

# THE PALACE BAR & RESTAURANT

1052 OCEAN DRIVE, UNIT CUC100, MIAMI BEACH, FLORIDA

FINAL SUBMISSION  
HISTORIC PRESERVATION BOARD  
JANUARY 5<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

- REQUEST APPROVAL FOR OUTDOOR SPEAKERS

JENNIFER McCONNIEY FLORIDA LIC# AR93044  
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CHECK: JMcG  
DATE: 12/21/2017  
SHEET NUMBER

A 0.00



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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
- (I/R) IRON ROD
- (CM) CONCRETE MONUMENT
- E- ELECTRIC LINE
- (4.53) DENOTES ELEVATION
- T- TELEPHONE LINE
- X- FENCE
- (FH) FIRE HYDRANT
- ENC ENCROACHMENT
- (WV) WATER VAVLE
- (WM) WATER METER
- (CLF) CHAIN LINK FENCE
- " SECONDS SYMBOL
- (WPP) WOOD POWER POLE
- (CPP) CONCRETE POWER POLE
- FP&L FLORIDA POWER & LIGHT
- ESM'T EASEMENT
- " MINUTE SYMBOL
- " DEGREES SYMBOL
- W WEST
- E EAST
- S SOUTH
- BLDG BUILDING
- N NORTH
- (FD) FOUND
- SET IRON ROD
- FOUND IRON ROD
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- (PC) POINT OF CURVATURE
- (PT) POINT OF TANGENCY

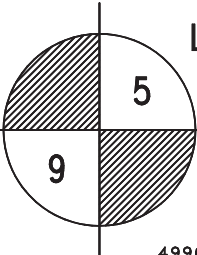
A 1 INCH IRON PIPE OR  
5/8 INCH REBAR WITH A  
PLASTIC CAP LABELED LS  
5505 IS SET WHERE SET IS  
INDICATED ON THIS PLAT.

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

I THE UNDERSIGNED HEREBY CERTIFY, THAT THIS 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 THE SIGNATURE OF THE SURVEYOR AND THE EMBOSSED OR ELECTRONIC SEAL OF THE STATE OF FLORIDA.

