| ID | NAME |
|---|---|
| A-00 | COVER SHEET |
| A-01 | SURVEY |
| A-02 | AERIAL VIEWS AND MAP |
| A-03 | PHOTOS KEY PLAN |
| A-04 | EXISTING DEMO PLANS |
| A-05 | SITE PHOTOS - COLLINS COURT |
| A-06 | SITE PHOTOS - PARKING LOT |
| A-07 | SITE PHOTOS - 74 STREET |
| A-08 | SITE PHOTOS - HARDING AVE |
| A-09 | SITE PHOTOS - HARDING AVE |
| A-10 | CONTEXT ELEVATIONS - HARDING AVE |
| A-11 | CONTEXT ELEVATIONS - 74 STREET |
| A-12 | INDEX AND DATA |
| A-13 | PARKING SCHEDULE |
| A-14 | GROUND FLOOR |
| A-15 | SECOND FLOOR - PARKING |
| A-16 | THIRD - FIFTH FLOOR |
| A-17 | ROOF TOP |
| A-18 | NORTH ELEVATION |
| A-19 | SOUTH ELEVATION |
| A-20 | EAST ELEVATION |
| A-21 | WEST ELEVATION |
| A-22 | CROSS SECTION |
| A-23 | LONGITUDINAL SECTION |
| A-24 | STREET SECTION |
| A-25 | PROPOSED FAR DIAGRAMS |
| A-26 | PROPOSED FAR DIAGRAMS |
| A-27 | GROSS DIAGRAMS |
| A-28 | GROSS DIAGRAMS |
| A-29 | 3D VIEWS |
| A-30 | 3D VIEWS |
| A-31 | 3D VIEWS |
| A-32 | 3D VIEWS |
| A-33 | BICYCLE PARKING AREAS |
| A-34 | SHORT FRONTAGE STANDARDS - SECTION |
| L-001A | ARBORIST REPORT |
| L-001B | ARBORIST REPORT |
| L-002 | TREE DISPOSITION PLAN |
| L-003 | LANDSCAPE LEGEND |
| L-100 | GROUND HARDSAPE PLAN |
| L-103 | HARDSCAPE SCHEDULE |
| L-200 | GROUND PLANTING PLAN |
| L-201 | 2ND LEVEL PLANTING PLAN |



# 7401 - 7425 HARDING AVENUE

MIAMI BEACH, FL

**PLANNING BOARD FINAL SUBMISSION**

**Monday, May 6, 2024**

**SCOPE OF WORK**

- DEMOLITION OF SURFACE PARKING LOT

- NEW CONSTRUCTION OF A MIXED - USE DEVELOPMENT CONSISTING OF RESTAURANTS, RETAIL AND OFFICE TOWER WITH A PARKING LEVEL

- NEW CONSTRUCTION OF A RAISED SIDEWALK ALONG HARDING AVENUE AND 74 STREET

- NEW CONSTRUCTION OF OUTDOOR PLAZA AN THE INTERSECTION OF HARDING AVENUE AND 74 STREET

- NEW CONSTRUCTION OF 8 TOWN HOUSES

Digitally signed by Sebastian Velez
Date: 2024.05.06 '17:07:30 -04'00

STATE OF FLORIDA
SEBASTIAN VELEZ
AR 99232
REGISTERED ARCHITECT

A-00

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. RAFL-43310, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2021 AT 11:00 P.M.

## LEGAL DESCRIPTION

LOTS 6, 7, 11, 12, 13, AND 14, IN BLOCK 2, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## NOTES CORRESPONDING TO SCHEDULE B

8 — RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PLAT OF THE TOWNSITE OF HARDING, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, SHOWN HEREON)

9 — TERMS AND CONDITIONS SET FORTH IN SHORT FORM LEASE DATED AUGUST 5, 1986, BETWEEN CALVIN GAETA, LANDLORD, AND JACK ECKERD CORPORATION, A DELAWARE CORPORATION, TENANT, FILED OCTOBER 23, 1996, RECORDED IN OFFICIAL RECORDS BOOK 13059, PAGE 2658, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AFFECTED BY NAME CHANGE TO ECKERD CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 19264, PAGE 1220 AND BY SUBORDINATION AGREEMENT BETWEEN HOLIDAY CVS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 108.
(BOOK 13059, PAGE 2658 – DOES NOT AFFECT, APPEARS TO BE EXPIRED SINCE 2006; BOOK 19264, PAGE 1220 – AFFECTS AS A BLANKET IN NATURE; BOOK 27572, PAGE 108 – AFFECTS, PLOTTED AS SHOWN)

