

CONDITIONAL USE PERMIT

April 26th, 2021

SCOPE OF WORK:

This is an interior renovation of an existing restaurant in the existing Ritz Carlton hotel building “1669 Collins Ave.” (1940 - 1953). A majority of the interior remodel includes cosmetic finishes and the addition of a new bar.

ZONING DATA:

*Local Code:
City of Miami Beach, Zoning Ordinance*

*Zoning:
RM-3, Residential Multi-family, High Intensity*

Folio No. 02-3234-123-0030

Sub-Division: Di Lido Condo

*Existing Area: 6,970 Sq. Ft.
Area of Work: 6,970 Sq. Ft.
Proposed Area: No new area to be proposed*



KEY PLAN

Bagatelle Restaurant

1669 Collins Ave., Miami Beach, FL 33139 (Within the Ritz Carlton Hotel)

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

Leasehold interest contained in that Lease dated September 10, 1999, by and between D Lido Beach Hotel Corporation, a Florida corporation, as Landlord, and D Lido Beach Resort, Ltd., a Florida limited partnership, as Tenant, as evidenced by that Memorandum of Hotel Ground Lease recorded September 20, 1999 in Official Records Book 18788, Page 593, as amended by an unrecorded First Amendment to Ground Lease dated July 26, 2001, over lands being described as:

The "Hotel Unit" as established and created under the Declaration of D Lido Condominium, recorded September 20, 1999 in Official Records Book 18788, at Page 497, as amended by Amendment to Declaration of D Lido Condominium recorded February 18, 2005 in Official Records Book 23098, at Page 3561, both of the Public Records of Miami-Dade County, Florida. Said Hotel Unit is also described as follows:

Lots 18, 19 and 20 in Block 29 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

Lots 1, 2, 3, 4, 17 and the South Half (S1/2) of Lots 5 and 16 in Block 29 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida; ALSO, Beginning at the Northeast corner of the South Half (S1/2) of Lot 5, in Block 29 as the same is shown and designated upon the Plat recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; thence run in an Easterly direction along the North line of said South Half (S1/2) of Lot 5, in Block 29 produced to the Erosion Control Line of the Atlantic Ocean, said line recorded in Plat Book 105, at Page 62 of the Public Records of Miami-Dade County, Florida; thence run in a Southerly direction along the Erosion Control Line a distance of 280.059 feet to a point, said point being the intersection of the Erosion Control Line and the Centerline of Lincoln Road, as said Road is shown on the above mentioned Plat, produced Easterly; thence run in a Westerly direction along the Centerline of Lincoln Road produced Easterly to an intersection with the Easterly line of Block 29 produced Southerly; thence run in a Northerly direction along the Easterly line of said Block 29 and its production Southerly, a distance of 278.876 to the Point of Beginning.

From and above minus ninety (-90) feet NGVD as referenced to the National Geodetic Vertical Datum (NGVD).

TOGETHER WITH:

A portion of land being a part of the platted Lincoln Road right-of-way as shown on FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida. Said land being more particularly described as follows:

Bounded on the South by the platted centerline of Lincoln Road lying Easterly of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH; Bounded on the West by a line 40 feet Easterly of and parallel with the centerline of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

Bounded on the North by the South line of Block 29 of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

AND Bounded on the East by the East line of Block 29 projected Southerly of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

From and above minus ninety (-90) feet NGVD.

Said lands subject to easements as shown hereon and conditions as set forth and agreed in the Declaration of Condominium, as amended.

Said lands LESS the areas known as Commercial Units "A", "B-1" and "B-2", described as follows:

Commercial Unit "A"

A parcel of land being a portion of Lots 18, 19, and 20, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Lot 20; thence North 88°00'47" East along the Southerly line of said Lot 20 for a distance of 173.81 feet to a point; thence North 01°59'13" West for a distance of 0.50 feet to the Point of Beginning of the parcel of land herein described; thence South 88°00'47" West for a distance of 173.22 feet to a point; thence North 07°35'07" East for a distance of 151.50 feet to a point; thence North 88°00'47" East for a distance of 42.72 feet to a point; thence South 01°59'13" East for a distance of 3.09 feet to a point; thence South 47°14'19" East for a distance of 11.65 feet to a point; thence North 88°00'47" East for a distance of 36.70 feet to a point; thence South 01°59'13" East for a distance of 54.33 feet to a point; thence North 88°00'47" East for a distance of 29.70 feet to a point; thence North 01°59'13" West for a distance of 1.41 feet to a point; thence North 88°00'47" East for a distance of 5.55 feet to a point; thence South 01°59'13" East for a distance of 5.31 feet to a point; thence South 88°00'47" West for a distance of 2.43 feet to a point; thence South 01°59'13" East for a distance of 1.91 feet to a point; thence South 88°00'47" West for a distance of 20.37 feet to a point; thence South 01°59'13" East for a distance of 32.82 feet to a point; thence North 88°00'47" East for a distance of 47.79 feet to a point; thence South 01°59'13" East for a distance of 48.02 feet to the Point of Beginning. Said parcel lying between elevation 7.25 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

LESS the following parcels consisting of Emergency Exit stairwells from the Hotel Unit to Collins Avenue and being more particularly described as follows:

Stairwell "A" (less out Commercial Unit "A")

Commence at the Southwest corner of said Lot 20; thence North 07°35'07" East for a distance of 41.78 feet to a point; thence North 88°00'47" East for a distance of 0.51 feet to the Point of Beginning of the parcel of land herein described; thence continue North 88°00'47" East for a distance of 28.07 feet to a point; thence South 01°59'13" East for a distance of 15.40 feet to a point; thence North 88°00'47" East for a distance of 5.85 feet to a point; thence North 01°59'13" West for a distance of 21.50 feet to a point; thence South 88°00'47" West for a distance of 30.89 feet to a point; thence South 07°35'07" West for a distance of 6.19 feet to the Point of Beginning. Said parcel lying between elevation 7.25 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

AND

Beginning at the aforementioned Point "A", thence South 88°00'47" West for a distance of 21.50 feet to a point; thence North 01°59'13" West for a distance of 6.40 feet to a point; thence North 88°00'47" East for a distance of 21.50 feet to a point; thence South 01°59'13" East for a distance of 6.40 feet returning to a point; "A". Said parcel lying between elevation 12.5 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

AND LESS

Stairwell "B" (less out Commercial Unit "A")

Commence at the Southwest corner of said Lot 20; thence North 07°35'07" East for a distance of 110.22 feet to a point; thence South 82°15'29" East for a distance of 0.50 feet to the Point of Beginning of the parcel of land herein described; thence continue South 82°15'29" East for a distance of 3.67 feet to a point; thence North 88°00'47" East for a distance of 17.69 feet to a point; thence North 01°59'13" West for a distance of 11.30 feet to a point; thence South 88°00'47" West for a distance of 6.00 feet to a point; thence South 01°59'13" East for a distance of 17.69 feet to a point; thence North 88°00'47" West for a distance of 17.69 feet to a point; thence North 01°59'13" West for a distance of 4.70 feet to a point; thence North 01°59'13" West for a distance of 1.00 feet to a point; thence North 84°26'50" West for a distance of 0.36 feet to a point; thence South 07°35'07" West for a distance of 0.52 feet to the Point of Beginning. Said parcel lying between elevation 7.25 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

AND

Beginning at the aforementioned Point "B", thence North 01°59'13" West for a distance of 25.00 feet to a point; thence South 88°00'47" West for a distance of 6.00 feet to a point; thence North 01°59'13" East for a distance of 25.00 feet to a point; thence North 88°00'47" East for a distance of 6.00 feet returning to a point; "B". Said parcel lying between elevation 12.5 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

TOGETHER WITH any and all appurtenances thereto (including an undivided interest in the common elements and limited common elements of the Declaration of Condominium, as amended). Said lands lying in and being in the City of Miami Beach, Florida.

Commercial Unit "B-1"

A parcel of land being a portion of Lots 18, 19, and 20, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Lot 20 of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH; thence North 88°00'47" East along the Southerly line of said Lot 20 for a distance of 182.85 feet to a point; thence North 01°59'13" West for a distance of 48.52 feet to a point; thence South 88°00'47" West for a distance of 21.32 feet to the Point of Beginning of the parcel of land herein described; thence North 01°59'13" West for a distance of 23.23 feet to a point; thence South 88°00'47" West for a distance of 15.62 feet to a point; thence South 88°00'47" West for a distance of 9.65 feet to a point; thence South 88°00'47" West for a distance of 10.89 feet to a point; thence South 01°59'13" East for a distance of 32.82 feet to a point; thence North 88°00'47" East for a distance of 32.50 feet to the Point of Beginning. Said land lying between elevation 0.60 feet NGVD (1929) and 20.40 feet NGVD (1929) only. TOGETHER WITH any and all appurtenances thereto (including an undivided interest in the common elements and limited common elements of the Declaration of Condominium, as amended). Said lands lying in and being in the City of Miami Beach, Florida.

Commercial Unit "B-2"

A parcel of land being a portion of Lots 18, 19, and 20, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Lot 20 of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH; thence North 88°00'47" East along the Southerly line of said Lot 20 for a distance of 190.45 feet to a point; thence North 01°59'13" West for a distance of 91.63 feet to a point; thence South 88°00'47" West for a distance of 16.58 feet to the Point of Beginning of the parcel of land herein described; thence North 01°59'13" West for a distance of 2.22 feet to a point; thence South 88°00'47" West for a distance of 1.12 feet to a point; thence North 01°59'13" West for a distance of 1.71 feet to a point; thence North 88°00'47" East for a distance of 1.12 feet to a point; thence North 01°59'13" West for a distance of 21.29 feet to a point; thence South 88°00'47" West for a distance of 2.17 feet to a point; thence North 01°59'13" West for a distance of 1.71 feet to a point; thence North 88°00'47" East for a distance of 2.17 feet to a point; thence North 01°59'13" West for a distance of 20.80 feet to a point; thence South 88°00'47" West for a distance of 1.52 feet to a point; thence North 01°59'13" West for a distance of 3.01 feet to a point; thence South 88°00'47" West for a distance of 1.19 feet to a point; thence South 88°00'47" West for a distance of 0.00 feet to a point on a curve concave to the North having a Radius of 23.97 feet, said point bearing South 22°50'52" East from the center of said curve; thence Southerly and Westerly along said curve to the right for an arc distance of 11.19 feet through a central angle of 20°44'52" to a point; thence South 01°59'13" East for a distance of 25.50 feet to a point; thence North 88°00'47" East for a distance of 8.47 feet to a point; thence South 01°59'13" East for a distance of 24.46 feet to a point; thence North 88°00'47" East for a distance of 16.08 feet to the Point of Beginning. Said lands lying between elevation 12.35 feet NGVD (1929) and 20.40 feet NGVD (1929) only. TOGETHER WITH any and all appurtenances thereto (including an undivided interest in the common elements and limited common elements of the Declaration of Condominium, as amended). Said lands lying in and being in the Miami-Dade County, Florida.

(The property described herein is the same as the property described in Schedule "A" of the Chicago Title Insurance Company's Commercial Title Insurance, Order No. 5462129, with an effective date of January 22, 2018).