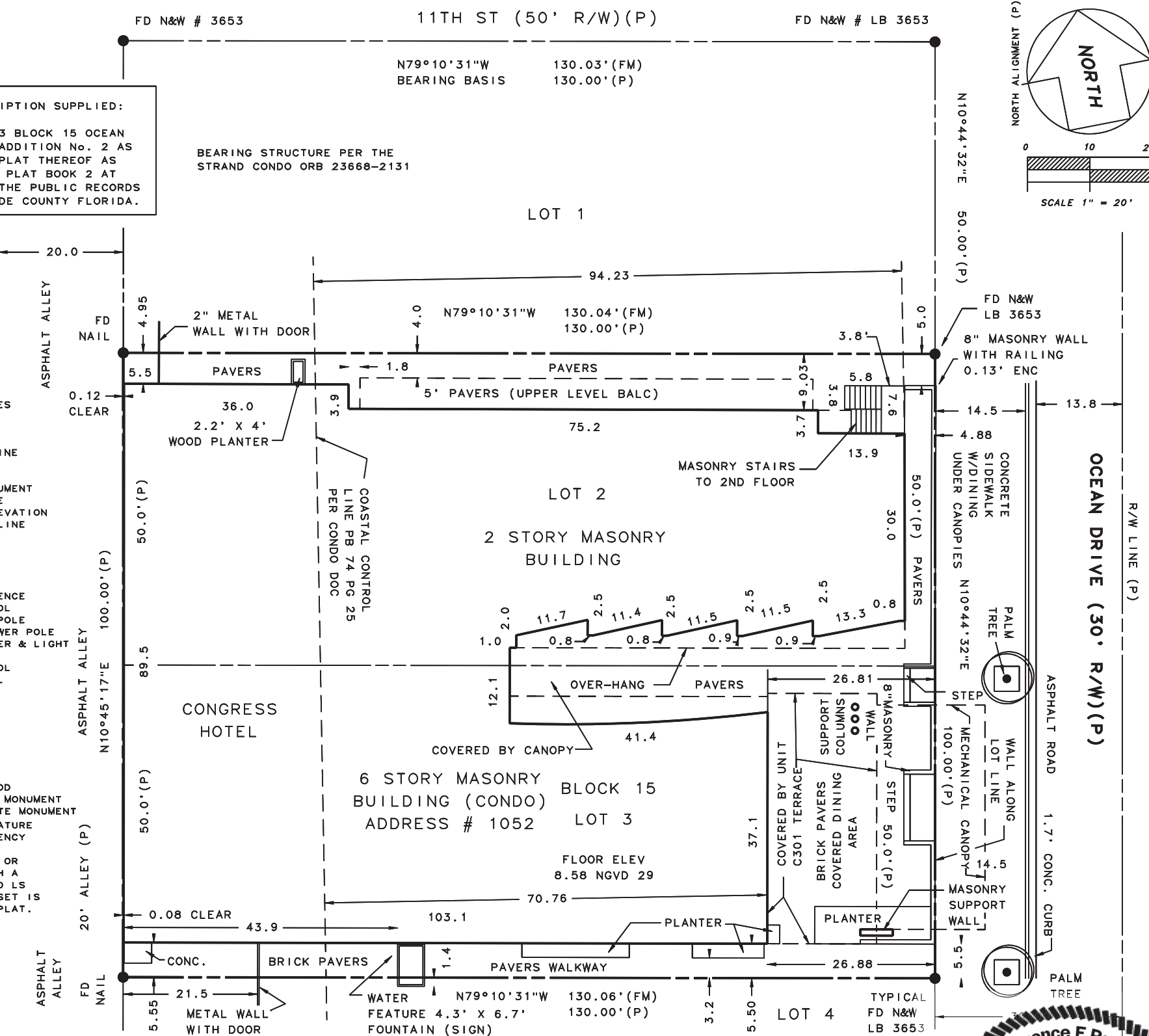
LAWRENCE E. POWERS LS # 5505



**LAWRENCE E. POWERS**

P. O. BOX 48026  
ST. PETERSBURG, FL 33743-8026  
P: 727-537-9895  
E: SURVEYINGSTPETE@GMAIL.COM  
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4996 MIRAMAR DR UNIT 6207 ST PETERSBURG, FL 33708



MIAMI BEACH

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



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UNIT CUC100  
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FLORIDA

DRAWING:

INDEX & DATA

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A 0.01

INDEX

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A 3.00	EXISTING EAST AND NORTH ELEVATION

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"	-

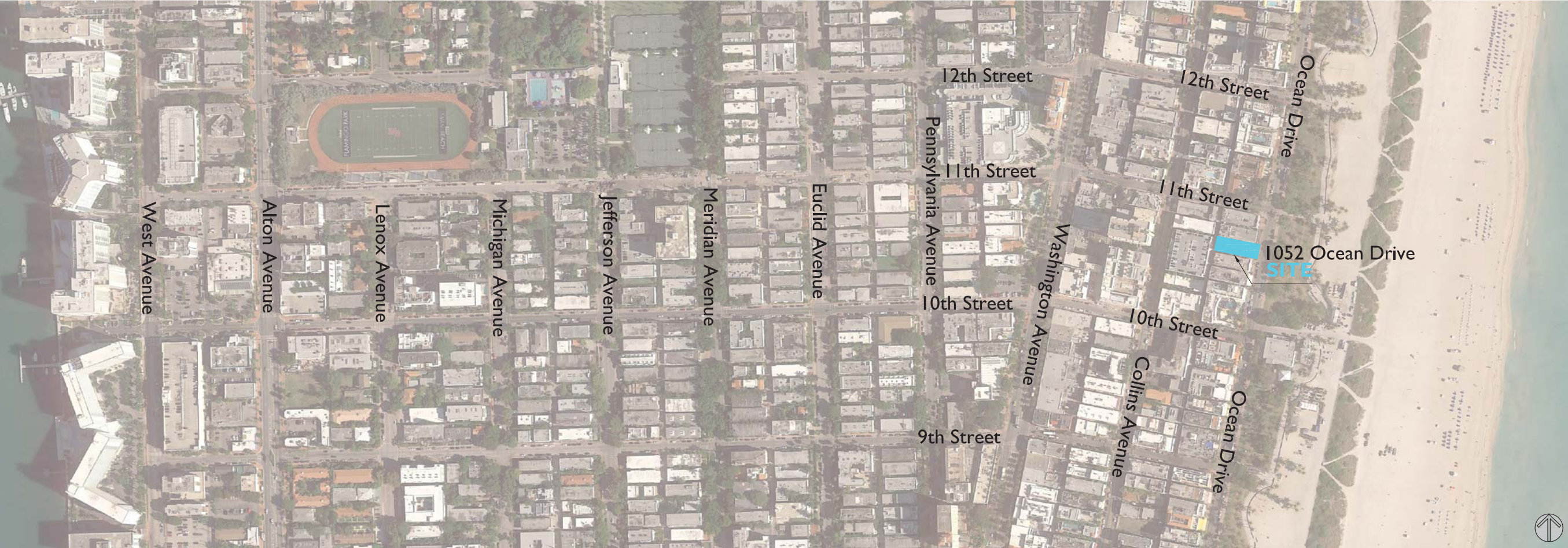
	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	N/A	N/A	N/A	-
33	# of parking spaces required	N/A	N/A	N/A	-
34	Parking Space Dimensions	N/A	N/A	N/A	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	N/A	N/A	N/A	-
36	ADA Spaces	N/A	N/A	N/A	-
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)





