

MICHIGAN & 5TH

Historic Preservation Board Final Submittal
File No. HPB21-0486

411 Michigan Avenue
Miami Beach, FL 33139

Date Submitted: 6 December 2021

"In Miami Beach, we want to make the most beautiful office building in the world."

Alberto Campo Baeza

Submitted to: City of Miami Beach

Owner:	411 MICHIGAN SOFI OWNER LLC
Design Consultant:	Alberto Campo Baeza
Architect:	CUBE 3, LLC
Landscape Architect:	Urban Robot
Land-Use:	Bercow Radell Fernandez Larkin + Tapanes

Project Team

Owner:

411 MICHIGAN SOFI OWNER LLC
55 E 59th St
Floor 24
New York, NY 10022
Telephone +1 212 603 9988

Architect:

CUBE3, LLC
111 SW 3rd Street, Fourth Floor
Miami, Florida 33130
Contact: Jonathan W. Cardello
Telephone: 305.968.8527

Landscape Architect:

Urban Robot LLC
420 Lincoln Road
Suite 600
Miami Beach, FL 33139
Contact: Justine Velez
Telephone: 786.246.4857

Land-Use Attorney:

BRFLT
Bercow Radell Fernandez Larkin Fernandez + Tapanes
Southeast Financial Center
200 S. Biscayne Boulevard
Suite 300
Miami, FL 33131
Contact: Michael Larkin
Telephone: mlarkin@brzoninglaw.com
Telephone: 305.505.0526

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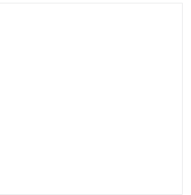
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Project Team

Owner:

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Floor 24
New York, NY 10022

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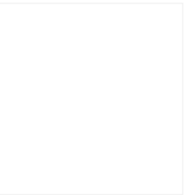
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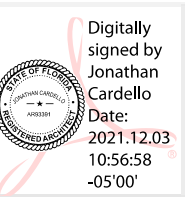
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CUBE 3, LLC
 111 SW 3rd Street, Floor 4
 Miami, Florida 33133
 License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

