BOUNDARY SURVEY

CERTIFY TO:

BankUnited, N.A., its successors and/or assigns S.F. Land LLC, a Florida limited liability Company S.F.R LTD

S.F.K. CID Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A. Gray Robinson, PA Old Republic National Title Insurance Company

FNCROACHMENTS.

- COOLING TOWER ENCROACHES ONTO NE PORTION OF PROPERTY 4.4 FEET.
- 2) CONCRETE ENCROACHES ONTO NE PORTION OF PROPERTY 5.7
- 3) PAVERS ENCROACH ONTO CENTER OF NORTH PROPERTY LINE

GRAPHIC SCALE (IN FEET)

VERTICAL CONTROL BENCHMARK: MIAMI-DADE COUNTY NATIONAL GEODETIC VERTICAL DATUM 1929

BM NO-1 LOCATOR 3222 NE ELEVATION 8.19'

63 ST (M. BEACH) ---- 40.5' NORTH OF C/L PINE TREE DRIVE ---- 193.7' EAST OF C/L

BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK.

ELEVATION 7.35'

58 ST ---- INDIAN CREEK F.P.L. SUBSTATION
HWY A-1-A (COLLINS AVE) ---- 101' WEST OF WEST CURB
ADDRESS #5838 COLLINS ---- 150'+/- S OF S SIDE OF
RECENCY TOWER BLDG

US C&G BRASS DISC ON TOP OF EAST END OF CONC FOUNDATION OF THE NORTH DOOR AT ENTRANCE OF SUBSTATION, 0.7' W OF E DOOR OF TOWER.

SURVEYOR'S NOTE
THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON VERSION 6.0.1 US ARMY CORPS OF ENGINEERS ENGINEER RESEARCH AND DEVELOPMENT CENTER TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA.

HORIZONTAL CONTROL STATE PLANE CO-ORDINATE 1929-NAD27

VERTICAL CONTROL

1929, NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

CONVERTED TO: HORIZONTAL CONTROL: 1983-NAD 83-90 VERTICAL CONTROL: 1988-NAVD 88 ALL UNITS 1-US SURVEY FOOT

550930.643

CRUCIAL INFORMATION
MIAMI-DADE COUNTY AUTHORITIES AT PUBLIC WORK SECTION, 111 N.W. 1ST STREET,
SUITE 1610 CITY OF MIAMI
FOR VERTICAL CONTROL REQUIRED ELEVATIONS FOR CONSTRUCTION PURPOSE BASE
UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), AS SHOWN IN MIAMI-DADE
COUNTY, SURVEY SECTION
PENCHAMBUR BOOK.

BENCHMARK BOOK:
BENCHMARK BOOK:
ARCHITECT, ENGINEER, DESIGNER OR BUILDER MUST, VERIFY WITH COUNTY
AUTHORITES THE DATUM THAT SHOULD BE USED FOR CONSTRUCTION PURPOSES, PRIOR TO ANY KIND OF DESIGN OR CONSTRUCTION.

PLEASE NOTIFY SURVEYOR OF RECORD FOR INFORMATION ON ELEVATION CONVERSION TO NGVD 1929.

ELEVATION

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 1988 DATUM.

This Certificate and attached survey (captioned above) are made for the benefit of BankUnited, N.A., its successors and/or assigns, ATIMA and Title Company, I hereby certify:

- That the survey was made on the ground and is correct.

 That the survey shows the location of the perimeter of the land by courses and distances.

 That the survey shows the location of all easements and rights—of—way, including all easements and rights—of—way shown as exceptions on the Mortgagee Title insurance Commitment No. 2131475 dated December 17, 2013 © 11:00PM, written on Old Republic National Title Insurance Company. No easements of record shown.

 That the survey shown established building lines and setback restrictions.
- Inat the survey shown established building lines and setback restrictions.

 That the survey shows lines of streets abutting the land and the width thereof, and that ingress and egress to the subject property is provided by Collins Avenue the same being a dedicated public right-of-way maintained by the City of Mlami Beach and the State of Florida.

