

Private Residence

803 Second Street, Miami Beach, Florida

**HISTORIC PRESERVATION BOARD
FINAL SUBMISSION
DECEMBER 19th, 2022**

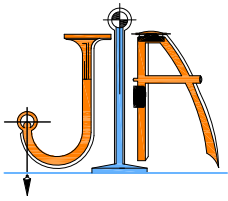
PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

COVER PAGE





JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

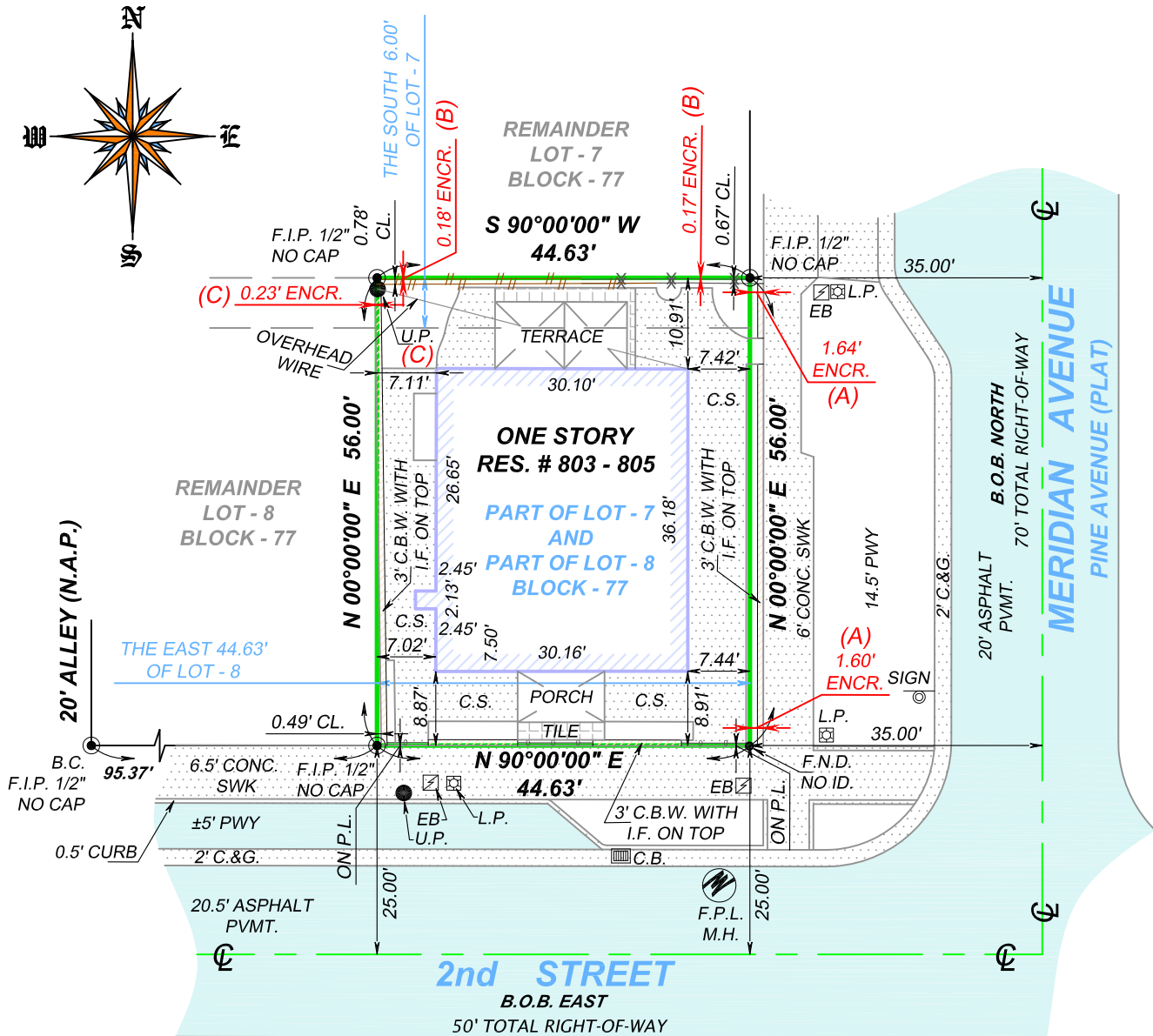
WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
 SUITE NO. 202 UNIT 1
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

803 2nd STREET, MIAMI BEACH, FLORIDA 33139



ENCROACHMENT NOTES:

- A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE RIGHT OF WAY OF MERIDIAN AVENUE.
- B. NORTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
- C. WEST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY AND UTILITY POLE IS ENCROACHING INTO THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

THE SOUTH 6 FEET OF THE EASTRLY 44.63 FEET OF LOT 7 AND THE EASTERLY 44.63 FEET OF LOT 8, BLOCK 77 OF OCEAN BEACH ADDITION NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFICATION:

TBD HARBOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 JAMES M. SCHIFF P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

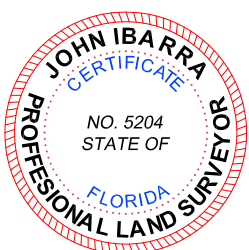
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SCALE: 1"=20'

