
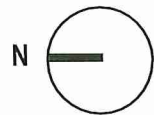
Sec. 142-215. - Prohibited uses.
The prohibited uses in the RM-2 residential multifamily, medium intensity district are accessory outdoor entertainment establishment, accessory open air entertainment establishment, as set forth in article V, division 6 of this chapter; and accessory outdoor bar counter; and for properties located within the Palm View, and West Avenue corridors, hotels and apartment-hotels, except to the extent preempted by F.S. § 509.032(7), and unless they are a legal conforming use. Properties that voluntarily cease to operate as a hotel for a consecutive three-year period shall not be permitted to later resume such hotel operation. Without limitation, (a) involuntary hotel closures due to casualty, or (b) cessation of hotel use of individual units of a condo-hotel, shall not be deemed to be ceasing hotel operations pursuant to the preceding sentence.

Parking (Sec 130-32):
This proposal (MCUP) PB1488 does not fall within any of the specified Miami Beach parking districts, however
(13) Cafe, outdoor: One space per four seats.
(36) Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats



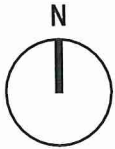
SITE PLAN

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



1ST FLOOR PLAN

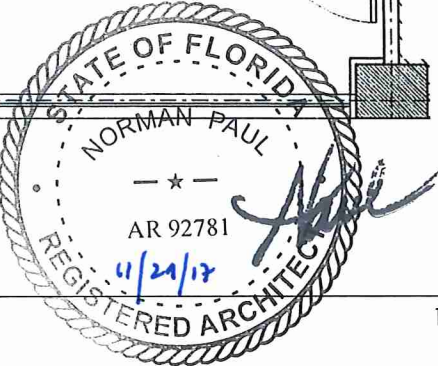
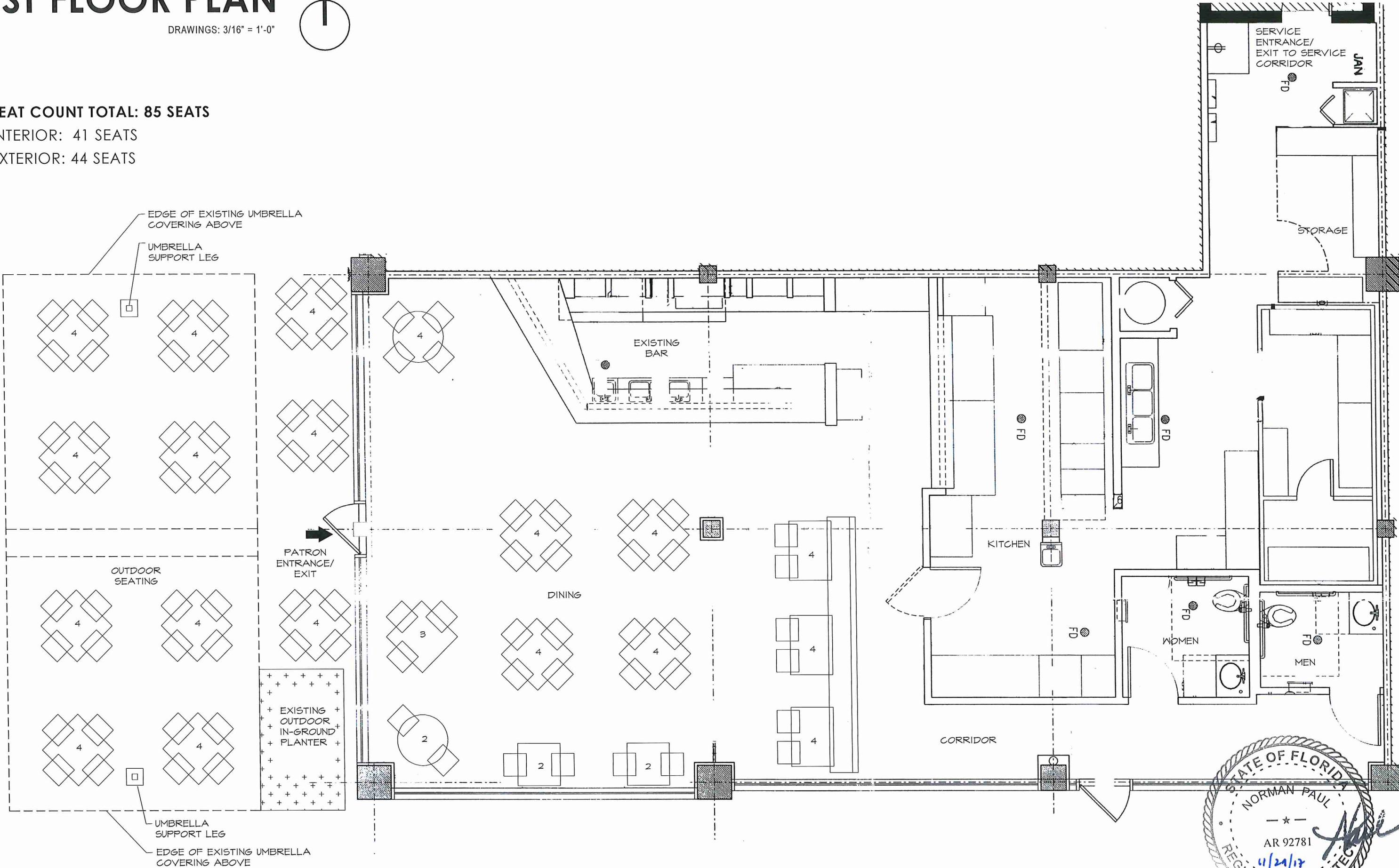
DRAWINGS: 3/16" = 1'-0"



