



1100 5th Street

FINAL SUBMITTAL

New Five-Story Office Building:

- *Restaurant/Retail*
- *Parking*
- *Three Levels of Offices*

February 25, 2024

ZYSCOVICH
Souto Moura Arquitectos S.A.

SKETCH OF BOUNDARY SURVEY



PLAT LIST

No.	FILE NAME	RECORDING AGENCY	DATE	BOOK	PAGE
1	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
2	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
3	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
4	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
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10	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
11	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
12	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
13	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
14	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
15	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
16	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
17	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
18	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
19	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
20	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
21	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
22	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
23	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
24	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
25	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
26	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
27	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
28	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
29	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
30	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
31	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
32	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
33	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
34	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
35	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
36	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
37	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
38	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
39	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
40	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
41	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
42	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
43	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
44	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
45	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
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47	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
48	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
49	1100 5th Street	MIAMI BEACH	05/25/2022	22	528
50	1100 5th Street	MIAMI BEACH	05/25/2022	22	528

AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers - Planners - Surveyors
 100 CORDOBA AVENUE
 SUITE 200
 MIAMI BEACH, FL 33139
 PHONE: 305.536.8827
 WWW.ASMIAMI.COM

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Property") described as follows:

LEGAL DESCRIPTION:

PARCEL 1:
 THE EAST 300 FEET OF LOT 3, OF BLOCK 185, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
 LOT 3, LESS THE EAST 300 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 30-FOOT RADIUS ARC CONTOUR TO THE SOUTHWEST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWESTERLY LINE OF SAID LOT 1, OF BLOCK 185, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
 THE EAST 1/4 FEET OF LOT 4, OF BLOCK 185, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:
 THE EAST 1/4 FEET OF LOT 4, OF BLOCK 185, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:
 LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 185, OF THE OCEAN BEACH HEALTH CO'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALL OF SAID PARCELS ARE EXCEPT THAT PORTION OF LOT 3 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 30-FOOT RADIUS ARC CONTOUR TO THE SOUTHWEST TANGENT TO BOTH THE NORTH AND SOUTHWESTERLY LINES OF SAID LOT 3.

TOGETHER WITH:
 LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 185, OF THE OCEAN BEACH HEALTH CO'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY PINS RESULT THEREFROM HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE PRESCRIBED METHODS AND PROCEDURES AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 61J-7 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULES, CHAPTER 61J-7.001 FOR THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO CONFER ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

Digitally signed by ed pino
 Date: 2023.11.07
 10:29:37 -05'00'

October 1, 2023

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE REGIONAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY FLOOD MAP NO. 22000C-0001A, WITH AN EFFECTIVE DATE OF SEPT. 11, 2008. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD).**
- LAND AREA OF SUBJECT PROPERTY: 32,696 (+/-) SQ FT
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. AS PER MIAMI-DADE COUNTY **BEACH PLAT NO. 96-28**, WITH AN ELEVATION OF 3.57 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME PRESSION OF N45°15'30"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF 1100 LENOX AVE., AS SHOWN ON PLAT BOOK 149 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFY TO:
 THE ALTON VENTURE LLC, ITS SUCCESSORS
 AND/OR ASSIGNS, A.T.E.M.A.
 RISK DEVELOPMENT LLC, ITS SUCCESSORS
 AND/OR ASSIGNS, A.T.E.M.A.
 GAITHERY PIV LLC

SITE ADDRESS: 1100 5th STREET, MIAMI BEACH, FL 33139

JOB NUMBER: 22-528

DATE OF SURVEY: MAY 25, 2022 / SEPTEMBER 20, 2023 (UPDATE)

FIELD #: 02-032-029-0190

SURVEYOR LEGEND (IF ANY APPLIES):

1	BOUNDARY	1	CONCRETE
2	EXISTING ROAD	2	PAVEMENT
3	EXISTING DRIVE	3	PAVEMENT
4	EXISTING DRIVE	4	PAVEMENT
5	EXISTING DRIVE	5	PAVEMENT
6	EXISTING DRIVE	6	PAVEMENT
7	EXISTING DRIVE	7	PAVEMENT
8	EXISTING DRIVE	8	PAVEMENT
9	EXISTING DRIVE	9	PAVEMENT
10	EXISTING DRIVE	10	PAVEMENT
11	EXISTING DRIVE	11	PAVEMENT
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48	EXISTING DRIVE	48	PAVEMENT
49	EXISTING DRIVE	49	PAVEMENT
50	EXISTING DRIVE	50	PAVEMENT

ITEM #	Zoning Information					
1	Address:	1100 5th STREET, MIAMI BEACH, FL 33139				
2	Board and file numbers :	PB23-0636				
3	Folio number(s):	02-4203-009-8190				
4	Year constructed:	Zoning District / Overlay:	CPS-2			
5	Based Flood Elevation:	8.00 FEET NGVD	Grade value in NGVD:	3.33' - 6.35'		
6	Lot Area:	32,650(+/-) SQ FT	Lot Depth:	100.00' 141.65'		
7	Lot width:	262.49' / 200.00' / 80.00' / 97.70'				
8	Minimum Unit Size	N/A	Average Unit Size:	N/A		
9	Existing use:	RETAIL	Proposed use:	OFFICE/RETAIL		
		Maximum	Existing	Proposed	Deficiencies	
10	Height:	75'		74'-11"		
11	Number of Stories:	N/A	1	5		
12	FAR:	2.0 - 65,300 SF		1.99 - 65,253 SF		
13	Gross square footage:	N/A		101,381 SF		
14	Square Footage by use:	N/A				
15	Number of units Residential:	N/A		N/A		
16	Number of units Hotel:	N/A		N/A		
17	Number of seats:	N/A		N/A		
18	Occupancy load:	N/A		N/A		
19	Density (per Comprehensive Plan):	N/A		N/A		
		Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:					
20	Front Setback:	0'		N/A		
21	Side Setback:			N/A		
22	Side Setback facing street:	0'		N/A		
23	Side Setback interior:	0'		N/A		
24	Rear Setback:	0'		N/A		
	At Grade Parking:					
25	Front Setback:			N/A		
26	Side Setback:			N/A		
27	Side Setback facing street:			N/A		
28	Side Setback interior:			N/A		
29	Rear Setback:			N/A		
	Pedestal:					
30	Front Setback:	0'		0'		
31	Side Setback:	0'		0'		
32	Side Setback facing street:	0'		0' / 5'		
33	Side Setback interior:	0'		0'		
34	Rear Setback:	5'		N/A		
	Tower:					
35	Front Setback:	0'		N/A		
36	Side Setback:			N/A		
37	Side Setback facing street:	0'		N/A		
38	Side Setback interior:	0'		N/A		
39	Rear Setback:	10' - when abutting residential		N/A		