FIELD DATE: 10/14/2015

SURVEY NO: 15-004089-1

SHEET: 2 OF 2



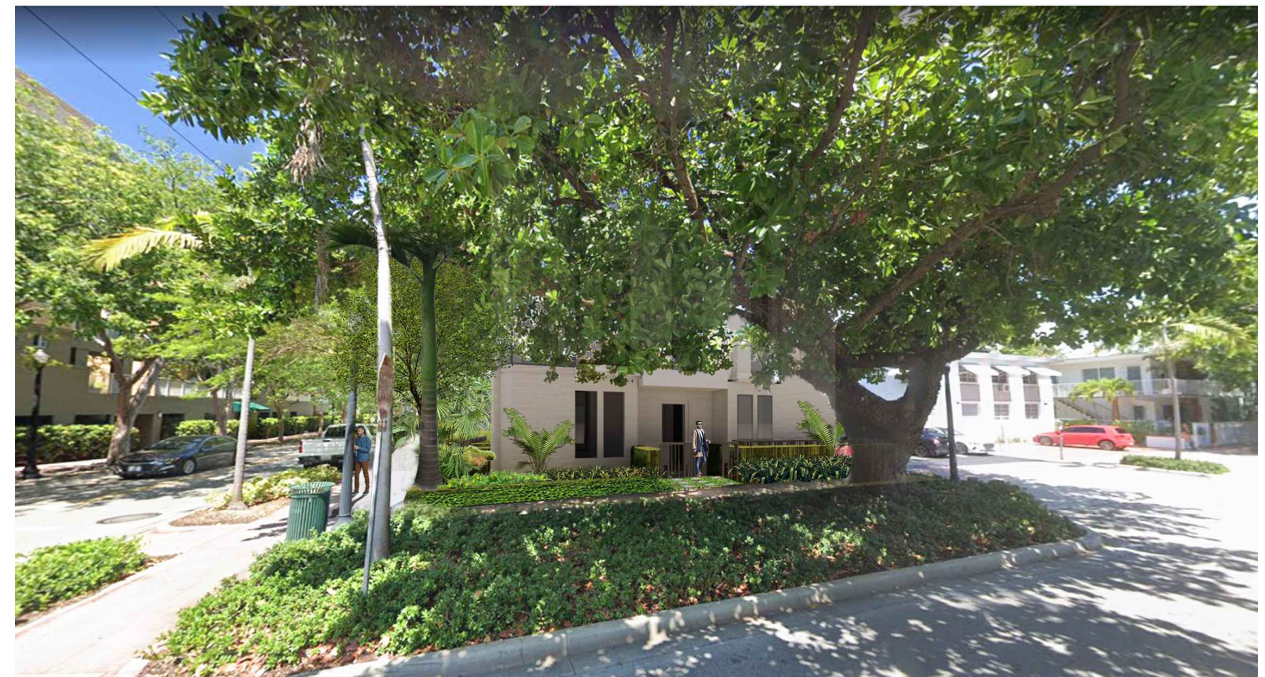
L.B.# 7806 SEAL



FRONT VIEW OF SOUTH FACADE FROM SECOND STREET



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



VIEWS FROM MERIDIAN AVENUE

INDEX

| | | | |
|-------|--|-------|--|
| A0.00 | Cover Sheet | L0.00 | Landscape Cover + Sheet Index |
| | Survey | L1.00 | Landscape Plan |
| I,2 | Renderings | L2.00 | Plant List, Landscape Code + Details |
| A0.01 | Index and Data | L3.00 | Existing Tree Survey + Disposition Plan |
| A0.02 | Aerial Photos | L3.01 | Existing Tree Chart + Mitigation Summary |
| A0.03 | Axonometric Photos | | |
| A0.04 | Site Photos Locations | | |
| A0.05 | Site Photos | | |
| A0.06 | Site Photos | | |
| A0.07 | Site Photos | | |
| A0.08 | Site Photos | | |
| A0.09 | Site Photos | | |
| A0.10 | Site Photos | | |
| A0.11 | Archive images | | |
| A0.12 | Archive images | | |
| A0.20 | Architectural Language | | |
| A0.21 | Diagram | | |
| A0.22 | Diagram | | |
| A1.00 | Existing Location Plan | | |
| A1.01 | Existing Street Elevations | | |
| A1.02 | Existing Building Plans and Elevations | | |
| A2.00 | Site Plan | | |
| A2.01 | Level 1 Proposed Plan | | |
| A2.02 | Level 2 Proposed Plan | | |
| A2.03 | Level 3 Proposed Plan | | |
| A2.04 | Level 4 Proposed Roof Deck Plan | | |
| A2.05 | Level 5 Proposed Roof Plan | | |
| A3.00 | East Elevation | | |
| A3.01 | South Elevation | | |
| A3.02 | North&West Elevation | | |
| A4.00 | Section | | |
| A7.00 | FAR Diagrams | | |

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Beach Historic District

| ITEM # | Zoning Information | | | |
|--------|--------------------------------|--------------------------------------|-------------------------------|-------------------------|
| 1 | Address: | 803 2nd Street, Miami Beach FL 33139 | | |
| 2 | Board and File numbers: | | | |
| 3 | Folio number(s): | 02-4203-009-5373 | | |
| 4 | Year constructed: | 1921 | Zoning District: | R-PS2 |
| 5 | Base Flood Elevation: | 8'-0" NGVD | Grade Value in NGVD: | 4.50 'NGVD |
| 6 | Adjusted grade (Flood+Grade/2) | 6.25 'NGVD | Lot Area: (Variance required) | ±2,499 SF ±0.06 acres |
| 7 | Lot Width (Variance required) | 44.63 | Lot Depth | 56 |
| 8 | Minimum Unit Size | N/A | | |
| 9 | Existing User | Duplex Residential | Proposed Use: | Single Family Residence |

| | | Maximum | Existing | Proposed | Deficiencies |
|----|-----------------------------|----------|----------|----------|--------------|
| 10 | Height | 40'-0" | | 36'-8" | |
| 11 | Number of Stories | 4 | 1 | 3 | - |
| 12 | FAR | 1.5 | 0.43 | 1.50 | - |
| 13 | FLOOR AREA Square Footage | 3,749 SF | 1,080 SF | 3,717 SF | - |
| 14 | Square Footage by use | N/A | | | - |
| 15 | Number of Units Residential | N/A | | | - |
| 16 | Number of Units Hotel | N/A | | | - |
| 17 | Number of Seats | N/A | | | - |
| 18 | Occupancy Load | N/A | | | - |

| | | Required | Existing | Proposed | Deficiencies |
|----------------------------------|------------------------------------|--------------------------|----------|----------|--------------|
| Setbacks | | | | | |
| At Grade Parking: | | | | | |
| 19 | Front Setback (2nd Street): | N/A | N/A | N/A | - |
| 20 | Rear Setback (North): | N/A | N/A | N/A | - |
| 21 | Side Facing Street Setback (East): | N/A | N/A | N/A | - |
| 22 | Side Setback (West): | N/A | N/A | N/A | - |
| Pedestal and Subterranean | | | | | |
| 23 | Front Setback (2nd Street): | 5'-0" | 8'-7" | 5'-10" | |
| 24 | Rear Setback (North): | 5'-7" (10% of lot depth) | 10'-10" | 5'-7" | - |
| 25 | Side Facing Street Setback (East): | 5'-0" | 7'-9" | 5'-0" | - |
| 26 | Side Setback (West): | 5'-0" | 7'-1" | 5'-0" | - |
| Tower | | | | | |
| 27 | Front Setback (2nd Street): | N/A | N/A | N/A | - |
| 28 | Rear Setback (North): | N/A | N/A | N/A | - |
| 29 | Side Facing Street Setback (East): | N/A | N/A | N/A | - |
| 30 | Side Setback (West): | N/A | N/A | N/A | - |

| | | Required | Existing | Proposed | Deficiencies |
|----------------|---|------------|----------|----------|--------------|
| Parking | | | | | |
| 31 | Parking District | 1 | 1 | 1 | - |
| 32 | *Total # of parking spaces | 2 | 0 | 2 | - |
| 33 | # of parking spaces required | 2 | | 2 | - |
| 34 | Parking Space Dimensions | 8.5' X 18' | | | - |
| 35 | Parking Space Configurations (45°,60°,90°,Parallel) | 90 DEGREE | | | - |
| 36 | ADA Spaces | 0 | | | - |
| 37 | Tandem Spaces | N/A | | | - |
| 38 | Drive Aisle Width | N/A | | | - |
| 39 | Valet Drop off and pick up | N/A | | | - |
| 40 | Loading zones and Trash collection areas | N/A | | | - |
| 41 | Bike Racks (15% of required parking) | N/A | | | - |

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

| | | | | | |
|----|---|-----|-------------------------------|--|--|
| 47 | Is this a contributing building? | YES | | | |
| 48 | Located within a Local Historic District? | YES | Ocean Beach Historic District | | |

