

LAND DESCRIPTION: (BLOCK 500)

LOTS 2 THROUGH 16, INCLUSIVE, A PORTION OF LOTS 1, 17, 18 AND 19 AND THAT CERTAIN 15 FOOT VACATED ALLEY LYING WITHIN SAID LOTS, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINES OF SAID LOTS 10 AND 11, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 277.46 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET, A CENTRAL ANGLE OF 87°00'49" AND AN ARC DISTANCE OF 99.47 FEET;

THENCE SOUTH 86°38'28" EAST, A DISTANCE OF 112.67 FEET TO A POINT ON A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 19°33'06" WEST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 46°06'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'35" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 73.04 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.75 FEET, A CENTRAL ANGLE OF 23°57'44" AND AN ARC DISTANCE OF 140.42 FEET (THE LAST DESCRIBED BARING AND DISTANCE IF BEING ALONG THE WEST LINE OF SAID LOTS 16, 15 AND 14);

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID LOTS 13, 12 AND 11, A DISTANCE OF 130.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (BLOCK 600)

A PORTION OF LOTS 1 AND 2, AND LOTS 3 THROUGH 14, INCLUSIVE, AND LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 111.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°36'39" AND AN ARC DISTANCE OF 19.27 FEET;

THENCE NORTH 16°45'51" WEST, A DISTANCE OF 51.32 FEET;

THENCE NORTH 11°41'42" WEST, A DISTANCE OF 50.99 FEET;

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 250.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°22'51" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 350.00 FEET;

THENCE NORTH 89°37'00" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 14 THROUGH 11, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 495.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THIS SITE

LOCATION MAP (NTS)

600 BLOCK AREA = 188,249 SQ. FT.
500 BLOCK AREA = 85,180 SQ. FT.
6TH STREET AREA = 12,720 SQ. FT.
TOTAL SITE AREA = 286,149 SQ. FT.

TOGETHER WITH: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 286,149 SQUARE FEET OR 6.5691 ACRES MORE OR LESS.

TITLE REVIEW (SCHEDULE B-II)

11. ALL MATTERS SHOWN ON THE PLAT OF AMENDED PLAT FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34. (AFFECTS/PLOTTED)

12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 610. (PORTIONS OF LOTS 2, 7, 30 AND 31, BLOCK 2) (AFFECTS/PLOTTED)

13. RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7488, PAGE 556. (NORTH 5 FEET OF LOT 7, BLOCK 2) (AFFECTS/PLOTTED)

15. MEMORANDUM OF SUBLEASE (LOTS 27-30, BLOCK 2) BY AND BETWEEN SOUTH BEACH DOCTOR'S HOSPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSOR) AND SOUTH BEACH COMMUNITY HOSPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (SUBLESSEE) AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED FEBRUARY 18, 2005, RECORDED DECEMBER 20, 2005 IN OFFICIAL RECORDS BOOK 24071, PAGE 2012. (LOTS 27-30, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

16. ORDER OF ADJUSTMENT BOARD (NO. 3029) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 236. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

17. ORDER OF ADJUSTMENT BOARD (NO. 3030) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 239. (LOTS 1-4, LESS STREET, LOTS 5-7 AND LOTS 27-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

18. ORDER OF ADJUSTMENT BOARD (NO. 3063) RECORDED JUNE 2, 2005 IN OFFICIAL RECORDS BOOK 23435, PAGE 3969, MODIFIED BY MODIFIED ORDER RECORDED MARCH 20, 2006 IN OFFICIAL RECORDS BOOK 24341, PAGE 1173. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

19. ORDER OF ADJUSTMENT BOARD (NO. 3291) RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 26206, PAGE 877. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

20. CONDITIONAL USE PERMIT OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH (FILE 1869) RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26402, PAGE 1083, MODIFIED BY MODIFIED CONDITIONAL USE PERMIT RECORDED JANUARY 22, 2009 IN OFFICIAL RECORDS BOOK 26726, PAGE 1824. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26560, PAGE 3281 (LOT 22, BLOCK 1). (AFFECTS/NOT PLOTTABLE)

23. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER RECORDED AUGUST 15, 2013 IN OFFICIAL RECORDS BOOK 28774, PAGE 1928. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

24. CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER RECORDED JUNE 27, 2013 IN OFFICIAL RECORDS BOOK 28700, PAGE 2580. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

25. CONDITIONAL USE PERMIT RECORDED MAY 2, 2013 IN OFFICIAL RECORDS BOOK 28610, PAGE 2332. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AND WALTER J. HARVEY
SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/08/19