SURVEYOR'S NOTES:

The Bearings and Horizontal coordinates as shown hereon are based on the State Plane Coordinate System, Florida East Zone, NAD 83 (1983) (U.S. Survey foot) and were derived from observations utilizing a Topcon HiPer Lite plus, global positioning system (GPS), receiver and running TOPSURV software on a Topcon FC-100 field computer/controller, referenced to National Geodetic Survey Monument L12, (North 51°23'29.48 and East 91°33'03.30). Station L12 being a Triangulation Station Disk set in a round concrete monument that is flush with the ground, stamped L12, 1971, (North American Datum 83 adjustment 1990) located in Elizabeth Steele Park, in the Northeast angle of the intersection of Hanlan Avenue and South Bayshore Drive in the South edge of the City owned property, and verified with two additional GPS control points (designation name C-269-X and FIFTY A2 MK-1971) the same provided on the Table A, as shown. All coordinates and distances as shown are based on the US Survey foot.

Elevations are referred to the North American Vertical Datum, 1988 (NAVD88). Elevations are based on a City of Miami Beach Benchmark No. 1801 the same being a PK nail and brass washer in the Northeast corner of the intersection of 18th Street and James Avenue, Elevation 4.66 feet (NGVD 1929). The U.S. Army Corps of Engineers program Corpnvsn v5.0.1 based on the Vertcon 2.0 model (1994) was utilized to convert the orthometric height between NGVD29 and NAVD88. The total conversion from NGVD29 to NAVD88 is (+) 5.68 feet, using as input data the State Plane Coordinates based on NAD83 (1983) information obtained by GPS.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 6J-17.051(3)(b)15 b-1 at an equivalent distance standard of 1 foot in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed loop level to the benchmark noted above and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 6J-17.051(3)(b)15 a FAC, of a closure in feet of plus or minus 0.05 times the square root of the distance in miles.

This SKETCH OF BOUNDARY SURVEY does not represent a Mean High Water Line Survey as defined under Chapter 6J-17.051(3)(b) Florida Administrative Code nor does this Survey purport to determine the nature and/or limit of ownership interest to the submerged lands adjacent to the subject property. The Subject Property lies West of the "Dune Line" and adjacent to a beach restoration, beach nourishment, and erosion control project where the Erosion Control Line supplants the Mean High Water Line in authority, pursuant to Chapter 161.191, Florida Statutes. The Erosion Control Line as shown hereon is based on the Legal Description as described on plat of the ESTABLISHMENT OF EROSION CONTROL LINE, recorded in Plat Book 105 at Page 62, of the Public Records of Miami-Dade County Florida. Said map was approved by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 15, 1976.

The Coastal Construction Control Line (CCCL) as shown hereon is based on the update survey performed by this office dated March 19, 2015. The location of the CCCL is shown on the map as recorded in Official Records Book 18788 at Page 478. A13 as shown on the plat of the Coastal Construction Control Line recorded in Plat Book 74 at Page 25 as approved by the State of Florida Department of Natural Resources (now known as the Department of Environmental Protection) on January 15, 1982 were used in the location of the CCCL. The PRM(s) were not recovered on March 19, 2015. The coordinates values for said PRM 87-78-A-11 and 87-78-A-12 as they are shown on said Plat Book 74 at Page 25 were converted from North American Datum, 1927 (NAD27) to North American Datum 1988 (NAD83) utilizing the aforementioned U.S. Army Corps of Engineers program Corpnvsn v6.0.1.

The Bulkhead Line is based on a drawing supplied by the City of Miami Beach, Florida, described on drawing page Number SM-93F, Erosion Control Line and Coastal Construction Control Line, dated April, 1993.

Right of Way as shown is based on the recorded Plat and the record description and has not been abated by the Surveyor any notoriety evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

A portion of the Subject Property lies within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0317L, Community No. 120051, bearing an effective/revised date of September 11, 2009. Said flood hazard area is shown on the map as recorded in Official Records Book 120051, bearing an effective/revised date of September 11, 2009. Said flood hazard area is shown on the map as recorded in Official Records Book 120051, bearing an effective/revised date of September 11, 2009. Said flood hazard area is shown on the map as recorded in Official Records Book 120051, bearing an effective/revised date of September 11, 2009.

The underlying Property, as described hereon lying West of the Erosion Control Line, contains 162,874 square feet more or less (3,739 Acres, more or less). The area calculation stated hereon includes the excluded areas for Commercial Units "A", "B-1" and "B-2" as described in the Amendment to Declaration of D Lido Condominium and the Amendment to the Bylaws of the D Lido Condominium Association, Inc., recorded in Official Records Book 23098 at Page 3561.

The floor area as annotated and shown hereon as the "Limit of the Building Line Above" contains 81,140 square feet more or less. This is not the ground area of the areas nor has the floor area been adjusted to delete the area for the aforementioned Commercial Units "A", "B-1" and "B-2".

There are 262 total parking spaces lying within the 2 Parking Levels of the Parking Garage including 232 standard parking spaces and 34 compact parking spaces. There are additional 1 surface handicap parking space and a taxi stand of 5 spaces. There are additional spaces not designated (not shown) within the parking facility not included in parking totals noted hereon.

Only the surface indications of underground utilities have been located. The client has not provided underground records nor have they been obtained from the utility companies. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. Underground facilities have not been located.

Vegetation types and locations are labeled and shown hereon. All existing vegetation is part of a man made landscaping area built between the east property line of the subject property and the most seaward edge of the dune. Limits of the most seaward existing edge of the beach dunes are also shown.

Topographic contours are established to a one-foot contour interval throughout the dune system with a minimum of three transects in the shore-normal direction from the erosion control line (property line), to the 0.0 foot contour line elevation.

Dimension and location of the visible foundation outlines of any existing structure on the subject property are shown with bearing a distance perpendicular to the Coastal Construction Control Line (CCCL) line as defined on this survey according to the Plat Book 74 at Page 25 of the Public Records of Miami-Dade County, Florida. The several perpendicular bearing and distances intersection with the CCCL line for each visible foundation outlines and/or any existing structure to the CCCL are shown hereon. Also the distance between each point on intersection also the CCCL line as measured from the point of intersection of the CCCL line with the north and/or the south property lines are shown. Dimension and location of existing major structures within the subject property or immediately adjacent to the north and south property lines are shown hereon and perpendicular distances to the CCCL line are shown.

The names of the adjoining owners and the associated tax folio number are based on the web based Miami-Dade County Property Appraiser's Property Information Map.

There is no visible evidence of any kind of any earth moving or building construction within recent months on the subject property.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the surveyor as noted in the Chicago Title Insurance Company, Commitment for Title Insurance, Order No. 5462129, with effective date of January 22, 2018, and later revised on March 14, 2016 Schedule B Section II, Exceptions (Exceptions Numbers 8 through 28) or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property below.

EXCEPTIONS

- The Erosion Control Line as shown on the plat of the ESTABLISHMENT OF THE EROSION CONTROL LINE recorded in Plat Book 105 at Page 62 is plotted hereon.
- The Coastal Construction Control Line as shown on the plat of the COASTAL CONSTRUCTION CONTROL LINE recorded in Plat Book 74 at Page 25 is plotted hereon.
- The lands described in the Orders of the Board of Adjustment of the City of Miami Beach as recorded in Official Records Book 18034, Page 730, in North or south and adjacent to the underlying parcel described hereon, and does not affect the subject property. The lands described in the Orders of the Board of Adjustment of the City of Miami Beach as recorded in Official Records Book 18034, Page 730, in North or south and adjacent to the underlying parcel described hereon, and does not affect the subject property. The lands described in the Orders of the Board of Adjustment of the City of Miami Beach as recorded in Official Records Book 18034, Page 730, in North or south and adjacent to the underlying parcel described hereon, and does not affect the subject property.
- The lands described in Schedule "A" of the Grant of Perpetual Easement for Beachwalk recorded in Official Records Book 18013 at Page 4277 lies wholly within the lands described hereon as the "underlying parcel". The Beachwalk Easement Parcel described in Schedule "B" of said Grant is plotted hereon.
- INTENTIONALLY DELETED
- The lands as described in Exhibit "A" to the Memorandum of Operating Agreement, recorded in Official Records Book 18788, Page 611, as amended by Amendment to Operating Agreement, recorded in Official Records Book 24711, Page 3661 is one of the same parcel as the "underlying parcel" as described herein, and is subject to the terms, covenants and conditions described therein. The effect of the said said Agreement on the subject property is not a survey issue and lies outside of the scope of this survey.
- INTENTIONALLY DELETED
- The lands described in Exhibit "A" to the Memorandum of Hotel Ground Lease, recorded in Official Records Book 18788, Page 593 is one of the same parcel as the "underlying parcel" as described herein, and is subject to the terms, covenants and conditions described therein. The effect of the said said Memorandum on the subject property is not a survey issue and lies outside of the scope of this survey.

- The Subject Property described hereon lies wholly within the lands described in Exhibit "A" of the Grant of Perpetual Easement (Lincoln Road) recorded in Official Records Book 18788 at Page 478. The Easement Parcel described in Exhibit "B" of said Grant is plotted hereon.
- The Subject Property described hereon lies wholly within the lands described in Schedule "A" of the Grant of Perpetual Easement for Beach Access recorded in Official Records Book 18788 at Page 488. The Beach Access Easement described in Schedule "B" of said Grant is plotted hereon.
- The Subject Property described hereon lies wholly within the lands described in Exhibit "1" of the Declaration of D Lido Condominium recorded in Official Records Book 18788 at Page 497. The lands described in said Exhibit "1" is on and the same parcel of land as described herein as the "underlying parcel". The Commercial Units described in Exhibit "2" of the Amendment to Declaration of D Lido Condominium and Amendment to the Bylaws of D Lido Condominium Association, Inc., recorded in Official Records Book 23098, Page 3561 is one and the same as the excluded Commercial Units "A", "B-1" and "B-2" depicted herein. The herein described lands are subject to the terms, restrictions, conditions, covenants, easements and assessments as noted therein.
- The Easements to Florida Power and Light Company recorded in Official Records Book 19880 at Page 4947 are plotted hereon. Said easements encumber a vault room and duct in the building as stated in said easement document.
- The determination of the rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area lies outside of the scope of this survey.
- The Hotel Unit described in Exhibit "A" to the Hotel Unit Covenant, recorded in Official Records Book 28860 at Page 3344, lies within the lands described herein. Commercial Units A and B-1 as described in aforementioned Declaration of D Lido Condominium are excluded units. The effect of the said Covenant on the subject property is not a survey issue and lies outside of the scope of this survey.
- INTENTIONALLY DELETED
- Matters disclosed by survey prepared by E.R. Brownell & Associates, Inc., last revised March 10, 2016, under Job No. 55997 are plotted hereon.
- The lands subject to the Third Amended and Restated Agreement, recorded in Official Records Book 28376, Page 1440 lies within the lands as described herein. The effect of the Third Amended and Restated Agreement on the subject property is not a survey issue and lies outside of the scope of this survey.
- The Hotel Unit described in Exhibit "A" to the Hotel Unit Covenant, recorded in Official Records Book 28860 at Page 3344, lies within the lands described herein. Commercial Units A and B-1 as described in aforementioned Declaration of D Lido Condominium are excluded units. The effect of the said Covenant on the subject property is not a survey issue and lies outside of the scope of this survey.
- INTENTIONALLY DELETED
- The Assignment of Leases and Rents were not provided in order to state if the subject property is affected or not. Noting however, the effects of any Leases and rents on the subject property is not a survey issue and lies outside of the scope of this survey.
- CCCL Financing Statement were not provided in order to state if the subject property is affected or not. Noting however, the effects of Financial Statements on the subject property is not a survey issue and lies outside of the scope of this survey.
- Unrecorded Agreement of Lease was not provided in order to state if the subject property is affected or not. Noting however, the effects on unrecorded agreement of lease on the subject property is not a survey issue and lies outside of the scope of this survey.
- The terms and provisions, including the assignment of title insurance proceeds as reflected therein, of that certain Loss Payee Letter for Assignment of Title Insurance Proceeds (Maczanczyk Loan) were not provided in order to state if the subject property is affected or not. Noting however, its effects is not a survey issue and lies outside of the scope of this survey.
- Unrecorded Lease dated January 8, 2016, as affected by certain Subordination, Non-Disturbance and Assignment Agreement. No recorded information was provided in order to state if the subject property is affected or not. Noting however, its effects is not a survey issue and lies outside of the scope of this survey.