REQUESTED VARIANCES

| | |
|---|--|
| 1 | A variance to reduce by 3,250 sq. ft. the minimum required lot area of 5,750 sq. ft. within the RPS-2 district in order to construct a 3-story single-family residential building on a property with a lot area of ±2,499 sq. ft.; |
| 2 | A variance to reduce the minimum required lot width of 50.0 feet within the RPS-2 district by 5.37 feet in order to construct a three-story residential building on a property with a lot width of 44.63 feet; |



7500 NE 4th Court
Studio 102
Miami, FL 33138

2206

PROJECT NUMBER

PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

INDEX AND
DATA

JENNIFER McCONNAY FLORIDA LIC# AR93044

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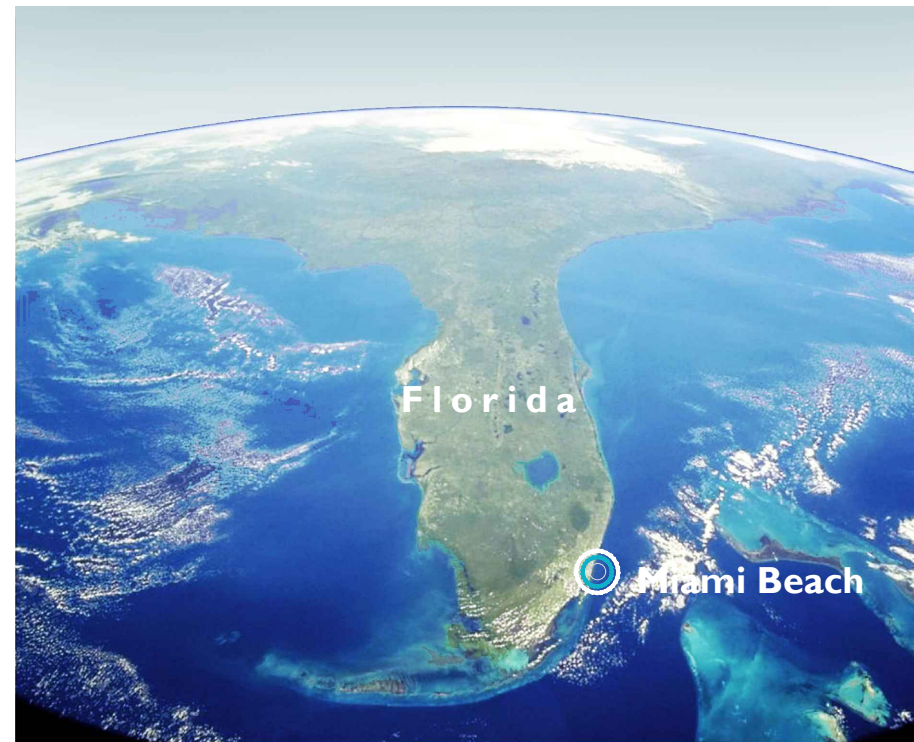
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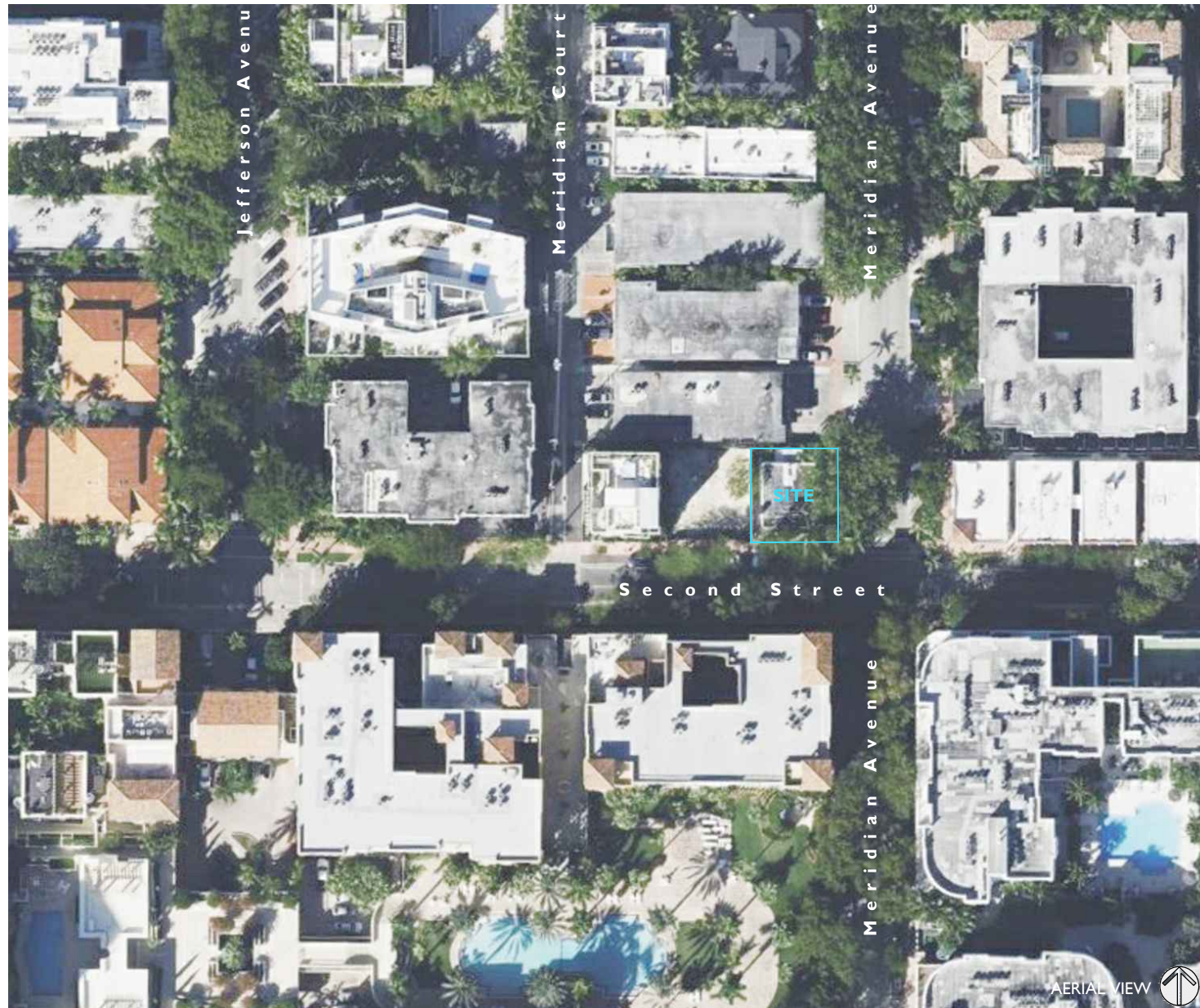
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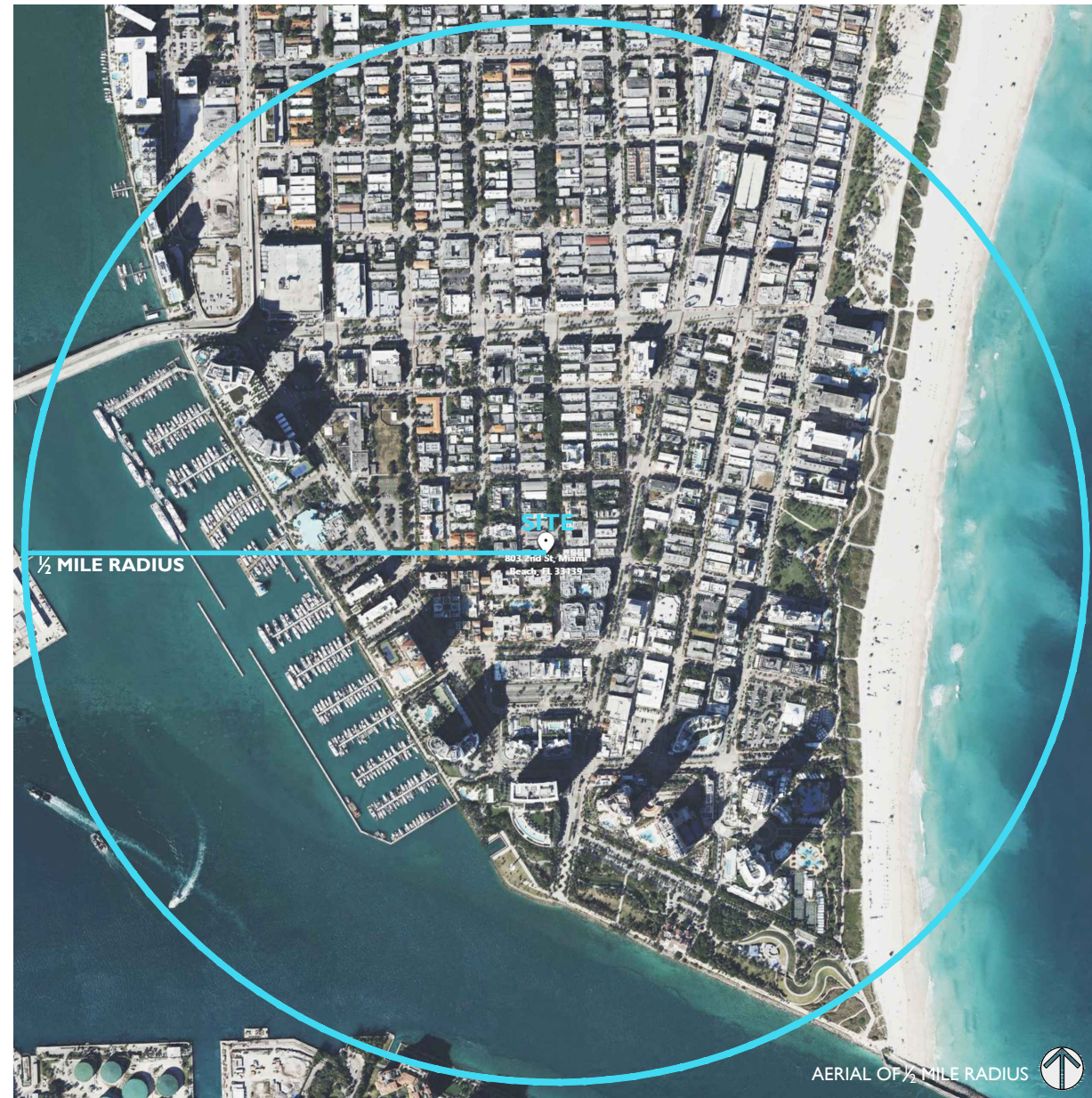
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SATELLITE IMAGE



