CMB P.O. 20211968-00

Byron Carlyle Theater

500 71st Street
Miami Beach, Florida 33141

MIAMIBEACH

CONDITIONS ASSESSMENT AND RECOMMENDATIONS

05-11-2021

PREPARED BY:

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AND

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Edward Dugger + Associates. P.A.

Gallagher Bassett Technical Services

FOR:

CITY OF MIAMI BEACH
PROPERTY MANAGEMENT DEPARTMENT
1833 Bay Road, Miami Beach, FL 33139

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Conditions Assessment and Recommendations

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Architecture

This Conditions Assessment and Recommendations Report for the Byron Carlyle Theater will evaluate the current conditions of the building, and provide recommendations for improvements. The report will briefly recount the history and evolution of the theater leading to a description of its current condition; and how it may operate in the future, or be replaced with new construction, along with associated conceptual cost data. The report will provide recommendations to bring the existing building into an operational state and into compliance with current codes. This Study will also provide one building replacement concept. All scenarios presented will include a theater and / or cultural component to benefit the citizens of Miami Beach, and the region.

The Architect Engineer team reviewed available as-built documentation and visited the site to observe the current conditions of each building system. The existing building conditions, including a hazardous materials survey, are detailed in this report, along with recommendations for repairs and improvements to the venue, or building replacement.

Past studies for this site have ranged from a partial building renovation to a development proposal which illustrated maximizing the current development rights of the site. As the building has been largely underused since the City purchased it in 2001, and it has been completely vacant for approximately two years, this report considers what is required to extend the entire existing building's life, and an option to replace the building with one of similar size and programming as new construction. There is no current program for the building. Use as a theater, a cultural center, arts or film center, a museum, a business incubator, university use, and / or leasable tenant space for commercial or educational uses are some possibilities.

This Study was conducted in the compressed time frame of six weeks. Partial drawings provided from the original construction were not completely legible. Overall, the building structure appeared to be in good condition for its age. Additional testing of the existing structural systems, particularly at the ground floor where flooding has occurred over time, will be a critical element in any future development of the building.

The AE team includes:

- M. C. Harry & Associates, the Prime Consultant – Architecture, Planning and Interiors services
- Miller Legg - Civil Engineering & Flood Proofing consulting related services;
- Douglas Wood Associates - Structural Engineering related services;
- Basulto & Associates Consulting Engineers - Mechanical, Electrical, Plumbing and Fire Protection related services;
- Edward Dugger + Associates - architectural acoustics, AV systems, theatrical design related services;
- Gallagher Bassett Technical Services - materials testing services including asbestos, mold/mildew, and lead paint.

HISTORY OF THE BUILDING

1968: Byron and Carlyle Theaters designed by A. Herbert Mathes for Wometco Enterprises opens with two movie theaters; Byron Theater with 590 seats and Carlyle Theater with 993 seats.

1979: Theater developed into a triplex theater.

1986: Theater developed into a multiplex theater, with a total of 7 theaters.

1991: Remodeling of theater including interior restrooms, exterior North Elevation marquee parapet and new sign, addition of decorative circular and square “portholes” on all elevations, and addition of neon.

2001: Theater purchased by the City of Miami Beach. Interior of Lobby remodeled for City offices which remain today.

2004: East (Byron) Theater renovated to accommodate performance art and movies. Stage Door Theater Company begins operations.

2006: Feasibility Study conducted for development of West Auditoriums. Project was not built.

2014: O Cinema begins operations at the Byron Theater for film presentations.

2017: Miami Beach voters approve Town Center upzoning which includes Byron Carlyle site.

2018: Electrical 50 year recertification study and Structural study limited to electrical room, completed. Water Damage Assessment and Remediation study completed.

2019: Theater Closed. City advertises RFP to redevelop the Theater site.

2021: City Commission rejects proposal to redevelop / sell the Theater.

The building is not classified as Historic. Throughout the proposals over the years that have involved possible redevelopment of the Theater, the community has consistently demonstrated a strong interest in retaining the building as a performing arts space and / or a Cultural Center for the North Beach neighborhood, the City of Miami Beach, and the region.

General Description

The Byron Carlyle Theater is currently vacant and contains one large theater on the east side of the building and the remnants of five movie theaters within the single original theater shell on the west side of the building. All theater areas have sloping floors which have a high point at or above existing grade and then slope downward below grade. The theater experiences flooding in king tides and severe storms, and water damage in the large theaters and other below grade areas of the building was evident.

Lobby:

The theaters are connected by a Lobby along 71st Street with varying floor elevations, lower at the east theater lobby and higher at the west theater lobby. In 2001, offices were built out which replaced much of the original Lobby. The east theater lobby as it exists today is only a small portion of the original total Lobby area.

East Theater:

The Byron Theater was originally a 590 seat movie theater and is currently configured for performance and film presentations. Access to the theater is directly from the Lobby, without a sound and light lock vestibule separating the spaces. The sloping floor has some fixed seating remaining though covered with debris, a small storage room, a stage area with a truss support structure for lighting and rigging installed on top of the existing floor slab, two dressing rooms without restrooms, and an exit door and a set of doors for receiving on the south wall. Many support spaces typically needed for a successful performing arts theater use are missing. There is a Parterre raised seating area at the east end of the room accessed only by a mezzanine corridor reached from the Lobby via a stair and ADA wall mounted lift. The east theater is served by restrooms located on a below grade level beneath the Parterre. This area is not ADA accessible and a single occupant ADA toilet room is provided on the lobby level. The below grade level also contains the FPL Vault, main electrical room, mechanical spaces and lift station. Water damage was evident throughout this below grade floor which regularly floods.

West Theater:

The Carlyle Theater was originally a single 993 seat theater and is currently split into five movie theaters. All are vacant, without any screens, furnishings, seating or fixtures. The only constructions remaining are the acoustic tile ceiling and grid, some flooring, the partitions between the theaters and corridor, the mezzanine level that housed the projection equipment, and an associated exit stair. The concrete frame and CMU of the exterior walls are visible. The west theater is served by a set of small restrooms, located between the two theater volumes, which were updated around 2011.

THE SITE

Folio: 02-3211-002-1070
The Theater Building sits on a single property 250 feet wide by 101 feet deep for a total of 25,250 SF. The building takes up almost the entire footprint of the site. According to Surveys received, there is a utility easement along the north edge of the site for an overhead electrical line. In the existing condition, the Theater Building is within the utility easement by approximately five feet. If the Theater site is developed as new construction, it is our assumption that the overhead line and the associated easement could be eliminated as adjacent development projects in progress have indicated removal of this same line on their properties. Per latest Zoning requirements there are 10 foot setbacks on the three street sides of the site, and the theater could not be re-built with the same footprint it has today.

Folio: 02-3211-002-1090
Immediately to the south and toward the west half of the Theater Building site, the City of Miami Beach owns a surface parking lot 50 feet wide by 125 feet deep for a total of 6,250 SF. The lot is currently configured with as parking with 13 standard spaces, 1 ADA space, 1 motorcycle space, and a turn around and building loading area for the Theater.

Across Byron Avenue toward the east, the City owns a surface parking lot with 28 standard spaces and 2 ADA spaces. This lot is only considered in this Study for its potential use as parking for the Theater. The development of this lot is not included in this Study.

NEIGHBORHOOD / ZONING

The Byron Carlyle Theater is located in the Town Center Central Core District of the North Beach neighborhood in the City of Miami Beach. Planning efforts for North Beach included the 2016 Plan NoBe by Dover Kohl & Partners which engaged with the community and identified opportunities for development of the neighborhood. In that report, the Theater site was recommended for the City to develop as a potential catalyst project to encourage further development in the area. In 2017, voters approved the zoning change which created the North Beach Town Center Districts, which increased development rights in the area. This zoning change has resulted in several multistory multiuse projects in various states of development and approval in the Town Center Districts.

Zoning:

GU Government Use District

The Theater site and adjacent south and east City owned parking lots are GU zoning.

Main Permitted Uses: Government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials.

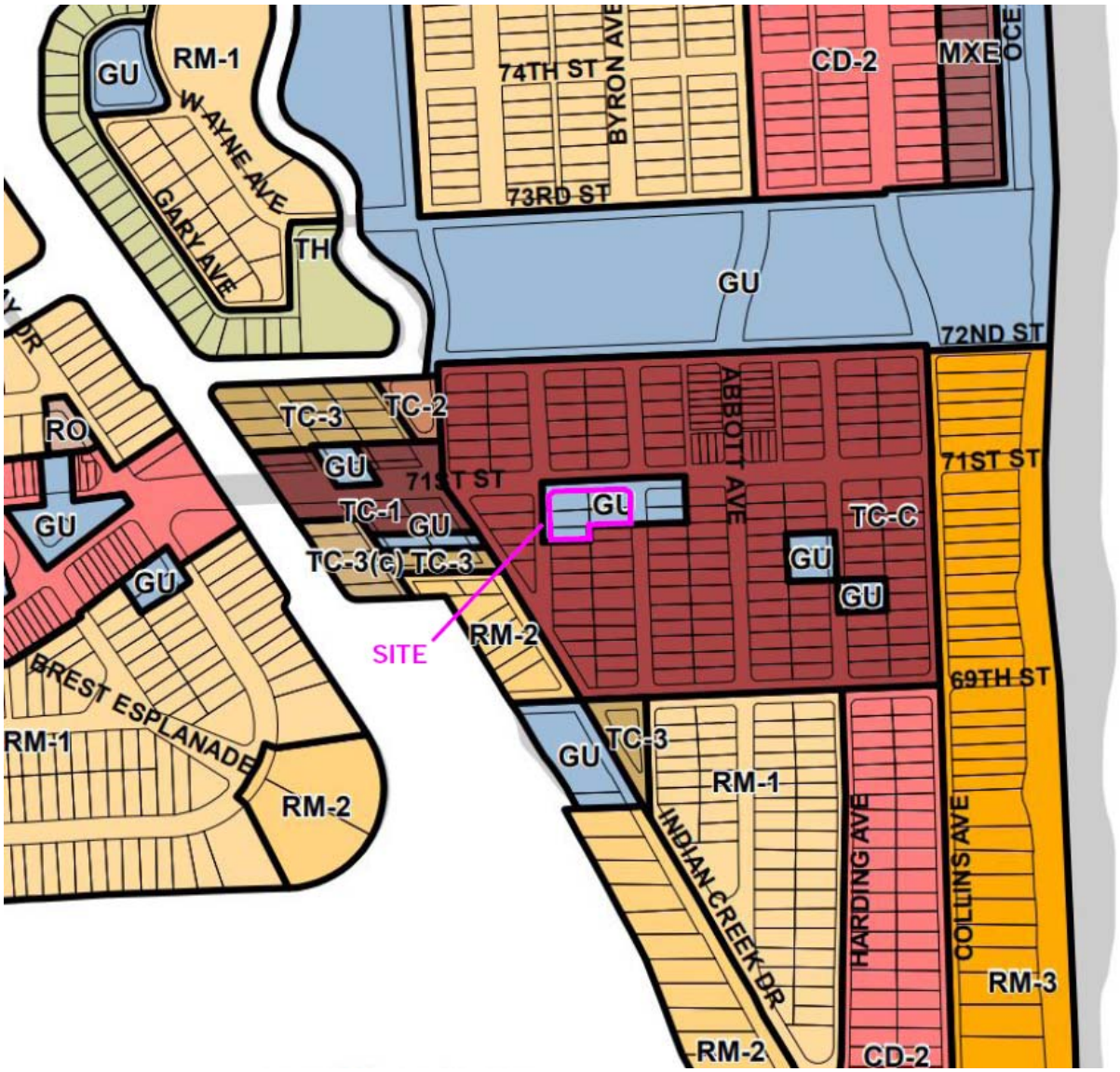
Development regulations shall be average of surrounding districts requirements.
The Theater site is entirely surrounded by TC-C Town Center Central Core District.

TC-C Town Center Central Core District

The proposed uses being considered for this site in this report are allowed either as a Main Permitted Use or as a Conditional Use.

Maximum FAR: 3.5
Maximum Building Height: 125 feet (base maximum height)

Setbacks:	Grade to 55 feet	55 feet to max. height
71st Street	10 feet	25 feet
Byron Avenue	10 feet	10 feet
Carlyle Avenue	10 feet	10 feet
Interior Side	0 feet	30 feet
Rear abutting parcel	0 feet	30 feet



THE BUILDING

Occupancy

The Theater is an Existing Assembly space and is currently vacant.
When it was last operational, the building was used for its intended function.

Existing Occupancy:

Assembly Group A-1	FBC-B 303.2

Possible Future Occupancy:

Assembly Group A-1	FBC-B 303.2	Theater
Assembly Group A-3	FBC-B 303.4	Cultural Center (Community Hall, Exhibition Hall)
Mercantile	FBC-B 309.1	Tenant (Retail, Market, Department or Drug Store)
Business	FBC-B 304.1	Educational occupancies above 12th grade

FBC 508: Mixed Use and Occupancy:
508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building.

Construction Type

Florida Building Code 7th Edition, 2020

Existing Building:	Area: 25,360 SF	Type II-B Construction minimum required
	2 stories above grade	
	Height: 38 feet	
	Equipped throughout with an automatic sprinkler system per 903.3.1.1	
	Roof structural members do not have fire protection	
Renovation Option 1:	Area: 25,314 SF	
Renovation Option 2:	Area: 32,470 SF	
New Construction:	Area: 32,470 SF*	
	* same area as Ren. Opt. 2 to simplify cost comparison	

Type II-A Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	85 feet	Occupancy Type A-1, A-3, M, B
Stories Allowed Above Grade	4 stories	Occupancy Type A-1, A-3
	5, 6 stories	Occupancy Type M, B
Maximum Area Allowed	46,500 SF	Occupancy Type A-1, A-3
	64,500 SF	Occupancy Type M
	112,500 SF	Occupancy Type B
Fire Resistance Requirements	Type II-A	FBC-B Table 601
Primary Structural Frame	1 hour	
Bearing walls, Exterior	1 hour	
Bearing walls, Interior	1 hour	
Floor Construction	1 hour	
Roof Construction	1 hour (or 0 hour)*	

* Table 601 Footnote b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below.

Type II-B Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	75 feet	Occupancy Type A, M, B
Stories Allowed Above Grade	3 stories	Occupancy Type A-1, A-3, M
	4 stories	Occupancy Type B
Maximum Area Allowed	25,500 SF	Occupancy Type A-1
	28,500 SF	Occupancy Type A-3
	37,500 SF	Occupancy Type M
	69,000 SF	Occupancy Type B
Fire Resistance Requirements	Type II-B	FBC-B Table 601
Primary Structural Frame	0 hour	
Bearing walls, Exterior	0 hour	
Bearing walls, Interior	0 hour	
Floor Construction	0 hour	
Roof Construction	0 hour	

The following options are only based on the conceptual designs included in this Study.

No program or design has been developed beyond conceptual level.

Options:	Renovation Opt. 1	Renovation Opt. 2	New Constr.
SF Approximate	25,314 SF	32,470 SF	32,470 SF
	A-1: 15,742 Other: 9,572	A-1: 15,742 A-3: 16,728	A-1: 15,742 A-3 or M: 16,728
Main Occupancy:	A-1	A-3	A-3 or M or B
Occ. Separation FBC Table 508.4	1 hour if M or B	None	A-3 & A-1: None M / B & A-1: 1 hour
Construction Type Required	II-B minimum	II-A minimum	A-3: II-A min. M or B: II-B min.

Alteration Level

Depending on the extent of renovation undertaken during a fixed period of time, the applicable Alteration Level for construction projects at the Theater per FBC-Existing Building could vary.

Alteration Level 1:	A project to replace finishes and equipment to serve the same purpose. Example: An interior design project that does not affect building systems.
Alteration Level 2:	A project that includes the reconfiguration of space, window or exterior door replacement, reconfiguration or extension of any system, or the installation of additional equipment.
Alteration Level 3:	A project where the work area exceeds 50 percent of the building area.

Based on the anticipated renovations identified in this report, the scope would be Level 3.

Flood Elevation

See Site Civil section of this report for additional information.

Current Required Minimum Finish Floor Elevation at the project site is 9.0' NGVD.

A Survey of the Building elevations was provided for this Report. Based on survey information, the existing floor slab at east part of lobby is approximately 4.5' below the required elevation.

The renovation options in this Study suggest "substantial improvement" per code. Due to the significant elevation difference between the existing building level and the required minimum elevation, all renovation options for in this Study suggest the building be floodproofed as permitted by City of Miami Beach Ordinance Sec. 54-48. This study proposes the complete removal of all existing below grade spaces and all ground floor slab assemblies throughout the building, to be replaced with a single, continuously level slab at roughly the elevation of the existing east lobby. The new slab will be designed to resist hydrostatic and hydrodynamic loads as required by code. All exterior openings, whether existing or proposed, would be floodproofed with the use of a flood panel system. Existing exterior walls would be treated up to the current required flood level height with waterproofing, and be reinforced to resist flooding loads.

Amount of Exits and Plumbing Fixtures Requirements

The building last functioned for its intended use. A complete Life Safety study was not part of this Report's scope. Our assumption is there was adequate egress provided from the building for its current configuration. For any future renovations proposed at the building, the egress capacity should be reviewed at that time.

Similarly, a plumbing fixture study was not included in the scope of this report. This report's renovation options suggest the relocation of all public restroom facilities in the building to improve resiliency in the case of the east restrooms, and to free up space for theater support areas at the west restrooms. Future renovations will need to provide code compliant fixture count at a minimum.

CONDITIONS ASSESSMENT

Exterior Building Elements

Roof:

A Roof Report was not received for this Study. All roofing, terminations, caps, curbs and accessories are recommended for a complete replacement. The roof consists of nine separate flat roof areas with built-up roofing membranes supported by either a concrete deck, or steel deck and lightweight concrete on prefabricated steel bar joists. Over the theaters, the top chord of the joists is sloped slightly to assist drainage slope. Future re-roofing over theater areas should take acoustics into consideration. Based on record documents received, the existing roofing over the east portion of the building is 19-20 years old, and the roofing over the west portion is 25-30 years old. All roof areas were worn, cracking was noted, and the low parapet walls had no caps. For added protection, a future project could consider bringing the roofing up an over the parapet and covering with a new cap. Any new cap locations should be carefully coordinated with the existing architecture. The existing rooftop HVAC equipment and exhaust fans were corroded and not functional and must be replaced, along with new curbs. In at least one location, the equipment was close to the roof edge, where a guardrail is required by current code and was not present. Depending on future design, some existing roof openings will need to be structurally closed, and / or new openings created.

Stucco / Exposed Aggregate Finish:

The building has a two main wall finishes; smooth stucco, and exposed aggregate plaster finish. Some minor cracking was noted, but generally the stucco was in acceptable shape. See Structural section of this report for cracking repair information. Depending on future new roofing design, re-working of the existing stucco on parapets may be needed. The exposed aggregate finish appeared to be in acceptable shape. Along the north wall of the Carlyle Theater, applied boards were present at the location of the former Bas Relief sculpture that was original to the building. Destructive investigation was not performed, so the condition of the wall behind the boards is unknown.

Building Entrance Parapet & Marquee:

The original building had a low profile horizontal parapet with an integral marquee bookended by large building signage on the north face, “BYRON” at east end and “CARLYLE” at west end and additional signage at east and west faces. See photo in Historic Photos section. The currently existing north entrance parapet was constructed in 1991, at which time it raised the height of the original parapet significantly, with a curved element at the center, in part to obscure the new steel beam required to support the blade marquee introduced at that time. Faux ‘portholes’ were installed, as well as a backlit sign mounted to the parapet. Faux portholes in round and square shapes were introduced on all facades in the 1991 renovation.

Stone Facing at North Facade:

On each side of the box office, an existing beige marble stone wall finish original to the building contains movie poster display boxes. The stone turns the corner at each set of entrance doors and continues up to the door or into the interior. The stone is two-toned, with polished faces around the edges and a rough finish in the middle. Two cables supports for the marquee are attached through the stone to the building. The stone is in good condition and is recommended to remain and be protected from damage in a renovation.

Exterior Building Elements (continued)

Lighting:

Generally, architectural lighting was absent from the exterior of the building. Utilitarian lighting was only present along the south side of the building, with one fixture at west façade, and none at the east façade. At the north main entrance façade, other than the marquee and backlit "Byron Carlyle" sign, the only lighting was below the canopy ceiling at the entrance. There is also existing neon on the north façade, which did not appear to be functional. Future renovations should include new architecturally appropriate exterior lighting to meet code required light level standards. The building would also benefit from additional architectural lighting, particularly on the 71st Street side where up-lighting could be located in the existing planters at the east and west ends of the building.

Doors - Storefront:

At the Lobby entrance, the existing storefronts appear to be original to the building, and at the end of their useful life. Following the various heights of the Lobby slab, the bases of doors are at different levels. Where the marble wall finish exists, the stone stops and starts at each side of the existing frame, so careful removal and new installation of storefronts is required to protect the stone, which would remain in a renovation. There are four installation locations; one set at east end of the Lobby, one set at west end of Lobby, and two additional sets, one on each side of the box office. The east and west sets consist of two pairs of 5'-0" width doors, which do not comply with current egress or ADA codes. These doors must be replaced with doors that allow at least 32" clear width each leaf for ADA and egress. This will reduce the amount of leaves which can fit within the existing openings. Future door sizing should be coordinated with egress requirements. New glass sidelights, transom panels, and structural supports will be required.

Doors – Hollow Metal:

Almost all of the existing exterior hollow metal doors were inoperable or required significant effort to open due to rust and deterioration. All exterior doors and frames should be replaced. In two locations, pairs of 5'-0" width doors are provided at egress locations. This size does not comply with current egress codes and must be replaced with doors which allow at least 32" clear width for ADA and egress. This will reduce the amount of leaves which can fit in the existing opening, or may require the enlargement of the existing opening, dependent on future door sizing to be coordinated with egress requirements. Changes in opening sizes may require masonry and finishes work.

Windows

The building has no windows, except at Storefronts and Box Office.
See Doors – Storefront and Box Office sections.

Box Office:

The Box Office, an element of the original building, is constructed of lighter construction than the rest of the building; steel and metal infill panels. In a major renovation, this element should be rebuilt to contemporary standards, for wind resistance, flood proofing, and with new transaction windows.

Exterior Building Elements (continued)

Building Exterior Work - for HVAC replacement

The Mechanical section of this report recommends complete replacement of HVAC equipment. Most of the existing HVAC equipment is roof mounted. Significant alteration of the building facades to accommodated new HVAC installation is not anticipated. Some new roof openings or closing of existing openings is expected.

Pedestrian / Vehicular / Bicycle Access:

Primary access to the building is on 71st Street. A vehicular drop off area exists on 71st Street directly in front of the Box Office and extending to Byron Avenue. At the west end of the theater, a bus and trolley stop exists on 71st Street with a dedicated bus lane, and bench. There are five bicycle parking racks in front of the building along 71st Street. There are two City-owned parking lots adjacent to the theater for a total of 44 spaces. Per past reports about the property, from the previous use of the building there is a credit of 165 parking spaces remaining toward future development requirements. This information is from 2006, and would have to be confirmed with the Planning Department. As parking count is tied to building use, when a program is developed for the site, the parking count will have to be addressed at that time.

Interior Building Elements

The building is vacant and most of the finishes and equipment have been removed. In the Byron Theater, the fixed seating, ceiling and grid, and stage truss remain. In the Lobby, the office partitions and floor finishes exist. The restrooms are all tiled on walls and floors and have their fixtures. In the Carlyle Theater, only the partitions, ceiling and grid, some flooring, and the second floor projection booths remain. On the second level, a small AHU, and an existing projector remains. Electrical panels exist throughout the building but were not functional. A fire sprinkler system exists throughout the building.

With the exception of the marble walls in the Lobby, there were no interior finishes or equipment found that are recommended to remain.

Hazardous Materials

Asbestos, mold & lead paint studies were conducted for this report. See Section 12 for reports.

Asbestos:	Low quantities of material were found to contain asbestos, which will require abatement. The amount and cost is small relative to the overall project.
Mold:	No active mold found.
Lead Based Paint:	None of the samples collected had results at or above the USEPA level for lead-based paint.

RECOMMENDATIONS

If retention of the original building structure is pursued, a complete renovation is recommended. Any partial renovation will not address the many deficiencies of the building which have contributed to its current state. The entire building interior should be renovated by removing all remaining partitions, finishes, and fixtures down to the shell of the building. All mechanical, electrical, fire alarm, fire protection equipment, and wiring should be completely removed. The existing floor slab has various elevations, and is below grade in several areas. Complete removal of the entire ground floor slab including below grade areas is recommended. Complete re-roofing is recommended, including replacement of all drains, scuppers and piping. Re-painting the entire building is recommended. Some exterior restoration to approximate its original appearance is suggested, including removal of all decorative 'portholes', and restoration of the marquee parapet to its original height.

Miami Beach Code allows floodproofing in lieu of raising the building floor level to the current flood elevation requirement, which is approximately 4.5 feet above the current floor level. To meet current code requirements and maximize the future functionality of the building, a new continuously level floor slab is recommended. The slab would be built on new piles, and the new structure would support any new reinforcing needed for the existing exterior walls and roof structure to resist current requirements for flood and wind loads. The new slab level would be roughly at the elevation of the existing east lobby. In coordination with the new reinforcing for flood loading at walls, a new flood panel system would be introduced at all doors, storefronts, or new windows. See Site Civil and Structural sections of this report for additional information.

Byron Theater / Lobby

All interior furnishings, fixtures and equipment are recommended for removal, including acoustic ceiling and grid, seating, and stage truss system. The east wall of the theater at the projection booth is to remain. A new set of retractable seating would be placed on the east wall, and a pipe grid system installed below the roof structure throughout the room to allow maximum flexibility of use, across various possible configurations, supporting new lighting and curtains. The program proposed is a Multi-Use Theater allowing flexibility within a single space to host a variety of uses; various theater / performance arrangements, music rehearsal space, band / dancing venue, lecture / film presentations, gallery, banquet, fitness / dance classes, and community gatherings. See Theatrical Consulting section of report for additional information.

Below Grade Areas:

At east side of the building, the below grade area which includes the theater restrooms, FPL Vault, Main Electrical Room, mechanical space, and lift station should be demolished entirely and all those functions raised up to the new floor level, or some equipment located above current minimum flood level. The FPL Vault and Main Electrical Room could be re-constructed above 9.0' NGVD.

Parterre:

The Parterre is the existing raised seating area built of concrete at the east end of the Byron Theater. It is located over the Below Grade Areas noted above. To maximize the functionality of the building for the community, the Parterre is suggested for complete removal, and replacement with a level floor slab at the new building-wide elevation. The associated vestibule, stair and ADA lift would be demolished. New supports would be installed to carry the Second Floor Projection Booth structure above. This will create a larger flat floor within the same building volume, to allow for the implementation of a multipurpose space.

Lobby:

The Lobby is recommended for a return toward its original size, creating a pre-function space while also accommodating the functional needs of a theater including a sound and light lock entrance to the Byron Theater, accessible restrooms with ample fixtures, offices, storage, and box office. The Lobby should be able to function as a venue on its own, and also offer connectivity to the Carlyle Theater as it was originally designed. As the program of the Carlyle Theater is unknown, this report considers the possibility of a Cultural Center or a Tenant Space.

Concession:

A new concession is proposed along the 71st Street lobby between the two theaters, to allow operation independently or while either or both venues are in use.

New Backstage:

The existing venue is lacking many backstage functions essential to the successful operation of a theater. See Ancillary Space Architectural Criteria in the Theatrical Consulting section of this report. Between the existing theater volumes, at the current location of restrooms for the west theater, the renovation options propose this location for a new, entirely ADA compliant backstage area including receiving area, scene shop, green room, dressing rooms with restrooms, and prop and lighting storage on the second floor. To allow access between the receiving area and the storage spaces, and to provide a code compliant exit from the second floor, a new stair is proposed in this area with direct egress to the exterior.

Carlyle Theater

Option 1 - Tenant:

In this option, the east theater would be leased. The single volume space of over 9,500 SF with approximately 30’ clear height to structure could appeal to a tenant such as a market, drug store, large retail store, or food hall. The space could also be divided up into smaller tenants.

Option 2 – Cultural Center or similar:

In this option, the east theater would be developed into a community space. In this study, Cultural Center programming is indicated as an example. With the height available, a second floor level is built within the space. Suggested programming includes additional support areas and a rehearsal space for the Multi-Use Theater, which could also be used as a performance or meeting space, a public Community Lobby, adjustable sized meeting rooms or classrooms, gallery space, artist studios and a maker space. Other potential uses for the east theater are a film or arts center, a museum, a business incubator, university use, or office space.

Stairs:

In the east theater, an existing stair installed in the 1980s for the second floor projection booths would be removed. In Renovation Option 2, new stairs would be required for second floor egress directly to the exterior, and a new public grand stair is also proposed.

New Construction

In the renovation options, working within the existing building shell in order to preserve the original architecture and maintain the familiarity of the existing building within the community will present logistical and physical challenges during construction. Additionally, hidden and unforeseen conditions may exist that could affect the project.

As an alternative, this report considers constructing the same size building as presented in Renovation Option 2 as New Construction. The current zoning requirements reduce the site buildable area slightly, though the same program can fit. This option assumes the existing FPL overhead line along the south side of the site can be removed as is occurring on neighboring development sites for the same line. As the City owns the parking lot directly to the south, a new construction project could include that lot. This project only considers building new on the existing theater lot.

- END OF DOCUMENT -

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Site Civil

MILLER LEGG

SITE CIVIL DUE DILIGENCE REPORT

for

Byron Carlyle Theater

500 71st Street
Miami Beach, Florida 33141

May 10, 2021

Prepared For:

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BYRON CARLYLE THEATER REDEVELOPMENT

Introduction

The Byron Carlyle Theater is located at 500 71st Street between Carlyle Avenue and Byron Avenue within the North Beach Town Center District (See Exhibit B). Originally built in 1968 as twin cinemas with one larger and one smaller auditorium. In the mid 1970s the theater was redeveloped as a multiplex cinema subdividing the larger auditorium into 5 smaller auditoriums. The theater was operated by its original owner, Wometco Enterprises until 2002 when it was sold to the City of Miami Beach.

General Site Information

- Folio – 02-3211-002-1070
- Folio – 02-3211-002-1090 (parking lot to south of building)
- Sub-Division – Normandy Beach South
- Site Area (Building Site) = 25,250 Sq. Ft.
- Site Area (South Parking Lot Site) = 6,250 Sq Ft
- Building = 28,335 Sq. Ft.
- Land Use – General
- Municipal Zone – CD-3
- PA Primary Zone – 6600 Commercial - Liberal
- Primary Lane Use – 8940 Municipal
- Zoning District Code – GU – Civic and government use (See Exhibit H – Zoning Map)
- Site is Not Within a Historic District or Designated as a Historic Site (See Exhibit J – Historic Districts and Sites)

Main Permitted Uses (GU - Government Use) Division 9 Sec. 142-422

- Government buildings and use
- Parking lots and garages
- Parks and associated parking
- Schools
- Performing arts and cultural facilities
- Monument and memorials
- Any other use must be approved by a City Commission by public hearing

Jurisdictional Agencies / Governing Codes

- City of Miami Beach
    - CODE City of Miami Beach, Florida Codified through Ordinance No. 2020-4366, enacted October 14, 2020 (Supp. No. 81)
    - Florida 20215-Comprehensive Plan Adopted April 13, 2011, Effective July 1, 2011 through Ordinance No. 2011-3722
    - City of Miami Beach Design Guidelines

- City of Miami Beach Design Review Standards for the North Beach Town Center TC Zoning Districts
- City of Miami Beach Utilities/Public/Works

- Miami-Dade County

  - Department of Environmental Resources Management (DERM)
  - Miami-Dade Water and Sewer Department (WASD)

- Florida Department of Transportation (FDOT) District Six (71st Street/ FDOT 934)

Development Regulations Division 9 Sec. 142-425

- The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.

- Following a public hearing, the development regulations required by these land development regulations, except for the historic preservation and design review processes, may be waived by a five-sevenths vote of the city commission for developments pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes.

- No GU property may be used in a manner inconsistent with the comprehensive plan.

Planning and Zoning

The project site is governed by the City of Miami Beach Code of Ordinances, City of Miami Beach Design Guidelines and the City's Design Review Boards. The project site is not located within any Historic District however, it is located with the North Beach Town Center as shown in Exhibit B. The project site is governed by the Design Review Standards for the North Beach Town Center TC Zoning Districts, more specifically the TC-1 district. The North Beach Town Center districts consist of all land bounded by 72 Street, Collins Avenue, 69 Street and Indian Creek Waterway; and consists of three districts: Town Center Core (TC-1) district, Town Center Mixed Use (TC-2) district, and Town Center Residential Office (TC-3 and TC-3(c)) district, and the RM-2 district adjoining Indian Creek.

Landscape Requirements Minimum Standards GU Zoning District Sec. 126-6

Landscape plans shall meet the minimum standards of Section 8 of the Zoning Ordinance and Section 126 for Government Use (see Exhibit M).

- Percent of Required Open Space – 20%

- Number of Trees Required Per Acre of Net Lot Area – 22

Site Access and Transportation

The proposed project site is bordered by 71st Street along the north, Byron Avenue to the east and Carlyle Avenue to the west. 71st Street, also known as SR934 is a Florida Department of Transportation roadway. Byron Avenue and Carlyle Avenue are both City of Miami Beach roadways.

Principal vehicular access to the site is currently from Carlyle Avenue along the west side of the property south of 71st Street. Secondary access to the site and on street parking along Byron Avenue on the east side of the site. A traffic study will be required to determine the need for off-site roadway improvements of Carlyle Avenue and/or Byron Avenue such as dedicated turn lanes, etc.

The Miami-Dade Transportation Planning Organization lists transportation projects in the Transportation Improvement Program or TIP. The TIP specifies transportation improvements for the next five years and is updated each year. Exhibit V – Miami-Dade Transportation Planning Organization Projects lists planned projects within a one (1) mile radius of the project site. No future planned roadway project listed appear to have any impact on the adjacent roadway elevations.

Soil Conditions

United States Department of Agriculture Natural Resources Conservation Service General Soil Map lists the Byron Carlyle Theater as Soils of the Coastal Ridge and Barrier Islands as Urban land – Udorthents association (see Exhibit L).

NSLP #11 Urban or Made Lands
Urban or made land areas have been altered, excavated, or disturbed and no longer have their natural morphological soil features. These soils no longer function as they did in their original state, so there is little information available. The seasonal high-water table varies by site and is usually controlled to inhibit flooding of developed areas. Common soils of this landscape position include Arents, Matlacha, Pits, Udorthents, and Urban Land.

Utility Connection Points

- Sanitary sewer would most likely connect via four existing sanitary laterals owned by the Miami-Dade Water and Sewer Department (WASD). Two laterals connecting to an 8” gravity line are available to the west side of the property in the Carlyle Avenue ROW. Two laterals connecting to an 8” gravity line are available to the west side of the property in the Byron Avenue ROW. An existing lift station inside the SE corner of the below grade area that is planned for demolition will be replaced. The new lift station will be placed at the new main building elevation. See Exhibit B for Sewer Atlas.

- The domestic water and fire lines would most likely connect to one of three available mains owned by the Miami-Dade Water and Sewer Department (WASD). There is a 6” water main that runs along 71st Street, an 8” water main that runs along Carlyle Avenue and a 6” water main that runs along the alley on the south side of the existing building. See Exhibit D for Water Atlas.

- TECO Peoples Gas (private) facilities are located within the 71st Street right of way as well as within Carlyle Avenue and Byron Avenue rights of way as shown in Exhibit E. A 6” coated steel gas distribution line is located on the south side of 71st Street. Additionally, 2” coated steel gas distribution lines are shown in

yellow lines on the map. Service lines that connect from distribution lines to the meters are shown as dotted lines. Meters are indicated by the circle with an M in the center.

Stormwater Management

The Byron Carlyle Theater is located in an AE Zone on the FEMA Flood Elevation Map with a FEMA Base Flood Elevation of 8.00 NGVD-29. Several areas within the existing building including the main electrical and mechanical rooms are below the FEMA Flood Elevation as well as below the sidewalk elevation. Record drawings indicate the lowest floor elevation in the west theater is approximately 1'-9" to 2'-0" below the exterior sidewalk elevaton. These areas have experienced flooding. Sump pumps have been used in the past to mitigate flooding events. Redevelopment of the existing site either by rehabilitation or new construction will require the raising of the current finish floor elevation to 8.00 NGVD.

Included below is notable information for use for the site preliminary storm water management assessment:

- FEMA Flood Zone – AE, from FEMA Flood Map Service Center & Miami Dade Flood Maps (Exhibit G)
- FEMA Base Flood Elevation = 8.00 NGVD-29, from FEMA Flood Map Service Center (Exhibit G)
- FEMA Flood Map No 12086C0326L effective 09/11/2019, from FEMA Flood Map Service Center (Exhibit G)
- Offsite drainage connections are available within the right of way of 71st Street, Carlyle Avenue and Byron Avenue (See Exhibit G)
- Pursuant to City of Miami Beach Public Works Department Engineering Manual Part 1 – Section 1 – Standard Design and Plan Production Criteria the following design requirements:
    - Design Tailwater elevation shall be 2.70 feet NAVD.
    - Minimum inlet grate elevation shall be 2.70 feet NAVD for gravity systems. If existing conditions contain grates lower than 2.70 feet NAVD, then the area must be designed as a pumped basin.
    - New gravity drainage systems must be watertight in accordance with the Public Works Standard Specifications. In areas where ground elevations are below 1.60 feet NAVD, all existing manholes and pipes that are to remain shall be sealed and lined respectively as needed to ensure infiltration does not exceed the maximum allowance as per the Public Works Standard Specifications.
    - All new drainage systems must be designed to meet a minimum 10 years 24 hours storm level of service as per South Florida Water Management District (SFWMD). Maximum stage elevation within a drainage basin shall be up to the lowest crown of the road, or to within 15 feet of a dwelling or occupied building, whichever is lower.
    - Rainfall amount for design purposes shall be constructed utilizing SFWMD nomograph or 7 inches times 1.25 safety factor, which equates to 8.75 inches of rainfall.
    - For modeling purposes, consultant shall use the SCS Type III rainfall distribution and the Unit Hydrograph peaking factor shall be 150.

- Minimum allowed storm water pipe size for right-of-way projects is 18-inches. Existing pipes within a right-of-way project shall be upsized as needed to meet the minimum size requirement.

- Drainage basin boundaries for landlocked lots shall be up to the back property lines, and half the lots for waterfront properties. When project is adjacent to residential or commercial developments with an independent and self-contained storm water system, a 25-foot offset from the right-of-way line is an acceptable boundary. The City Engineer must approve any deviation from these requirements.

- When existing seawalls are disturbed as part of a right-of-way project, they must be raised to a minimum elevation of 5.70 feet NAVD.

Per the City of Miami Beach Code of Ordinances, based on the FEMA flood map designation of AE with a base flood elevation of 8.00 NGVD, any additions would require the finish floor to be at minimum match the current finish floor elevation. For new construction, finish floor is no lower than the FEMA base flood elevation plus minimum freeboard or 9.00 NGVD in the case of the Byron Carlyle Theater.

- City of Miami Beach Code of Ordinances Sec. 54-48. - Specific standards for nonresidential uses require the following:

  - In all A-zones where base flood elevation data have been provided (zones AE, A1-30, A (with base flood elevation), and AH), as set forth in section 54-37, the following provisions, in addition to those set forth in sections 54-47 54-47 and 54-49 54-49, shall apply:

  - (2)*Nonresidential construction.*

    (a) All new construction and substantial improvement of any commercial, industrial, or nonresidential building (including manufactured homes) shall have the lowest floor, including basement, electrical, heating, ventilation, plumbing, air conditioning equipment, cable, telephone, and other service facilities, including duct work, elevated to no lower than the base flood elevation plus minimum freeboard. All buildings located in A-zones may be floodproofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation, plus minimum freeboard are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA floodproofing certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the floodplain administrator.

    (b) The lowest floor of an addition to the non-substantial improvement of a commercial structure shall be elevated to no lower than the existing lowest finished floor elevation.

    (c) All new construction and substantial improvements to critical facilities shall have the lowest floor. including electrical, heating, ventilation, plumbing, air conditioning equipment, cable, telephone, and other service facilities including duct work, elevated to no lower than the base flood elevation plus two (2) feet.

Stormwater Management/Flood Protection Options and Recommendations

A recent boundary survey indicates elevations of the building finish floor range between 2.26 NAVD and 3.81 NAVD with adjacent sidewalk elevations range between 1.29 NAVD and 2.20 NAVD. The Finish Floor Elevation is identified as 2.94' NAVD. Converting NAVD to NGVD would render a Finish Floor Elevation of 4.5 NGVD. Given these elevations and the FEMA Base Flood Elevation of 8.00 NGVD-29 the finish floor is 3.5' below the BFE and 4.5' below the recommended finish floor elevation of 9.00 NGVD per the City of Miami Beach Code of Ordinances Chapter 54-48(2)(c) – Floods.

This following analysis considers two options: Renovation of the Existing Building or New Construction. In the new construction option, the finished floor should be constructed at an elevation of 9.00 NGVD to meet the City of Miami Beach flood requirements mentioned above. For the renovation option, given the disparity in the existing elevation and the FEMA Base Flood Elevation, raising the finish floor is cost prohibitive, therefore, flood proofing by other means is recommended. Flood proofing options include the following:

1. Raising the elevations at all building ingress/egress locations to reduce locations for water intrusion. The raised ingress/egress with steps leading up to the entrance on the outside and then leading back down to elevation on the interior.

2. Flood glazing systems to waterproof glass windows and glass doors.

3. Use of drainage wells in areas of the building (renovated or rebuilt) below the FEMA Base Flood Elevation of 8.00 NGVD-29.

4. Waterproofing of exterior walls with a cementitious waterproofing material. Cementitious waterproofing coatings are types of breathable, seamless coatings used to provide concrete and masonry surfaces positive and negative side waterproofing on concrete and masonry surfaces. They prevent damage water infiltration. In addition to keeping moisture out, these coatings can prevent damage from mold and mildew. Positive-side waterproofing creates a waterproof barrier on the side of the surface in question that has applied hydrostatic pressure. Negative-side waterproofing protects the surface that is opposite the side that has applied hydrostatic pressure.

5. Custom designed flood panel systems may be incorporated into the project whether the structure is renovated or entirely rebuilt. Shop drawings and pictures of a flood panel system are shown in Exhibit T and Exhibit U.

    a. Flood panel systems are custom designed systems that may be added at all ingress/egress as well as windows.

    b. There are many variables associated with the use of these flood barriers however they do add a measure of protection. Some seepage however is expected and allowed.

    c. These flood panel systems have been approved for use in the City of Miami Beach.

    d. The flood panels are stored on location and deployed when the building is expecting a hurricane or other significant storm event. Dedicated storage space must be considered and built into the building. The space required is dependent on the number of flood panels.

e. Deployment of the flood panel system in preparation for a storm event must be considered. Personnel with knowledge of the system and proper deployment must be planned. The amount of flood panels determines the man hours required to install the system. Operations and Maintenance manuals to assist with deployment would be provided by the system designer/manufacturer.

f. Typical flood panel system pricing ranges from $150 - $200 per square foot for an approved and installed system.

g. The recommended installation height for flood panel protection is a minimum of 1.00' above the FEMA Base Flood Elevation of 8.00 NGVD-29 or in the case of the Byron Carlyle Theater 9.00' NGVD. The cost range is outlined in the table below for 100 linear feet of ingress/egress and windows.

Flood Panel System	Height of Flood Protection Panels	Estimated Length Required	Cost Range/ Linear Foot	Cost Range for 100' of Flood Protection
Protection to: 9.00' NGVD / 7.44 NAVD	4.5'	100 LF	$675 - $900/LF	$67,500 - $90,000

EXHIBITS

EXHIBIT A – SITE LOCATION

EXHIBIT B – NORTH BEACH TOWN CENTER

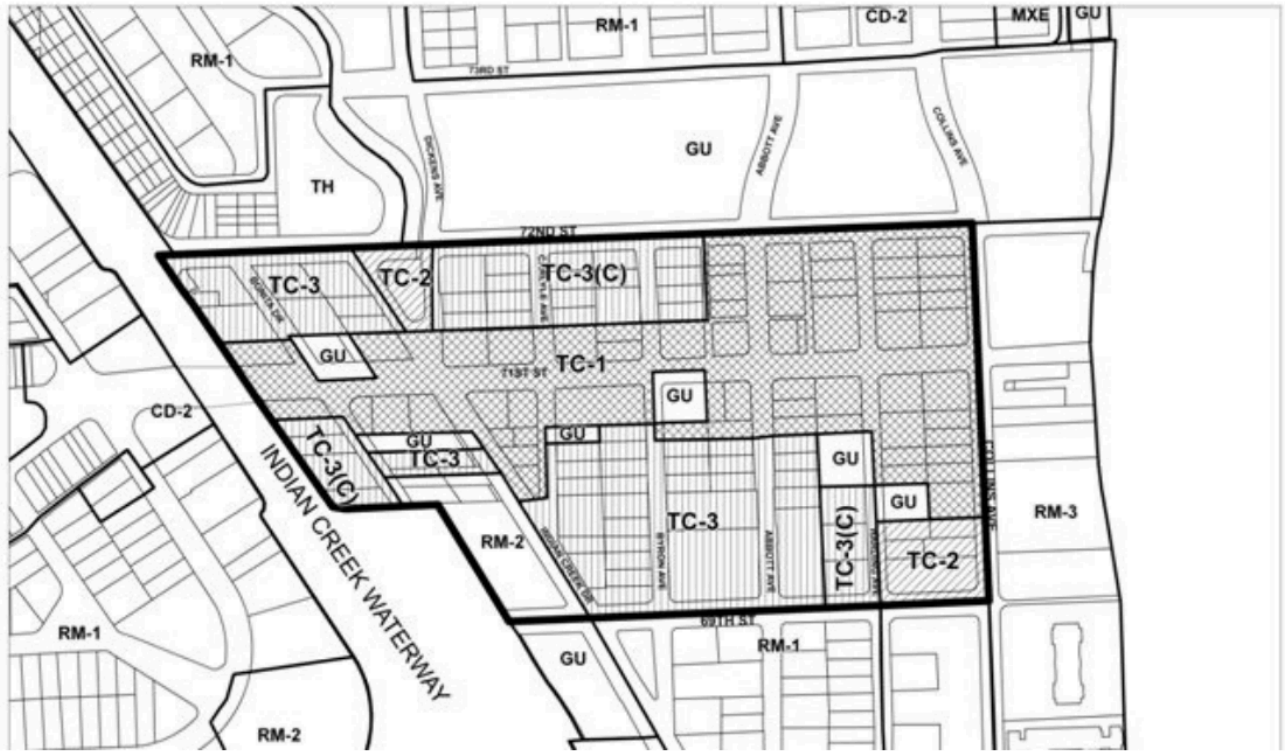
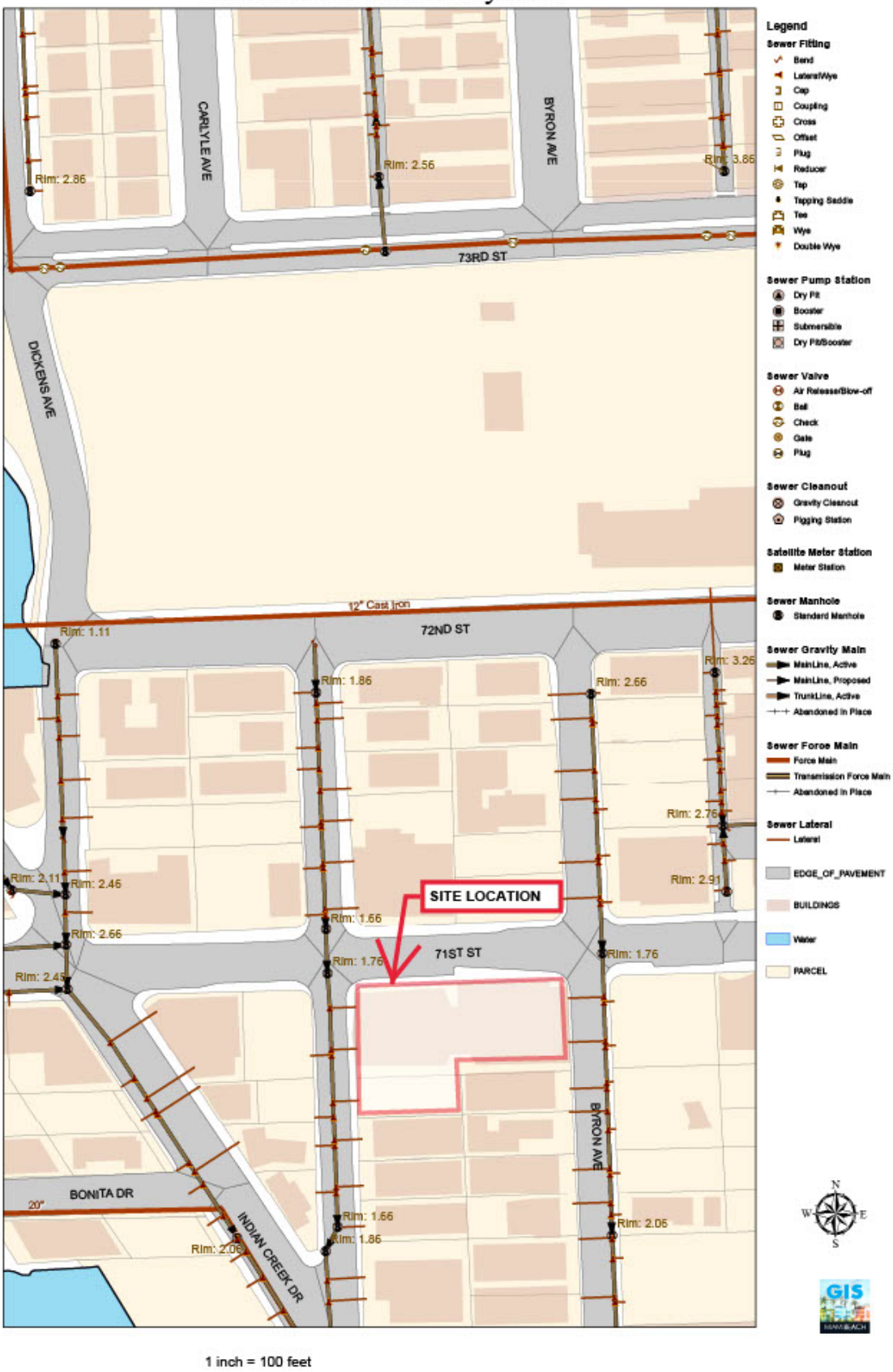


EXHIBIT C – SEWER ATLAS

Miami Beach Sewer System



1 inch = 100 feet

EXHIBIT D – SANITARY ATLAS INDEX (CITY OF MIAMI BEACH)

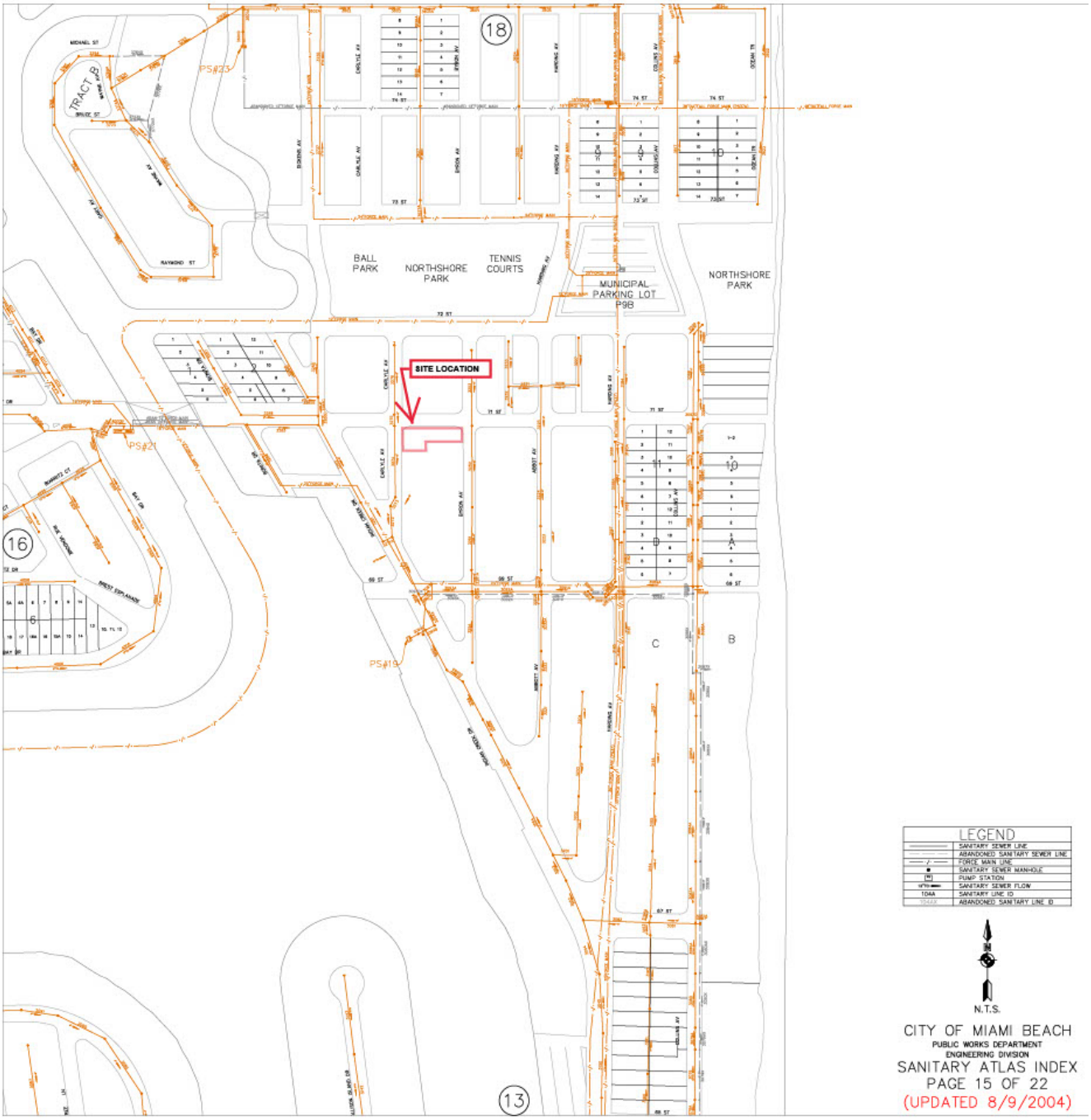


Exhibit E – Water Atlas

EXHIBIT F – STORMWATER ATLAS

EXHIBIT G — TECO PEOPLES GAS

TECO PEOPLES GAS
AN EMERA COMPANY

Date: April 19, 2021

( ) Peoples Gas System, Inc. has no gas mains or services within the referenced area.

( ) We are returning your prints marked with Peoples Gas System, Inc. gas mains or services within the referenced area.

(X) We are returning a print of Peoples Gas System, Inc. gas main or services within the referenced area.

THE ATTACHED DRAWINGS ARE PROVIDED SUBJECT TO RESTRICTIONS AND LIMITATIONS.

( ) Please furnish final construction plans for this job and include Peoples Gas System, Inc. in the pre-design and pre-construction meeting(s).

(X) **For further information please call: Alex Roche, Gas Design Department at (954) 453-0811**
ARRoche@tecoenergy.com

( ) Remarks:

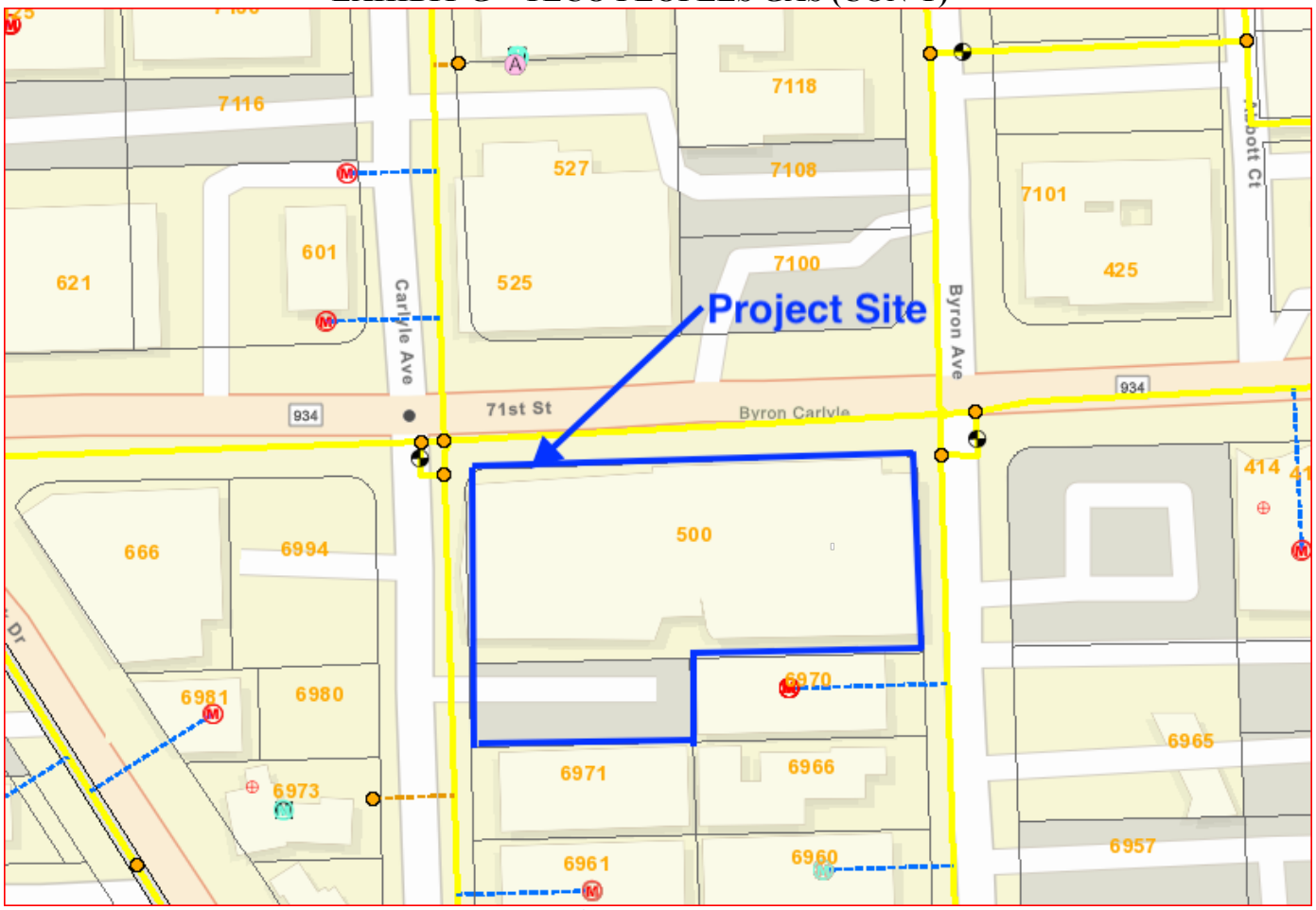
NOTE: If a map is provided with this letter the following applies: The map is provided for convenience purpose only and is not intended to be used for detailed locations. No warranty or guaranty expressed or implied, is made as to completeness, accuracy or fitness for a particular purpose. Use of this map is at the risk of the recipient who assumes full responsibility therefor.

Please call 811, two full business days prior to construction to have the locations of the facilities field verified

811
Know what's **below.**
Call before you dig.

IT'S THE LAW

EXHIBIT G – TECO PEOPLES GAS (CON'T)



Yellow line on south side of 71st St is a 6" coated steel gas distribution line.
All other yellow lines on the map below are 2" coated steel gas distribution lines.
The dotted lines indicate service lines that connect from distribution lines to the meters
Meters are indicated by the circle with an M in the center.

EXHIBIT H – FEMA NATIONAL FLOOD HAZARD MAP, ZONE AE

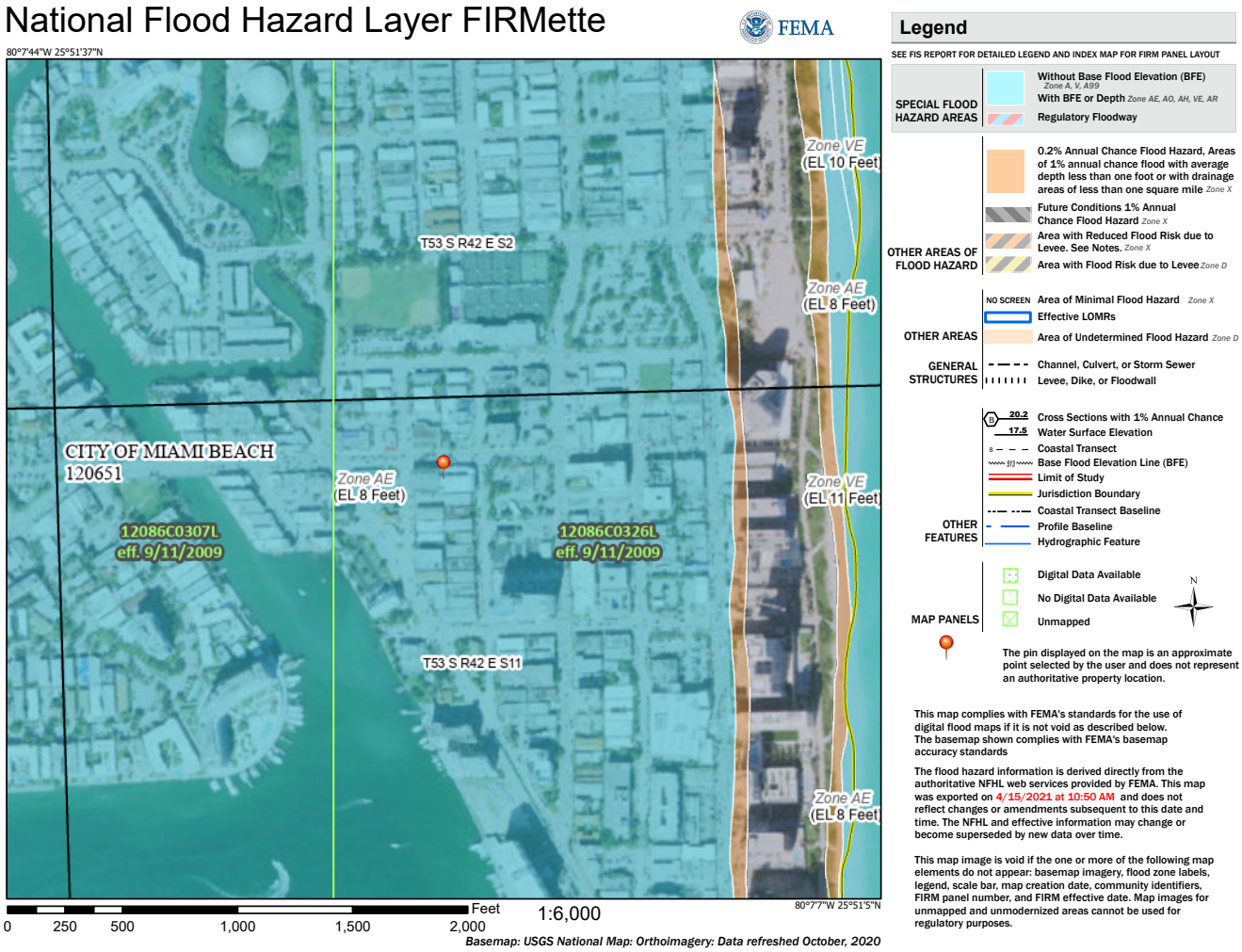


EXHIBIT I – MIAMI-DADEFLOOD ZONES REPORT

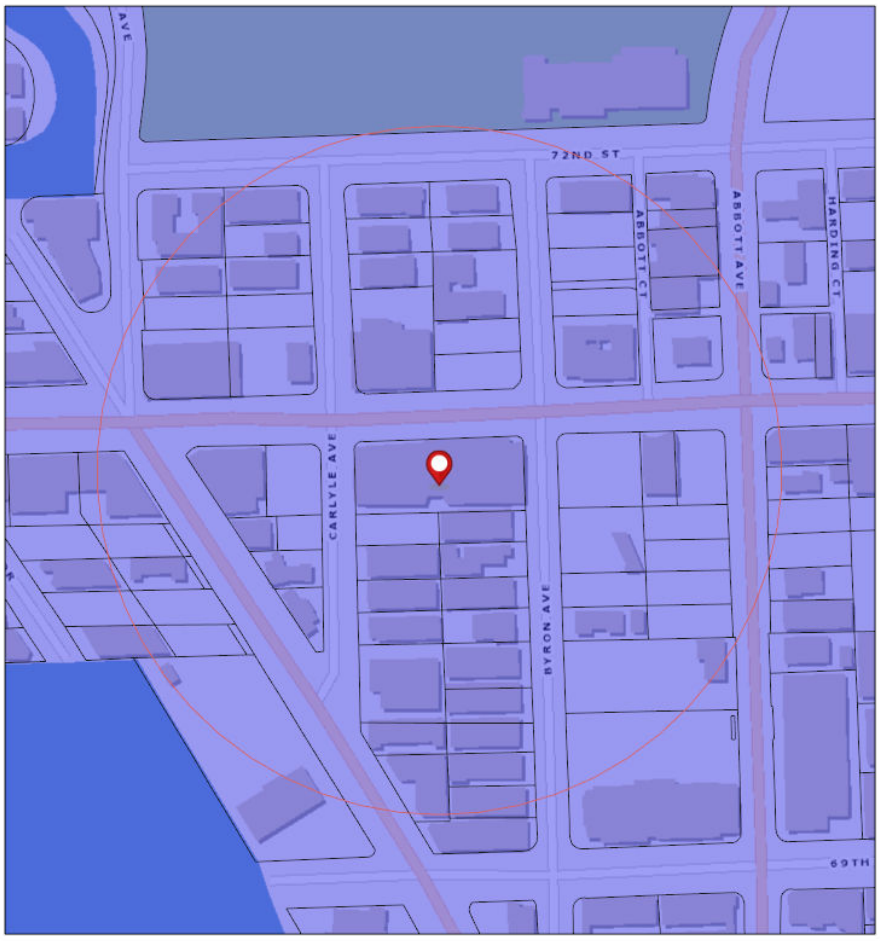
4/15/2021

Miami-Dade Flood Zones Report

Area of Interest (AOI) Information

Area : 783,627.14 ft²

Apr 15 2021 19:51:00 Eastern Daylight Time



Property Boundaries
Municipal Boundary
Miami Beach

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.06 0.11 km

Miami-Dade County ITD - GIS Technical Support Group, Miami-Dade County GIS Technical Support Group

1/2

4/15/2021

Summary

Name	Count	Area(ft²)	Length(ft)
Miami-Dade Flood Zones	1	783,627.16	N/A

Miami-Dade Flood Zones

#	FZONE	ELEV	Area(ft²)
1	AE	8	783,627.16

Please contact the DERM's Flood Zone Hotline to verify your flood zone at (305)372-6466.

Note: The flood zone information provided is intended for use in the unincorporated areas of Miami-Dade County. Municipalities will have their own floodplain management regulations and flood zone map information, which may differ from the County's information. Miami-Dade County provides this website as a public service to its residents.

** The County is continually editing and updating GIS data to improve positional accuracy and information. No warranties, expressed or implied, are provided for the positional or thematic accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file at Miami-Dade County and the County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. Please direct all inquires, comments, and suggestions to gis@miamidade.gov.

2/2

EXHIBIT J –ZONING MAP – CITY OF MIAMI BEACH

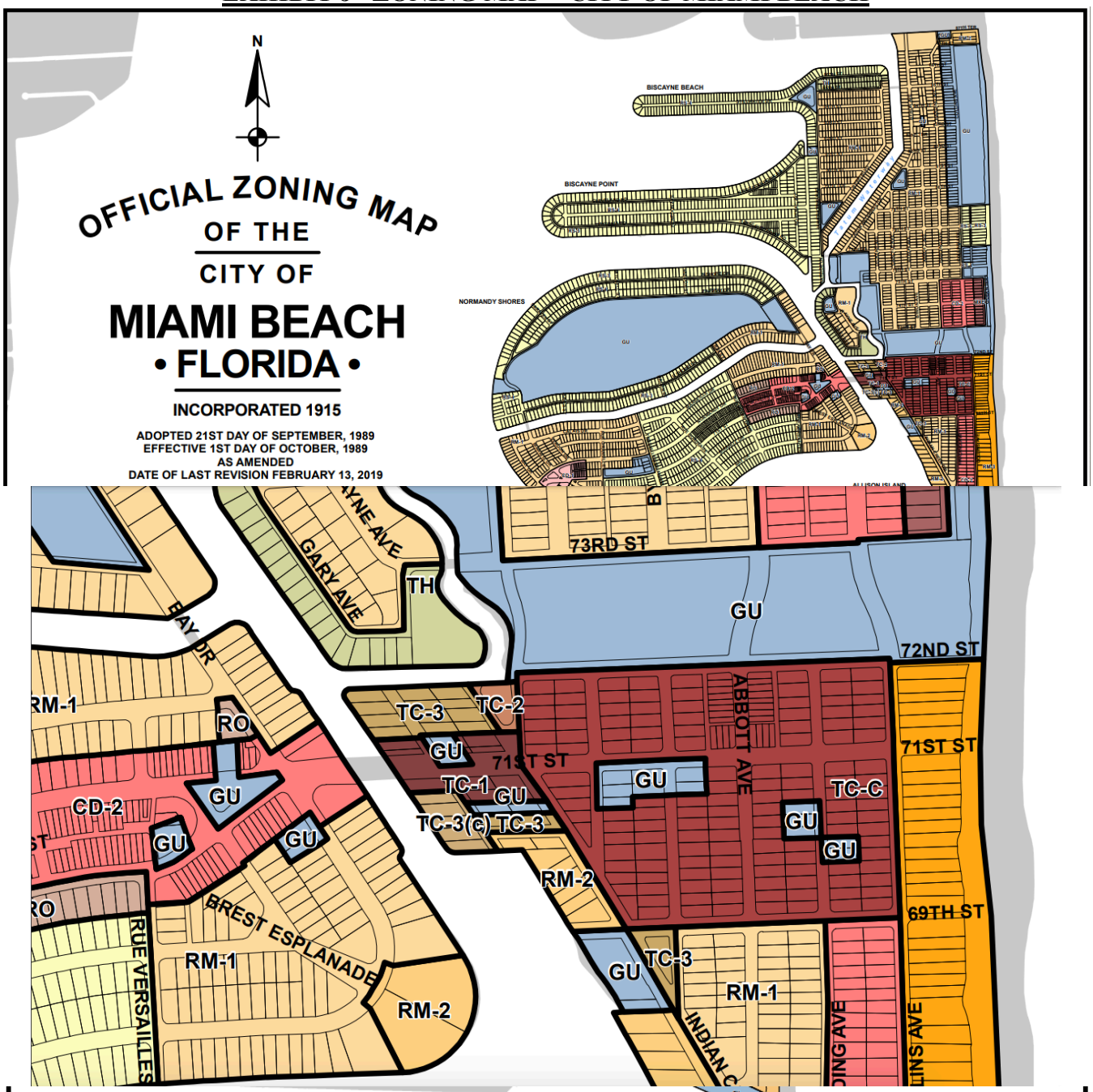
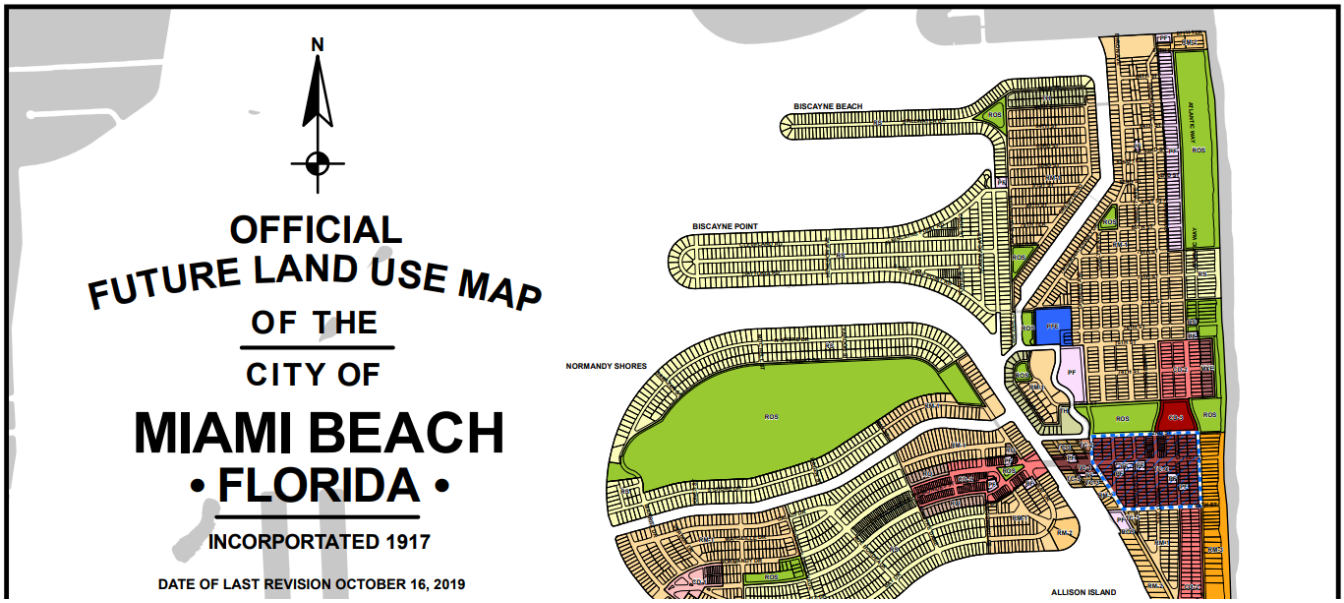
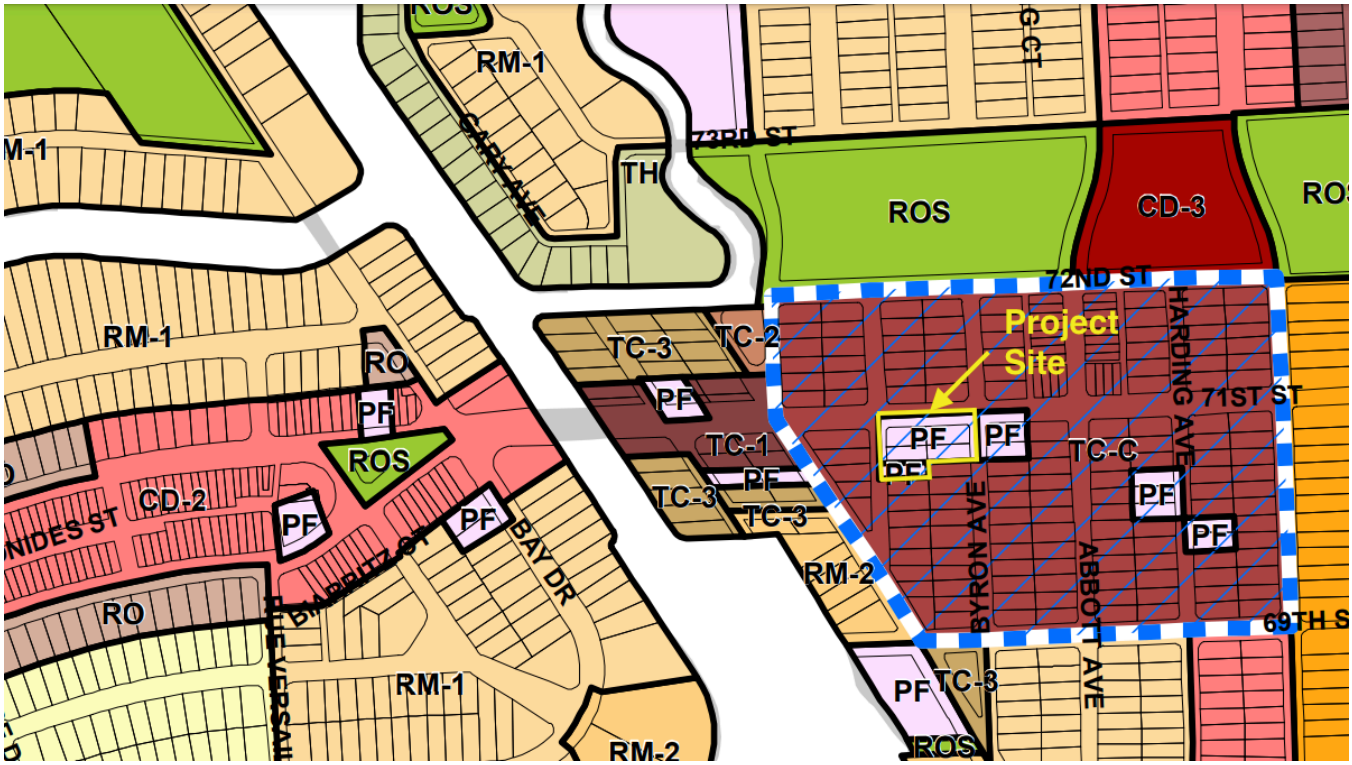


EXHIBIT K – FUTURE LAND USE MAP – CITY OF MIAMI BEACH





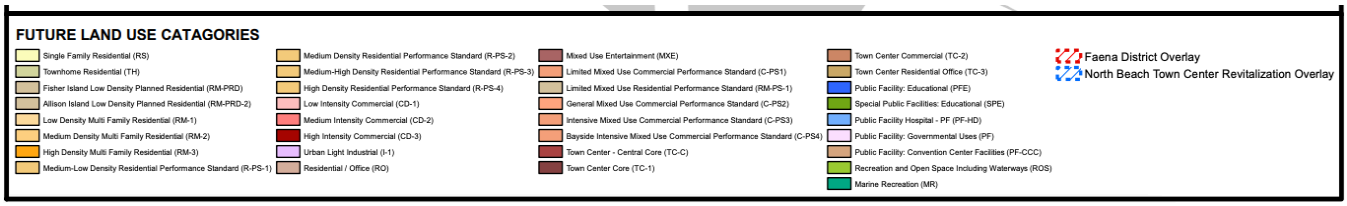


EXHIBIT L – HISTORIC DISTRICTS AND SITES – CITY OF MIAMI BEACH

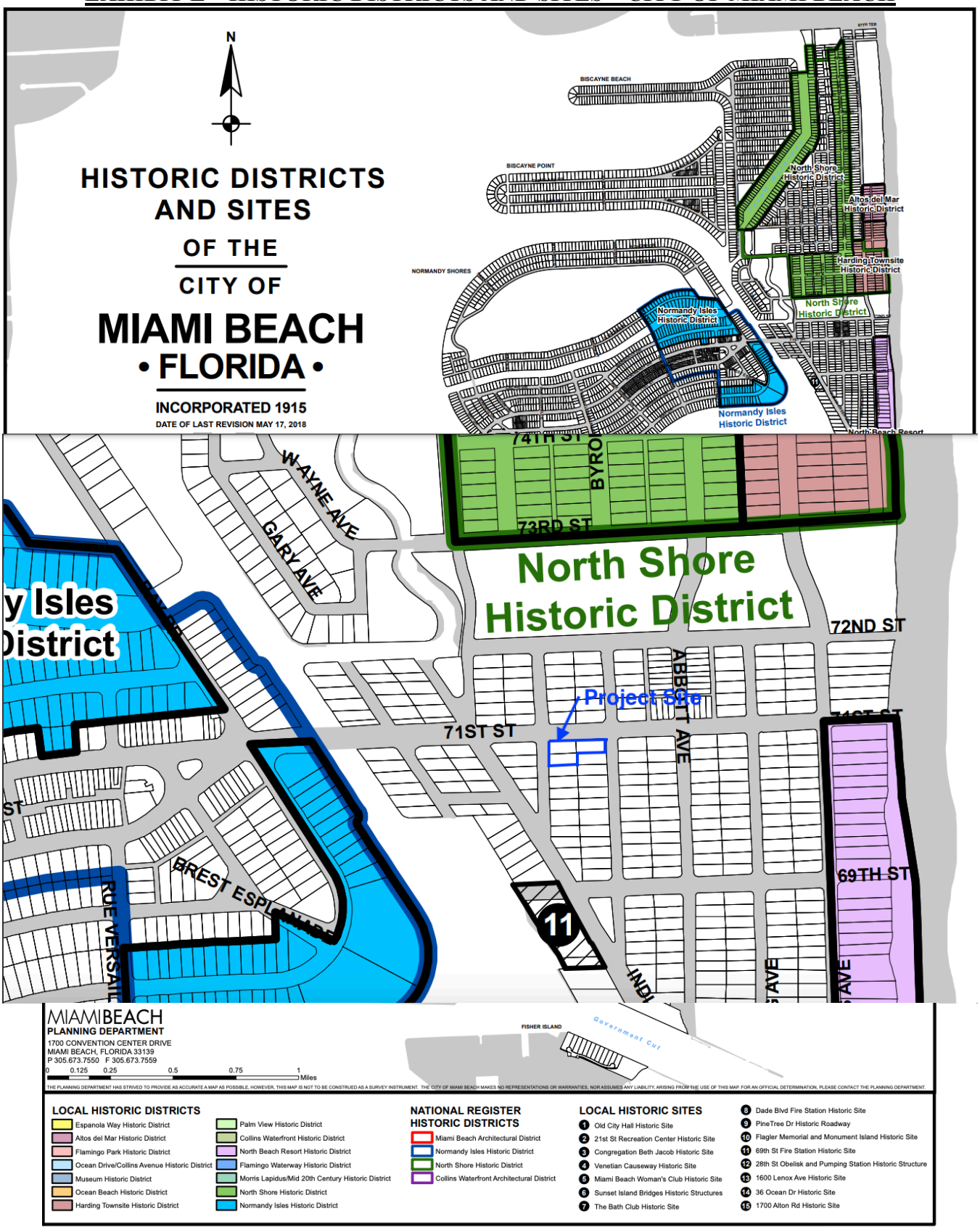


EXHIBIT M – CITY OF MIAMI BEACH HISTORIC DISTRICT MAP

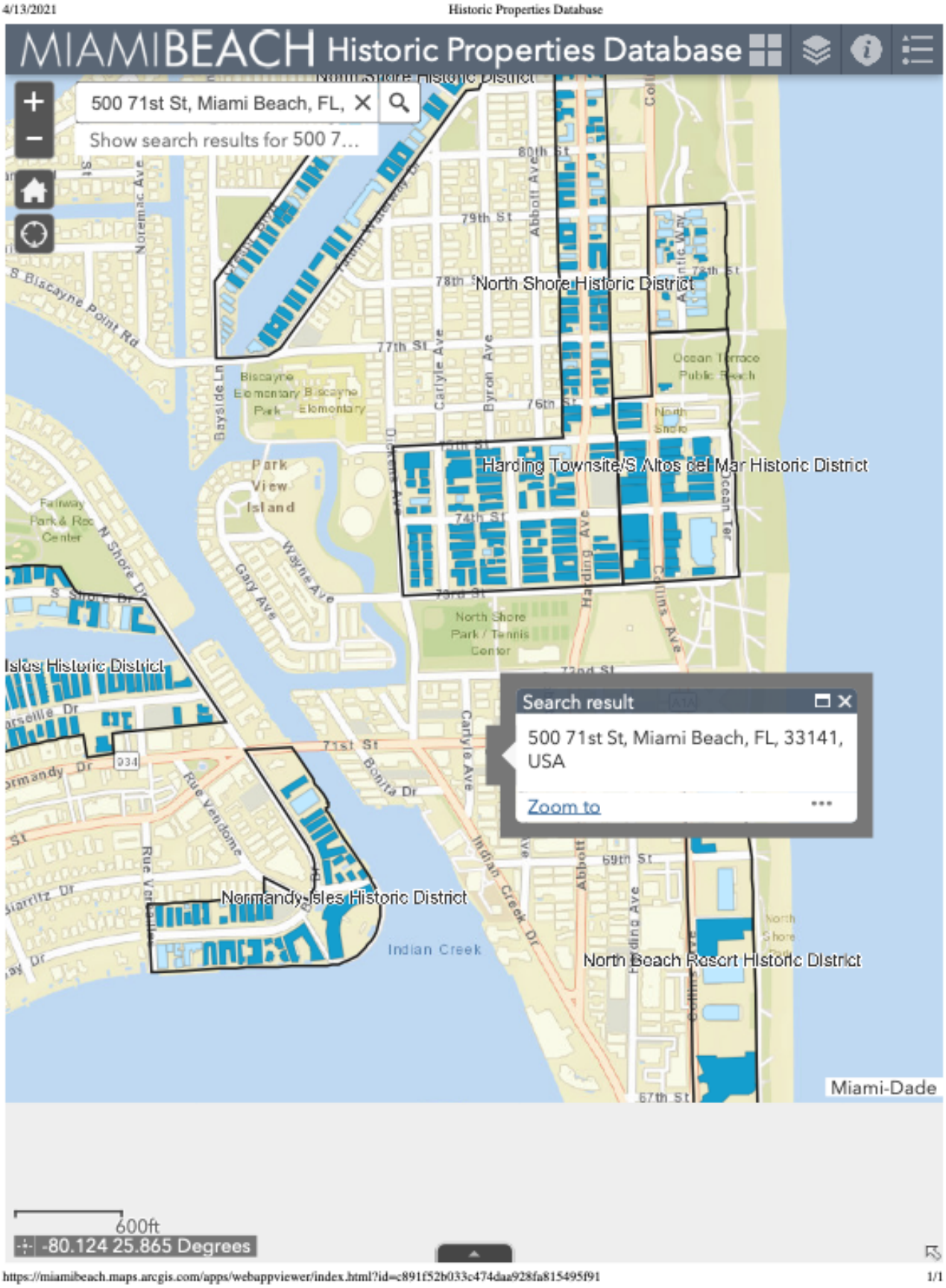


EXHIBIT N – USDA NATURAL RESOURCES CONSERVATION SERVICE GENERAL SOIL MAP

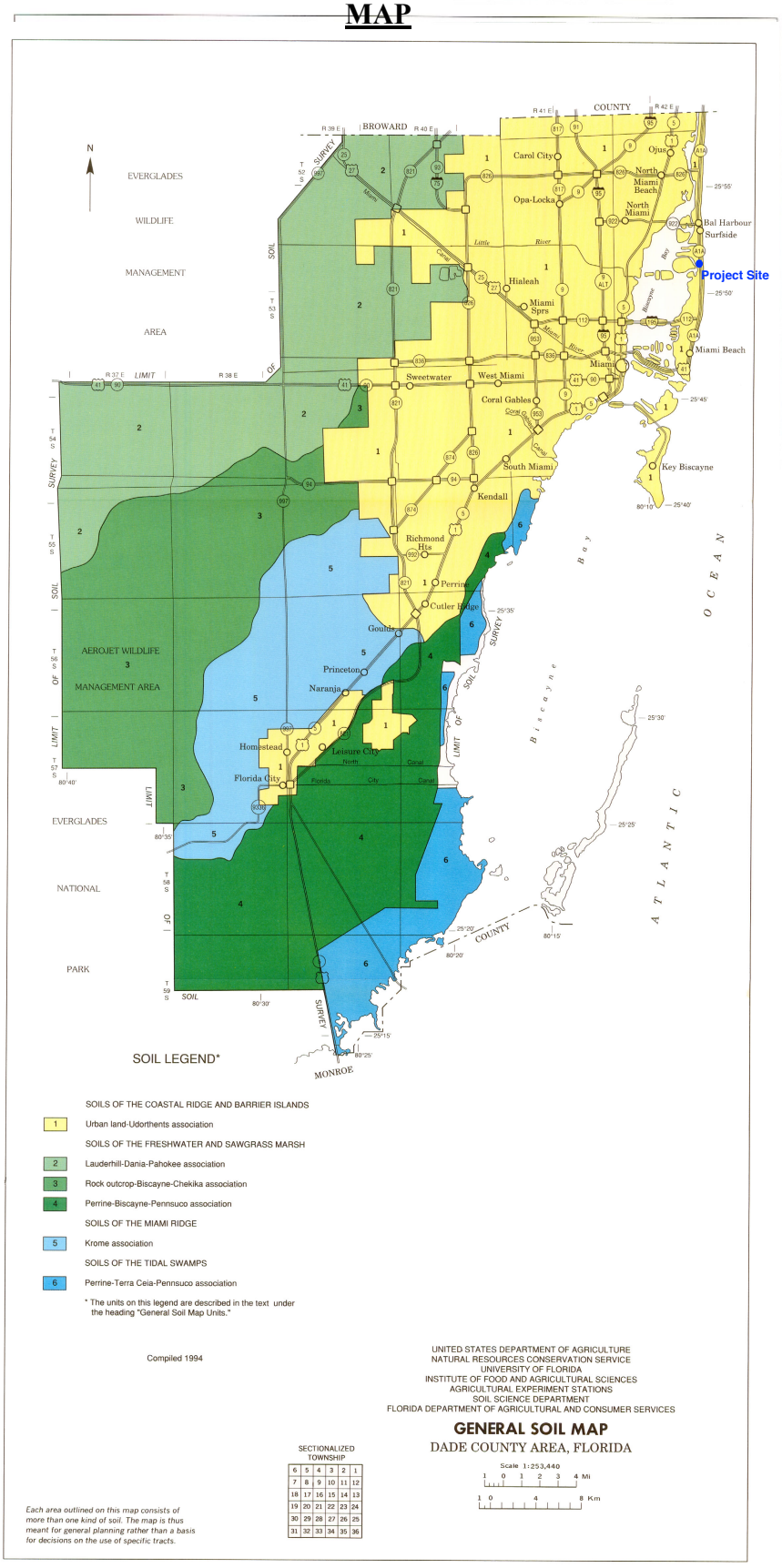


EXHIBIT O – LANDSCAPE REQUIREMENTS CITY OF MIAMI BEACH CODE OF ORDINANCES CHAPTER 126

Table A				
Zoning District	Number of Trees Required			Maximum Lawn Area
	Per Lot (Front Yard)	Per Lot (Back Yard)	Per Acre of Net Lot Area	Percent of Required Open Space
CAT 1*: Single Family Home and Townhome *				
RS-1	2	3		50%
RS-2	2	3		50%
RS-3	2	3		50%
RS-4	2	3		50%
TH	2	3		50%
CAT 2: Multifamily Residential, Hospital Districts				
RM-1			28	30%
RM-2			28	30%
RM-3			28	30%
HD			28	30%
RM-PRO			28	30%
RMPRD-2			28	30%

RO			28	30%
CAT 3: Commercial, Urban Light Industrial, Mix-Use Districts, Waterway District, Residential and Commercial Standard				
CD-1			22	20%
CD-2			22	20%
CD-3			22	20%
1-1			22	20%
MXE			22	20%
WD-1			22	20%
WD-2			22	20%
RPS-1			22	20%
RPS-2			22	20%
RPS-3			22	20%
C-PS1			22	20%
C-PS2			22	20%
C-PS3			22	20%
C-PS4			22	20%
RM-PS1			22	20%
SPE			22	20%

TC-1			22	20%
TC-2			22	20%
TC-3			22	20%
CAT 4: Institutional/Recreational; Marine Recreational, Civic/Government Use, Convention Center				
MR			22	20%
GU			22	20%
CCC			22	20%
GC			22	20%
* CAT 1: Single-Family Home and Townhome districts up to 6,000 square feet lot area. Refer to section 126-6(c)(4) for number of trees required for larger properties.				

EXHIBIT P – PROPERTY DETAILS FROM MIAMI DADE COUNTY PROPERTY REPORT

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/1/2021

Property Information	
Folio:	02-3211-002-1070
Property Address:	500 71 ST Miami Beach, FL 33141-3018
Owner	CITY OF MIAMI BEACH
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	28,335 Sq.Ft
Lot Size	25,250 Sq.Ft
Year Built	Multiple (See Building Info.)

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$7,847,746	$7,134,315	$6,485,741
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$8,514,746	$8,453,522	$8,484,588
Taxable Value	$0	$0	$0
City			
Exemption Value	$7,847,746	$7,134,315	$6,485,741
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$7,847,746	$7,134,315	$6,485,741
Taxable Value	$0	$0	$0

Assessment Information			
Year	2020	2019	2018
Land Value	$6,312,500	$6,312,500	$6,312,500
Building Value	$2,030,430	$1,968,893	$1,999,646
XF Value	$171,816	$172,129	$172,442
Market Value	$8,514,746	$8,453,522	$8,484,588
Assessed Value	$7,847,746	$7,134,315	$6,485,741

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$667,000	$1,319,207	$1,998,847
Municipal	Exemption	$7,847,746	$7,134,315	$6,485,741

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/1/2021

Property Information

Folio: 02-3211-002-1070

Property Address: 500 71 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CD-3	6600	Square Ft.	25,250.00	$6,312,500

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1968			8,640	$646,652
1	2	1968			19,655	$1,381,161
1	3	2001			40	$2,617

Extra Features

Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	2002	20,875	$26,616
Cent A/C - Comm (Aprox 300 sqft/Ton)	1968	176	$145,200

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/1/2021

Property Information

Folio: 02-3211-002-1070

Property Address: 500 71 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CD-3	6600	Square Ft.	25,250.00	$6,312,500

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1968			8,640	$627,057
1	2	1968			19,655	$1,339,308
1	3	2001			40	$2,528

Extra Features

Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	2002	20,875	$26,929
Cent A/C - Comm (Aprox 300 sqft/Ton)	1968	176	$145,200

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/1/2021

Property Information

Folio: 02-3211-002-1070

Property Address: 500 71 ST Miami Beach, FL 33141-3018

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CD-3	6600	Square Ft.	25,250.00	$6,312,500

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1968			8,640	$636,854
1	2	1968			19,655	$1,360,234
1	3	2001			40	$2,558

Extra Features

Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	2002	20,875	$27,242
Cent A/C - Comm (Aprox 300 sqft/Ton)	1968	176	$145,200

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/1/2021

Property Information

Folio: 02-3211-002-1070

Property Address: 500 71 ST

Full Legal Description
NORMANDY BEACH SOUTH PB 21-54
LOTS 1-2-11 & 12 BLK 14
LOT SIZE IRREGULAR
OR 19658-4990 0501 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1986	$1,000,000	12936-3538	Deeds that include more than one parcel

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Version:

EXHIBIT Q – PROPERTY DETAILS FROM MIAMI DADE COUNTY PROPERTY REPORT (LOT SOUTH OF BUILDING)

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/3/2021

Property Information	
Folio:	02-3211-002-1090
Property Address:	
Owner	CITY OF MIAMI BEACH CITY HALL
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
PA Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	0

Taxable Value Information	2020	2019	2018
County			
Exemption Value	$312,500	$312,500	$312,500
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$312,500	$312,500	$312,500
Taxable Value	$0	$0	$0
City			
Exemption Value	$312,500	$312,500	$312,500
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$312,500	$312,500	$312,500
Taxable Value	$0	$0	$0

Assessment Information			
Year	2020	2019	2018
Land Value	$312,500	$312,500	$312,500
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$312,500	$312,500	$312,500
Assessed Value	$312,500	$312,500	$312,500

Benefits Information				
Benefit	Type	2020	2019	2018
Municipal	Exemption	$312,500	$312,500	$312,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/3/2021

Property Information

Folio: 02-3211-002-1090

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	6,250.00	$312,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/3/2021

Property Information

Folio: 02-3211-002-1090

Property Address:

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	6,250.00	$312,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/3/2021

Property Information

Folio: 02-3211-002-1090

Property Address:

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	6,250.00	$312,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/3/2021

Property Information

Folio: 02-3211-002-1090

Property Address:

Full Legal Description
11 53 42
NORMANDY BEACH SOUTH PB 21-54
LOT 3 BLK 14
LOT SIZE 50.000 X 125

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

EXHIBIT R – CITY OF MIAMI BEACH 2021 LAND USE BOARD(S) HEARING MEETINGS

DESIGN REVIEW BOARD & HISTORIC PRESERVATION BOARD												
TRANSPORTATION MEETING 30 DAYS PRIOR TO CSS FIRST SUBMITTAL	TRAFFIC STUDY SUBMITTED BY APPLICANT VIA CSS 15 DAYS PRIOR TO CSS FIRST SUBMITTAL	TRANSPORTATION FIRST ROUND OF COMMENTS TO APPLICANT 7 DAYS PRIOR TO CSS FIRST SUBMITTAL	DRC PLAN SUBMITTAL 10 DAYS PRIOR DRC MEETING	DRC MEETING	NEW FILE FEE PAY-BY DATE	CSS FIRST SUBMITTAL (REVIEWED BY ALL DISCIPLINES)	COMMENTS ISSUED BY ALL DISCIPLINES	FINAL SUBMITTAL (CSS & PAPER)	NOTICE TO PROCEED ISSUED BY PLANNING	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE	
				PRE-APP MEETING WITH PLANNING NO LATER THAN							DRB	HPB
09/18/2020	10/05/2020	10/12/2020	10/02/2020	10/12/2020	10/16/2020	10/19/2020	10/30/2020	11/09/2020	11/16/2020	11/18/2020	**01/05**	**01/12**
10/16/2020	11/02/2020	11/09/2020	10/30/2020	11/09/2020	11/13/2020	11/16/2020	11/25/2020	12/07/2020	12/14/2020	12/16/2020	**02/02**	**02/09**
11/13/2020	11/30/2020	12/07/2020	11/27/2020	12/07/2020	12/11/2020	12/14/2020	12/24/2020	01/04	01/11	01/13	**03/02**	**03/08**
12/18/2020	01/04	01/11	12/31/2020	01/11	01/15	01/19	01/29	02/08	02/12	02/17	**04/06**	**04/13**
01/15	02/01	02/08	01/29	02/08	02/12	02/16	02/26	03/08	03/15	03/17	**05/04**	**05/11**
02/12	03/01	03/08	02/26	03/08	03/12	03/15	03/26	04/05	04/12	04/14	**06/01**	**06/15**
03/19	04/05	04/12	04/02	04/12	04/16	04/19	04/30	05/10	05/17	05/19	**07/06**	**07/13**
AUGUST RECESS												
05/14	05/28	06/07	05/28	06/07	06/11	06/14	06/25	07/05	07/12	07/14	**09/10**	**09/13**
06/11	06/28	07/02	06/25	07/02	07/09	07/12	07/23	08/02	08/09	08/11	**10/05**	**10/12**
07/16	08/02	08/09	07/30	08/09	08/13	08/16	08/27	09/07	09/13	09/15	**11/02**	**11/09**
08/20	09/03	09/13	09/03	09/13	09/17	09/20	10/01	10/11	10/18	10/20	**12/17**	**12/13**

2021 SCHEDULE - APPLICATIONS NOT REQUIRING TRAFFIC STUDY:

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD										
DRC PLAN SUBMITTAL 10 DAYS PRIOR DRC MEETING	DRC MEETING (NOT FOR BOA)	NEW FILE FEE PAY-BY DATE	CSS FIRST SUBMITTAL (REVIEWED BY ALL DISCIPLINES)	COMMENTS ISSUED BY ALL DISCIPLINES	FINAL SUBMITTAL (CSS & PAPER)	NOTICE TO PROCEED ISSUED BY PLANNING	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
	PRE-APP MEETING WITH PLANNING NO LATER THAN							DRB	BOA	HPB
10/02/2020	10/12/2020	10/16/2020	10/19/2020	10/30/2020	11/09/2020	11/16/2020	11/18/2020	**01/05**	**01/08**	**01/12**
10/30/2020	11/09/2020	11/13/2020	11/16/2020	11/25/2020	12/07/2020	12/14/2020	12/16/2020	**02/02**	**02/05**	**02/09**
11/27/2020	12/07/2020	12/11/2020	12/14/2020	12/24/2020	01/04	01/11	01/13	**03/02**	**03/05**	**03/08**
12/31/2020	01/11	01/15	01/19	01/29	02/08	02/12	02/17	**04/06**	**04/09**	**04/13**
01/29	02/08	02/12	02/16	02/26	03/08	03/15	03/17	**05/04**	**05/07**	**05/11**
02/26	03/08	03/12	03/15	03/26	04/05	04/12	04/14	**06/01**	**06/04**	**06/15**
04/02	04/12	04/16	04/19	04/30	05/10	05/17	05/19	**07/06**	**07/09**	**07/13**
AUGUST RECESS										
05/28	06/07	06/11	06/14	06/25	07/05	07/12	07/14	**09/10**	**09/03**	**09/13**
06/25	07/02	07/09	07/12	07/23	08/02	08/09	08/11	**10/05**	**10/01**	**10/12**
07/30	08/09	08/13	08/16	08/27	09/07	09/13	09/15	**11/02**	**11/05**	**11/09**
09/03	09/13	09/17	09/20	10/01	10/11	10/18	10/20	**12/17**	**12/10**	**12/13**

Due to the COVID 19 emergency, scheduled meetings are virtual unless otherwise noticed.

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

MIAMIBEACH

PLANNING DEPARTMENT
City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

LAST UPDATED: 08/11/2020
(SUBJECT TO CHANGE)

2021 SCHEDULE OF LAND USE BOARD MEETINGS

APPLICATIONS WITH A REQUIRED DRC MEETING:

- HPB and DRB projects proposing new construction and those that may pose an impact on public right-of-way mobility may be required to attend a Development Review Committee (DRC) meeting as part of the application process. DRC Meeting replaces the pre-application meeting.
- DRC Review Meeting – The DRC meets once a month, please consult this schedule of deadlines or the Planning Departments web page. If it is determined that your project does require DRC review, you will be contacted via email for the next available DRC meeting date. DRC plan submittal must be done 10 days prior DRC Review Meeting.
- Project NOT Requiring DRC Review – If it is determined that your project does NOT require DRC review, you will be contact via email to schedule a pre-application meeting with Planning staff.

APPLICATIONS WITH A REQUIRED TRAFFIC STUDY:

- Commercial and mixed-use developments over 5,000 gross square feet and multi-family projects with more than four (4) units or 15,000 gross square feet shall require a transportation study analysis and mitigation plan, prepared by a professional traffic engineer, licensed registered in the State of Florida. If the proposed project meets this criteria you must meet with the City's Transportation Department prior to completing this request for a pre-application/DRC meeting. (Please consult this schedule of deadlines or the Planning Departments web page.)
- Applications requiring a traffic study must meet with, Transportation, and peer reviewer Thirty (30) days prior to First submittal deadline to determine the methodology for the traffic impact study and obtain Transportation Department's requirements check list.
    - Fifteen (15) days before First submittal: applicant must submit the traffic study via Citizen Self Service (CSS).
    - Seven (7) days prior to First submittal: Transportation Department/Peer Reviewer will provide first round of comments to the applicant.
    - Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.
    - For more information regarding transportation study requirements, please contact Josiel Ferrer-Diaz, Assistant Transportation Director.

Due to the COVID 19 emergency, scheduled meetings are virtual unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

Please note - Submittals are due at 12:00 (noon) on the calendar date of the 'Final Submittal (CSS & PAPER)' column listed below:
2021 SCHEDULE - APPLICATIONS WITH A REQUIRED TRAFFIC STUDY:

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2021 SCHEDULE - APPLICATIONS WITH A REQUIRED TRAFFIC STUDY:

PLANNING BOARD											
TRANSPORTATION MEETING 30 DAYS PRIOR TO CSS FIRST SUBMITTAL	TRAFFIC STUDY SUBMITTED BY APPLICANT VIA CSS 15 DAYS PRIOR TO CSS FIRST SUBMITTAL	TRANSPORTATION FIRST ROUND OF COMMENTS TO APPLICANT 7 DAYS PRIOR TO CSS FIRST SUBMITTAL	DRC PLAN SUBMITTAL 10 DAYS PRIOR DRC MEETING	DRC MEETING PRE-APP MEETING WITH PLANNING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CSS FIRST SUBMITTAL (REVIEWED BY ALL DISCIPLINES)	COMMENTS ISSUED BY ALL DISCIPLINES	FINAL SUBMITTAL (CSS & PAPER)	NOTICE TO PROCEED ISSUED BY PLANNING	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
10/24/2020	10/26/2020	11/02/2020	10/23/2020	11/02/2020	11/06/2020	11/09/2020	11/20/2020	11/30/2020	12/08/2020	12/10/2020	**01/26**
11/06/2020	11/23/2020	11/30/2020	11/20/2020	11/30/2020	12/04/2020	12/07/2020	12/18/2020	12/28/2020	01/06	01/08	**02/23**
12/04/2020	12/21/2020	12/28/2020	12/18/2020	12/28/2020	1/04	1/05	01/15	01/25	02/02	02/04	**03/23**
01/08	01/25	02/01	01/22	02/01	02/05	02/08	02/19	03/01	03/09	03/11	**04/27**
02/05	02/22	03/01	02/19	03/01	03/05	03/08	03/19	03/29	04/06	04/08	**05/25**
03/05	03/22	03/29	03/19	03/29	04/02	04/05	04/16	04/26	05/04	05/06	**06/22**
04/09	04/26	05/03	04/23	05/03	05/07	05/10	05/21	06/01	06/08	06/10	**07/27**
AUGUST RECESS											
06/11	06/28	07/06	06/25	07/06	07/09	07/12	07/23	08/02	08/10	08/12	**09/28**
07/09	07/26	08/02	07/23	08/02	08/06	08/09	08/20	08/30	09/07	09/09	**10/26**
08/13	08/30	09/07	08/27	09/07	09/10	09/13	09/24	10/04	10/12	10/14	**11/30**
09/03	09/20	09/27	09/17	09/27	10/01	10/04	10/15	10/25	11/02	11/04	**12/21**

2021 SCHEDULE - APPLICATIONS NOT REQUIRING TRAFFIC STUDY:

PLANNING BOARD								
DRC PLAN SUBMITTAL 10 DAYS PRIOR DRC MEETING	DRC MEETING PRE-APP MEETING WITH PLANNING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CSS FIRST SUBMITTAL (REVIEWED BY ALL DISCIPLINES)	COMMENTS ISSUED BY ALL DISCIPLINES	FINAL SUBMITTAL (CSS & PAPER)	NOTICE TO PROCEED ISSUED BY PLANNING	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
10/23/2020	11/02/2020	11/06/2020	11/09/2020	11/20/2020	11/30/2020	12/08/2020	12/10/2020	**01/26**
11/20/2020	11/30/2020	12/04/2020	12/07/2020	12/18/2020	12/28/2020	01/06	01/08	**02/23**
12/18/2020	12/28/2020	1/04	1/05	01/15	01/25	02/02	02/04	**03/23**
01/22	02/01	02/05	02/08	02/19	03/01	03/09	03/11	**04/27**
02/19	03/01	03/05	03/08	03/19	03/29	04/06	04/08	**05/25**
03/19	03/29	04/02	04/05	04/16	04/26	05/04	05/06	**06/22**
04/23	05/03	05/07	05/10	05/21	06/01	06/08	06/10	**07/27**
AUGUST RECESS								
06/25	07/06	07/09	07/12	07/23	08/02	08/10	08/12	**09/28**
07/23	08/02	08/06	08/09	08/20	08/30	09/07	09/09	**10/26**
08/27	09/07	09/10	09/13	09/24	10/04	10/12	10/14	**11/30**
09/17	09/27	10/01	10/04	10/15	10/25	11/02	11/04	**12/21**

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EXHIBIT S – BOUNDARY SURVEY

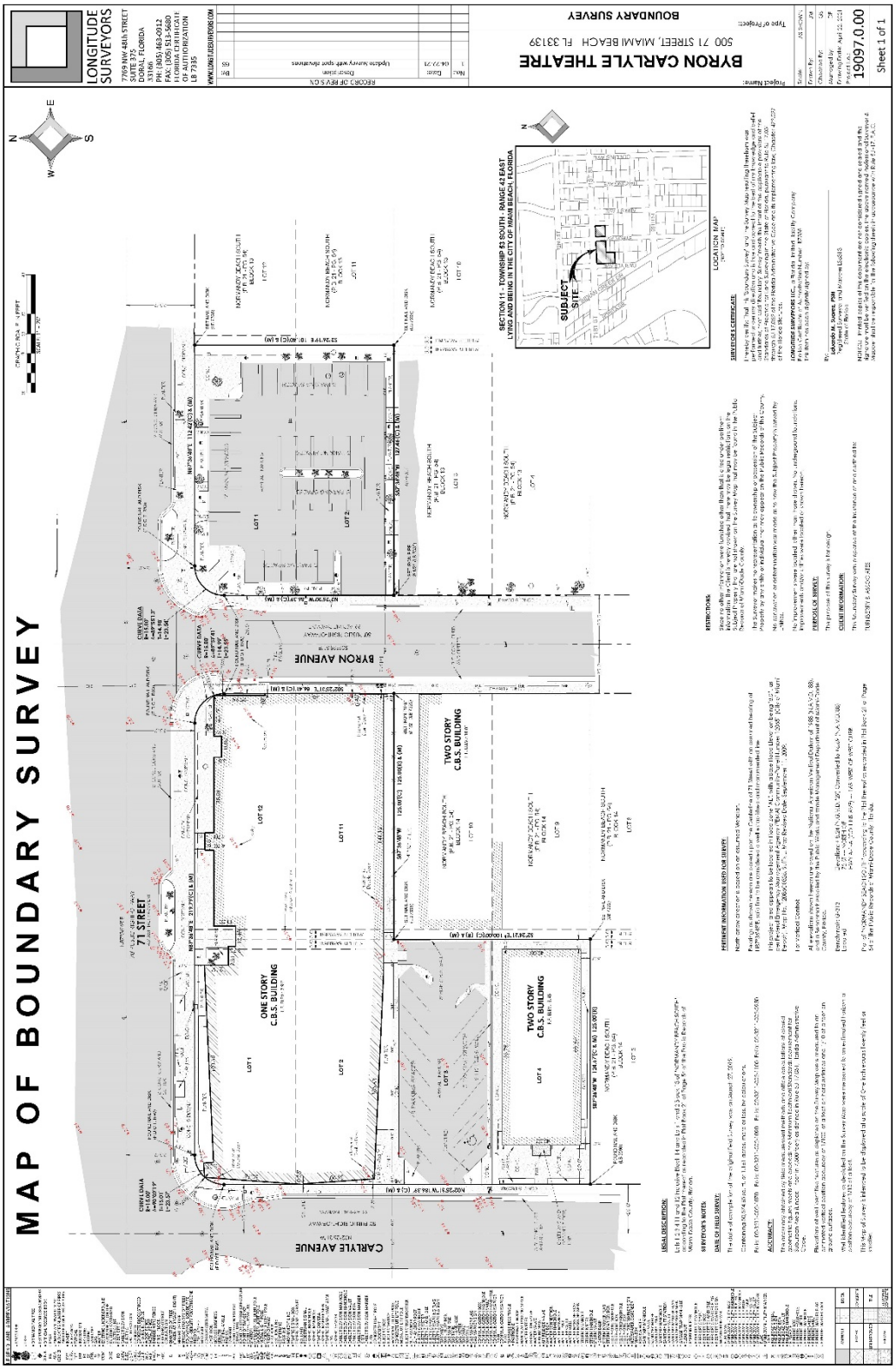
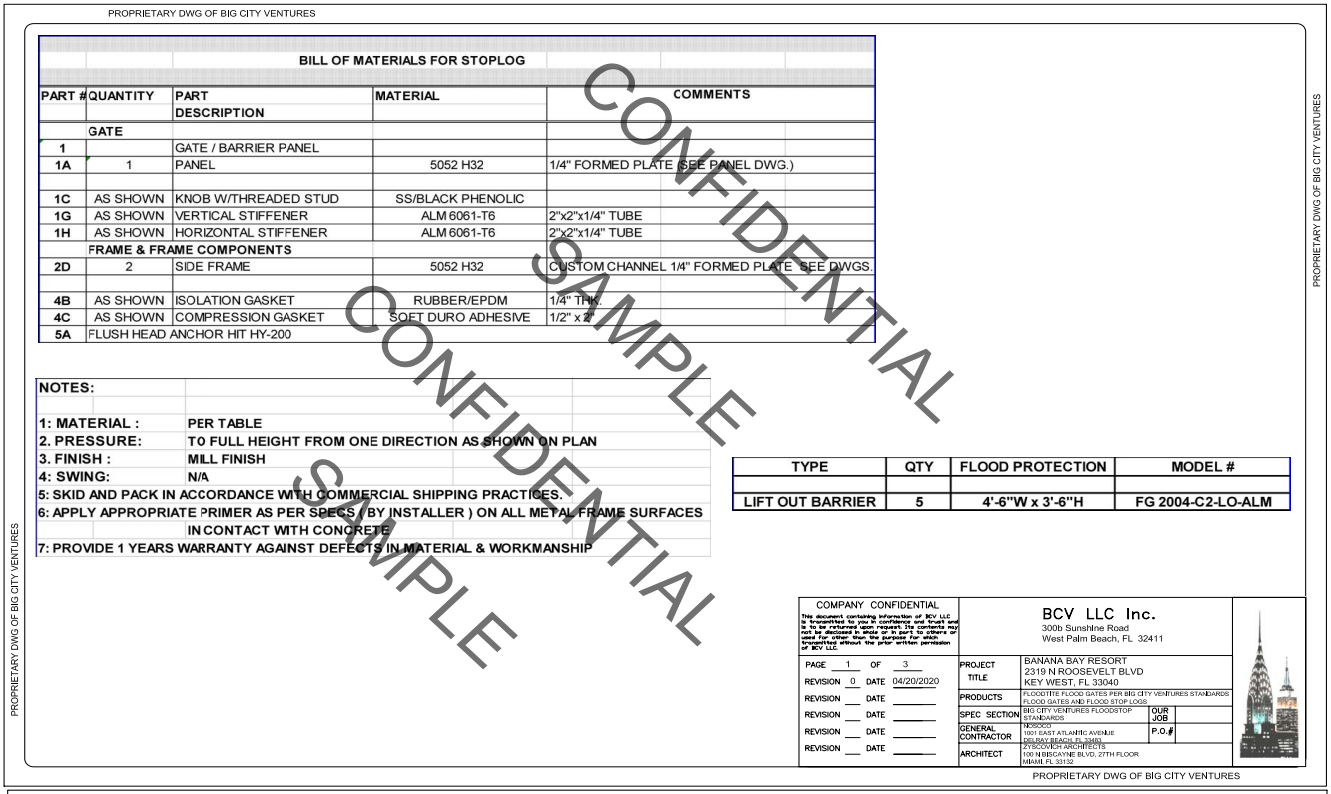


EXHIBIT T – FLOOD PANEL SAMPLE SHOP DRAWINGS



PROPRIETARY DWG OF BIG CITY VENTURES

BILL OF MATERIALS FOR STOPLOG

PART #	QUANTITY	PART DESCRIPTION	MATERIAL	COMMENTS
	GATE			
1		GATE / BARRIER PANEL		
1A	1	PANEL	5052 H32	1/4" FORMED PLATE (SEE PANEL DWG.)
1C	AS SHOWN	KNOB W/THREADED STUD	SS/BLACK PHENOLIC	
1G	AS SHOWN	VERTICAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
1H	AS SHOWN	HORIZONTAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
	FRAME & FRAME COMPONENTS			
2D	2	SIDE FRAME	5052 H32	CUSTOM CHANNEL 1/4" FORMED PLATE SEE DWGS.
4B	AS SHOWN	ISOLATION GASKET	RUBBER/EPDM	1/4" THK.
4C	AS SHOWN	COMPRESSION GASKET	SOFT DURO ADHESIVE	1/2" x 2"
5A	FLUSH HEAD ANCHOR HIT HY-200			

NOTES:

1: MATERIAL : PER TABLE
2. PRESSURE: TO FULL HEIGHT FROM ONE DIRECTION AS SHOWN ON PLAN
3. FINISH : MILL FINISH
4: SWING: N/A
5: SKID AND PACK IN ACCORDANCE WITH COMMERCIAL SHIPPING PRACTICES.
6: APPLY APPROPRIATE PRIMER AS PER SPECS (BY INSTALLER) ON ALL METAL FRAME SURFACES IN CONTACT WITH CONCRETE
7: PROVIDE 1 YEARS WARRANTY AGAINST DEFECTS IN MATERIAL & WORKMANSHIP

TYPE	QTY	FLOOD PROTECTION	MODEL #
LIFT OUT BARRIER	5	4'-6"W x 3'-6"H	FG 2004-C2-LO-ALM

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BCV LLC Inc.
300b Sunshine Road
West Palm Beach, FL 32411

PAGE 1 OF 3
REVISION 0 DATE 04/20/2020
REVISION DATE
REVISION DATE
REVISION DATE
REVISION DATE

PROJECT TITLE: BANANA BAY RESORT
2319 N ROOSEVELT BLVD
KEY WEST, FL 33040

PRODUCTS: FLOODTITE FLOOD GATES PER BIG CITY VENTURES STANDARDS
FLOOD GATES AND FLOOD STOP LOGS

SPEC SECTION: BIG CITY VENTURES FLOODSTOP STANDARDS

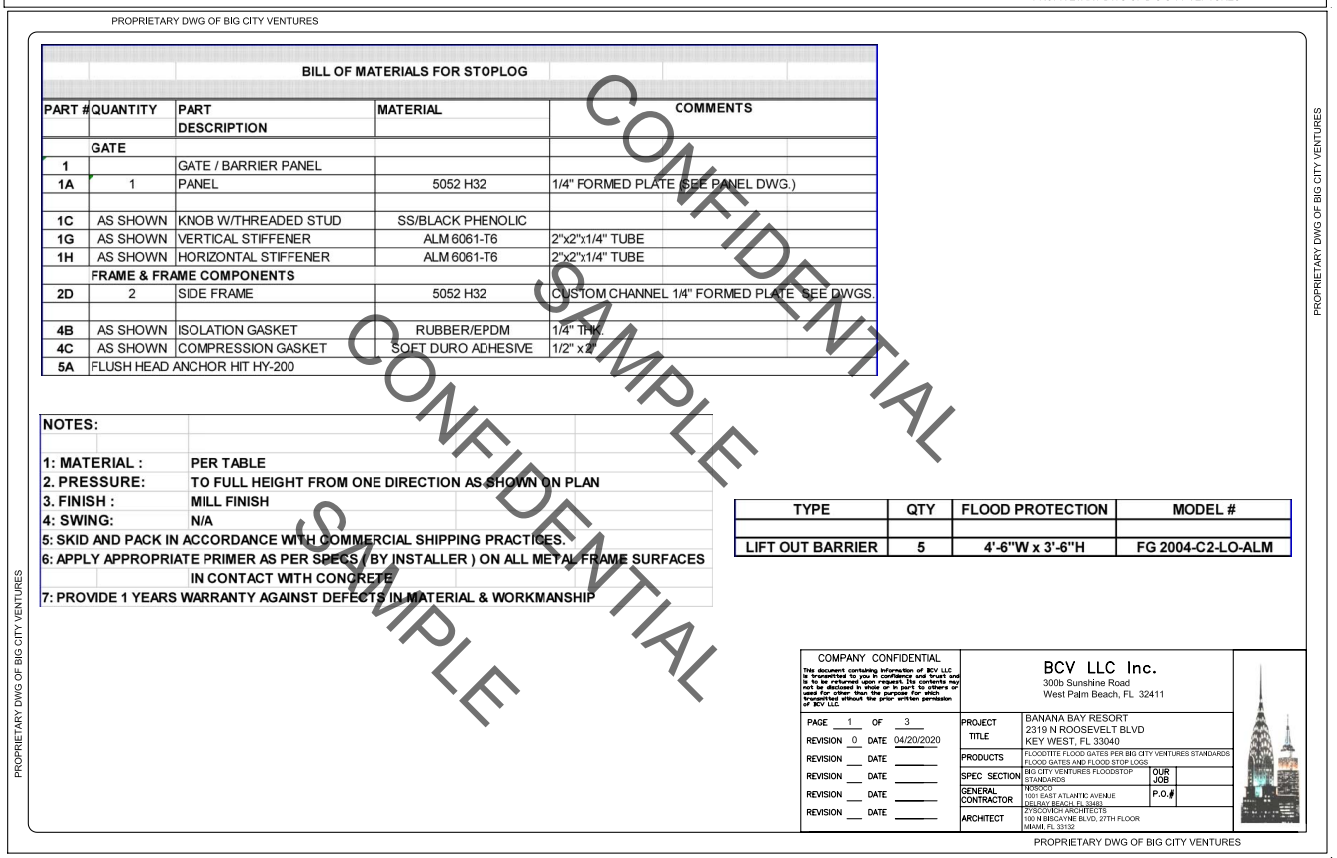
OUR JOB

GENERAL CONTRACTOR: NOSCO
1001 EAST ATLANTIC AVENUE
DELRAY BEACH, FL 33483

P.O.#

ARCHITECT: ZYSCOVICH ARCHITECTS
100 N BISCAYNE BLVD, 27TH FLOOR
MIAMI, FL 33132

PROPRIETARY DWG OF BIG CITY VENTURES



PROPRIETARY DWG OF BIG CITY VENTURES

BILL OF MATERIALS FOR STOPLOG

PART #	QUANTITY	PART DESCRIPTION	MATERIAL	COMMENTS
	GATE			
1		GATE / BARRIER PANEL		
1A	1	PANEL	5052 H32	1/4" FORMED PLATE (SEE PANEL DWG.)
1C	AS SHOWN	KNOB W/THREADED STUD	SS/BLACK PHENOLIC	
1G	AS SHOWN	VERTICAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
1H	AS SHOWN	HORIZONTAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
	FRAME & FRAME COMPONENTS			
2D	2	SIDE FRAME	5052 H32	CUSTOM CHANNEL 1/4" FORMED PLATE SEE DWGS.
4B	AS SHOWN	ISOLATION GASKET	RUBBER/EPDM	1/4" THK.
4C	AS SHOWN	COMPRESSION GASKET	SOFT DURO ADHESIVE	1/2" x 2"
5A	FLUSH HEAD ANCHOR HIT HY-200			

NOTES:

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3. FINISH : MILL FINISH
4: SWING: N/A
5: SKID AND PACK IN ACCORDANCE WITH COMMERCIAL SHIPPING PRACTICES.
6: APPLY APPROPRIATE PRIMER AS PER SPECS (BY INSTALLER) ON ALL METAL FRAME SURFACES IN CONTACT WITH CONCRETE
7: PROVIDE 1 YEARS WARRANTY AGAINST DEFECTS IN MATERIAL & WORKMANSHIP

TYPE	QTY	FLOOD PROTECTION	MODEL #
LIFT OUT BARRIER	5	4'-6"W x 3'-6"H	FG 2004-C2-LO-ALM

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300b Sunshine Road
West Palm Beach, FL 32411

PAGE 1 OF 3
REVISION 0 DATE 04/20/2020
REVISION DATE
REVISION DATE
REVISION DATE
REVISION DATE

PROJECT TITLE: BANANA BAY RESORT
2319 N ROOSEVELT BLVD
KEY WEST, FL 33040

PRODUCTS: FLOODTITE FLOOD GATES PER BIG CITY VENTURES STANDARDS
FLOOD GATES AND FLOOD STOP LOGS

SPEC SECTION: BIG CITY VENTURES FLOODSTOP STANDARDS

OUR JOB

GENERAL CONTRACTOR: NOSCO
1001 EAST ATLANTIC AVENUE
DELRAY BEACH, FL 33483

P.O.#

ARCHITECT: ZYSCOVICH ARCHITECTS
100 N BISCAYNE BLVD, 27TH FLOOR
MIAMI, FL 33132

PROPRIETARY DWG OF BIG CITY VENTURES

PROPRIETARY DWG OF BIG CITY VENTURES

BILL OF MATERIALS FOR STOPLOG

PART #	QUANTITY	PART DESCRIPTION	MATERIAL	COMMENTS
	GATE			
1		GATE / BARRIER PANEL		
1A	1	PANEL	5052 H32	1/4" FORMED PLATE (SEE PANEL DWG.)
1C	AS SHOWN	KNOB W/THREADED STUD	SS/BLACK PHENOLIC	
1G	AS SHOWN	VERTICAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
1H	AS SHOWN	HORIZONTAL STIFFENER	ALM 6061-T6	2"x2"x1/4" TUBE
	FRAME & FRAME COMPONENTS			
2D	2	SIDE FRAME	5052 H32	CUSTOM CHANNEL 1/4" FORMED PLATE SEE DWGS.
4B	AS SHOWN	ISOLATION GASKET	RUBBER/EPDM	1/4" THK.
4C	AS SHOWN	COMPRESSION GASKET	SOFT DURO ADHESIVE	1/2" x 2
5A	FLUSH HEAD ANCHOR HIT HY-200			

NOTES:

1: MATERIAL : PER TABLE
2. PRESSURE: TO FULL HEIGHT FROM ONE DIRECTION AS SHOWN ON PLAN
3. FINISH : MILL FINISH
4: SWING: N/A
5: SKID AND PACK IN ACCORDANCE WITH COMMERCIAL SHIPPING PRACTICES.
6: APPLY APPROPRIATE PRIMER AS PER SPECS (BY INSTALLER) ON ALL METAL FRAME SURFACES IN CONTACT WITH CONCRETE
7: PROVIDE 1 YEARS WARRANTY AGAINST DEFECTS IN MATERIAL & WORKMANSHIP

TYPE	QTY	FLOOD PROTECTION	MODEL #
LIFT OUT BARRIER	5	4'-6"W x 3'-6"H	FG 2004-C2-LO-ALM

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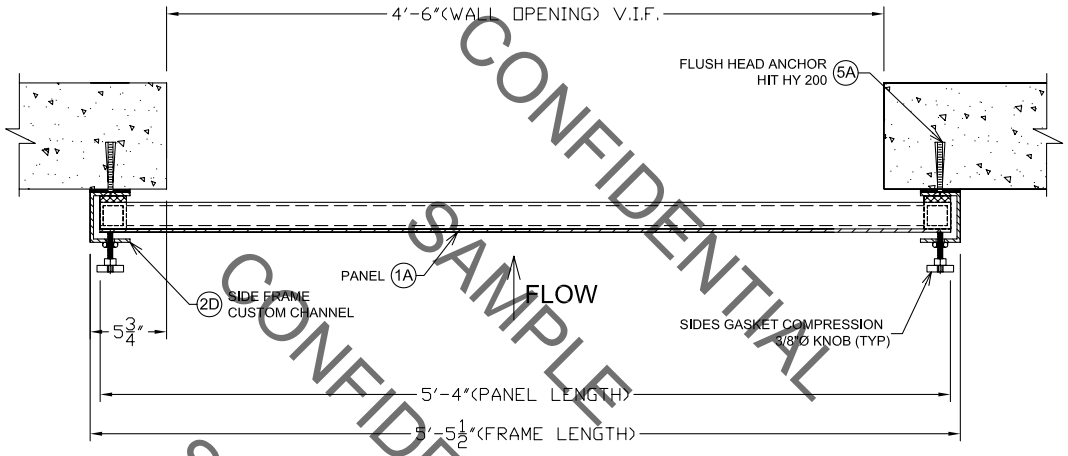
FLOOD GATES AND FLOOD STOP LOGS
SPEC SECTION: BIG CITY VENTURES FLOODSTOP STANDARDS — OUR JOB
GENERAL CONTRACTOR: NOSOCO, 1001 EAST ATLANTIC AVENUE, DELRAY BEACH, FL 33483 — P.O.#
ARCHITECT: ZYSCOVICH ARCHITECTS, 100 N BISCAYNE BLVD, 27TH FLOOR, MIAMI, FL 33132

PROPRIETARY DWG OF BIG CITY VENTURES

PROPRIETARY DWG OF BIG CITY VENTURES



FACE MOUNTED
FLOOD PROTECTION STOPLOG - TYP OF 5
(4'-6"W x 3'-6"H)
PLAN VIEW

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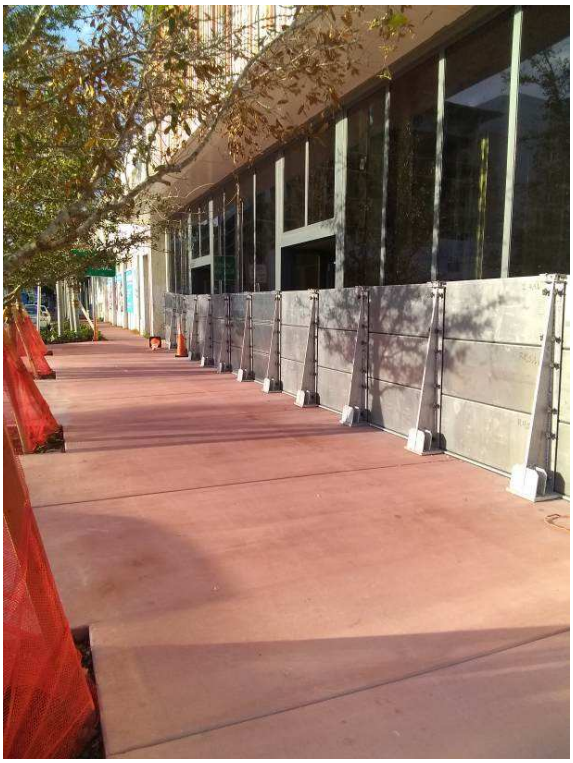
PROPRIETARY DWG OF BIG CITY VENTURES

EXHIBIT U – FLOOD PANEL APPLICATION PHOTOS

Wall Mount Door Flood Protection Panels

Wall Mount Window Flood Protection Panels



Widow Wall – Perimeter Flood Protection Panels

EXHIBIT V – MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION PROJECTS

TPO Project No.	Facility	Location/ From	Location/ To	Project Type	TIP Year	Proposed Construction Date
DT2512711	North Beach	63RD ST	75TH ST LAP	Pedestrian/Bicycle	2021	not listed
DT2512716	North Beach Corridor – Various Bike Path Links, ADA Access, Sidewalk+			Bike Path/Trail	2021	2024
DT4438991	SR A1A/ Harding/ Abbott Avenue	North of 96 th Street	Iindian Creek Drive	Resurfacing	2021	2023
DT4439261	SR 934/71st Street	Bay Drive East	Collins Avenue	Arterial/Collector RoadResurfacing – ride only	2021	2024

* The above table lists planned projects in the vicinity of the project site. No planned projects raise the roadways elevations.

3

Structural

PRESENT CONDITION
AND STRUCTURAL FEASIBILITY
REPORT

BYRON CARLYLE THEATER
500 71 ST.
MIAMI BEACH, FLORIDA 33179

May 10, 2021

DOUGLAS WOOD ASSOCIATES, INC.
STRUCTURAL ENGINEERS

INTRODUCTION

GENERAL

As requested by MC Harry Associates, we have conducted visual observations and assessed the general present conditions of the primary structural systems for the Byron Carlyle Theater. We have also conducted a structural feasibility study of two possible renovation options for the existing building.

This building was constructed circa 1968 according to the Miami Dade Property Appraiser's website. See below highlight of building location.

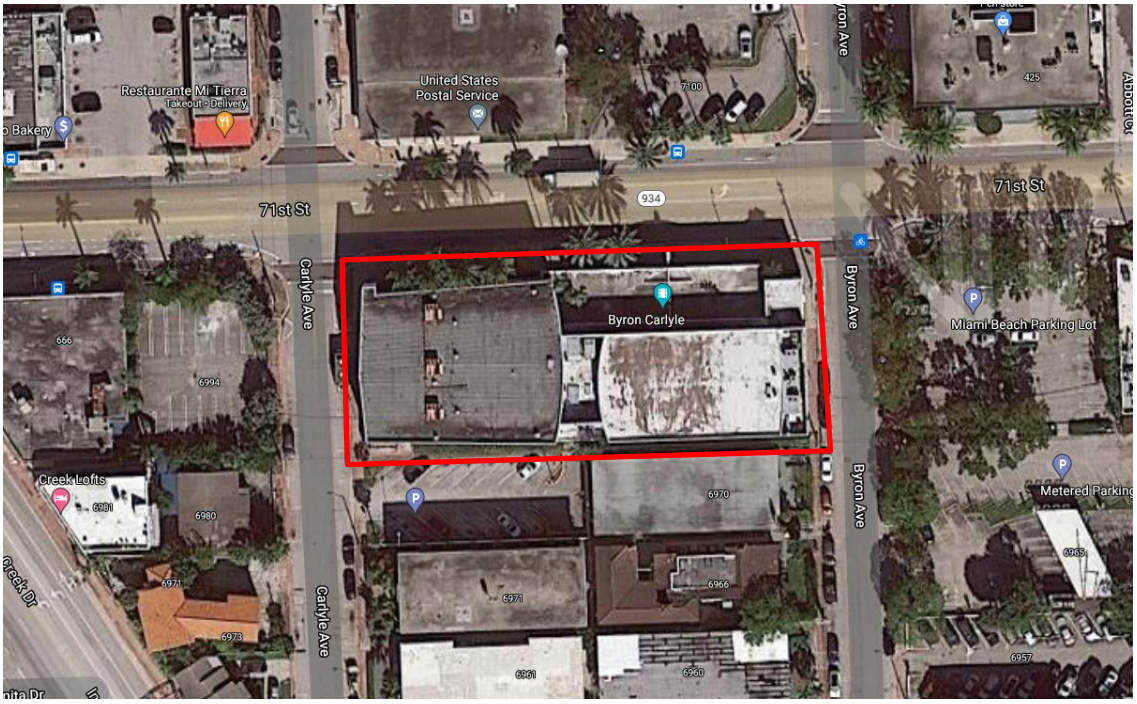


Figure 1. Aerial view of building

PURPOSE

The purpose of this investigation is to assess the present condition and to investigate the feasibility of renovating the building. This investigation does not address any other issues or systems such as zoning, fire safety, egress, other architectural issues or mechanical systems, electrical systems, plumbing systems, storm drainage disposal, etc.

METHODOLOGY AND LIMITATIONS

This existing condition assessment was conducted primarily by visual observations of existing structural members (where readily accessible). Partial construction drawings for the existing structural systems for the building were provided but are not completely legible.

Where structural members were not or could not be directly observed, a sampling of structural members was observed, or observations were directed at secondary signs of structural distress such as cracks, bulging, staining and deflections. Existing materials were not removed to allow direct observation of additional areas of structural members during these site visits.

We also conducted “sounding” (tapping with steel hammer and interpreting the resulting sound) in numerous locations of concrete and masonry surfaces.

Also, due to the constraint of time and due to this being a mostly finished building, investigations did not include exhaustive member by member inspections. Material sampling and testing were not included at this time. Therefore, it must be expected that significantly deteriorated or distressed structural components which were not observed or specifically reported during this investigation, will be found.

The building was constructed at approximately 1968. The building codes and practices at the times of the original construction and at the times of subsequent repairs and modifications vary considerably from those of today. This is particularly true for the design of wind resistance, but it is also true for gravity loads. Therefore, it should be noted that there are many aspects of the existing structural systems which do not conform to today’s standards, practices and codes.

At this time, no calculations have been performed in order to assess the general capacities of the existing structural systems for these buildings. Douglas Wood Associates assumes no responsibility for the structural design or construction of these existing buildings. The findings presented in this report do not imply any warranty on the performance or Building Code conformance of the existing structural systems.

In the absence of specific observations to the contrary, we have assumed that the existing structural systems were properly designed, permitted, constructed and approved in accordance with the building code and general practices in effect at the time of original construction and subsequent renovations. Also, while we performed observations of the existing structural systems, our observations were limited by time constraints and to what could be readily observed in the existing building.

GENERAL DISCUSSION

In general, this building has withstood the “test of time” and proven to have structural systems that are generally adequate for their current intended purposes. However, it must be recognized that the building codes, standards, methods, products, and practices at the times of this building’s original construction and subsequent modifications vary considerably, from those of today.

ENVIRONMENTAL INFLUENCES RELATIVE TO STRUCTURAL ISSUES

Hurricanes

All South Florida is vulnerable to hurricanes, and most older buildings in South Florida, including this building, have likely been subjected to hurricane-force winds. Past performance, however, cannot be considered a reliable predictor of future performance. Obviously of course, structural deterioration is progressive, and structural systems may weaken over time.

Wind speed is also a significant factor. Hurricane wind speeds generally diminish with distance from the eye wall. Wind speeds also diminish as a hurricane interacts with land. Therefore, even though a building has been subject to past hurricane winds, wind speeds may not have been equal to those of present-day design wind speeds. It might also be noted that wind pressures induced by a category 5 hurricane wind-speed are in the order of four times those induced by a Category 1 hurricane.

Wind direction is also a significant factor relative to a building's performance. Actual wind pressures depend significantly on the shape and orientation of the object relative to the wind direction.

A building's surroundings can also significantly affect wind pressures on the building's surfaces. Nearby objects such as trees and other buildings can create significant wind friction which can lower the wind speeds experienced by the building, while some configurations of surrounding buildings could funnel wind or create turbulence that could result in increased wind pressures. Of course, a building's surroundings may change over time.

Flooding

Floods are possible in most of the coastal regions of South Florida. According to FEMA's website, this building is located within a FEMA Flood Zone AE-8. The implications of this zone relative to the potential future renovation is discussed in this report. The design flood elevation is BFE + 1 ft. = 8.0 + 1.0 = 9.0 ft. N.G.V.D.

GENERAL BUILDING CODE ISSUES RELATIVE TO FUTURE STRUCTURAL REPAIR, RENOVATION, RESTORATION AND ADDITIONS FOR BUILDINGS

- For this discussion, we refer to the Florida Building Code, 2020 and the Florida Building Code – Existing Building, 2020. Of course, it is likely that future Building Code editions will contain changes applicable to future repairs, renovations and additions of these buildings, but we cannot speculate on such future changes.

- At this time, the Building Code will generally allow straight forward minor repairs to existing structural members, without requirement for a specific investigation of the adequacy of the existing members.

- Any future renovations with a work area of less than 50% of the total floor area would be classified as an Alteration Level 2. “Work Area” is generally defined as reconfiguration of spaces. In any case, however, any change to a structural member would require compliance with current Building Code requirements for that particular member and for any affected members.

- If it were determined through specific and appropriate investigation and evaluation that a structural member or system were “dangerous” (as defined in Chapter 2 of the Florida Building Code – Existing Building, 2017), it would be required to correct the dangerous condition. Where it is determined that the building as a whole or specific systems have suffered “Substantial Structural Damage” (Section 202 of the Florida Building Code 2017 – Existing Building), such damage would need to be corrected and brought into compliance with current Building Code requirements. Damage could be due to a specific event, such as a hurricane, or it could be due to longer term degradation due to rot or insects.

- When proposed renovations have a work area greater than 50% of the total floor area, a project will be classified as an Alteration Level 3. The Building Official should be consulted where there is any question of interpretation relative to the determination of Alteration Level 2 or Alteration Level 3. Under Alteration Level 3, there are two levels of structural consideration. If less than 30% of the total structural area (floors and roofs) is directly involved in the renovation, structural aspects of the renovation are generally the same as for an Alteration Level 2. The area considered to be directly involved in the renovation is generally calculated to include all areas of roofs and floors undergoing structural alteration plus all areas (not already included) of roofs and floors which are gravity-load-tributary to any vertical structural support members which are altered. When the area of structural alteration exceeds 30% of the total floor and roof area, the project is considered a Substantial Structural Alteration. For this case, it is required that the altered building conform to current Florida Building Code requirements for wind loading.

- If a change of use for the building were proposed, structural enhancements would be required where design loads are increased. Compliance with current Building Code requirements for wind loads would be required, if the proposed occupancy qualifies as a higher Risk Category as defined in ASCE 7 (not likely for these buildings).

ADDITIONS

Chapter 11 of the Florida Building Code – Existing Building, applies to any additions to existing buildings. Additions, including all new structural members and systems, will need to comply with the present-day Building Code. Additionally, existing structural members or systems affected by the addition also need to be evaluated and enhanced, if necessary, in accordance with the current Building Code.

GENERAL DESCRIPTION OF EXISTING PRIMARY STRUCTURAL SYSTEMS

PRIMARY STRUCTURAL FRAMING SYSTEMS

The primary structure consists of:

- Roof steel joists and at theaters and lobby/office area, concrete slabs at other roof areas,
- Exterior, bearing C.M.U. walls,
- Structural steel and conventionally reinforced concrete columns, and
- Structurally reinforced concrete slabs at the ground level on concrete grade beams on piles.

ROOFS

Roof framing consists of:

- Metal deck over structural steel joists and beams, and
- Reinforced concrete slabs.

FLOORS

Second elevated floor consists of:

- Reinforced concrete slabs,

Ground floor consists of:

- Grade beam-supported reinforced concrete slabs, and

Basement floor consists of:

- Grade beam-supported reinforced concrete slabs.

EXISTING CONDITIONS ASSESSMENT

ITEMS IN NEED OF REMEDIATION

1) Concrete column located in hallway adjacent to the underground restrooms (at the west side) is spalled at the base (refer to Photograph No. 1).

Recommendation: The spalled concrete structural elements need to be repaired according the guidelines established by the International Concrete Repair Institute and American Concrete Institute 562 - Code Requirements for Assessment, Repair, and Rehabilitation of Existing Concrete Structures.

2) Concrete slab above the electrical room at the ground floor (at corner of room, towards South facade) in between the east and west sides of the buildings is spalled (see Photograph No. 2).

Recommendation: The spalled concrete structural elements should be repaired following the guidelines indicated in item No. 1.

3) Exterior concrete beams at the north facade of the building are spalled at the bottom (see Photographs No. 3 through 5).

Recommendation: The spalled concrete structural elements should be repaired following the guidelines indicated in item No. 1.

4) Second level concrete slab in the south façade of the building (towards the center, above the men's restroom) has a large opening (about 9" in diameter) (refer to Photographs No. 6 and 7). Exposed reinforcement is observed at the perimeter of the opening as well as perpendicular narrow cracks. Additionally, a water tank seems to be bearing above this opening.

Recommendation: Reduce opening size in concrete slab above first floor men’s restrooms by drilling and setting dowels in epoxy and casting grout or concrete. Seal any existing cracks perpendicular to the opening by injecting them with epoxy.

5) The structural steel supporting the theater sign (located at low roof near north façade) is mildly corroded (see Photographs No. 8 and 9).

Recommendation: It is our understanding that this structural steel will be removed under a potential renovation.

6) Rooftop A/C package units at western upper roof are mildly corroded (see Photographs No. 10 and 11).

Recommendation: It is our understanding that rooftop package units are intended to be replaced under a potential renovation.

7) The roofing systems over all upper roofs and lower roofs are old and the granules have worn away (refer to Photographs No. 12 through 16).

Recommendation: Roofing consultant should review feasibility of maintaining or replacing the existing roofing systems.

8) Efflorescence was observed below the low roof slab located above projection room of cinema theater in the eastern portion of the building through cracks in the slab (refer to Photograph No. 17). This is likely the consequence of roof leakage. This may have been a previous leak.

Recommendation: Efflorescence stains should be removed. If there are visible cracks, they should be sealed by injecting them with epoxy.

9) Drain of low roof at 2nd floor is missing protective cover. Debris and leaves are presently obstructing the drain (refer to Photograph No. 18).

Recommendation: Debris and leaves should be removed from drain. Protective cover should be installed.

10) Access roof hatch located at the east low roof is mildly corroded (refer to Photograph No. 19).

Recommendation: Steel access hatch should be cleaned to remove all corrosion products. Steel access hatch should then be coated with a corrosion inhibiting paint system.

11) There is a small gap between the exterior adjoining stone tile at the northeast corner that might allow moisture ingress and therefore potential deterioration of structure behind (see Photograph 20).

Recommendation: Gap between the exterior tile at the northeast corner of the building should be sealed to prevent moisture intrusion.

12) There are a few cracks on the exterior stucco finish of the C.M.U. walls throughout the south and east facades (refer to Photographs No. 21 through 24).

Recommendation: These cracks are likely due to differential settlement of the foundations. The cracks should be patched to prevent moisture intrusion.

13) Cables providing lateral stability to the north façade's theater sign are loose (see Photograph 11).

Recommendation: It is our understanding that the theater sign will be removed under a potential renovation. However, cables should be tightened now to avoid any stability issues of the sign during high winds.

14) The ceiling failed and there were moisture stains in a location of the ceiling over first-floor office area (towards the north façade) (see Photograph 26). The portions closer to the failure

exhibited moisture stains. This is likely related to water intrusion from the low roof at the north façade. Refer to Photograph 27 for a view of the underside of the structural framing at this location.

Recommendation: Source of water leak must be determined. If the roofing systems or the termination of the roofing at the wall are leaking, appropriate repairs must be conducted.

15) Air conditioning unit in 2nd floor room at south end of the building, in between the east and west theaters, lacks exterior cover (see Photograph 28). This can potentially allow water intrusion and accelerate deterioration of adjacent concrete members (i.e. concrete spalling and corrosion).

Recommendation: Cover for air conditioning unit should be installed.

FLOODING IN EXISTING BELOW-GRADE AREAS

Based on our visual observations, verbal reports from City personnel and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west cinema theaters) regularly flood around high tides during the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e. spalling and corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present current safety issues (particularly relative to electrical systems) and potential health issues.

Recommendation: Repeated flooding has exposed structural concrete members to chlorides. If the building is renovated, the past and future exposure of these members to chlorides will need to be investigated and addressed. Depending on the level of chloride content measured in the members, a course of action that involves remediation of the condition may need to be approached. This could involve chloride extraction through an electrochemical process, the application of corrosion inhibitors, the installation of galvanic sacrificial anodes, coatings and/or other measures. It will also likely be necessary to remove the floor slabs in these areas and add fill up to the proposed floor slabs at grade.

STRUCTURAL FEASIBILITY OF PROPOSED RENOVATIONS

MC Harry Associates proposed two options for the renovation of the Byron Carlyle Theater.

OPTION 1: MULTI-USE THEATER AND TENANT SPACE

This option would involve the complete renovation of the building, leaving the west theater as a shell space, ready for tenant build-out. This option includes the leveling of all ground-floor slabs to the current lobby level. This option also includes the addition of a second level in the east theater for “lighting and prop storage”. Refer to Appendix A for floor plans of this option.

OPTION 2: MULTI-USE THEATER AND CULTURAL CENTER

This option would involve the complete renovation of the building, transforming the west theater to a two-level cultural center with new interior second floor structure, new stairs, elevator, and new windows at the north elevation. This option includes the leveling of all ground-floor slabs to the current lobby level. This option also includes the addition of a second level in the east theater for “lighting and prop storage”. Refer to Appendix B for floor plans of this option.

FLORIDA BUILDING CODE – EXISTING BUILDING IMPLICATIONS

According to the code provisions described before, we understand that the renovation of this building will be considered an alteration level 3, substantial structural alteration, as defined by the Florida Building Code – Existing and the altered building conform to current Florida Building Code requirements for wind loading.

ITEMS APPLICABLE TO BOTH RENOVATION OPTIONS

ROOFS:

The capacity of the other roof systems of the building (refer to Appendix C for a description by area) to meet the required gravity and wind loading would need to be reviewed.

Steel deck: According to our field observations, the roof steel deck at the east theater is connected to the perimeter C.M.U. walls with an angle that has anchors to the wall. The diameter, embedment, or spacing of these anchors nor the size of the angle was verified. Furthermore, the deck connection to the wall at the west theater or other connections was not observed. These connections may need to be enhanced to improve the transfer of diaphragm wind forces from the steel deck to the C.M.U. walls.

Roof steel joists:

According to the drawings for the original construction, the structural roof systems for the east and west theaters consist of light weight concrete on steel deck on steel joists. The steel joists for the east theater are mostly labeled as 36LJ08 in the drawings for the original construction while the ones for the west theater are labeled as 48LJ. According to the drawings, these joists

are spaced at 4'-0" on center. Our review of the capacity of the joists at the east theater indicated that they are adequate to meet the required design wind uplift. Since the specific designation of the 48LJ- joists in the west theater was illegible in the drawings of the original construction, we were not able to review their capacity to resist wind uplift at this time. However, given that the net wind uplift will not be significant given the presence of lightweight concrete on top of the steel deck, we do not anticipate the need for the replacement of these joists. The connections for wind uplift for both the joists at the east and west theater will need to be field-verified and reinforced as required.

Support of pipe grid/theater rigging equipment at east theater:

According to the description by the theater consultant and architect, the goal for the east theater is to become a multi-use space. To achieve this function, a support pipe grid system would be required throughout the space. According to the theater consultant, the maximum loads that these pipe grid systems would support is 30 lbs per linear foot, and they would be spaced at 5'-0" on center in both directions throughout the east theater. This loading plus the weight of the grid and its rigging is equivalent to approximately 15 psf of area loading.

According to the drawings for the original construction, the existing joists at the east theater are 36LJ08. The capacity of these joists according to the 1973 "Standard Specifications and Load Tables for Longspan steel joists" is as follows:

Live load which will produce a deflection of span/360 = 243 lbs/ft.
Total allowable load = 256 lbs/ft.

The dead load experienced by the joists includes its self-weight, which is 48 pounds per foot plus the existing roofing dead load and superimposed dead load. According to the drawings for the existing construction, there is a 3 inch concrete topping over the existing steel deck, which is equivalent to 25 psf x4 ft. = 100 lbs. /ft. A conservative value for superimposed dead load of 15 psf could be assumed to account for the roofing and other items. This would equate to 15 psf x 4 ft. = 60 lbs/ft..

Therefore, the allowable live load is 256 lbs/ft. – 22 lbs/ft. -100 lbs/ft. - 60lbs/ft. = 74 lbs/ft.

This load is equivalent to an allowable live load of 74 lbs/ft. / 4 ft. = 18.5 psf.

The current Building Code requirement for roof live load is 20 psf, which is more than the allowable capacity of 18.5 psf. Therefore, the existing joists in the east theater are <u>not adequate</u> support the proposed pipe grid system without additional reinforcing.

The theater consultant proposed the addition of structural steel columns spaced at 10 feet on center along the interior sides of the exterior walls, with beams going north to south in between these columns to support the pipe grid and theatrical rigging (refer to Figure 2). These columns and beams <u>will be needed</u> as the existing joists are not able to support additional gravity loading.

The proposed steel columns should be installed all the way up to the existing roof structure and used to reinforce the existing C.M.U. walls for out-of-plane wind loads. Refer to "C.M.U. walls" section in this report.

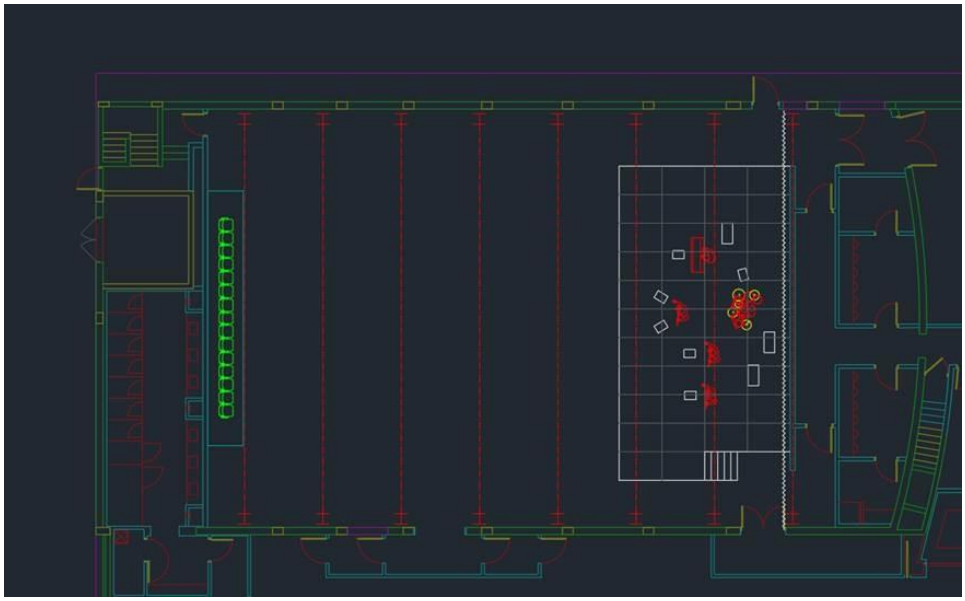


Figure 2 Concept by theater consultant

The sections of the steel joists and supporting beams over the lobby areas are not legible in the drawings for the original construction. A detailed survey of these elements would need to be conducted to carry out structural analysis and review the capacity of these joists to support the required wind loading.

Concrete roof slabs:

The reinforcement or sizing information for the existing concrete-framed roof slabs is not legible in the drawings for the original construction (refer to Appendix C and D for approximate locations of these concrete slabs). However, given the fact that these slabs are concrete-framed, their weight counteracts the wind uplift. Therefore, we do not foresee a need to reinforce the existing concrete slabs due to wind loads.

EXTERIOR WALLS

The exterior walls consist primarily of C.M.U. and concrete tie columns and tie beams. Then walls support gravity loading, in-place shear forces due to wind loading, and wind pressures in the out-of-plane direction. C.M.U. walls that extend to the ground floor also need to be designed for hydrostatic loading up to the design flood elevation (refer to discussion under “Ground Floor Slabs” section).

At theaters:

According to our review of the drawings for the original construction and site observations, these masonry walls are 12” in width and have tie columns with a spacing of approximately 10’-0” on center. From the review of the drawings for the original construction, it appears that these tie columns are 16”x12” in size and are reinforced with 6#8 longitudinal bars and #3 @

12” on center. There is an intermediate tie beam located at about mid-height of the wall. The size and reinforcing of these intermediate tie beams are unknown. Also, no information regarding the reinforcement of these masonry walls was found in the drawings for the original construction. The C.M.U. is assumed to be unreinforced.

We reviewed the capacity of the concrete tie columns to support the C.M.U. walls for wind loads and found them inadequate to meet the deflection criteria set forth in Table 1616.3.1 of the High-velocity Hurricane Zone of the Florida Building Code. This section of the code prescribes a maximum deflection of span/360 for vertical members and wall members or components consisting of or supporting material that hardens in place, is brittle or lacks resistance to cracking caused by bending strains (such as plaster or stucco).

Retrofit/Enhancement:
A structural steel frame of columns and beams could be installed on the interior side of the C.M.U. walls as supplemental reinforcing. The depth of these members, which could be wide-flange I-shapes or tubes, would be in the range of 10 to 12 inches. The new steel columns would bear on pile-supported grade beam foundations, which could be integrated in the new ground floor slab support system. See “Ground Floor Slabs” section.

<u>At other locations:</u>
The available drawings for the original construction do not indicate reinforcement for any of the C.M.U. walls. Therefore, it is assumed that the existing C.M.U. walls are unreinforced and <u>none</u> of the exterior C.M.U. walls are able meet the required Building Code deflection criteria.

Retrofit/Enhancement:
Exterior CMU walls in areas other than the theaters or stairs, where the spans are longer, could be reinforced for out-of-plane wind loads with internally introduced reinforcing bars or with cold-formed steel studs (on the interior side of the walls). The depth of the studs would be in the 8” to 10” range.

COLUMNS:
The main roofs of the building (east and west theaters) are supported by the exterior C.M.U. walls. A portion of the structural steel and concrete beams of the low roofs for the lobby area are supported by structural steel columns. The size of these columns is not clear from the illegible drawings for the original construction. These interior columns, however, will likely not be affected by the need to bring the building into compliance with current wind load requirements as their main function is to support gravity loads.

STAIRS:

Refer to Appendix D (Existing Second Floor Plan). There are three stairs in the building. Two of them are concrete-framed and one is steel-framed. The need to reinforce the exterior C.M.U. walls for out-of-plane wind resistance (refer to "C.M.U. walls") may reduce the available space within the stair landings where they are adjacent to the exterior walls.

GLAZING:

Exterior windows and doors do not comply with current Building Code requirements for wind and impact resistance. All windows and doors that are replaced would need to meet current Building Code requirements. Jambs, lintels and sills would be reinforced as part of the exterior wall enhancements.

GROUND FLOOR SLABS:

According to the drawings for the original construction, the ground floor slabs throughout the building are supported on grade beams which are supported on pile foundations. Since the drawings are not legible, it is not possible to know the thickness or reinforcement of the slab or of the supporting grade beams.

Furthermore, according to a survey developed by Eduardo M. Suarez, and dated April 22, 2021 (refer to Appendix E), the top of slab elevation in the lobby is +3.10' N.A.V.D. (+4.65' N.G.V.D.) while the top of slab elevation in the level area between the auditoriums is +3.81' N.A.V.D. (+5.36' N.G.V.D.) The top of slab elevation of the east and west theaters varies as the ground floors in these auditoriums slope down.

As the building will be fully renovated under both options, it is almost certain that the construction cost will exceed 50% of the construction cost value of the building. Therefore, compliance with current FEMA design criteria will be required. Since the design flood elevation for this site is +9.00' N.G.V.D. and the ground floor slabs are below it, dry flood proofing of the interior spaces up to the design flood elevation will be required. Therefore, the ground floor slabs will need to be able to withstand the hydrostatic forces of the flood waters up to the design flood elevation.

The existing concrete slabs were likely only designed for gravity loading. In the same manner, beams supporting the ground floor slabs were likely originally designed only for gravity loading. Hydrostatic loads due to flooding are opposite in direction to the gravity loading and the detailing of the reinforcing for the existing slabs and grade beams is likely not appropriate for this reversal in the direction of the loading.

The following is a discussion of the ground floor slabs in the different areas of the building:

Flat areas:

According to a survey developed by Eduardo M. Suarez, and dated April 22, 2021, the top of slab elevation in the lobby is +3.10' N.A.V.D. (+4.65' N.G.V.D.), while the top of the slab in the level area between the auditoriums is +3.81' N.A.V.D. (+5.36' N.G.V.D.) The design flood elevation is 4.35 feet (9.00 – 4.65 = 4.35) above the top elevation of this existing slab. Therefore, if a renovation triggers FEMA compliance, it will be required that these ground floor slabs be structurally capable of resisting the hydrostatic loads caused by 4.35 feet + 0.67 feet (assuming a slab depth of 8") = 5.02 feet of water. The hydrostatic force on the slab will be equal to 5.02 feet x 64 lb/ft.^3 (density of ocean water) = 322 psf. Assuming these slabs were designed for a gravity loading of 100 psf assembly live load, 100 psf dead load (assumed weight of slab), 30 psf superimposed dead load (which is a conservative estimate given that the current floor finishes weigh less than this), the hydrostatic loading of 322 psf is 140% larger that the gravity loading. Therefore, it is unlikely that the existing concrete slabs nor the supporting grade beams in these areas are adequately reinforced to resist the hydrostatic loading up to the design flood elevation.

East and West Theaters:

The east theater ground floor slab slopes down from the east to the west side. The difference in elevation between the high and low points of this ground floor slab is approximately 1'-9" (refer to Figure 3).

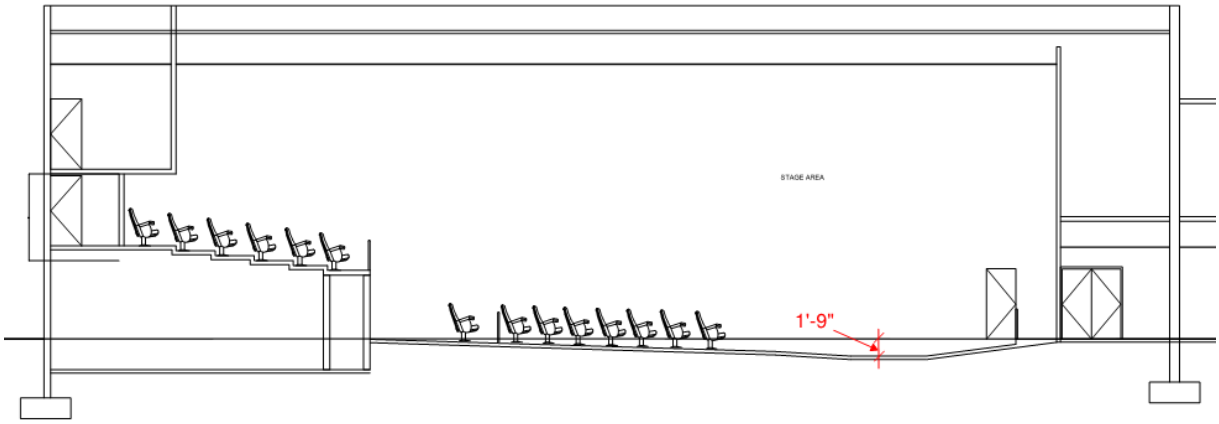


Figure 3 – Existing architectural cross-section through east theater (foundation members are not shown)

The west theater ground floor slab slopes down towards the center from both the east and west sides. The difference in elevation between the high and low points of this ground floor slab is approximately 2'-9" (refer to Figure 4).

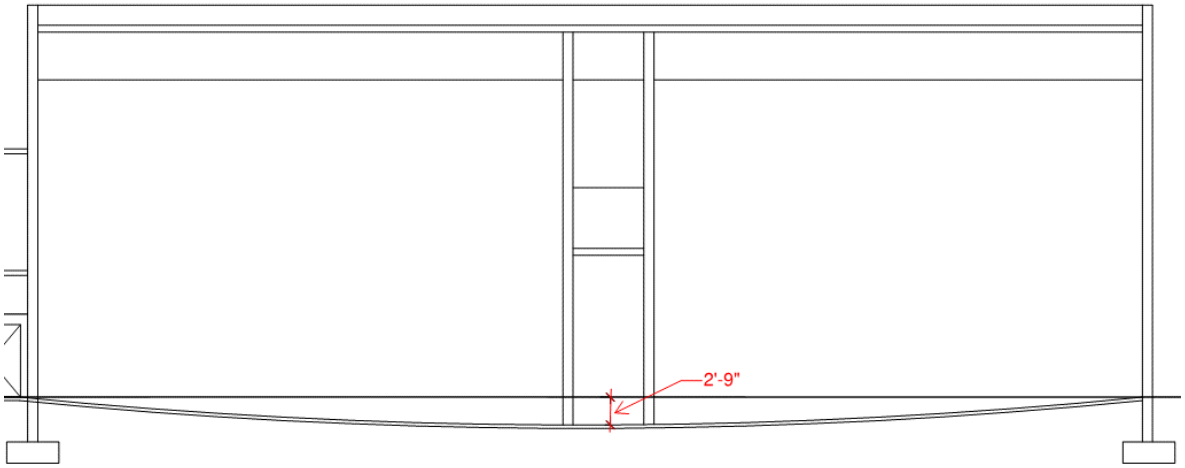


Figure 4 - Architectural cross-section through east theater (foundation members are not shown)

According to the survey developed on April 22, 2021, the top elevation of the slab near the entrance to the east and west theaters is approximately +3.10' and +3.81' N.A.V.D, respectively (+4.65' N.G.V.D. and +5.36' N.G.V.D.). The low point of the ground floor slab of the east theater is approximately 1'-9" below this elevation (at approximately +2.90' N.G.V.D.) while the low point of the ground floor slab of the west theater is approximately 2'-9" below this elevation (at approximately +2.61' N.G.V.D.). The design flood elevation is +9.0 – 2.90 = +6.10 feet above the top of the lowest portion of the east theater slab and +9.0 – 2.61 = +6.39 feet above the top of the lowest portion of the west theater slab. Therefore, if a renovation triggers FEMA compliance, it will be required that the ground floor slab be structurally capable of resisting the hydrostatic loads caused by 6.10 feet + 0.67 feet (assuming a slab depth of 8") = 6.77 feet of water at the lowest portion of the east theater and 6.39 feet + 0.67 feet (assuming a slab depth of 8") = 7.06 feet of water at the lowest portion of the west theater. The hydrostatic force on the slab will be equal to 6.77 feet * 64 lb/ft.^3 (density of ocean water) = 434 psf at the lowest portion of the east theater and 7.06 feet * 64 lb/ft.^3 (density of ocean water) = 452 psf at the lowest portion of the west theater.

Assuming the slabs for the east and west theaters were designed for a gravity loading of 100 psf assembly live load, 100 psf dead load (assumed weight of the slab), 30 psf superimposed dead load, the maximum hydrostatic loading of 452 psf is 197% larger that the gravity loading. Therefore, it is unlikely that the existing concrete slabs in these areas nor the supporting grade beams are reinforced adequately to resist the hydrostatic loading up to the design flood elevation.

The pile spacing in the theaters is not clearly legible on the drawings. However, we estimate the larger tributary area of the piles as 188 sf, which multiplied by the net hydrostatic uplift (hydrostatic load – 0.6 of the slab weight), would yield a tensile load of 74 kips (37 tons), which

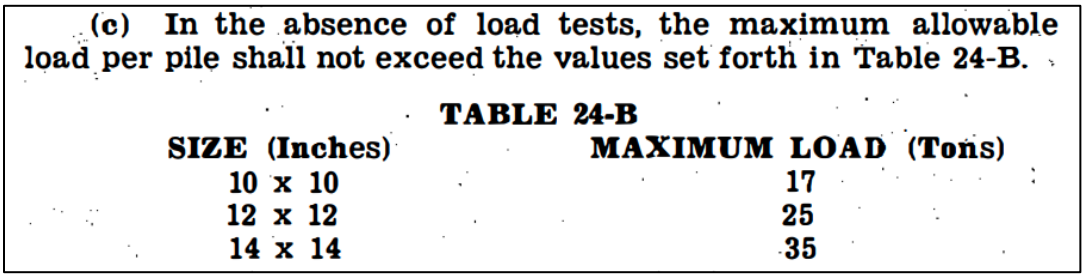
is higher than the presumptive capacity of the existing precast concrete piles (see section ahead, “Reconstruction of ground floor slabs”).

Leveling of ground floor slabs:
We understand that it is desired to understand the feasibility of leveling the ground floor slabs in both theaters. This is applicable under both renovation options proposed by MC Harry Associates.
As explained earlier, given that the renovation will trigger compliance with current FEMA criteria, the existing ground floor slabs are not adequate to resist uplift loading from the hydrostatic pressures up to the design flood elevation. Therefore, the reconstruction of the first-floor structure would be required. The new ground floor slabs at the theaters would therefore be built flat at the desired elevation.

Basement areas:
The support of the ground floor in the basement towards the northwest corner of the building (where the bathrooms and the electrical room are located) is not legible in the drawings for the original construction that were provided. However, given that all ground floor areas on the building are bearing on pile-supported grade beams, it is likely that the basement slab is supported in a similar manner. The upward hydrostatic pressures on the bottom of the slab of the basement areas will be greater than the ones on the first-floor slabs, and therefore it is most unlikely that the existing concrete slabs in these areas nor the supporting grade beams are reinforced adequately to resist the hydrostatic loading up to the design flood elevation.

*Reconstruction of ground floor slabs and addition of flood walls***:**
Ground floor slabs:
Depending on the pile spacing, an 8- to 12-inch-deep, structurally reinforced, concrete slab will work for the imposed loading in both the gravity and flood loading directions. Depending on the configuration of each area, a grade beam may or may not be required under the slab.

Piling:
Given the incapacity of the existing slabs in all ground floor areas to resist the hydrostatic forces up to the design flood elevation, all ground floor area slabs will need to be removed and a new ground floor system installed. It is possible that the existing precast concrete piles can be used to support portions of the new slabs. The South Florida Building code in effect at the time of the construction of this building had the capacities listed in Figure 5 for precast concrete piles.



(c) In the absence of load tests, the maximum allowable load per pile shall not exceed the values set forth in Table 24-B.

TABLE 24-B

SIZE (Inches)	MAXIMUM LOAD (Tons)
10 x 10	17
12 x 12	25
14 x 14	35

Figure 5 – Excerpt from South Florida Building Code amended in 1965

If the existing piles are 12”x12” in size (it is not clear from the available drawings), according to the above excerpt, their compressive capacity would be 25 tons (50 kips). The tensile capacity would be approximately half of the compressive capacity, or about 12.5 tons (25 kips). As discussed for the ground floor slabs of the theaters, the maximum hydrostatic uplift. reaction for one existing pile would be approximately 96 kips, which would exceed the capacity of a 12”x12” precast pile by approximately 384%.

Consequently, new piles will be required for the replacement of the ground floor slabs in all locations. Although there is significant headroom at the theaters, there may be access issues for heavy pile drilling equipment into these areas. Therefore, pile types that are installed under low-headroom conditions will be the most convenient option. These include small diameter auger cast piles, micro piles (refer to Figures 6 and 7 for sample installation diagrams) and possibly helical piles. The applicable pile types will, of course, depend on the recommendations from the Geotechnical Engineer according to the site-specific soil conditions.

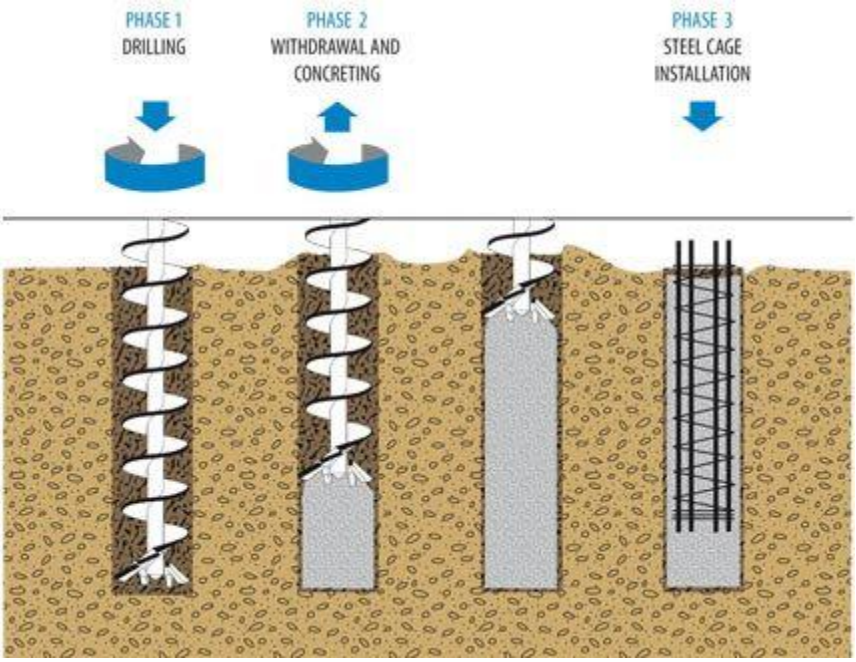


Figure 6. Auger-drilled pile foundations

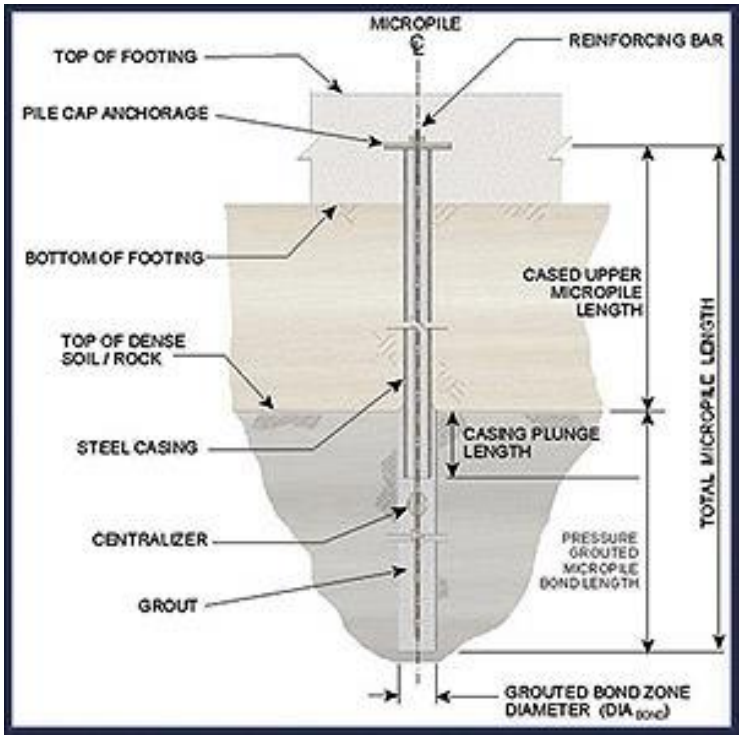


Figure 7. Micro-pile foundations

Flood proofing:
According to Building Code requirements, the entire structure needs to be dry flood-proofed and able to resist hydrostatic loading. As indicated in the section "C.M.U. walls", it is unlikely that any of the C.M.U. walls are adequate to meet the deflection criteria under wind loads and it will be necessary to reinforce them with a frame of structural steel columns and beams. While the addition of this frame can also provide resistance against flood loads, it may be difficult to waterproof the C.M.U. wall and achieve the required connections for the steel frames.

An approach that will be more convenient for waterproofing purposes might be to construct an interior, reinforced concrete "flood wall" cantilevered off the new, pile-supported ground floor slab. This wall would extend up to the design flood elevation (+9.00' N.G.V.D.). The thickness of this reinforced wall would be 4 to 6 inches.

FOUNDATIONS FOR PRIMARY STRUCTURAL SYSTEMS:
The foundations under the C.M.U. walls supporting the roofs of the theaters are not legible in the drawings for the original construction. Therefore, it will not be possible to determine if the existing grade beams supporting these members and the number of piles below are adequate for current Building Code-required wind loading. An option could be to install new foundation systems for the C.M.U. shear walls to resist the lateral load reactions. These could be complicated to construct and may require the shoring of the walls for gravity loads while the new supports are installed.

2nd LEVEL INTERIOR ADDITION ABOVE THE EAST THEATER
The addition of the second-level space above the east theater for "lighting and prop storage" (as indicated by architectural proposal, refer to Appendix A and B) could be accomplished by the construction of an interior structure supported by its own foundations. Given that it will be required to reconstruct the ground floor slabs, the process of installing the necessary interior foundations will be feasible. Overall, this interior addition could be framed as follows:

- Concrete over steel deck, on
- Structural steel joists and beams supported by
- Structural steel columns on
- Grade beams supported by pile foundations.

REMOVAL OF ELEVATED STEPPED CONCRETE SLAB AT EAST THEATER

The removal of the stepped concrete slab that currently supports the elevated seating area for the east theater will affect the existing support system for the east wall of the theater and elevated flat slabs on the east side. Refer to Figure 8 for an architectural section for the existing conditions.

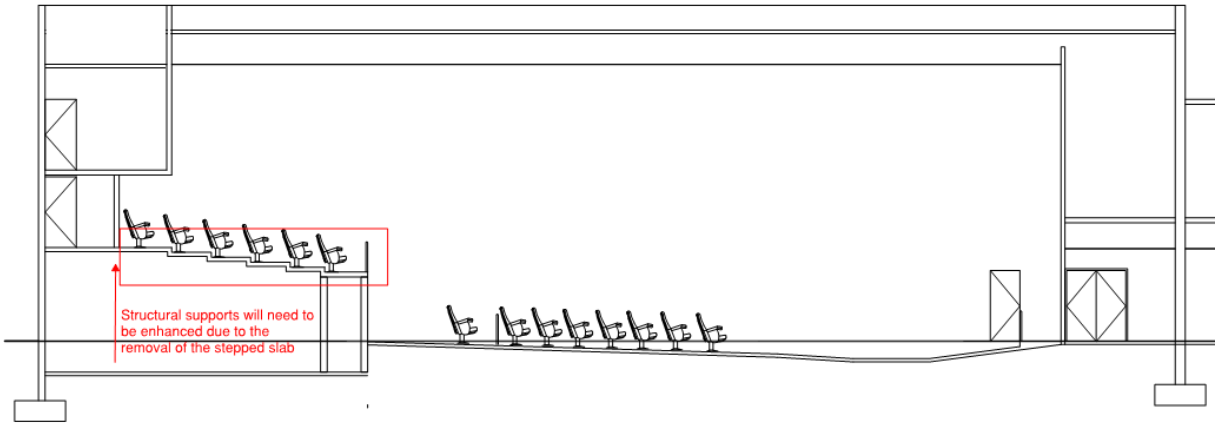


Figure 8. Architectural section through east theater (existing conditions)

Retrofit/Enhancement:

The vertical supports will need to be structurally braced and modified due to the removal of the stepped concrete slab. A structural analysis of the new loading conditions would need to be conducted and additional structural supports (such as new structural steel columns with foundations) may be required. Temporary shoring of the existing construction above would be required during demolition and construction.

ITEMS APPLICABLE TO RENOVATION OPTION 2

TWO-STORY INTERIOR ADDITION:

Transforming the west theater into a two-story space could be accomplished by the construction of an interior structure supported by its own foundations. Given that it will be required to reconstruct the ground floor slabs, the process of installing the necessary interior foundations will be feasible. Overall, this two-story interior structure could be framed as follows:

- Concrete over steel deck, on
- Structural steel joists and beams supported by
- Structural steel columns on
- Grade beams supported by pile foundations.

Of course, structures for the proposed elevation and stairs will be required.

ADDITION OF WINDOWS ALONG THE NORTH ELEVATION

We understand that it is desired to add windows in the north wall of the west theater by removing the C.M.U. between the tie columns and tie beams. The height of the roof at the west theater is 36'-8". Therefore, the tie columns span this distance when resisting wind loads.

Given the long span, it will not be possible for the existing tie columns and tie beams to support the new windows for components and cladding wind loads without supplemental reinforcing. This reinforcing could consist of structural steel columns that are installed behind the existing tie columns and tie beams. According to the architectural plan for the second option (refer to Appendix B), the width of the windows is 10 feet, which is the approximate clear spacing between the tie columns.

The depth of the structural steel columns would need to be in the range of 10 to 12-inch-deep and the sections could be wide-flange I-shapes or tubes. These columns would be installed behind every tie column, anchored to the tie column, and connected at the top to the roof diaphragm and at the bottom to new concrete foundations, which is possible given that the ground floors will be replaced. Additionally, structural steel beams would be installed in between the columns to provide a frame that would be able to resist the lateral loads that were being resisted by the C.M.U. that would be removed due to the window openings.

CONCLUSIONS

EXISTING CONDITIONS ASSESSMENT

- Based on our visual observations, verbal reports from City personnel and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west cinema theaters) regularly flood around high tides during the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e. spalling an corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present current safety issues (particularly relative to electrical systems) and potential health issues.
- Spalled concrete was observed in a few discrete areas throughout the building. These areas included: concrete column in hallway adjacent to underground restrooms, concrete slab above electrical room at the ground floor, exterior concrete beams at the north façade of the building. The spalled concrete structural elements should be repaired according to the guidelines established by the International Concrete Repair Institute and American Concrete Institute.
- A large opening was observed in the second level slab above the men's restroom. There was a water tank over this opening. The opening size should be reduced by drilling and setting dowels in epoxy and casting grout in or concrete.
- Structural steel supporting theater sign was mildly corroded. Additionally, the cables bracing the theater sign were loose. It is our understanding that the theater sign and associated supporting structural steel will be removed.
- Rooftop A/C package units at western upper roof were mildly corroded. It is our understanding that these rooftop units will be removed.
- The roofing systems are old, and the granules have worn away. A roofing consultant should review the feasibility of maintaining or replacing the roofing systems.
- Efflorescence was observed below the low roof slab above the projection roof of the east theater. Efflorescence stains should be removed. Any visible cracks should be sealed by injecting them with epoxy.
- A drain in the low roof at the second floor was missing protecting cover and was clogged. This drain should be cleaned, and a protective cover installed.
- There was a small gap between exterior tile covering at the northeast corner of the building. This gap should be sealed as it may allow moisture into the C.M.U. walls.
- Roof hatch access was mildly corroded. It should be cleaned to remove all corrosion products. It should then be coated with a corrosion-inhibiting paint system.
- There were cracks in the exterior stucco finish of the C.M.U. walls throughout the south and east facades. These cracks are likely due to differential settlement of the

foundations and should be patched to prevent moisture intrusion to the C.M.U. walls.

- There was a ceiling panel towards the north façade of the building (within the office area) that failed (fell off). The portions closer to the failure exhibited moisture stains. Source of water intrusion must be determined, and the leak must be repaired.

STRUCTURAL FEASIBILITY OF RENOVATIONS

- Two options were proposed by MC Harry Associates for the renovation of the building:
  - **Multi-use theater and tenant space:** This option would involve the complete renovation of the building, leaving the west theater as a shell space, ready for tenant build-out. This option includes the leveling of all ground-floor slabs to the current lobby level. This option also includes the addition of a second level in the east theater for "lighting and prop storage".
  - **Multi-use theater and cultural center:** This option would involve the complete renovation of the building, transforming the west theater to a two-level cultural center with new interior second floor structure, new stairs, elevator, and new windows at the north elevation. This option includes the leveling of all ground-floor slabs to the current lobby level. This option also includes the addition of a second level in the east theater for "lighting and prop storage".

- Both renovation options will trigger compliance with current FEMA flood design criteria and Building Code wind-load requirements. This will induce the following structural work:
  - **Possible enhancement of connections of the structural steel to the CMU walls:** These connections may need to be enhanced to improve the transfer of diaphragm wind forces from the steel decks to the C.M.U. walls.
  - **Reinforcement of C.M.U. walls for out-of-plane wind loads:** It is unlikely that any of the existing C.M.U. walls are adequate to experience deflections that are below the Building Code-prescribed maximum values. Therefore, all exterior C.M.U. walls (with concrete tie columns and tie beams) will need to be reinforced for out-of-plane wind loads. In the theaters and stairs, this reinforcement will involve 10" to 12" deep steel columns and beams installed on the interior of the walls. Other exterior C.M.U. walls in the building could be reinforced with 8" to 10" deep cold-formed steel studs, also on the interior side of the walls.
  - **Replacement of glazing:** Existing exterior windows and doors do not meet current design wind and impact resistance requirements. All new and all replacement exterior windows and doors will need to meet current requirements. Enhancement of opening jambs, lintels and sills would be accomplished as part of the exterior wall enhancements.

- **Replacement of ground floor slabs:** All ground floor slabs will need to be replaced with new slabs adequately reinforced to resist the hydrostatic forces up to the design flood elevation. This will involve the installation of new piles throughout. It is possible that the existing piles could be reused. However, they will not be sufficient to withstand the tension of the hydrostatic loading and therefore additional piles will still be required. A reinforced concrete flood wall would need to be constructed around the perimeter of the slab (on the interior side of the existing exterior C.M.U. walls) to ensure the entire building is able to resist hydrostatic loads up to the design flood elevation. Of course, flood panels at openings, waterproofing and other items are required as part of the floodproofing systems.

- The following renovation items were also reviewed as part of this investigation:

  - **Leveling of sloped ground floor slabs at the theaters:** Given the scope of the renovation, it will be required to replace the ground floor slabs with hydrostatic pressure-resistant slabs. Therefore, new slabs inside the theaters would be built with the desired elevation.
  - **Support of piping grids for east theater:** Pipe grids for multispace theater use cannot be hung from the existing roof joists. An alternate, structural steel frame consisting of columns at the perimeter walls, and beams running between them (perpendicularly to the walls) would need to be built for the support of these grids. This same frame could be used for the support of the theatrical rigging equipment. The columns used for this frame could also be used to support the theater C.M.U. walls for out-of-plane wind loads.
  - **Second-level addition above the east theater (storage):** This interior addition would need to be supported by new pile foundations, which will be possible as the existing ground floor slabs will be removed and replaced. The new interior structure could consist of light weight concrete over steel deck, on structural steel joists and beams supported by structural steel columns on grade beams supported by pile foundations.
  - **Removal of elevated stepped concrete slab at east theater:** The removal of the stepped concrete slab that currently supports the elevated seating area for the east theater will affect the existing support system for the east wall of the theater and elevated flat slabs on the east side. The conditions of the structural supports would need to be reviewed according to the new loading conditions and structural enhancements and modifications carried out as required.
  - **Addition of windows in the north façade of the west theater:** A structural steel frame of columns and beams built on the interior side of the theater walls will be required to reinforce the C.M.U. walls for out-of-plane wind loads.

- **Addition of a two-story structure in the west theater:** This interior addition would need to be supported by new pile foundations, which will be possible as the existing ground floor slabs will be removed and replaced. The new interior structure could consist of concrete over steel deck, on structural steel joists and beams supported by structural steel columns on grade beams supported by pile foundations.

EXECUTIVE SUMMARY

Douglas Wood Associates conducted an existing conditions assessment of the building and studied the structural feasibility of two renovation options as proposed by MC Harry Associates.

The concrete-framed structural members of the building exhibited concrete spalling in a few locations (columns, beams, and slabs). These conditions can be repaired using standard procedures for concrete repaired outlined by the International Repair Institute and the American Concrete Institute. Other issues discovered at the building relative to the existing conditions do not affect the primary structural members. An issue of concern for the current configuration of the building, however, is the regular flooding of the below-grade areas around high tides during the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e. spalling and corrosion of reinforcement).

Both renovation options proposed by MC Harry Associates are structurally feasible, but both would require very significant reconstruction to comply with current FEMA flood design criteria and Building Code wind loading requirements. This reconstruction would entail new ground floor slabs (structurally reinforced on additional piles), the reinforcement of exterior C.M.U. walls for wind loads, and the addition of new structure to modify the existing or provide the interior structural additions indicated in both renovation options by MC Harry Associates.

APPENDIX

-Appendix A – Renovation Option 1 proposed by MC Harry Associates

-Appendix B – Renovation Option 2 proposed by MC Harry Associates

-Appendix C – Existing Roof Plan

-Appendix D – Existing Second Floor Plan

-Appendix E – Elevation Survey by Eduardo Suarez, dated April 22, 2021

-Appendix F – Probable Estimate of Construction Cost

PHOTOGRAPHS

Photograph No. 1

Photograph No. 2

Photograph No. 3

Photograph No. 4

Photograph No. 5

Photograph No. 6

Photograph No. 7

Photograph No. 8

Photograph No. 9

Photograph No. 10

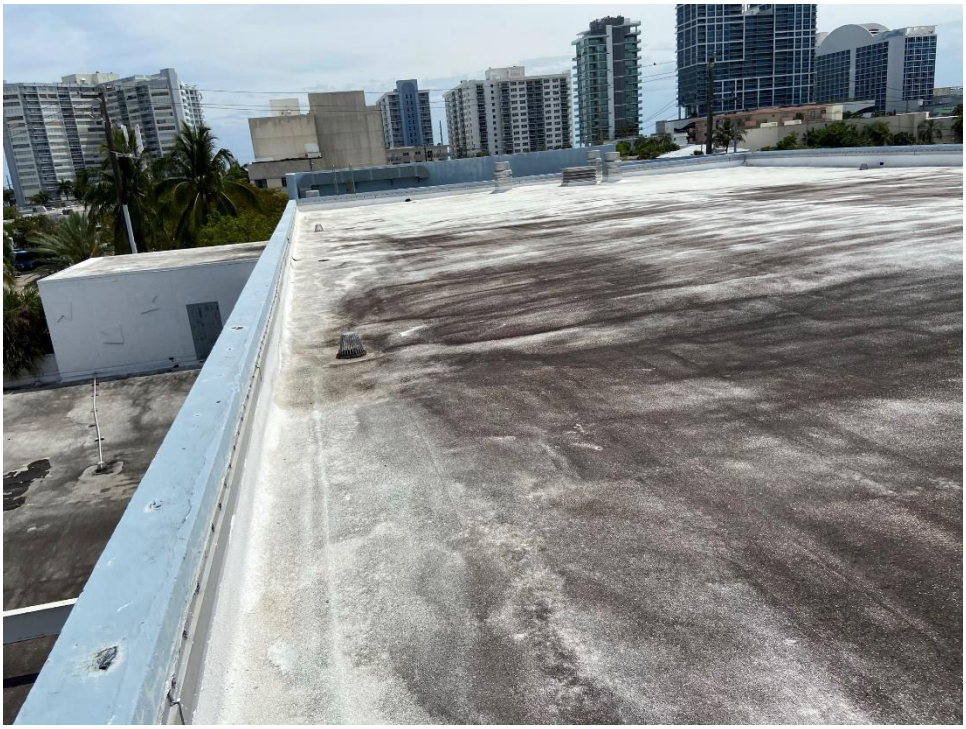
Photograph No. 11

Photograph No. 12

Photograph No. 13

Photograph No. 14

Photograph No. 15



Photograph No. 16

Photograph No. 17

Photograph No. 18

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Photograph No. 21

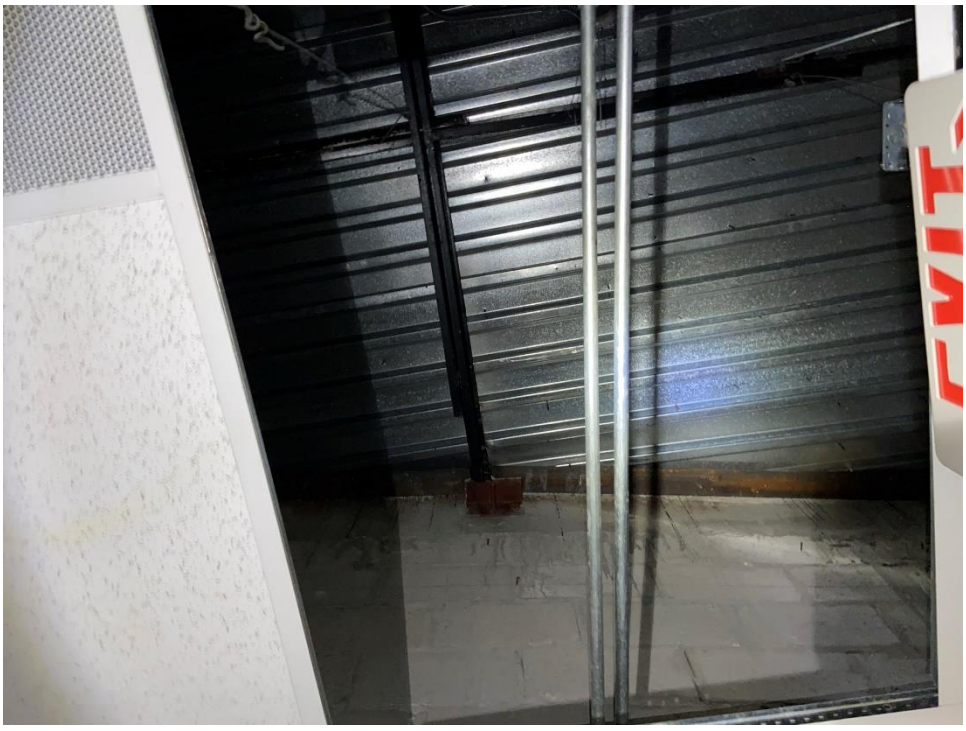
Photograph No. 22

Photograph No. 23

Photograph No. 24

Photograph No. 25

Photograph No. 26

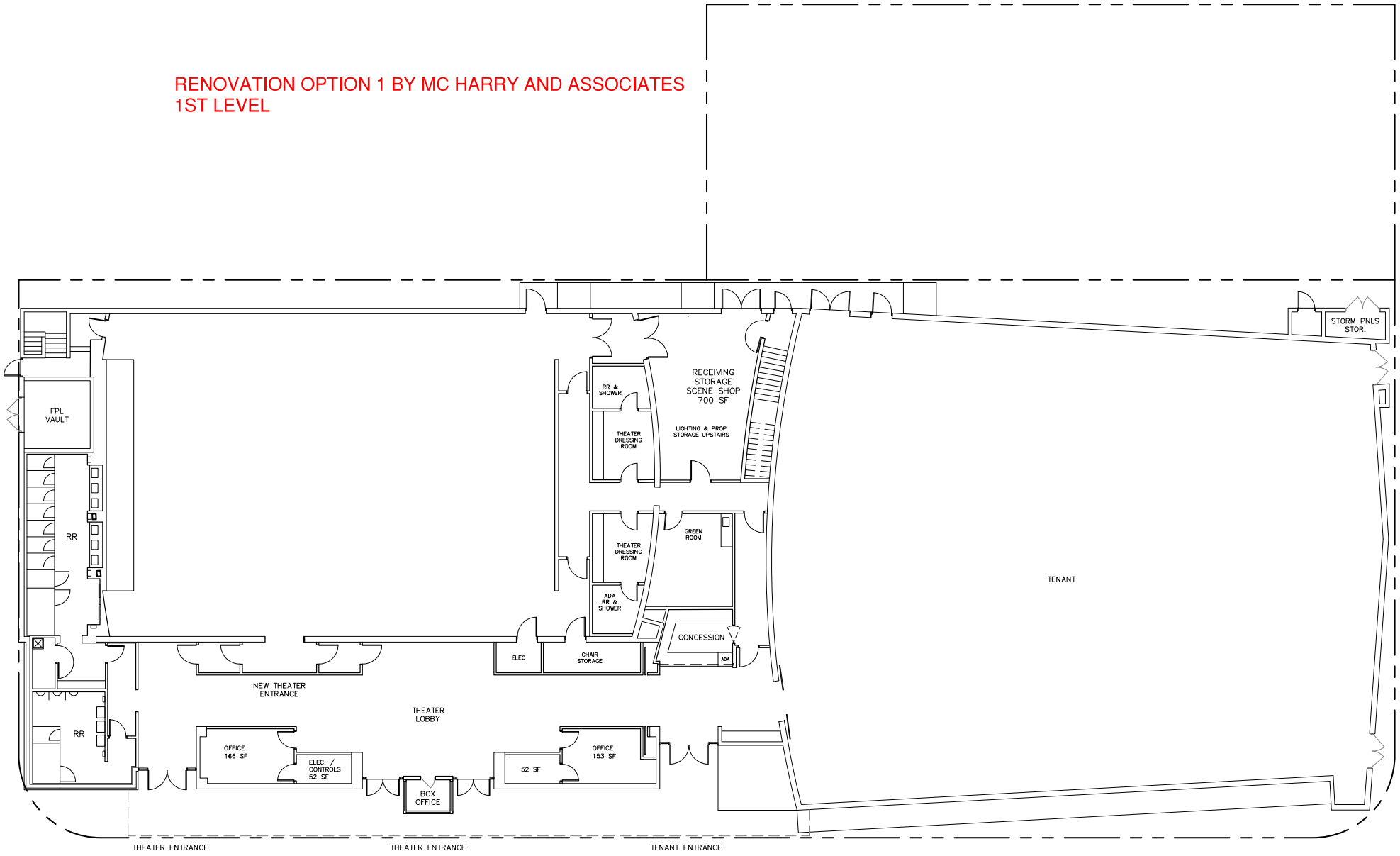


Photograph No. 27

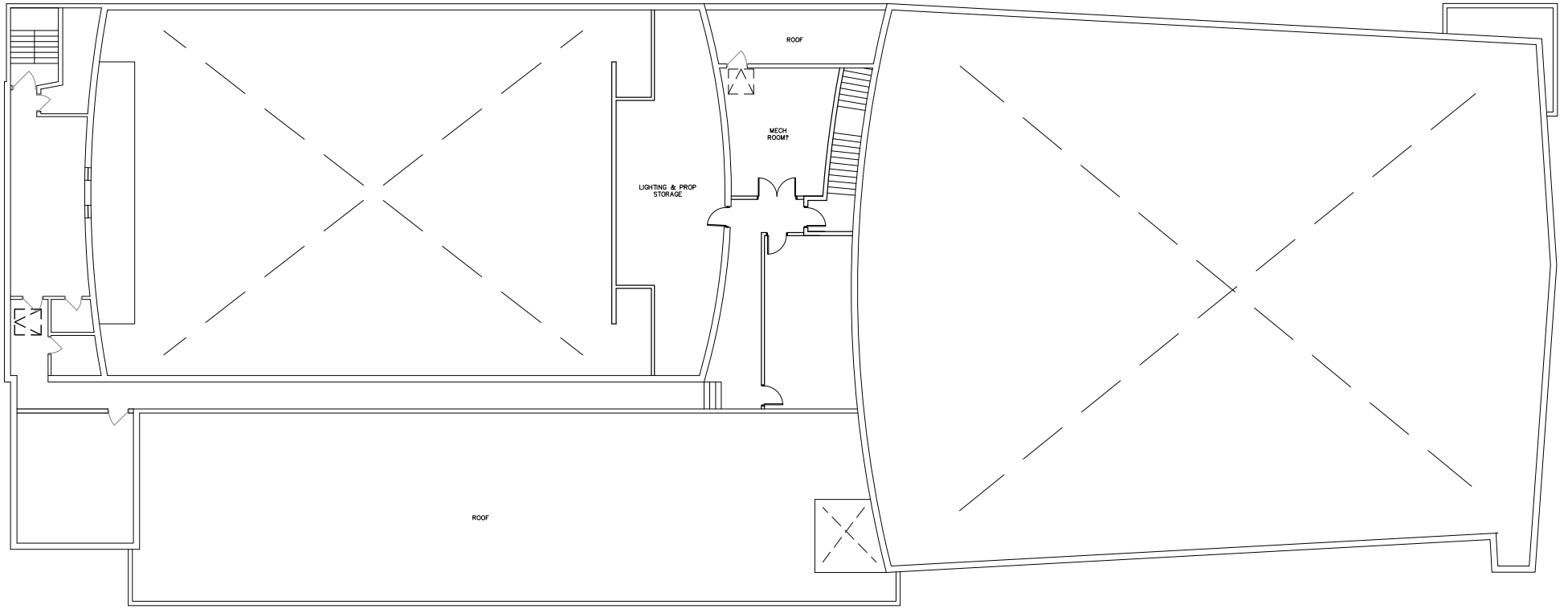
Photograph No. 28

APPENDIX A

RENOVATION OPTION 1 BY MC HARRY AND ASSOCIATES
1ST LEVEL

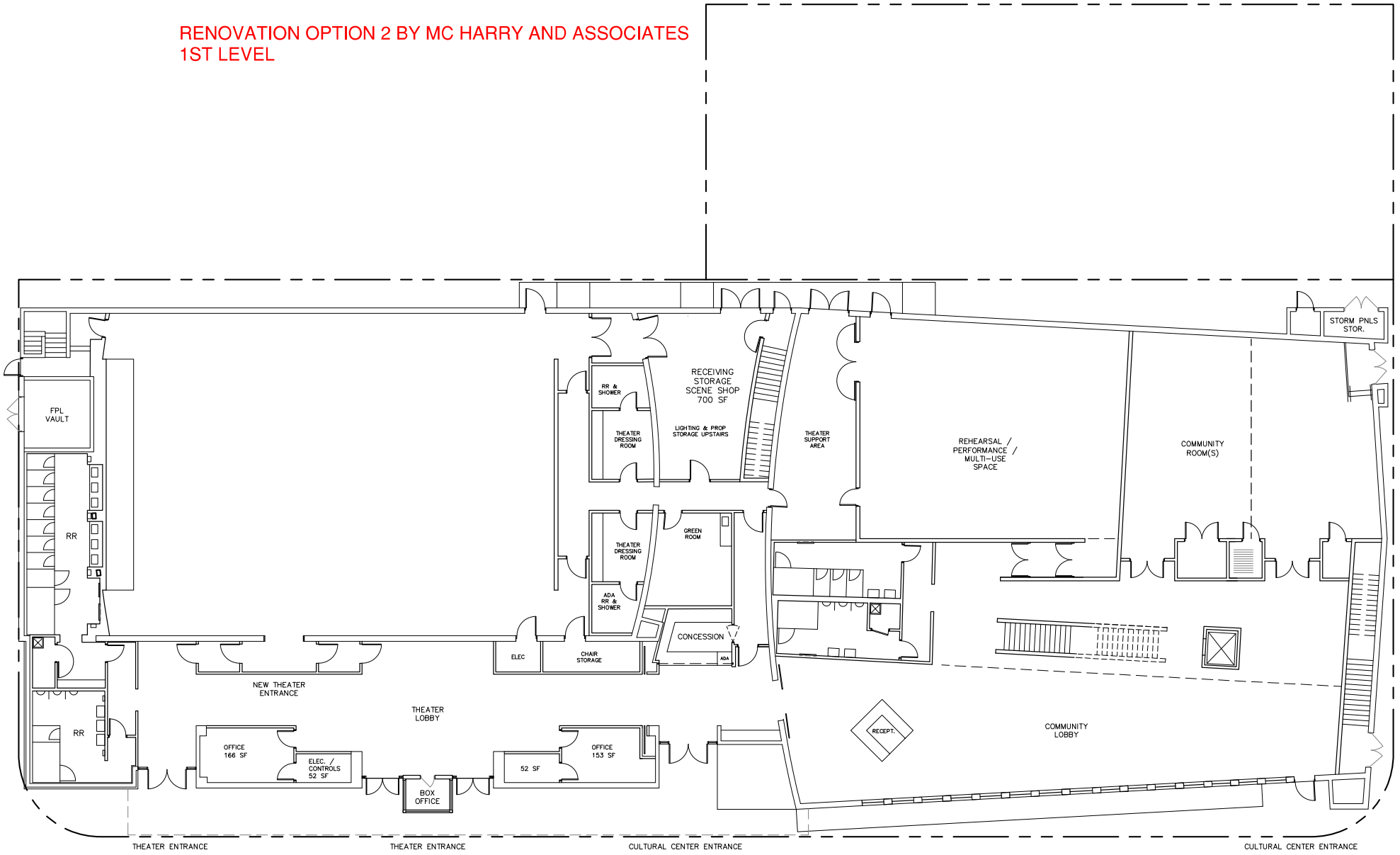


RENOVATION OPTION 1 BY MC HARRY AND ASSOCIATES
2ND LEVEL

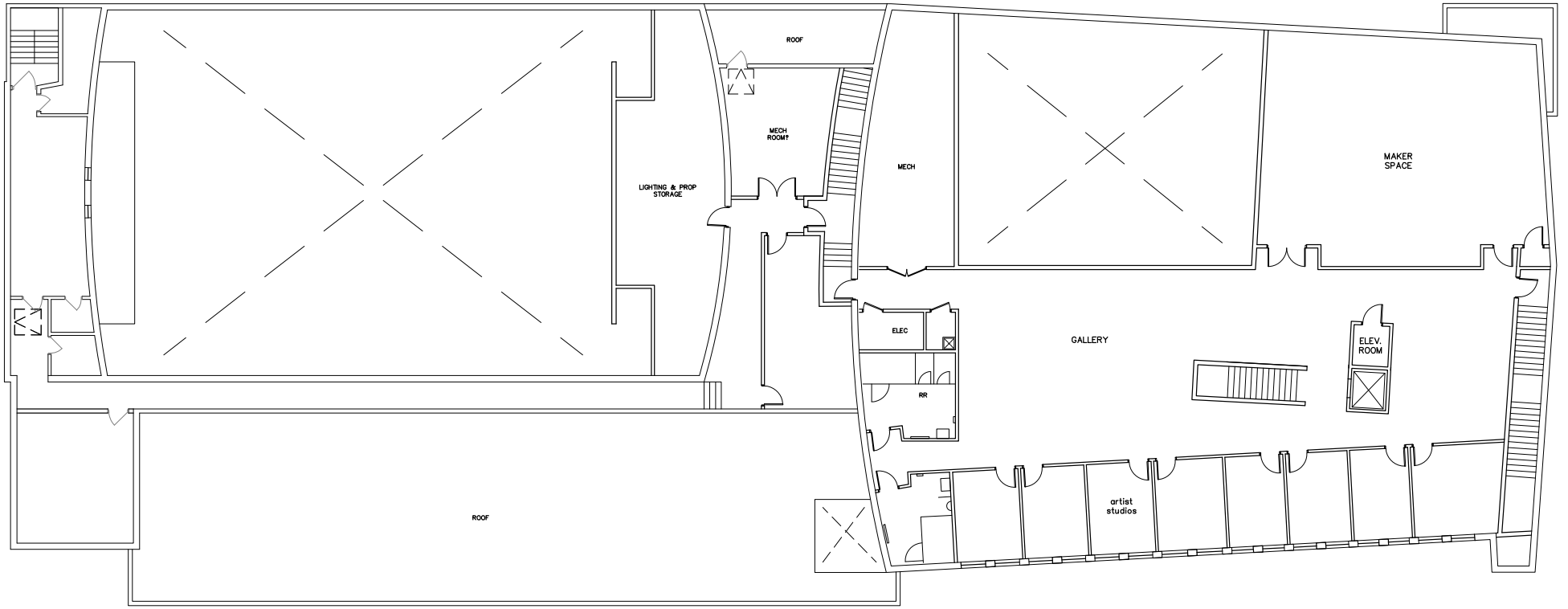


APPENDIX B

RENOVATION OPTION 2 BY MC HARRY AND ASSOCIATES
1ST LEVEL

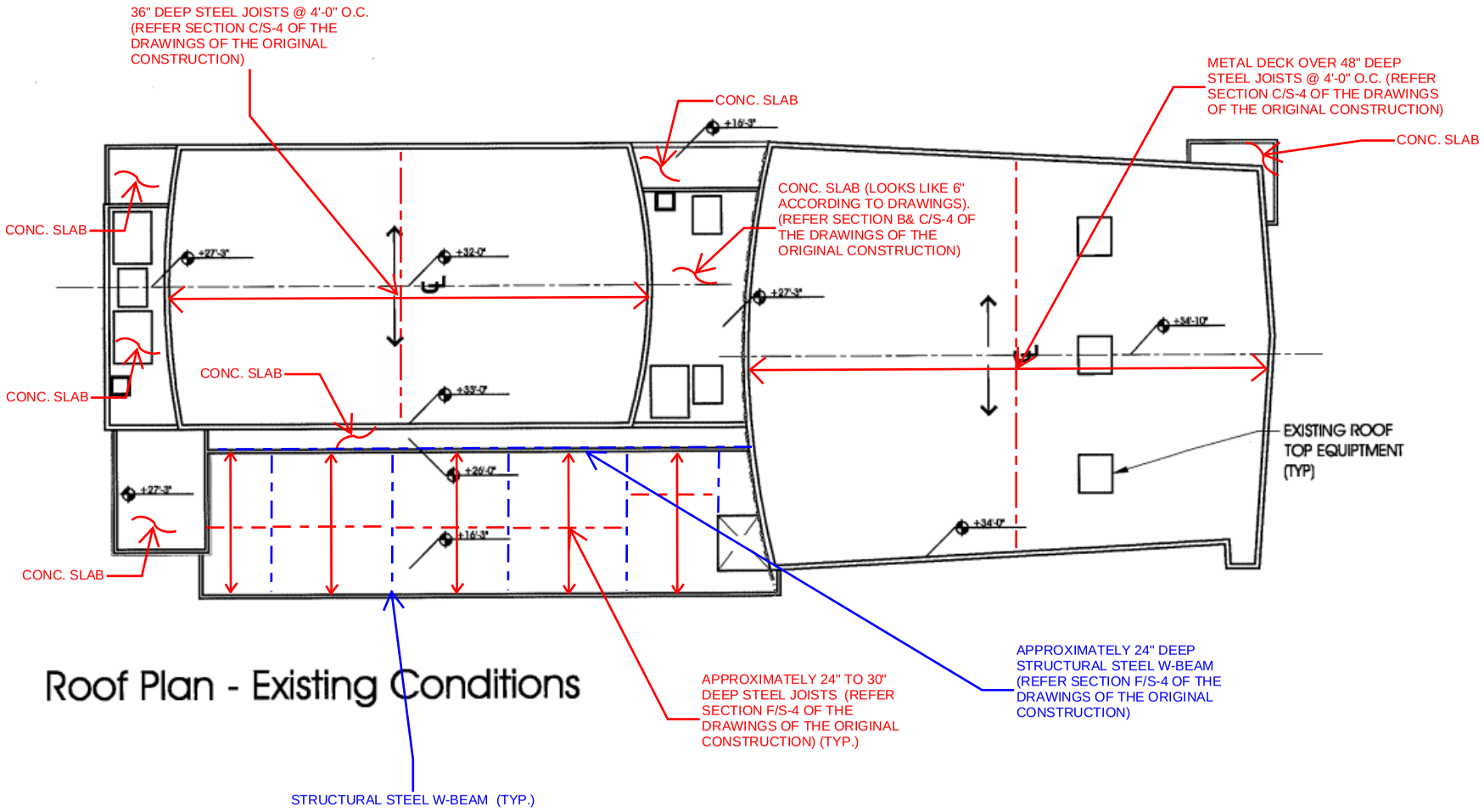


RENOVATION OPTION 2 BY MC HARRY AND ASSOCIATES
2ND LEVEL



APPENDIX C

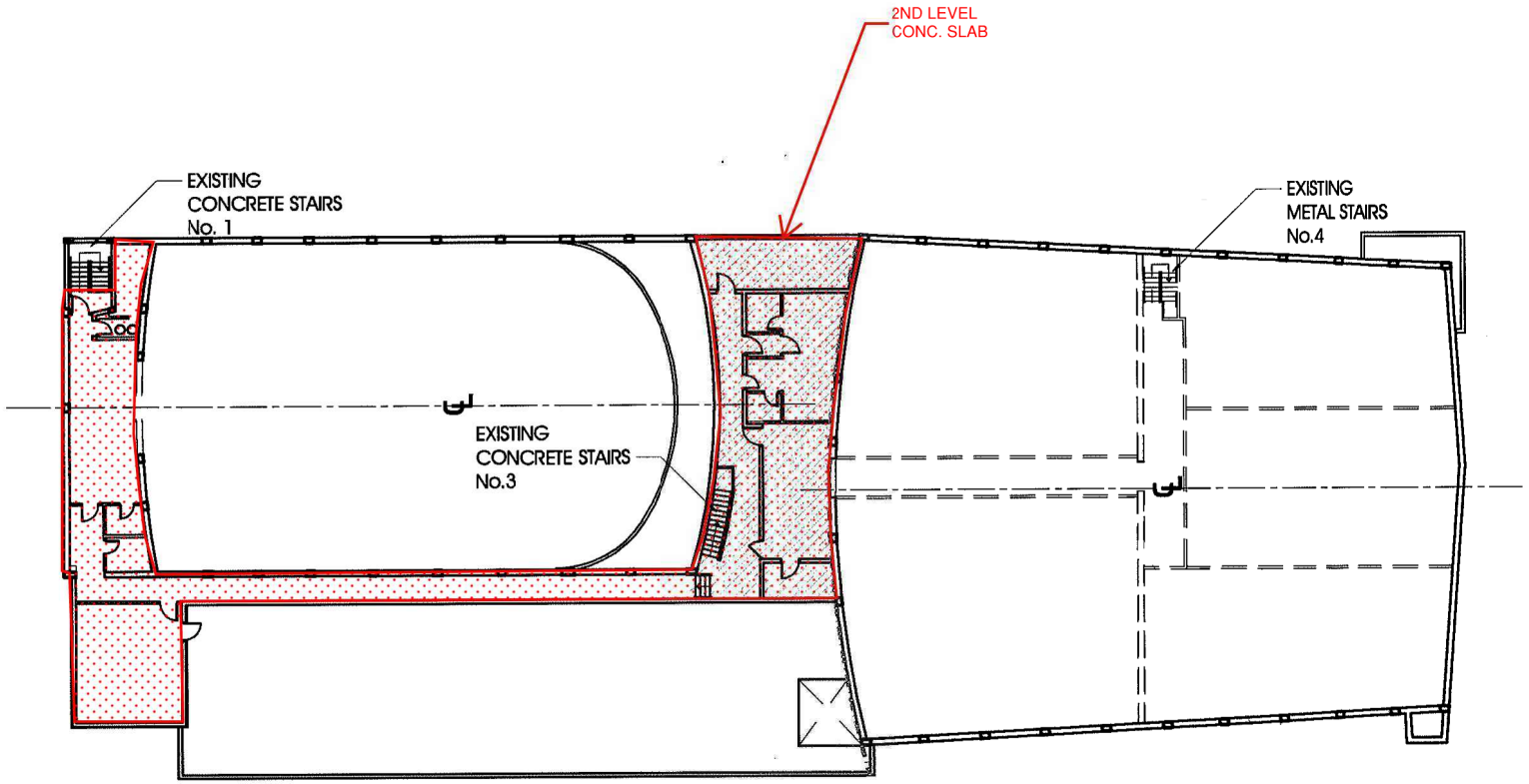
EXISTING ROOF PLAN



Roof Plan - Existing Conditions

APPENDIX D

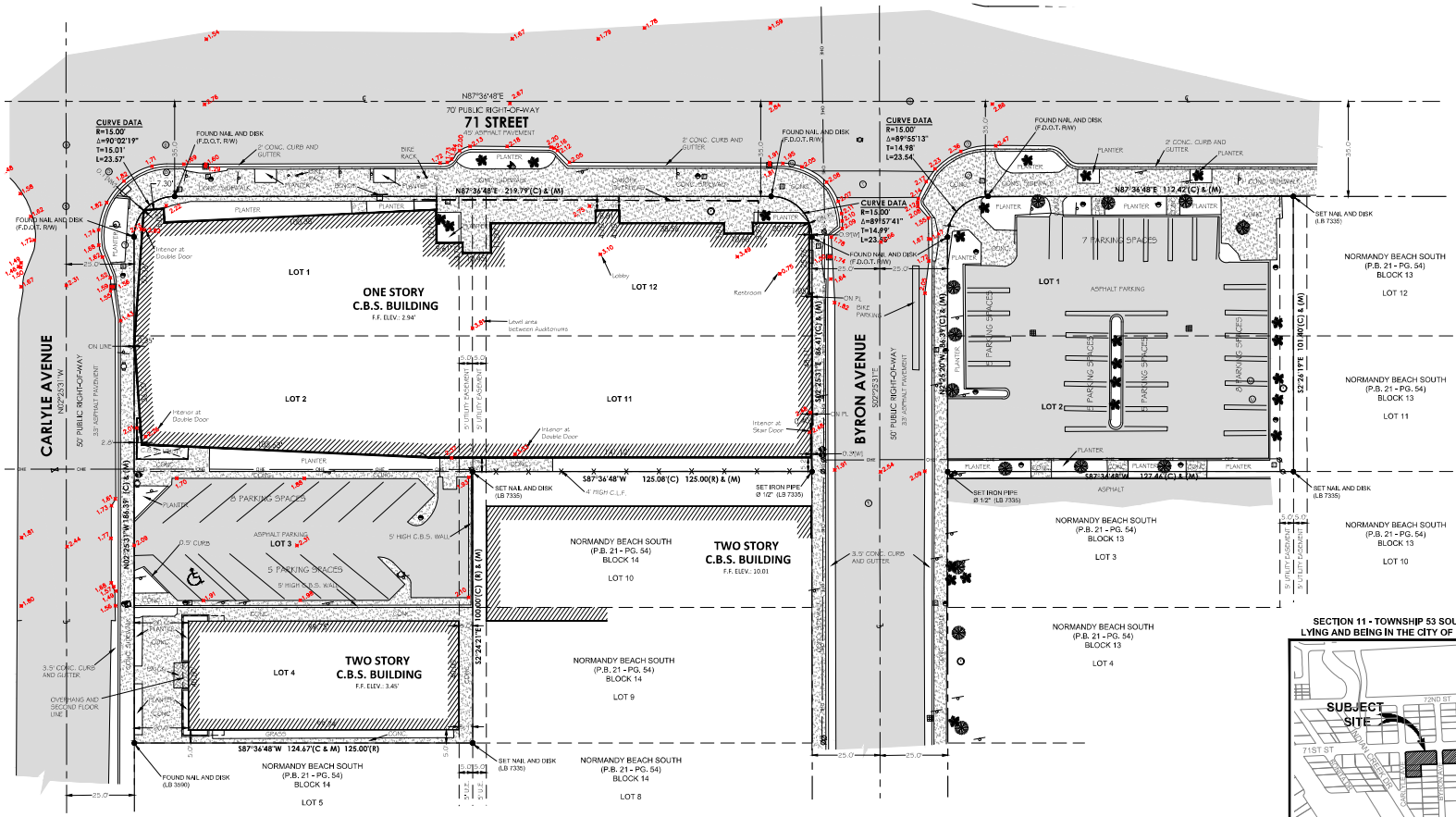
EXISTING SECOND FLOOR PLAN



Second Level - Existing Conditions

APPENDIX E

MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION:

Lots 1,2,3,4,11 and 12 Inclusive Block 14 and Lots 1 and 2 Block 13 of "NORMANDY BEACH SOUTH", according to the Plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on March 27, 2019.

Containing 50,574.65 sq. ft. or 1.161 acres, more or less, by calculations.

Folio: 02-3211-002-1070 Folio: 02-3211-002-1090 Folio: 02-3211-002-1100 Folio: 02-3211-002-0950

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 71 Street with an assumed bearing of N87°36'48"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "8.0 ", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0326, Suffix L. Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National American Vertical Datum of 1988 (N.A.V.D. '88), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida:

Benchmark: G-313 Elevation: + 8.24 (N.G.V.D. '29) Converted to +6.69 (N.A.V.D.'88)
Located 72 ST — NORTH OF HWY A-1-A (COLLINS AVE) — 165' WEST OF WEST CURB

Plat of "NORMANDY BEACH SOUTH" according to the Plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

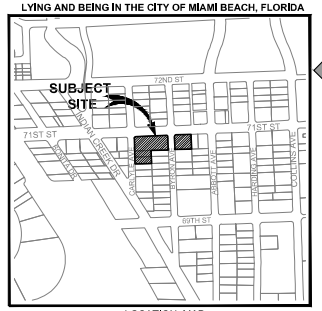
The purpose of this survey is for design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

TURNBERRY & ASSOCIATES

SECTION 11 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335
This item has been digitally signed by:

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.:

LONGITUDE SURVEYORS
7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION			
No.	Date:	Description	By:
1	04-22-21	Update Survey with spot elevations	GS

Project Name: **BYRON CARLYLE THEATRE**
500 71 STREET, MIAMI BEACH FL 33139
Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	GS
Managed By:	DF
Drawing Date:	April 22, 2021
Project No.:	19097.0.00

Sheet 1 of 1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

APPENDIX F

DOUGLAS WOOD & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
5040 N.W. 7TH STREET
MIAMI, FLORIDA 33126
TEL: (305) 461-3450 FAX: (305) 461-3650

JOB TITLE Byron Carlyle Theater

JOB NO. 21021

Probable Estimate of Construction Cost - Structure Only

Description	Unit	Quantity	Unit Price	Opinion on Probable Cost*
Renovation Option 1				
Removal of existing ground floor slab and associated shoring	N/A	1	$300,000.00	$ 300,000.00
Construction of ground floor slab	SF.	22000	$16.00	$ 352,000.00
Construction of flood walls	SF.	2500	$15.00	$ 37,500.00
Piles throughout ground floor slabs	EA.	100	$3,000.00	$ 300,000.00
Removal of elevated, stepped concrete slab at the east theater and associated shoring	N/A	1	$300,000.00	$ 300,000.00
Structural reinforcing for support of remaining structure after removal of elevated, stepped concrete slab	N/A	1	$250,000.00	$ 250,000.00
Construction of second-level storage area over east theater	N/A	1	$250,000.00	$ 250,000.00
Structural steel for the reinforcing of CMU walls at east theater /support of east theater equipment	N/A	1	$385,000.00	$ 385,000.00
Structural steel for reinforcing of CMU walls at west theater (spacing of steel columns and steel beams at 10'-0" on center)	N/A	1	$665,000.00	$ 665,000.00
Reinforcing of exterior CMU walls in other areas of the building	SF.	2800	$30.00	$ 84,000.00
Reinforcing of steel deck/wall connections at both theaters	N/A	1	$50,000.00	$ 50,000.00
			Total	**$ 2,923,500.00**
Renovation Option 2				
Removal of existing ground floor slab and associated shoring	N/A	1	$300,000.0	$ 300,000.00
Construction of ground floor slab	SF.	22000	$16.00	$ 352,000.00
Construction of flood walls	SF.	2500	$15.0	$ 37,500.00
Piles throughout ground floor slabs	EA.	100	$3,000.00	$ 300,000.00
Removal of elevated, stepped concrete slab at the east theater and associated shoring	N/A	1	$300,000.00	$ 300,000.00
Structural reinforcing for support of remaining structure after removal of elevated, stepped concrete slab	N/A	1	$250,000.00	$ 250,000.00
Construction of second-level storage area over east theater	N/A	1	$250,000.00	$ 250,000.00
Structural steel for the reinforcing of CMU walls at east theater / support of east theater equipment	N/A	1	$385,000.0	$ 385,000.00
Two-story steel-framed addition at the west theater		1	$1,092,500.0	$ 1,092,500.00
Reinforcing of exterior CMU walls in other areas of the building	SF.	2800	$30.0	$ 84,000.00
Reinforcing of steel deck/wall connections at both theaters	N/A	1	$50,000.0	$ 50,000.00
			Total	**$ 3,401,000.00**
New Building (33,000 sq. ft.)				
Concrete-frame (columns and beams)	N/A	1	$1,300,000.0	$ 1,300,000.00
Steel-framed roofs and floors	N/A	1	$1,300,000.0	$ 1,300,000.00
Concrete ground floor slabs, foundations on piles	N/A	1	$1,000,000.0	$ 1,000,000.00
			Total	**$ 3,600,000.00**

Notes:

*The costs indicated above are based on the assumption that the work will be conducted during normal work hours

*This opinion on Probable Construction Cost includes construction cost for structural subcontractor's scope of work only. The costs for General Contractor, general conditions, overhead, profit, and permit fees are not included herein. Such costs must be added to the figures above to obtain a complete estimate of probable construction cost.

* The costs indicated above do not include waterproofing below ground floor slabs or any other type of waterproofing.