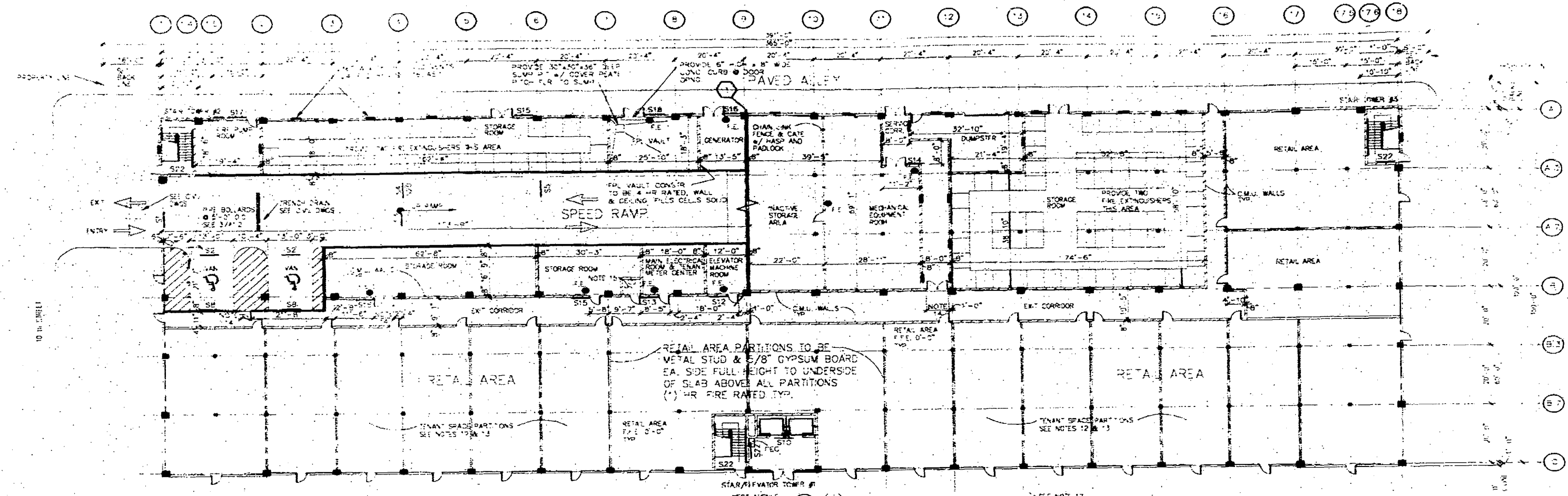
SEAT COUNT TOTAL: 85 SEATS

INTERIOR: 41 SEATS

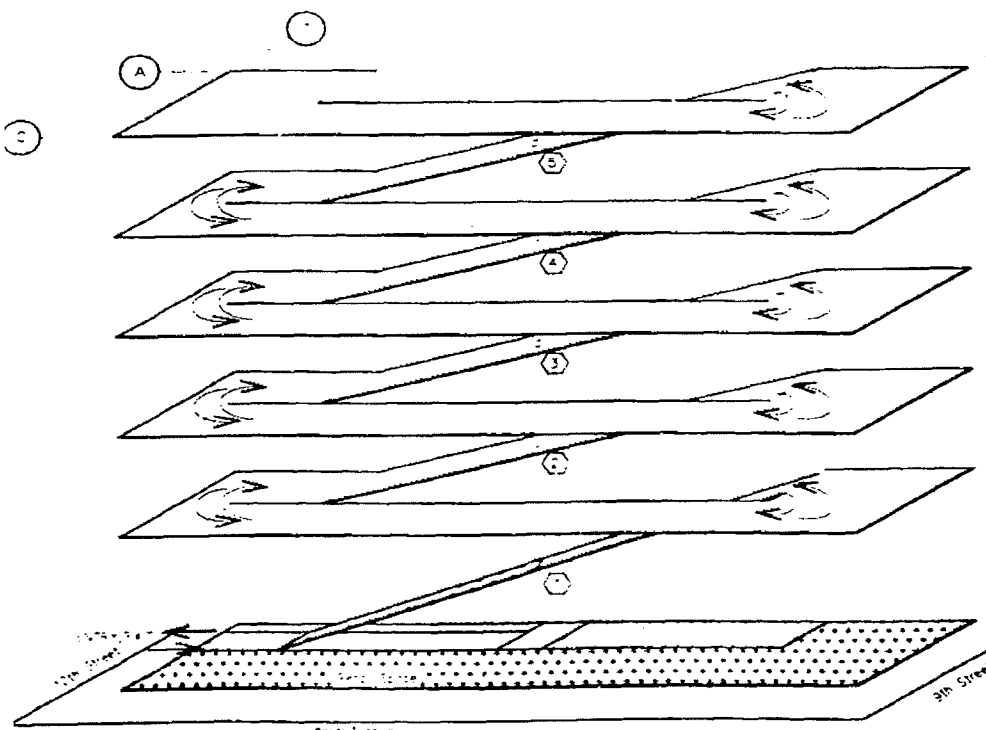
EXTERIOR: 44 SEATS



EXISTING PARKING GARAGE PLANS



GROUND LEVEL PLAN



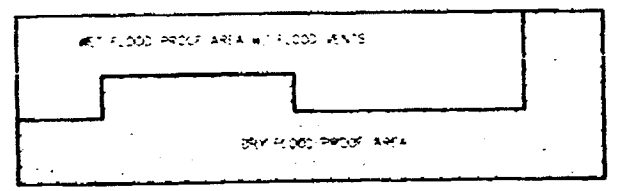
ISOMETRIC

SIGN KEY

- (TYPICAL ALL FERS)
- MARK (SEE SIGN SCHEDULE)
- FACE OF SIGN
- NOTE: SEE SHEETS 01A & 01B FOR SIGN SCHEDULE & GRAPHIC DETAILS