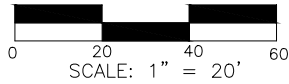


411 Michigan Avenue
 Miami Beach, Florida

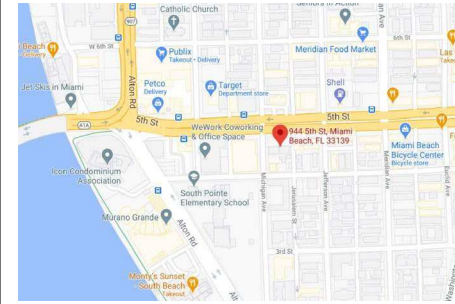
Final Submittal
 6 December 2021

A1.0

ALTA/NSPS LAND TITLE SURVEY SKETCH OF SURVEY



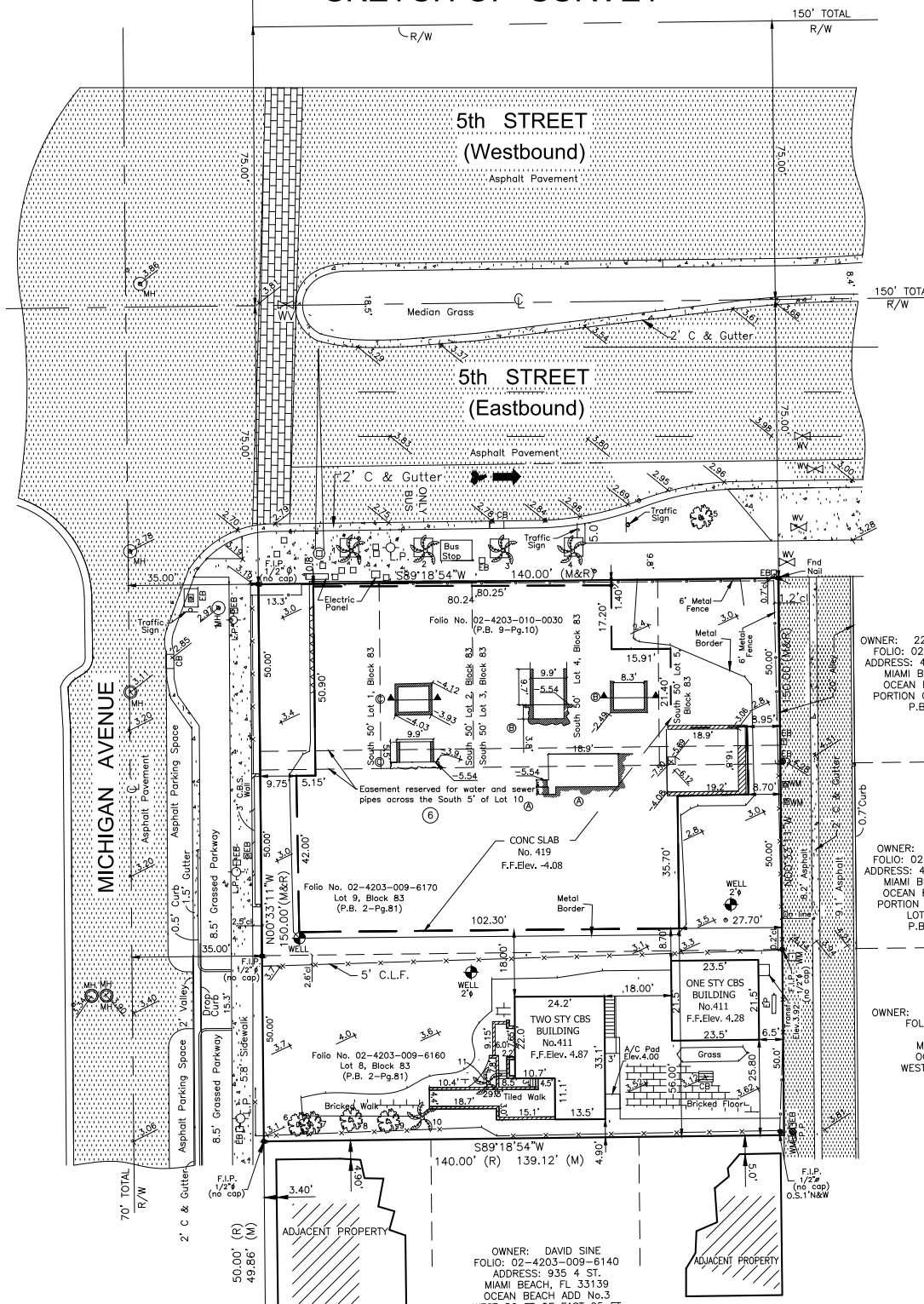
LOCATION MAP



SITE PHOTO



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Jonathan Cardello
Date: 2021.12.03
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No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-4	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
5	LIVE OAK	QUERCUS VIRGINIANA	4.0'	25'	40'
6	LIVE OAK	QUERCUS VIRGINIANA	1.2'	35'	15'
7	LIVE OAK	QUERCUS VIRGINIANA	0.9'	35'	12'
8	LIVE OAK	QUERCUS VIRGINIANA	1.1'	15'	12'
9	LIVE OAK	QUERCUS VIRGINIANA	1.2'	40'	15'
10	LIVE OAK	QUERCUS VIRGINIANA	1.3'	45'	12'
11	QUEEN PALM	ARECASTRUM ROMANOFFIANUM	0.7'	20'	20'

TYPE OF PARKING SPACES	
PARKING LOT	HANDICAP(ADA)
0	0

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 GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEY CERTIFICATION:

- The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,18,19 and 20 of Table A thereto.
- The survey correctly shows the location of all building, structures and other improvements situated on the Premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described herein is the same as the property described in Fidelity National Title Insurance Company Commitment Files No. 9314329 with an effective date of February 19, 2021 @ 11:00 P.M. and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises.
- Said described properties are located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C319L, with a date of Identification of Sept. 11, 2009, for Community number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
- The property has direct physical access to Michigan Ave. a corridor that runs North South and being a public Street or Highway.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

SCHEDULE BII ITEMS

- Historic Preservation Board Order recorded October 18, 2018 in Official Records Book 28318, Page 4973. (non plottable)
- Easement reserved for water and sewer pipes across the South 5' of Lot 10, Block 83 by Warranty Deed recorded in Deed Book 2628, Page 109, of the Public Records of Miami-Dade County, Florida.
- Terms, conditions, restrictions and other provisions contained in Order of the Historic Preservation Board City of Miami Beach, Florida, recorded November 18, 2014 in Official Records Book 29394, Page 1805, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Terms, conditions, restrictions and other provisions contained in Conditional Use Permit by the City of Miami Beach, Florida, recorded January 7, 2015 in Official Records Book 29454, Page 4630, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Covenants, conditions and restrictions contained in Unity of Title recorded January 5, 2016 in Official Records Book 29914, Page 485, of the Public Records of Miami - Dade County, Florida. (non plottable)

