

# THE PALACE BAR & RESTAURANT

1052 OCEAN DRIVE, UNIT CUC100, MIAMI BEACH, FLORIDA

FINAL SUBMISSION  
PLANNING BOARD  
DECEMBER 29<sup>TH</sup>, 2017



7580 NE 4th Court  
Studio 100  
Miami, FL 33138

1737

PROJECT NUMBER

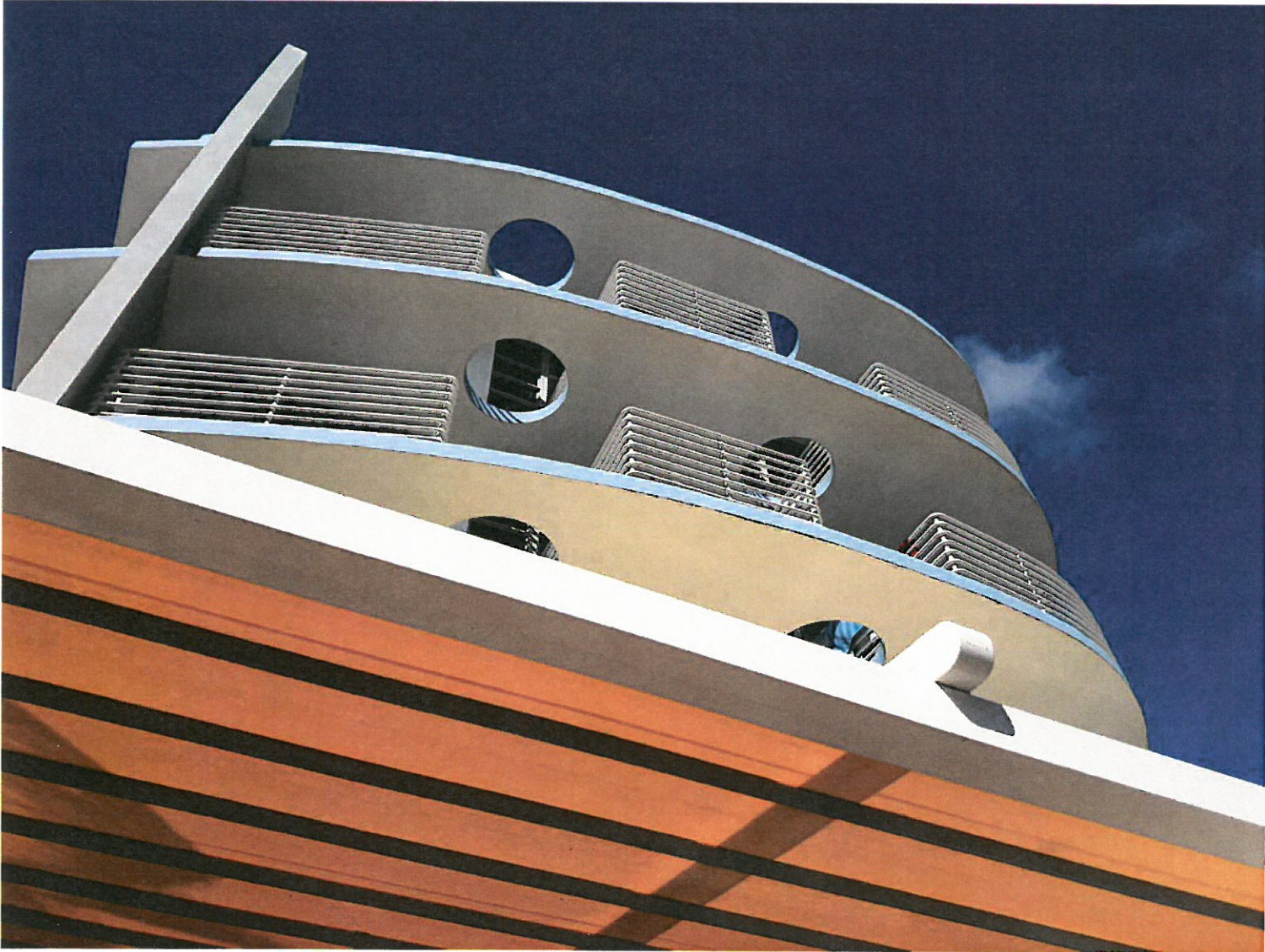
PROJECT:

**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

COVER  
PAGE



## SCOPE OF WORK

- CONDITIONAL USE PERMIT FOR A NEIGHBORHOOD IMPACT ESTABLISHMENT AND AN OPEN AIR/OUTDOOR ENTERTAINMENT ESTABLISHMENT.

JENNIFER MCCONNEY FLORIDA LIC# AR02044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. (c) 2017

SCALE:

CHECK: JMcG

DATE: 12/21/2017

SHEET NUMBER

A 0.00



COPYRIGHT 2016  
LAWRENCE E. POWERS

TYPE OF SURVEY: AS-BUILT  
PREPARED FOR: PALACE BAR LLC

CERTIFIED TO:  
A) PALACE BAR LLC  
B)  
C)

PROJECT #: 1052OCEA  
RECERTIFIED & AMENDED NOV. 15, 2017  
ORG. FIELD SURVEYED: MAY 7, 2015  
DATE DRAWN: MAY 19, 2015  
DATE SIGNED: MAY 20, 2015  
REVISED 7/27/2016

FLOOD ZONE: AE BASE FLOOD ELEV. 8'  
(NAVD 88)

FEMA FIRM MAP # 12086C0319L  
DATED SEPT 11, 2009  
PANEL # 0319 SUFFIX L  
COMMUNITY #: 120651

# MAP OF SURVEY

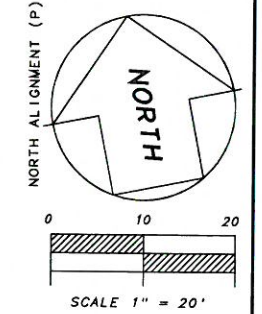
SUBJECT ADDRESS:  
**1052 OCEAN DR  
MIAMI BEACH, FL 33139**

LAT: 25°46'52.6"N LONG: 80°07'50.4"W

FOLIO #: 02-4203-302-0001 (REFERENCE)  
LOT SIZE: 13000 +/- SQFT  
LAND USE: MIXED USE ENTERTAINMENT 6501 COMMERCIAL

LEGAL DESCRIPTION SUPPLIED:  
LOTS 2 AND 3 BLOCK 15 OCEAN BEACH FLA. ADDITION No. 2 AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

BEARING STRUCTURE PER THE STRAND CONDO ORB 23668-2131



GENERAL NOTES:  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  
RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 1 SHEET(S). WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER(S).

