

CONDITIONAL USE APPLICATION OF
EXISTING BUIDLING
1350 COLLINS AVE. MIAMI BEACH

FINAL SUBMITTAL
NOVEMBER 3rd 2024

SKLARchitecture
2310 HOLLYWOOD BLVD.
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NCARB CERTIFIED
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ARI L. SKLAR
LICENSE #ARI4173

PROJECT TEAM

PROJECT RENDERING

DRAWING INDEX

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS (SEE INDEX BELOW)

ARCHITECT OF RECORD:

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ARCHITECTURAL

- A0.0 FINAL SUBMITTAL NOVEMBER 3rd 2024
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- A5.1 PROPOSED ELEVATIONS
- A6.0 PROPOSED BUILDING SECTIONS
- A6.1 PROPOSED BUILDING SECTIONS

REVISIONS

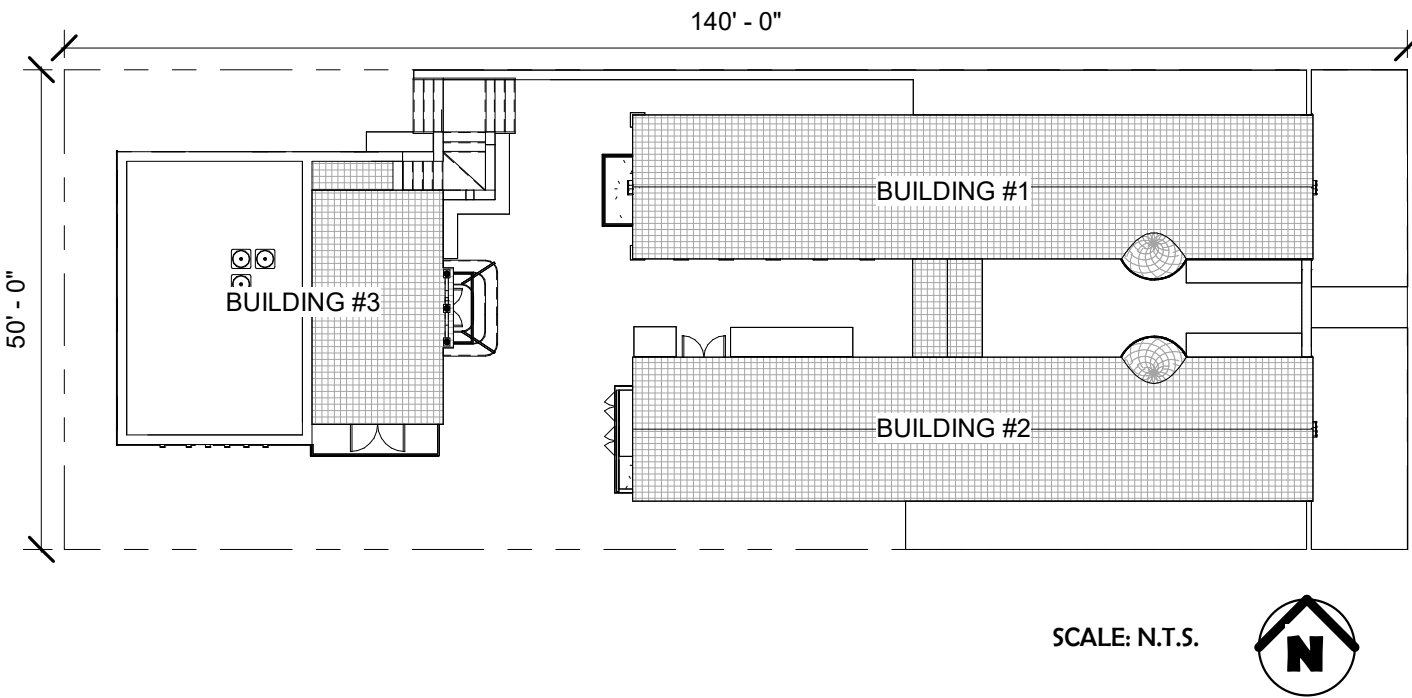
SCOPE OF WORK

KEY PLAN

LOCATION MAP

CODE ANALYSIS / PROJECT DATA

CONDITIONAL USE APPLICATION FOR A NEW
RESTAURANT



LOCATION OF WORK



ZONING LEGEND (as per planning department)

	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment
HISTORICAL DISTRICT:	OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT		
ADDRESS:	1350 COLLINS AVENUE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-008-0900		
YEAR CONSTRUCTED:	1930		
BASE FLOOD ELEVATION:	8' NGVD	8.05' NGVD	8.05' NGVD
LOT WIDTH:		50 FT.	50 FT.
LOT DEPTH:		140 FT.	140 FT.
LOT AREA:		7,000 FT.	7,000 FT.
HEIGHT:	75 FT.	35'	35'
NUMBER OF STORIES:		2 STORY BUILDING	2 STORY BUILDING
GROSS SQ FOOTAGE (FOOTPRINT):		6,340 SF	6,340 SF
SETBACKS			
FRONT SETBACK (EAST):	20' VARIANCE PER ORB 16026 PG 3304	10' - 0"	10' - 0" - NO CHANGE
SIDE SETBACK (NORTH):	7.5'	5' - 0"	5' - 0" - NO CHANGE
SIDE SETBACK (SOUTH):	7.5'	4' - 9"	4' - 9" - NO CHANGE
REAR SETBACK (WEST):	10'	5' - 6"	5' - 6" - NO CHANGE
PARKING:			
PARKING RATIO:	2 SPACES PER DWELLING UNIT	NO PARKING PROVIDED	

INTERIOR RENOVATION OF EXISTING BUILDING
RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☒ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

