

# MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2019.07.02



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2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

COVER SHEET AND DRAWING INDEX

DATE:  
2019.07.02

A0-00

# BOUNDARY AND TOPOGRAPHIC SURVEY

## ABBREVIATIONS:

- A = ARC LENGTH
- ASPH. = ASPHALT
- ADIC = 2" ALUMINUM DISC IN CONCRETE
- ADIM = 2" ALUMINUM DISC IN CONCRETE MONUMENT
- BCEC = BROWARD COUNTY ENGINEERING DEPARTMENT
- BCR = BROWARD COUNTY RECORDS
- BEC = BISCAYNE ENGINEERING COMPANY
- BL = BENCHMARK
- BM = BENCHMARK
- BW = BACK OF SIDEWALK
- (C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CCR = CERTIFIED CORNER RECORD
- CL = CLEARANCE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- OMP = CORRUGATED METAL PIPE
- CNC. = CONCRETE
- COR. = CORNER
- C&G = CURB AND GUTTER
- DC = DEPRESSED CURB
- D.B. = DEED BOOK
- E = EAST
- EP = EDGE OF PAVEMENT
- DBH = DIAMETER AT BREAST HEIGHT
- DEP = DEPRESSED CURB
- DH = DRILL HOLE
- EL = ELEVATION
- ENC = ENCROACHMENT
- FBOIC = FOUND BRASS DISC IN CONCRETE
- FDP = FOUND IRON PIPE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FL = FLOW LINE
- FND = FOUND
- ID = IDENTIFICATION
- INV = INVERT ELEVATION
- I.P. = IRON PIPE
- IP&C = IRON PIPE AND CAP
- IR = IRON ROD NO IDENTIFICATION
- IR&C = 5/8" IRON ROD AND CAP
- IRC = IRON ROD IN CONCRETE
- (L) = PER LEGAL DESCRIPTION
- L = ARCH LENGTH
- LAT = LATITUDE
- LB = LICENSED BUSINESS
- LONG = LONGITUDE
- (M) = MEASURED
- MH = MANHOLE
- M&W = MAG NAIL AND WASHER
- MON. = MONUMENT
- N = NORTH
- N&T = NAIL AND TIN TAB
- N&W = NAIL AND WASHER
- NAVD-88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NVAL = NON-VEHICULAR ACCESS LINE PER PLAT
- NTS = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- ORT = OFFSET
- (P) = PER PLAT
- PAV = PAVEMENT
- P.B. = PLAT BOOK
- PCC = POINT OF COMPOUND CURVATURE
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- PK N&W = PARKER KALON NAIL AND WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PP = POWER POLE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- (R) = RECORD
- R = RADIUS
- RSE = RANGE
- R.R. = RAILROAD
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SEC. = SECTION
- SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- T.B.M. = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- T.O.B. = TOP OF BANK
- TPZ = TREE PROTECTION ZONE
- TRAV = TRAVERSE
- TWP = TOWNSHIP
- UG = UNDERGROUND
- U.S. = UNITED STATES
- W = WEST
- WM = WATER METER
- φ = DIAMETER
- ± = MORE OR LESS

## LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

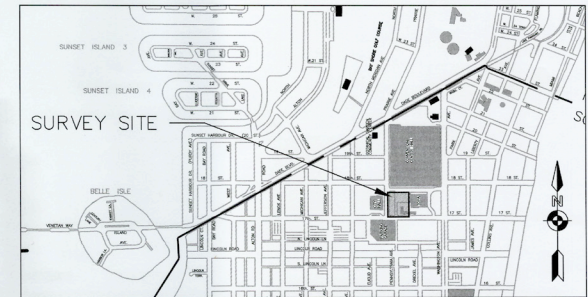
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N88°00'53"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID RIGHT OF WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE 368.16 FEET; THENCE N02°04'00"W, ALONG THE EASTERN EDGE OF AN EXISTING 15 FEET WIDE SIDEWALK LYING ON THE EAST SIDE OF CONVENTION CENTER DRIVE AS NOW LAID OUT AND IN USE, A DISTANCE OF 39.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N02°04'00"W ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 238.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48", THENCE N88°01'48"E A DISTANCE OF 13.05 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N88°01'48"E A DISTANCE OF 297.49 FEET; THENCE S01°56'26"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 318.50 FEET; THENCE S88°00'53"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 309.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N47°01'33"W, THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE A DISTANCE OF 62.78 FEET, THROUGH A CENTRAL ANGLE OF 89°55'08" TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,884 SQUARE FEET OR 2.55 ACRES MORE OR LESS.