There are no easements or setback restrictions appearing on the said plat of FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

All recorded references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This map is intended to be displayed at a scale of 1"=30' or smaller.

SURVEYOR'S CERTIFICATION:

TO: D Lido Beach Resort LTD,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes certain items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 19 and 20 of said ALTA Standard. The fieldwork was completed on June 27, 2018. The undersigned further certifies that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17.051, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(2).

Dated this June 27, 2018
E.R. BROWNELL & ASSOCIATES, INC.

Antonio Ablesera
Vice-President Surveying
Professional Surveyor and Mapper L&M 6779
State of Florida
Email address: ablesera@erbrownell.com

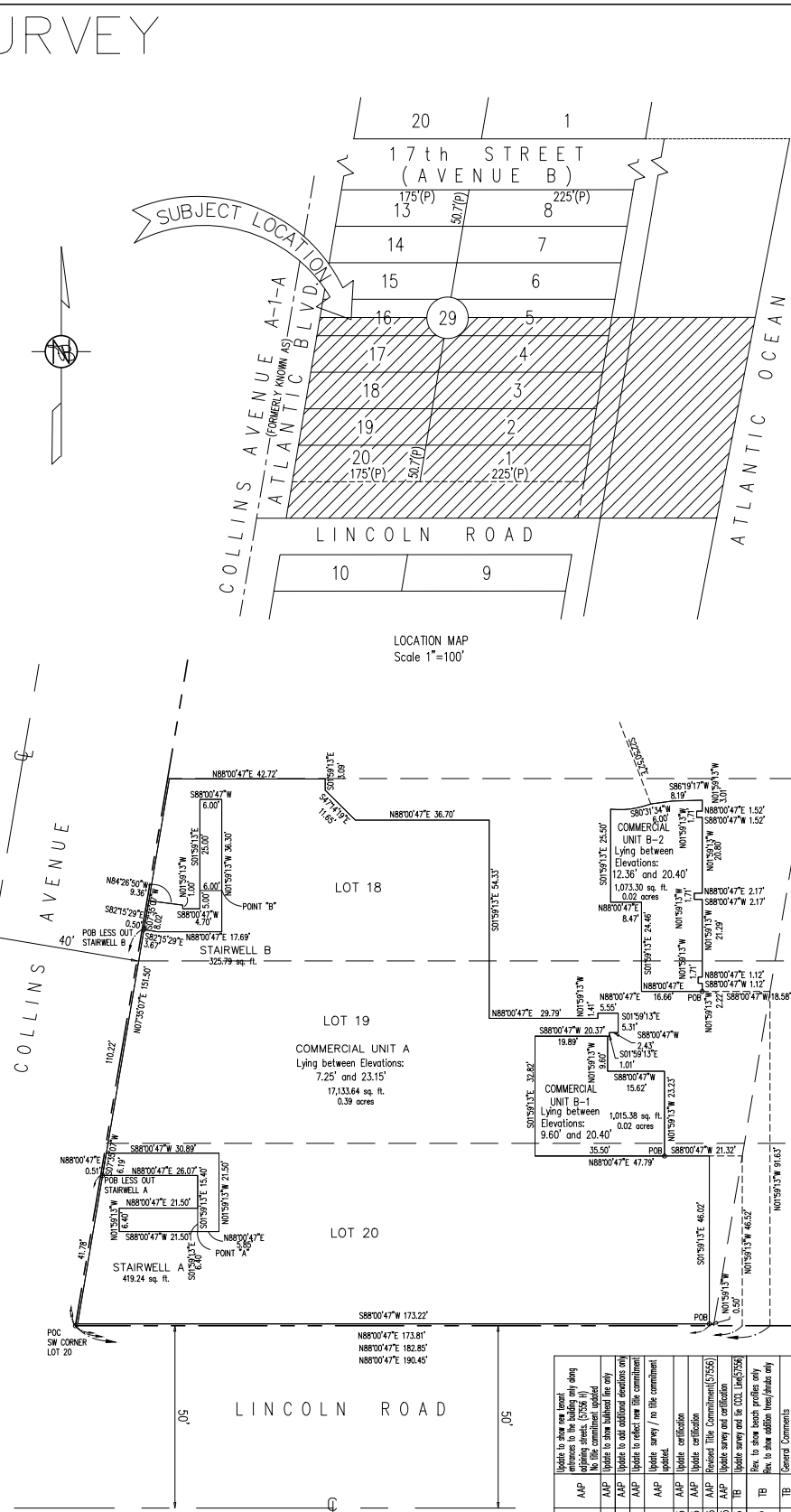
The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties. Certificate of insurance to be furnished upon request.

NOTE:

The updated hereon provided has the intent to include cross section elevations along Collins Avenue and Lincoln Road. No other information has been updated as requested by the client on 04/29/2016.

NOTE:

Elevations and location of the contour lines as shown hereon (including the location of the Mean High Water Line, the Seasonal High Water Line and the Transect Cross Sections) were not updated on this revision dated 06/27/2018. The client's variations and contour lines as today may have changed along the entire beach located East of the Erosion Control Line, as the result of the effects that the last Hurricane Season of 2017, could have had on the shape and location and/or the submergence of the lands along the South Florida Coast which was impacted by a major hurricane category as it was Hurricane Irma.



DETAIL COMMERCIAL UNITS A, B-1, B-2
(ORB 23098 PG 3561)

NOTE: ALL THREE COMMERCIAL UNITS SHOWN HEREON ARE NOT A PART OF THE HOTEL UNIT.

GRAPHIC SCALE
1" = 30'

FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015
AND LATER UPDATED ON MARCH 10, 2016



E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
CONSULTING ENGINEERS
LAND PLANNERS
WWW.ERBROWNELL.COM
4857 SW 74th Ct.
Miami, Florida 33155
305-860-3866 (FAX)
305-860-3866 (FAX)

PLS/FSM No. 6779
F.B. 1024
Date: 06/27/18
Certification No. LB761

Ref. Scale: 1" = 30'
Drawn by: JET/AR
Ck'd. by: TB

DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139
BOUNDARY SURVEY

Not valid without the signature and the raised seal of a Florida licensed surveyor and mapper.

No.	Date	App'd.	Description
1	6/27/18	AP	Update this & description
2	6/27/18	AP	Update title & description
3	6/27/18	AP	Update title & description
4	6/27/18	AP	Update title & description
5	6/27/18	AP	Update title & description
6	6/27/18	AP	Update title & description
7	6/27/18	AP	Update title & description
8	6/27/18	AP	Update title & description
9	6/27/18	AP	Update title & description
10	6/27/18	AP	Update title & description
11	6/27/18	AP	Update title & description
12	6/27/18	AP	Update title & description
13	6/27/18	AP	

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:			
2	Board and file numbers :			
3	Folio number(s):	02-3234-123-0030		
4	Year constructed:	1953	Zoning District:	
5	Based Flood Elevation:	EL 8	Grade value in NGVD:	NAVD 88
6	Adjusted grade (Flood+Grade/2):	N/A	Lot Area:	250,000 AREA OF WORK: 6,970 SQ. FT.
7	Lot width:	N/A	Lot Depth:	N/A
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	HOTEL	Proposed use:	N/A

		Maximum	Existing	Proposed	Deficiencies
10	Height	145'-6"			
11	Number of Stories	11			
12	FAR	N/A			
13	Gross square footage	N/A			
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			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	At Grade Parking:				
24	Front Setback:				
25	Side Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
	Pedestal:				
29	Front Setback:				
30	Side Setback:				
31	Side Setback:				
32	Side Setback facing street:				
33	Rear Setback:				
	Tower:				
34	Front Setback:				
35	Side Setback:				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:	min 7.5'			
38	Rear Setback:	min 75'			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	HISTORICAL			
40	Total # of parking spaces				
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	PROVIDED BY VALET			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45o,60o,90o,Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up	YES			
49	Loading zones and Trash collection areas				
50	racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use		RESTAURANT	RESTAURANT	
52	Number of seats located outside on private property		0		
53	Number of seats inside		200		
54	Total number of seats		200		
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)		200		
56	Total occupant content		258		
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)		258		

58	Proposed hours of operation				
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)				
61	Is this a contributing building?			Yes or No	
62	Located within a Local Historic District?			Yes or No	

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.





Orientation: Collins Ave. Elev.
Date of Photo: 04/15/2021 3:00 PM



Orientation: Closer shot - Collins Ave. Elev. (Front Entry)
Date of Photo: 04/15/2021 3:00 PM



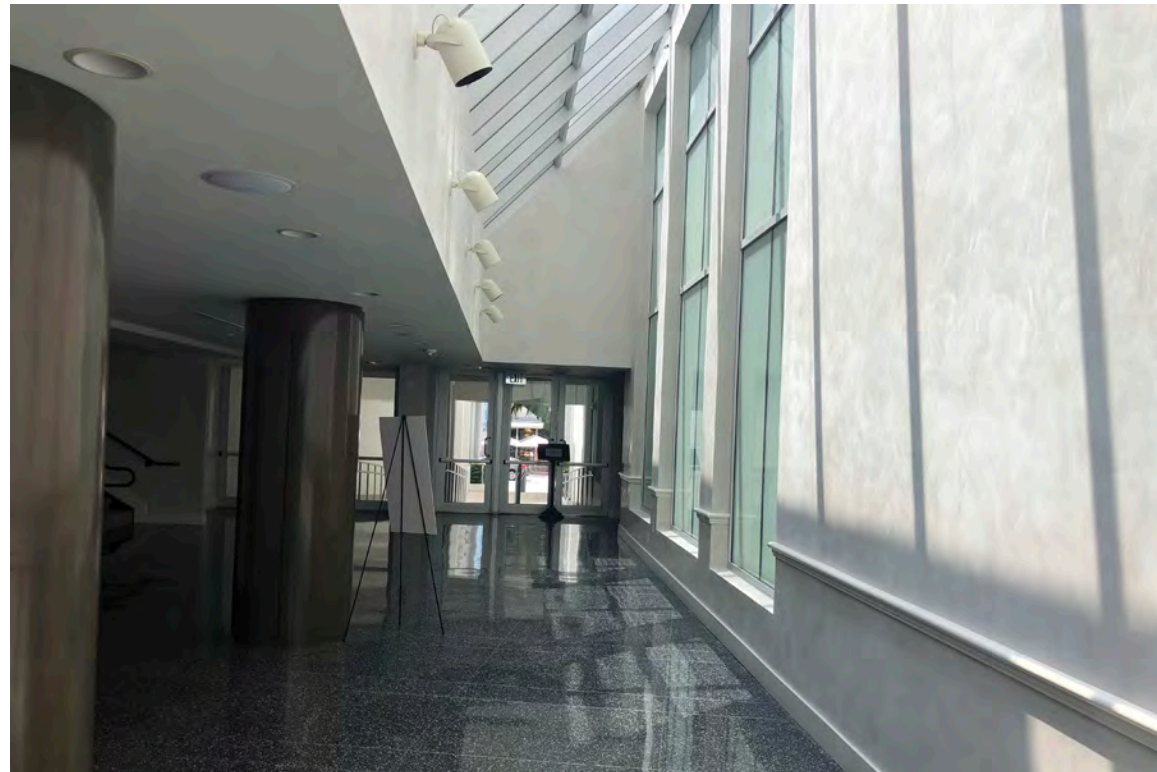
Orientation: Collins Ave. Ritz Carlton Entry
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Elev.
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Elev.
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Interior (Right Entry)
Date of Photo: 04/15/2021 3:00 PM