AERIAL VIEW




AERIAL OF 1/2 MILE RADIUS



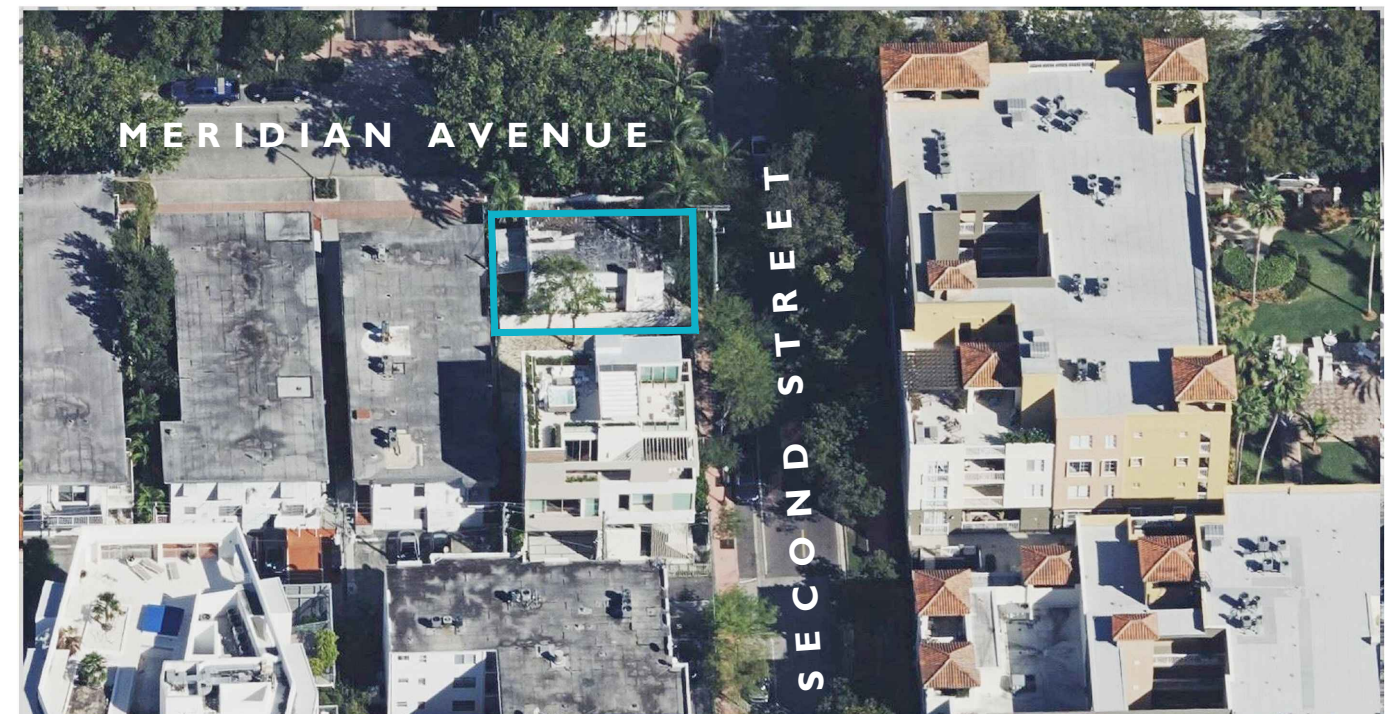
SITE AERIAL - NORTH 



SITE AERIAL - SOUTH 



SITE AERIAL - EAST 



SITE AERIAL - WEST 

AXONOMETRIC
VIEWS