TOGETHER WITH:

AN AIRSPACE PARCEL BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, HAVING AS ITS LOWER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 23.69 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), HAVING AS ITS UPPER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 52.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), THE PERIMETRICAL BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

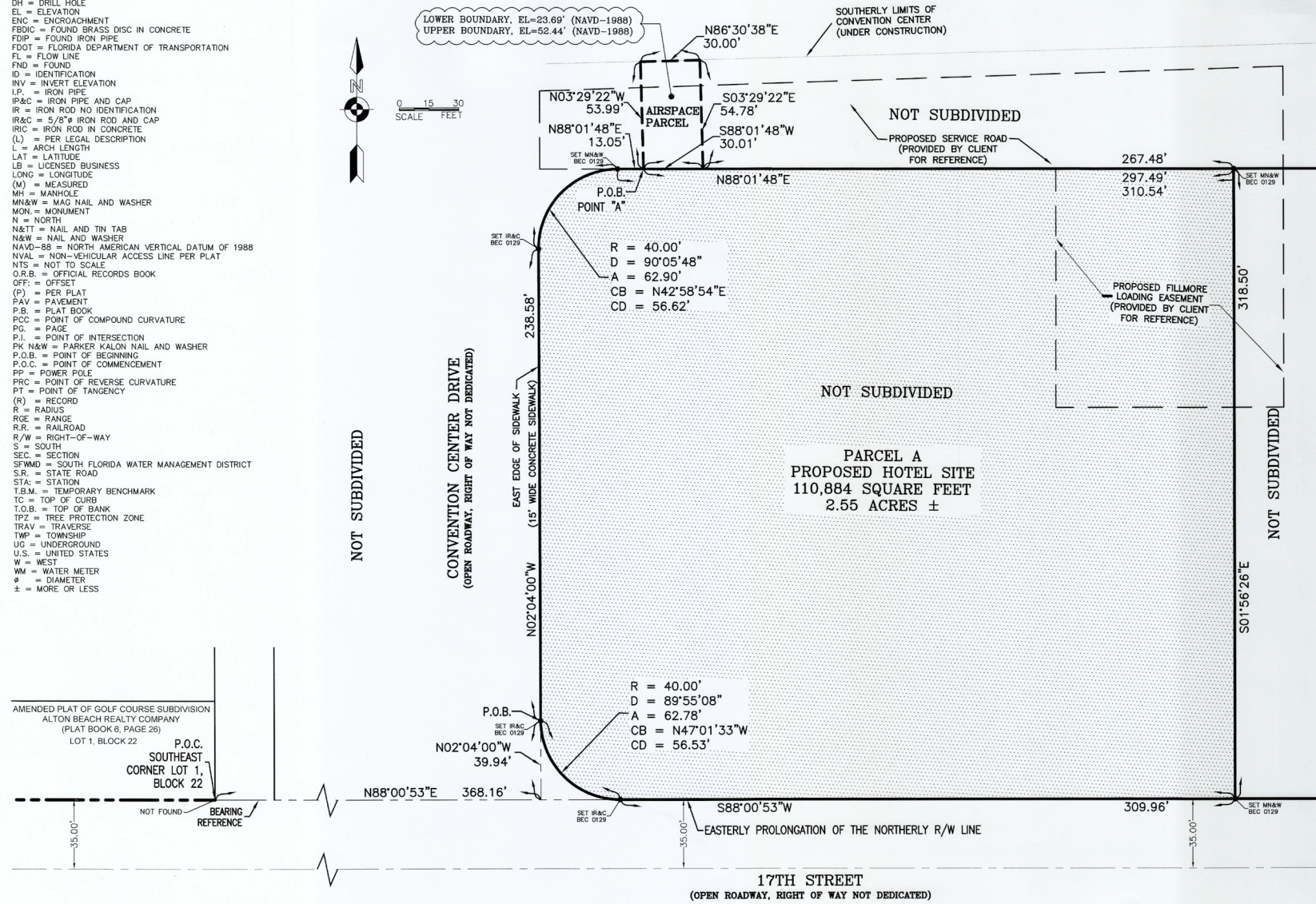
BEGIN AT SAID POINT "A"; THENCE N03°29'22"W A DISTANCE OF 53.99 FEET; THENCE N86°30'38"E A DISTANCE OF 30.00 FEET; THENCE S03°29'22"E A DISTANCE OF 54.78 FEET; THENCE S88°01'48"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING POINT "A".



