

A POINT ON THE NORTH LINE OF EAST-75.00' LOT 2, BLOCK 57 LOT 19, BLOCK 57 SOUTHEASTERLY-CORNER OF LOT 1, BLOCK 57 LOT 20, BLOCK 57 WESTERLY-172.01" \_\_\_\_\_\_ S.E. CORNER LOT 1, BLOCK 57 PARCEL 1 15th ST. 5' PEDESTRIAN INGRESS & EGRESS EASEMENT VACATED FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE D' & N.E. CORNER NORTH LINE OF BLOCK 76 PARICEL 1 PARCEL J BLOCK 76, FISHER'S FIRST SUBDIVISION OF ALTON BEACH (P.B. 2, PG. 77) S.E. CORNER-LOT 1, BLOCK 76 WEST-318.36 ESPANOLA VILLAS, BLOCK 24 (P.B. 7, PG. 145) ESPANOLA WAY

> SKETCH OF PARCELS SCALE: 1"=60"

### CERTIFIED TO:

SIGN POST

SPRINKLER PLIMP

STORM SEWER MANHOLE

TRAFFIC HAND HOLE

TRAFFIC UTILITY BOX

MATER VALVE

WOOD LIGHT POLE

STROLLER PARKING

PG denotes PAGE POC denotes POINT OF COMMENCEM NT

POB denotes POINT OF BEGINNING

OHN denotes OVERNEAD UTILITY I JUST

ORB denotes OFFICIAL RECORDS 800K

denotes POINT OF CURN TURE

denotes CHAINLINK FT ILE

CL denotes CLEAR ENCR. denotes ENCROAD MENT

denotes " D DISTANCE

PLOSTES MEASURED DISTANCE

\_\_\_ COMMUNICATION

- SUNETARY SEWER

\_\_\_\_ DRAIN \_\_\_\_ DRAINAGE

\_\_\_\_ ELECTRIC \_\_\_\_ FM \_\_\_\_ FORCE MAIN

\_\_\_\_ IRRIGATION - US - NATURAL CAS

- WATER

CES denotes CONCRETE BLOCK STRUCTURE

WF denotes WOOD FENCE
FLP denotes FOUND IRON FPE
SLP denotes SET IRON I FE & LB-87 CAP
F.N.D. denotes FOUND NA. & BRASS DISC
S.N.D. denotes SET (B-8/ WAL & BRASS DISC

denot , DISTANCE BY LEGAL DESCRIPTION

denotes RECORD OR PLATTED DISTANCE

PRINTED UNDERGROUND UTILITIES (APPROXIMATE)

G denotes DELTA ANGLE

WOOD POWER POLE

TELEPHONE BOX (SOUTHERN BELL)

UNDERGROUND LITILITY MARKER

UNKNOWN UTILITY HAND HOLE

denotes PLAT BOOK

LINKNOWN UTILITY MANHOLE

- HADDON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY - INVERAMA USA CORP., A FLORIDA CORPORATION
- GREENBERG TRAURIG, P.A.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON APRIL 16, 2018. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA

REVISIONS | 10-14-2016 | 205613 | 2020V | UPDATE FOR REVISED PLANTERS (RASH, AVE) | CSJ | 12-27-2016 | 206512 | 2020V | UPDATE SURVEY | CSJ | 01-23-2017 | 206512 | 2020V | REVISED FOR UPDATED TITLE COMMITMENT | CSJ | 02-15-2017 | 206716 | 2020V | REVISED FOR UPDATED TITLE COMMITMENT, | CSJ | UPDATE A ZONING REPORT | UPDATE ALIA SURVEY | LEG | 04-17-2017 | 206976 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | SMETCH | UPDATE ALIA SURVEY | LEG | 04-12-2018 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 200465 | 2 1-12-2018 208465 SKETCH LEPONTE ALTA SUMMY

LEGAL DESCRIPTION:

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS AVENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 155.21 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIMSION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04" 05" 08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIMISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94" 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARADASH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

LOTS 3, 4, AND 5, IN BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAM! - DADE COUNTY, FLORIDA.

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO LEGALLY DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:

ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE "D", ALL OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90'00'00' W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 00'00'00' E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE FORMERLY KNOWN AS MIAMI AVENUE; THENCE N 90'00'00'E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 000000 E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY SOUTHEAST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINES BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE LOT 1, OF SAID BLOCK 57; THENCE N 90°00'00° E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE "D", FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09'34'00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SO9"34"00"W ALONG THE WEST RIGHT-OF-WAY LINE OF 2) THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS DESCRIBED IN THE CURRENT TITLE COMMITMENT (SEE NOTE #9 BELOW).

3) PROPERTY AS SHOWN HEREON CONTAINS 55,181± Sq.ft. (1.267 ACRES)

4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.

5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

6) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "AE" (EL 8) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120651 0317 L OF MAP DATED SEPTEMBER 11, 2009. WITH AND INDEX DATE OF SEPTEMBER 11,

7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE

8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED. 9) THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS LISTED AS EXCEPTIONS IN SCHEDULE B-2 OF THAT CERTAIN TITLE COMMITMENT ORDER NO. 6307461 ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 13, 2017 0 11:00 P.M. (REVISION B - APRIL 25, 2017)

10) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

11) BENCHMARKS:

a) MIAMI-DADE BENCHMARK D-148-R, ELEV. (NGVD 29) 6.35

15 ST --- 105' SOUTH OF C/L-HWY A-1-A (COLLINS AVE) - 33' EAST OF C/L BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.

b) MIAMI-DADE BENCHMARK D-149, ELEV. (NGVD 29)4.18 NE 15 ST --- 37' SOUTH OF C/L - MERIDIAN AVE --- 32' WEST OF C/L

BM DESCRIPTION PK NAIL AND BRASS WASHER IN CONC GUTTER AT SW CORNER OF INTERSECTION 12) SUBJECT PROPERTY ARE MIAMI-DADE PROPERTY APPRAISER NUMBER:

FOLIO No. 02-3234-019-1190 - 1500 COLLINS AVENUE

13) VISIBLE ENCROACHMENTS ARE AS FOLLOWS: A. Encroachment of One Story Commercial Building by 0.17'± into Pedestrian Ingress & Egress Easement recorded in Officio Records

B. Wall encroachments on several boundaries as shown on survey. C. Stairs, aluminum roof, drain, metal picket fence, gate, gas meter and wall located on FP&L Easement recorded in Officia. Records Book, 29618, Page 1048.

14) THERE IS NO OBSERVED EVIDENCE OF SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15) THERE IS NO OBSERVED EVIDENCE OF WATERCOURSES OR WETLANDS WITHIN THE PROPERTY.

16) THERE ARE NO DELINEATED PARKING SPACES WITHIN THE SUBJECT PROPERTY.

17) SUBJECT PROPERTY HAS DIRECT ACCESS TO COLLINS AVENUE AND WASHINGTON AVENUE, BOTH BEING A PUBLICLY DEDICATED RIGHT OF WAY. 18) THERE IS NO CURRENT OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

AT THE TIME OF SURVEY (EXCEPTING THE SITE RENOVATIONS THAT HAVE OCCURRED WITHIN THE LAST YEAR). 19) THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY. 20) THERE WAS NO EVIDENCE OF CHANGES TO RIGHT OF WAYS AT THE TIME OF SURVEY.

21) THERE WAS EVIDENCE OF STREET AND SIDEWALK REPAIR WITHIN THE COLLINS AVENUE RIGHT OF WAY

AT THE TIME OF SURVEY. 22) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SUBJECT PROPERTY, AND SUBJECT

PARCELS ARE CONTIGUOUS TO EACH OTHER WITHOUT GAPS OR GORES.

BOUNDARY SURVEY

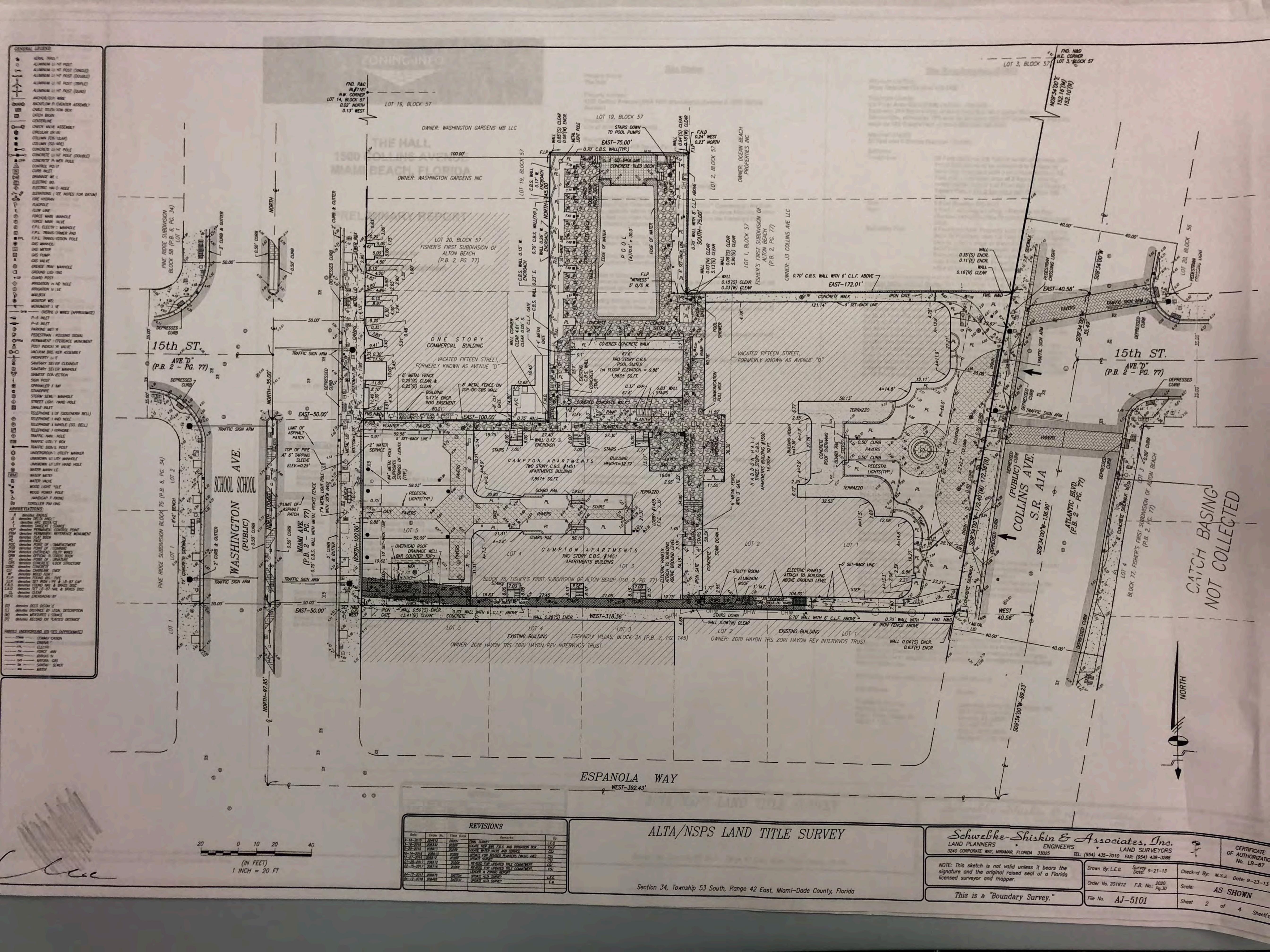
Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida

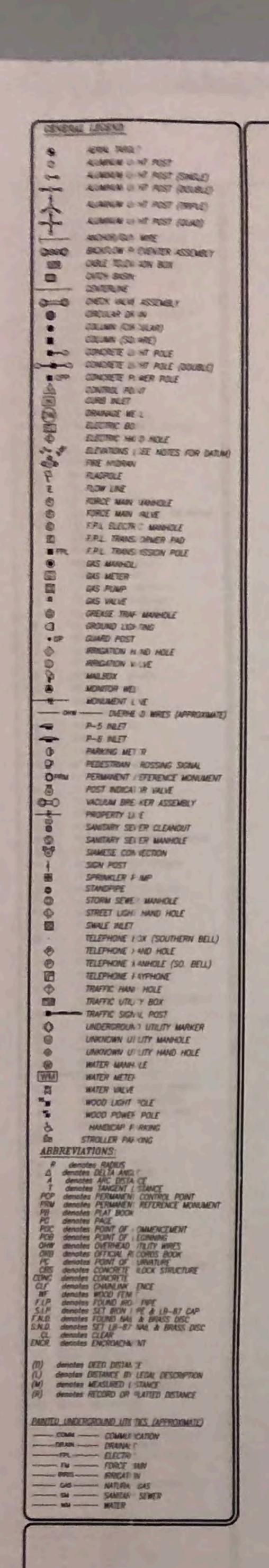
Schwebke-Shiskin & Associates, Onc. 4 LAND PLANNERS LAND SURVEYORS 3240 CORPORATE WAY, MIRAWAR FLORIDA 33025 TEL (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a Boundary Survey."

OF AUTHORIZATION Checker By: M.S.J. Date: 9-23-113 Drown By LEG. Survey 9-21-13 Order No. 201812 F.B. No. Pg.30 AS SHOWN AJ-5101







# THE HALL 1500 COLLINS AVENUE MIAMI BEACH, FLORIDA

## PRELIMINARY REPORT

Prepared for:

**Apollo Global Management** 

February 6, 2017

Site # 49111

3555 N.W. 58th Street | Suite 400 | Oklahoma City, OK 73112 | 405.525.2998 | www.zoning-info.com

### Site Requirements (CD-2)

Minimum Lot Size: None Required (Section 142-306)

Maximum Density: 1.5 Floor Area Ratio (FAR) (Section 142-306) Minimum 200 Square Feet of Hotel Unit Size for a Local Historic District/Site (Section 142-306)

Maximum Height: 50 Feet and 5 Stories (Section 142-306)

Setbacks:

Front/Street:

0 Feet (Section 142-307) 10 Feet when abutting a residential district, otherwise none required (Section 142-307)-The Property does not abut a residential district along the Side Property Lines.

Rear:

5 Feet; 10 Feet when abutting a residential district unless separated by a street or waterway, in which case it shall be 0 Feet (Section 142-307)-The Property does not abut a residential district along the Rear Property Line.

Does the existing property meet the current site requirements? Campton Apartments: Yes, the FAR is 0.92 ±; there is 200 Square Feet of Floor Area per Hotel Unit; the Building Height is 37 Feet and 2 Stories; the Building is Setback from the Front Property Line (along Washington Avenue) by 59.09 Feet; the Building is Setback from the Rear Property Line by 4.5 Feet (See Additional Notes)

#### Site Status

Property Name: The Hall

Property Address: 1500 Collins Avenue (AKA 1451 Washington Avenue & 1500 Collins

Property Jurisdiction: City of Miami Beach, Florida

Property Size: 1.388 Acres or 60,455 Square Feet ±

Number of Buildings:

Current Use: Hotel (with Accessory Restaurant and Bar/Lounge)

Current Zoning of Property: "MXE" Mixed Use Entertainment District & "CD-2" Commercial, Medium Intensity, partially within the Ocean Drive/Collins Avenue Historic District (Haddon Hall and Pool Suites) and partially within the Flamingo Park Historic District (Campton Apartments)

Is the current use permitted in this district? Yes (Sections 142-302, 142-541, and 142-904)

Current Zoning Ordinance Attached: Yes, last updated November 7, 2016

Certificates of Occupancy Attached: All documents have been requested by the Research Department and will be forwarded upon receipt

Outstanding Building and/or Zoning Code Violations: All documents have been requested by the Research Department and will be forwarded upon receipt

Outstanding Fire Code Violations: All documents have been requested by the Research Department and will be forwarded upon receipt

Condemnation Plans: All documents have been requested by the Research Department and will be forwarded upon receipt

## Parking Requirements

Min mum Parking Required: None required for buildings that existed prior to October 1, 1993, which are located within a local historic district (Section 130-31)

Total Parking Spaces Required: 0 Total Parking Spaces

Total Parking Spaces Existing: 0 Total Parking Spaces

Does the existing parking meet the current parking requirements?

#### Site Requirements (MXE)

Min mum Lot Size: None Required (Section 142-545)

Maximum Density: 2.0 Floor Area Ratio (FAR) (Section 142-545) Minimum 200 Square Feet of Hotel Unit Size for a Local Historic District/Site, otherwise 15% may be between 300-335 Square Feet and 85%

Maximum Height:

50 Feet and 5 Stories (Section 142-545)

Setbacks: Front/Street:

Side:

Rear:

Swimming Pool:

20 Feet; for Lots 100 Feet in width or greater, the Front Setback shall be extended to include at least one courtyard with a minimum width of 10 Feet and a minimum area of 3 Square Feet for every Linear Foot of Lot Frontage (172.4 Feet x 3 Square Feet = 517.2 Square Feet) (Section 142-

5 Feet (Section 142-547) 0 Feet if abutting an alley, otherwise 10 Feet (Section 142-547)-The Property does not abut an

must be 335 Square Feet or more (Section 142-545)

6 Feet from Rear Property Line to Swimming Pool Deck or Platform, with 7.5 Feet from Rear Property Line to water's edge of Swimming Pool (Section 142-1133); 0 Feet from North Side Property Line to Swimming Pool Deck (per Approved Variance), with 9 Feet from Side Property Line to water's edge of Swimming Pool (Section 142-1133)

Does the existing property meet the current site requirements? Haddon Hall and Pool Suites: Yes, the FAR is 1.16 ±; there is 215 Square Feet of Floor Area per Hotel Unit within Haddon Hall (Local Historic Site) and all of the Hotel Units within the Pool Suites are greater than 335 Square Feet in size; the Building Heights are 50 Feet and 4 Stories and lower; the Buildings are Setback from the Front Property Line (along Collins Avenue) by 23.21 Feet and greater, with a courtyard that has a minimum width of 51 Feet ± and an area of 1,593 Square Feet ±; the Buildings are Setback from the Side Property Lines by 4.78 Feet and greater (See Additional Notes); the Buildings are Setback from the Rear Property Line by 11.7 Feet and greater; the Swimming Pool Deck is Setback from the Rear Property Line by 8 Feet ± and greater; the water's edge of the Swimming Pool is Setback from the Rear Property Line by 26 Feet ± and greater; the Swimming Pool Deck is Setback from the Side Property Lines by 0 Feet and greater; the water's edge of the Swimming Pool is Setback from the Side Property Lines by 17 Feet ± and greater

### Conformance Status

It is important to note and understand how a nonconformity may affect the Use and Property (land, structures, and parking) separately; therefore, we have provided separate conformance statuses for Use and Property

Is the existing property in conformance with current applicable zoning regulations previously addressed in this report? Yes, the Use is Legal Conforming Yes, the Property is Legal Conforming

Deficiencies

Reconstruction Clause:

Not Applicable

Additional Notes: 1) It is noted that the Haddon Hall Building encroaches into the North Side Setback by up to 0.22 Feet. However, this minor encroachment is considered inconsequential for the purposes of this report. 2) It is noted that the Campton Apartments Building encroaches into the Rear Setback by up to 0.5 Feet. However, this minor encroachment is considered inconsequential for the purposes of this report.

Historical Designation and/or Landmark Status: The Property is located within the Ocean Drive/Collins Avenue and Flamingo Park Historic Districts, which are within the Miami Beach Architectural District. Haddon Hall (1500 Collins Avenue) and Campton Apartments (1451 Washington Avenue) are both considered contributing Historic Buildings.

Information in this report was provided by the following:

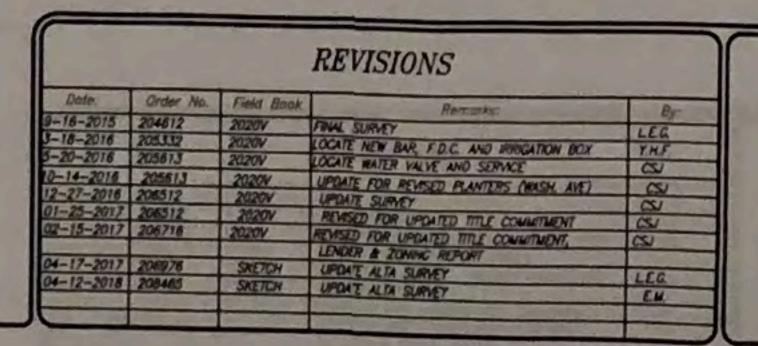
City Official:

Survey:

Thomas R. Mooney Planning Director City of Miami Beach, FL 305.673.7550

Schwebke-Shiskin & Associates, Inc. 3240 Corporate Way Miramar, FL 33025 954.435.7010 Dated: 09.23,2013 Revised: 12.27.2016





ALTA/NSPS LAND TITLE SURVEY

Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida

NOTE: This sketch is not valid unless it bears the licensed surveyor and mapper.

3240 CORPORATE WAY, MIRAWAR, FLORIDA 33025

This is a Boundary Survey."

Schwebke-Shiskin & Associates, Inc.

TEL: (954) 435-7010 FAX: (954) 438-3288 Drawn By. L.E.G. Survey 9-21-13 Checked By: M.S.J. Date: 9-23 Order No. 201812 F.B. No. 2020 Pg.30 AS SHOWN

AJ-5101

ENGINEERS . LAND SURVEYORS

KIB45342/BLOCK 76-F CHERS FIRST SUB OF ALTON BEACH SURVEY DAVID HALL HOTEL FINAL SURVEY D4-12-18:dwg