10 — RESOLUTION NO. 93-20699 BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, RE: NORTH BEACH STREETSCAPE IMPROVEMENT PROJECT, FILED APRIL 12, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15877, PAGE 745, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

11 — PERPETUAL EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 1, 2011, RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)

## UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 090306203 AND 090306170.

| COMPANY: | CONTACT: |
|---|---|
| AT&T | 844-956-4134 |
| BREEZELINE | 888-536-9600 |
| CITY OF MIAMI BEACH | 305-673-7420 |
| COMCAST CABLE | 800-266-2278 |
| CROWN CASTLE NG | 866-787-2637 |
| DADE COUNTY PUBLIC WORKS AND TRAFFIC | 305-891-3131 |
| FLORIDA POWER & LIGHT--DADE | 1-800-226-5885 |
| HOTWIRE COMMUNICATIONS | 800-688-3600 |
| MCI | 305-373-4737 |
| TECO PEOPLES GAS SOUTH FLORIDA | 305-940-0139 |
| VILLAGE OF BAL HARBOUR | 305-866-4633 |

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

## TEMPORARY BENCHMARK INFORMATION

TBM#1
FOUND 1" PIPE
NORTHING: 555638.25
EASTING: 945020.93
ELEVATION: 5.23'

TBM#2
FOUND PK-NAIL & DISK
INSCRIBED "FL PSM 5913"
NORTHING: 555830.39
EASTING: 944860.77
ELEVATION: 5.27'

## FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

PER FIRM NUMBER 12086C0326L DATED 09/11/2009 THE BASE FLOOD ELEVATION IS 8.0' REFERENCED TO NGVD 1929.

## INVERTS LIST

DMH#1
STORM MANHOLE
RIM ELEVATION: 4.69'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#2
STORM MANHOLE
RIM ELEVATION: 4.20'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#3
STORM MANHOLE
RIM ELEVATION: 4.92'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#4
STORM MANHOLE
RIM ELEVATION: 4.32'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#1
SANITARY MANHOLE
RIM ELEVATION: 5.47'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#2
SANITARY MANHOLE
RIM ELEVATION: 5.53'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#3
SANITARY MANHOLE
RIM ELEVATION: 4.90'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#4
SANITARY MANHOLE
RIM ELEVATION: 4.93'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#5
SANITARY MANHOLE
RIM ELEVATION: 4.82'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

