

FAIRWIND HOTEL

1000-1030 COLLINS AVENUE

Request for a Conditional Use Approval:

- Neighborhood Impact Establishment (NIE) with entertainment
- Outdoor Entertainment, including live entertainment, for the existing ground level courtyard

**Planning Board First Submittal
April 08, 2019**

SURVEY & DRAWING LIST

DRAWING LIST

Cover

Survey and Drawing list

- G-1.01 Zoning Data
- G-1.02 Location Plan
- G-1.03 Existing Site Plan
- G-1.04-06 Existing Site Images
- G-1.07-08 Existing Interior Courtyard/Bar Images
- G-1.09 Existing Roof Top Pool Images
- G-1.10 Existing Interior Basement/Bar Images
- G-1.11-14 Existing Context Photos

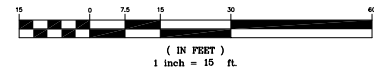
- A-1.00 Basement Occupancy Loads
- A-1.01 First Floor Occupancy Loads
- A-1.02 Building 1020 Occupancy Loads
- A-1.03 Courtyard Occupancy Loads
- A-1.04 Roof Top/6th Floor Occupancy Loads
- A-1.05 Roof Top/6th Floor Occupancy Loads

- A-2.00 North Elevation
- A-2.01 East Elevation
- A-2.02 South Elevation
- A-2.03 West Elevation

- A-3.00 North Section Courtyard
- A-3.01 South Section Courtyard

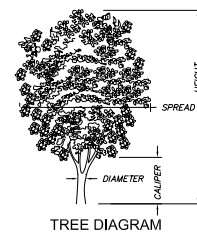
ALTA/ACSM LAND TITLE SURVEY BOUNDARY SURVEY

GRAPHIC SCALE

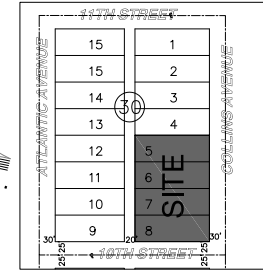


11TH STREET

NO.	CL.	H.T.	D.I.	C.A.T.	COMMON NAME	SERVICE NAME
1	10	12	12	30	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS
2	10	12	12	30	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS
3	8	27	12	20	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS
4	6	25	10	15	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS
5	8	35	12	18	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS
6	8	35	12	12	SOUTHAIRY PALM	PTYCHOSPORA ELEGANS



TREE DIAGRAM



LOCATION SKETCH

N.T.S.
SEC.3-54-42

LEGAL DESCRIPTION:

Lots 5, 6, 7 and 8, Block 30, OCEAN BEACH, FLA. ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

TITLE EXCEPTION:

SUBJECT TO THE FOLLOWING SURVEY MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B, SECTION II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, P.L. INC. 1200768 ES, AGENT FILE # GC FL PROP. EFFECTIVE DATE: JANUARY 18, 2012 AT 8:00 AM.

1. Easement Agreement between 1000 Collins Corporation, Fambell, Inc. and Lon Worth Crow Company, dated March 30, 1964, recorded March 31, 1964 in Official Records of Miami-Dade County, Florida. IT APPEARS THAT THE DOMINANT AND SERVIENT ESTATES REFERENCED THEREIN HAVE BEEN UNITED AS ONE ENTITY, AS A RESULT OF THIS MERGER THE EASEMENT MAY HAVE BEEN TERMINATED. THIS MATTER SHOULD BE INVESTIGATED BY AN ATTORNEY.

9. Declaration of Restrictive Covenant recorded March 29, 1988 in Official Records Book 13626, Page 765, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO ENCUMBER THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

10. Conditional Use Permit recorded March 18, 1988 in Official Records Book 13614, Page 101, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

11. Gold Coast Cablevision Hotel/Motel Bulk Rate Agreement for Cable Television Service with Rikky/Narragansett South Florida CATV limited partnership, d/b/a Gold Coast Cablevision, recorded April 15, 1998 in Official Records Book 17168, Page 960, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO ENCUMBER THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

12. Gold Coast Cablevision Hotel/Motel Bulk Rate Agreement for Cable Television Service with Rikky/Narragansett South Florida CATV limited partnership, d/b/a Gold Coast Cablevision, recorded April 15, 1998 in Official Records Book 17168, Page 960, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO ENCUMBER THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

13. Order by the Board of Adjustment of the City of Miami Beach, Florida recorded September 30, 1999 in Official Records Book 18923, Page 1012, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

14. Order by the Historic Preservation Board of the City of Miami Beach, Florida recorded December 28, 1999 in Official Records Book 18923, Page 1012, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

15. Order by the Historic Preservation Board of the City of Miami Beach, Florida recorded December 28, 1999 in Official Records Book 18923, Page 1016, of the Public Records of Miami-Dade County, Florida. THIS MATTER APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

16. The following matters as set forth on survey, dated October 8, 2004, and prepared by Blacoyne Engineering Company, Inc., job number #03-72347: including but not limited to the following:

a) There is an encroachment of a concrete wall along the North and South boundary line(s). ONLY THE SOUTH WALL IS ENCROACHING.