 That the survey shows encroachments and the extent thereof upon the land. That the survey shows the improvements to the extent constructed, if applicable, and the relation of the improvements by distances to the perimeter of the land, the established building lines and the street lines.

 That if the land is described as being on a filed map or plat, a legend relating the survey to said map or plat, so the survey.

- That the survey shown any coastal body of water or navigable waterway within 150 feet of the land, if

- applicable.

 The subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown on the survey.

 That the property is within special flood hazard area AE & X as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development.

 That the survey presented hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida, as adopted by the Department of Professional Regulation, Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes. This instrument is not valid unless it bears an original signature and an embossed surveyor's seal.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC. 13301 SW 132ND AVE., SUITE 117 MIAMI, FLORIDA 33186

CERTIFICATE OF AUTHORIZATION L.B. NO. 7950 STATE OF FLORIDA

786-429-1024 FAX: 786-592-1152

LONGITUDE

25 30 21.39606 80 21 13.88277

WALDO F. PAEZ DATE SIGNED: ___ PROFESSIONAL SURVEYOR AND MAPPER NO. 3284 STATE OF FLORIDA

LEGAL DESCRIPTION: Lot 43, Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

Lots containing 25072 square feet more or less, or 0.576 acres more or less

SURVEY FOR: 6605 COLLINS AVENUE MIAMI BEACH, FLORIDA 33141

1)FLOOD ZONE: AE & X BASE: +8.0' PANEL NO. 12086C0326L COMMUNITY NO. 120851 DATE OF MAP: 9-11-09
2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
3)EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY

ANT, AFFECTING PROPERTY
4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING,
EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
5).LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
6)OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7)TYPE OF SURVEY: BOUNDARY SURVEY

7)TYPE OF SURVEY: BOUNDARY SURVEY
8)THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL
DESCRIPTION: PROVIDED BY CLIENT
9)SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS
SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
THE CERTIFICATE DOES NOT EXTEND TO ANY UNMAMED PARTIES
11)UNDREGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO
ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED
AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE

13)ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17)

FAC), IS "SURBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT 14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE

RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS. 15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION. 17) 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

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF MEAN SEA LEVEL OF 1988 O.O DENOTES EXISTING ELEVATION NORTH AMERICAN VERTICAL DATUM OF MEAN SEA LEVEL OF 1988

ALL ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASES UPON NAVD 1988 DATUM

THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON VERSION 6.0.1 US ARMY CORPS OF ENGINEERS
ENGINEER RESEARCH AND DEVELOPMENT CENTER
TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA

HORIZONTAL CONTROL STATE PLANE CO-ORDINATE 1927-NAD27

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 1 53'07"W FOR THE EAST RIGHT OF WAY LINE OF COLLINS AVENUE

FIELD SURVEY DATE: 02-25-16 DRAWING DATE: 02-26-16 DRAWING DATE: 06-05-19

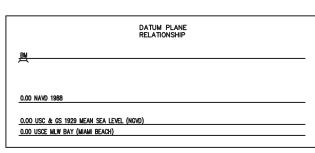
SCALE: 1' = 20' FB: SKETCH

DRAWING NO.: 16-0090 DRAWING NO.: 19-0248

ATLANTIC

COLLINS

AVENUE



LOCATION SKETCH

N.T.S.

ALL ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASES UPON NAVD 1988 DATUM.