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA

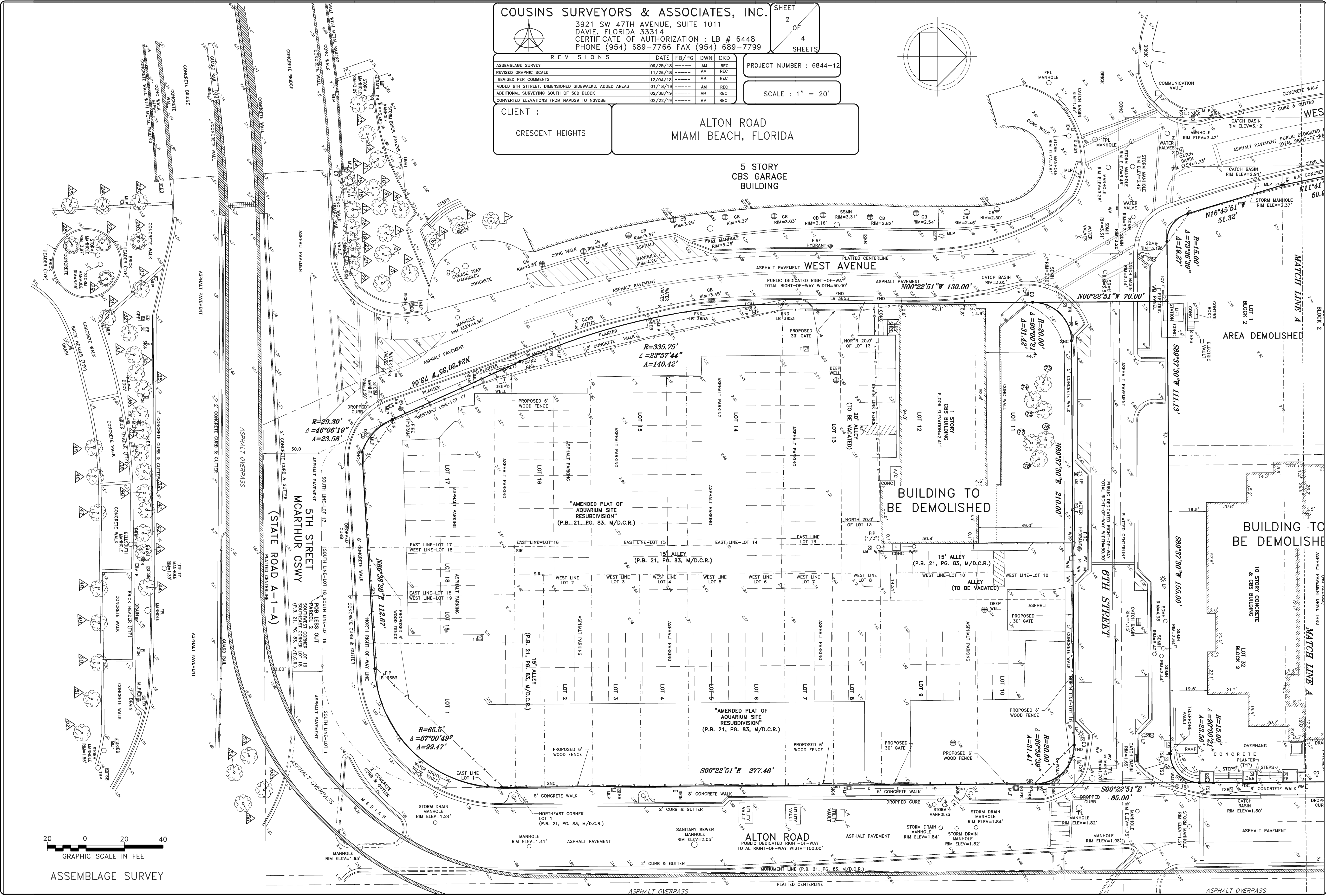
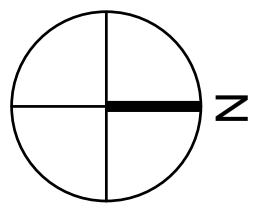
ASSEMBLAGE SURVEY

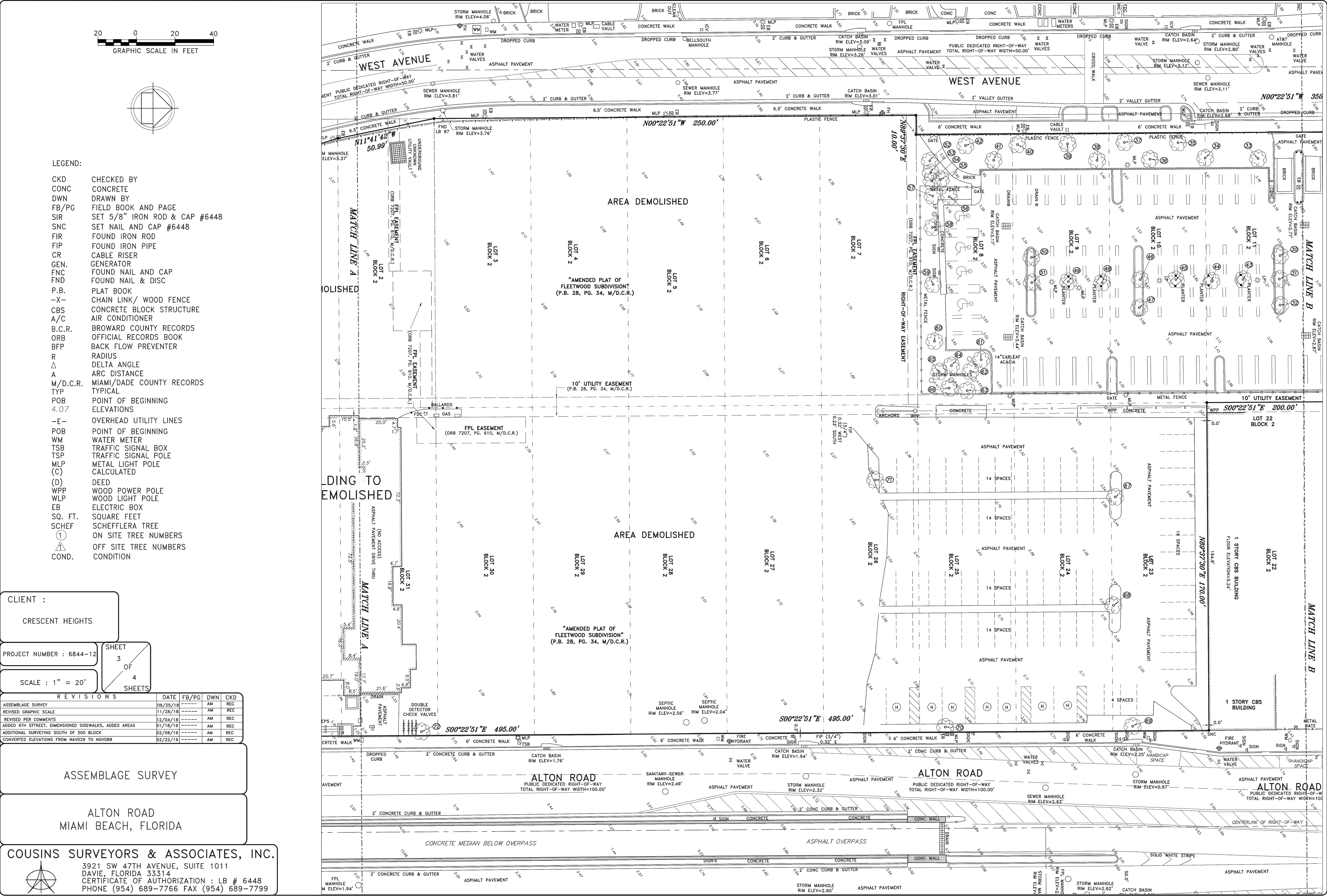
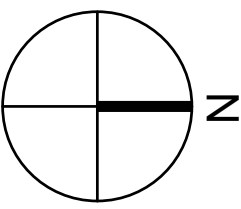
R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/18	-----	AM	REC
REVISED GRAPHIC SCALE				11/28/18	-----	AM	REC
REVISED PER COMMENTS				12/04/18	-----	AM	REC
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/18/19	-----	AM	REC
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	-----	AM	REC
CONVERTED ELEVATIONS FROM NAVD83 TO NGVD88				02/22/19	-----	AM	REC