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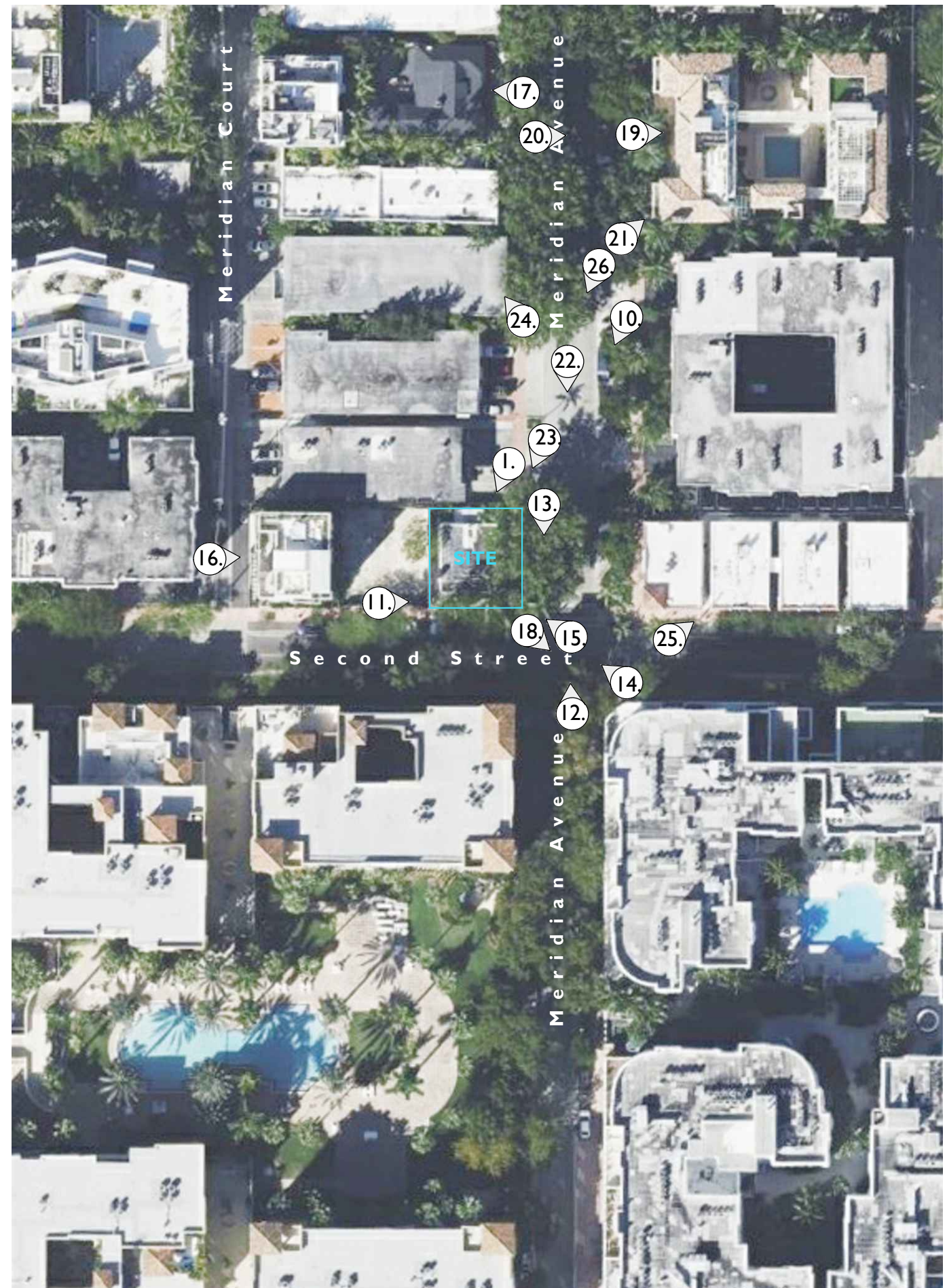
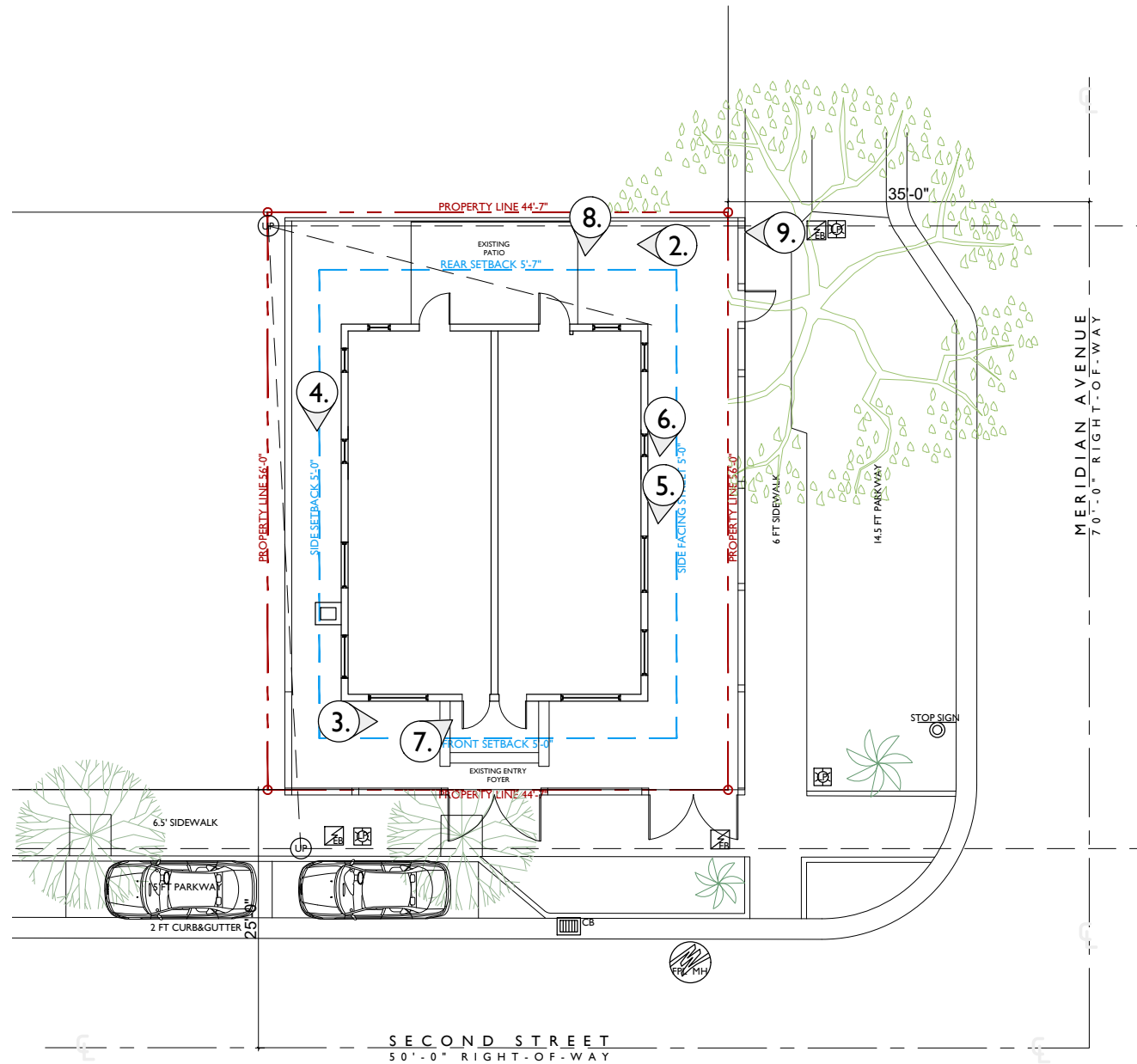
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2022-03-08