552110.486 945503.330 25 30 39.43214 80 21 14.09579 4.471 551949.934 551950.503 789599,189 945836.334 25 30 39.43070 80 21 13.35741 789607.123 551810.423 551950.183 789411.839 552110.735 945648.981 25 31 19.15062 80 21 14.09556 25 30 39.33315 80 21 14.09183 551922.618 789412.954 552083.170 25 30 39.21435 80 21 13.35885 789599.093 552050.348 789376.779 552976.362 945613.921 25 30 42.51831 80 21 14.22357 552815.805 945785.279 25 30 42.40887 80 21 13.54856 789548.135 552785.586 552946.143 550930.643 789400.118 551091.189 25 30 21.39678 80 21 14.15458

551091.189

NORTHING

1, Inc 33186 AAIL.COM Surveying, II ITE 117 MIAMI FL 33: DELTAMAPPINGOGMAIL and S Delta Mapping & Series

AVENUE

HARDING

& Mappers \triangleleft

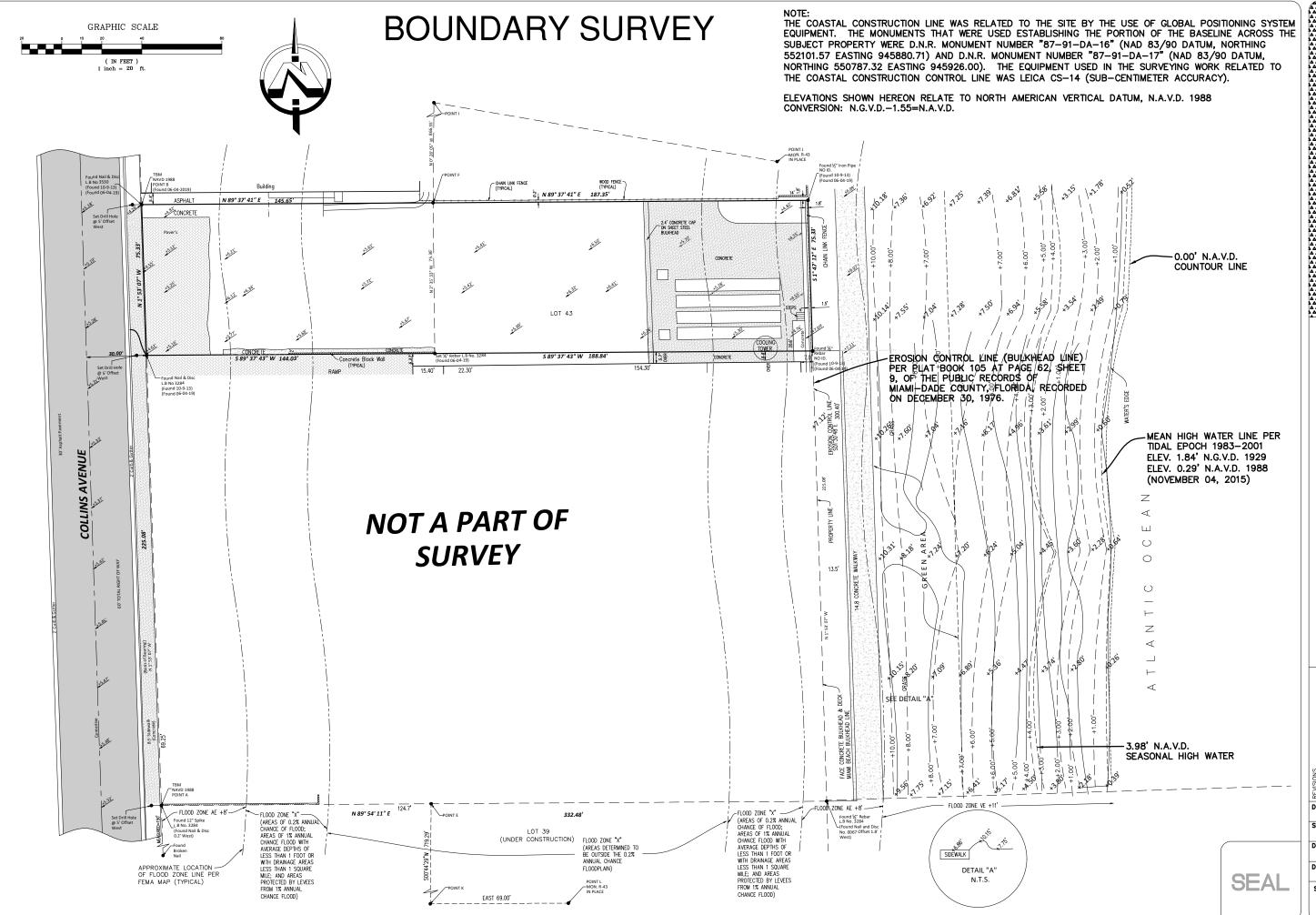
Surveyors, and Planne

DATE: 08-13-2018 SCALE: 1" = 20' DRAWN BY

M.P.R. DRAWING NO: 18-0343

SHEET NO.

1 OF 2



BOUNDARY

08-13-2018 SCALE:

DRAWN BY:

M.P.R. DRAWING NO:

SHEET NO.

2 OF 2

RM3 - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6605 COLLINS AVENUE. I	MIAMI BEACH, FL. 331	41
2	Board and file numbers:			
3	Folio number(s):	02-3211-007-0410		
4	Year constructed:	N/A	Zoning District:	RM-3
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	4.55'
6	Adjusted grade (Flood+Grade/2):	6.275'	Lot Area (SF):	25,072 S.F.
7	Lot width (FT):	75.33'	Lot Depth (FT):	333.0'
8	Minimum Unit Size(SF):	N/A	Average Unit Size:	N/A
9	Existing use:	VACANT	Proposed use:	TEMPORARY PARKING LOT

		Maximum	Existing	Proposed	Deficiencles
10	Height:	200'-0" Oceanfronts	N/A		
11	Number of Stories:		N/A		
12	FAR:	2.25 / 56,412 S.F.	N/A	NONE	
13	Gross square footage:		N/A	16,774 S.F.	
14	Square Footage by use:		N/A	16,774 S.F. PARKING	
14				SURFACE	
15	Number of units Residential:		N/A		
16	Number of units Hotel:		N/A		
17	Number of seats:		N/A		