TABLE A ITEMS:

- Primary Zone
CP-2 COMMERCIAL PERFORMANCES STANDARD, GENERAL MIXED USE
- BUILDING AREA: 1,187 SF
- BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
- NO EVIDENCE OF EARTH MOVING WAS OBSERVED
- NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
- NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
- NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

THIS SURVEY IS MADE FOR THE BENEFIT OF:
411 MICHIGAN SOFT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ALVAREZ & DIAZ-SILVEIRA LLP
BPSK DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 "Premises") described as follows:

LEGAL DESCRIPTION:

- PARCEL 1:
LOT 8 BLOCK 83, OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- PARCEL 2:
LOT 9 BLOCK 83, OF OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- PARCEL 3:
THE SOUTH 50 FEET OF LOTS 1,2,3,4 AND 5, OF WITHAM'S RESUBDIVISION OF LOTS 10, 11 AND 12, IN BLOCK 83, OF OCEAN BEACH FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA 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 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-319L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **21,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. D-151**, WITH AN ELEVATION OF **3.63 FEET**
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.0°33'11"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF MICHIGAN AVENUE, AS SHOWN ON PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.
- THE PROPERTY SURVEYED HEREIN IS ONE IN THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER TITLE NO.NCS-667552.
- THE ARE NO GAPS OR GORES

Utility Companies:
WASD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South Telephone Company 1-800-753-0710
City Gas Company (305) 691-0313

SITE ADDRESS: 944 5th St., 419 & 411 MICHIGAN AVE, MIAMI BEACH, FLORIDA, 33139
JOB NUMBER: 14-334
DATE OF SURVEY: MARCH 11, 2021 / APRIL 26, 2021 UPDATE, MAY 25, 2021 UPDATE, SEPTEMBER 28, 2021 (UPDATE)
FOLIO #: 02-4203-010-0030, 02-4203-009-6170 & 02-4203-009-6160



NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE: OCTOBER 5, 2021

Property Survey | Tree Table
Scale: None
411 Michigan Avenue
Miami Beach, Florida



Final Submittal
6 December 2021

A1.1

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signed by
Jonathan
Cardello
Date:
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-05'00'