1. NORTH FACADE FACING RESIDENTIAL BUILDING AT 208 MERIDIAN



2022-03-08

2. REAR DOORS OF EXISTING BUILDING



2022-03-08

4. WEST FACADE OF EXISTING BUILDING



2022-03-08

3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

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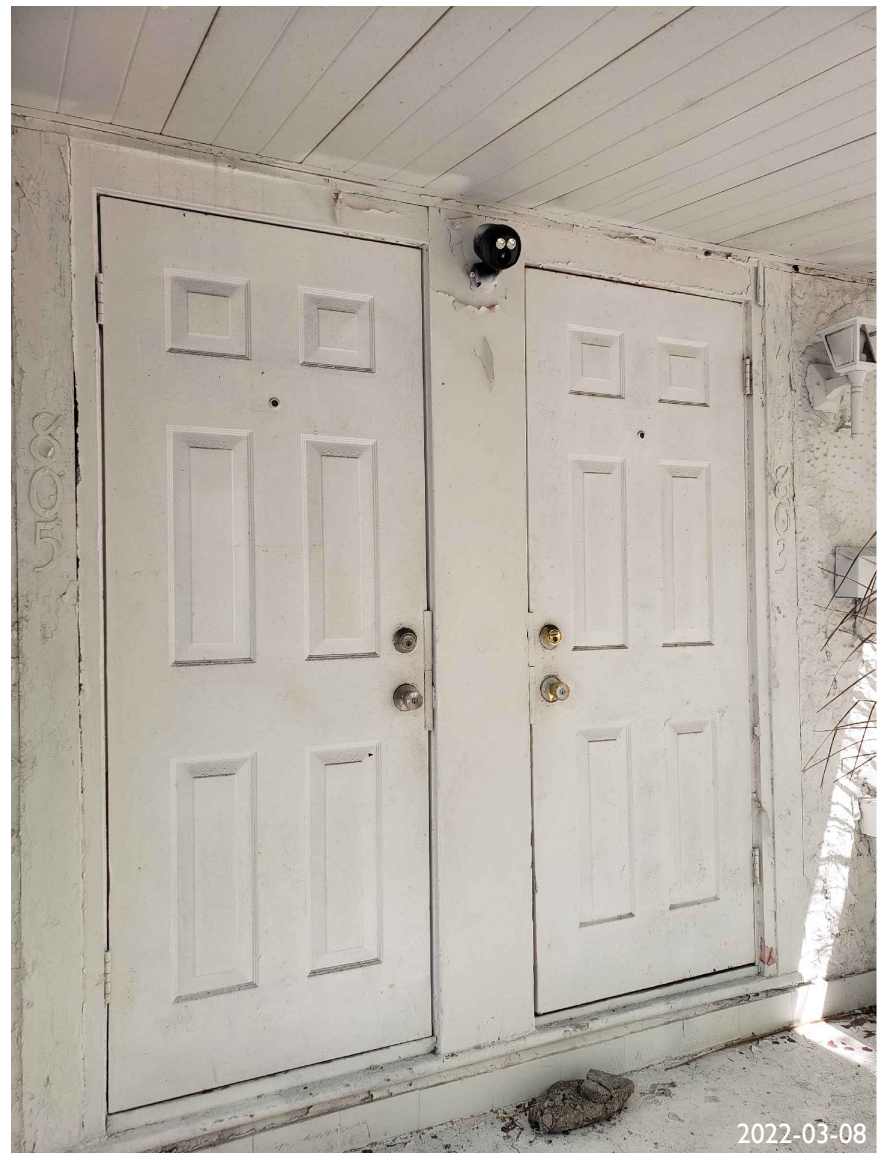
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SHEET NUMBER