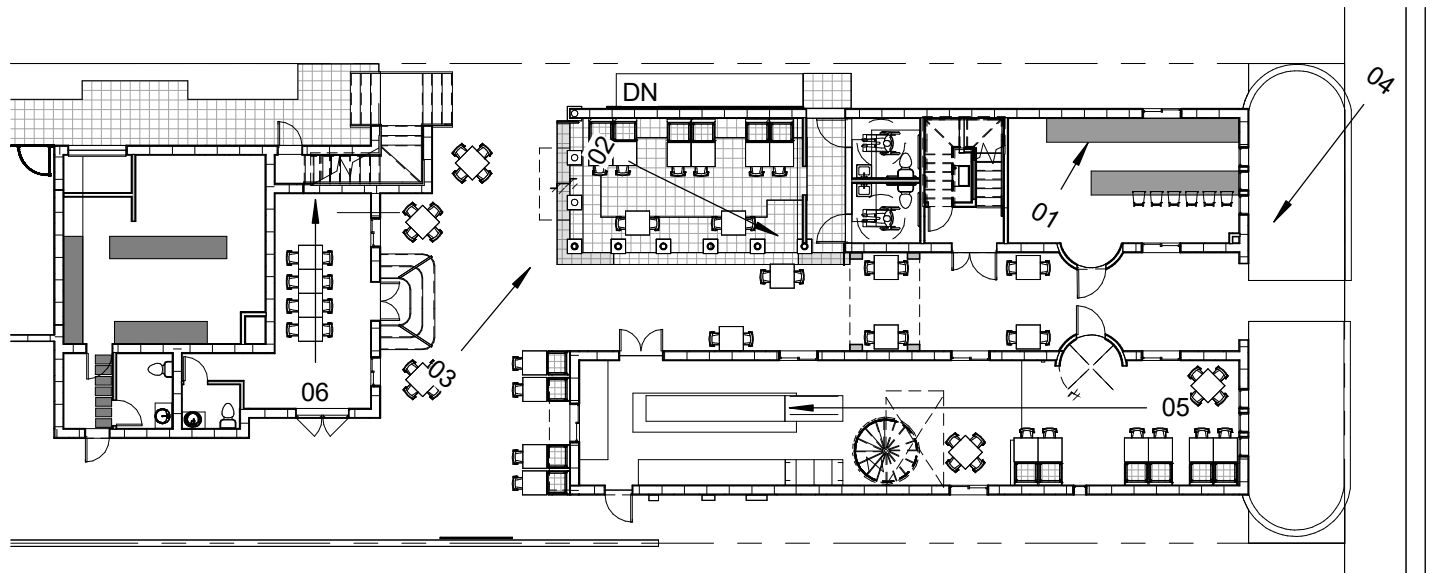
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Author
CHECKED BY:
ARI SKLAR

FINAL SUBMITTAL
NOVEMBER 3rd 2024

Ao.O

PROJECT #: Project #22-009

DATE: 10-10-2024



PROPOSED GROUND FLOOR +
FURNITURE
1" = 20'-0"

REVISIONS

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Author
CHECKED BY:
ARI SKLAR

PHOTOS

A0.1

PROJECT #: Project #22-009

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01



02



03



04



ORCHID HOUSE



05



11



10



09



08



07



06





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Drawn by:
Stacy & Elsa
Checked by:
Ari Sklar

RENDERINGS

A0.3

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REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
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Author
CHECKED BY:
ARI SKLAR

SURVEY

A0.5

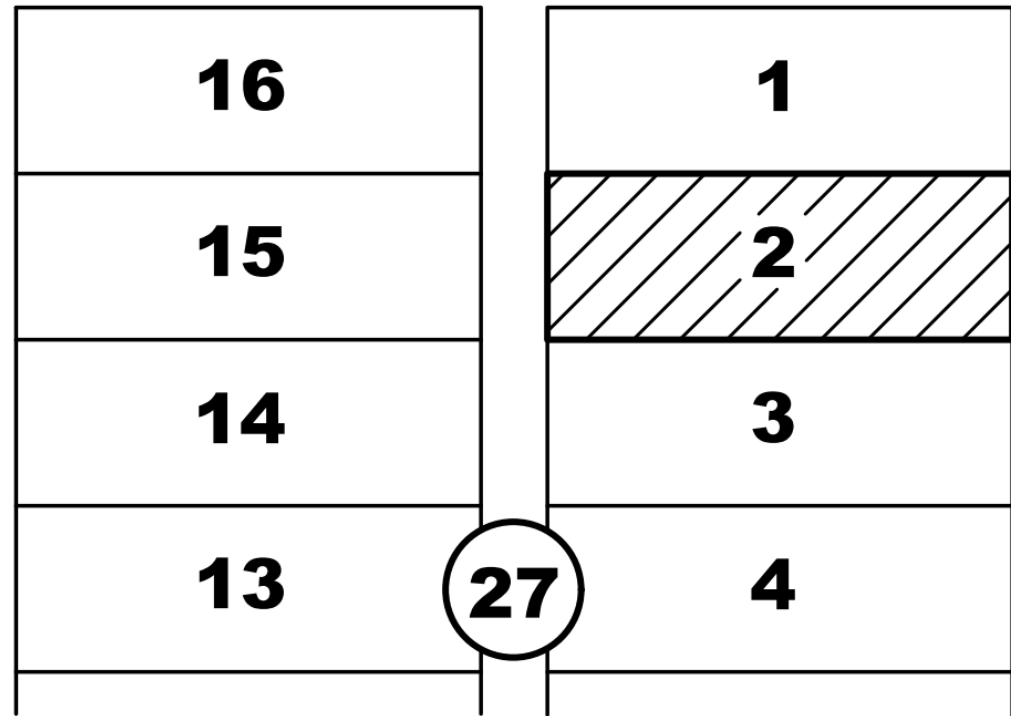
PROJECT #: Project #22-009

DATE: 10-10-2024

LOCATION MAP
NOT TO SCALE

14th STREET

COLLINS AVENUE



PROPERTY ADDRESS: 1350 COLLINS AVE., MIAMI BEACH, FL. 33139

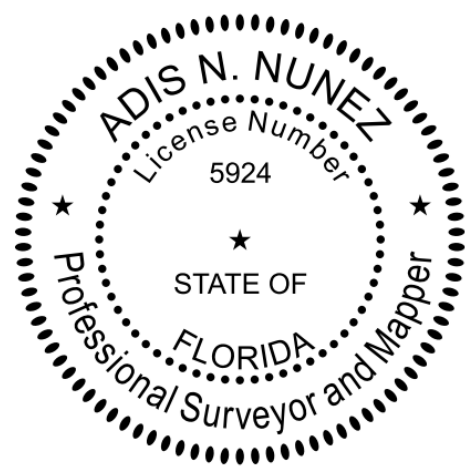
LEGAL DESCRIPTION: LOT 2, BLOCK 27, OF OCEAN BEACH ADDITION NO.2,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56,
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-148-R LOCATOR: 3220 N ELEV: 6.35' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 56

SURVEYOR'S SEAL



SINCE 1987
Blanco Surveyors Inc.
Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0317

DATE: 9/6/24

SUFFIX: L FEMA DATE: 09/11/09 BASE: 8'