17. Order by the Historic Preservation Board of the City of Miami Beach, Florida recorded April 25, 2006 in Official Records Book 24456, page 3252. THIS MATTER APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

18. Unity of Title recorded July 17, 2007 in Official Records Book 25783, page 4497, with lender's consent. IT APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

19. Orders of the Flood Plain Management Board of the City of Miami Beach, Florida, recorded August 30, 2007 in Official Records Book 25892, page 899 and recorded March 28, 2008 in Official Records Book 26295, page 2106. APPEARS TO AFFECT THE SUBJECT PROPERTY AND IT HAS NO PLOTTABLE ELEMENTS.

SURVEYOR'S CERTIFICATE:

I hereby certify to:

ITTER ZARETSKY LIEBER & JAIME, LLP
Old Republic National Title Insurance Company
RTE Title Company
OO Florida Properties, LLC

1. The survey to which this certificate is attached, captioned "ALTA/ACSM LAND TITLE SURVEY" was actually made upon the ground by transit survey and in accordance with record description.

2. This Plat of Survey correctly shows all property lines of said property which "close" by engineering calculations, the location of all buildings, structures and other above ground visible improvements situated on said property, also abutting dedicated public streets providing access to the property, together with the width and name thereof.

3. This Plat of Survey correctly shows and/or describes, to the best of our knowledge and belief, all rights of way, easements and other surveying matters of record affecting or benefiting the subject property.

4. There are no encroachments onto adjoining premises and streets by any of the buildings, structures, or other above ground visible improvements located on the above described property, except as shown hereon.

5. There are no encroachments onto said property by buildings, structures, or other above ground visible improvements situated on adjoining premises and streets, except as shown hereon.

6. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, 14 and 16 of Table A thereof. The field work was completed on 02-02-2012.

7. The tree types as described in the tree table shown hereon were identified to the best of our ability, an inspection by a trained botanist would be required for accurate tree definition.

Date of Plat or Map: 02-02-2012

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Blacoyne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

Survey Date: 02-02-2012

Andrew D. Conner, PSM, For the Firm, Vice President
Professional Surveyor and Mapper No. 5995
State of Florida

ABBREVIATIONS:

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- D.H. = DRILL HOLE
- N&W = NAIL AND WASHER
- B.S.C. = BUILDING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.S. = POINT OF BEGINNING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- (TYP.) = TYPICAL
- C.N. = CHAIN LINK FENCE
- ID. = IDENTIFICATION
- CL. = CLEAR
- PL = PLANTER
- ENC. = ENCROACHMENT
- CONC. = CONCRETE
- SAN. = SANITARY
- F.N.D. = FOUNDATION
- C.L.F. = CHAIN LINK FENCE
- (C) = CALCULATED FROM FIELD MEASUREMENTS
- N&D = NAIL AND DISC
- R&C = ROD AND CAP
- PL = PLANTER
- PR&W = PARKER KALON NAIL AND WASHER
- M = MONUMENT LINE
- E = CENTER LINE
- S.M.S.E. VALVE = FIRE HOSE CONNECTION
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- X.O.O. = ELEV.

LEGEND

- CATCH BASIN
- WATER METER
- HANDICAP PARKING SPACE
- LIGHT POLE
- MANHOLE
- DRAIN
- POST
- POWER POLE
- PULL BOX
- SIGN
- SEWER MANHOLE
- TRAFFIC SIGNAL POLE
- WATER METER
- WATER VALVE
- INJECTION WELL
- TREE
- PALM TREE
- A/C
- GAS METER
- GAS VALVE
- GUY WIRE
- TRAFFIC SIGNAL MAST ARM POLE
- METAL FENCE
- CENTER LINE
- MONUMENT LINE

SURVEYOR'S NOTES:

- Legal Description provided by client.
- This site lies in Section 3, Township 54 South, Range 42 East, Miami-Dade County, Florida.
- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.
- Building dimensions shown hereon were measured at ground level along the exterior face.
- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appendages, storm drainage systems, tanks or rubbish fills.
- The approximate location of visible utilities shown hereon were field located.
- No attempt was made by the surveyor to locate underground utilities.
- No attempt was made by the surveyor to determine mineral rights ownership and/or subject-of-entry appurtenant thereto.
- There is no visible evidence of Wetlands, rubbish fills, sloughs, filled in wells, cisterns or seep holes on the herein described property.
- There may be additional restrictions affecting this property found in the laws of the City of Miami Beach and the State of Florida.