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1		1	
41	Total number of parking spaces:	105		105	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	See parking calculation (Sheet 1.8)			
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	105		105	
44	Parking Space Dimensions:	8'-6" x 18'-0"		8'-6" x 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	N/A		90°	
46	ADA Spaces:	5		5	
47	Tandem Spaces:	N/A		0	
48	Drive aisle width:	22'		22'	
49	Valet drop off and pick up:	N/A		3 drop off 3 pick up	
50	Loading spaces:	3		3	
51	Trash collection area:			1	
52	Short-term Bicycle Parking, location and Number of racks:	60		67 at Mobility Hub / Bike Storage and onstreet	
53	Long-Term Bicycle Parking, location and Number of racks	65		72 at Mobility Hub / Bike Storage	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant	
55	Number of seats located outside on private property:			68	
56	Number of seats inside:			146	
57	Total number of seats:			214	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				
61	Proposed hours of operation:				
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):		Yes		
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):		No		
64	Is this a contributing building?:		No		
65	Located within a Local Historic District?:		No		
	Future Crown of Road	5th Street	Lenox Ave.	4th Street	Alton Road
66		6.96' NGVD	5.96' NGVD	5.96' NGVD	5.96' NGVD

1100 5th Street

Miami Beach, Florida

Zoning Data

February 25, 2024

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Areas

Level	Name	Area Type	Area
Level 1 (NGVD 8.83)	Office Lobby	Office	1,970 SF
Level 1 (NGVD 8.83)	Elev Lobby	Office	115 SF
Level 1 (NGVD 8.83)	Restaurant	Restaurant	7,204 SF
Level 1 (NGVD 8.83)	A/C Trash	BOH	148 SF
Level 1 (NGVD 8.83)	Elec/Switchgear	BOH	781 SF
Level 1 (NGVD 8.83)	FCC	BOH	209 SF
Level 1 (NGVD 8.83)	FPL Vault	BOH	834 SF
Level 1 (NGVD 8.83)	Kitchen Trash	BOH	258 SF
Level 1 (NGVD 8.83)	Mail	BOH	259 SF
Level 1 (NGVD 8.83)	Mobility Hub / Bike Sto.	MOBILITY HUB	1,647 SF
Level 1 (NGVD 8.83)	RR	BOH	62 SF
Level 1 (NGVD 8.83)	Trash and Recycling	BOH	853 SF
Level 1 (NGVD 8.83)	Valet	BOH	115 SF
			14,455 SF
Level 1M	Dom. Water Pumps	BOH	86 SF
Level 1M	Fire Pumps	BOH	325 SF
Level 1M	MDF	BOH	197 SF
			607 SF
Level 2	Parking and Ramp	Parking	29,339 SF
			29,339 SF
Level 3	Common Area	Common Area	1,690 SF
Level 3	Elec	BOH	135 SF
Level 3	IDF	BOH	77 SF
Level 3	Office	Office	11,771 SF
Level 3	Amenity	Office	2,551 SF
			16,225 SF
Level 4	Elec	BOH	135 SF
Level 4	IDF	BOH	77 SF
Level 4	Office	Office	16,013 SF
			16,225 SF
Level 5	Elec	BOH	135 SF
Level 5	IDF	BOH	77 SF
Level 5	Office	Office	16,013 SF
			16,225 SF
			93,075 SF

Parking Calculations

Total Parking Required						
Office L1	0	SF	300	SF/space	0.0	spaces
Office L3	16,000	SF	400	SF/space	40.0	spaces
Office L4	16,000	SF	400	SF/space	40.0	spaces
Office L5	16,000	SF	400	SF/space	40.0	spaces
Total	48,000	SF			120	spaces
Restaurant	214	Seats	4	Seats/space	54	spaces
Total Office + Restaurant					174	spaces

Shared Parking										
	Weekdays				Weekends					
	Day	Evening	Day	Evening	Day	Evening	Night			
Office	100%	120	5%	6	10%	12	5%	6	5%	6
Restaurant	50%	27	75%	41	75%	41	90%	49	10%	6
Total req.		147		47		53		55		12

Alternative Parking Incentives							
		Max Reduction		Reduction provided			
Bicycle parking, long term	1 space / 5 bikes	15%	22	9%	13	65	Bikes
Bicycle parking, short term	1 space / 10 bikes	15%	22	4%	6	60	Bikes
Carpool/vanpool	3 spaces / 1 car/vanpool spaces	10%	14	6%	9	3	Carpool/Vanpool spaces
Drop-off	3 spaces / 1 curbside drop off stall		9		3	1	Drop-off stall
Scooter/moped/motorcycle	1 space / 3 spaces, off-street	15%	22	2%	3	9	Scooter stalls
Showers	2 spaces / shower facility		8		8	4	Shower stalls
Total Reduction			97		42		
			Max 50% Total Reduction	73			
					Spaces required	105	
					Spaces provided incl. 5 ADA spaces	105	

Total Loading Required			
Office	48,000	SF	Over 10,000 SF but not over 100,000 SF
Restaurant	16,000	SF	Over 2,000 SF but not over 10,000 SF
Total req.			3 spaces