18	Occupancy load:	F.B.C TABLE 1004.1.2	I NI/A	A MAX. 84	
		MAX. 84 OCC			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	N/A			
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:	N/A			
24	Front Setback:	20'-0"		20'-0"	
25	Side Setback:	5'-0" or 5% lot width		8'-6" North	
26	Side Setback:	5'-0" or 5% lot width		8'-10" South	
27	Side Setback facing street:	N/A			
28	Rear Setback:	50'-0" Oceanfronts		50'-0"	
	Pedestal:	N/A			
29	Front Setback:	N/A			
30	Side / Interior Setback:	N/A			
31	Side Setback:	N/A			
32	Side Setback facing street:	N/A			
33	Rear Setback:	N/A			
	Tower:	N/A			
34	Front Sctback:	N/A			
35	Side Setback:	N/A			
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A	·		

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District: No. 1				
40	Total # of parking spaces:	N/A		57	
	# of parking hotel rooms	N/A			
41	# of parking bar at lobby	N/A			
	# of parking bar at rooftop	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions:	8'-6" x 18'-0"		8'-6" x 18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)			90 degree	
45	ADA Spaces	3		3	
46	Tandem Spaces	N/A			
47	Drive aisle width	22'-0"		22'-0"	
48	Valet drop off and pick up	N/A	-		
49	Loading zones and Trash collection areas	N/A			
50	Racks	N/A		1	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use:	N/A			
52	Total # of seats:	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant load:	N/A			
55	Occupant load per venue (Provide a separate chart for a breakdown calculation)	N/A			

56	Is this a contributing building?	Yes or NO	
57	Located within a Local Historic	Yes or NO	
	District?	les of NO	

ZONING CHART

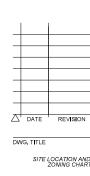
SCALE: N.T.S

BELLLINSON
GOMEZ

ARCHITECTURE ACCO1062

ARCHITECTURE AACOU
JOSE L GOMEZ AROO15
8101 BISCAYNE BL
SUITE
MIAMI FL 33138-4
TEL. (305) 559.1
FAX (305) 551.1
beilinsonarchitectspa.