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





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





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





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

SITE PHOTOS

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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

2017-11-10



18. VIEW OF 11th STREET FACING EAST

2017-11-10

SITE PHOTOS



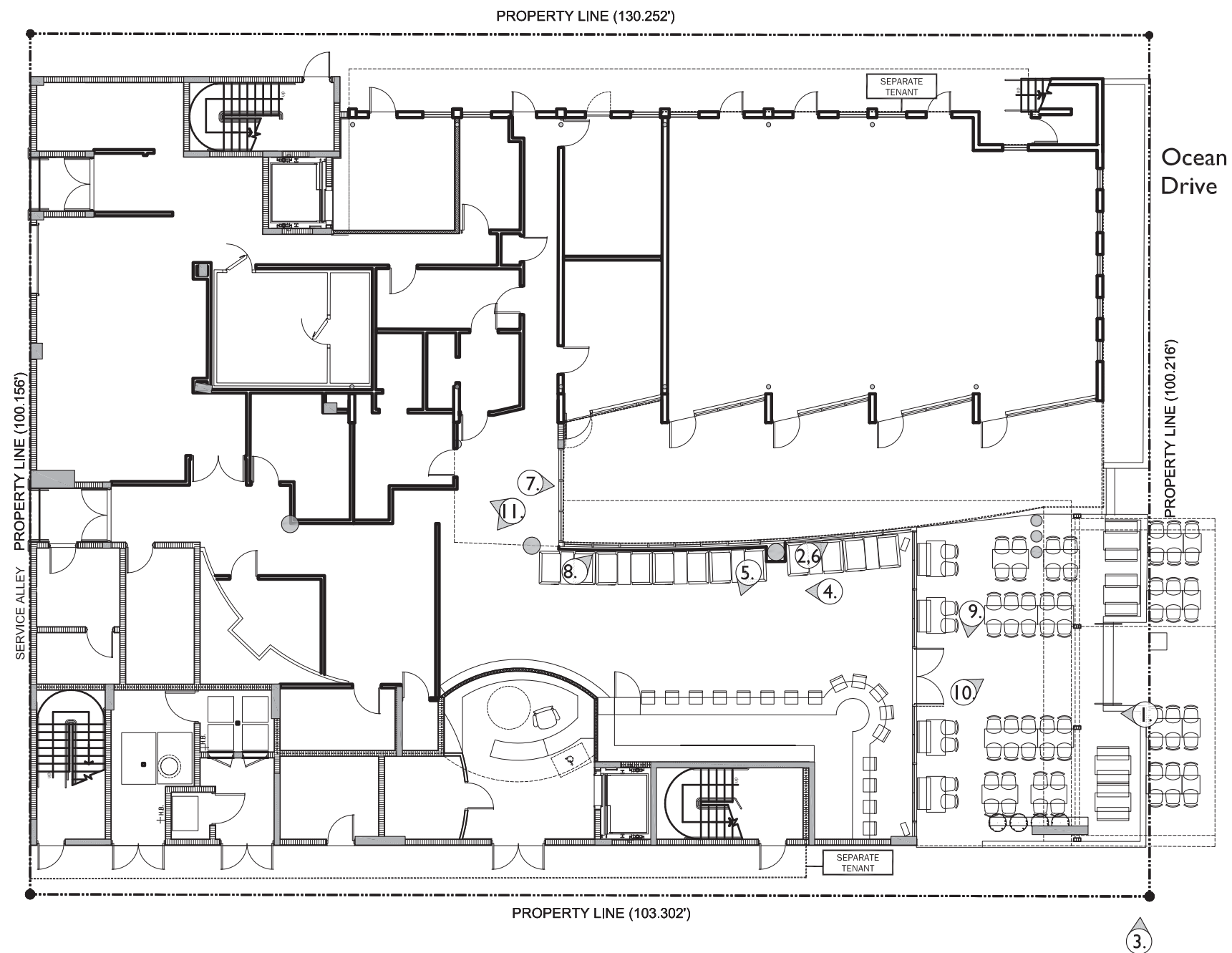


PHOTO LOCATIONS  $\frac{1}{16}'' = 1'$  



I. VIEW OF PROPERTY FACING NORTHWEST



2. VIEW OF PROPERTY FACING NORTH EAST

JENNIFER McCONNIEY FLORIDA LIC# AR93044

---

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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

## INTERIOR PHOTOS

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1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

EXISTING  
FLOOR PLAN  
LEVEL I

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:  $\frac{3}{32}"=1'-0"$

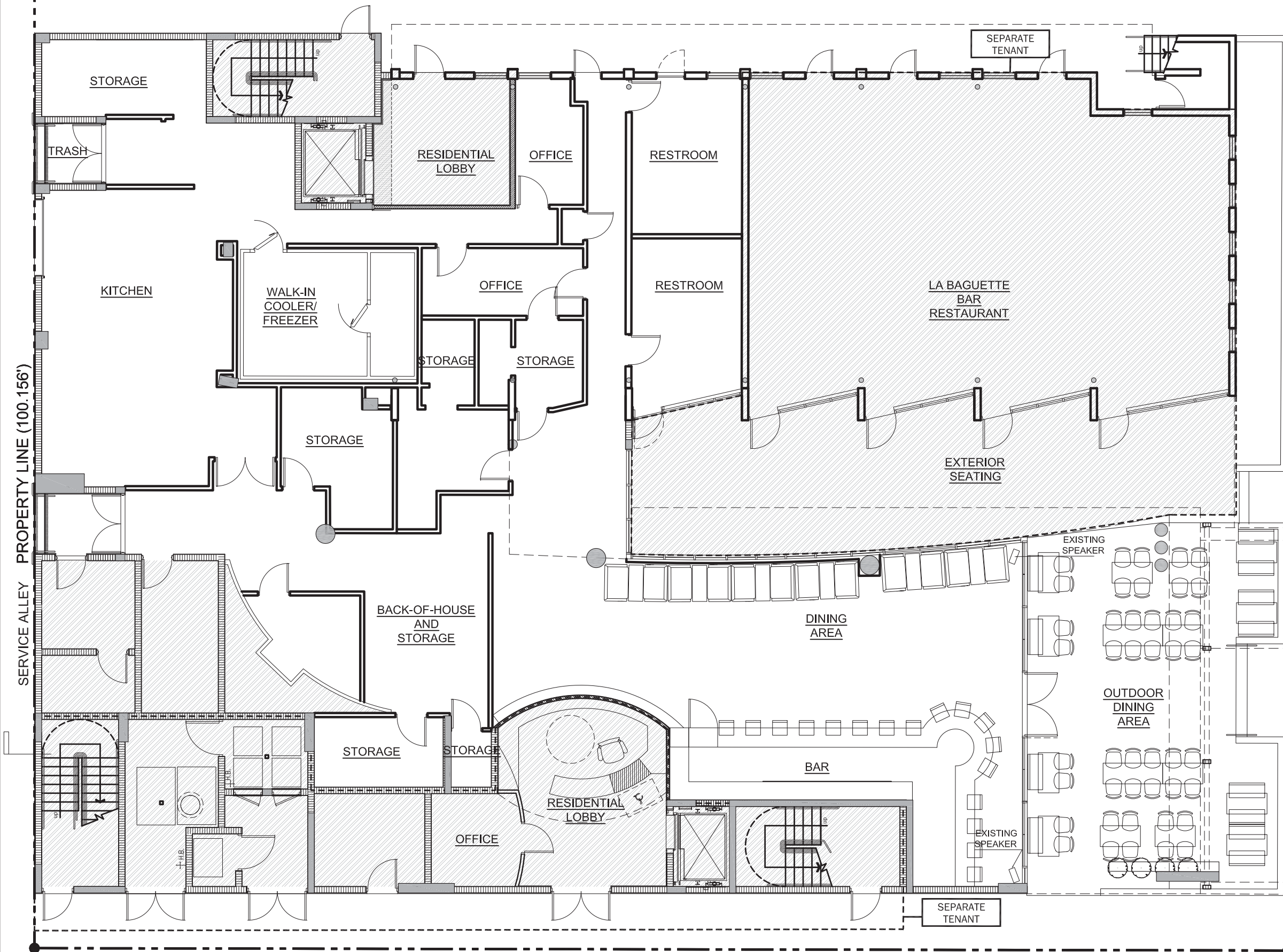
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DATE: 11/20/2017