COMMUNITY # 120651

DWN. BY: R.BELLO

JOB No. 24-299

TREE CHART

No.	NAME	DIAMETER	HEIGHT	SPAN
1	UNKNOWN TREE	0.8'	40'	15'
2	UNKNOWN TREE	0.8'	40'	15'
3	UNKNOWN TREE	0.8'	40'	15'
4	UNKNOWN TREE	0.8'	45'	10'
5	UNKNOWN TREE	0.8'	45'	10'
6	UNKNOWN TREE	1'	45'	10'
7	UNKNOWN TREE	1'	45'	10'
8	ACAI PALM	0.8'	50'	8'
9	ACAI PALM	0.8'	50'	8'
10	TRAVELERS PALM	0.8'	20'	10'
11	TRAVELERS PALM	0.8'	20'	10'
12	TRAVELERS PALM	0.8'	20'	10'
13	TRAVELERS PALM	0.8'	20'	10'
14	TRAVELERS PALM	0.8'	20'	10'
15	TRAVELERS PALM	0.8'	20'	10'
16	TRAVELERS PALM	0.8'	20'	10'

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
ASPHALT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON FENCE (IF)
ARC DISTANCE
LENGTH
CENTRAL ANGLE / DELTA
RADIUS
TANGENT
POINT OF TANGENCY
POINT OF CURVATURE
POINT OF COMPOUND CURVE
CATCH BASIN
CABLE UTILITY BOX

B.C. = BLOCK CORNER
P. = PROPERTY LINE
C. = CENTER LINE
M. = MONUMENT LINE
CALC. = CALCULATED
M. = FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M. = WATER METER
R/W = RIGHT OF WAY

U.E. = UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR. = ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
M.H. = MAN HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L. = OVERHEAD UTILITY LINES
TEL. = TELEPHONE FACILITIES

P.R.C. = POINT OF REVERSE CURVE
CH. = CHORD
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
2024.09.06 12:57:31 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

REVISIONS

1 Revision 9 11-01-24

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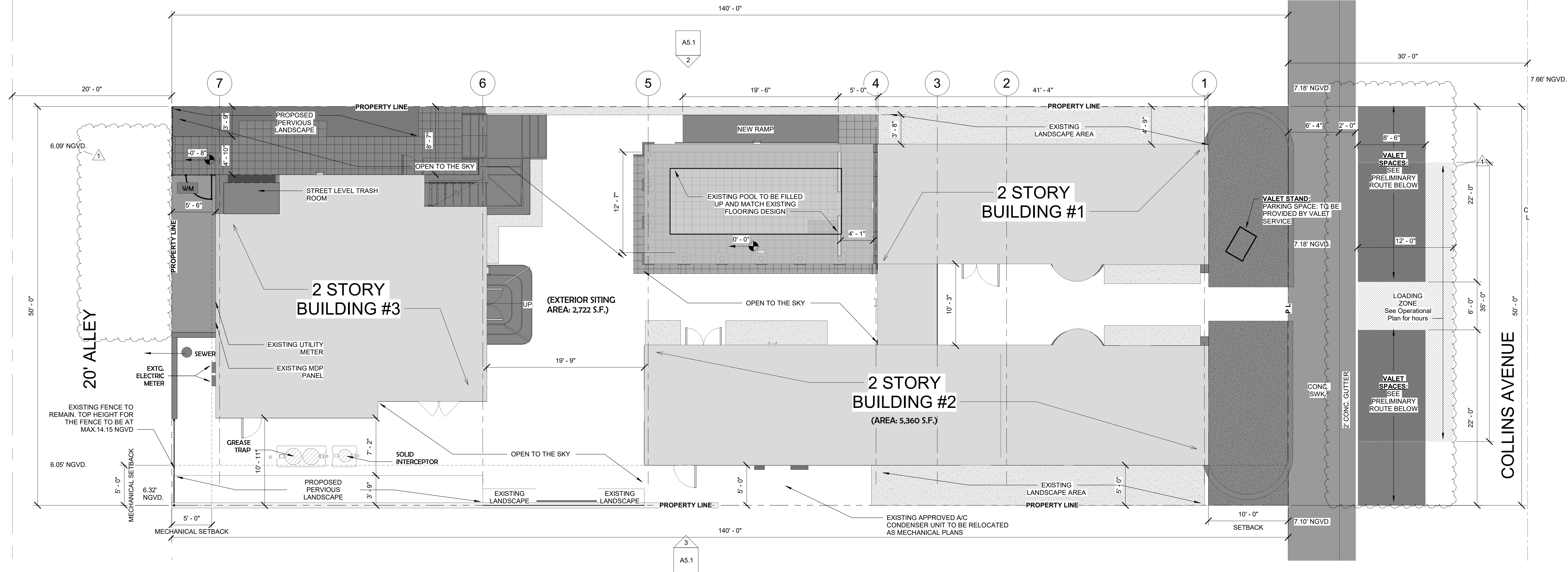
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Author
CHECKED BY:
ARI SKLAR

SITE PLAN

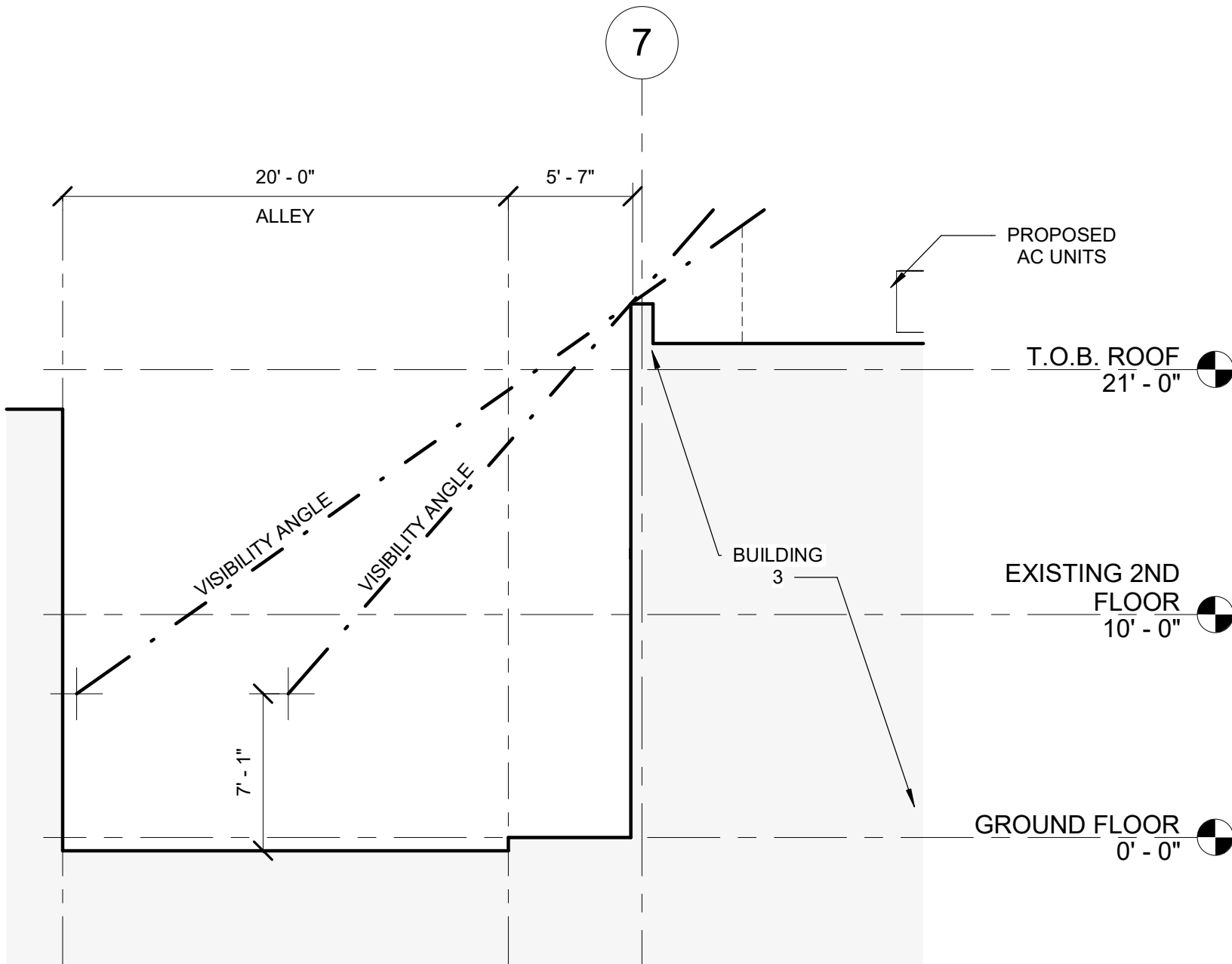
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PROJECT #: Project #22-009