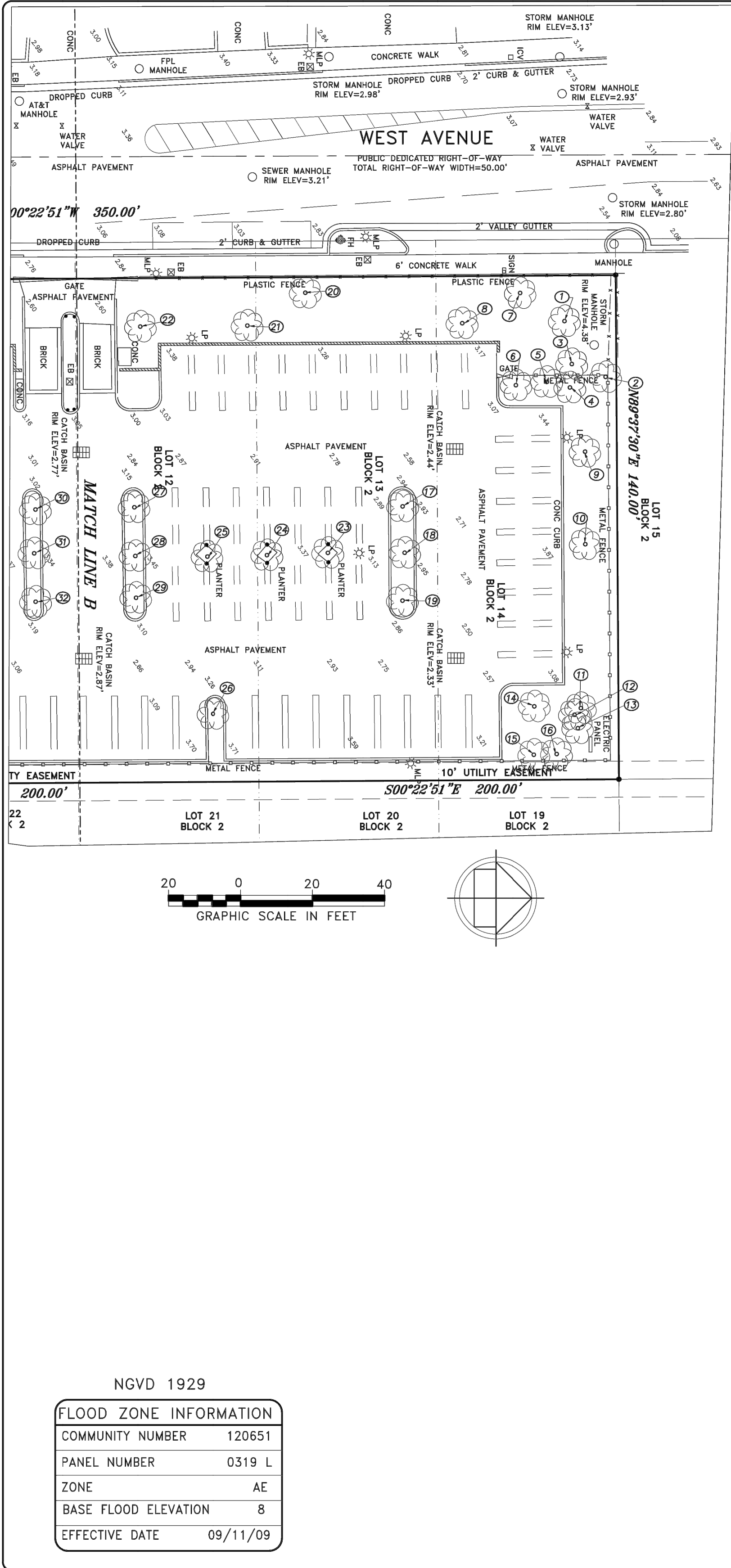
PROJECT NUMBER : 6844-12

SCALE : N/A

SHEET
1
OF
4
SHEETS







EXISTING TREE SURVEY (ON SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	PALM		18					
2	SCHEFFLERA		4					
3	PALM		10					
4	PALM		10					
5	PALM		10					
6	EARLEAF ACACIA		14					
7	GRAPE MYRTLE		4					
8	PALM		18					
9	EARLEAF ACACIA		12					
10	EARLEAF ACACIA		12					
11	PALM		8					
12	PALM		8					
13	PALM		8					
14	EARLEAF ACACIA		10					
15	PALM		8					
16	PALM		8					
17	PONGAM		12					
18	PONGAM		10					
19	PONGAM		10					
20	GRAPE MYRTLE		6					
21	PALM		18					
22	PALM		18					
23	PONGAM		8					
24	PONGAM		10					
25	PONGAM		10					
26	EARLEAF ACACIA		16					
27	PONGAM		12					
28	PONGAM		12					
29	PONGAM		8					
30	PONGAM		10					
31	PONGAM		10					
32	PALM		18					
33	PALM		18					
34	PALM		18					
35	GRAPE MYRTLE		6					
36	PALM		18					
37	GRAPE MYRTLE		4					
38	PALM		18					
39	GRAPE MYRTLE		6					
40	GRAPE MYRTLE		6					
41	PALM		18					
42	GRAPE MYRTLE		6					
43	PONGAM		8					
44	PONGAM		8					
45	PONGAM		12					
46	PONGAM		12					
47	PONGAM		12					
48	PONGAM		8					
49	PONGAM		8					
50	PONGAM		6					
51	PONGAM		12					
52	PALM		18					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					
57	PALM		10					
58	EARLEAF ACACIA		18					
59	EARLEAF ACACIA		10					
60	EARLEAF ACACIA		4					
61	PALM		10					
62	PALM		10					
63	PALM		10					
64	PALM		10					
65	PALM		10					
66	PALM		10					
67	OAK		6					
68	OAK		6					
69	OAK		6					
70	OAK		6					
71	OAK		8					
72	BLACK OLIVE		14					
73	PALM		8					
74	PALM		8					
75	PALM		8					
76	PALM		8					
77	PALM		8					
78	PALM		8					

EXISTING TREE SURVEY (OFF SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	PALM		10					
2	PALM		10					
3	PALM		10					
4	TWIN PALM		10					
5	PALM		10					
6	GUMBO LIMBO		4					
7	PALM		14					
8	TWIN PALM		8					
9	GUMBO LIMBO		4					
10	PALM		14					
11	TWIN PALM		6					
12	GUMBO LIMBO		5					
13	GUMBO LIMBO		5					
14	PALM		6					
15	PALM		6					
16	PALM		6					
17	TWIN PALM		10					
18	TWIN PALM		6					
19	PALM		6					
20	TWIN PALM		6					
21	PALM		2					
22	PALM		2					
23	PALM		16					
24	PALM		18					
25	PALM		16					
26	PALM		16					
27	PALM		16					
28	PALM		16					
29	PALM		16					
30	PALM		16					
31	PALM		16					
32	OAK		5					
33	PALM		17					
34	OAK		5					
35	PALM		17					
36	OAK		8					
37	PALM		16					
38	OAK		8					
39	PALM		18					
40	OAK		8					
41	PALM		20					
42	OAK		5					
43	PALM		16					
44	PALM		18					
45	PALM		16					
46	PALM		16					
47	PALM		16					
48	PALM		16					
49	PALM		16					
50	PALM		16					
51	PALM		16					
52	PALM		10					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. : 4172842, EFFECTIVE DATE : JULY 09, 2014.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72' (NGVD29) 2.16' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

PER THE CITY OF MIAMI BEACH :
GRADE : 4.46' (NGVD 1929)
BASE FLOOD : 8.00' (NGVD 1929)
ADJUSTED GRADE : 6.23' (NGVD 1929)

FRONT 0 FEET SIDE INTERIOR 0 FEET SIDE FACING STREET 0 FEET REAR 0 FEET

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA

ASSEMBLAGE SURVEY

R E V I S I O N S				DATE	FB	PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/18	----	AM	REG	
REVISED GRAPHIC SCALE				11/28/18	----	AM	REG	
REVISED PER COMMENTS				12/04/18	----	AM	REG	
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/18/19	----	AM	REG	
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	----	AM	REG	
CONVERTED ELEVATIONS FROM NAVD88 TO NGVD88				02/22/19	----	AM	REG	

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET
4 OF
4
SHEETS

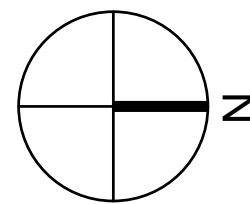
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2019. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

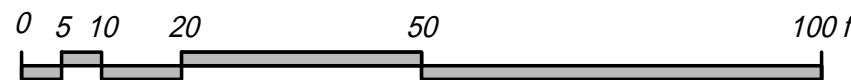
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

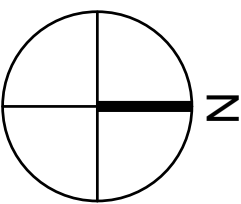
SURVEY



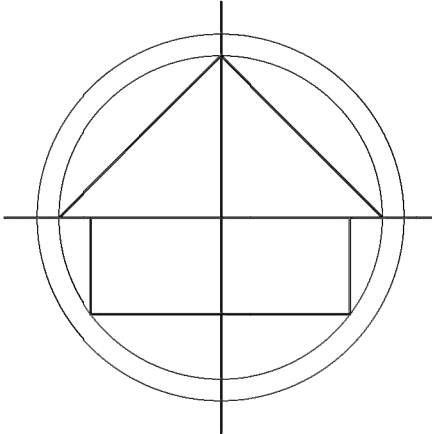
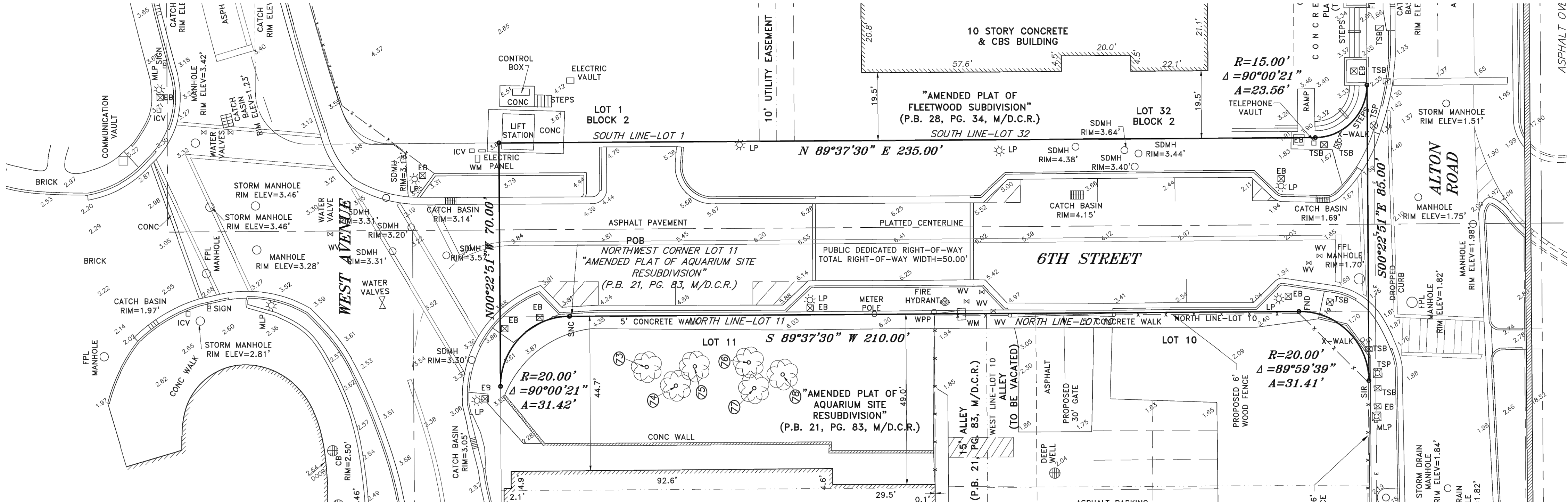
DATE:
03/11/2019

A0-04A





SKETCH OF SURVEY



LEGEND:	
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
□	WOOD FENCE
CLF	CHAIN LINK/ WOOD FENCE
WPP	WOOD POWER POLE
5.62	ELEVATIONS
LP	LIGHT POLE
EB	ELECTRIC BOX
SDMH	STORM DRAINAGE MANHOLE
FPL	FLORIDA POWER & LIGHT
MLP	METAL LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WV	WATER VALVE
WM	WATER METER
R	RADIUS
A	ARC DISTANCE
△	CENTRAL ANGLE
POB	POINT OF BEGINNING

LAND DESCRIPTION: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

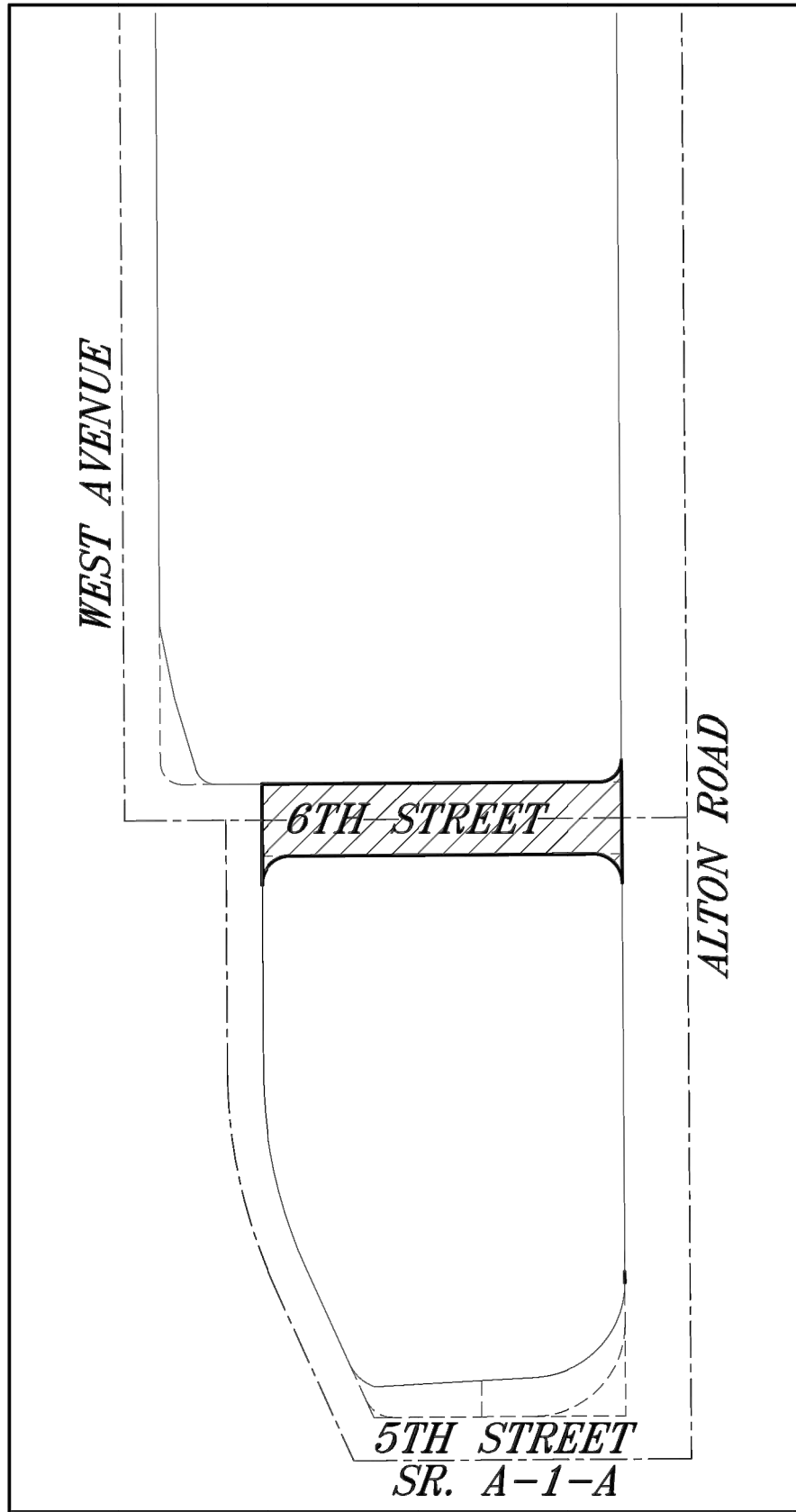
THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 12,720 SQUARE FEET MORE OR LESS.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72'
- BEARINGS SHOWN HEREON ARE ASSUMED.



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
CRESCENT HEIGHTS

6TH STREET
MIAMI BEACH, FLORIDA

SKETCH OF SURVEY

R E V I S I O N S		DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY		08/30/18	SKETCH	AM	REC
REVISED LAND DESCRIPTION		10/22/18	SKETCH	AM	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2018.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/30/18



ZONING DATA

Lot addresses:	500 Alton Road, 630 Alton Road, 650 Alton Road, 1220 6th Street, 659 West Avenue, 701 West Avenue, 703 West Avenue, 711 West Avenue, 721 West Avenue, 723 West Avenue, 727 West Avenue and 737 West Avenue
Folio numbers:	0242040060010; 0242040060070; 0242030010100; 0242030010161; 0242030010170; 0242030010180; 0242030010190; 0242030010200; 0242030010201; 0242030010210; 0242030010210; 0242030010220; 0242030010280
Zoning District:	Alton Road Gateway / Parking District #6
FEMA Zone:	Flood Zone AE - Elevation : 8'-0" NGVD
CMB Grade:	4.62' NGVD