Orientation: East Wall
Date of Photo: 04/15/2021 3:00 PM



Orientation: North Wall
Date of Photo: 04/15/2021 3:00 PM



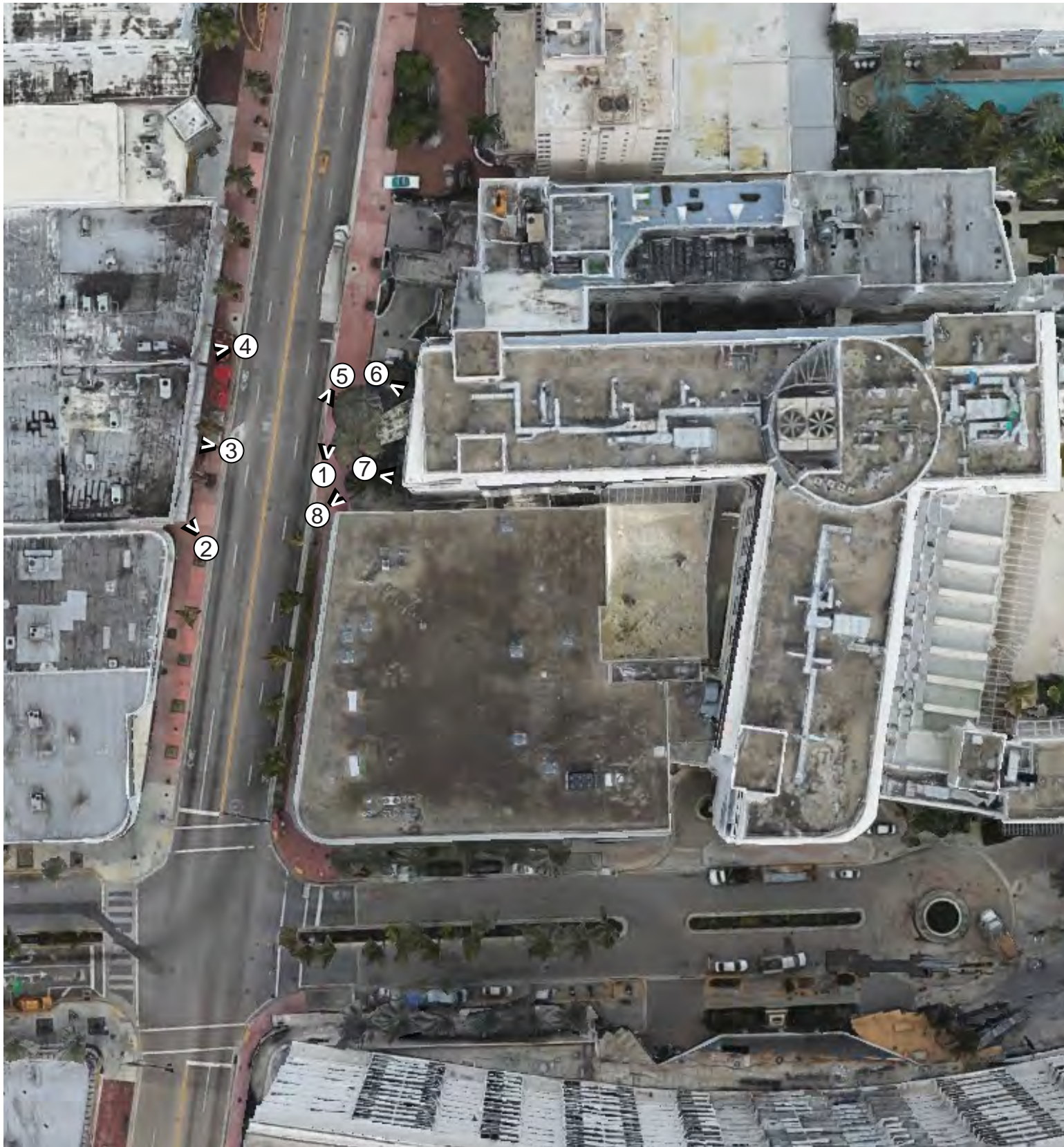
Orientation: Facing West
Date of Photo: 04/15/2021 3:00 PM



Orientation: Collins Ave. - Facing South
Date of Photo: 04/15/2021 3:00 PM



Orientation: Closer Shot - Collins Ave. Elev. (Front Entry Walgreens)
Date of Photo: 04/15/2021 3:00 PM





Orientation: Collins Ave. - Ritz Carlton Entry
Date of Photo: 04/15/2021 3:00 PM



Orientation: Collins Ave. - Facing North
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Elev.
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Facing Northwest
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Facing West
Date of Photo: 04/15/2021 3:00 PM



Orientation: Adjacent Property - Collins Ave. Facing Southwest
Date of Photo: 04/15/2021 3:00 PM

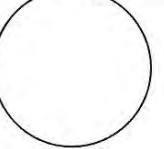


PREVIOUSLY
APPROVED PLANS
(AND EXISTING
CONDITIONS)

TATEL RESTAURANT
 1669 COLLINS AVE
 MIAMI BEACH, FL, 33139

PROJECT No. 1
 DRAWN BY: R.M.
 DATE: 06-06-2016

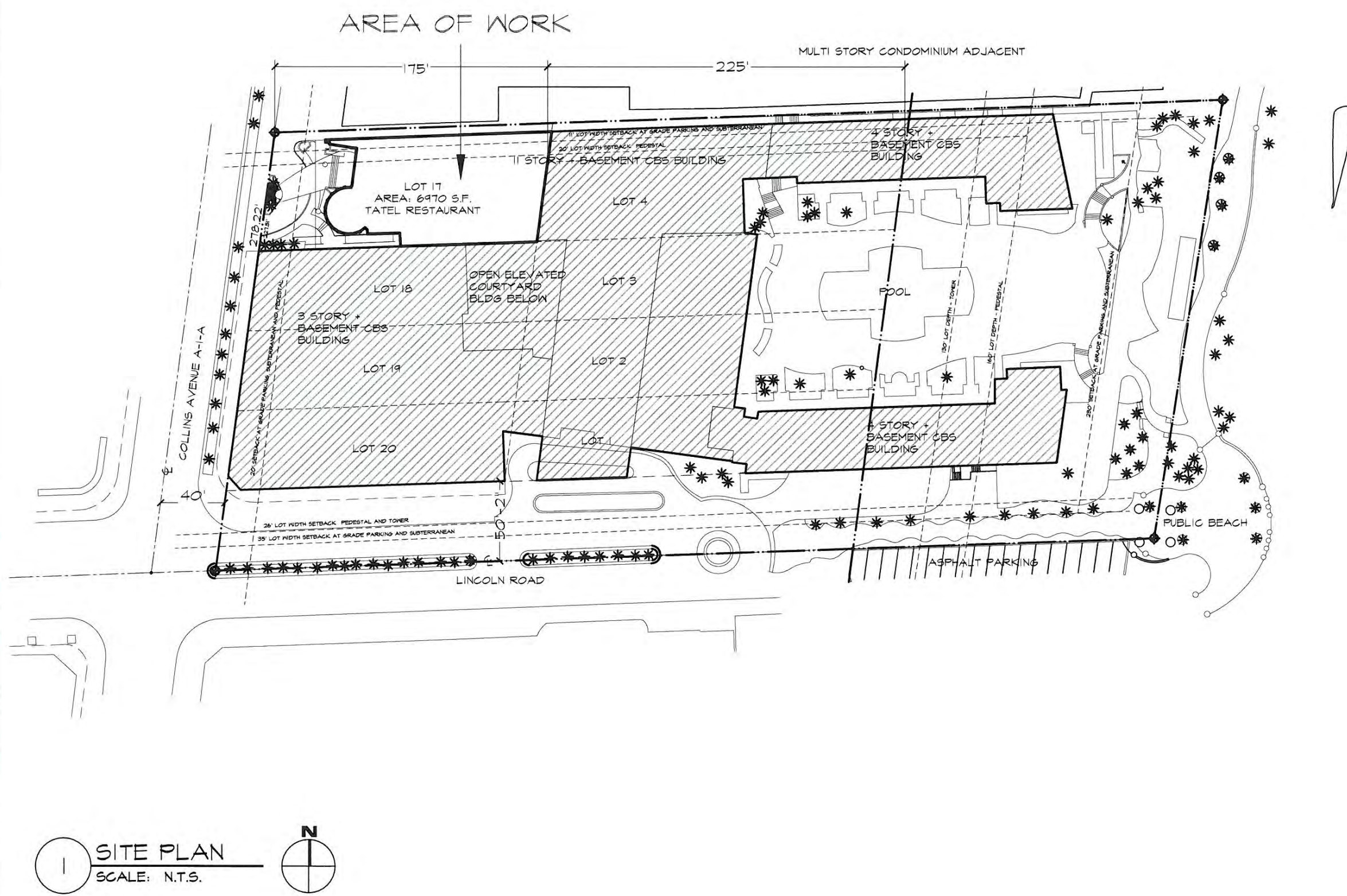
REVISIONS:
 ▲
 ▲
 ▲

NORMAN PAUL R.A.