- ELEVATIONS SHOWN ARE ON THE BASIS OF NATIONAL GEODETIC VERTICAL DATUM (NGVD) (1929)

- FLOOD ZONE INFORMATION: COMMUNITY NUMBER: 120851, COMMUNITY NAME: CITY OF MIAMI, FLOOD ZONE: "AE", BASE FLOOD ELEVATION = 8', MAP NUMBER: 1208BC319L, MAP REVISED: SEPTEMBER 11, 2009.

- LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE CLIENT AND WAS SURVEYED AS ONE OVERALL PARCEL.

- BENCH MARKS: MIAMI-DADE COUNTY BENCHMARKS

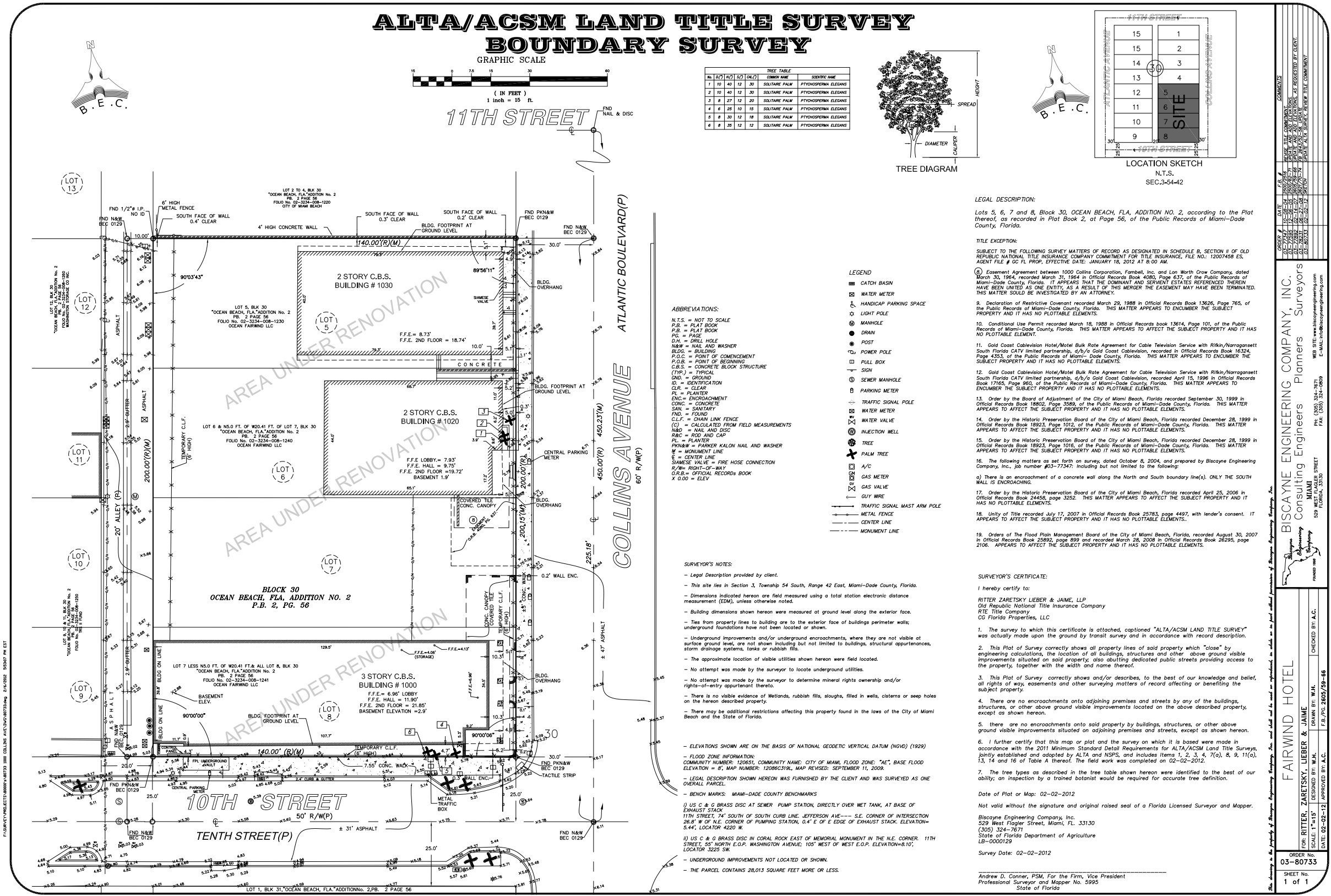
i) US C & G BRASS DISC AT SEWER PUMP STATION, DIRECTLY OVER WET TANK, AT BASE OF EXHAUST STACK