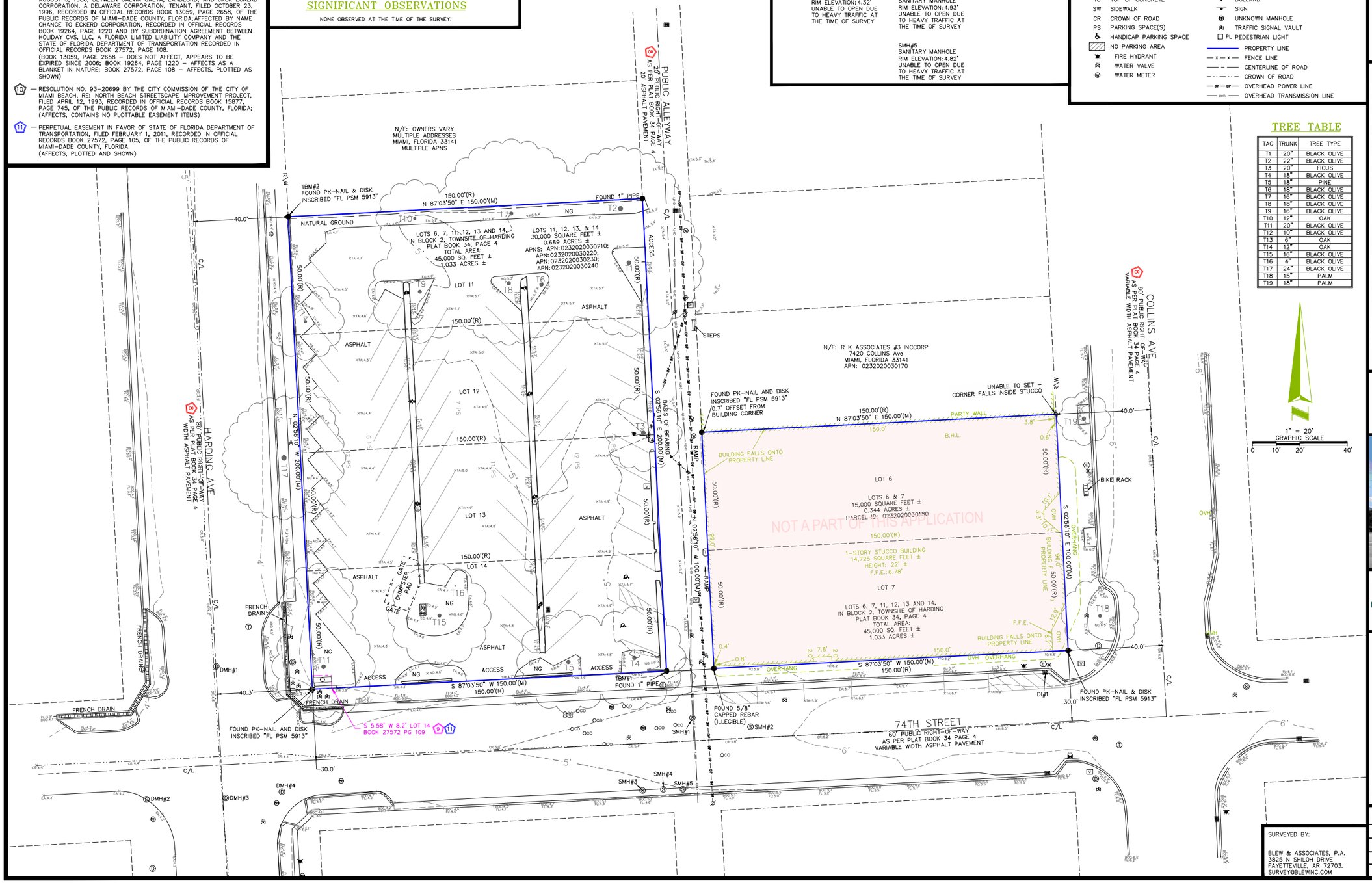
DI#1
DRAINAGE INLET
RIM ELEVATION: 5.70'
UNABLE TO OPEN DUE TO PARKED VEHICLE

## LEGEND

| | |
|---|---|
| ● FOUND MONUMENT AS-NOTED | WV WATER VAULT |
| ○ SET MONUMENT AS-NOTED | GAS VALVE |
| ✥ COMPUTED POINT | GI GRATED INLET (GI) |
| (M) MEASURED/CALCULATED DIMENSION | D DRAINAGE MANHOLE (DMH) |
| (R) RECORD DIMENSION | S SANITARY MANHOLE (SMH) |
| N/F NOW OR FORMERLY | CO CLEANOUT |
| OVH OVERHANG | UTILITY POLE |
| B.H.L. BUILDING HEIGHT LOCATION | GUY ANCHOR |
| F.F.E. FINISHED FLOOR ELEVATION | ELECTRIC BOX |
| BOC BACK OF CURB | E ELECTRIC VAULT |
| FL FLOWLINE | LIGHT POLE |
| EA EDGE OF ASPHALT | T TELEPHONE PEDESTAL |
| TA TOP OF ASPHALT | TELEPHONE MANHOLE |
| NG NATURAL GROUND | FIBER OPTIC VAULT |
| EC EDGE OF CONCRETE | V UTILITY VAULT |
| TC TOP OF CONCRETE | BOLLARD |
| SW SIDEWALK | SIGN |
| CR CROWN OF ROAD | UNKNOWN MANHOLE |
| PS PARKING SPACE(S) | TRAFFIC SIGNAL VAULT |
| HANDICAP PARKING SPACE | PL PEDESTRIAN LIGHT |
| NO PARKING AREA | PROPERTY LINE |
| FIRE HYDRANT | FENCE LINE |
| WATER VALVE | CENTERLINE OF ROAD |
| WATER METER | CROWN OF ROAD |
| | OHP OVERHEAD POWER LINE |
| | OHTL OVERHEAD TRANSMISSION LINE |