Alton Road Gateway	Required	Allowed	Provided
1 Lot Occupation			
Lot Area			286,149 sf (6.5691 acre)
FAR	2.0 FAR max.	286,149 x 2 = 572,298 sf	571,000 sf * ₁
2 Subterranean Setbacks	Required	Allowed	Provided
Alton Road	10'-0" min.		10'-0"
West Avenue	35'-0" min.		20'-0"* ₂
5th St / Mac Arthur Cswy	20'-0" min.		20'-0"
2 Building Setbacks	Required	Allowed	Provided
Alton Road	10'-0" min.		10'-0"
West Avenue	35'-0" min.		20'-0"* ₂
5th St / Mac Arthur Cswy	20'-0" min.		20'-0"
3 Clear Pedestrian Path	Required	Allowed	Provided
Min. clear width	10'-0" min. within sidewalks and setbacks areas		10'-0"
4 Building Height	Required	Allowed	Provided
Max. main building height (500 Alton)	520'-0" max. above BFE +5'-0"		519'-0" (45 stories)
Max. main building height (600 Alton)	40'-0" max. above BFE +5'-0"		38'-0" (2 stories)
5 Tower Residential Floorplate FAR	Required	Allowed	Provided
Tower Residential Floorplate	17,500 sf max.		17,500 sf
7 Green space	Required	Allowed	Provided
Green space	3.0 acre		3.0 acre

*₁ 571,000 sf as per development agreement (remaing 964 sf to be used for public restrooms on City Park site)
*₂ Front setback variance to allow the building to locate twenty (20) feet from West Avenue where thirty-five (35) feet would be required.

Parking District #6	Required	Allowed	Provided
8 Parking Requirements			
	Units b/w 550 sf and 1,600 sf : 1 space / unit	218 units x 1 = 218 spaces	504 spaces
	Units above 1,600 sf : 2 space / unit	119 units x 2 = 238 spaces	
	Guest Parking : 10% of required residential parking	(218+238) x 0.1 = 46 spaces	
	Total residential parking req.	218 + 238 + 46 = 502 spaces	
	Accessibles spaces for parking facilities between 501 and 1,000 spaces: 2% of total	502 x 0.02= 10 accessible spaces (included in total above)	10 spaces accessible spaces (included in total above)
Retail	1 space for every 300 sf of floor area for individualestablishments over 2,500 sf or for development site with a total aggregate of more than 10,000 sf	7,120 sf /300 sf = 24 spaces	28 spaces (provided on 600 Alton site)
F&B	1 space per 4 seats or 1 space per 60 sf of space not used for seating	290 seats / 4 = 73 spaces	73 valet spaces (provided on basement level of 500 Alton site)
Accessible spaces for Retail and F&B	Accessibles spaces for parking facilities between 101 and 150 spaces: 5 spaces	5 accessible spaces (included in total above)	5 accessible spaces (included in total above)
TOTAL	n/a	599 spaces	605 spaces * ₂
Parking spaces for electric vehicle	2 % of total required parking	12 spaces (included in total above)	12 spaces (included in total above)

*₂ 681 spaces total (including the 76 spaces for The Floridian Miami Beach)

9 Bicycle parking Requirements	Required	Allowed	Provided
Short-term bicycle space			
Residential	1 spaces / 10 units	337 units / 10 = 34 spaces	34 spaces
Retail	4 spaces per project	4 spaces	34 spaces
F&B	1 per 10 seats or occupants	290 seats / 10 = 29 spaces	
Total		67 spaces	68 spaces
Long-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / unit	337 spaces (337 units)	348 spaces
Retail	3 spaces b/w 5,000 sf and 20,000 sf	3 spaces (7,120 sf)	7 spaces
F&B	1 per 10% of employees	4 spaces* ₃	
Total		344 spaces	355 spaces

*₃ Number of employee to be determined

10 Loading Requirements	Required	Allowed	Provided
Residential	3 bays of 200 sf per 1st 200 units	5	6
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail / F&B	no loading bay required below 10,000 sf	2	2
	2 bay of 200 sf b/w 10,000 sf and 20,000 sf		
Total		7 loading bays	8 loading bays

LOCATION MAP



UNIT MIX / AVERAGE UNIT SIZE

UNIT MIX	ZONE 01		ZONE 02	TOTAL	%	Pkg calc.
	Lev. 05	Lev. 06-24	Lev. 25-34; 36-45			
STUDIO (480 sf)	2	38	0	40	11.9%	218 units under 1,600 sf
1 BR (670 sf / 705 sf / 725 sf)	1	57	0	58	17.2%	
2 BR (1,045 sf / 1,150 sf / 1,225 sf / 1,240 sf)	4	76	40	120	35.6%	119 units over 1,600 sf
3 BR (1,630 sf / 1,870 sf / 1,930 sf)	1	38	40	79	23.4%	
4 BR (2,385 sf)	0	0	40	40	11.9%	
TOTAL	8	209	120	337 units	100.0%	

AVERAGE UNIT SIZE	ZONE 01		ZONE 02	TOTAL
	Lev. 05	Lev. 06-24	Lev. 25-34; 36-45	
FLOOR QUANTITY	1 floors	19 floors	20 floors	40 floors
NSF/FL	10,710 sf	10,710 sf	11,035 sf	n/a
TOTAL RESI. NSF	7,705 sf	203,490 sf	220,700 sf	431,895 sf
UNIT AVER. SIZE (800 sf min. required)				1,282 sf

PARKING BREAKDOWN

	RESIDENTIAL		F&B	TOTAL
	SELF PARKING	VALET PARKING	VALET PARKING	
500 ALTON SITE				
BASEMENT LEVEL	0	61	73	134 spaces
PARKING LEV. 01	34	30	0	64 spaces
PARKING LEV. 02	47	48	0	95 spaces
PARKING LEV. 03	79	48	0	127 spaces
PARKING LEV. 04	110	45	0	155 spaces
TOTAL	270 spaces	232 spaces	73 spaces	575 spaces

	RETAIL		
	SELF PARKING	VALET PARKING	TOTAL
600 ALTON SITE			
LEVEL 01	29	0	29 spaces
TOTAL	29 spaces	0 spaces	29 spaces

LIST OF VARIANCES

- Front setback variance to allow the building to locate twenty (20) feet from West Avenue where thirty-five (35) feet would be required.
- A variance to waive the landscaping requirements of Section 126-11(a) for the surface parking lot serving the Floridian condominium.
- A variance to waive the landscaping requirements of Section 126-11(b) for the surface parking lot serving the Floridian condominium.
- A variance to permit the surface parking lot serving the Floridian condominium to be located at zero feet from a rear (eastern) property line where five (5) feet would be required.
- A variance to allow three (3) vehicles to be parked in tandem within the garage where Section 130-251(b) would permit two (2) vehicles to be parked in tandem.
- A variance to allow the roof deck (not to exceed 50% of the enclosed floor below) and landscape planters to extend five (5) feet above the main roof line where three (3) feet would be permitted.
- A variance to allow units to be a minimum of 475 sf for up to 30% of the total unit count where 550 sf min. would be required.
- A variance to allow monument signs to be ten (10) feet high from CMB grade (4.62' NGVD).
- A variance to allow signage area of monument signs to be more than 15 sf.