11TH STREET, 74' SOUTH OF SOUTH CURB LINE. JEFFERSON AVE. - S.E. CORNER OF INTERSECTION 26.8' W OF N.E. CORNER OF PUMPING STATION, 0.4' E OF E EDGE OF EXHAUST STACK. ELEVATION= 5.44; LOCATOR: 4220 W.

ii) US C & G BRASS DISC IN CORAL ROCK EAST OF MEMORIAL MONUMENT IN THE N.E. CORNER. 11TH STREET, 55' NORTH E.O.P. WASHINGTON AVENUE; 105' WEST OF WEST E.O.P. ELEVATION= 8.10'; LOCATOR: 3225 SW.

- UNDERGROUND IMPROVEMENTS NOT LOCATED OR SHOWN.

- THE PARCEL CONTAINS 28,013 SQUARE FEET MORE OR LESS.



BISACZYNE ENGINEERING COMPANY, INC. Surveyors
FAIRWIND HOTEL
FOR RITTER, ZARETSKY, LIEBER & JAIME
 DESIGNED BY: W.H. CHECKED BY: A.C.
 SCALE: 1"=15' DRAWN BY: W.H. F.B./J.C. 2005/59-46
 DATE: 02-02-12 APPROVED BY: A.C.
 ORDER No. 03-80733
 SHEET No. 1 of 1

G-1.01 ZONING DATA

GENERAL			
ZONING DISTRICT:	MXE- MIXED USE ENTERTAINMENT / ARCHITECTURAL DISTRICT		
LOT AREA:	28,030 SQUARE FEET		
FLOOR AREA RATIO:	2.0		
ALLOWABLE BUILDING AREA:	56,060 SQUARE FEET		
EXISTING FLOOR AREA			
	<i>EXISTING</i>		
LEVEL 0 (BASEMENT):	759		
LEVEL 1:	16,315		
LEVEL 2:	15,372		
LEVEL 3:	11,240		
LEVEL 4:	5,270		
LEVEL 5:	5,902		
ROOF:	269		
TOTAL:	55,127		
BUILDING HEIGHT			
	<i>REQUIRED</i>	<i>EXISTING</i>	
MAXIMUM BUILDING HEIGHT:	50'	49' 11 3/4"	
MAXIMUM NUMBER OF STORIES:	5	5	
OPEN SPACE RATIO			
	<i>REQUIRED</i>	<i>EXISTING</i>	
OPEN SPACE RATIO:	N/A	N/A	

MINIMUM FLOOR AREA		
	<i>REQUIRED</i>	<i>EXISTING</i>
MINIMUM FLOOR AREA PER HOTEL UNIT	200 S.F.	225 S.F.
EXISTING:	15% 300-335 S.F., 85% 335 S.F.	Min. 300 S.F.x 6 units (15% of 40 units)
MINIMUM PARKING		
	<i>REQUIRED</i>	<i>EXISTING</i>
EXISTING HOTEL UNITS:	40 for 40 hotel units	none provide - (40 spaces required to pay impact fee)
SETBACK REQUIREMENTS		
PEDESTAL		
	<i>REQUIRED</i>	<i>EXISTING</i>
FRONT:	10'	4' 10" Existing 98' 8" Existing one story addition 98' 8" Existing five story addition
SIDE INTERIOR:	5'	4' 10" Existing 5' 0" Existing 5 story addition
SIDE STREET	Same set backs as floors below	4' 0 1/2" Existing 17' 5" Existing 1 story addition
REAR:	0	0

LEGAL DISCRIPTION

LOTS 5, 6, 7, & 8 BLOCK 30 "OCEAN BEACH, FLA." ADDITION NO. 2 AC-
CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT
PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

G-1.02 LOCATION MAP