5. WINDOW SHUTTERS



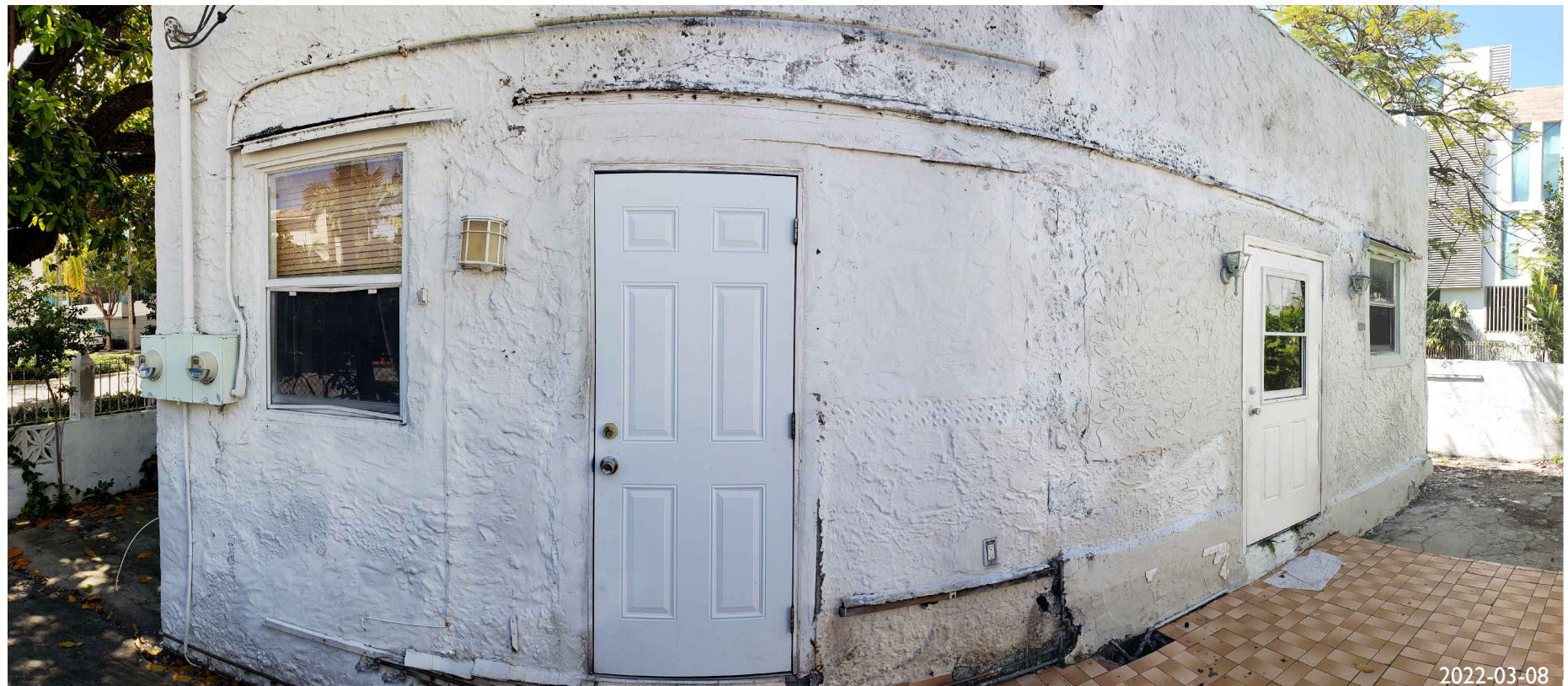
6. WINDOW



7. FRONT ENTRANCE DOORS



9. FENCE DETAIL



8. NORTH FACADE OF EXISTING BUILDING

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2022-03-08

10. EXISTING CALLOPHYLLUM TREE



2022-03-08

11. EXISTING BUILDING WEST FACADE



2022-03-08

13. SIDEWALK ALONG MERIDIAN AVE



2022-03-08

12. LOOKING AT MERIDIAN AVE

SITE PHOTOS

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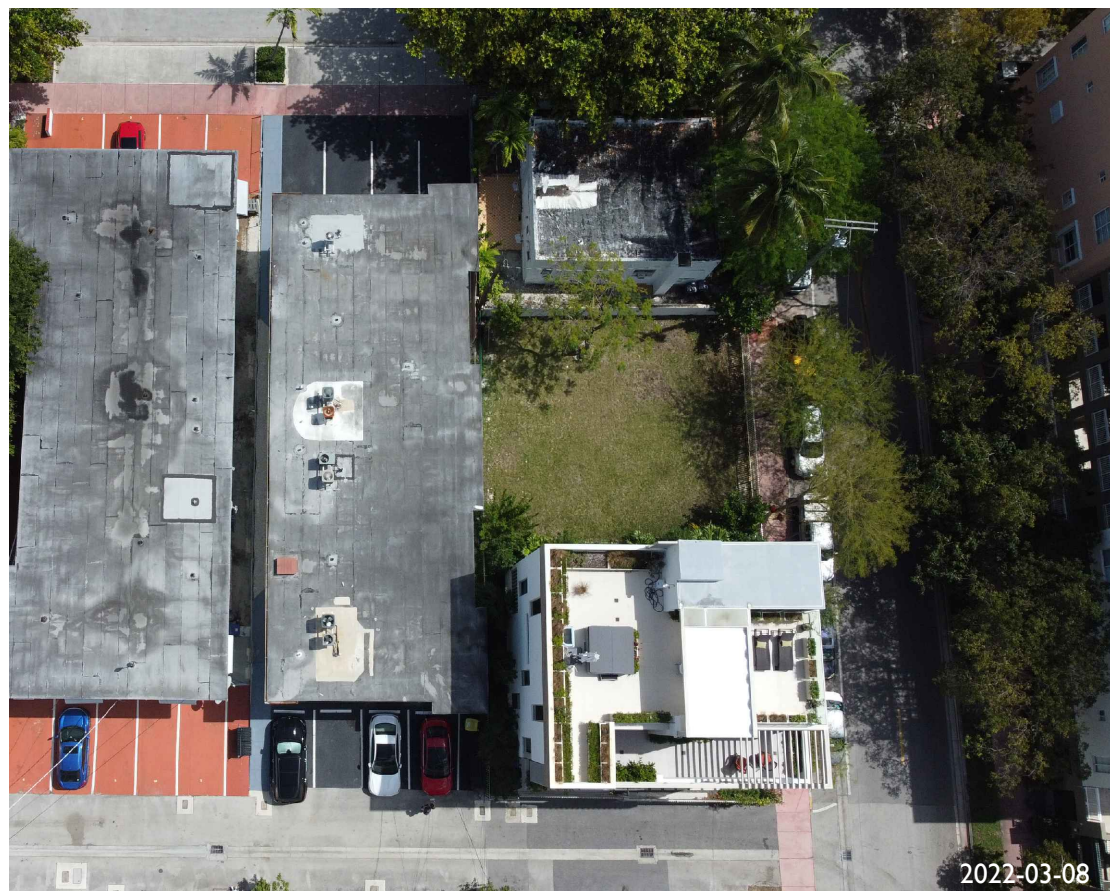
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14. VIEW AT THE CORNER 803 2ND STREET



16. AERIAL VIEW AT 803 2 STREET



15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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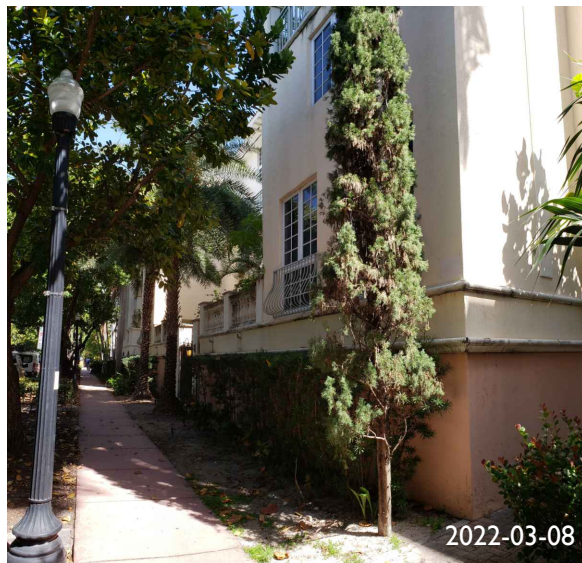
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2022-03-08
17. 242 MERIDIAN AVE



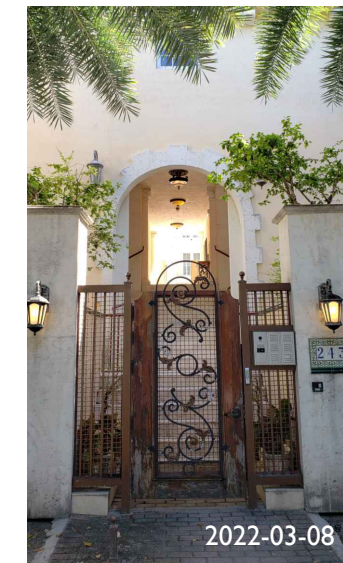
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18. 110 WASHINGTON CONDO ALONG 2ND STREET