6605 COLLINS AVENUE
0805 COLLNS AVENUE
MAMI BEACH, FL 33141



SITE LOCATION AND ZONING CHAR SCALE

N.T.:
PROJECT NO.

DATE

10-07SHEET NUMBER

A-002



ALLISON ISLAND

WD-2 Waterway district
RO Residential office

GC Golf course

y CCC Convention center district

RRS4 Residential performance standard, high denisty

RRS4 Residential performance standard, limited mixed use

RRS5 Residential performance standard, limited mixed use

RS-2

CD-3 Commercial, high intensity

I-1 Urban light industrial

MXE Mixed use entertainment

HD Hospital district
MR Marine recreational

LA GORCE ISLAND

ZONING DISTRICTS

RS-1 Single family residential
RS-2 Single family residential

RS-3 Single family residential RS-4 Single family residential

CD-1 Commercial, low intensity

CD-2 Commercial, medium intensity

TH Townhome residential
RM-1 Residential multifamily, low intensity

RM-3 Residential multifamily, high intensity

RM-1 Residential multifamily, low intensity GU Civic and government use RM-2 Residential multifamily, medium intensity CCC Convention center district

RS-2

RS-3

RM-PRD-2

CD-2

GU

RM-3

RM-2

CPS-4 Commercial performance standard, intensive phased ba RMPS-1 Residental mixed use performance standard SPE Special public facilities educational district

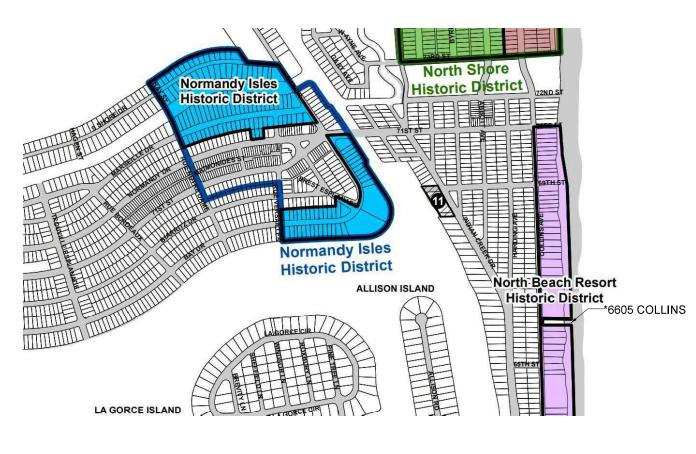
FOR AN OFFICIAL ZONING DETERMINATION
PLEASE CONTACT THE PLANNING DEPARTMENT

6605 COLLINS

LOCAL HISTORIC DISTRICTS

Espanola Way Historic District
Altos del Mar Historic District
Flamingo Park Historic District
Ocean Drive/Collins Avenue Hist
Museum Historic District

Ocean Beach Historic District
Harding Townsite Historic District



NATIONAL REGISTER

HISTORIC DISTRICTS

Normandy Isles Historic District
North Shore Historic District

Collins Waterfront Architectural District

LOCAL HISTORIC SITES

2 21st St Recreation Center Historic Site

3 Congregation Beth Jacob Historic Site

6 Miami Beach Woman's Club Historic Site

6 Sunset Island Bridges Historic Structures 36 Ocean Dr Historic Site

Old City Hall Historic Site

7 The Bath Club Historic Site

Dade Blvd Fire Station Historic Site

Tagler Memorial and Monument Island Historic Site

28th St Obelisk and Pumping Station Historic Structure

9 PineTree Dr Historic Roadway

1 69th St Fire Station Historic Site

1600 Lenox Ave Historic Site

1700 Alton Rd Historic Site

*6605 COLLINS AVENUE PROPERTY IS EXCLUDED FROM THE NORTH BEACH RESORT HISTORIC DISTRICT *6605 COLLINS AVENUE IS NOT A HISTORIC PROPERTY