411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None

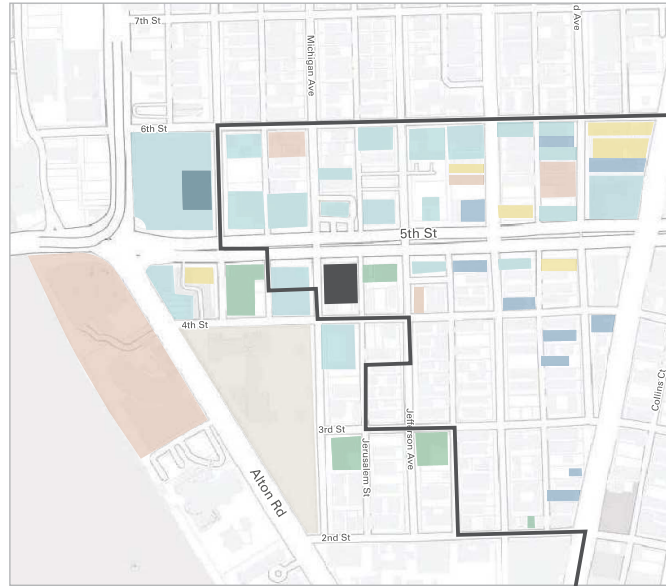


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6 December 2021

A1.2

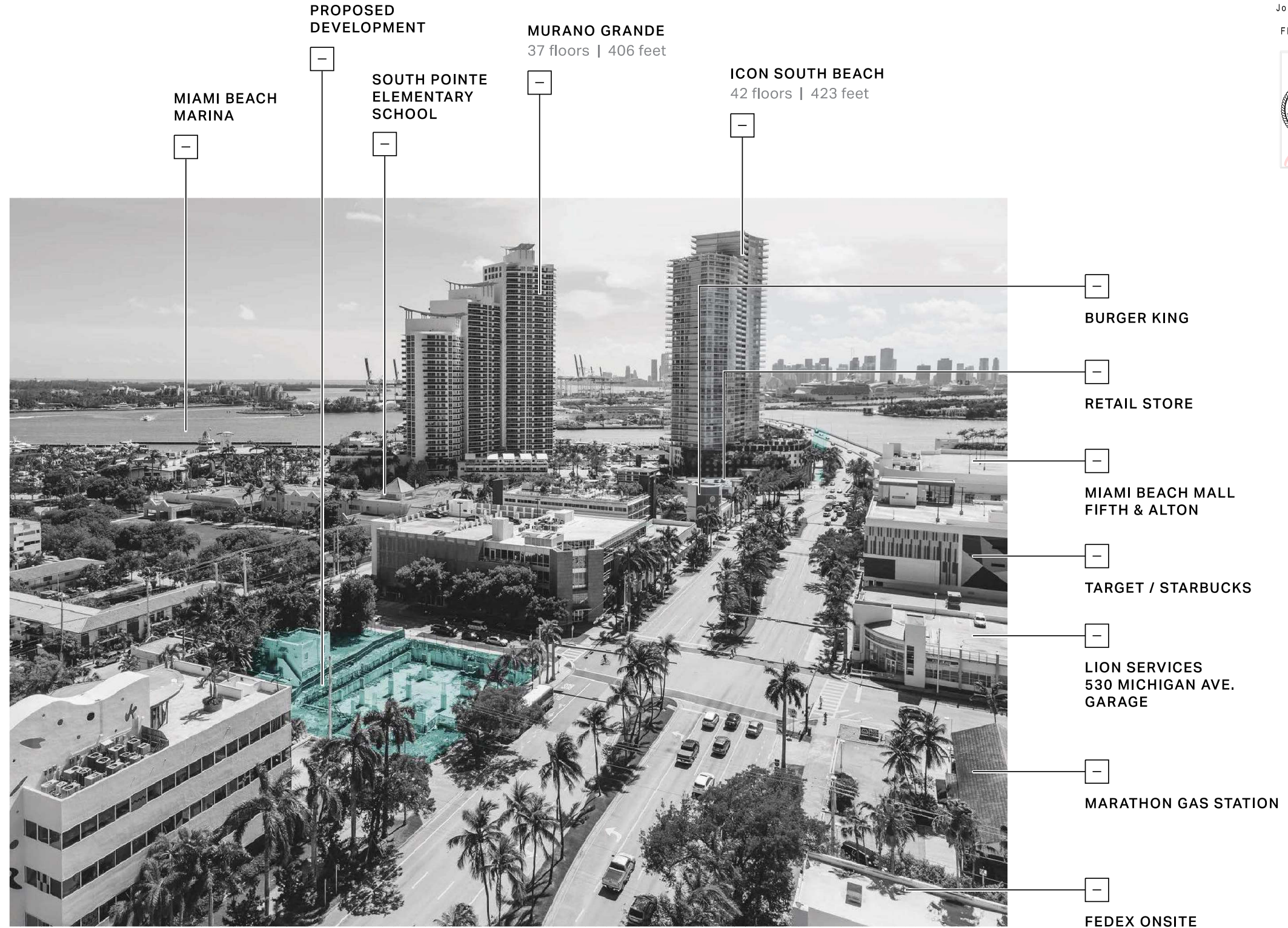


5TH STREET - COMMERCIAL CORRIDOR



— Ocean Beach Historic District
■ Proposed Development

- Retail
- Restaurant
- Residential
- Education
- Offices
- Hotel
- Parking



411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



Final Submittal
6 December 2021

A1.3



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411 Michigan Avenue
Miami Beach, Florida