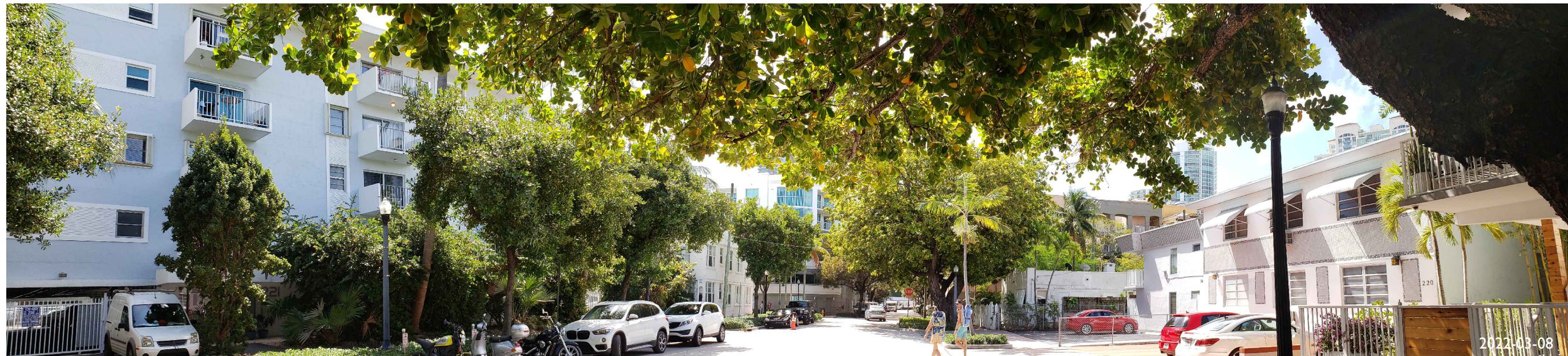
2022-03-08
21. SIDEWALK ALONG MERIDIAN AVE



2022-03-08
20. 243 MERIDIAN AVE



2022-03-08
19. ENTRANCE



2022-03-08
22. MERIDIAN AVENUE LOOKING SOUTH



23. 208 MERIDIAN AVENUE



24. 224 MERIDIAN AVE



26. 208-220 MERIDIAN AVENUE



25. 739-735 2ND STREET

NEIGHBORING
STRUCTURES

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1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

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ARCHIVE IMAGES

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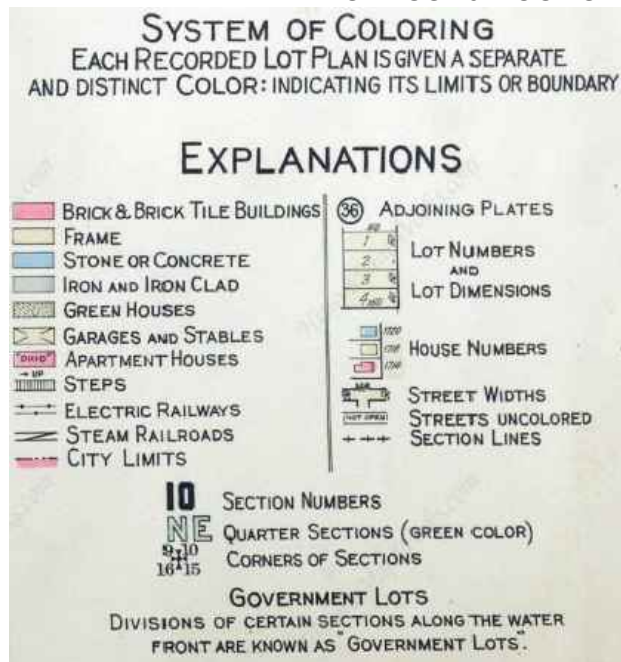
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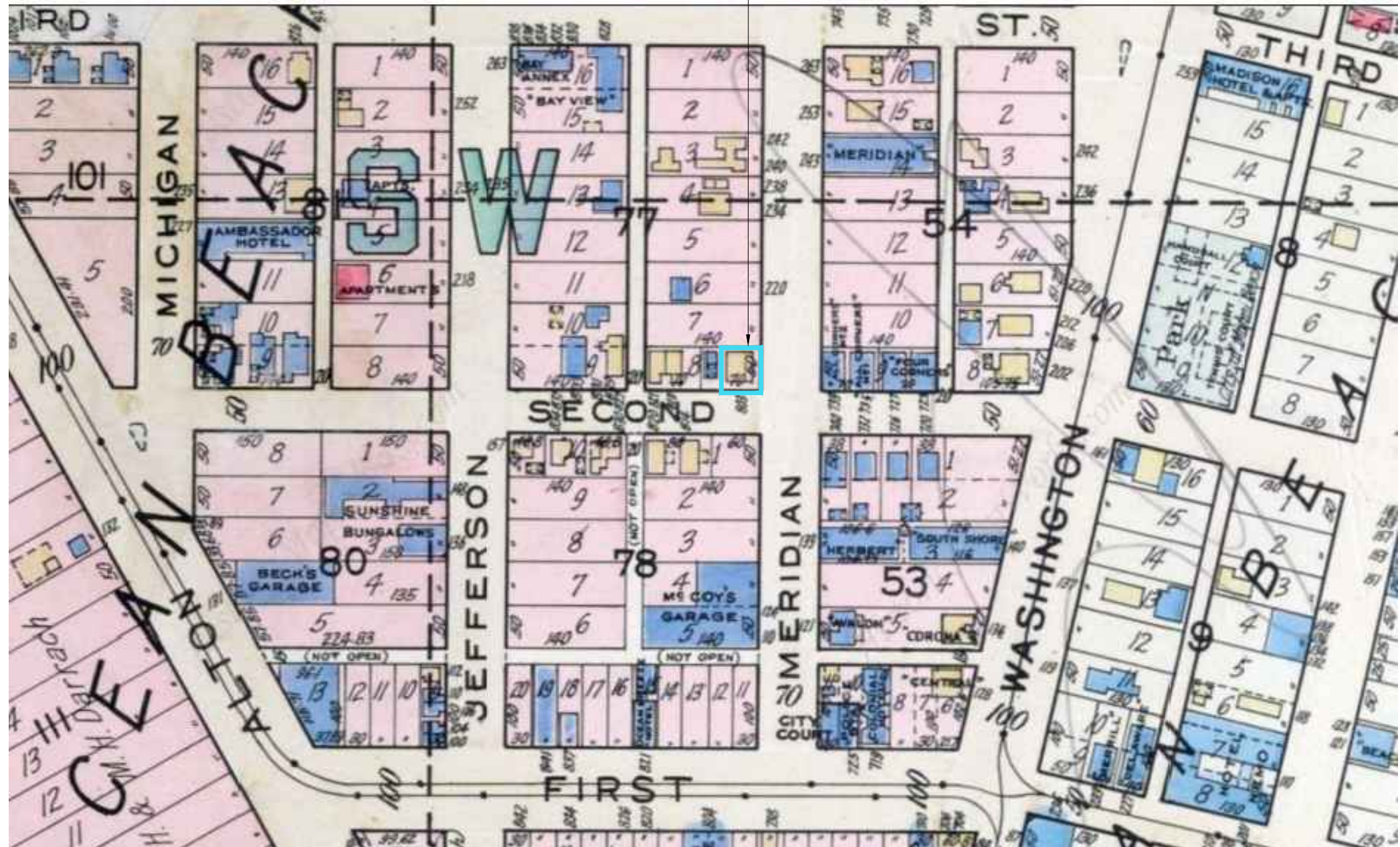
803 2 street
SANBORN MAP 1921
BEFORE CONSTRUCTION



803 2 street
SANBORN MAP 1918
BEFORE CONSTRUCTION



SANBORN MAP LEGEND



SANBORN MAP 1935