 APR 12/10

SITE PLAN

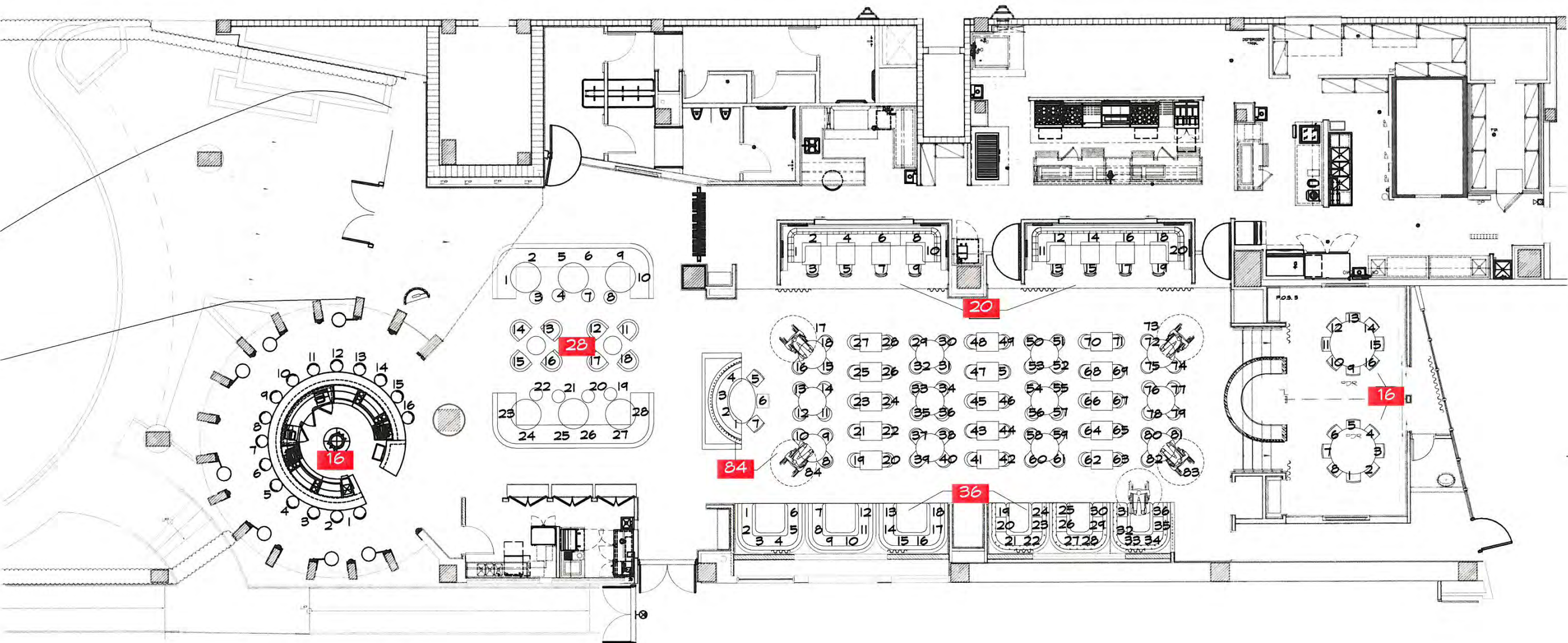
SP-1

DRAWING No. 1 OF 06



SEATING CHART

AREA	DESCRIPTION	PEOPLE	TOTAL
ROTUNDA	BARSTOOLS AT BAR	16	
LOUNGE	BOOTH AND LOW		
	LOUNGE SEATING	28	
MAIN DINING	BOOTH AND STANDARD		
	TABLE SEATING	120	
PRIVATE DINING	STANDARD TABLE		
	SEATING	36	200

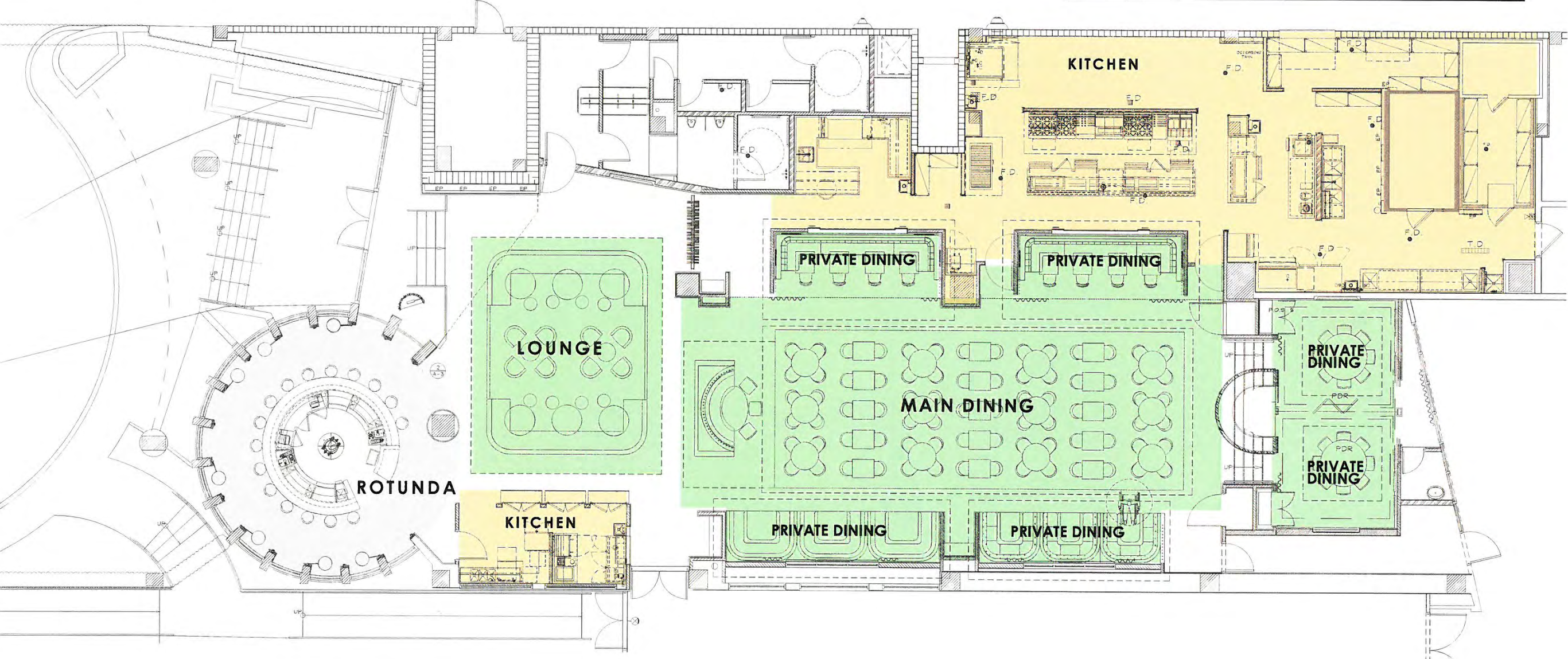


THESE PLANS ARE FOR REFERENCE ONLY, TAKEN FROM PREVIOUSLY APPROVED CUP FINAL SUBMITTAL DATED 07-06-2016.

Previously Approved Seating Chart

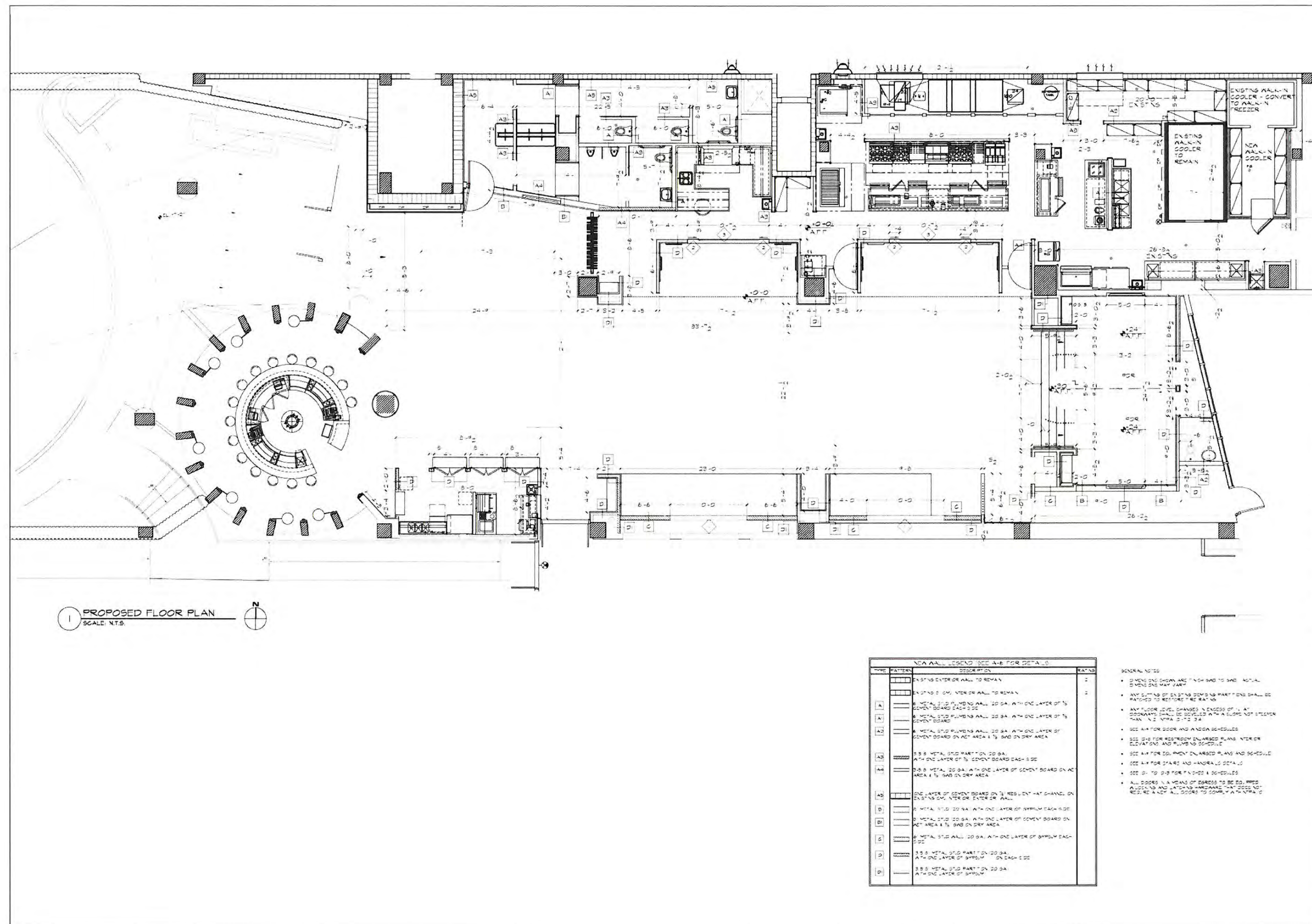
OCCUPANCY LOADS

AREA	DESCRIPTION	PEOPLE	TOTAL
ROTUNDA	518 SQ.FT. / 7 =	74	
LOUNGE	399 SQ.FT. / 15 =	26	
MAIN DINING	1,739 SQ.FT. / 15 =	116	
PRIVATE DINING	345 SQ.FT. / 15 =	23	
KITCHEN/STAFF	1,870 SQ. FT. / 100 =	19	
			258




THESE PLANS ARE FOR REFERENCE ONLY, TAKEN FROM PREVIOUSLY APPROVED CUP FINAL SUBMITTAL DATED 07-06-2016.

Previously Approved Occupancy Chart



HOSPITALITY ARCHITECTURE & INTERIOR DESIGN



TELESCO ASSOCIATES

1111 KANE CONCOURSE, SUITE 301
MIAMI BEACH, FL 33139

TEL 305 696 1014
FAX 305 696 3317
10m@telesco-design.com
www.telesco-design.com
LICENSE # AA002884

TATTEL RESTAURANT

1669 COLLINS AVE

MIAMI BEACH, FL, 33139

PROJECT No. 1

DRAWN BY: R.M.

DATE: 06/06/2016

REVISIONS:

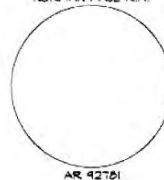
▲

▲

▲

▲

NORMAN PAUL R.A.



AR 92761

PROPOSED FIRST FLOOR PLAN

A-1

DRAWING No. - OF 5

THESE PLANS ARE FOR REFERENCE ONLY, TAKEN FROM PREVIOUSLY APPROVED CUP FINAL SUBMITTAL DATED 07-06-2016.

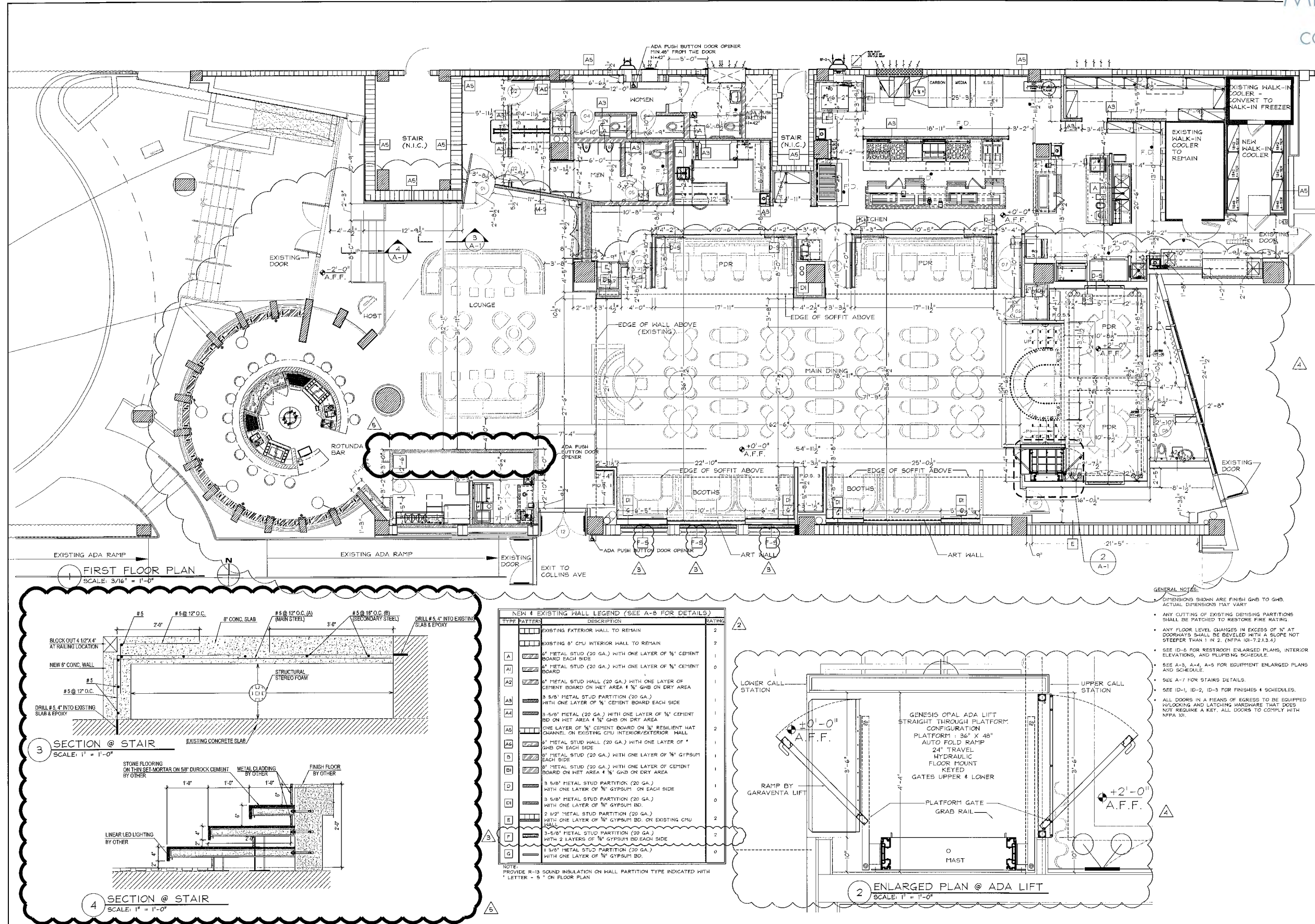
Previously Approved Floor Plan

TELESCO
ASSOCIATES
1111 KANE CONCOURSE, SUITE 301
MIAMI BEACH, FL 33139
TEL 305 866 1014
FAX 305 866 3317
tom@nightclub-design.com
www.nightclub-design.com
LICENSE # AA-0002884

TATEL RESTAURANT
1669 COLLINS AVE
A.K.A. 1 LINCOLN RD
MIAMI BEACH, FL 33139

PROJECT No. :
DRAWN BY: R.M.
DATE: 09/12/2016
REVISIONS:
1. BLDG. DEPT. COMM. 1.9-26-16
2. F.D. DEPT. COMM. 1.11-07-16
3. F.D. DEPT. COMM. 1.12-14-16
4. F.D. DEPT. COMM. 1.02-23-17
5. AS-BUILT PLAN
NORMAN PAUL R.A.
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 92781
AR 92781
AR 92781
**PROPOSED
FIRST
FLOOR PLAN**
AS-BUILT

A-1





1111 KANE CONCOURSE, SUITE 301
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TEL 305 666 1014
FAX 305 666 3317
www.telescoassociates.com
LICENSE # A-002284

TATEL RESTAURANT
1669 COLLINS AVE
A.K.A. 1 LINCOLN RD
MIAMI BEACH, FL, 33139

PROJECT No. :

DRAWN BY: R.M.

DATE: 09/12/2016

REVISIONS:

4 F.D. DEPT. COM. 11.02-23-17

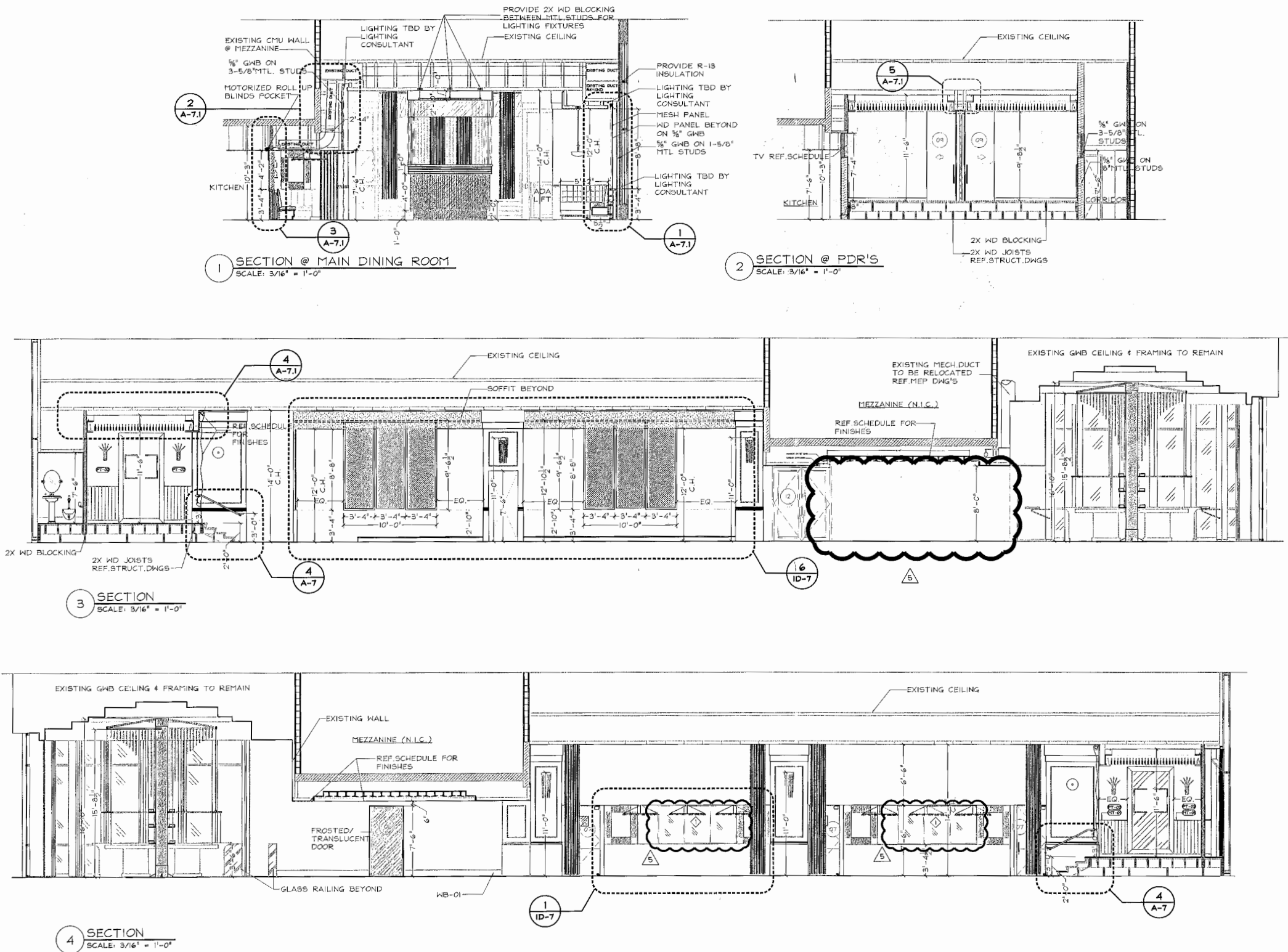
5 AS-BUILT PLAN

NORMAN PAUL R.A.

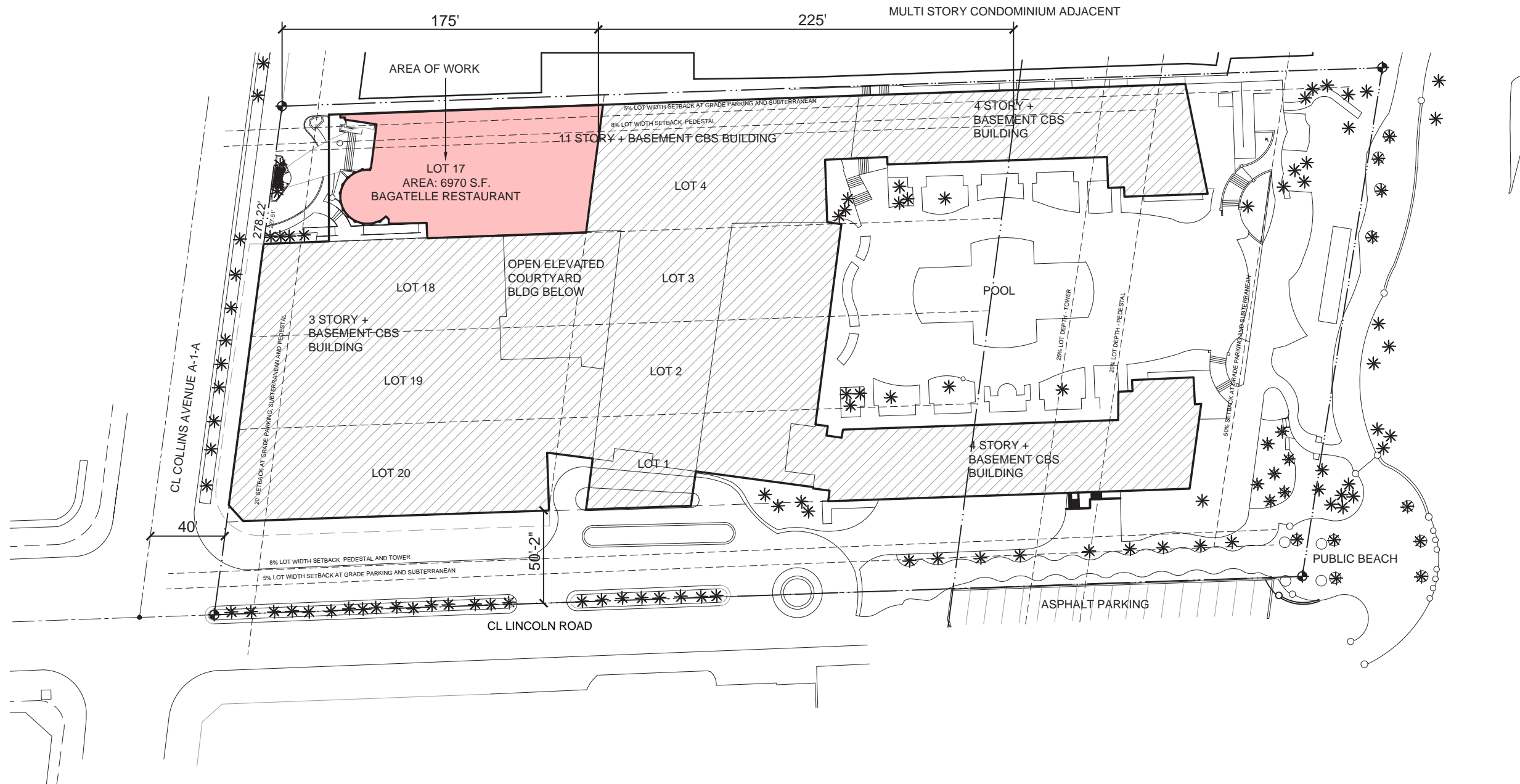


**BUILDING
SECTIONS
&
ELEVATIONS**
AS-BUILT

A-6



PROPOSED

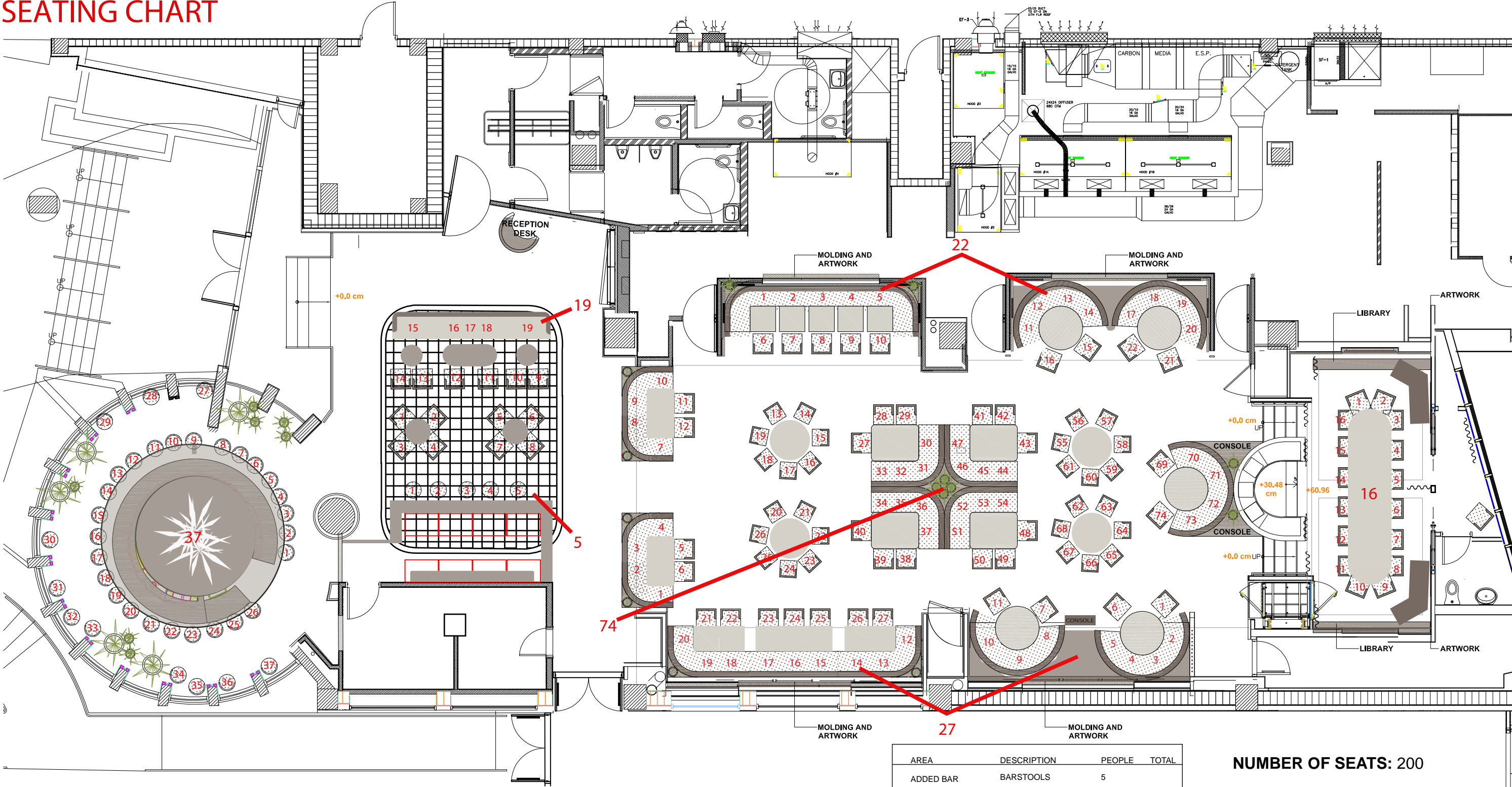


SITE PLAN
SCALE: 1/64" = 1'-0"

1

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SEATING CHART



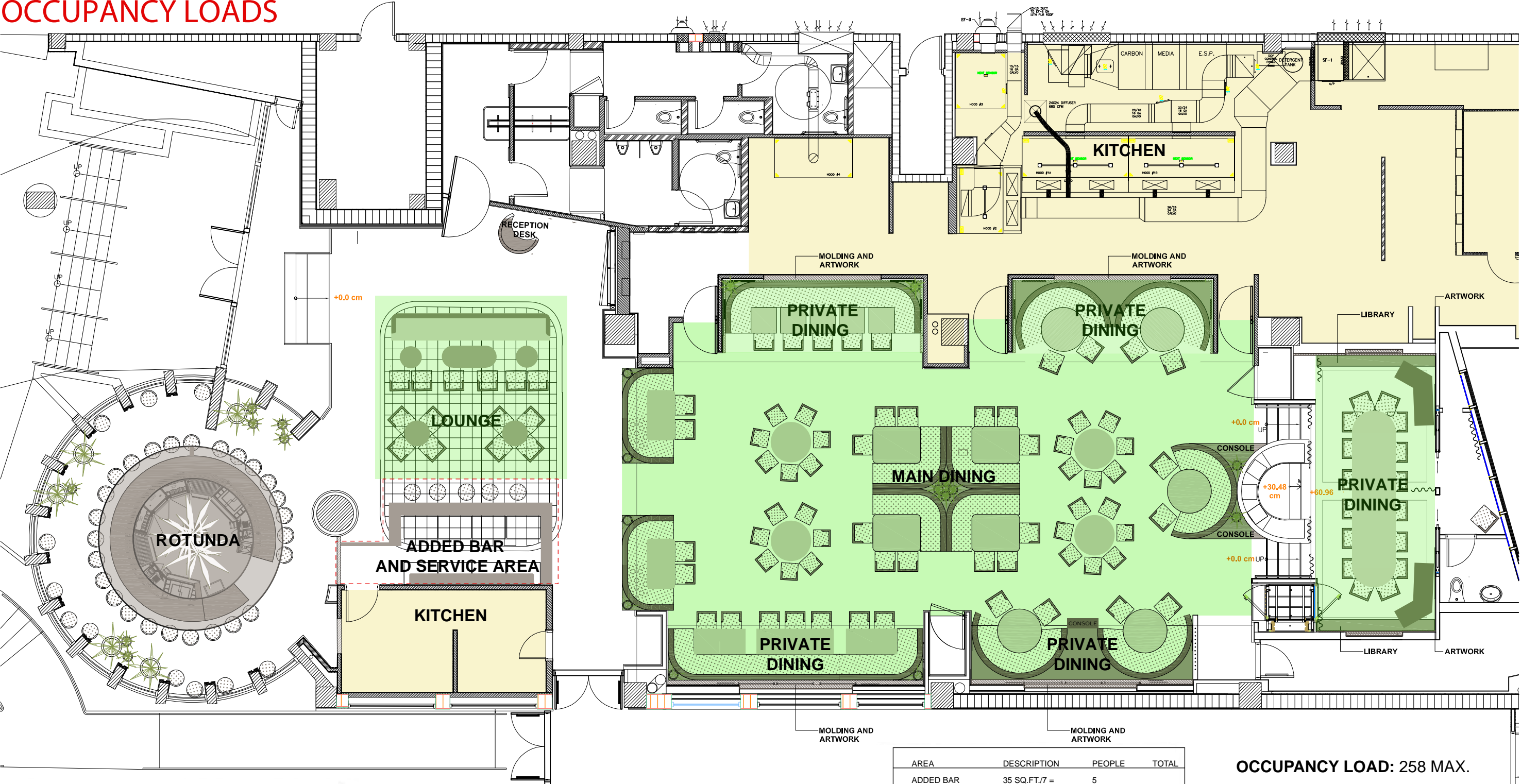
PROPOSED FLOOR PLAN
N.T.S.