ALL RETAIL LOCATIONS, MECHANICAL ROOMS, EQUIPMENT ROOMS MUST BE FLOOD PROOF TO ELEVATION 7'-0".
Lisa Wham, P.E.
Walker P.C. 10-25-01

APPROVED - SUBJECT TO ENGINEERING CRITIQUE



FLOOD PROOFING PLAN - LEGEND

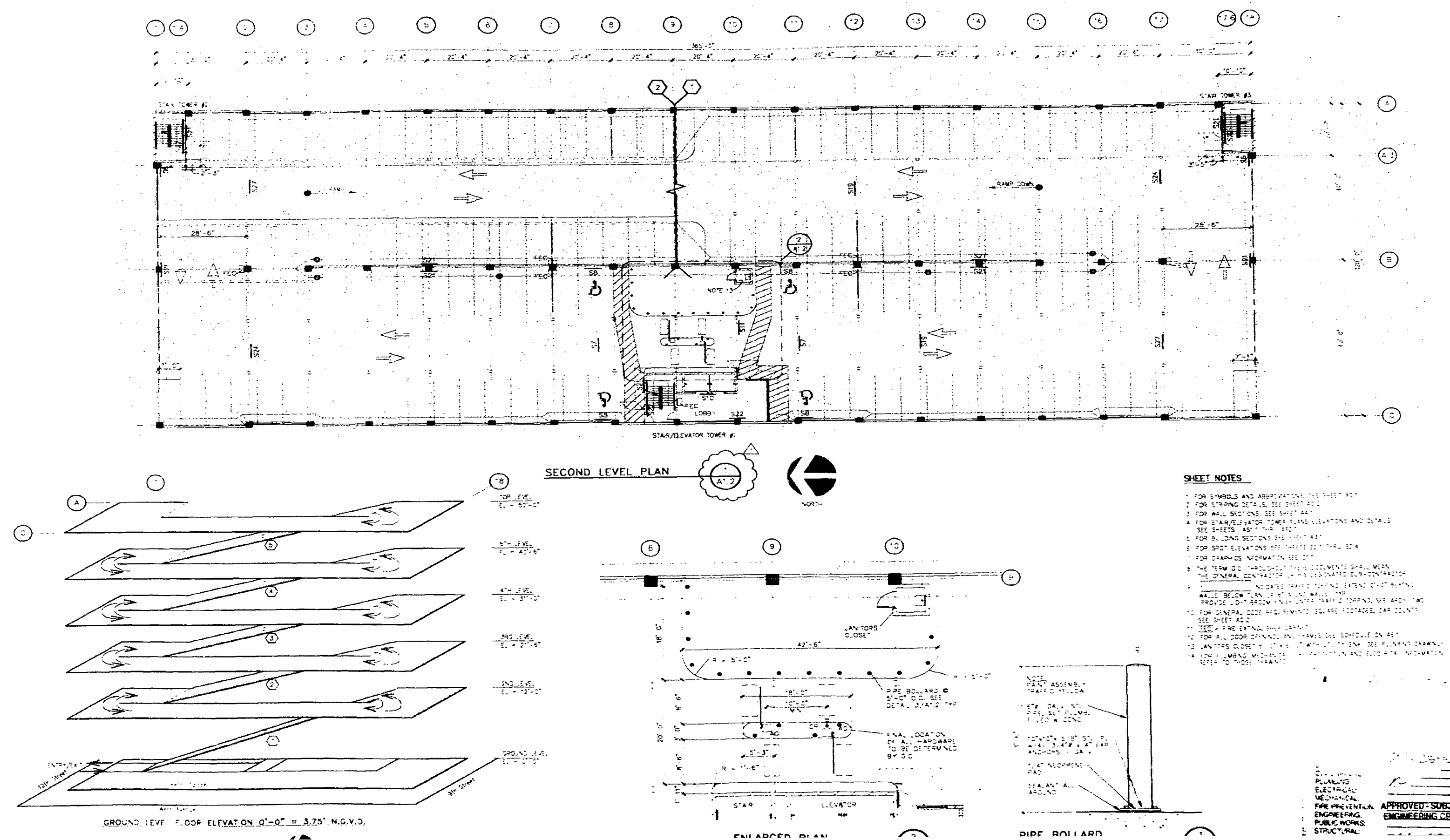
SHEET NOTES

1. FOR SYMBOLS AND ABBREVIATIONS, SEE SHEET 01A
2. FOR STAIRING DETAILS, SEE SHEET 01B
3. FOR WALL SECTIONS, SEE SHEET 01C
4. FOR STAIR/ELEVATOR TOWER PLANS AND DETAILS, SEE SHEETS 01D, 01E, 01F, 01G, 01H, 01I, 01J, 01K, 01L, 01M, 01N, 01O, 01P, 01Q, 01R, 01S, 01T, 01U, 01V, 01W, 01X, 01Y, 01Z
5. FOR BUILDING SECTIONS, SEE SHEET 02A
6. FOR SPOT ELEVATIONS, SEE SHEET 02B
7. FOR GRAPHIC SCALE, SEE SHEET 02C
8. THE TERM "DO THROUGH" WHEN USED SHALL MEAN THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CODE REQUIREMENTS REGARDING DOOR COUNTS, SEE SHEET 02D
9. PROVIDE FIRE RATED DOOR FRAME
10. PROVIDE FIRE RATED DOOR
11. PROVIDE FIRE RATED DOOR AND CABINET FOR TENANT SPACE
12. PROVIDE UNIFORMITY OF THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CODE REQUIREMENTS REGARDING DOOR COUNTS, SEE SHEET 02D
13. TENANT SPACE PARTITION LOCATION TO BE VERIFIED WITH OWNER
14. FOR ALL DOOR PARTITIONS AND FRAME, SEE SCHEDULE 01A
15. JANITORS CLOSET TO BE VERIFIED WITH OWNER
16. FOR PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL, REFER TO THE GENERAL CONTRACTOR
17. SEE SHEET 02E FOR ANNOTATED HARDWARE