VIEW TOWARD SOUTHWEST



VIEW TOWARD NORTHWEST

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2019. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

CONTEXT -
AERIAL VIEWS

DATE:
03/11/2019

A0-07



CONTEXT STUDY

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

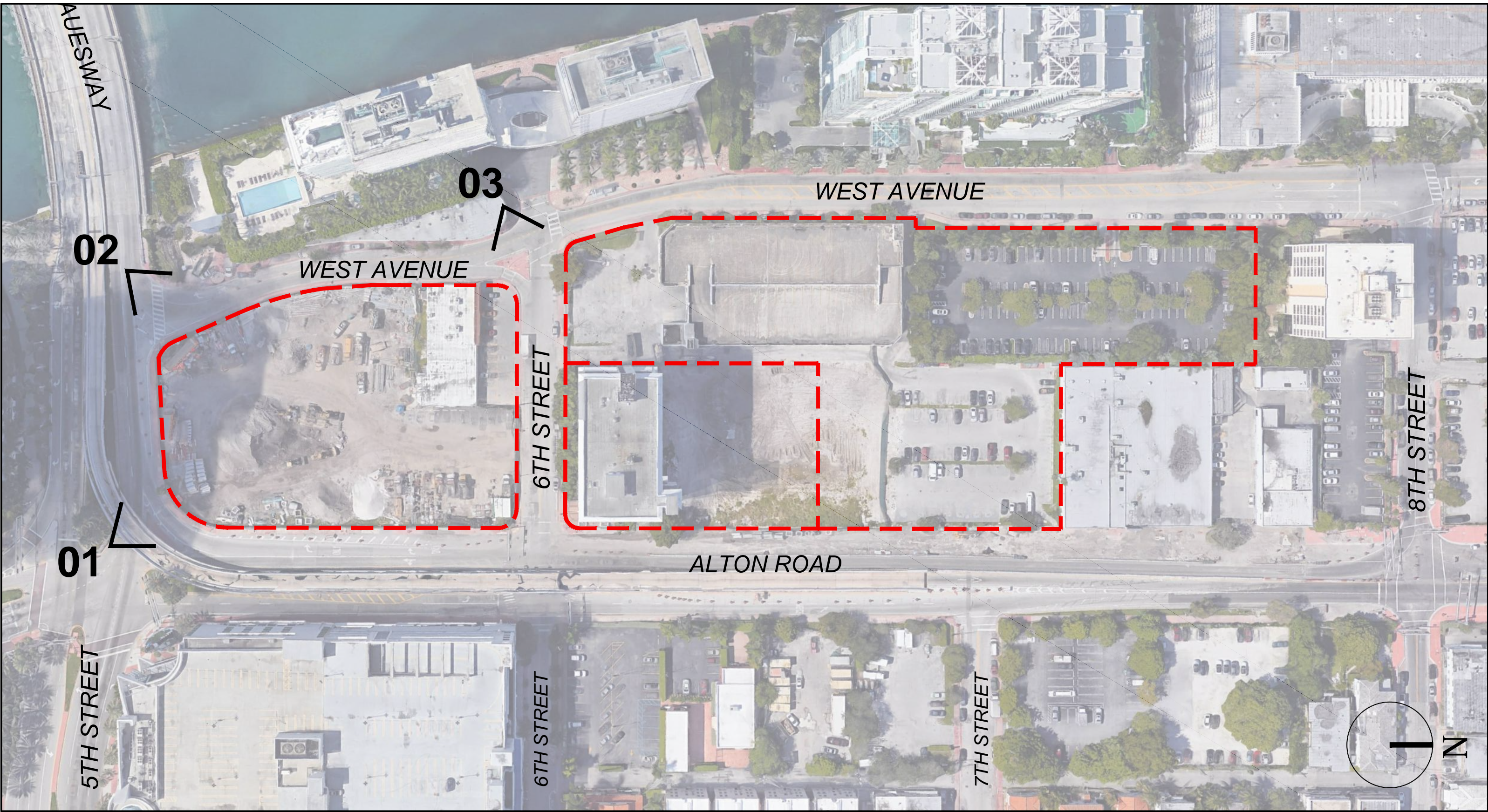
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2019. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