DATE: 10-10-2024



1 SITE PLAN
1 : 74



4 AC VISIBILITY FROM ALLEY
1 : 78

ZONING LEGEND (as per planning department)			
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	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment
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PARKING:			
PARKING RATIO:	2 SPACES PER DWELLING UNIT	NO PARKING PROVIDED	

TERMITE NOTE

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

SITE GRADING NOTE

THE SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. RETAIN ALL WATER RUNOFF ON PROPERTY. REFER TO CIVIL DRAWINGS FOR DRAINAGE.

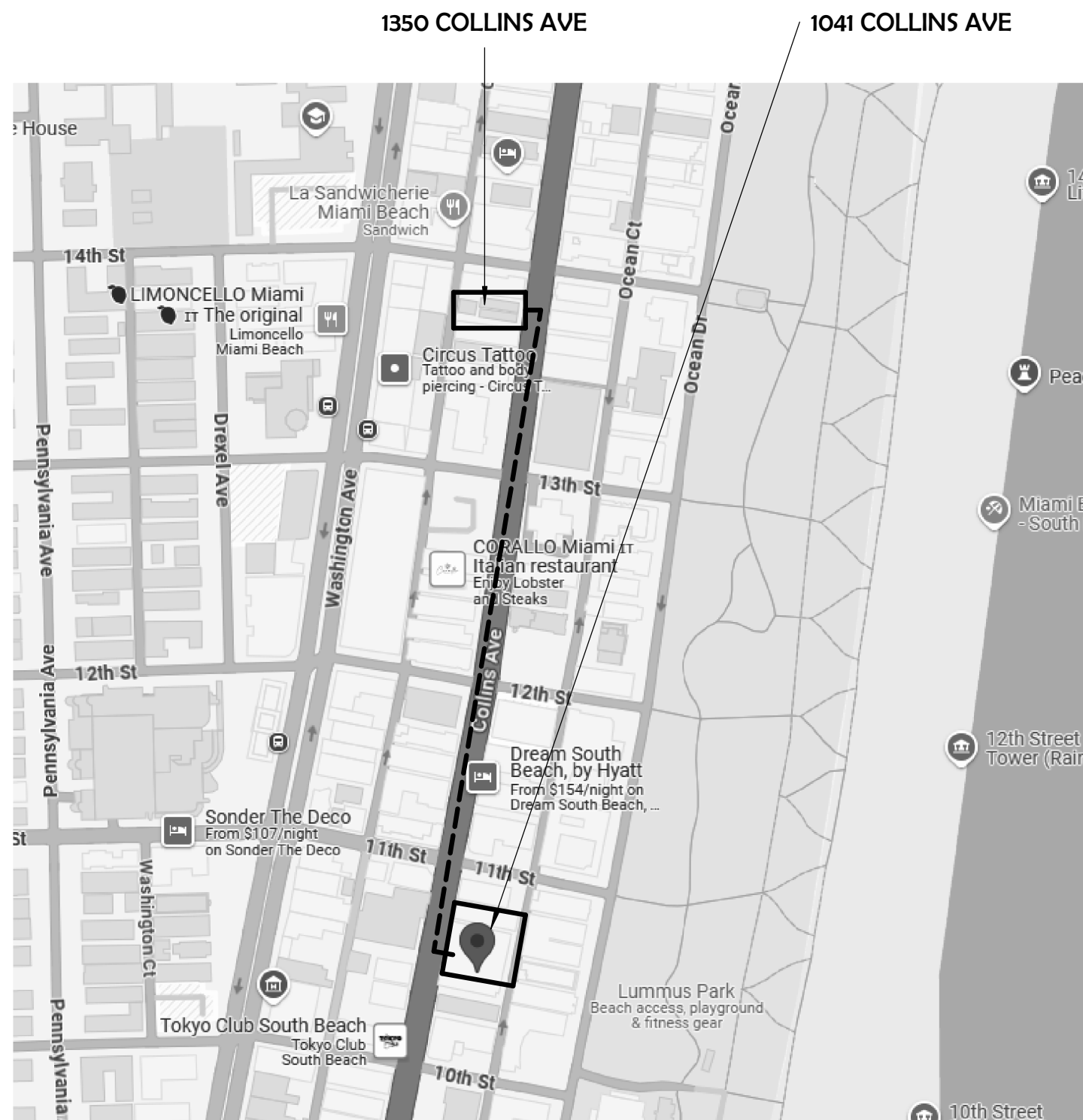
SITE PLAN LEGEND

- PROPERTY LINE
--- UTILITY EASEMENT
--- TO BE DEMOLISHED
* * * * * CHAIN LINK FENCE

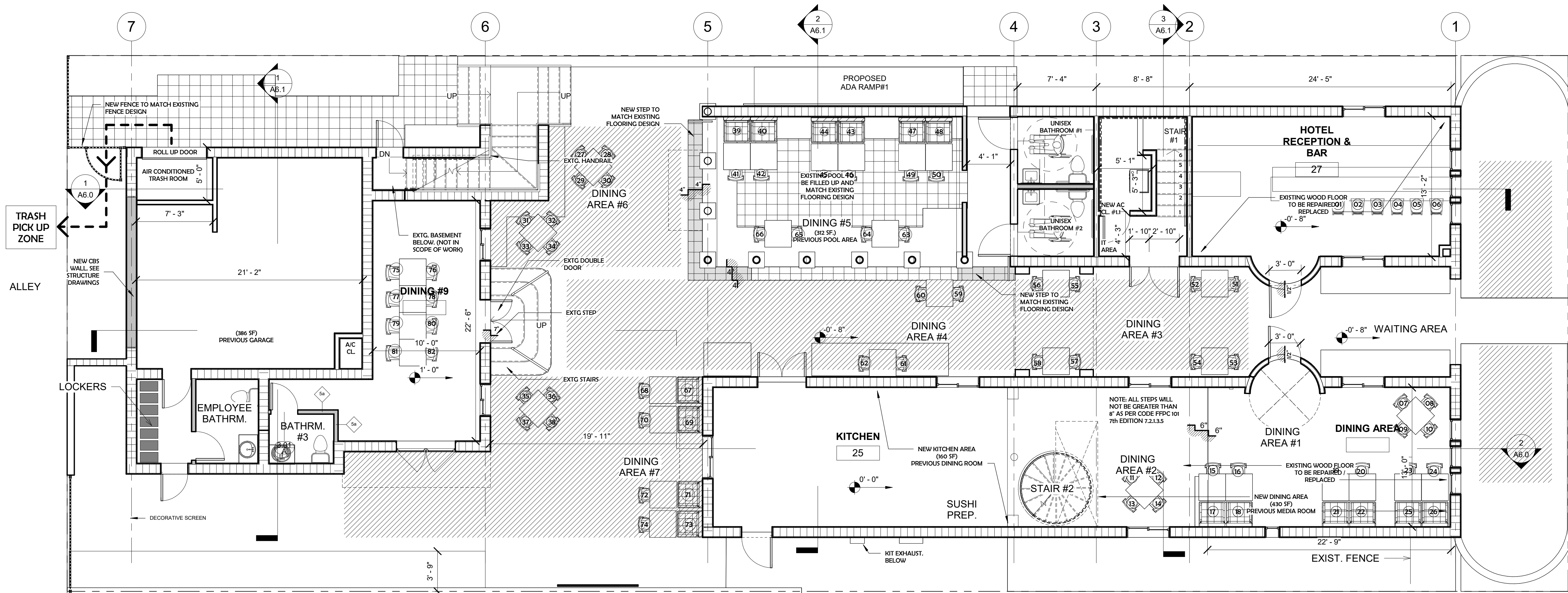
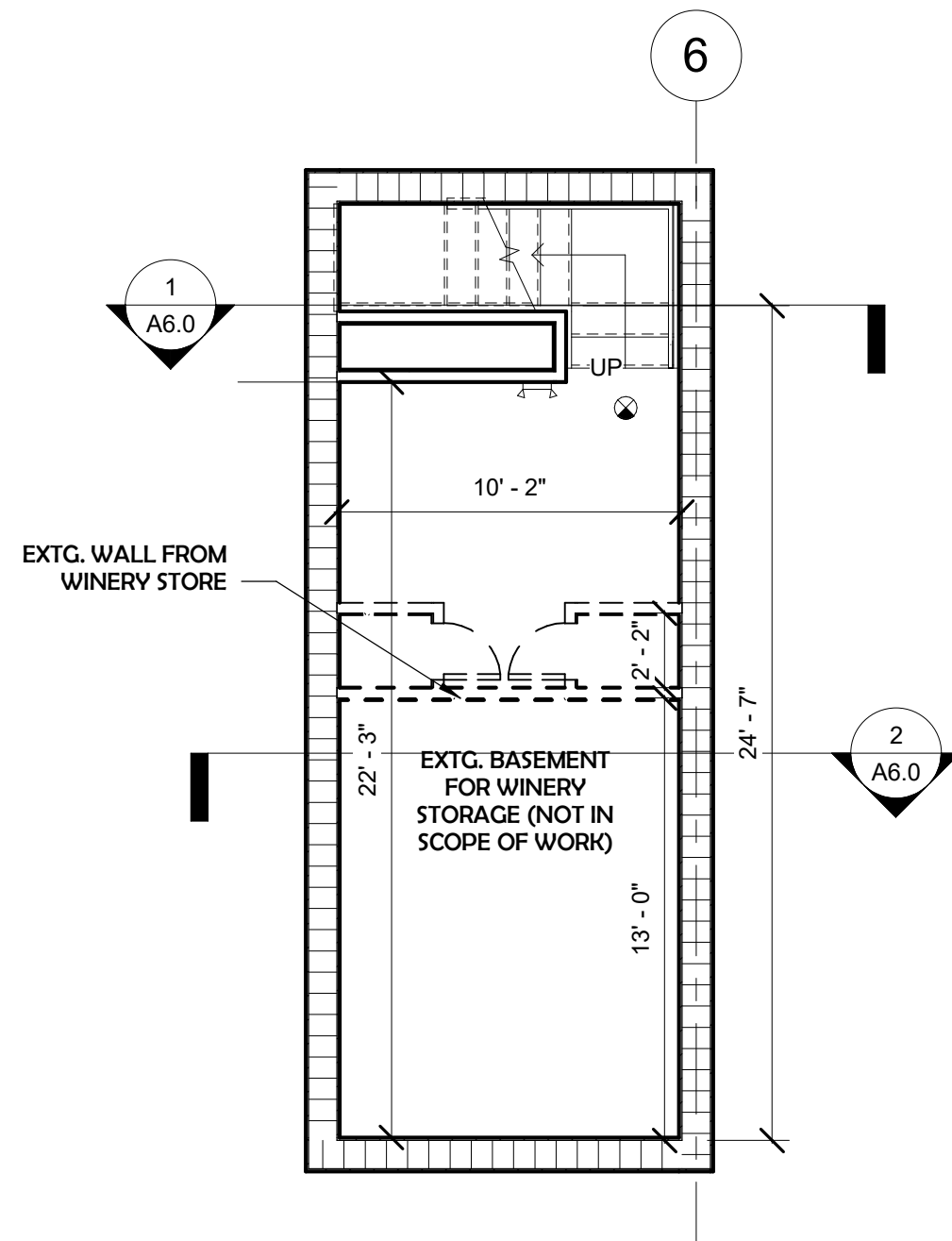
NOTE:
CONTRACTOR TO LOCATE ANY EXISTING DRAINAGE INLETS ADJACENT TO THE SITE AND PROVIDE INLET PROTECTION PER DETAIL #2, THIS SHEET

NOTE:
ANY DAMAGES TO THE RIGHT-OF-WAY MUST BE REPAIRED BY THE CONTRACTOR.