Site Photos
Scale: None

Final Submittal
6 December 2021

A1.4



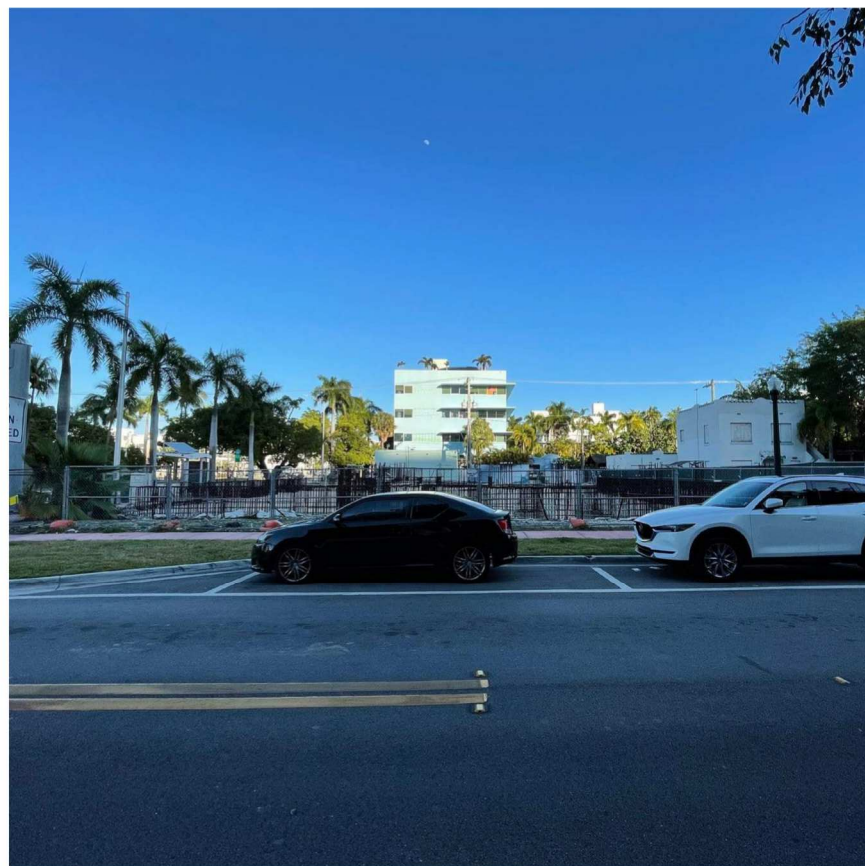
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View A



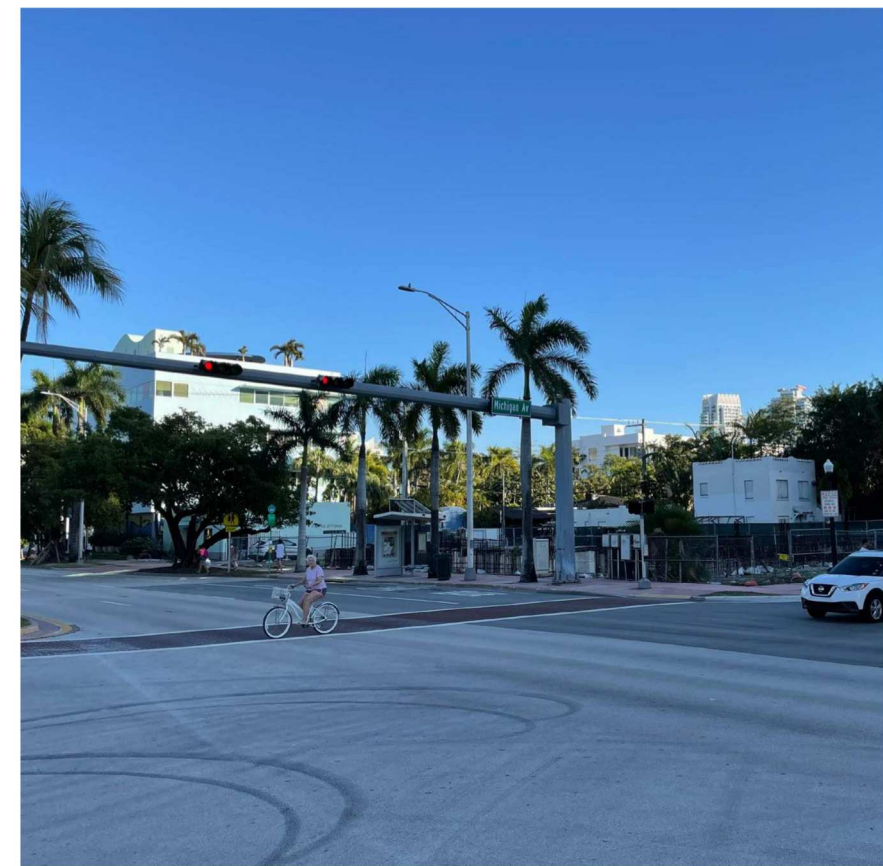
View B



View C



View D



View E