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Location Maps

1100 5th Street

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Miami Beach, Florida

Drawing Index & Location

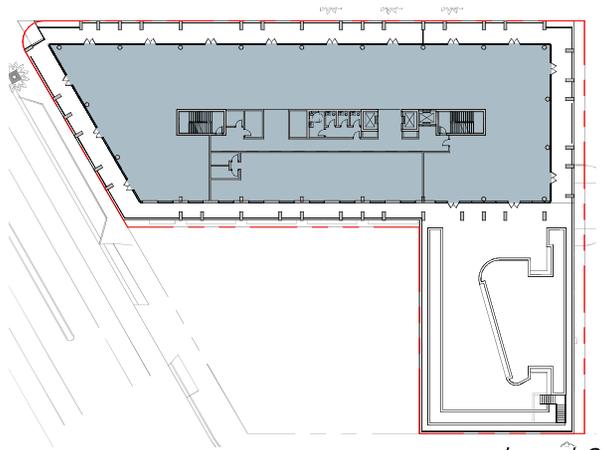
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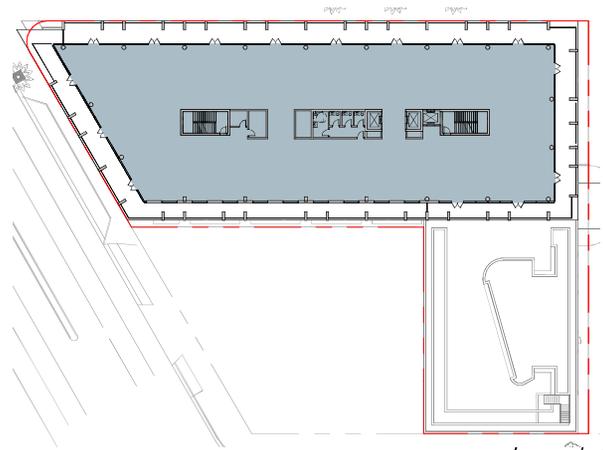
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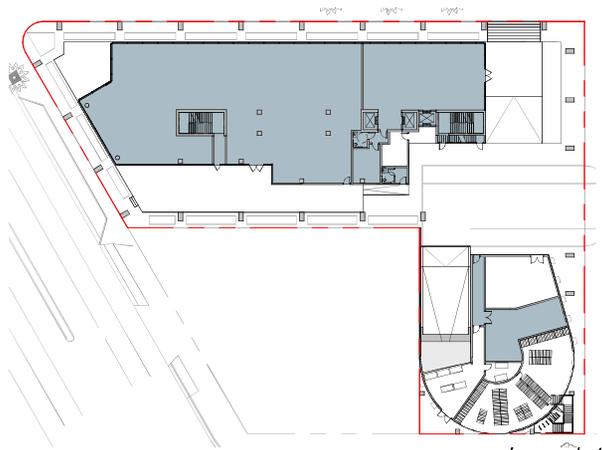
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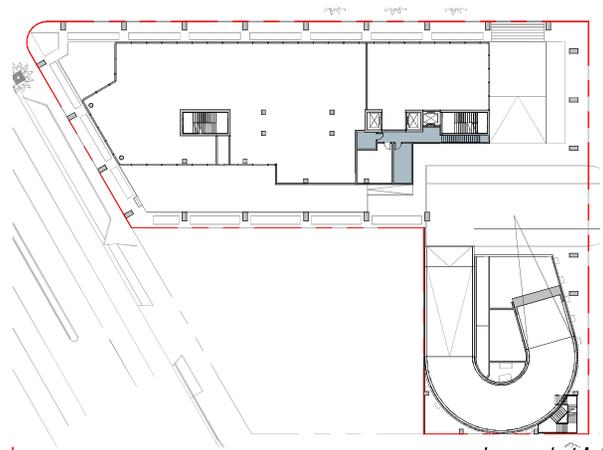
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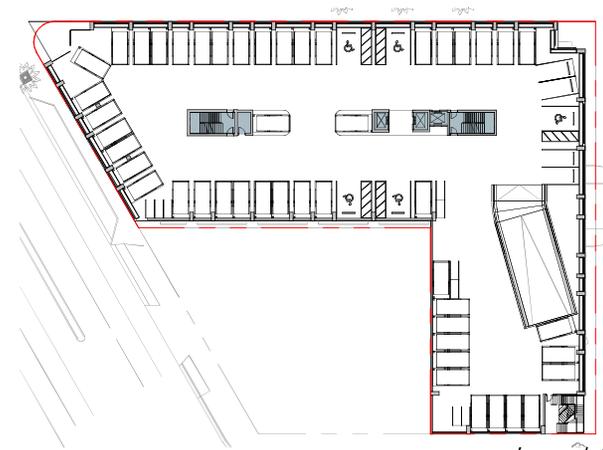
Level 4



Level 1



Level 1M



Level 2

FAR		Gross Areas	
Level	Area	Level	Area
Level 1 (NGVD 8.83')	12,104 SF	Level 1 (NGVD 8.83')	17,124 SF
Level 1M	595 SF	Level 2	31,979 SF
Level 2	817 SF	Level 3	17,118 SF
Level 3	17,246 SF	Level 4	17,118 SF
Level 4	17,246 SF	Level 5	17,118 SF
Level 5	17,246 SF	Roof	923 SF
	65,253 SF		101,381 SF

Site Area:	32,650 SF
FAR:	2.0
Allowable Area:	65,300 SF

1100 5th Street

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Miami Beach, Florida

FAR Diagrams and Gross Areas

1" = 60'-0"