PRELIMINARY VALET ROUTE



REVISIONS

EXISTING CONDITIONS - GROUND
FLOOR
① 3/16" = 1'-0"EXTG. BASEMENT (NOT IN SCOPE OF
WORK)
② 3/16" = 1'-0"

OCCUPANCY CLASSIFICATION

THE USE AND OCCUPANCY IN THIS RETAIL FOR 75 PERSONS (46 INTERIOR SEATS & 36 EXTERIOR SEATS + EMPLOYEES) CLASSIFIES AS:

• **FFPC CHAPTER 12: ASSEMBLY OCCUPANCY (MORE THAN 50 PERSONS). EXISTING OCCUPANCY CLASSIFICATION AS PER FFPC-CHAPTER 43.**

	AMOUNT OF SEATINGS	% ADA	ADA SEATINGS
INTERIOR SEATINGS	46	5% = 2.30	3
EXTERIOR SEATINGS	36	5% = 1.80	2
SEATINGS (TOTAL)	82		5

FLOOR PLAN LEGEND

- EXISTING 8" CMU WALL
- NEW 8" CMU WALL
- EXISTING PARTITION WALL
- NEW PARTITION WALL
- NEW FLOOR SLAB TO CONNECT TO EXISTING WOOD FLOOR SLABS
- AREAS WITH CHANGE OF USE
- TO BE REMOVED
- DEMOLITION TAG
- CONSTRUCTION TAG
- DOOR TAG

FLOOR AREA RATIO

	EXISTING	PROPOSED
LOT SIZE	7,000 SF	
MAX. F.A.R. = 2.0	14,000 SF	
TOTAL AREA	5,583 SF	6,358 SF
F.A.R.	0.80	0.85 SF

*BASEMENT AREA IS COUNT 1/2 IN F.A.R. CALCULATIONS.

OCCUPANCY LOAD CHART. FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2					
LEVEL	DESCRIPTION	FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS)	OCCUPANT LOAD FACTOR	FLOOR AREA IN SQ. FT. PER OCCUPANT	ALLOWED OCCUPANTS
GROUND FLOOR	KITCHEN AREA	KITCHENS, COMMERCIAL	200 GROSS	357 SF	1.78 = 2
	DINING AREA	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	400 SF	26.7 = 27
	OUT DOOR DINING AREA	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	303 SF	20.2 = 20
	OUTDOOR BAR PREPARATION AREA	KITCHENS, COMMERCIAL	200 GROSS	509 SF	2.54 = 3
	OUTSIDE SEATING	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	1300 SF	66.6 = 87
	AT BAR	CONCENTRATED (CHAIRS ONLY)	7 NET	150 SF	21.42 = 22
	PRIVATE ROOM	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	235 SF	15.66 = 16
TOTAL OCCUPANTS					177

AREA LEGEND

BUILDING #1	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,052 SF
	TOTAL	2,123 SF
BUILDING #2	GROUND FLOOR	1,071 SF
	SECOND FLOOR	1,071 SF
	TOTAL	2,142 SF
BUILDING #3	BASEMENT	FAR = 177 SF 354 SF
	GROUND FLOOR	958 SF
	SECOND FLOOR	958 SF
	TOTAL	2,270 SF
OUTSIDE AREA	UNCOVERED AREA	2,169 SF
	COVERED AREA	430 SF
	TOTAL	9,133 SF

INTERIOR RENOVATION OF EXISTING BUILDING

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DRAWN BY:
AuthorCHECKED BY:
ARI SKLARPROPOSED GROUND
FLOOR PLAN

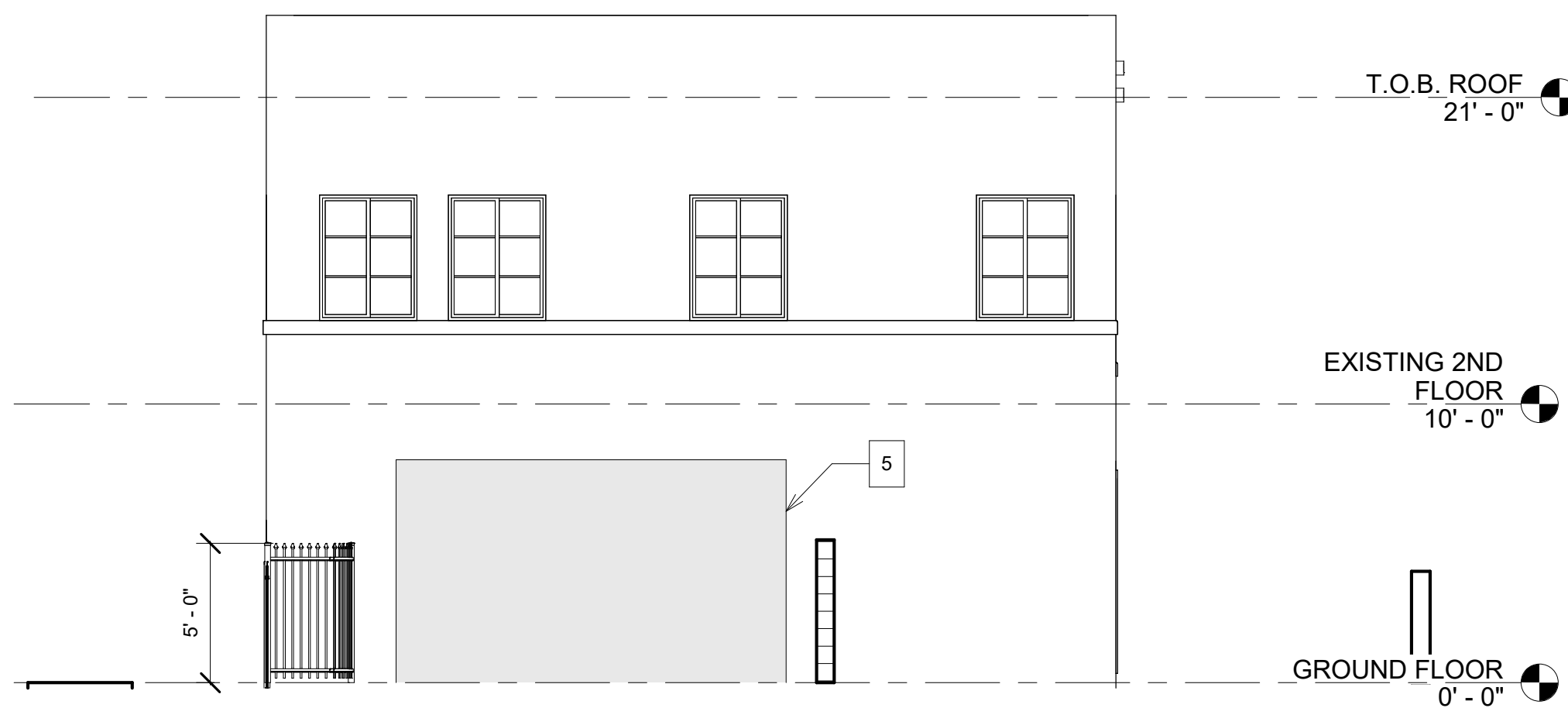
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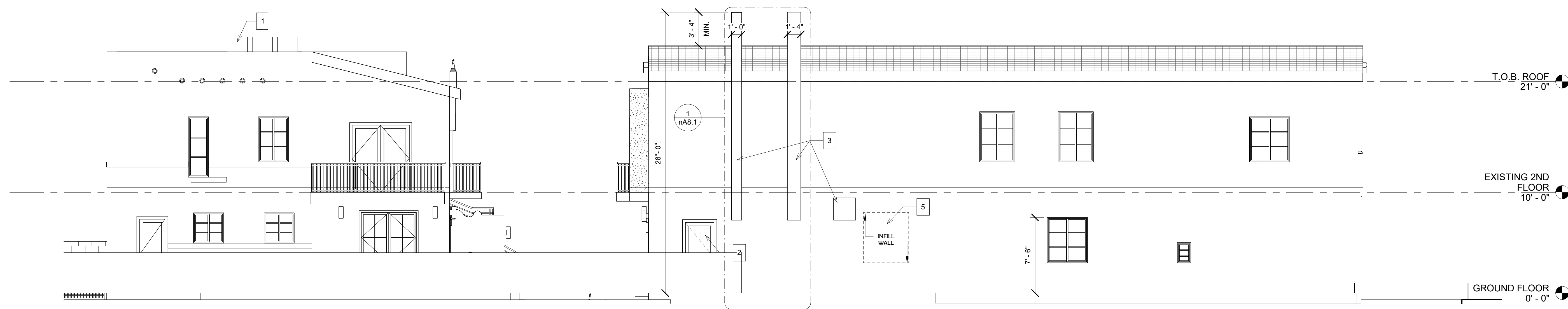
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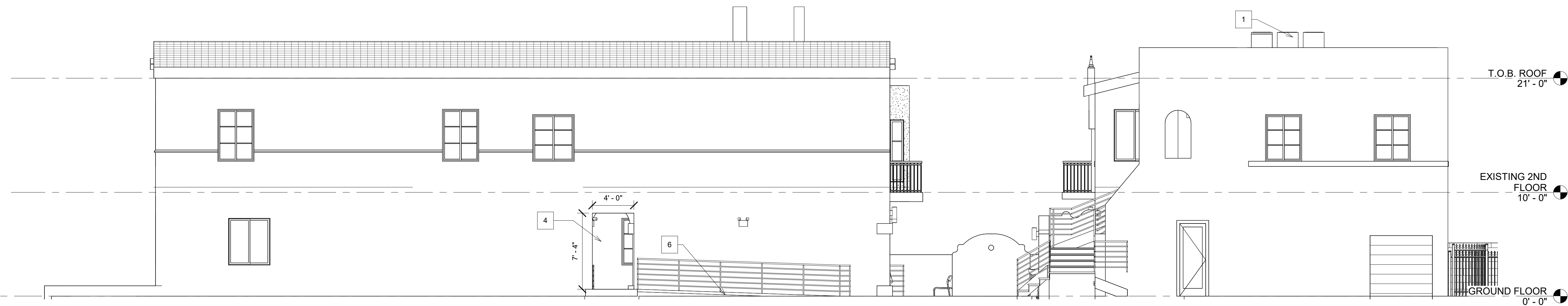
1 FRONT EAST ELEVATION - HISTORIC -
NOT IN SCOPE OF WORK
3/16" = 1'-0"



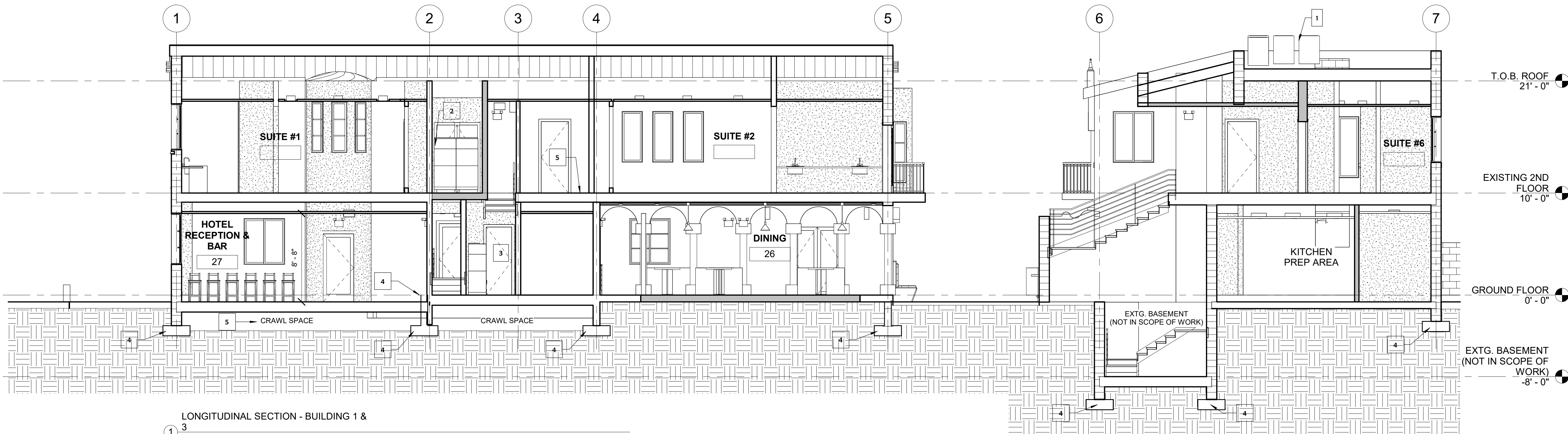
4 PROPOSED WEST ELEVATION
3/16" = 1'-0"



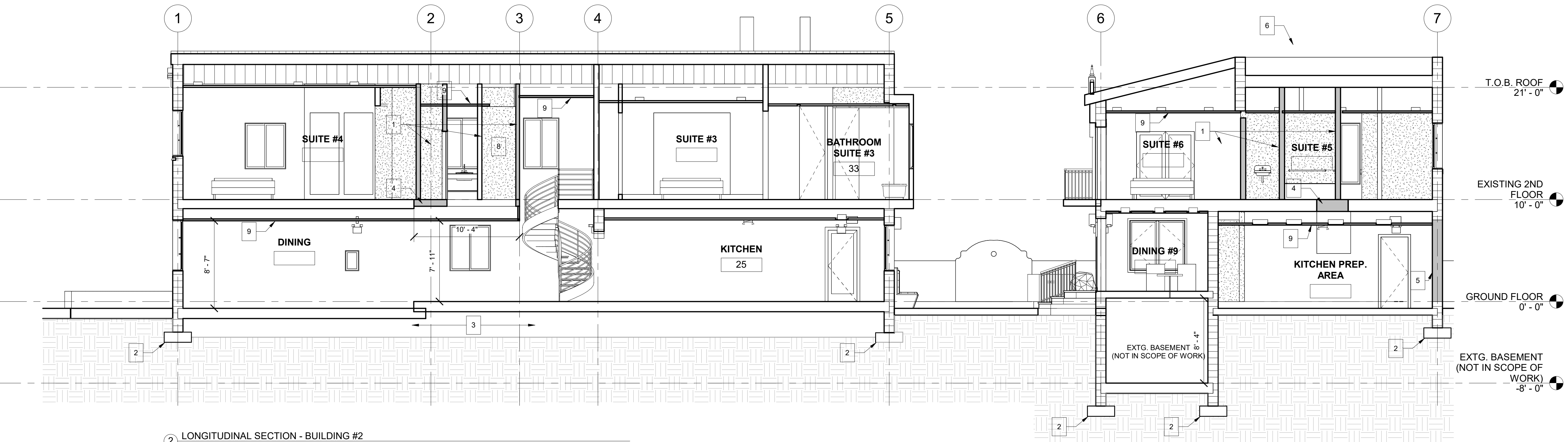
3 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



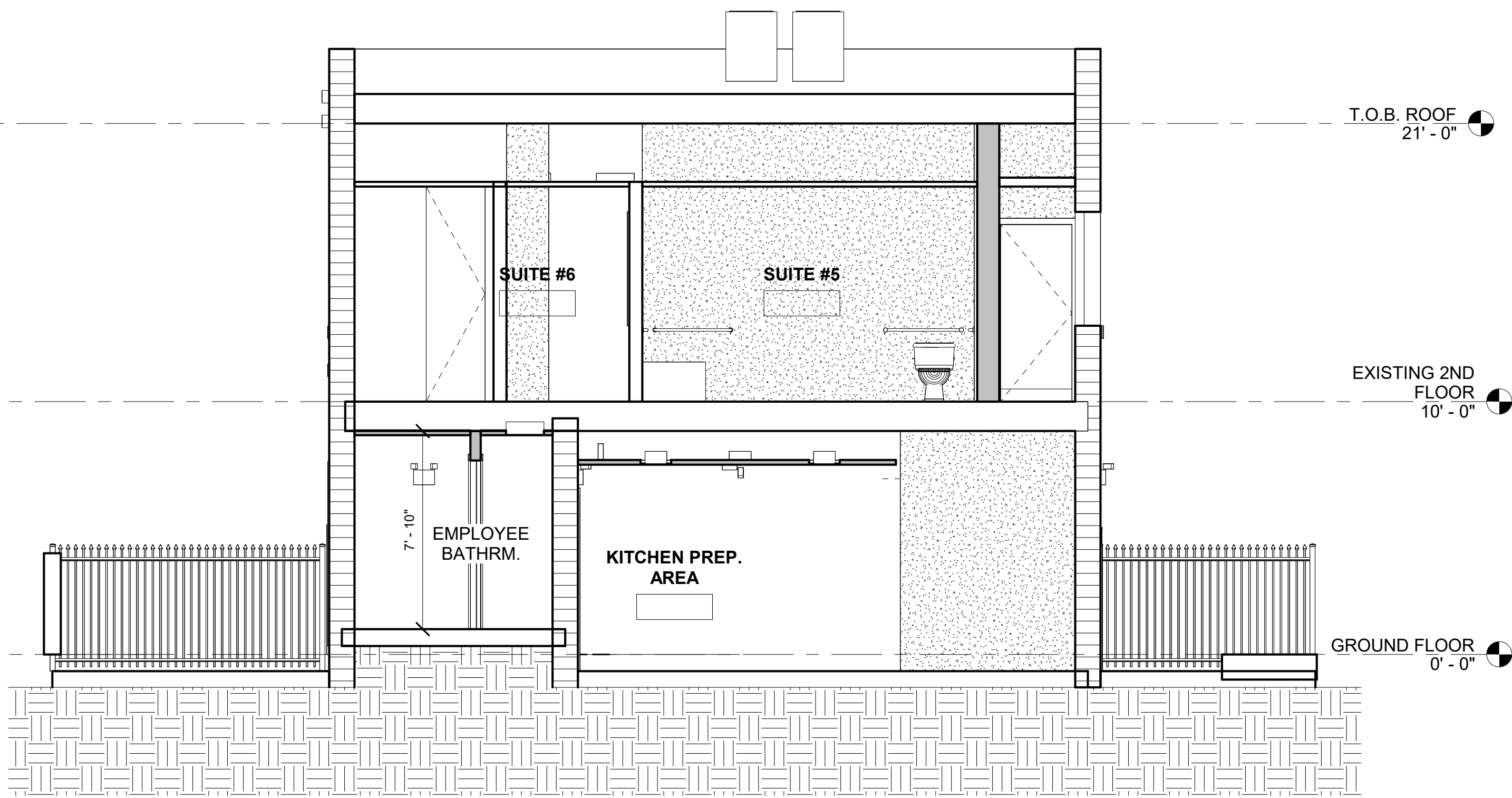
LONGITUDINAL SECTION - BUILDING 1 &
3
3/16" = 1'-0"



LONGITUDINAL SECTION - BUILDING #2
3/16" = 1'-0"

SECTION NOTES

- 1 NEW PARTITION WALLS
- 2 EXISTING FOUNDATION
- 3 EXISTING CRAWL SPACE
- 4 NEW FLOOR SLAB. SEE STRUCTURE PLANS.
- 5 INFILL CONCRETE WALL. SEE STRUCTURAL PLANS.
- 6 NEW EXTERIOR AC UNITS.
- 7 NEW 2 VRV AC UNITS
- 8 NEW CHASE FOR AC DUCTS. SEE MECHANICAL PLANS
- 9 NEW RCP. SEE SHEET A3.0



① CROSS SECTION - BUILDING 3
1/4" = 1'-0"



② CROSS SECTION - WEST
1/4" = 1'-0"



③ CROSS SECTION - EAST
1/4" = 1'-0"

SECTION NOTES

- 1 NEW PARTITION WALLS
- 2 EXISTING FOUNDATION
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**PROPOSED BUILDING
SECTIONS**

A6.1

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