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PROPERTY LINE (130.252')

OCEAN COURT (SERVICE ALLEY)  
SERVICE ALLEY  
PROPERTY LINE (100.156')



PROPERTY LINE (103.302')

PROPERTY LINE (100.216')

OCEAN DRIVE

EXISTING VALET DROP-OFF  
AND PICK UP FOR BUILDING

EXISTING FLOOR PLAN LEVEL I

$\frac{3}{32}"=1'-0"$



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FLORIDA

DRAWING:

EXISTING  
ELEVATIONS

JENNIFER MCCONNEY FLORIDA LIC# AR93044

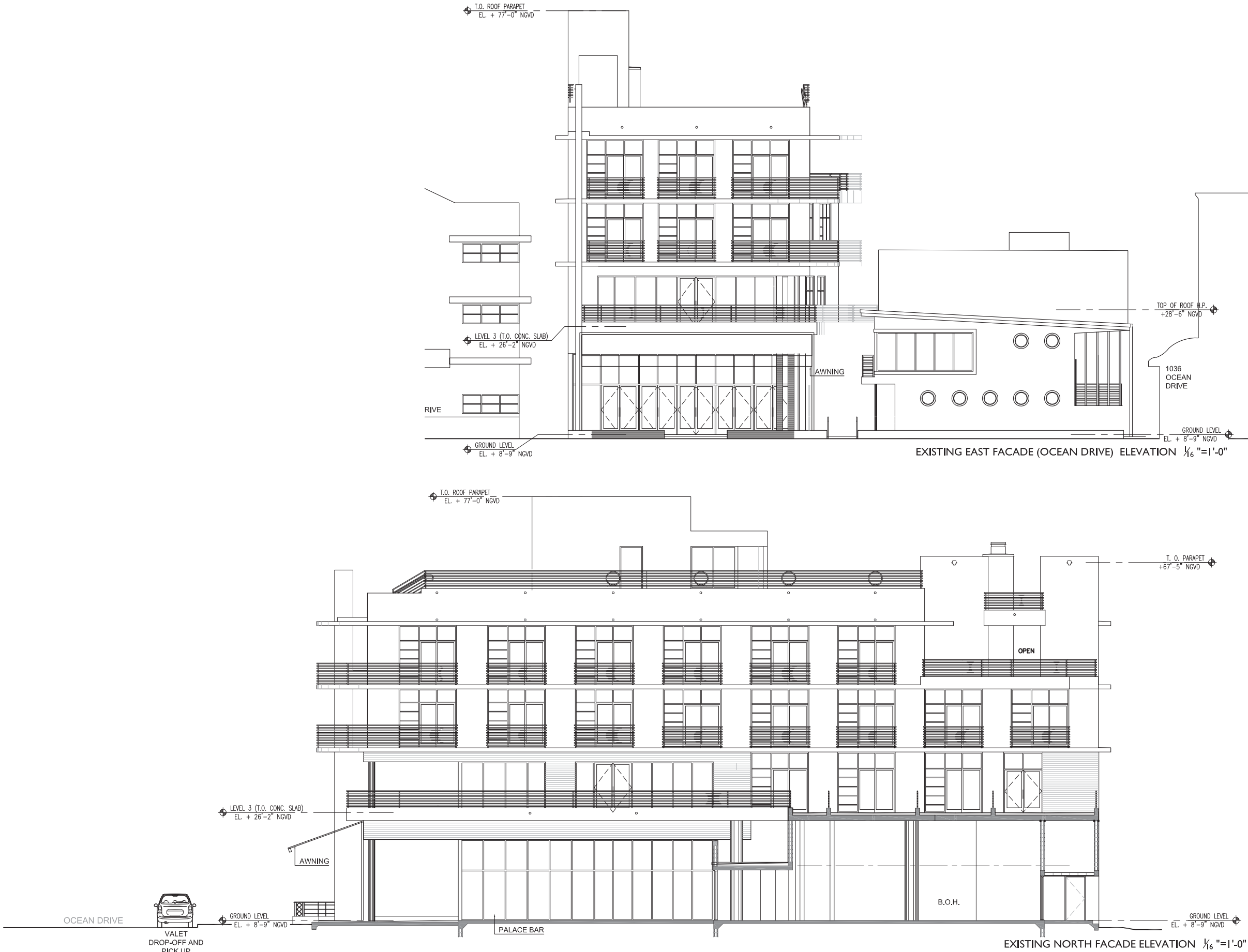
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