## TREE TABLE

| TAG | TRUNK | TREE TYPE |
|---|---|---|
| T1 | 20" | BLACK OLIVE |
| T2 | 22" | BLACK OLIVE |
| T3 | 20" | FICUS |
| T4 | 18" | BLACK OLIVE |
| T5 | 18" | PINE |
| T6 | 18" | BLACK OLIVE |
| T7 | 16" | BLACK OLIVE |
| T8 | 18" | BLACK OLIVE |
| T9 | 16" | BLACK OLIVE |
| T10 | 12" | OAK |
| T11 | 20" | BLACK OLIVE |
| T12 | 10" | BLACK OLIVE |
| T13 | 6" | OAK |
| T14 | 12" | OAK |
| T15 | 16" | BLACK OLIVE |
| T16 | 4" | BLACK OLIVE |
| T17 | 24" | BLACK OLIVE |
| T18 | 15" | PALM |
| T19 | 18" | PALM |




## VICINITY MAP

NOT TO SCALE




SHEET 1 OF 1

## LAND AREA

45,000 ± SQUARE FEET
1.033 ± ACRES

## PARKING

REGULAR= 57
HANDICAP= 2
TOTAL= 59

## BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF LOTS 11, 12, 13 AND 14. WHICH BEARS S02°56'10"E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 25°51'35.5224"
LONGITUDE: -80°07'19.0617"
CONVERGENCE ANGLE: 00°22'58.8003"

## GENERAL NOTES

1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 74TH STREET AND 75TH STREET VIA THE ALLEYWAY, BOTH BEING DEDICATED PUBLIC STREETS.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS, CONTAINING ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HARDING AVENUE AND 74TH STREET, WHICH ABUTS THE SOUTHWEST CORNER OF LOT 14.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID "AC2274", VERTICAL DATUM BASED UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD29) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
BENCHMARK ID: PID "AC2274"
PUBLISHED ELEVATION: 6.69'
MONUMENT DESCRIPTION: BENCH MARK DISK INSCRIBED "G 313 1970"
14. CONVERSION: NGV29=NAVD88+1.30'
CONVERSION PROVIDED BY NGS COORDINATE AND TRANSFORMATION TOOL (NCAT).

## ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 455698

7410 COLLINS AVENUE

MIAMI-DADE COUNTY — MIAMI, FLORIDA

## SITE PICTURE




## COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM


## SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2023. DATE OF PLAT OR MAP: 04/18/2023.

Peter G Johnson

PETER G. JOHNSON
LICENSE NUMBER 5913
STATE OF FLORIDA
Professional Surveyor and Mapper