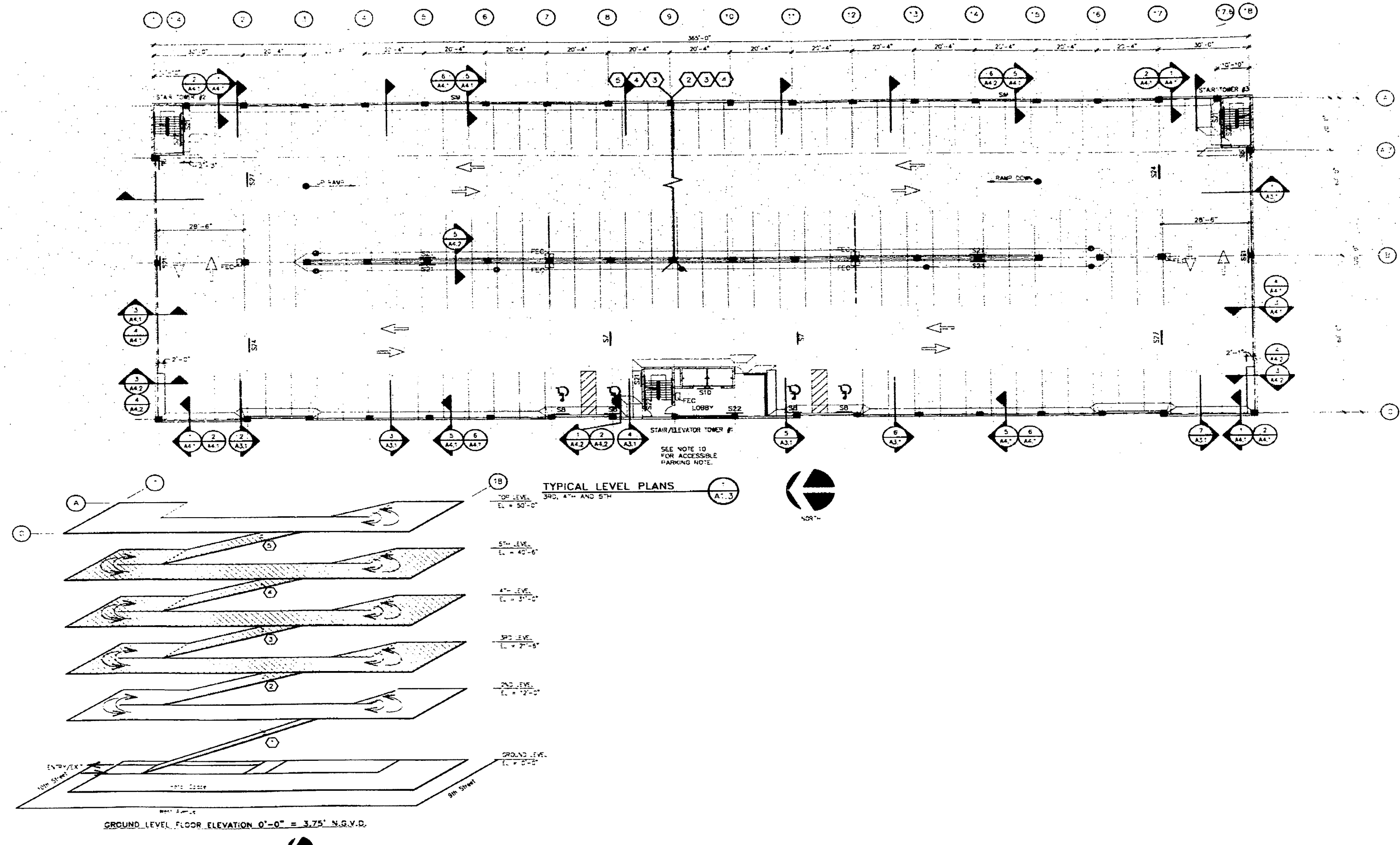
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APPROVED - SUBJECT TO ENGINEERING CRITIQUE