CONTEXT STUDY

DATE:
03/11/2019

A0-08



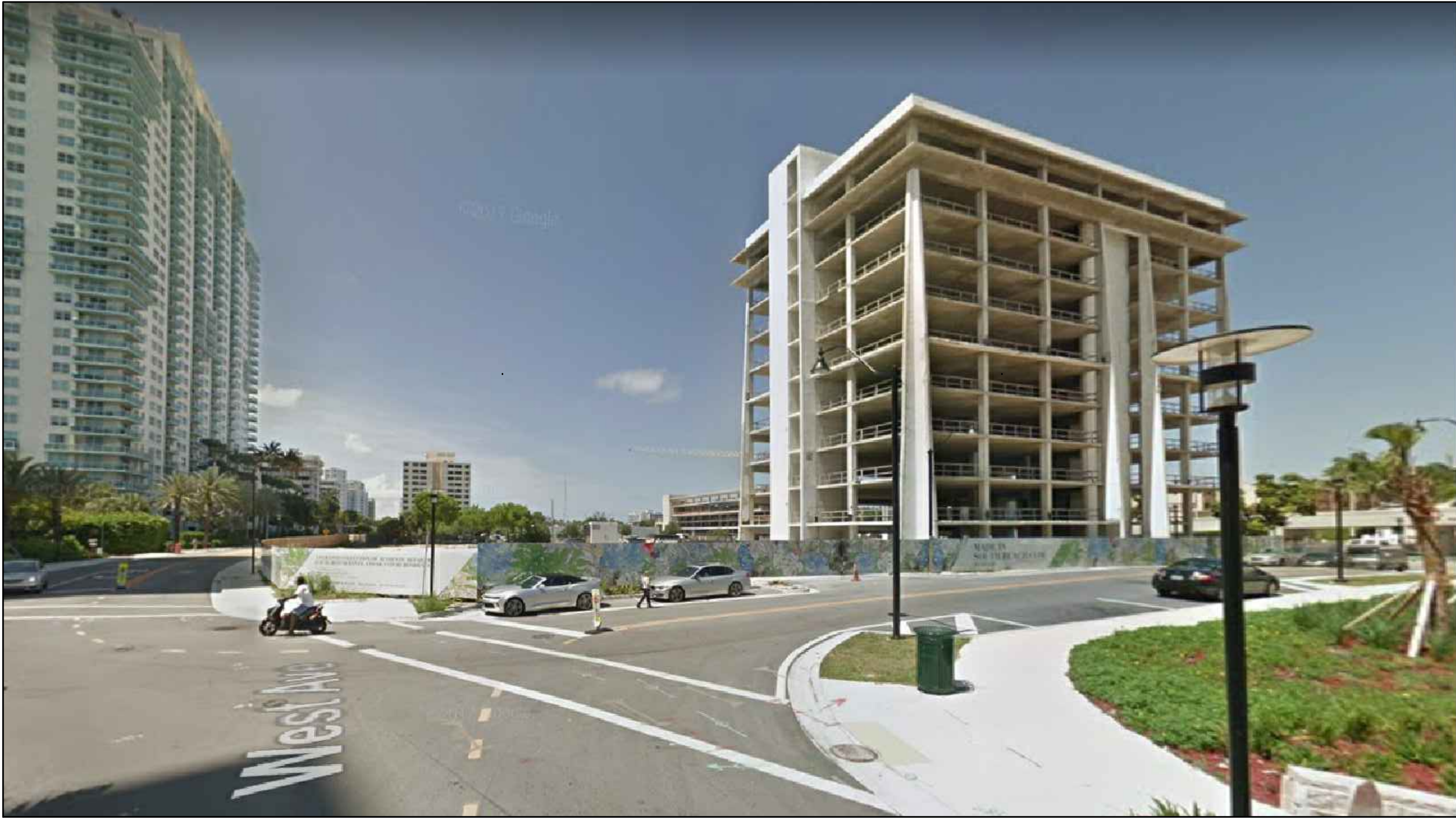
LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

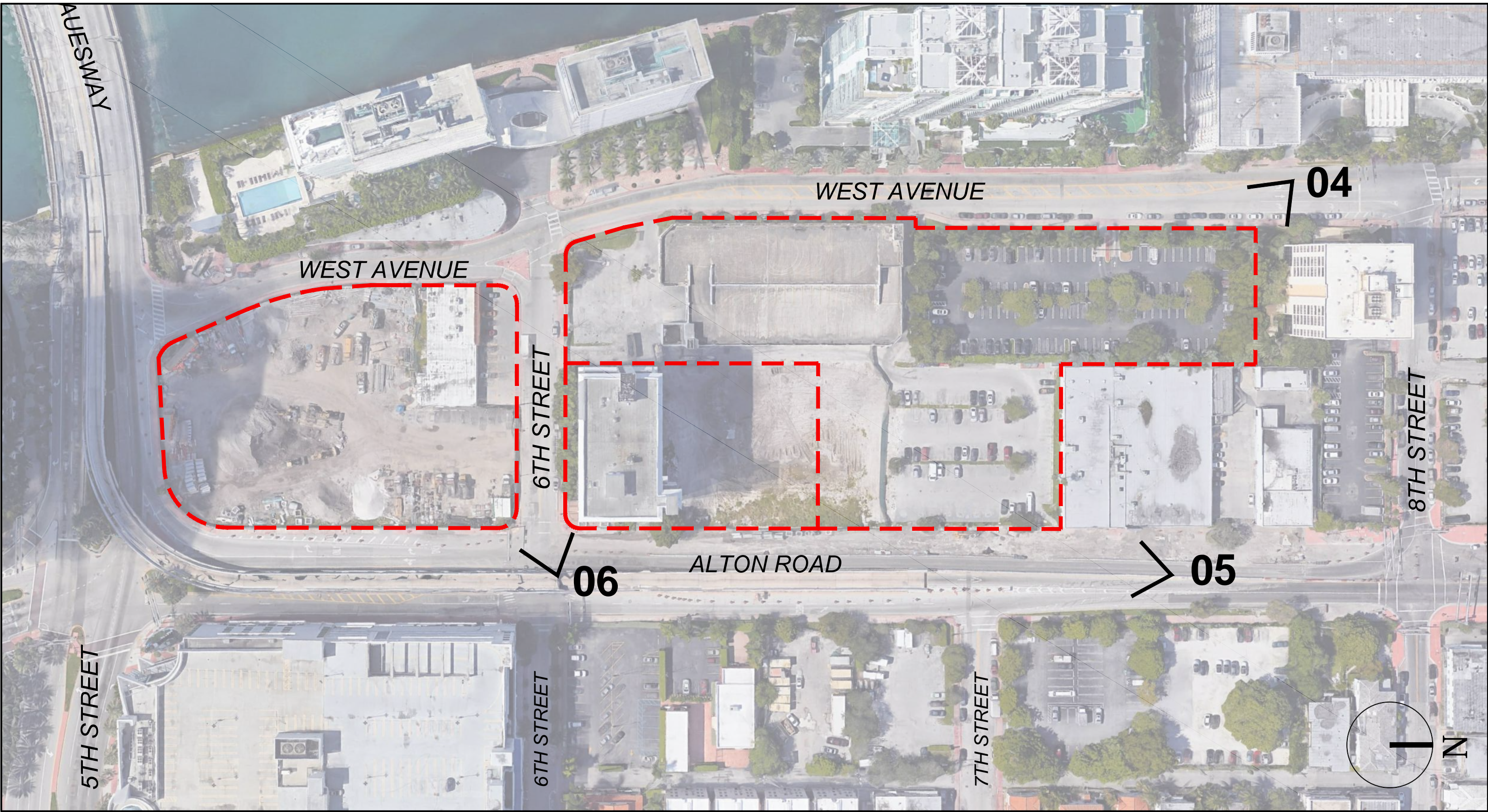
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2019. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

CONTEXT -
STREET VIEWS

DATE:
03/11/2019

A0-09



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06