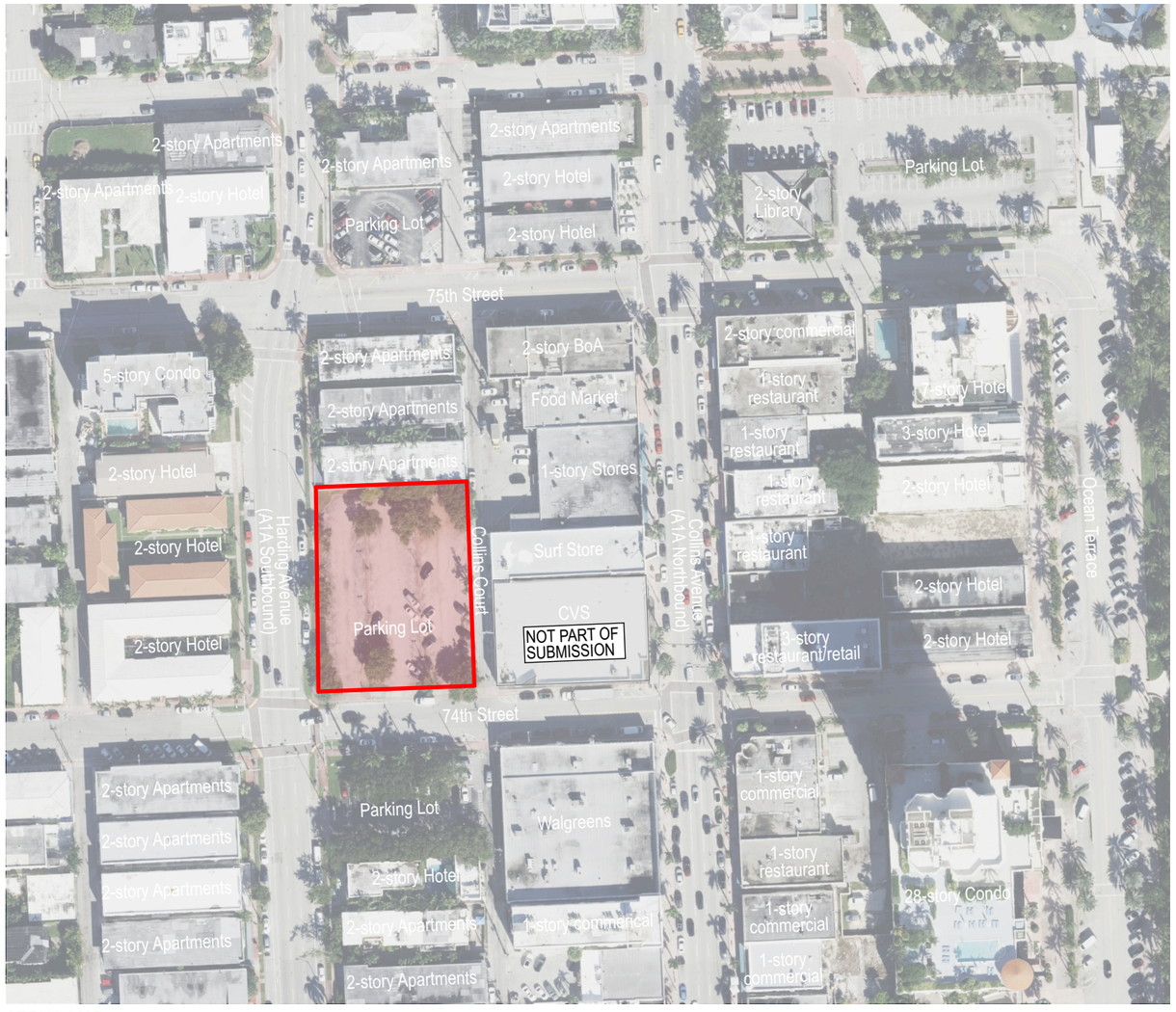
PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

SURVEYED BY:

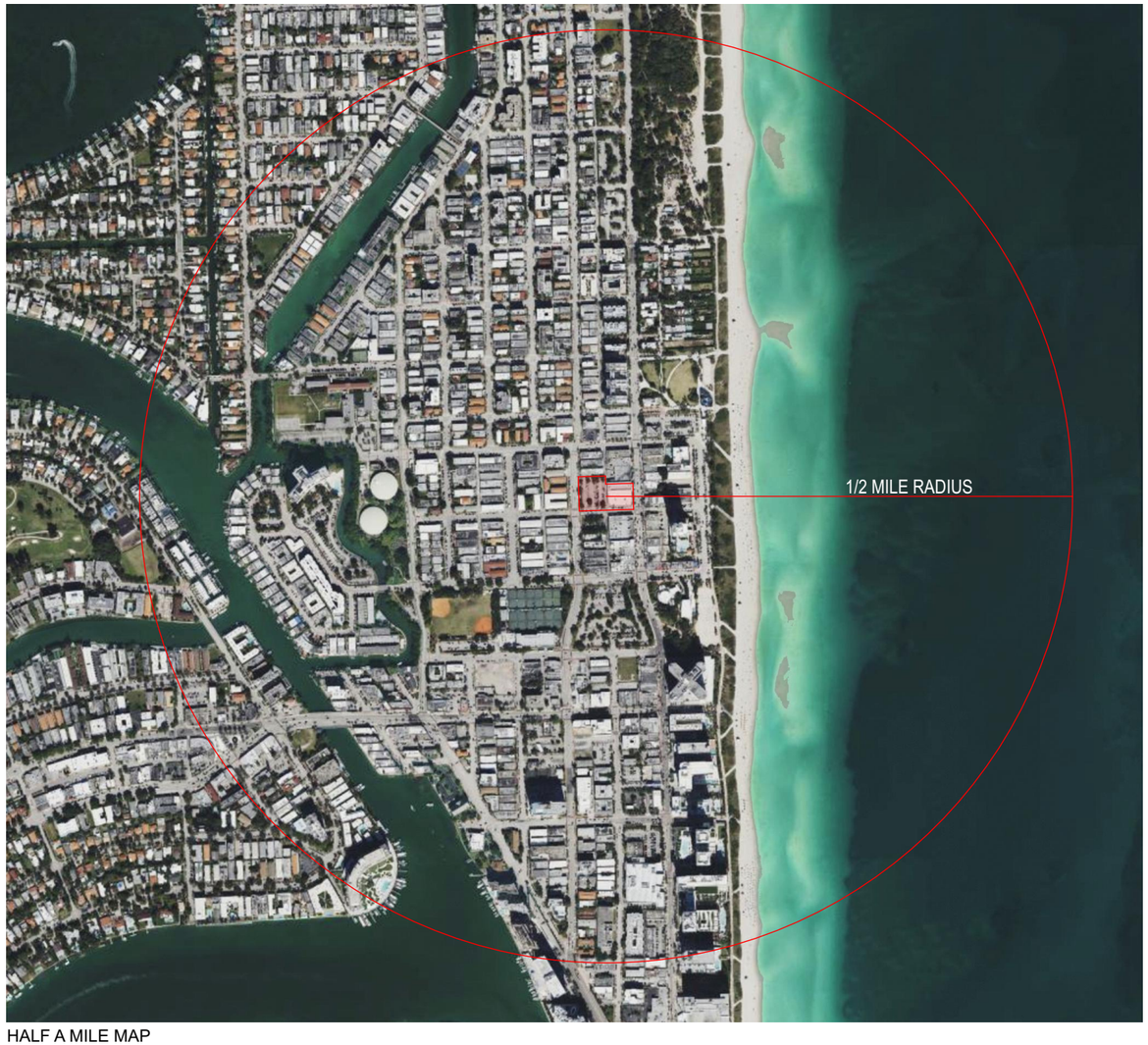
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

| DATE | REVISION HISTORY | BY |
|---|---|---|
| 05/01/23 | CLIENT COMMENTS | WRG |
| 05/26/23 | ADDED BASE FLOOD ELEVATION | AJ |
| | | |
| | | |