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES. OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

## LEGEND:

(FM) FIELD MEASURES  
(D) DEED  
(P) PLAT  
(R/W) RIGHT-OF-WAY  
(NR) NON RADIAL LINE  
(IP) IRON PIPE  
(IR) IRON ROD  
(CM) CONCRETE MONUMENT  
(E) ELECTRIC LINE  
(4.53) DENOTES ELEVATION  
(T) TELEPHONE LINE  
(X) FENCE  
(FH) FIRE HYDRANT  
(ENC) ENCROACHMENT  
(WV) WATER VALVE  
(WM) WATER METER  
(CLF) CHAIN LINK FENCE  
(S) SECONDS SYMBOL  
(WPP) WOOD POWER POLE  
(CPP) CONCRETE POWER POLE  
(F&L) FLORIDA POWER & LIGHT  
(ESM'T) EASEMENT  
(M) MINUTE SYMBOL  
(D) DEGREES SYMBOL  
(W) WEST  
(E) EAST  
(S) SOUTH  
(BLDG) BUILDING  
(N) NORTH  
(FD) FOUND  
(S) SET IRON ROD  
(F) FOUND IRON ROD  
(S) SET CONCRETE MONUMENT  
(F) FOUND CONCRETE MONUMENT  
(PC) POINT OF CURVATURE  
(PT) POINT OF TANGENCY  
A 1 INCH IRON PIPE OR 5/8 INCH REBAR WITH A PLASTIC CAP LABELED LS 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.

AS-BUILT SURVEY

DATE: MAY 20, 2015 PROJECT #: 1052OCEA  
RECERTIFIED AND AMENDED NOV. 15, 2017  
PREPARED FOR THE SOLE AND EXCLUSIVE  
USE FOR ENTERTAINMENT PERMIT APPLICATION

**LAWRENCE E. POWERS**

P. O. BOX 48026  
ST. PETERSBURG, FL 33743-8026  
P: 727-537-9895  
E: SURVEYINGSTPETE@GMAIL.COM  
WWW.SURVEYINGSTPETE.COM

4996 MIRAMAR DR UNIT 6207 ST PETERSBURG, FL 33708

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON. NOT VALID WITHOUT EMBOSSED OR ELECTRONIC SEAL

LAWRENCE E. POWERS LS # 5505



INDEX

A 0.00	COVER SHEET
A 0.01	INDEX AND DATA
A 0.02	AERIALS
A 0.03	SITE PHOTOS
A 0.04	SITE PHOTOS
A 0.05	SITE PHOTOS
A 0.06	SITE PHOTOS
A 0.07	INTERIOR PHOTOS
A 0.08	INTERIOR PHOTOS
A 0.09	INTERIOR PHOTOS
A 0.10	INTERIOR PHOTOS
A 0.11	INTERIOR PHOTOS
A 1.00	SITE PLAN
A 1.01	EXISTING FLOOR PLAN
A 1.02	PROPOSED FLOOR PLAN
A 1.03	LIFE SAFETY PLAN
A 3.00	EXISTING EAST AND NORTH ELEVATION

MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1052 OCEAN DRIVE, MIAMI BEACH, FL 33139		NOVEMBER 17 <sup>th</sup> , 2017
2	Board and File numbers:			
3	Folio number(s):	02-4203-302-0001		
4	Year constructed:	2006	Zoning District:	MXE
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.0 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	13,000 SF
7	Lot Width	130'-0"	Lot Depth:	100'-0"
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing User	RESTAURANT	Proposed Use:	RESTAURANT

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	N/A	N/A	
11	Number of Stories	5 STORIES	N/A	5 STORIES	-
12	FAR	2	N/A	N/A	-
13	FLOOR AREA Square Footage	4,968 SF	N/A	4,968 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	210	147	147	-
18	Occupancy Load	224	224	219	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	9'-3"	-
22	Side Setback (WEST):	0'-0"	N/A	0'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	N/A	N/A	N/A	-
33	# of parking spaces required	N/A	N/A	N/A	-
34	Parking Space Dimensions	N/A	N/A	N/A	-
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	N/A	N/A	N/A	-
36	ADA Spaces	N/A	N/A	N/A	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	N/A	N/A	N/A	-
39	Valet Drop off and pick up	8'-0"	N/A	8'-0"	-
40	Loading zones and Trash collection areas	ALLEY	0	ALLEY	-
41	Bike Racks (15% of required parking)	N/A	N/A	N/A	-

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	RESTAURANT	RESTAURANT	-
43	Total # of Seats	N/A	147	147	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	224	219	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	SEE PLAN	SEE PLAN	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District?	YES

Notes: If not applicable write N/A  
All other data information may be required and presented like the above format.  
\* SEE PARKING REQUIREMENTS (A)



7580 NE 4th Court  
Studio 100  
Miami, FL 33138

1737

PROJECT NUMBER

PROJECT:

**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

INDEX & DATA

JENNIFER MCCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. (c) 2017

SCALE: NOT TO SCALE

CHECK: JMcG

DATE: 12/21/2017

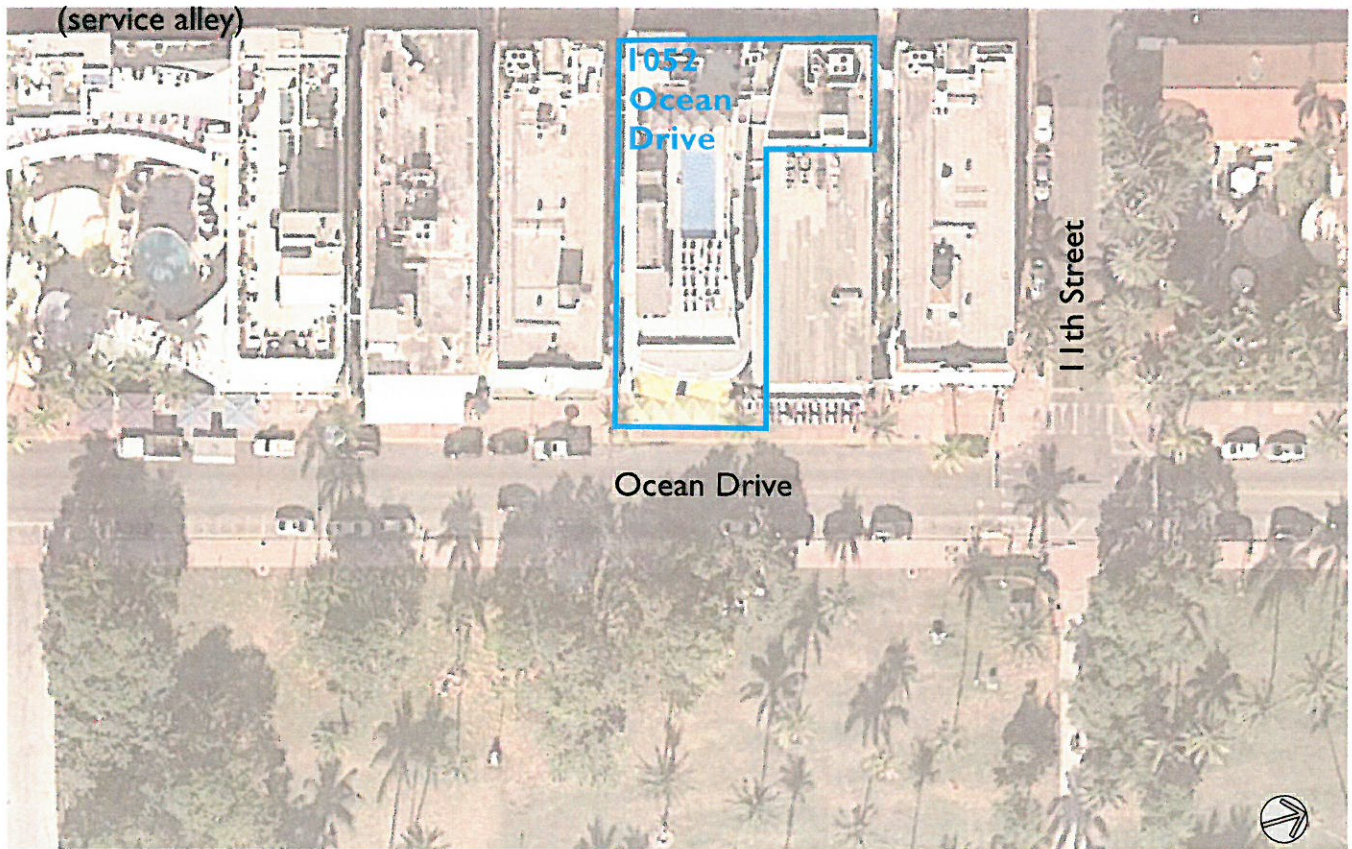
SHEET NUMBER

A 0.01

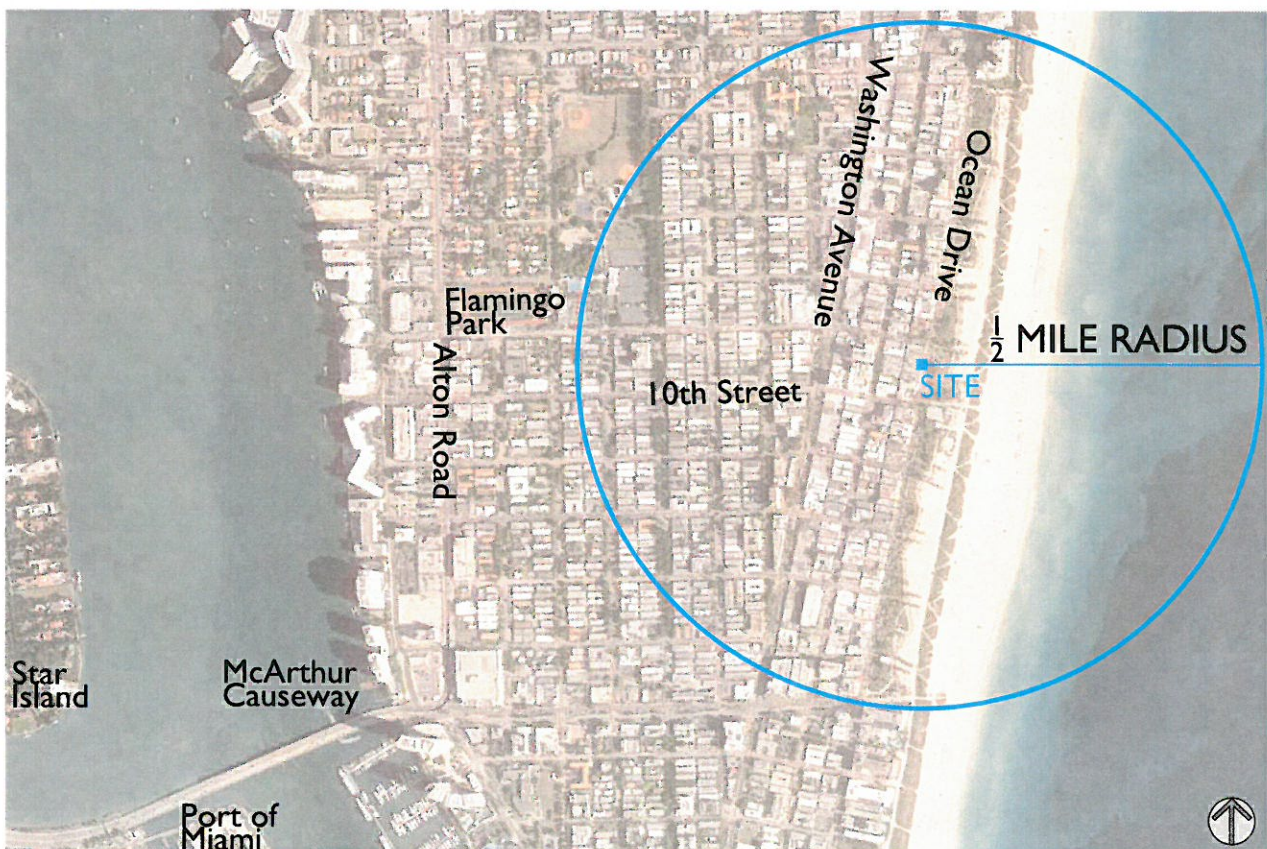




AERIAL OF 10TH STREET



AERIAL FACING WEST



AERIAL OF 1/2 MILE RADIUS

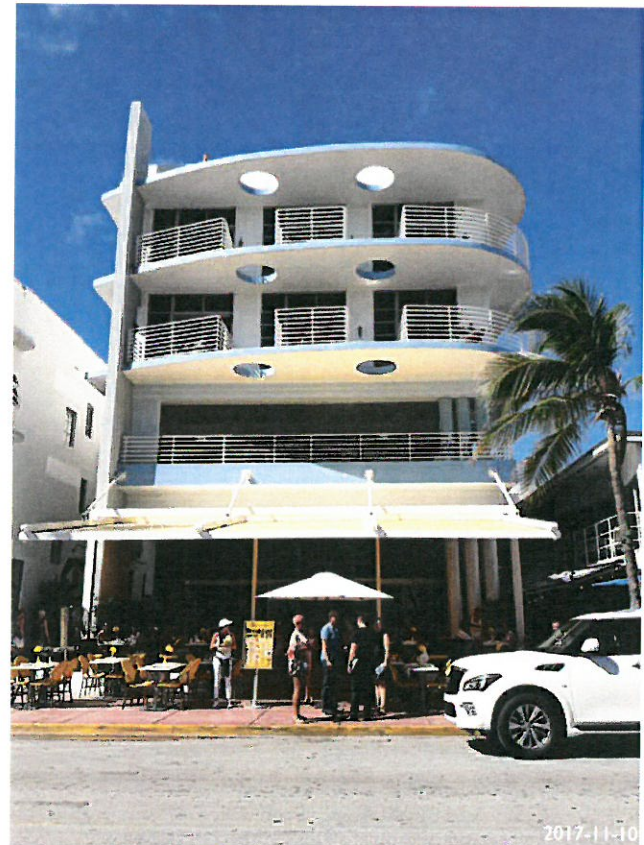




PHOTO LOCATIONS



1. VIEW OF PROPERTY FACING NORTHWEST



2. VIEW OF PROPERTY FACING WEST ACROSS OCEAN DRIVE

PROJECT:  
**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

SITE PHOTOS

JENNIFER McCONNEY, FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. (c) 2017

SCALE: NOT TO SCALE

CHECK: JMcG

DATE: 12/21/2017

SHEET NUMBER





3. PANORAMIC VIEW OF PROPERTY FACING NORTH



5. VIEW OF PROPERTY FACING NORTHWEST



4. VIEW OF PROPERTY FACING WEST





6. PANORAMIC VIEW OF SURROUNDING BUILDINGS FACING EAST



8. VIEW OF 11TH STREET FACING WEST



7. VIEW OF 11TH STREET FACING NORTHWEST

**MCG**  
ARCHITECTURE + PLANNING

7580 NE 4th Court  
Studio 100  
Miami, FL 33138

1737  
PROJECT NUMBER

PROJECT:  
**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

SITE PHOTOS

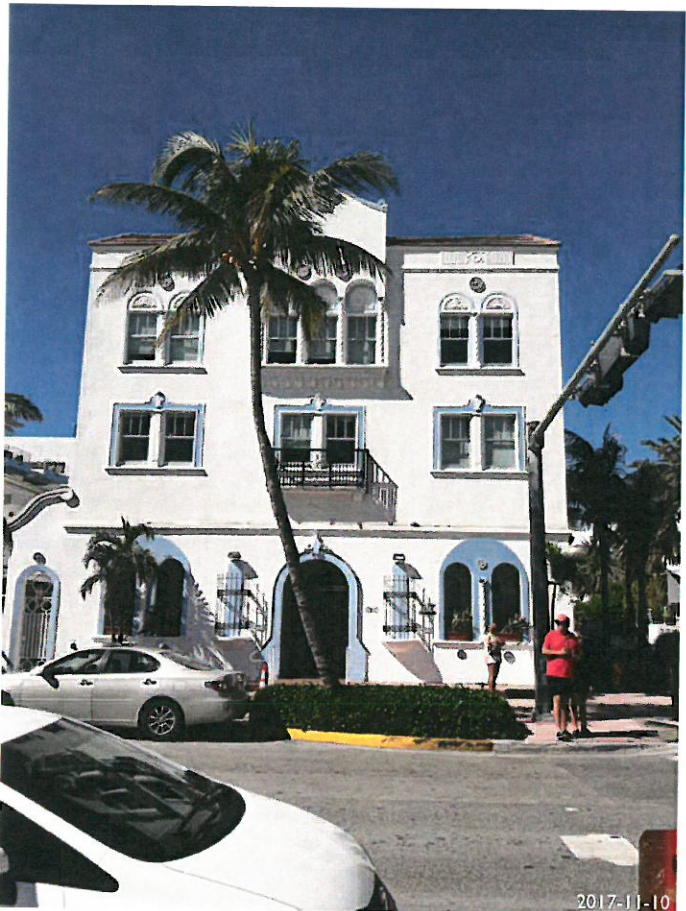
JENNIFER McCONNEY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND PLANNING, INC. AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (C) 2017  
SCALE: NOT TO SCALE  
CHECK: JMcG  
DATE: 12/21/2017  
SHEET NUMBER

A 0.05

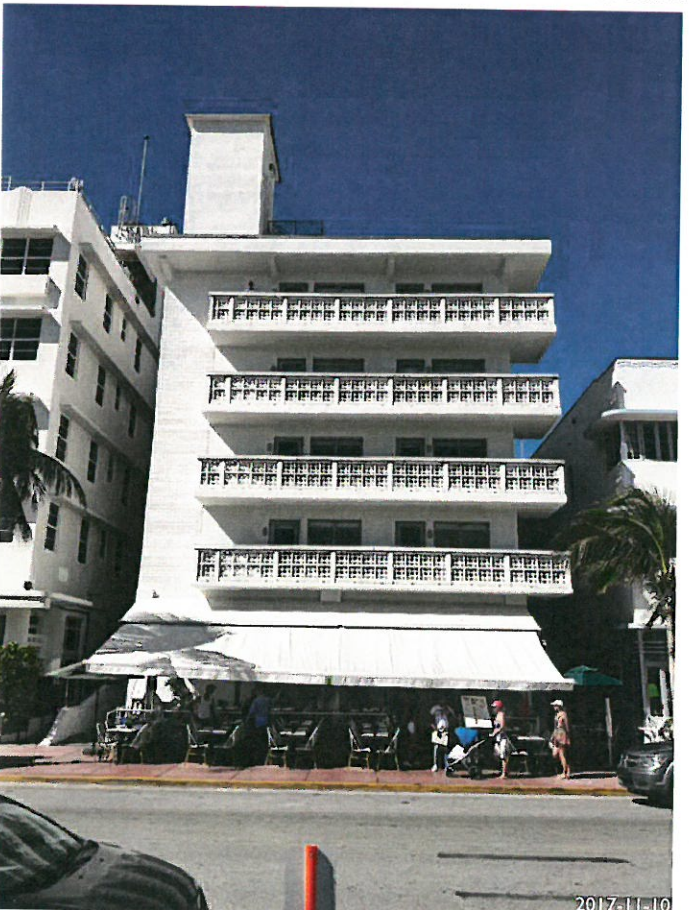




10. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



9. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



12. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



11. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE

SITE PHOTOS

JENNIFER MCCONNEY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2017

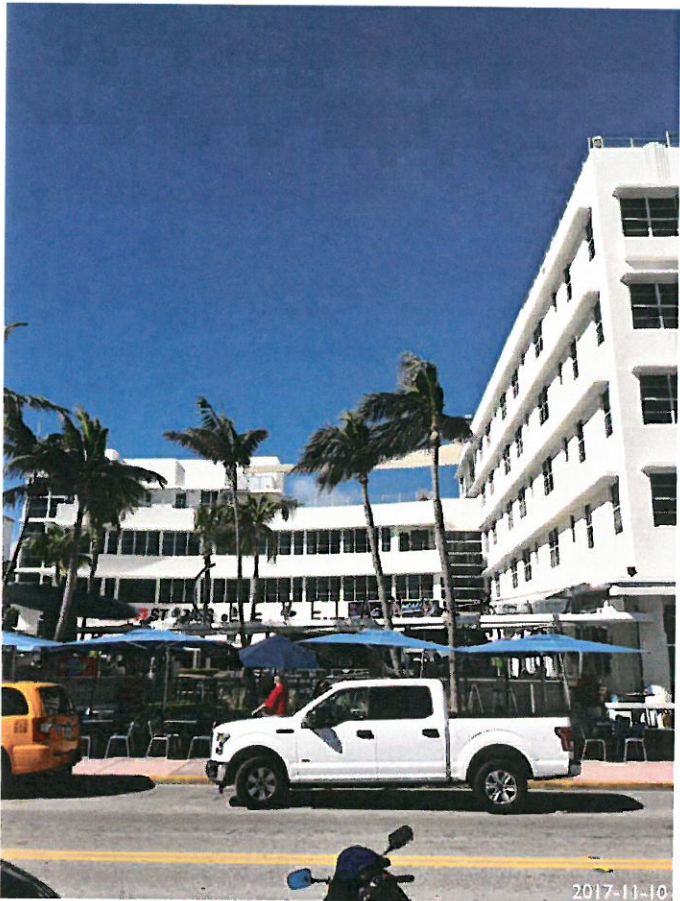
SCALE: NOT TO SCALE

CHECK: JMcG

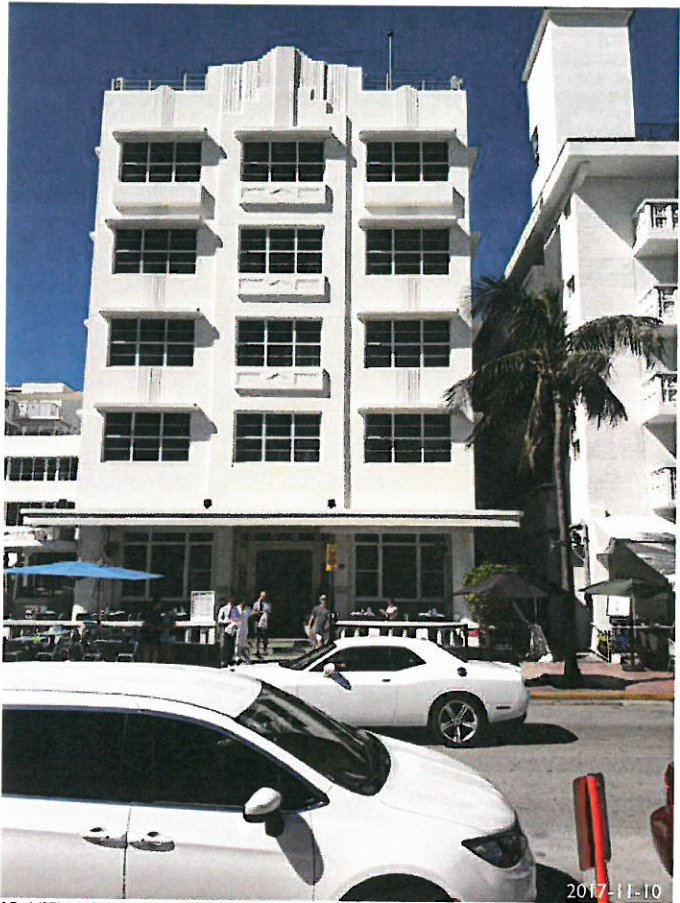
DATE: 12/21/2017

SHEET NUMBER





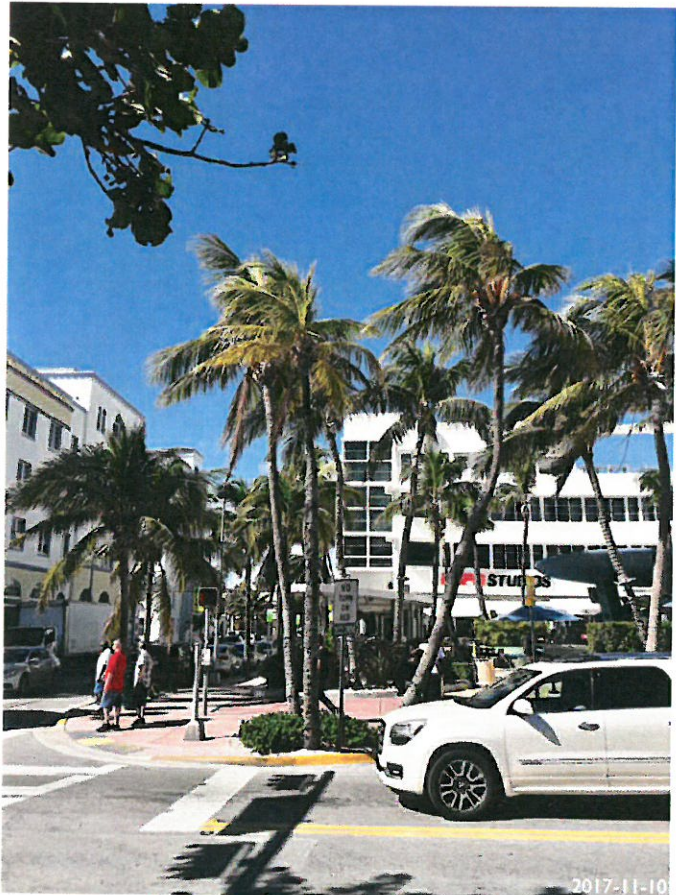
14. VIEW OF CLEVELANDER FACING WEST ACROSS OCEAN DRIVE



13. VIEW OF CLEVELANDER FACING WEST ACROSS OCEAN DRIVE



16. VIEW OF EDISON HOTEL FACING WEST ACROSS OCEAN DRIVE



15. VIEW OF 10TH STREET AND CLEVELANDER FACING WEST ACROSS OCEAN DRIVE

PROJECT:  
**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

SITE PHOTOS

JENNIFER MCCONNEY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. © 2017

SCALE: NOT TO SCALE  
CHECK: JMcG  
DATE: 12/21/2017  
SHEET NUMBER



PROJECT:  
**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

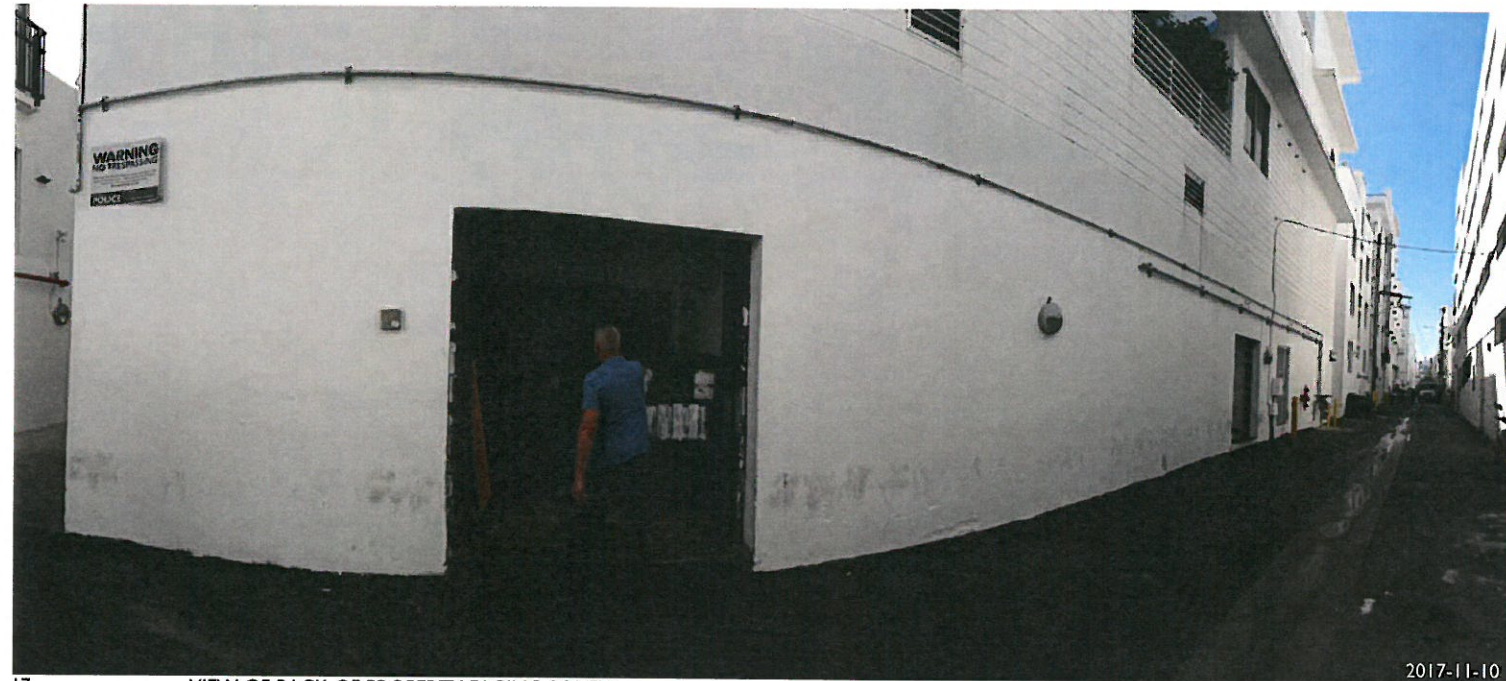
1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:



17b. SOUTH VIEW OF BACK OF PROPERTY FACING EAST

2017-11-10



17. VIEW OF BACK OF PROPERTY FACING SOUTH

2017-11-10

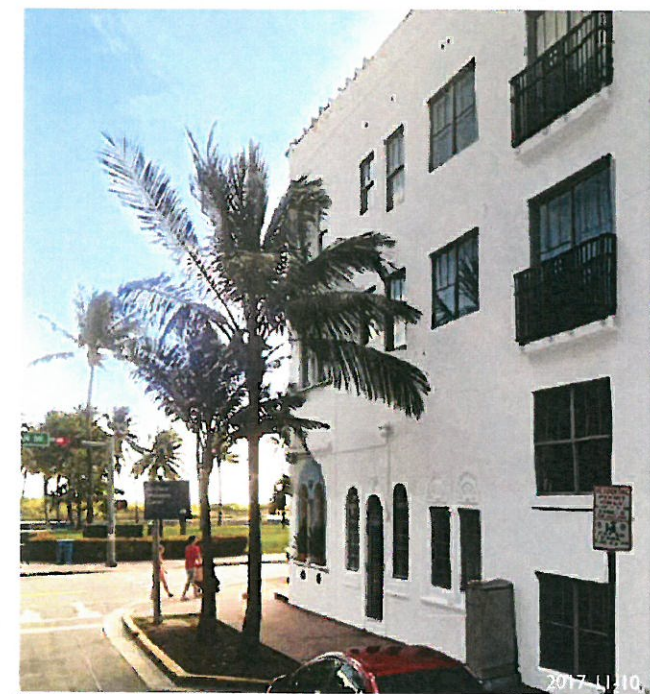


20. VIEW OF CLEVELANDER FACING NORTHWEST

2017-11-10



19. VIEW OF 10TH STREET FACING EAST



18. VIEW OF 11th STREET FACING EAST

2017-11-10

SITE PHOTOS

JENNIFER MCCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND PLANNING, INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE AND PLANNING, INC. (c) 2017

SCALE: NOT TO SCALE

CHECK: JMcG

DATE: 12/21/2017

SHEET NUMBER



PROJECT:

**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

INTERIOR  
PHOTOS

JENNIFER McCONNERY, FLORIDA, LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (C) 2017

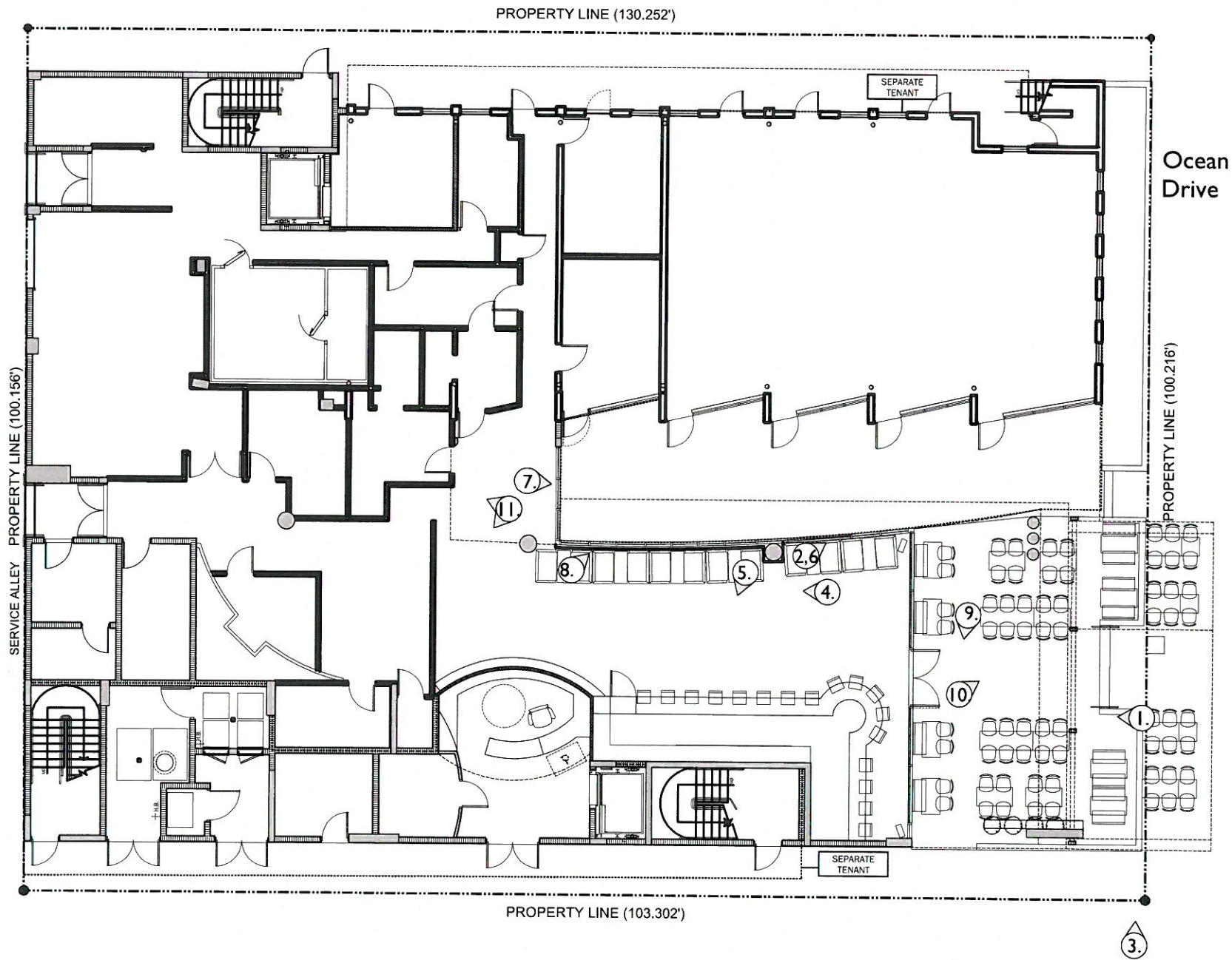
SCALE: NOT TO SCALE

CHECK: JMcG

DATE: 12/21/2017

SHEET NUMBER

A 0.09



1. VIEW OF PROPERTY FACING NORTHWEST



2. VIEW OF PROPERTY FACING NORTH EAST





4. VIEW OF DINING AREA AND BAR



3. VIEW OF PROPERTY FACING NORTH



6. VIEW OF CEILING AND FULL HEIGHT STOREFRONT GLAZED FACADE



5. VIEW OF BAR





8. VIEW OF CLERESTORY  
GLAZING AT DINING  
AREA



7. VIEW OF OPEN AREA BETWEEN TENANT SPACES



10. VIEW OF OUTDOOR DINING AREA



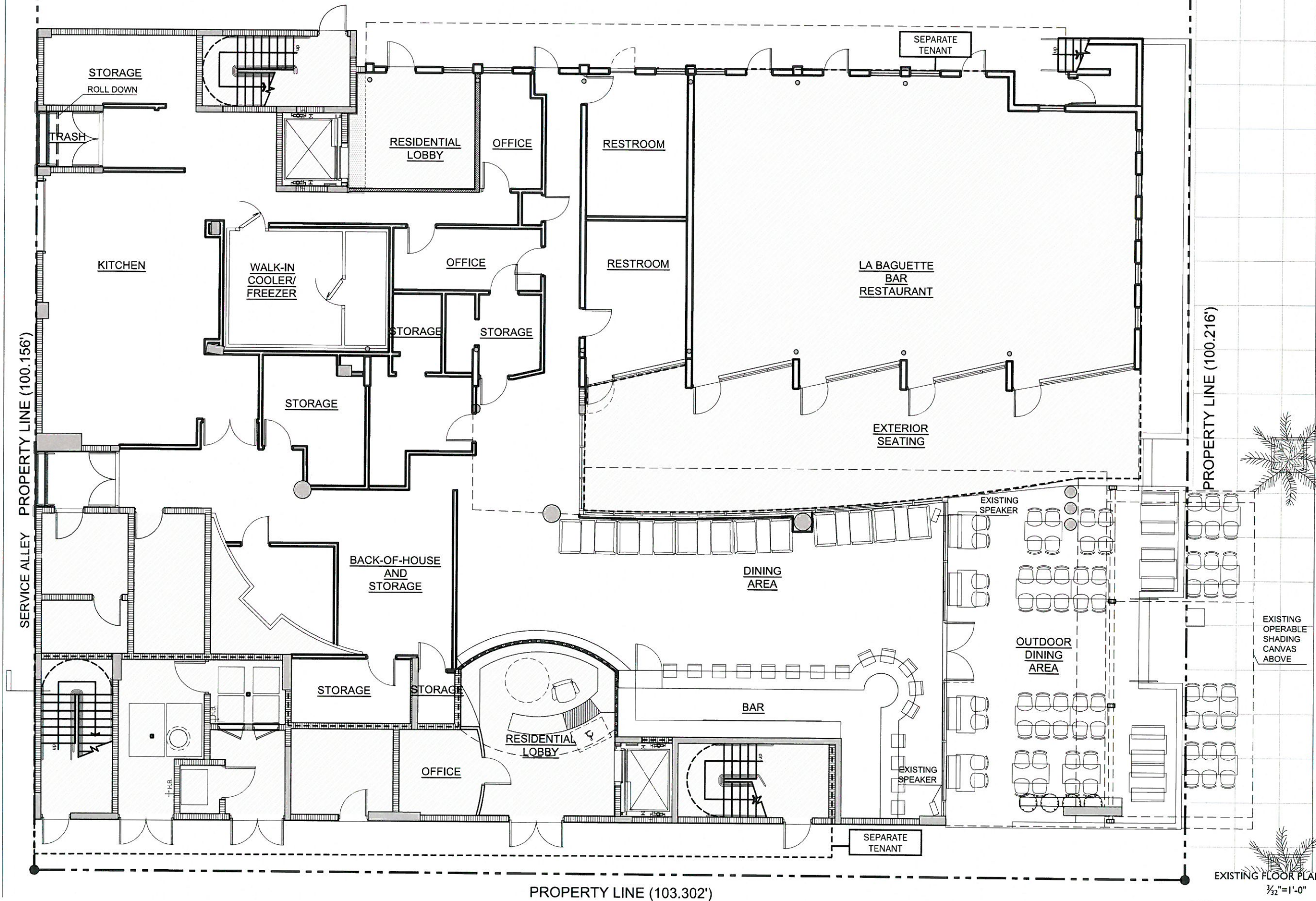
9. VIEW OF FULL HEIGHT STOREFRONT GLAZING OPERABLE PARTITION



OCEAN COURT (SERVICE ALLEY) 20'-0" RIGHT OF WAY

GROUND FLOOR: COMMERCIAL SPACE

PROPERTY LINE (130.252')



PROPERTY LINE (103.302')

PROPERTY LINE (100.216')

OCEAN DRIVE

EXISTING VALET DROP-OFF  
AND PICK UP FOR BUILDING

EXISTING FLOOR PLAN LEVEL 1  
1/32"=1'-0"



7580 NE 4th Court  
Studio 100  
Miami, FL 33138

1737  
PROJECT NUMBER

PROJECT:  
**PALACE**  
EVERY QUEEN NEEDS A PALACE  
BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

EXISTING  
FLOOR PLAN  
LEVEL 1

JENNIFER McCONNEY FLORIDA LIC# AR09044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2017  
SCALE: 1/32"=1'-0"  
CHECK: JMcG  
DATE: 12/21/2017  
SHEET NUMBER

A1.01