mingo Waterway Historic District

North Shore Historic District

Normandy Isles Historic District

Morris Lapidus/Mid 20th Century Historic District

BEILLINSON GOMEZ,

ARCHITECTURE AACOO JOSE L. GOMEZ AROO1 8101 BISCAYNE BL SUITE MIAMI FL 33138-4 TEL (305) 559.1 FAX (305) 551.1

6605 COLLINS AVENUE
MAMI BEACH, FL 33741

DWG.TITLE

DATE REVISION

3. TITLE

DISTRICT MAPS

SCALE

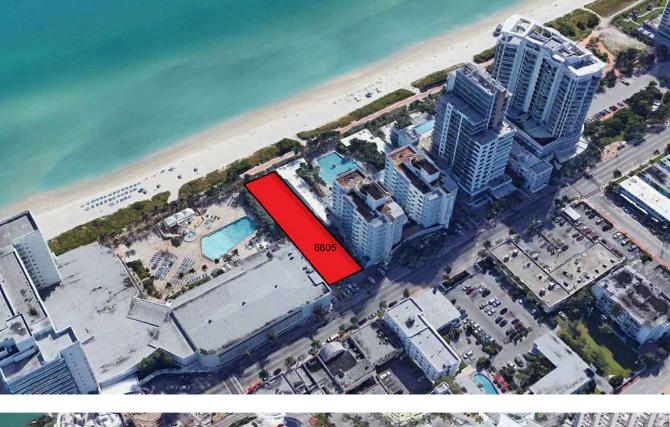
N.T.S

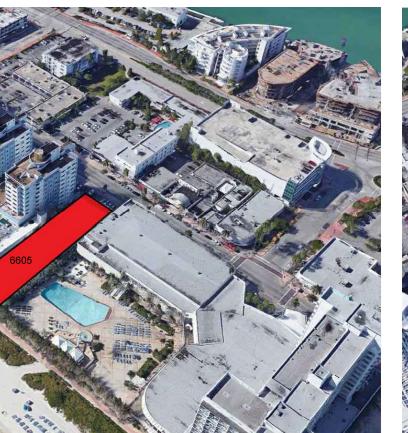
PROJECT NO.

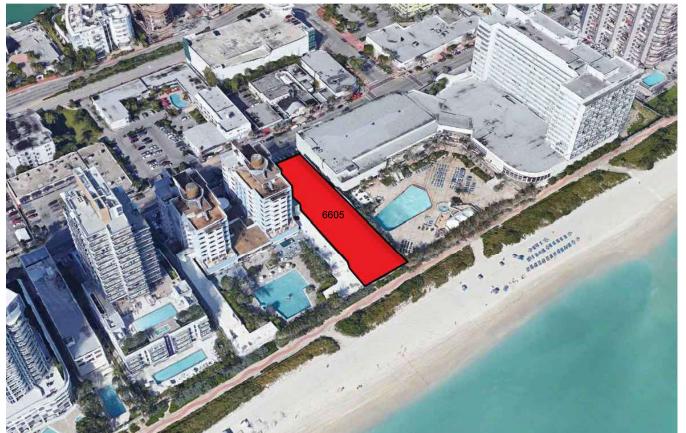
10-0.
SHEET NUMBER

A-003

ARCHITECTURE AAC001082 JOSE L, GOMEZ AR0015418 8101 BISCAYNE BJUTE 300 SUITE 300 MIAMI FL 33138-4686 TEL. (305) 559, 1250 FAX (305) 551,1740 beilnsonarchitectspa.com









DATE REVISION

DWG, TITLE

AERIAL VIEWS

PROJECT NO.

10-07-19 SHEET NUMBER

A-004

DATE DWG. TITLE

SHEET NUMBER
A-005









PHOTO 02 (09-18-19)



PHOTO 04 (09-18-19)



PHOTO 03 (09-18-19)

PHOTO 01 (09-18-19)