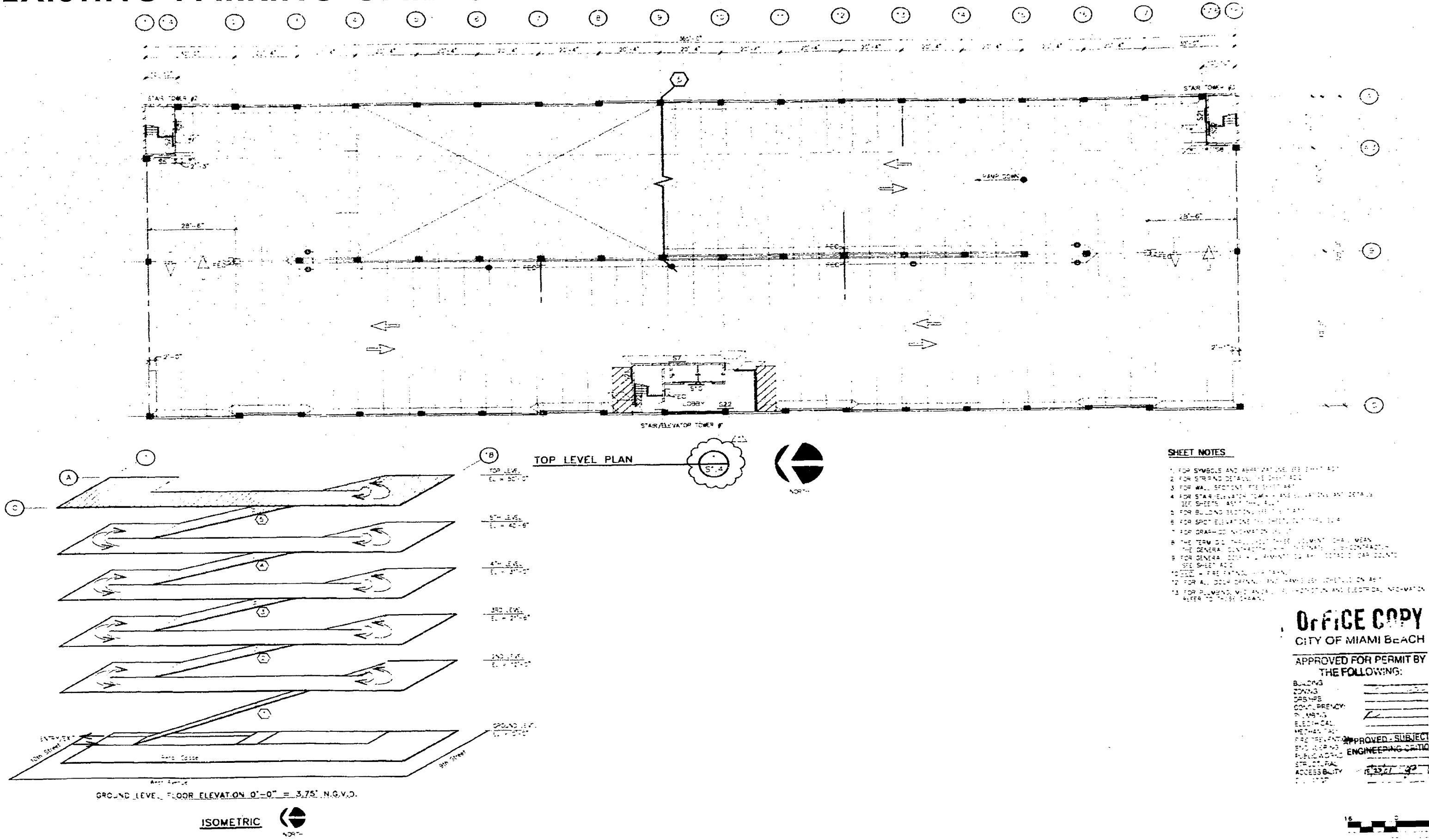
EXISTING PARKING GARAGE PLANS



EXISTING PARKING GARAGE PLANS



EXISTING PARKING GARAGE PLANS



PARKING GARAGE CALCULATIONS

901-963 West Avenue-Shoppes at West Avenue								
Project Information and Parking								
Use	Seats	SF	Req. spaces	PB file	PB cond.	Percentage	Unit #	COMB code
Retail and GF Office		14,484	48.28				5-7, 11-14, 16-17	
Restaurant seats:								
Starbucks	52	1500	13	1488 V3	Cond. 8		1	
Giotto	30	1000	7.5	1488 V3	Cond. 8		2	
Coral Café	26	1375	6.5	1488 V3	Cond. 8		3	
The Daily*	105	4037.5	26.25	1488 V4	Cond. 8		8,9,10	!
Olivers	85	1800	22	1488 V2	Cond. 8		15	
Total by onsite uses			123.53=124					
Total commercial sf		24,197				55% of 44,360**		55% > 50% by code**
Total building sf		44,360						
Parking Spaces in Garage								
			Spaces	Percentage		Permit no.		COMB code
Garage Total Spaces			679			BCO03110		
Required by onsite uses			124	18% of 679				
Required by uses at 900-910 West Ave			264	39% of 679				
Residential			291	43% of 679*				43% > 1/3 of 100%*

* At least one third of the parking spaces in any parking struc-tures permitted under (2)b.2. and 3., shall be dedicated for residential uses at all times.

** Additionally, in no instance shall the amount of floor area of the structure used for parking, exclusive of the required parking for the above described residential or commercial space, be less than 50 percent of the total floor area of the structure, so as to insure that the structure's main use is as a parking garage.

* CHART ABOVE : ORIGINAL DATA PROVIDED BY COMB.

