

# THE PALACE BAR & RESTAURANT

1052 OCEAN DRIVE, MIAMI BEACH, FLORIDA

FINAL SUBMISSION  
PLANNING BOARD  
SEPTEMBER 21<sup>ST</sup>, 2020



7500 NE 4th Court  
Studio 103  
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/ROOF TOP ENTERTAINMENT ESTABLISHMENT.

JENNIFER McCONNEY FLORIDA LIC# AR93044  
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SCALE: \_\_\_\_\_  
CHECK: JMcG  
DATE: 09/21/2020  
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.

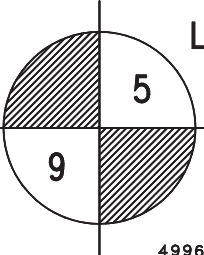
## LEGEND:

- (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  
(S) SECONDS SYMBOL  
(WPP) WOOD POWER POLE  
(CPP) CONCRETE POWER POLE  
(F&L) FLORIDA POWER & LIGHT  
(ESM) EASEMENT  
(M) MINUTE SYMBOL  
(D) DEGREES SYMBOL  
(W) WEST  
(E) EAST  
(S) SOUTH  
(BLDG) BUILDING  
(N) NORTH  
(FD) FOUND  
(SIR) SET IRON ROD  
(FIR) FOUND IRON ROD  
(SCM) SET CONCRETE MONUMENT  
(FCM) 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

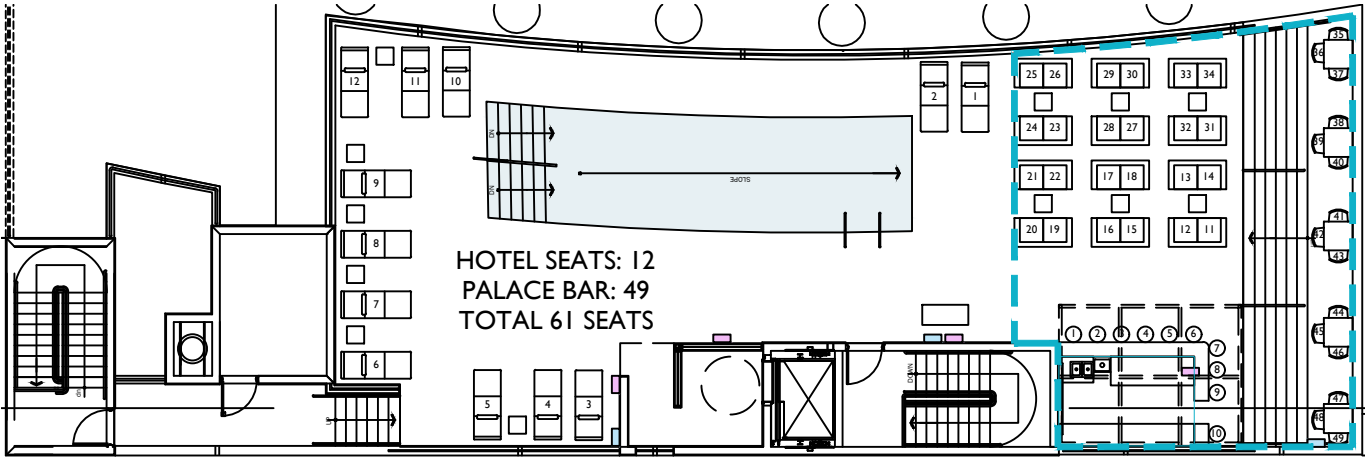
I THE UNDERSIGNED HEREBY CERTIFY, THAT THE ABOVE IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.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

**LAWRENCE E. POWERS**  
License Number: 5505  
Professional Surveyor and Mapper  
STATE OF FLORIDA



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A2.06	LIFE SAFETY LEVEL 6 PLAN
A3.00	EXISTING ELEVATIONS



Parking Calculations

Proposed Rooftop seats	Ratio	Provided
49 seats	1 space per 4 seats - 1 seat / 2 hotel units (87 hotel rooms/2 = 43.5 seats) = 49 seats - 43.5 seats = 5.5 seats - 12 licensd seats in BTR = 6.5 seat credit	0
	Required = 0	

DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	NOVEMBER 17 <sup>th</sup> , 2017		September 21st, 2020
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, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	RESTAURANT	RESTAURANT	-
43	Total # of Seats	N/A	173	355	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	186	315	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	SEE PLAN A2.01 AND A2.06	SEE PLAN A2.01 AND A2.06	-

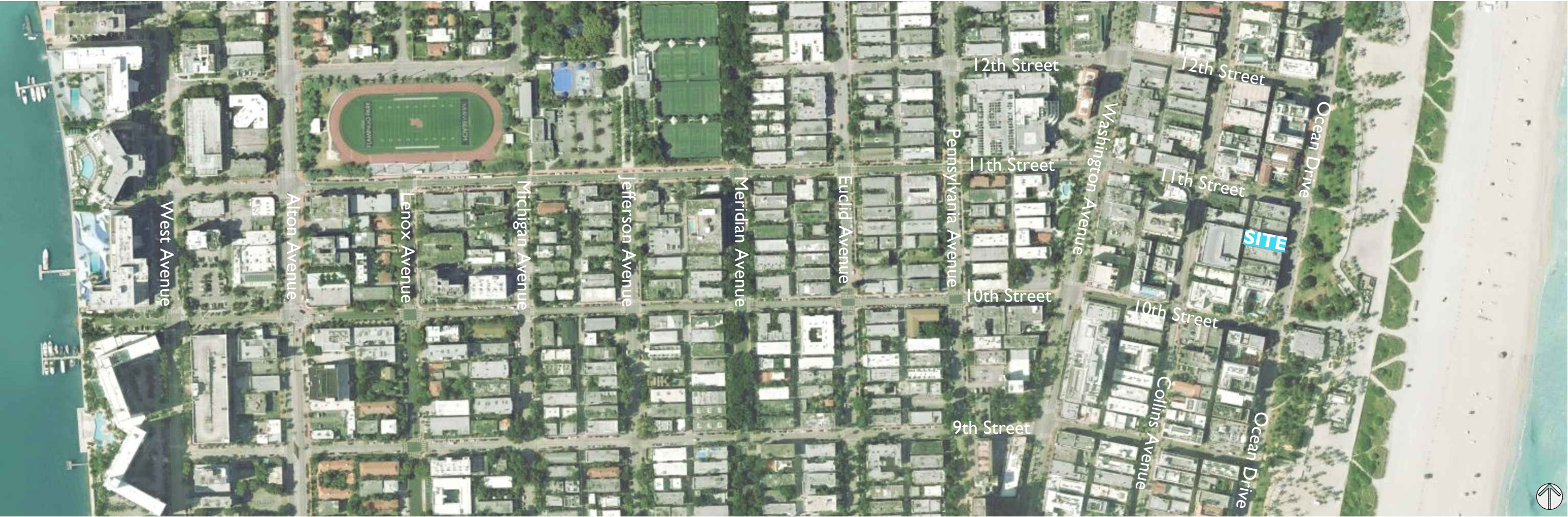
47	Is this a contributing building?	YES
48	Located within a Local Historic District?	YES

Notes: If not applicable write N/A

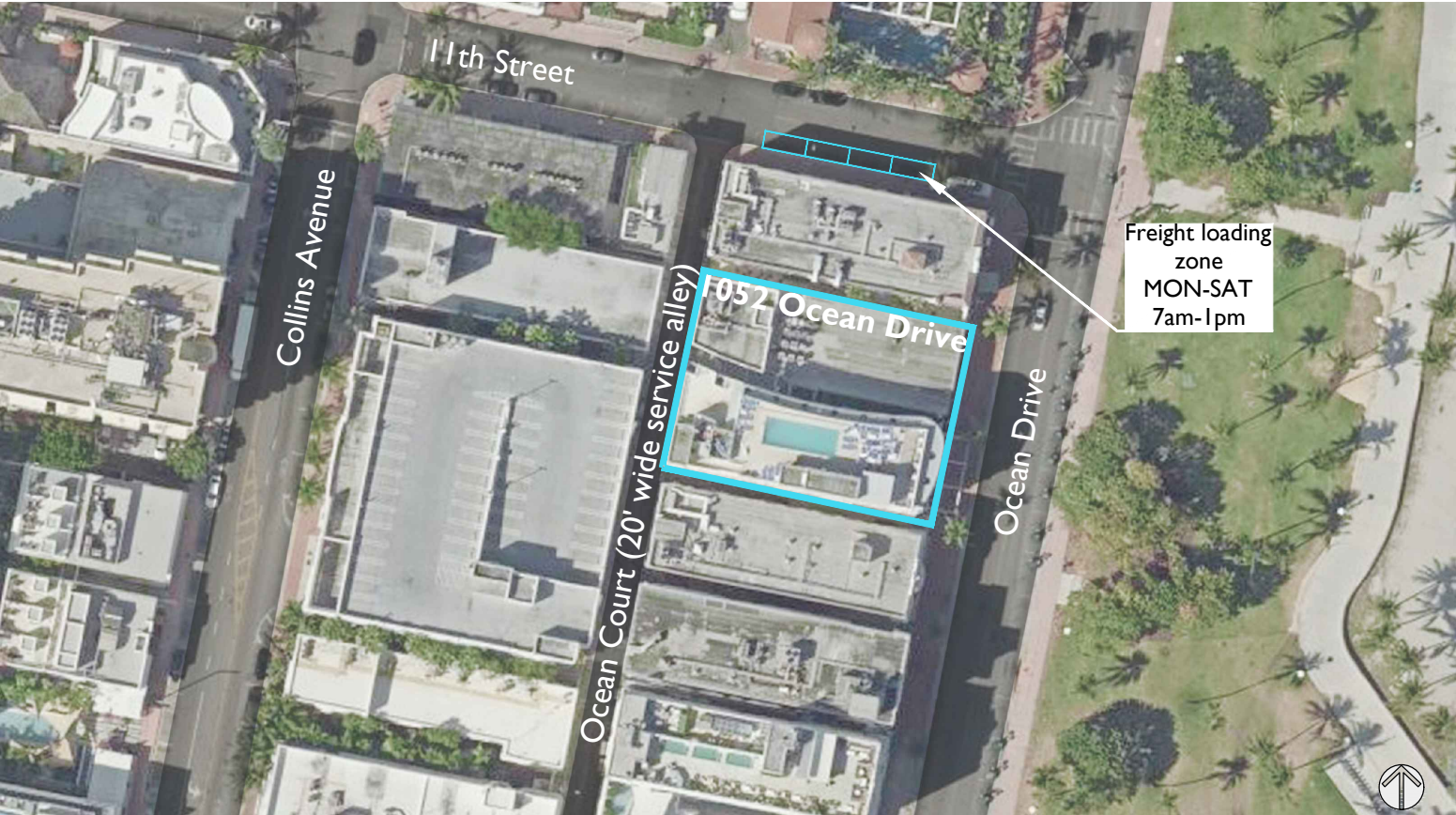
All other data information may be required and presented like the above format.

\* SEE PARKING REQUIREMENTS (A)

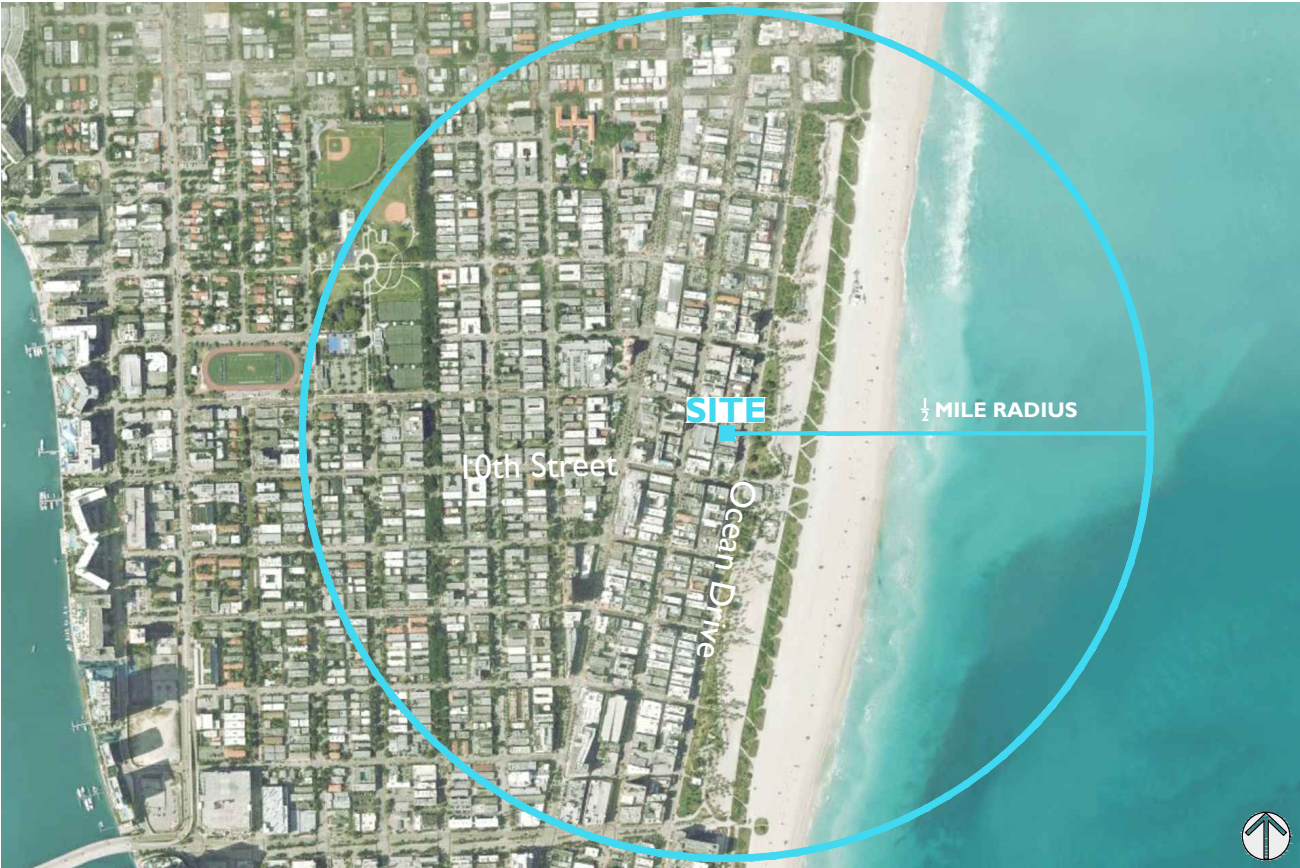




AERIAL OF 10TH STREET



AERIAL FACING WEST



AERIAL OF 1/2 MILE RADIUS



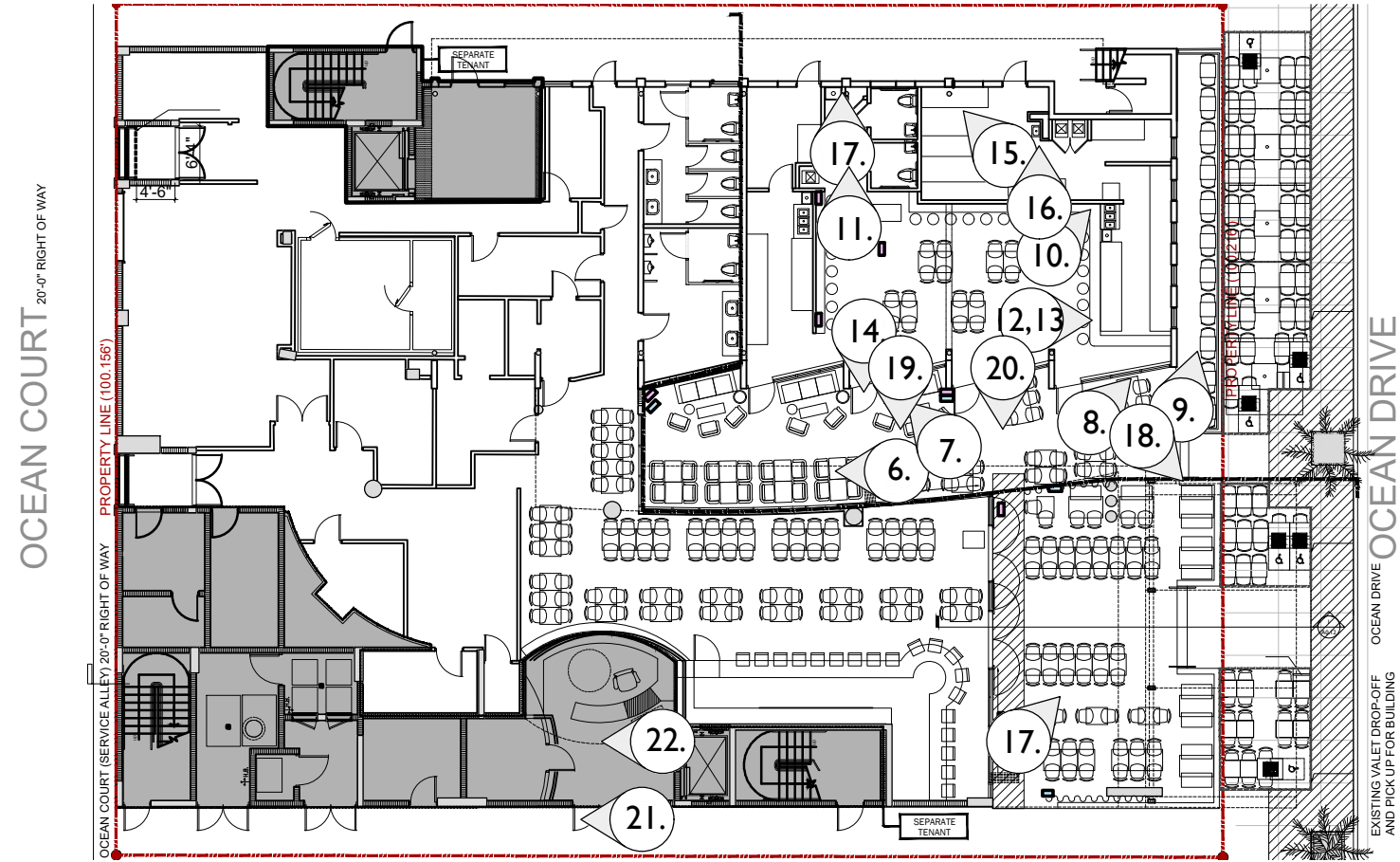
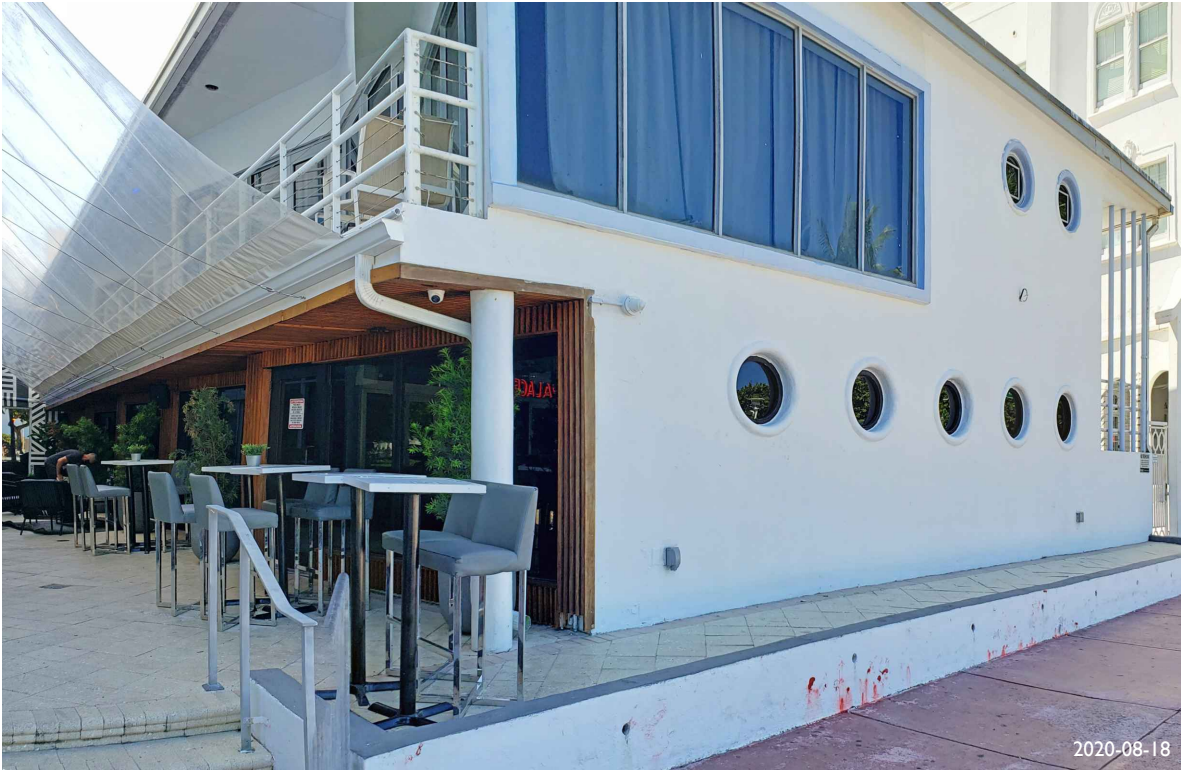


PHOTO LOCATIONS



1. VIEW OF SIDEWALK ON FRONT OF PALACE ADDITION



2. VIEW OF EXISTING SIDEWALK SEATING

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BAR & RESTAURANT

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

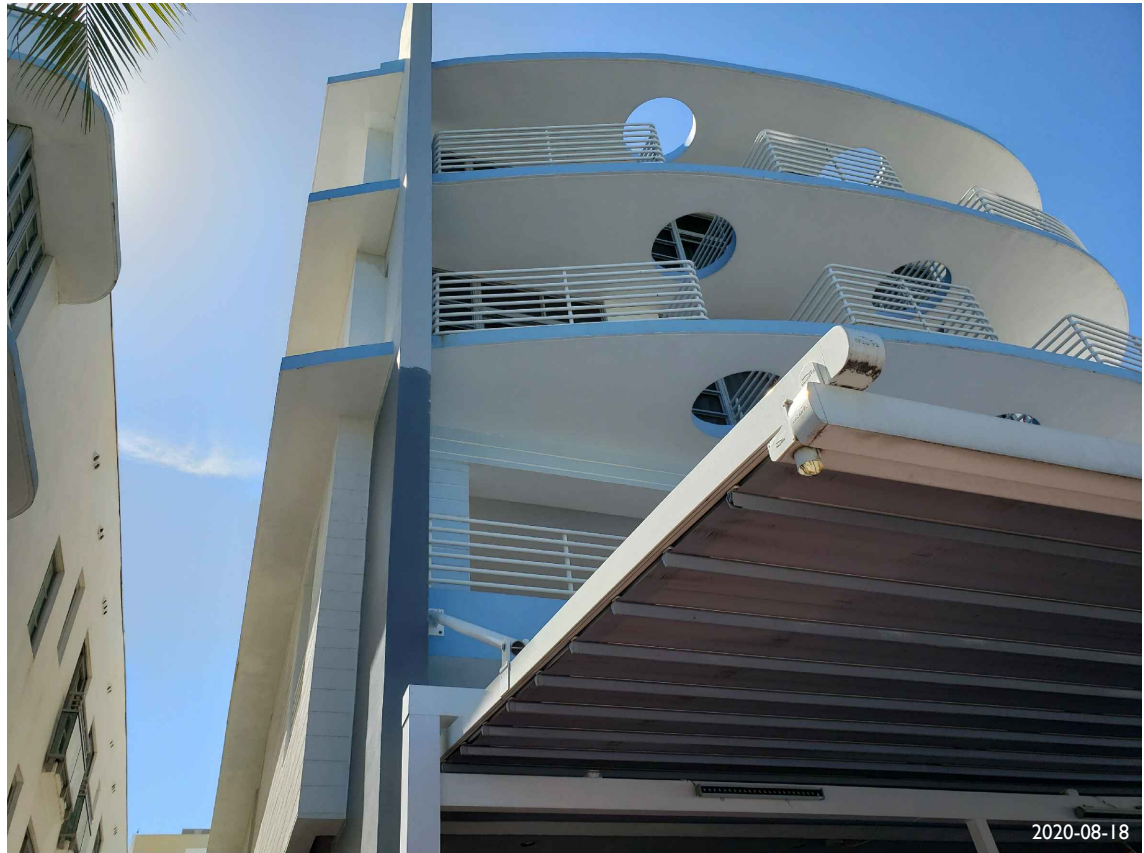
SITE  
PHOTOGRAPHY

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3. PANORAMIC VIEW OF PROPERTY



5. CANOPIES ON SITE



4. PEDESTRIAN PATH TOWARDS THE LOBBY





6. COURTYARD SPACE



7. COURTYARD SEATING



8. HIGH-TOP SEATING IN THE COURTYARD



9. VIEW TOWARDS TERRACE SEATING





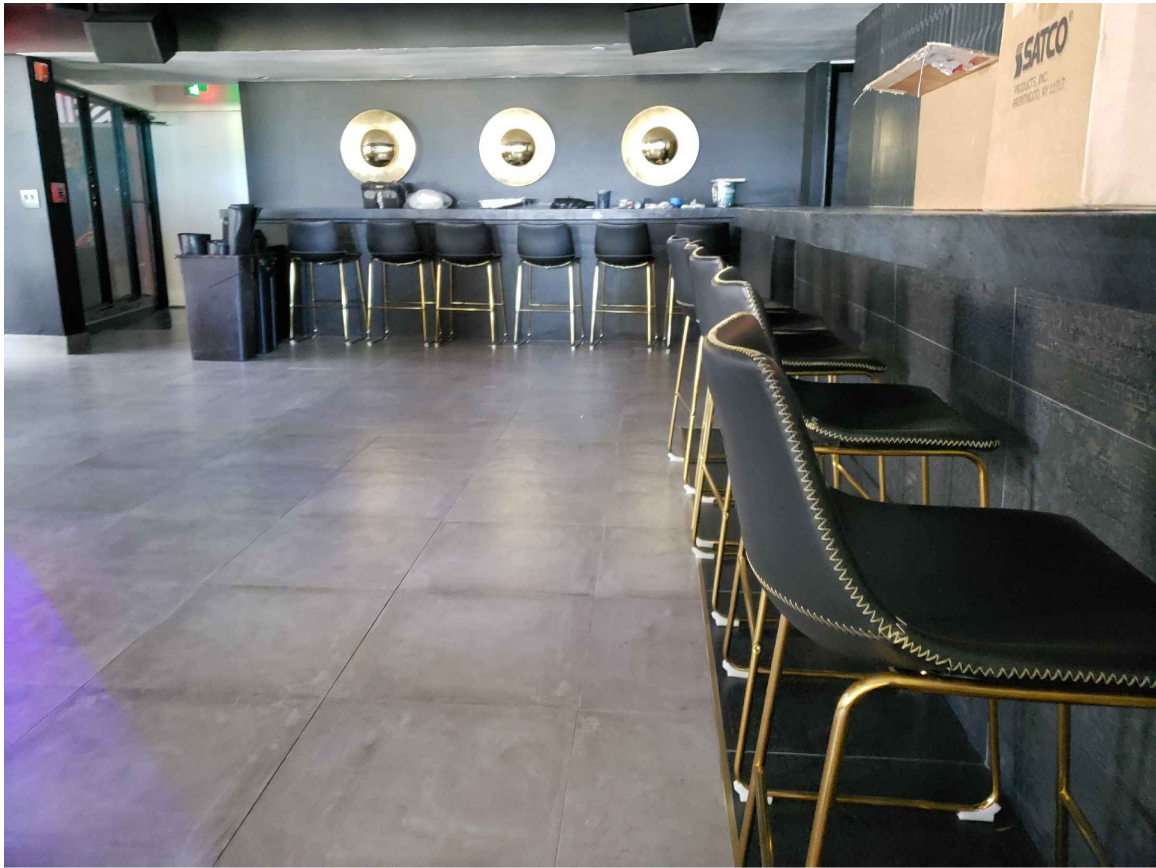
10. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



11. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



12. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE



13. VIEW OF SURROUNDING BUILDINGS FACING WEST ACROSS OCEAN DRIVE

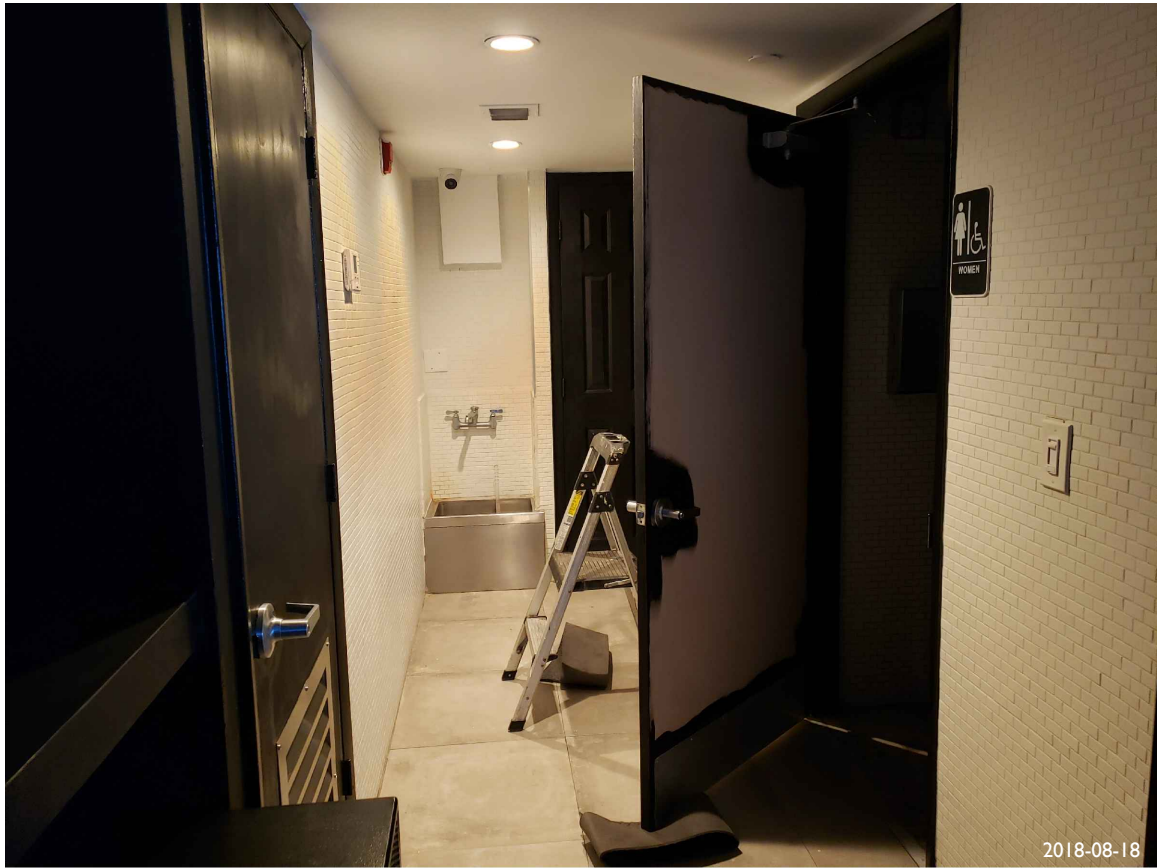




14. VIEW OF CLEVELANDER FACING WEST ACROSS OCEAN DRIVE



15. VIEW OF CLEVELANDER FACING WEST ACROSS OCEAN DRIVE



17. VIEW OF EDISON HOTEL FACING WEST ACROSS OCEAN DRIVE



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





17. EXISTING TERRACE SEATING



18. TERRACE STAIR

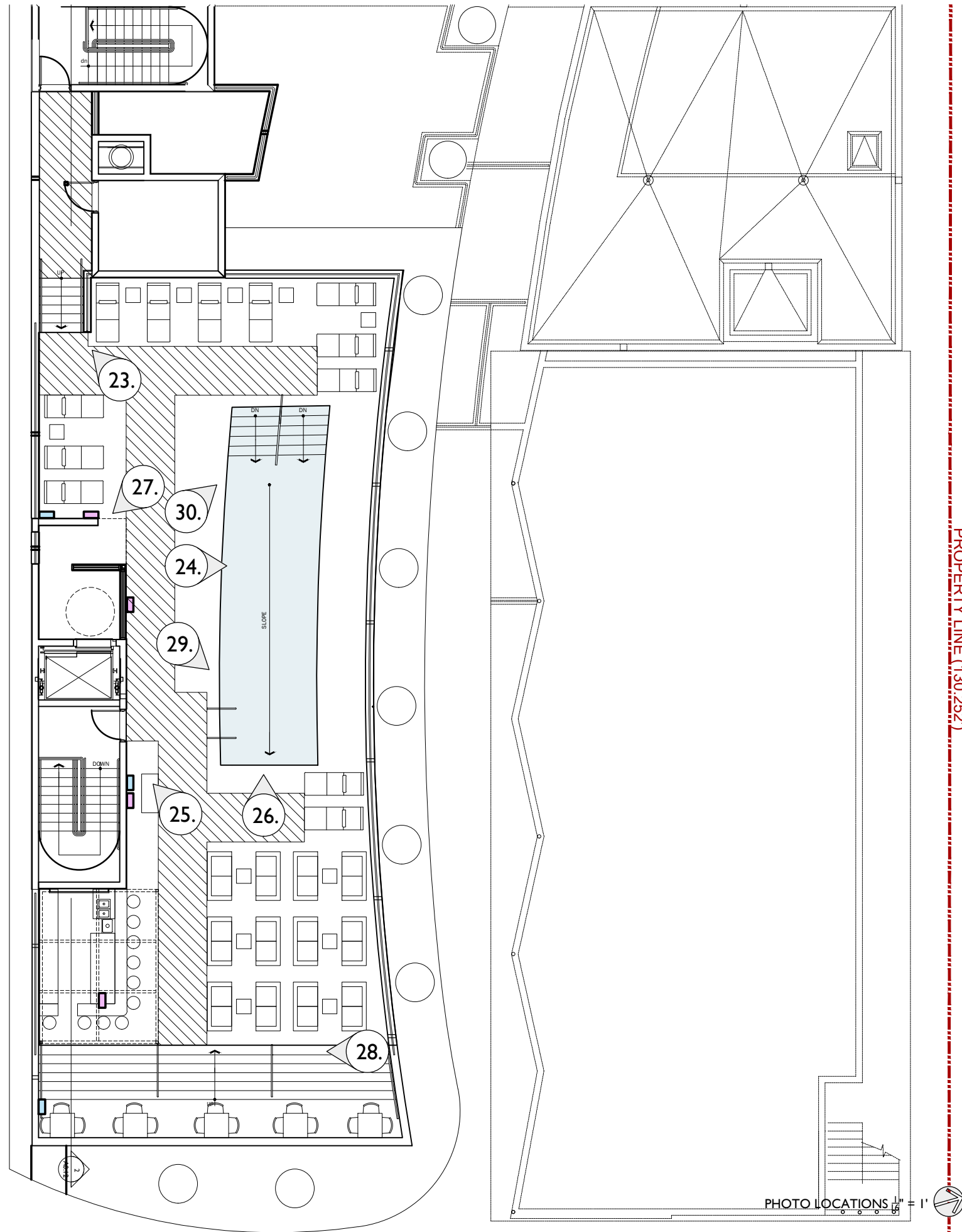


19. COURTYARD SEATING



20. COURTYARD HIGH-TOP SEATING





PROPERTY LINE (103.302)

PROPERTY LINE (130.252)

PHOTO LOCATIONS 1/8" = 1'



21. PATHWAY TOWARDS THE LOBBY



22. LOBBY

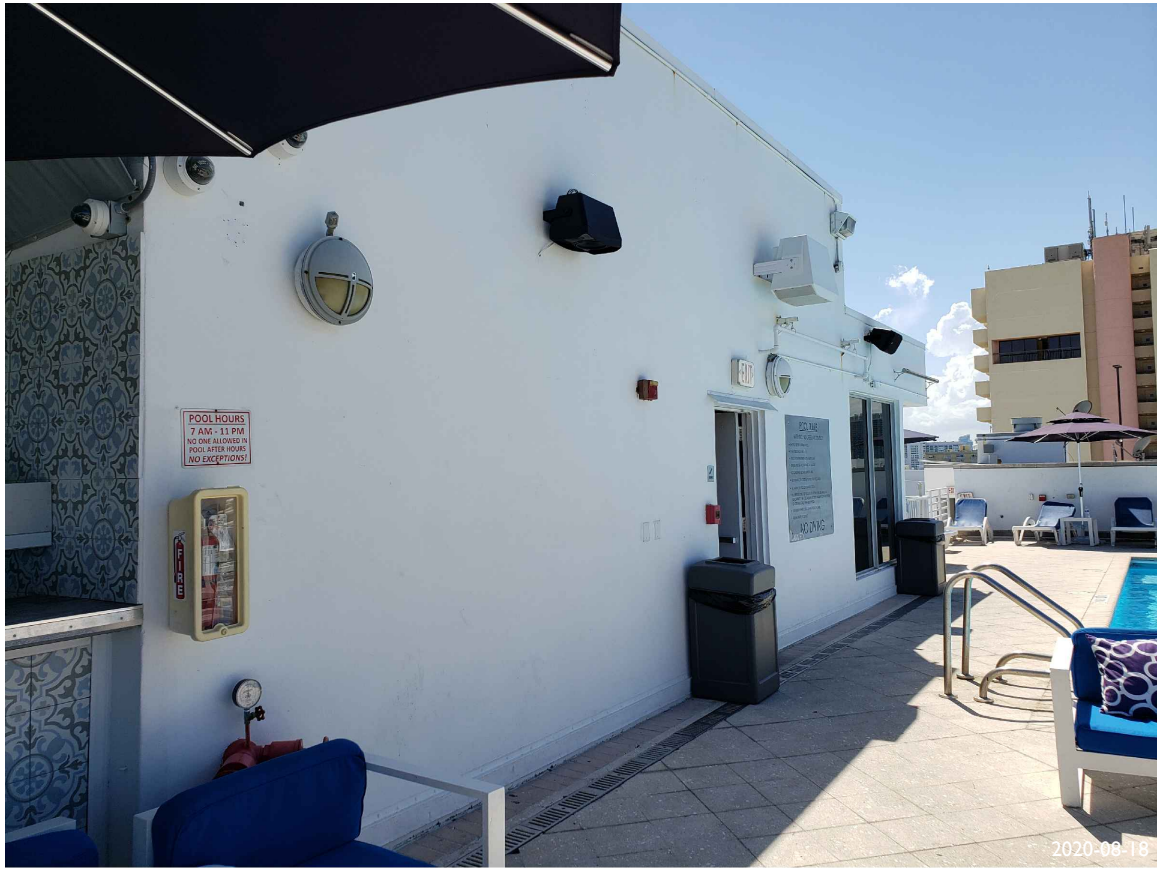




23. VIEW TOWARDS THE STAIR ON THE POOL DECK



24. VIEW TOWARDS NORTH FROM THE POOL DECK



25. VIEW TOWARDS THE STAIRCASE



26. POOL DECK





27. ELEVATOR LOBBY ENTRANCE



28. POOL DECK TERRACE SEATING

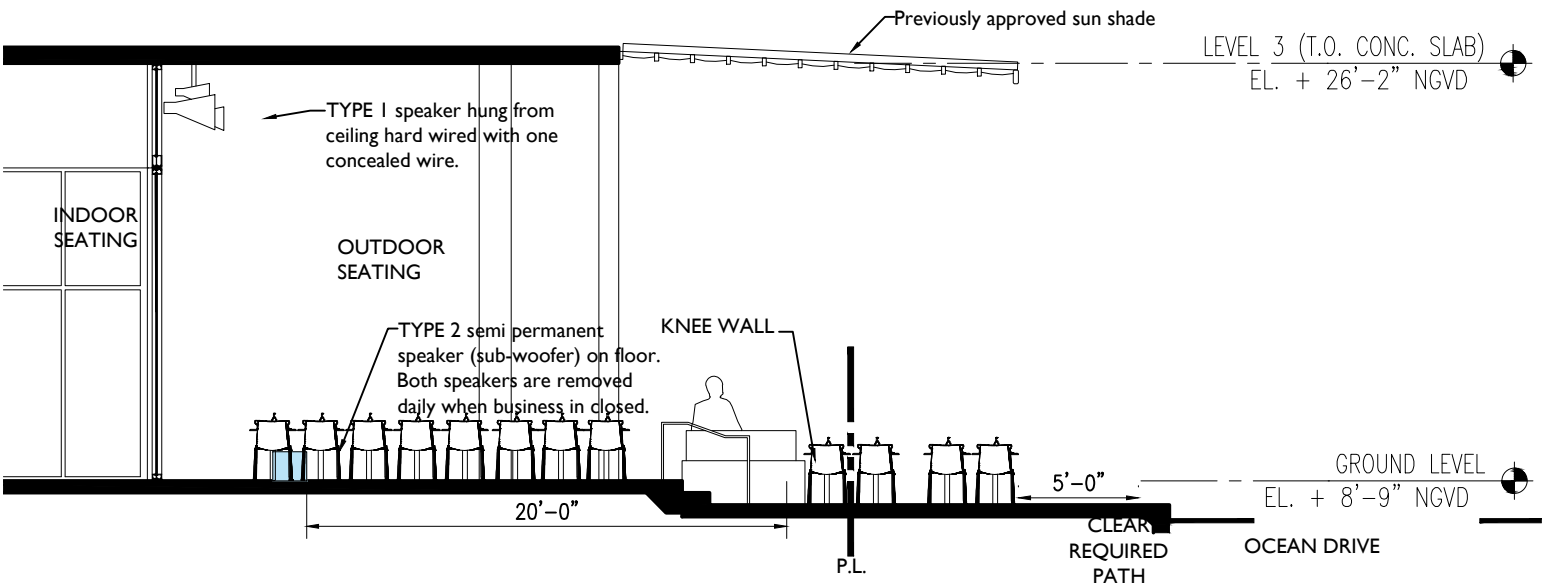


29. POOL DECK



30. POOL DECK

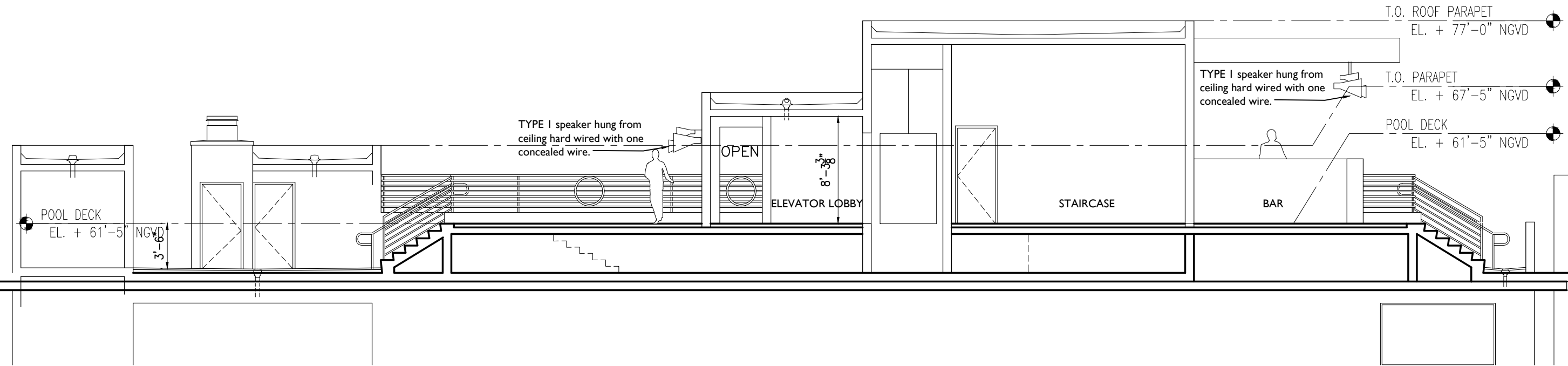




PROPOSED SECTION 1 1/8"=1'-0"

DRAWING:

DETAILS  
OF  
SPEAKER  
LOCATIONS




PROPOSED SECTION 2 1/8"=1'-0"



VOID

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Venu Bass



Venu Bass

Reflex-loaded 12" low frequency loudspeaker

Key Features

> Compact and unobtrusive appearance

> 1 x 12" low frequency driver

> Recessed connector panel

> Textured polyurethane finish, optional custom colours

> Weather-resistant perforated steel grille

Applications

BAR, CLUB, LOUNGE

HOTEL, RESTAURANT

OverviewSpecificationsImage GalleryDocuments

Specifications


Frequency Response	34Hz - 160Hz ±3dB
Efficiency	99dB 1w/1m
Crossover Point	80Hz - 160Hz active
Impedance	8 ohms
Power Handling	600 Watts RMS
Maximum Output	123dB cont, 126dB peak
Driver Configuration	1 x 12" LF
Connectors	1 x Phoenix with link out
Height	370mm (14.6")
Width	430mm (16.9")
Depth	490mm (19.3")
Weight	24kg (52.9lbs)
Enclosure	15mm birch plywood
Finish	Textured polyurethane
Grille	Weather-resistant perforated steel with foam filter

Specifications and appearance are subject to change without notice.

SPEAKER TYPE 2

VOID

ExperienceProductsDealersNewsSupportAbout



Three-way bi-amped sculpted loudspeaker array

Key Features

> Visually striking appearance for style-led environments

> Exceptionally balanced waveform transmission

> Fibreglass Kevlar composite construction

> Standard red finish, optional custom colours

> Integrated flying and mounting system

> Optional floor stand or flying bracket

> Internal electronic control prevents overdriving

Applications

HIGH IMPACT NIGHTCLUB

VIP ROOM

INDOOR AND OUTDOOR DANCE EVENTS

BAR, CLUB, LOUNGE

LIVE MUSIC VENUES

OverviewSpecificationsImage GalleryDocuments

Specifications

Frequency Response	140Hz - 20kHz ±3dB
Efficiency	LF: 106dB 1w/1m, HMF: 108dB 1w/1m
Crossover Points	LF: 140Hz and 600Hz, HMF: 600Hz - Passive 1.7kHz
Impedance	LF: 8 ohms, HMF: 8 ohms
Power Handling	LF: 500 Watts RMS, HMF: 250 Watts RMS
Maximum Output	134dB cont, 138dB peak
Driver Configuration	1 x 12" LF, 1 x 8" MF, 1 x 1.5" HF compression driver
Dispersion	60°H x 50°V
Protection	Internal Electronic Control
Connectors	2 x 4-pole speakON™ NL4
Height	600mm (23.6")
Width	850mm (33.5")
Depth	760mm (29.9")
Weight	35,4kg (77.9lbs)
Enclosure	Fibreglass Kevlar composite
Rigging	Integral mounting system
Colour	Custom colours available

SPEAKER TYPE 1

S T U D I O

McG

ARCHITECTURE

7500 NE 4th Court

Studio 103

Miami, FL 33138

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PALACE

EVERY QUEEN NEEDS A PALACE

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1052 OCEAN DRIVE

UNIT CUC100

MIAMI BEACH

FLORIDA

DRAWING:

DETAILS

OF

SPEAKERS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: 3/32"=1'-0"

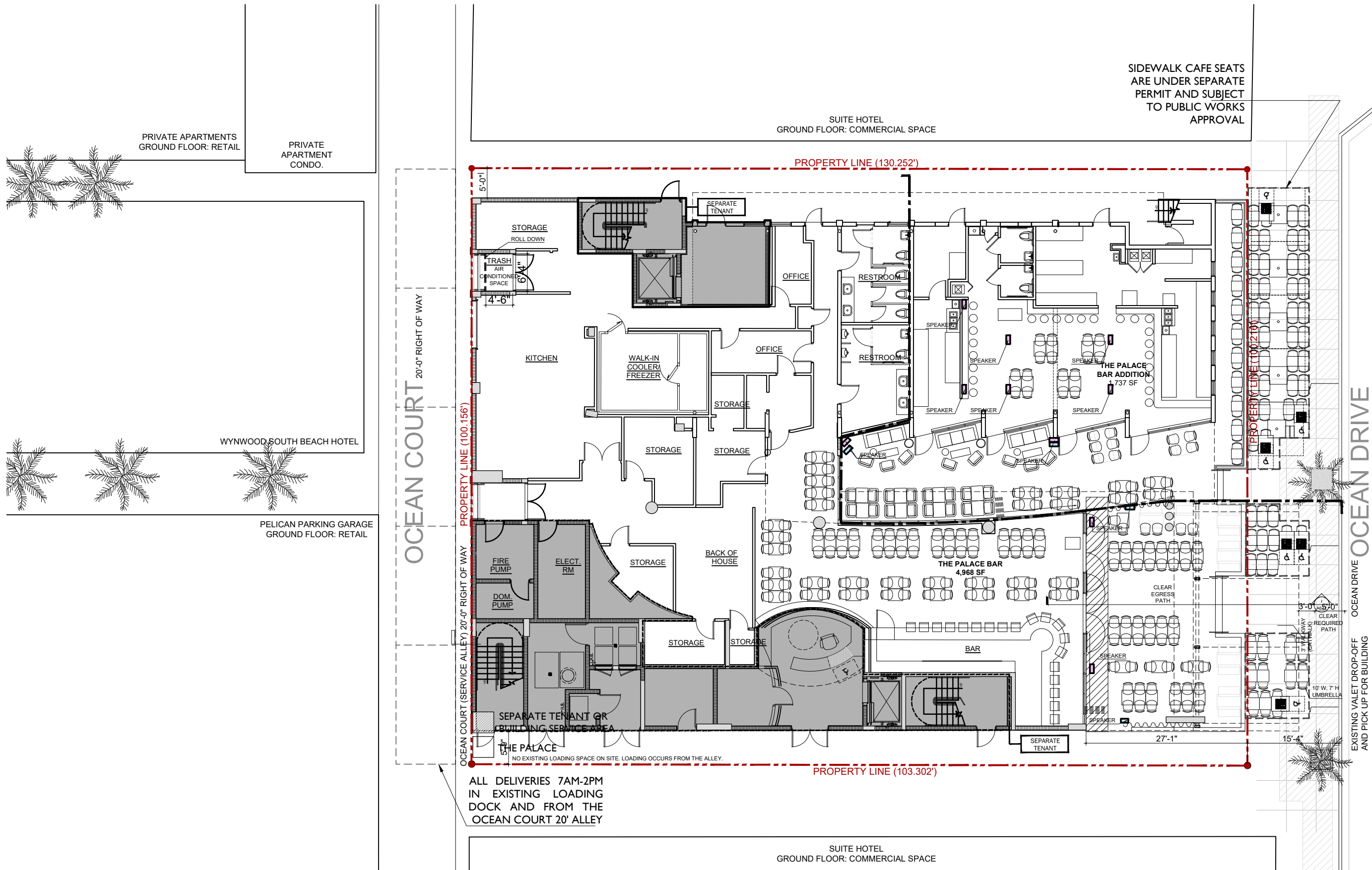
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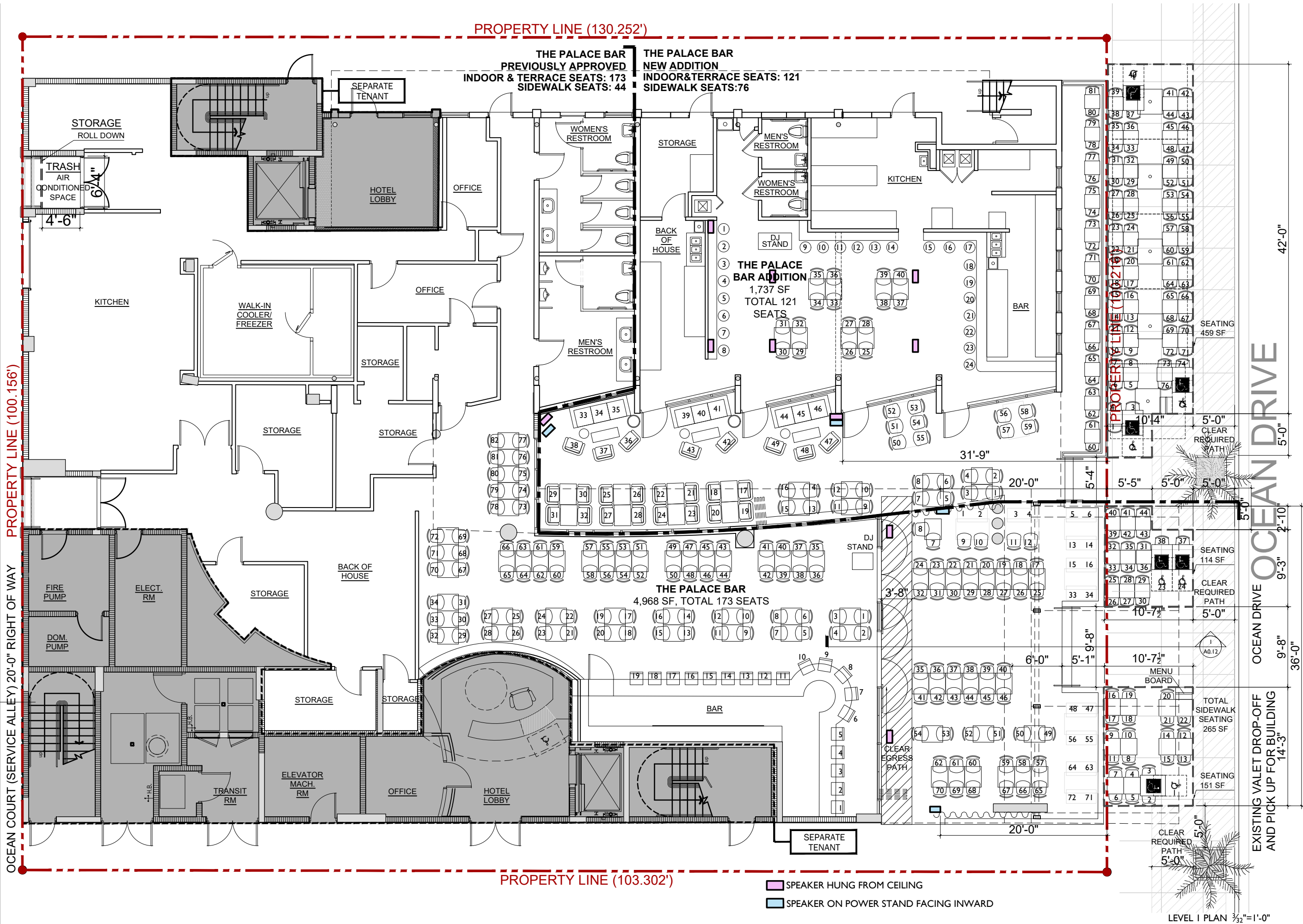




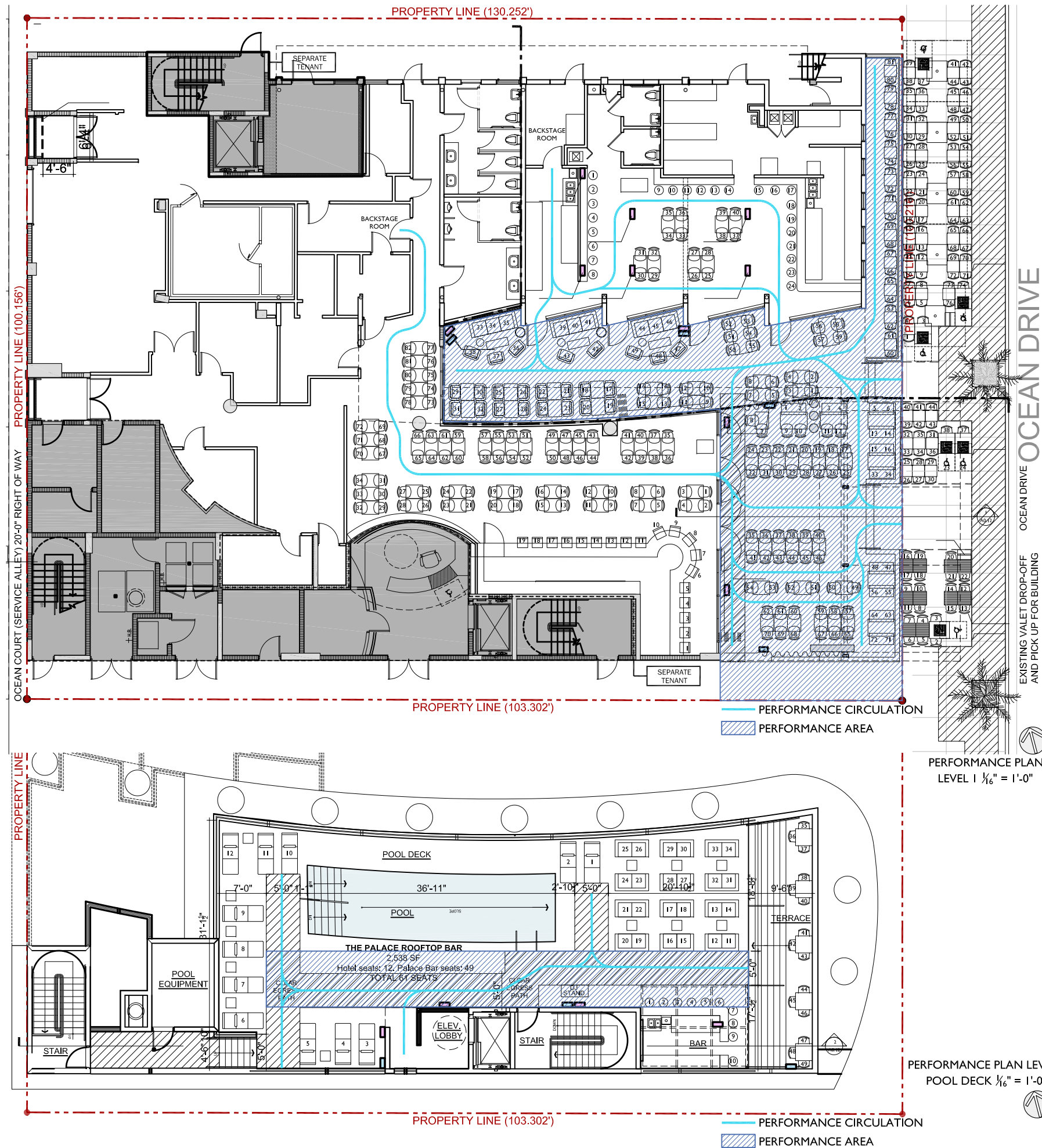
PROPOSED SITE PLAN  $\frac{1}{16}" = 1'-0"$  

**A 1.00**









STUDIO  
**McG**  
ARCHITECTURE

7500 NE 4th Court  
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DRAWING:

PERFORMANCE  
PLAN

JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE:  $\frac{1}{16}" = 1'-0"$

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DATE: 09/21/2020

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A 1.02







SUITE HOTEL  
GROUND FLOOR: COMMERCIAL SPACE



7500 NE 4th Court  
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Miami, FL 33138

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DRAWING:

PROPOSED  
LIFE SAFETY  
PLAN  
LEVEL I

JENNIFER McCONNEY FLORIDA LIC# AR93044

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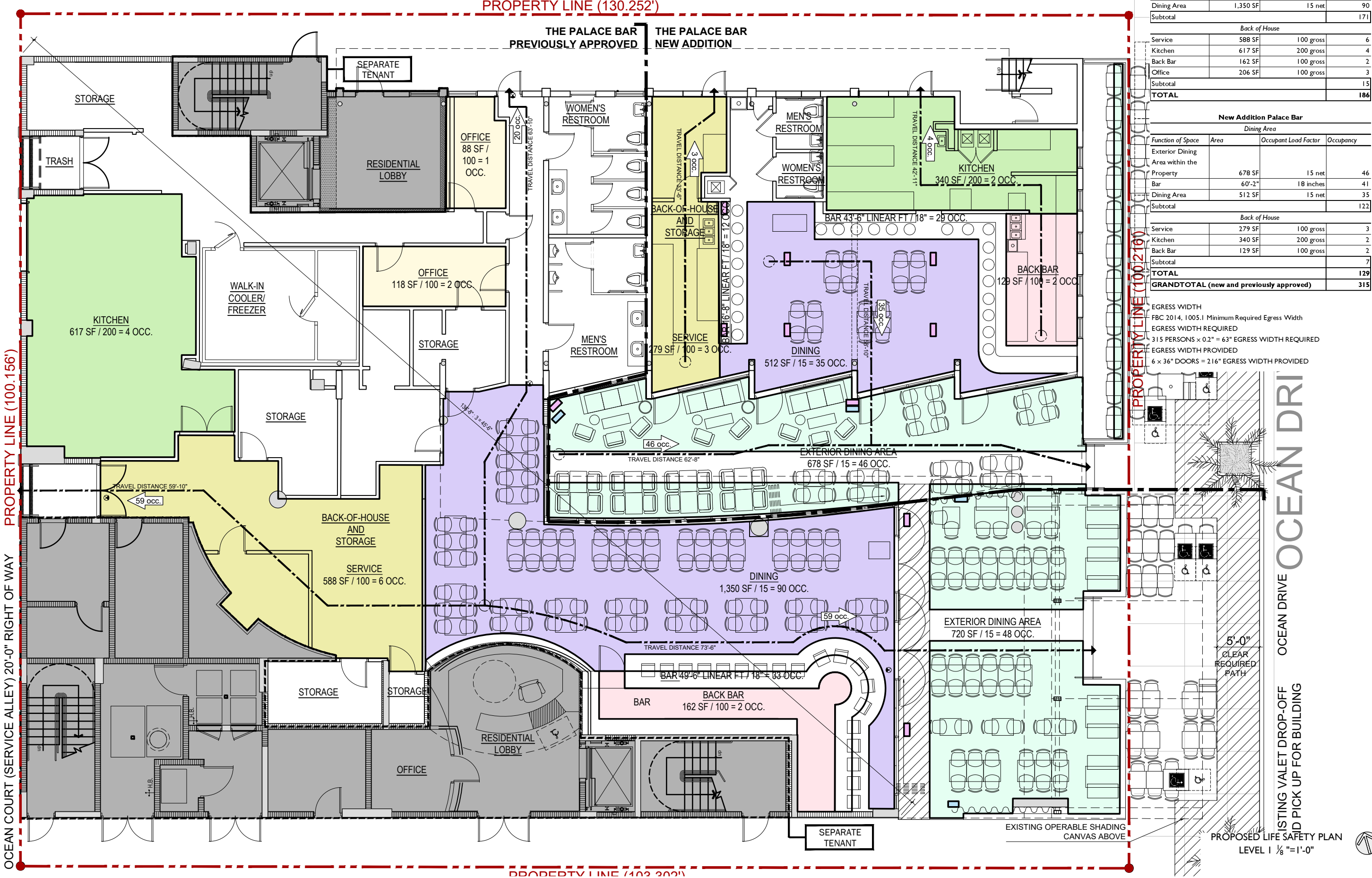
SCALE: 1/8" = 1'-0"

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A2.01



Previously Approved Palace Bar			
Dining Area			
Function of Space	Area	Occupant Load Factor	Occupancy
Exterior Dining			
Area within the Property	720 SF	15 net	48
Bar	49'-6"	18 inches	33
Dining Area	1,350 SF	15 net	90
Subtotal			171

Back of House			
Service	588 SF	100 gross	6
Kitchen	617 SF	200 gross	4
Back Bar	162 SF	100 gross	2
Office	206 SF	100 gross	3
Subtotal			15
TOTAL			186

New Addition Palace Bar			
Dining Area			
Function of Space	Area	Occupant Load Factor	Occupancy
Exterior Dining			
Area within the Property	678 SF	15 net	46
Bar	60'-2"	18 inches	41
Dining Area	512 SF	15 net	35
Subtotal			122