February 25, 2024

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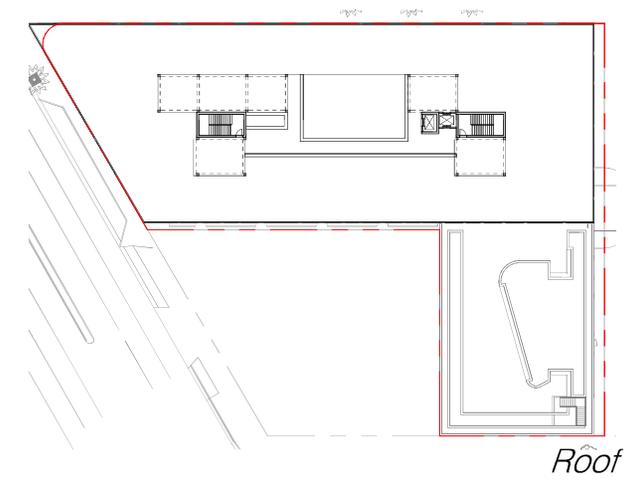
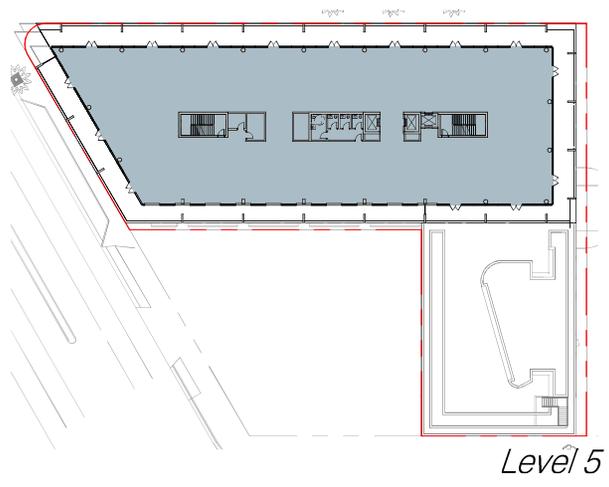
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FAR		Gross Areas	
Level	Area	Level	Area
Level 1 (NGVD 8.83')	12,104 SF	Level 1 (NGVD 8.83')	17,124 SF
Level 1M	595 SF	Level 2	31,979 SF
Level 2	817 SF	Level 3	17,118 SF
Level 3	17,246 SF	Level 4	17,118 SF
Level 4	17,246 SF	Level 5	17,118 SF
Level 5	17,246 SF	Roof	923 SF
	65,253 SF		101,381 SF

Site Area: 32,650 SF
 FAR: 2.0
 Allowable Area: 65,300 SF



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1



2



3



4



Photos taken: 11/07/2023



1



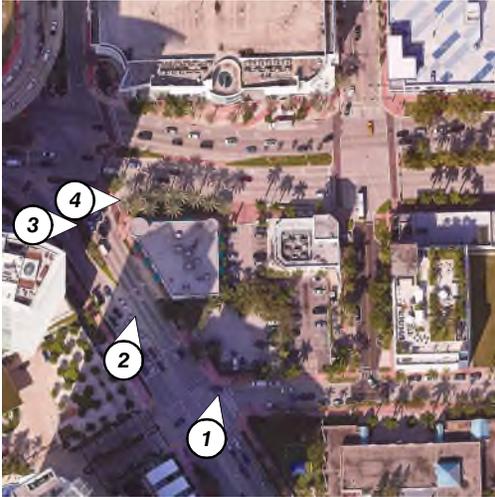
2



3



4



Photos taken: 11/07/2023



1



2



3



4



Photos taken: 12/07/2023

1100 5th Street

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Miami Beach, Florida

Context Photos

February 25, 2024

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0.10



1



2



3



4



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0.11



1



2



3



4



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Context Photos

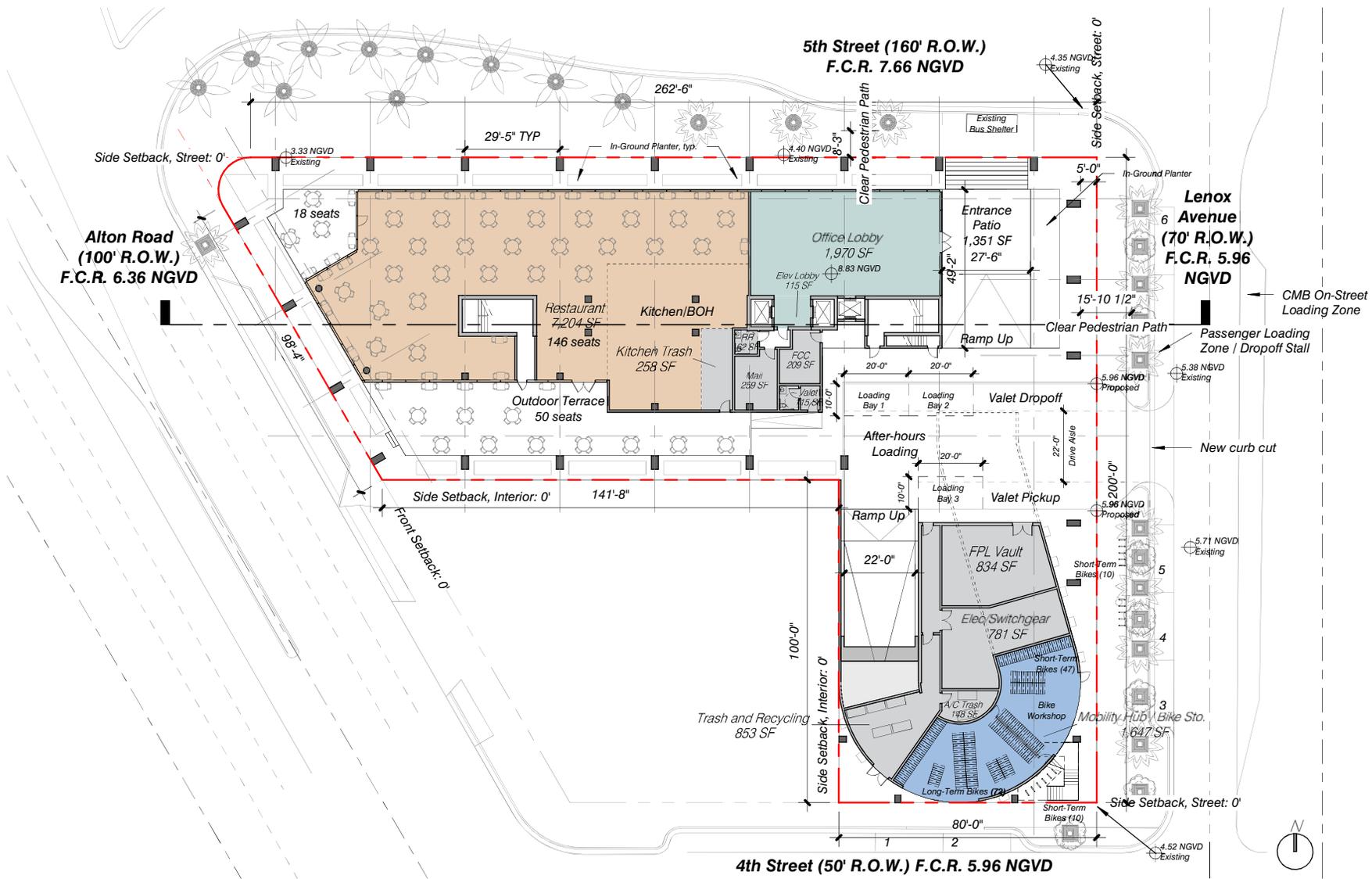
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0.12