AREA	DESCRIPTION	PEOPLE	TOTAL
ADDED BAR	BARSTOOLS	5	
ROTUNDA	BARSTOOLS AT BAR	37	
LOUNGE	BOOTH AND LOW LOUNGE SEATING	19	
MAIN DINING	BOOTH AND STANDARD TABLE SEATING	123	
PRIVATE DINING	STANDARD TABLE SEATING	16	
			200

NUMBER OF SEATS: 200

ACCORDING TO SURVEY PLANS
DIMENSIONS TO BE RELEIVED
ON SITE FOR EXECUTION

OCCUPANCY LOADS



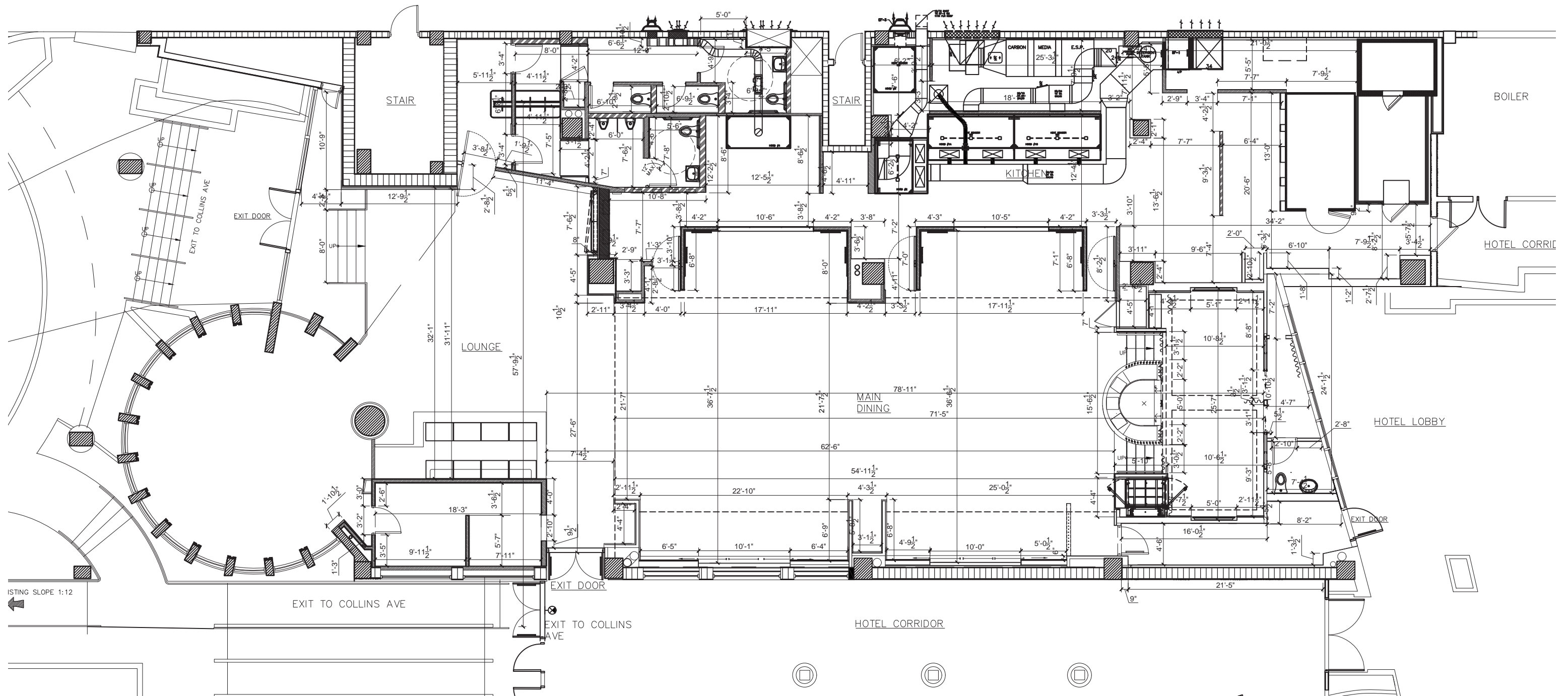
PROPOSED FLOOR PLAN
N.T.S.

AREA	DESCRIPTION	PEOPLE	TOTAL
ADDED BAR	35 SQ.FT./7 =	5	
BAR SERVICE AREA AND RECEPTION	140 SQ.FT./100 =	2	
ROTUNDA	518 SQ.FT./7 =	74	
LOUNGE	284 SQ.FT./15 =	19	
MAIN DINING	1,739 SQ.FT./15 =	116	
PRIVATE DINING	345 SQ.FT./15 =	23	
KITCHEN/STAFF	1870 SQ.FT./100 =	19	
			258

OCCUPANCY LOAD: 258 MAX.

ACCORDING TO SURVEY PLANS
DIMENSIONS TO BE RELEIVED
ON SITE FOR EXECUTION

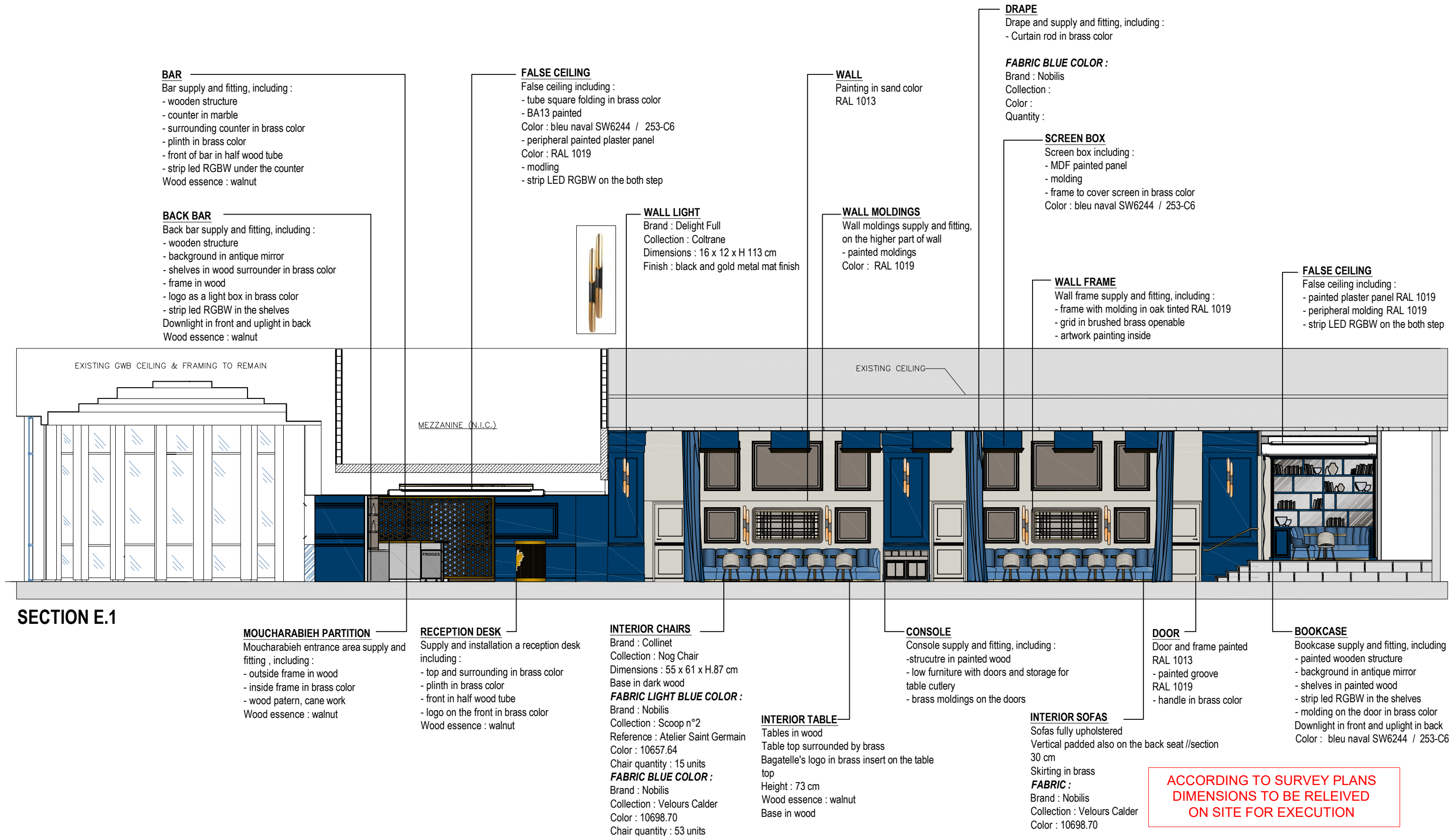




PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"

1





BAR

Bar supply and fitting, including :
- wooden structure
- counter in marble
- surrounding counter in brass color
- plinth in brass color
- front of bar in half wood tube
- strip led RGBW under the counter
Wood essence : walnut

BACK BAR

Back bar supply and fitting, including :
- wooden structure
- background in antique mirror
- shelves in wood surrounder in brass color
- frame in wood
- logo as a light box in brass color
- strip led RGBW in the shelves
Downlight in front and uplight in back
Wood essence : walnut

FALSE CEILING

False ceiling including :
- tube square folding in brass color
- BA13 painted
Color : bleu naval SW6244 / 253-C6
- peripheral painted plaster panel
Color : RAL 1019
- modling
- strip LED RGBW on the both step

WALL

Painting in sand color
RAL 1013

WALL MOLDINGS

Wall moldings supply and fitting,
on the higher part of wall
- painted moldings
Color : RAL 1019

DRAPE

Drape and supply and fitting, including :
- Curtain rod in brass color

FABRIC BLUE COLOR :

Brand : Nobilis
Collection :
Color :
Quantity :

SCREEN BOX

Screen box including :
- MDF painted panel
- molding
- frame to cover screen in brass color
Color : bleu naval SW6244 / 253-C6

WALL FRAME

Wall frame supply and fitting, including :
- frame with molding in oak tinted RAL 1019
- grid in brushed brass openable
- artwork painting inside

FALSE CEILING

False ceiling including :
- painted plaster panel RAL 1019
- peripheral molding RAL 1019
- strip LED RGBW on the both step

SECTION E.1

MOUCHARABIEH PARTITION

Moucharabieh entrance area supply and fitting , including :
- outside frame in wood
- inside frame in brass color
- wood patern, cane work
Wood essence : walnut

RECEPTION DESK

Supply and installation a reception desk including :
- top and surrounding in brass color
- plinth in brass color
- front in half wood tube
- logo on the front in brass color
Wood essence : walnut

INTERIOR CHAIRS

Brand : Collinet
Collection : Nog Chair
Dimensions : 55 x 61 x H.87 cm
Base in dark wood
FABRIC LIGHT BLUE COLOR :
Brand : Nobilis
Collection : Scoop n°2
Reference : Atelier Saint Germain
Color : 10657.64
Chair quantity : 15 units
FABRIC BLUE COLOR :
Brand : Nobilis
Collection : Velours Calder
Color : 10698.70
Chair quantity : 53 units

INTERIOR TABLE

Tables in wood
Table top surrounded by brass
Bagatelle's logo in brass insert on the table top
Height : 73 cm
Wood essence : walnut
Base in wood

CONSOLE

Console supply and fitting, including :
- strucutre in painted wood
- low furniture with doors and storage for table cutlery
- brass moldings on the doors

DOOR

Door and frame painted
RAL 1013
- painted groove
RAL 1019
- handle in brass color

BOOKCASE

Bookcase supply and fitting, including
- painted wooden structure
- background in antique mirror
- shelves in painted wood
- strip led RGBW in the shelves
- molding on the door in brass color
Downlight in front and uplight in back
Color : bleu naval SW6244 / 253-C6

INTERIOR SOFAS

Sofas fully upholstered
Vertical padded also on the back seat //section
30 cm
Skirting in brass
FABRIC :
Brand : Nobilis
Collection : Velours Calder
Color : 10698.70

ACCORDING TO SURVEY PLANS
DIMENSIONS TO BE RELEVIED
ON SITE FOR EXECUTION