Back of House			
Service	279 SF	100 gross	3
Kitchen	340 SF	200 gross	2
Back Bar	129 SF	100 gross	2
Subtotal			7
TOTAL			129
GRANDTOTAL (new and previously approved)			315

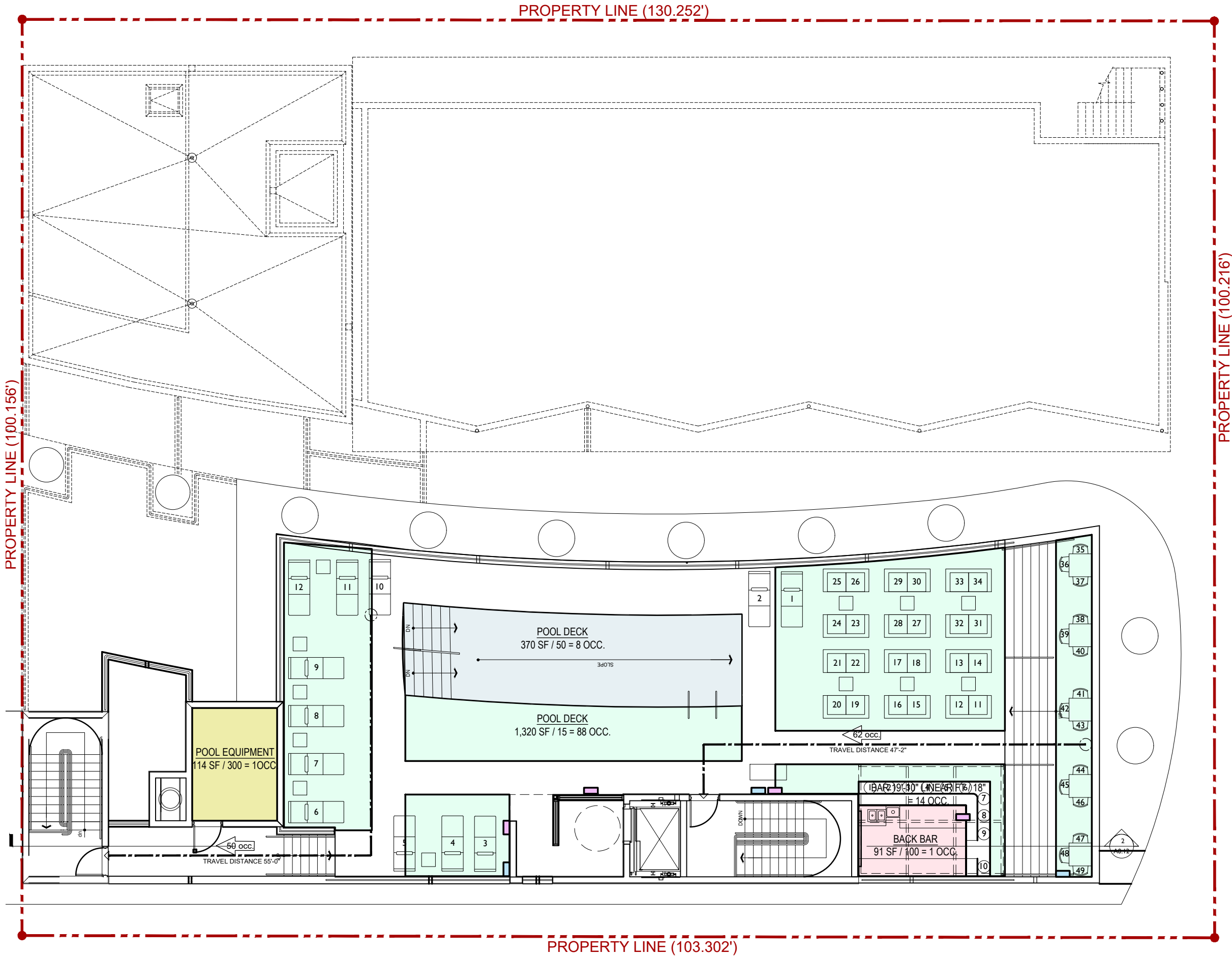
EGRESS WIDTH  
FBC 2014, 1005.1 Minimum Required Egress Width  
EGRESS WIDTH REQUIRED  
31.5 PERSONS x 0.2" = 63" EGRESS WIDTH REQUIRED  
EGRESS WIDTH PROVIDED  
6 x 36" DOORS = 216" EGRESS WIDTH PROVIDED

OCEAN DRIVE

EXISTING VALET DROP-OFF  
D PICK UP FOR BUILDING

PROPOSED LIFE SAFETY PLAN  
LEVEL I 1/8" = 1'-0"





Palace Bar Rooftop			
Dining Area			
Function of Space	Area	Occupant Load Factor	Occupancy
Pool Deck	1,320 SF	15 net	88
Pool	370 SF	50 net	8
Bar	19'-10"	18 inches	14
Subtotal			110
Back of House			
Pool Equipment	114 SF	300 gross	1
Back Bar	91 SF	100 gross	1
Subtotal			2
<b>TOTAL</b>			<b>112</b>

EGRESS WIDTH  
FBC 2014, 1005.1 Minimum Required Egress Width  
EGRESS WIDTH REQUIRED  
122 PERSONS  $\times$  0.2' = 25" EGRESS WIDTH REQUIRED  
EGRESS WIDTH PROVIDED  
2  $\times$  36" DOORS = 72" EGRESS WIDTH PROVIDED

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SCALE:  $\frac{1}{8}"=1'-0"$   
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER





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

1052 OCEAN DRIVE  
UNIT CUC100  
MIAMI BEACH  
FLORIDA

DRAWING:

EXISTING  
ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

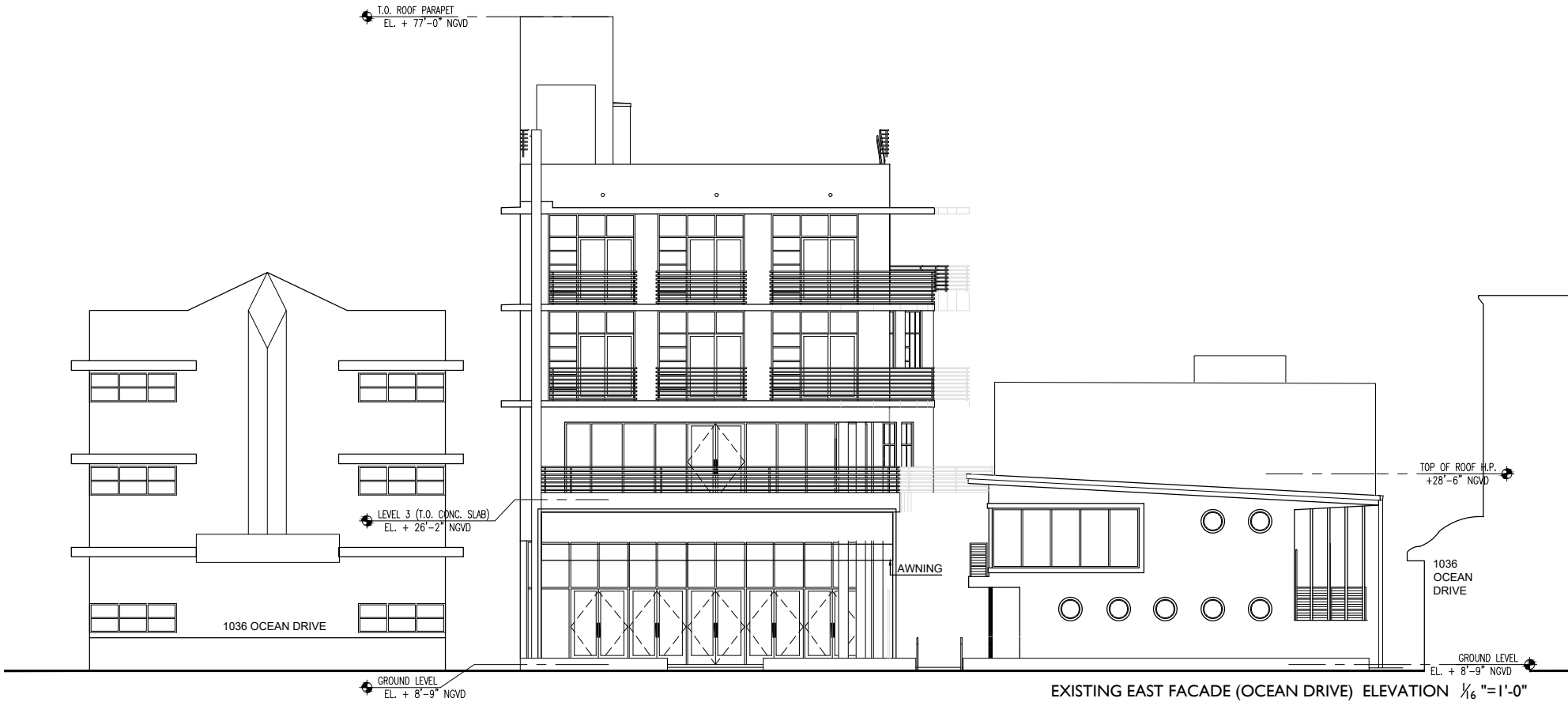
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