SURVEYOR JOB NUMBER: 22-0649.01
SCALE: 1" = 20'
DRAWN BY: WRG
APPROVED BY: LT




AERIAL MAP




HALF A MILE MAP



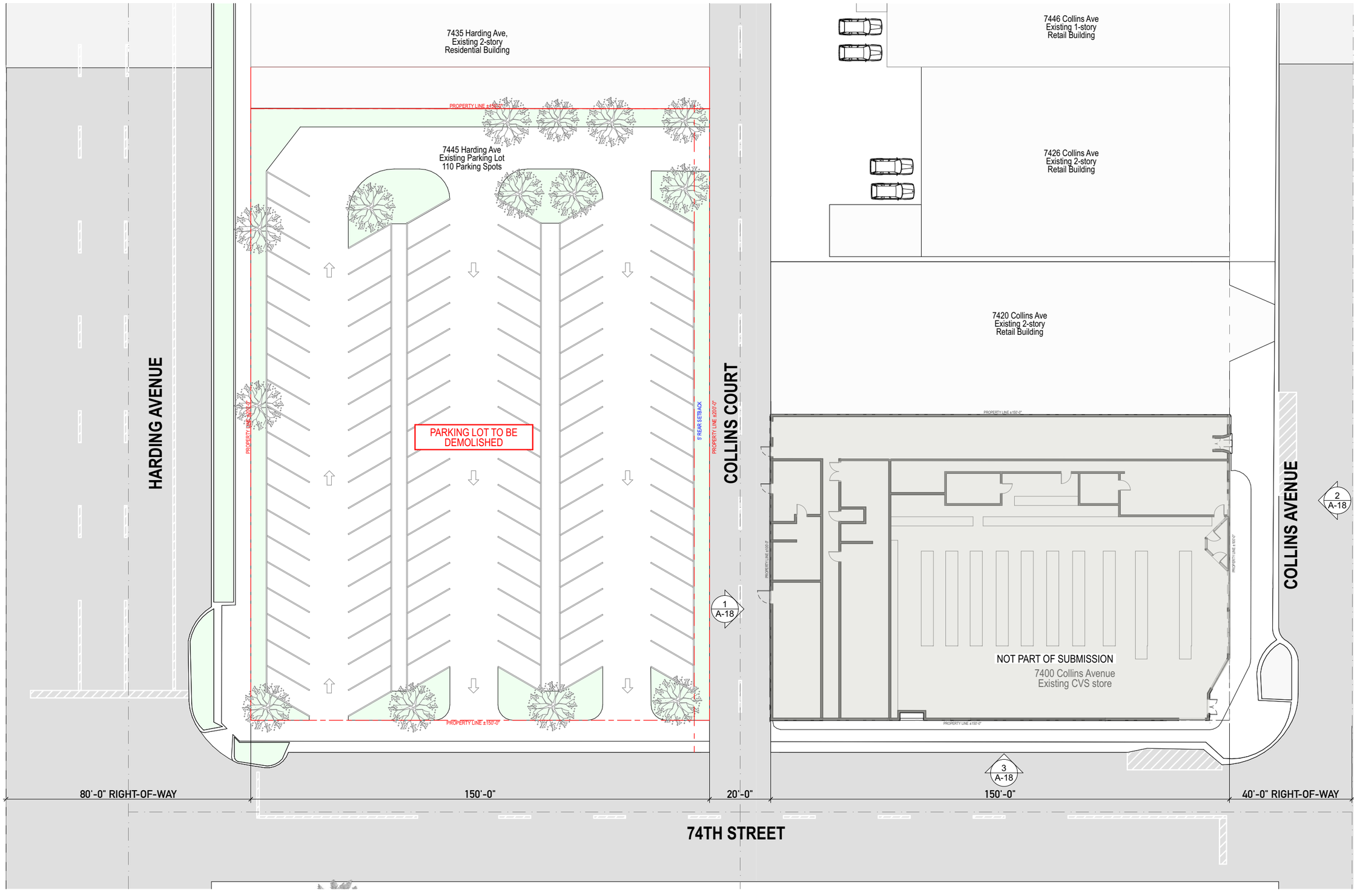

A-03

PHOTOS KEY PLAN

5/6/24

**7401-7425 HARDING AVENUE**

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez




A-04

EXISTING DEMO PLANS

5/6/24

**7401-7425 HARDING AVENUE**

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



1. Collins Court Alley



2. CVS Building facing 74 Street



3. Collins Court Alley and 75 Street



4. Collins Court Alley



5. CVS and Surf Buildings facing the Collins Ct

A-05

SITE PHOTOS - COLLINS COURT

5/6/24

**7401-7425 HARDING AVENUE**

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



6. Parking lot panorama



7. Existing Trees on Parking Lot




8. Adjacent Neighboring Building



9. View towards Harding site from 74th street




10. Alley entrance from 74th Street

A-07

SITE PHOTOS - 74 STREET

5/6/24

**7401-7425 HARDING AVENUE**

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



11. Harding avenue frontage



12. Parallel parking along Harding avenue



13. intersection of 74th Street and Harding Avenue




14. Harding Avenue - Seawash Apartments



15. Adjacent Residential Buildings




16. Harding and 74th Street intersection

A-09

SITE PHOTOS - HARDING AVE

5/6/24

**7401-7425 HARDING AVENUE**

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez