



SCHEDULE B II  
1-8. Standard Ex

Not a survey matter

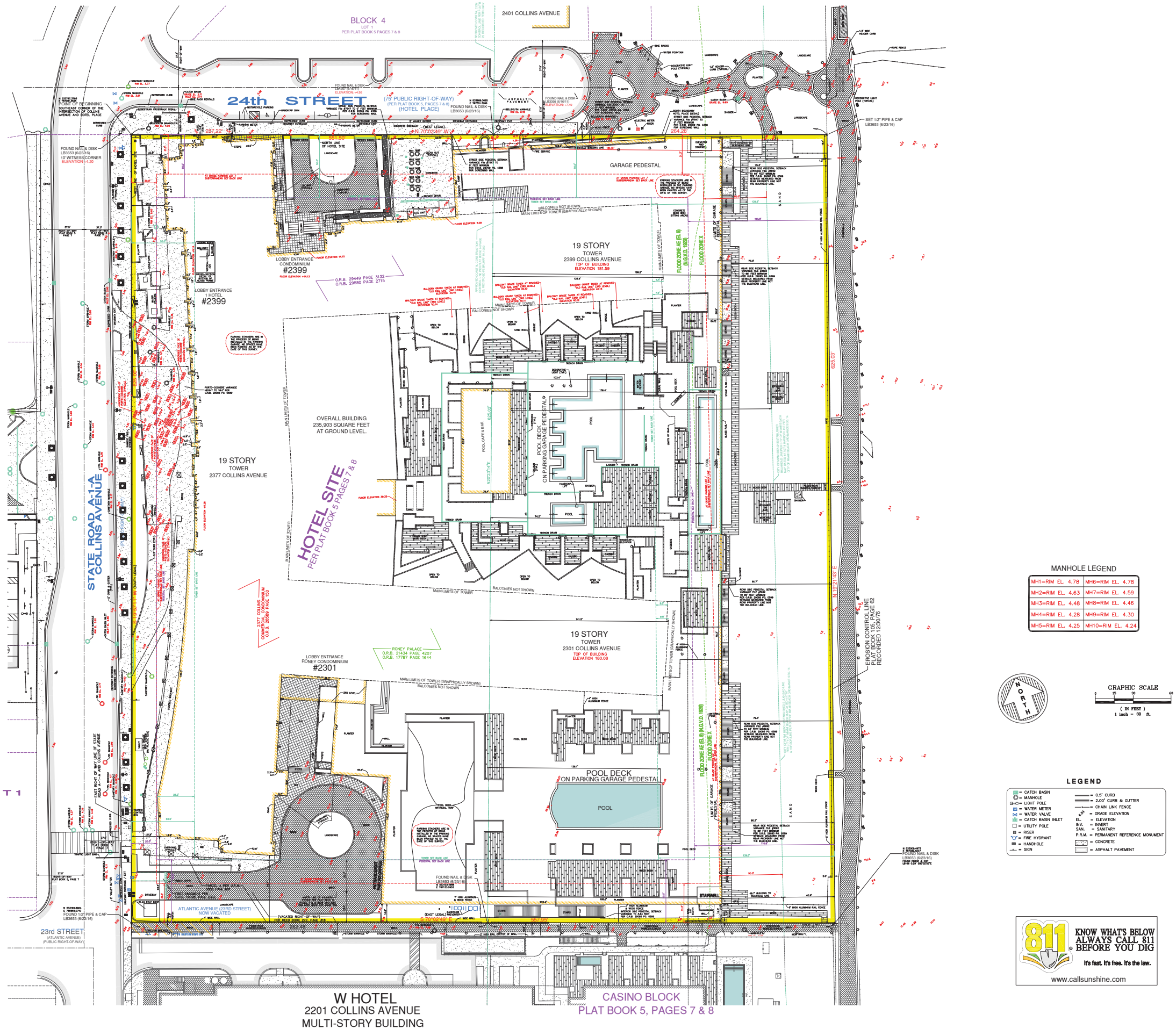


**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email [fl@flsurvey.com](mailto:fl@flsurvey.com)

ALTA/NSPS LAND TITLE SURVEY  
2377 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/19/11
Scale	1"=30'
Drawn By	DWF
CAD No.	040724
Plotted	9/24/15 3:22p
Ref. Dwg.	2004-088
Field Book	F.S. & 582/42 - SJD
Job No.	110878
Dwg. No.	2011-142-NGVD
Sheet	1 of 3





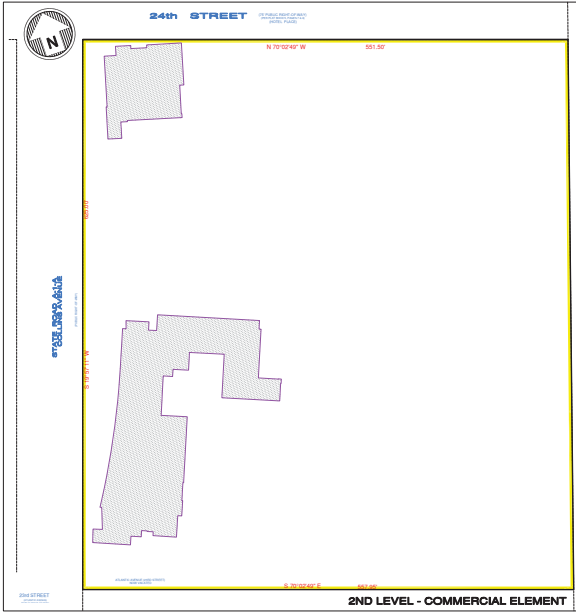
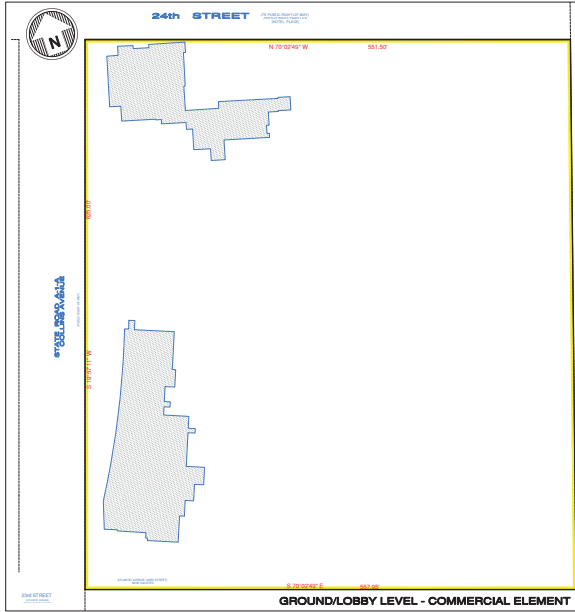
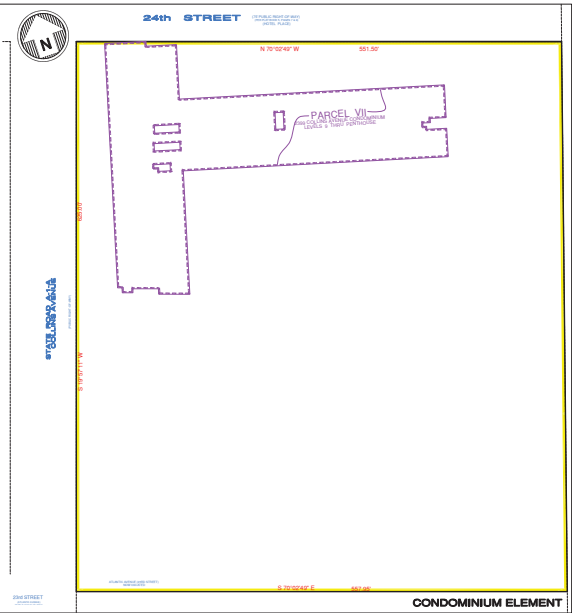
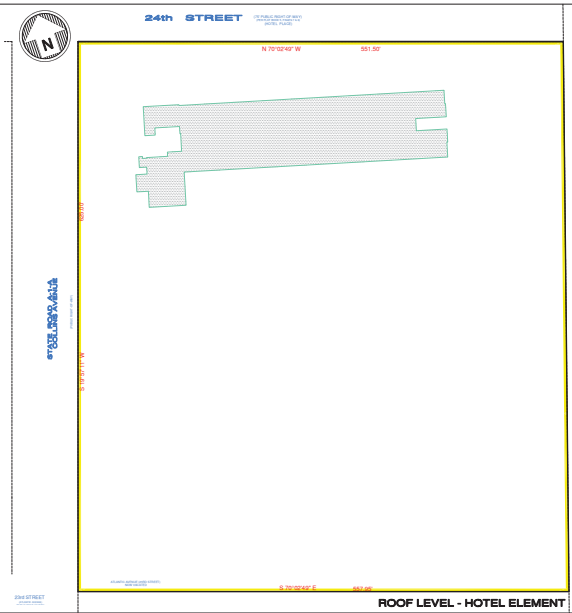
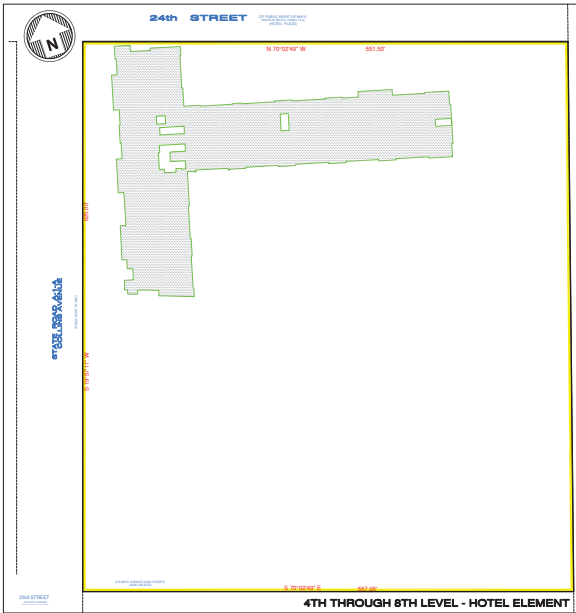
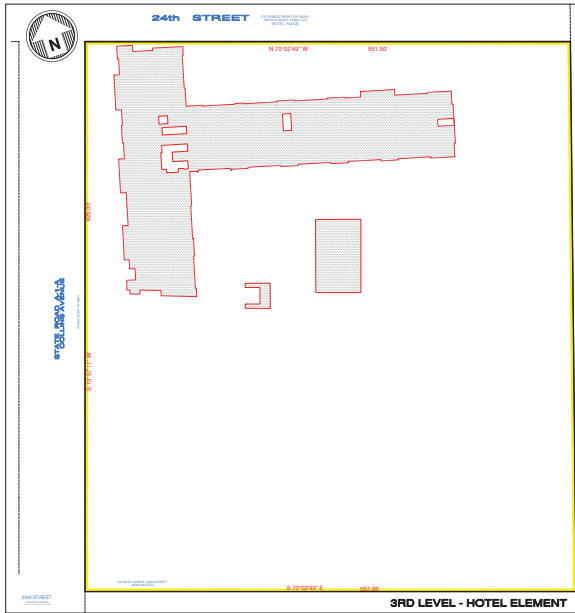
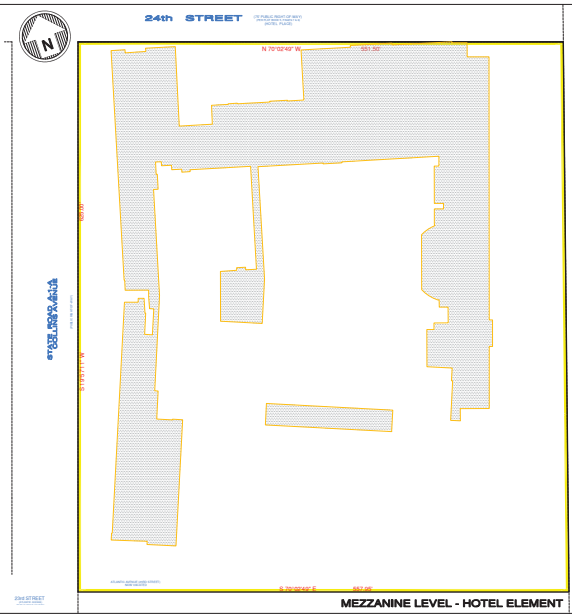
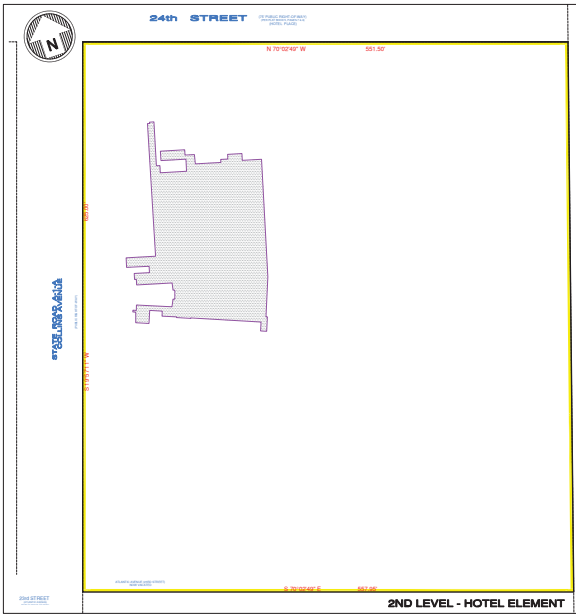
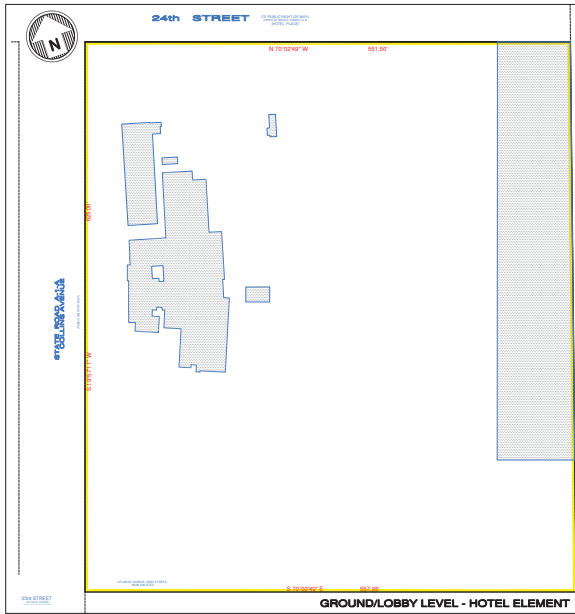
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No.	Revision	Description
6	160718	UPDATE SURVEY (6/26/10) TNC
5	150860	REVISE SURVEY WITH NEW TITLE COMMITMENT (9/17/2010) ADC
4	150860	UPDATE SURVEY WITH NEW TITLE COMMITMENT (6/19/2010) ELS
3	150337	AUDIT GROUND/UNDERGROUND FACE OF FORTIN-COCHERE GRADES GEM
2	150239	UPDATE SURVEY (2/19/13) TC
1		MAP

**FORTIN, LEAVY, SKILES, INC.**  
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**ALTANSPS LAND TITLE SURVEY**  
2377 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date  
10/19/11  
Scale  
1"=30'  
Drawn By  
DWF  
CAD No.  
040724  
Plotted  
9/24/15 3:22p  
Ref. Dwg.  
2004-088  
Field Book  
F.S. & 56242- SJD  
Job No.  
110878  
Dwg. No.  
2011-142-NGVD  
Sheet  
2 of 3



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No.	6	160718	UPDATE SURVEY (6/26/16) TMC	DWF
	5	150860	REVISE SURVEY WITH NEW TITLE COMMITMENT (9/17/2015) ADC	
	4	150860	UPDATE SURVEY WITH NEW TITLE COMMITMENT (6/19/2015) BLS	
	3	150337	ADD'L GROUND/UNDERSIDE FACE OF PORTE-COCHERE GRADES GEM	
	2	150239	UPDATE SURVEY (3/16/15) TC	MAP
	1	O.N.	Revision Description	

ALTA/NSPS LAND TITLE SURVEY  
2377 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.  
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Original Date	CAD No.	Job No.
10/19/11	040724	110878
Scale	Ref. Dwg.	Dwg. No.
NOT TO SCALE	2004-088	2011-142-NGVD
Drawn By	Field Book	Sheet
DWF	F.S. & 592/42 - SJD	3 of 3

2399 COLLINS AVENUE, A CONDOMINIUM  
THIS SHEET DEFINES LIMITS OF DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED  
IN OFFICIAL RECORDS BOOK 29449 AT PAGE 1802 & OFFICIAL RECORDS BOOK 29580 AT PAGE 1249



VARIANCES REQUIRED:

- PROPOSED LANDING/DECK AT 14.5 NGVD TO MATCH P2 LEVEL / TO ALLOW ACCESS TO BEACH CLUB RESTROOMS & STORAGE AREAS (0'-6" ABOVE THE ALLOWED 2.5' FROM 11.49 NGVD/ HIGHEST ELEVATION OF THE DUNES)
- 8' WALKWAY
- WALKWAY WITH PAVERS INSTEAD OF WOOD DECKING
- STRUCTURES/DECKS WITHIN THE 10' OCEANFRONT SETBACK FROM BULKHEAD LINE
- STRUCTURES/DECKS SEPARATED LESS THAN 10' (1'-3" TO 9'-2")
- BAR DECK 600SF (LARGER THAN 400 SF)

1 Hotel Parking Chart

Use	Permit No.	Units	Applicable Code	Requirement	Parking Spaces
Residential Roney Palace 1 Homes	B1300348 / B1301576	715 condos 564 151	1989	1 space per efficiency; 1 space per 1 BR x 648; 1.5 spaces per 2+ BR x 67 = [Units sizes from building card]	749
Pre-Existing Accessory Main Ballroom/Meeting Rooms	B1305742	11,100 SF	1989	1 space per 5 seats*	148
Retail (Big Drop ARI SoHo SoulCycle)	B1503927	6703 SF	1989	1 space per 600 SF	12
Restaurant (STK)		CUP 299 seats	1989	1 space per 10 seats	30
Accessory Restaurant (Beachcraft)	B1403599	CUP 325 seats	Current	1 space per 4 seats minus 1 seat for every 2 hotel units	28
Hotel	B1305503	342 rooms	Current	1 space per room	342
Suite-Hotel	B1300348	84 rooms	Current	1.5 spaces per room up to 999 SF	126
Rooftop*	B1400036	Per Plans 214	Current	1 space per 4 seats	54
Lobby bar	B1305742	9 seats	Current	1 per 4 seats	3
Cabana	B1306529	2 cabaras	Current	1 space per 2 cabanas	1
New Accessory Ballroom/Meeting Room (no pre-function included)	B1305742	5749 SF	Current	1 space per 60 SF minus 15 SF per hotel room;	0
Accessory spa	Pending Permit	5885 SF	Current	1 space per 400 SF minus 7.5 SF per hotel room	7
Future retail** Vacant space	Pending Permit	4050 SF	Current	1 space per 300	0
Hotel gym	Pending Permit	14,026 SF	Current	1 space per 300	47
Total					1,547
Net after Variance					992
Spaces Required by Variance					1,188
Surplus					196
Spaces removed for Beach club restrooms and storage					23
New Surplus					173

\* Note: The use of the Rooftop to serve the public is currently restricted to the areas west of the pool. Once approved to serve at the area's capacity per the CUF of 425, parking needs will increase to 107. The surplus above will decrease to 143 spaces.

\*\*Note: This area was deactivated by the new owners but will eventually be reactivated, requiring the provision of approximately 14 parking spaces. The surplus above will decrease to 149 spaces.

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Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139. www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information 7/05/16		
1	Address:	2341 COLLING AVENUE, MIAMI BEACH, FL. 33139	
2	Board and File numbers:		
3	Folio number(s):	02-3226-001-0341	
4	Year constructed:		Zoning District: RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area: 346,701 SQ. FT. / 7.959 AC.
7	Lot Width	50' MIN	Lot Depth: N/A
8	Minimum Unit Size	RES: 400 sf   HOT:335 sf	Average Unit Size: N/A
9	Existing User	HOTEL / CONDO / RESTAURANT / RETAIL ON LOWER LEVELS	Proposed Use: BEACH CLUB

	Maximum	Existing	Proposed BEACH CLUB	Deficiencies
10	Height	200'-0"	172'-0"	N/A
11	Number of Stories	22	19	N/A
12	FAR 3.0	1,040,103 SF	1,475,323 SF	N/A
13	Gross Square Footage	N/A	N/A	N/A
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	828	828	N/A
16	Number of Units Hotel	333	333	N/A
17	Number of Seats	515	419	80
18	Occupancy Load	N/A	N/A	N/A

Setbacks	Required	Existing	Proposed BEACH CLUB	Deficiencies
Dune preservation overlay				
Side Setback:	15'	N/A	15'	-
Rear Setback from ECL (all structures)	10'	10'	10'	-
Oceanfront overlay				
Side Setback:	15'	N/A	15'	-
Rear Setback from BL (all structures)	10'	10'	0' (VARIANCE REQ.)	10'
Rear Setback from BL (dwelling structures)	50'	N/A	N/A	-
At Grade Parking Lot:				-
Front Setback:	N/A	N/A	N/A	-
Side Setback:	N/A	N/A	N/A	-
Dune Overlay	N/A	N/A	N/A	-
Rear Setback:	N/A	N/A	N/A	-
Pedestal				-
Front Setback:	N/A	20'	N/A	-
Side Setback:	N/A	1'-6"	N/A	-
Side Setback Street Interior:	N/A	3.83'	N/A	-
Rear Setback:	N/A	79.4'	N/A	-
Tower				-
Front Setback:	N/A	50'	N/A	-
Side Setback:	N/A	0'	N/A	-
Side Setback Street Interior:	N/A	53.4'	N/A	-
Rear Setback:	N/A	139.5'	N/A	-

	Parking	Required	Existing	Proposed	Deficiencies
	Parking District				
	Total # of parking spaces	-	-	-	-
32	# of parking spaces per use (Provide a separate chart for a breakdown	1,188 BY VARIANCE	N/A		-
33		SEE ATTACHED CHART	SEE ATTACHED CHART	SEE ATTACHED CHART	SEE ATTACHED CHART
34	Valet Drop off and pick up Loading zones and trash collection areas	2	2	N/A	-
35	Bike Racks	2	2	N/A	-
36		-	56	-	-
37	Is this a contributing building?				
	Located within a Local Historic District?			-	
38				-	
39	Notes: If not applicable write N/A				

All other data information may be required and presented like the above format.

\*SEE PARKING REQUIREMENTS (A)



1303

1 HOTEL & RESIDENCES  
2341 COLLINS AVE  
MIAMI BEACH, FL 33139  
PROJECT DATA



KOBI KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2015 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
P: 305.673.3708  
WWW.KOBIKARP.COM



DRAWN BY: PL  
CHECKED BY: JMC  
DATE: AUGUST 10, 2016

A1.00





- COLOR LEGEND
- RESTAURANTS/ LOBBY BAR
  - RETAIL
  - FUTURE RETAIL
  - NEW BALLROOM/ MEETING ROOM
  - PRE-EXISTING BALLROOM/ MEETING ROOMS
  - GYM
  - SPA
  - HOTEL UNITS
  - SUITE HOTEL
  - ROOFTOP/ CABANAS

FOR PARKING COUNT  
SEE CHART ON SHEET A1.00

1

HOTEL & HOMES  
SOUTH BEACH

1303

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ARCHITECTURE & INTERIOR DESIGN, INC. (AKA)

1 HOTEL & RESIDENCES

2341 COLLINS AVE  
MIAMI BEACH, FL 33139

OCCUPANCY LOAD

GROUND LEVEL

INTERIOR DESIGN

EoA

LANDSCAPE ARCHITECT

EDSA

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

2015 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
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KOB KARP  
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K A R P

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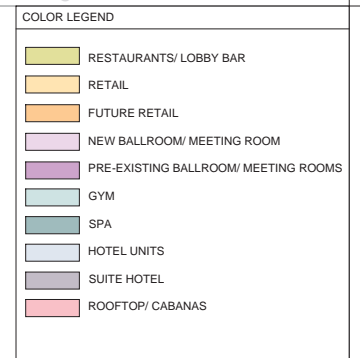
CHECKED BY: JMC

DATE: AUGUST 10, 2016

A1.00-A

OCCUPANCY LOAD-GROUND LEVEL

N.T.S



1

HOTEL & HOMES  
SOUTH BEACH

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1303

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ARCHITECTURE & INTERIOR DESIGN, INC. AIA(®)

# 1 HOTEL & RESIDENCES

2341 COLLINS AVE  
MIAMI BEACH, FL 33139

## OCCUPANCY LOAD

**EoA**

INTERIOR DESIGN

M. A. N. S.  
1609 POMME DE LEON BLVD.  
SUITE 100, CORONA, NJ 07072  
TEL. 201.305.44.0000

**EDSA**

LANDSCAPE ARCHITECT

EDSA INC.  
1312 E BROADWAY  
PORTLAND, ME 04101  
TEL. 800.524.3330

KOBI KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

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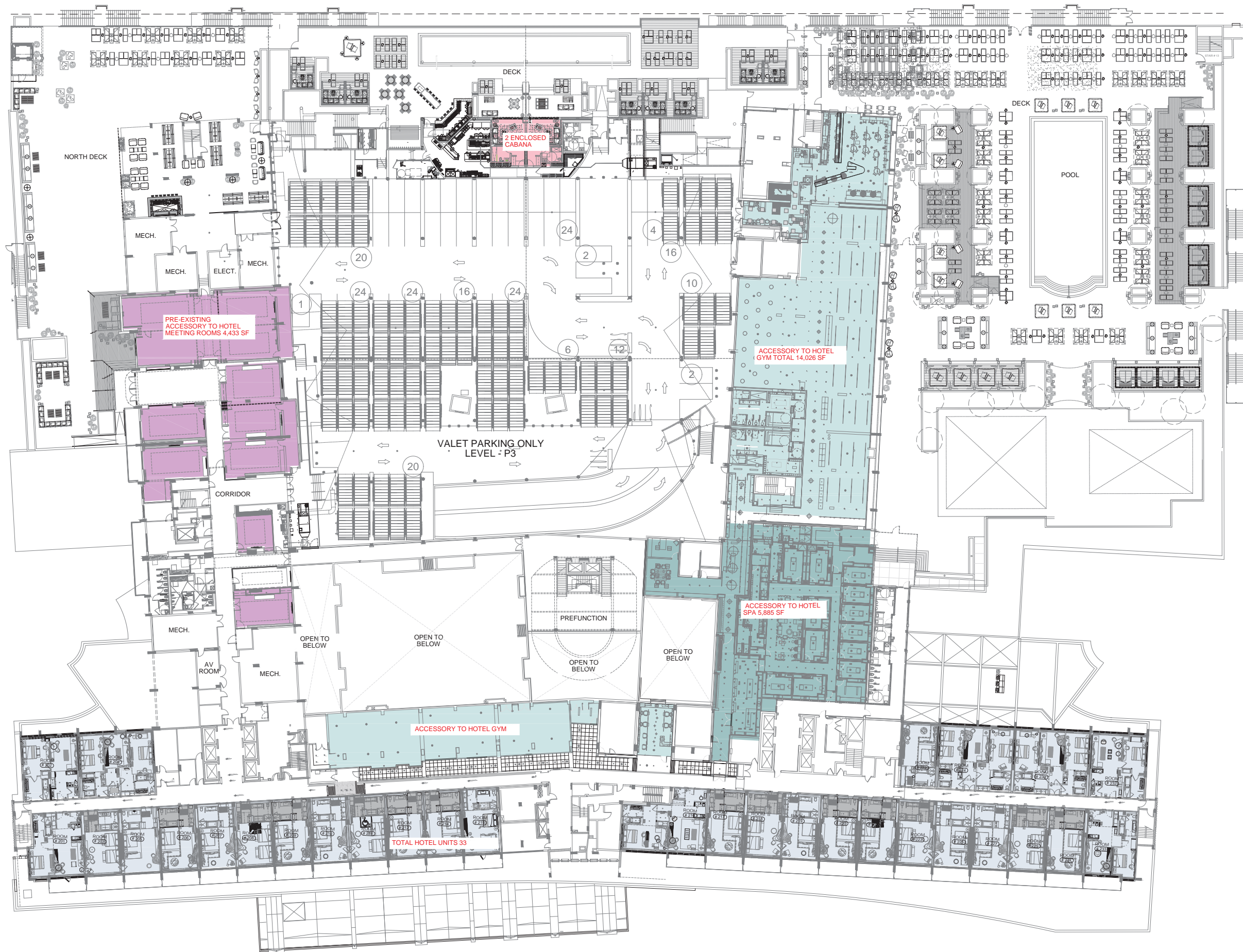


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A1.00-B

 OCCUPANCY LOAD-UPPER LOBBY LEVEL





- COLOR LEGEND
- RESTAURANTS/ LOBBY BAR
  - RETAIL
  - FUTURE RETAIL
  - NEW BALLROOM/ MEETING ROOM
  - PRE-EXISTING BALLROOM/ MEETING ROOMS
  - GYM
  - SPA
  - HOTEL UNITS
  - SUITE HOTEL
  - ROOFTOP/ CABANAS

FOR PARKING COUNT  
SEE CHART ON SHEET A1.00

# 1 HOTEL & RESIDENCES

2341 COLLINS AVE  
MIAMI BEACH, FL 33139

1303

INTERIOR DESIGN  
EoA  
MALCOLM BEING  
ARCHITECTS  
CORPORATION  
TEL: 305.444.0990

LANDSCAPE ARCHITECT  
EDSA  
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1000 S.W. 10TH AVE., SUITE 200  
MIAMI, FLORIDA 33135  
TEL: 305.444.0990

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

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DRAWN BY: PL  
CHECKED BY: JMC  
DATE: AUGUST 10, 2016

OCUPANCY LOAD - MEZZANINE LEVEL  
N.T.S.

A1.00-C