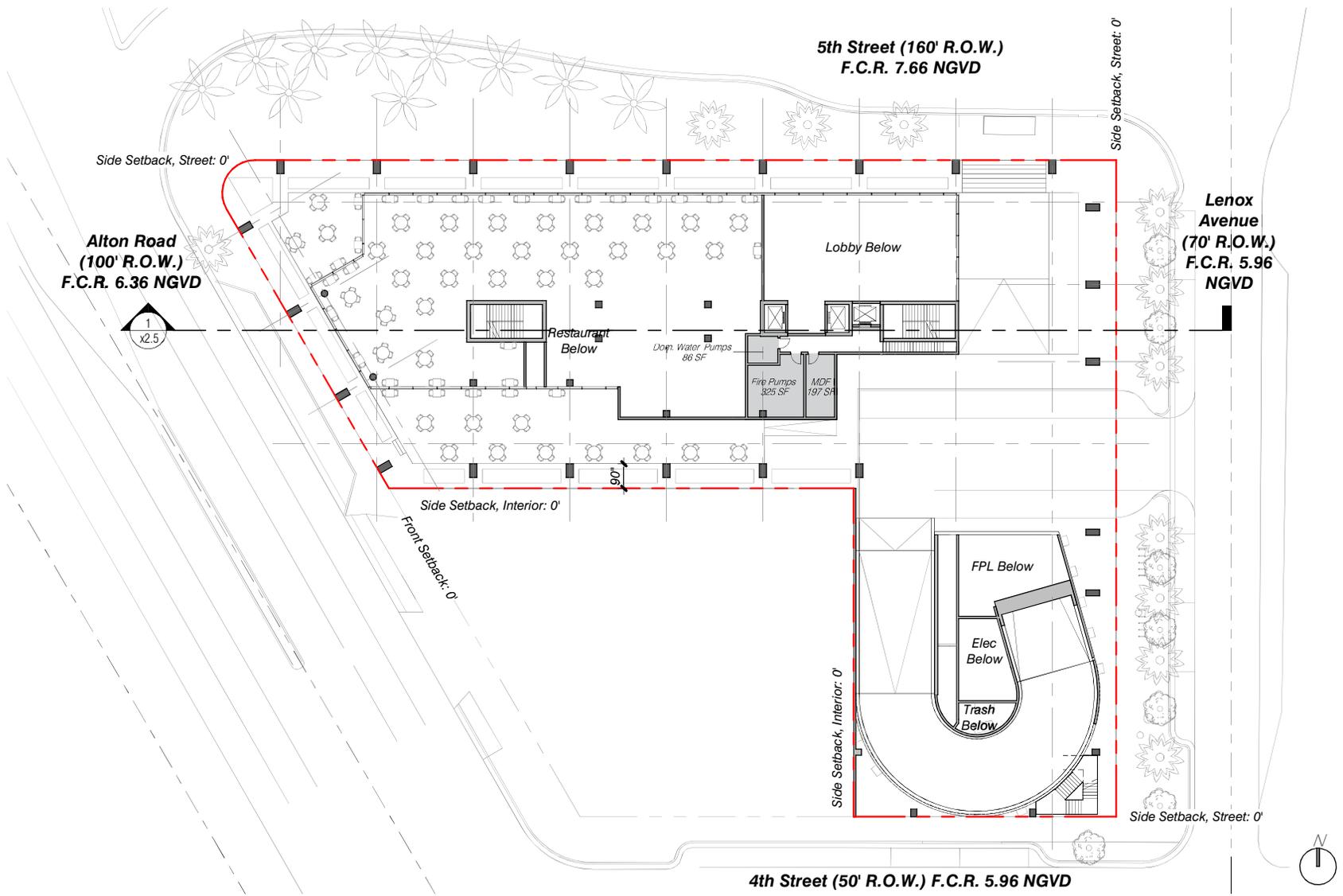


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1100 5th Street

Miami Beach, Florida

Level 1M

1" = 30'-0"

February 25, 2024

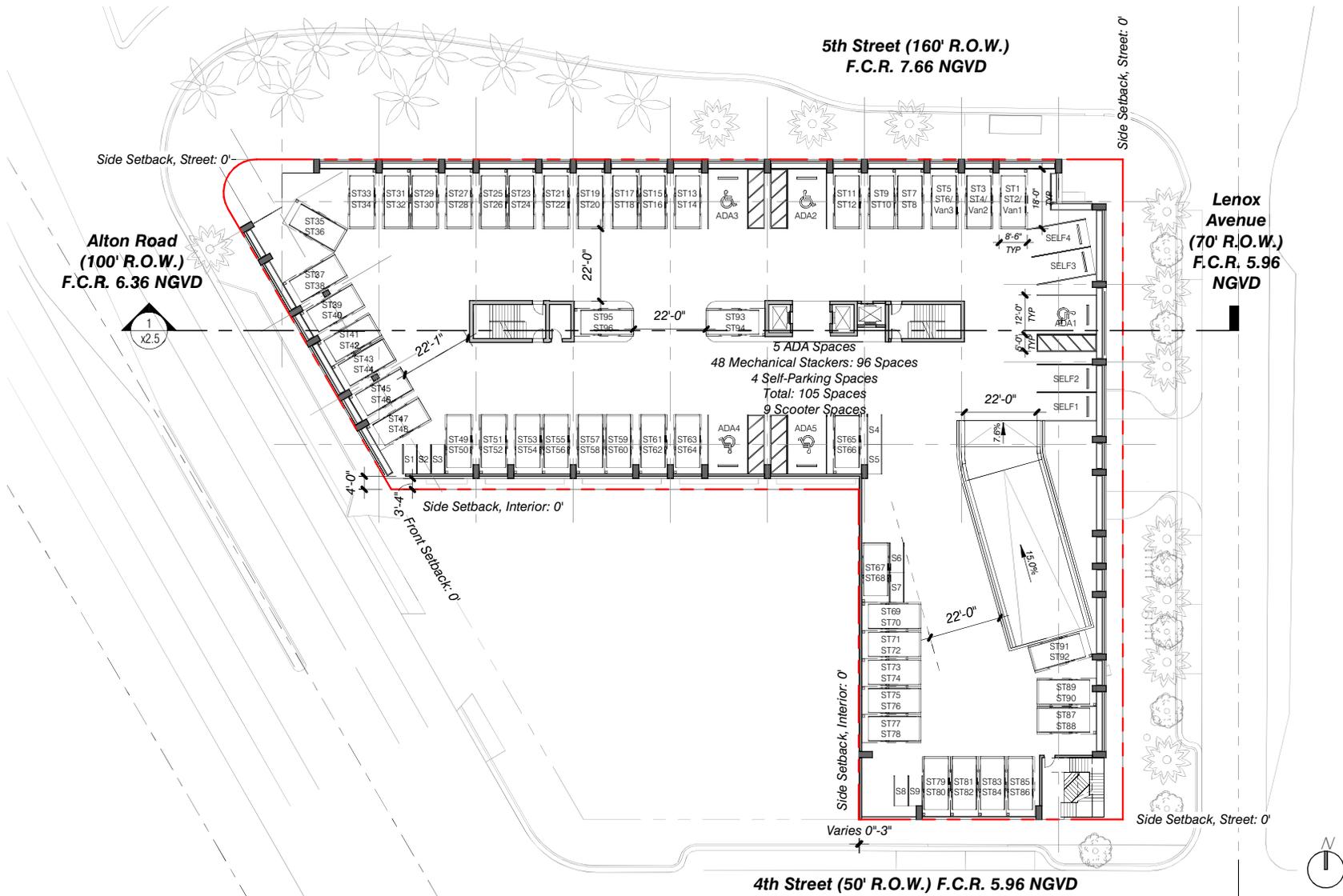
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1.1M



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Miami Beach, Florida

Level 2

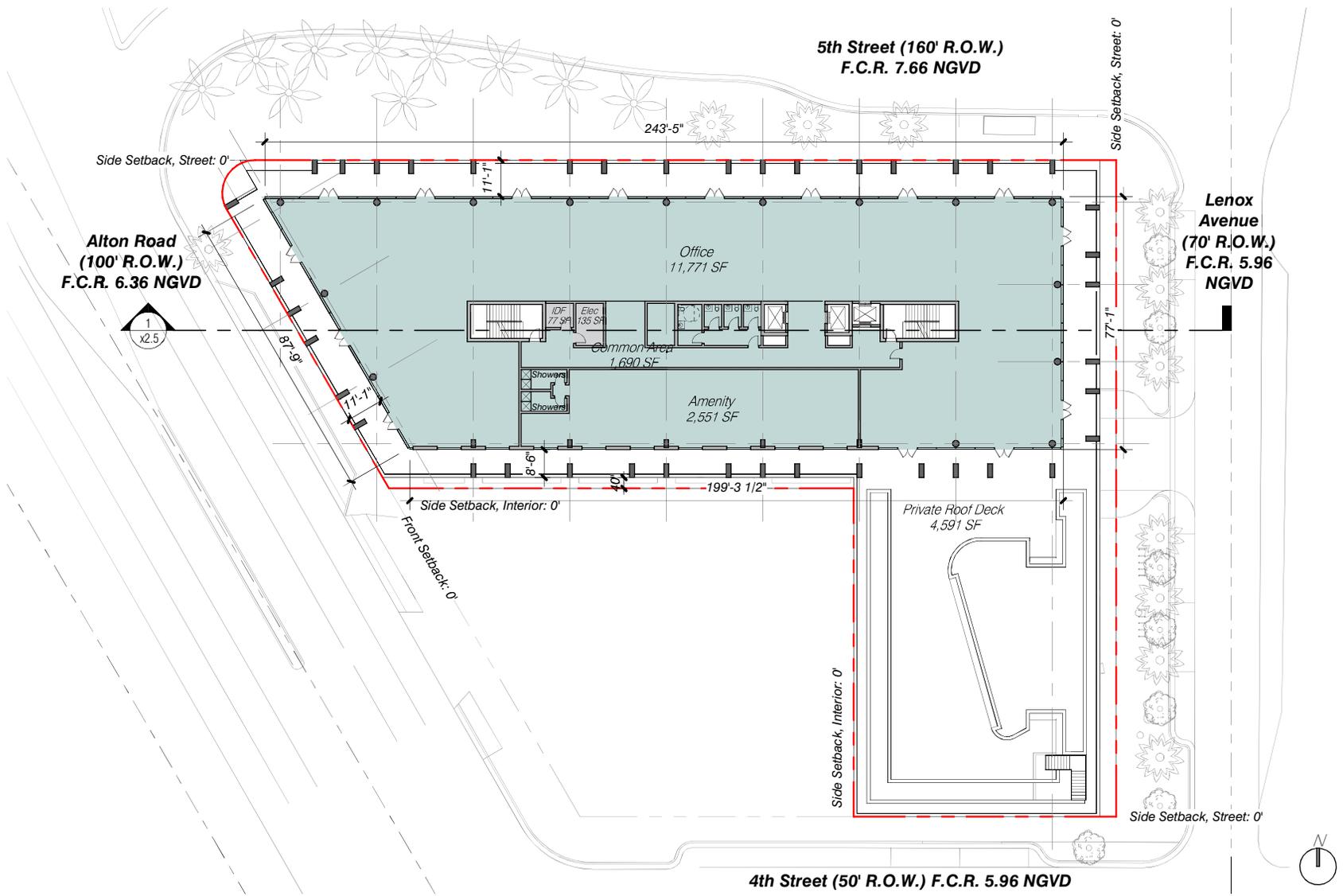
1" = 30'-0"

February 25, 2024

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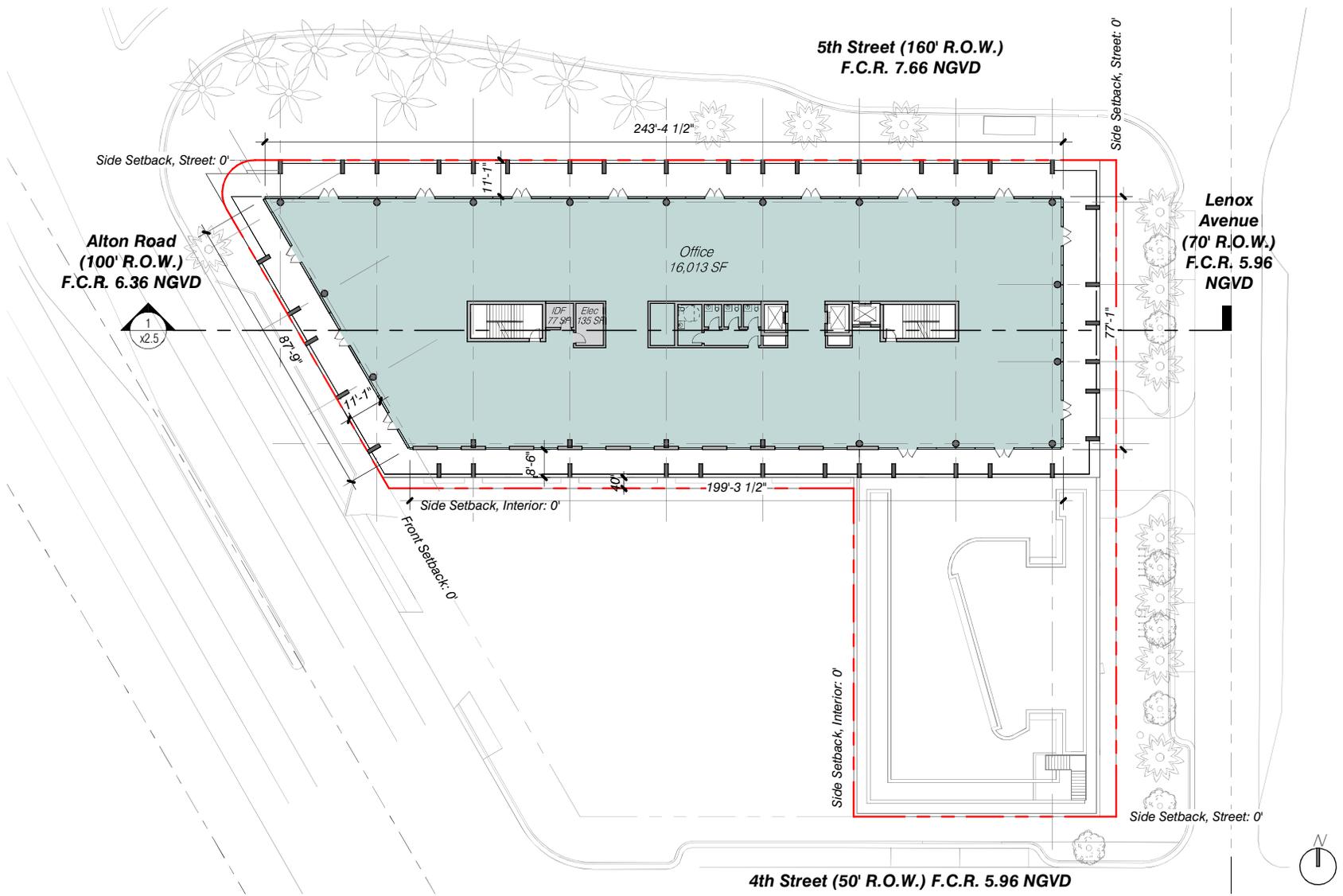


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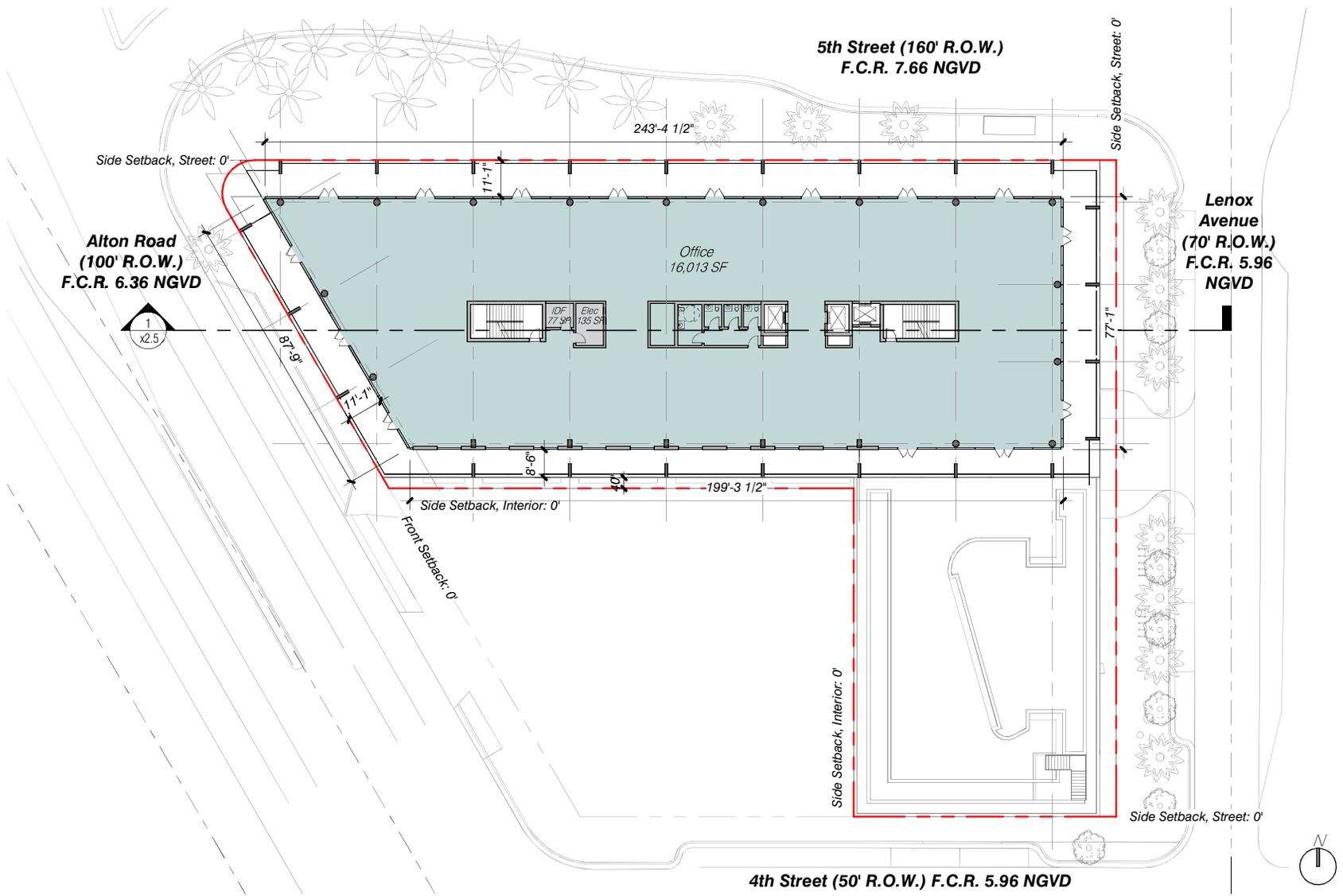


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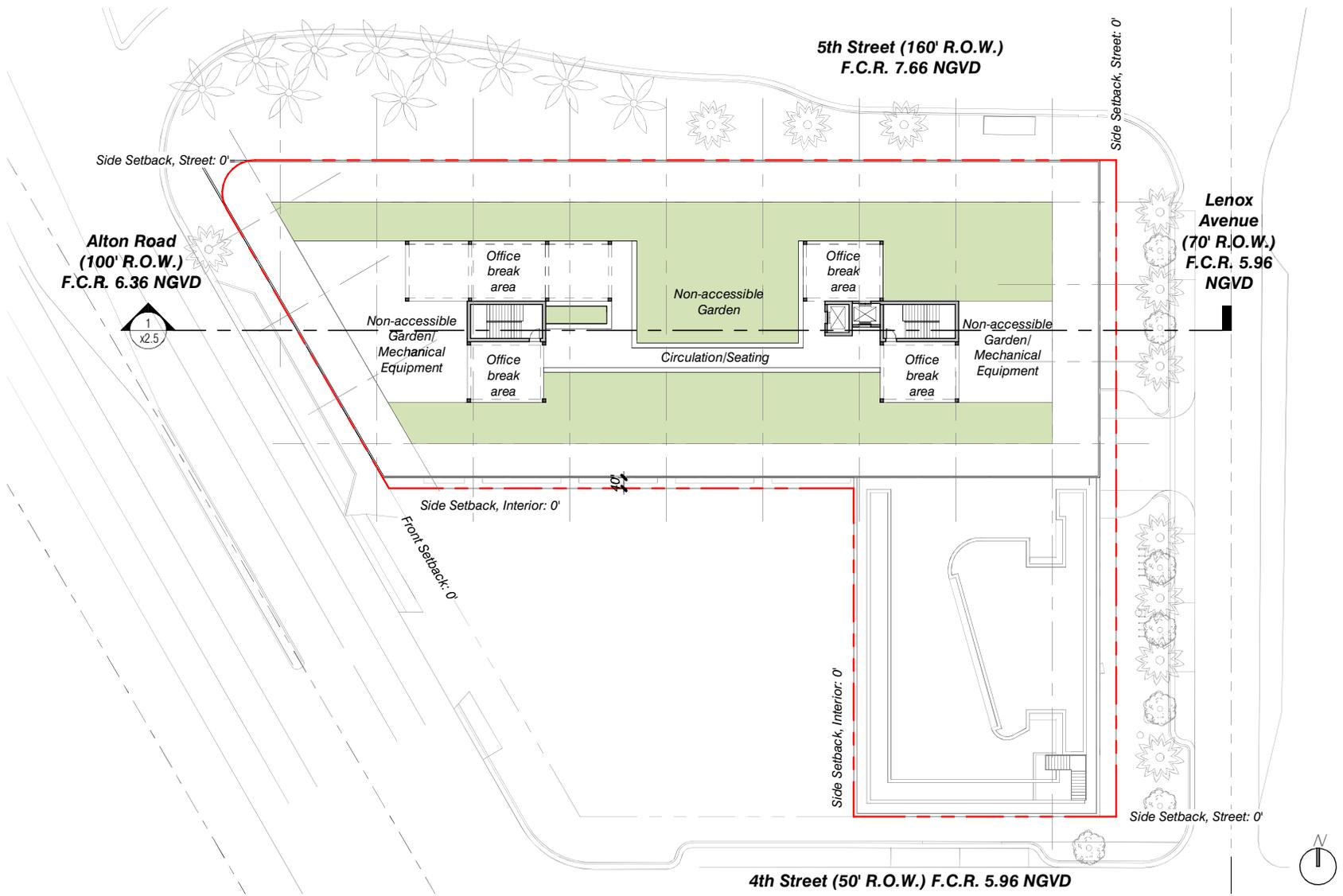


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