**LOCATION SKETCH**  
(NTS)

## SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- BEARING SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, ASSUMED TO BEAR N88°00'53"E.
- ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
- 1) CITY OF MIAMI BEACH BENCHMARK "DB MA 12", ELEVATION 7.56' (NAVD-88), PK NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND MERIDIAN AVENUE.
- 2) CITY OF MIAMI BEACH BENCHMARK "DB 03", ELEVATION 5.36' (NAVD-88), PK NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PRAIRIE AVENUE.
- VERTICAL BENCHMARKS #1 AND #2 WERE MEASURED USING A LEVELING INSTRUMENT.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 8', PER COMMUNITY PANEL NO. 120651-0317-L, MAP REVISED SEPTEMBER 11, 2009.
- DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.
- THE ELEVATIONS OF AIR RIGHTS AND PROPOSED CONVENTION CENTER BUILDING LINE PROVIDED BY FENTRESS ARCHITECTS.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS INDICATED HEREON WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE FIELD LOCATED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCED TO THE CITY OF MIAMI BEACH, OR MIAMI-DADE BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON TYPE OF CONSTRUCTION TO BE DETERMINED BY ARCHITECT. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES AND ± 0.1 FEET ON GROUND SURFACES.
- SURVEYED BUILDINGS WERE LOCATED CROSSING THE BOUNDARY LINES, PARTICULARLY OVER THE EASTERLY BOUNDARY AS SHOWN HEREON.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY AT LAW. CLIENT IS ADVISED TO GET TITLE INSURANCE WHICH WILL REVEAL MATTERS OF RECORD. THIS SURVEY IS SUBJECT TO FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- TREES WERE LOCATED BY THE SURVEYOR; HOWEVER, TREES WERE MEASURED AND IDENTIFIED, AS SHOWN ON THE TREE TABLE, BY CERTIFIED ARBORIST JEFF SHIMONSKI (PRESIDENT, TROPICAL DESIGNS OF FLORIDA, INC.; MEMBER, AMERICAN SOCIETY OF CONSULTING ARBORISTS; ISA CERTIFIED ARBORIST MUNICIPAL SPECIALIST FL-1052AM; ISA TREE RISK ASSESSMENT QUALIFICATION; LAIF FLORIDA CERTIFIED LANDSCAPE INSPECTOR - 2016-0175). TREE TABLE DATA WAS PROVIDED BY CLIENT TO BEC ON 01/04/2019.
- THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY IS LB-0129.
- REFERENCE: BEC WORK ORDER 03-86130 (SKETCH & LEGAL DESCRIPTION OF PROPOSED HOTEL PARCEL), DRAWING NUMBER EC-01, DATED 04/30/2018; BEC WORK ORDER 03-83800 (TOPOGRAPHIC SURVEY OF MIAMI BEACH CONVENTION CENTER), DRAWING NUMBER DC-5586, DATED 05/28/14. BOUNDARY LIMITS SHOWN HEREON WERE DETERMINED BY CITY OF MIAMI BEACH CITY SURVEYOR, BRIAN T. BELLINO P.S.M., AS PER SKETCH OF DESCRIPTION, DRAWING EC-01 (FILE NAME "SM-2014J"), PROVIDED TO BEC ON 04/25/2018.



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

**SURVEYOR'S CERTIFICATE:**

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

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

Biscayne Engineering Company, Inc.  
529 West Flagler Street, Miami, FL 33130  
305-324-7671  
State of Florida Department of Agriculture  
LB-0000129

X Negrin, PSM, for the Firm  
Professional Surveyor and Mapper  
No. 6987  
State of Florida

SURVEY DATE: 12/12/2018

 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	NEIGHBORHOOD: CONVENTION CENTER DISTRICT	 SINCE 1984 - MIAMI-DADE COUNTY 529 W. FLAGLER ST. MIAMI, FL 33130 TEL: 305.324.7671 FAX: 305.324.8090	CITY MANAGER: JIMMY L. MORALES DIRECTOR: ROY COLEY ACTING CITY ENGINEER: LUIS SOTO, P.E.	ENGINEER OF RECORD: N/A DESIGN ENGINEER: ... DRAWN BY: W.H./A.J.R. CHECKER: A.J.R./X.N. SCALE: 1" = 30' (SHEET 1)	ACCEPTED BY:  BRIAN T. BELLINO, P.S.M. CITY SURVEYOR MANAGER	5 4 3 2 1 NO DATE REVISION APPD BY	File Path: \\server-02\landmark\projects\miami\2018\86392-MB.dwg File Name: 86392-MB.dwg Survey Reference: Field Book: 2882 Page: 08-11 Work Order: 03-86392 Date: 12/12/2018 Sheet: 1 of 2 Drawing: XX-00
	TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE						

**ARQUITECTONICA**  
2900 Oak Avenue, Miami, FL 33133  
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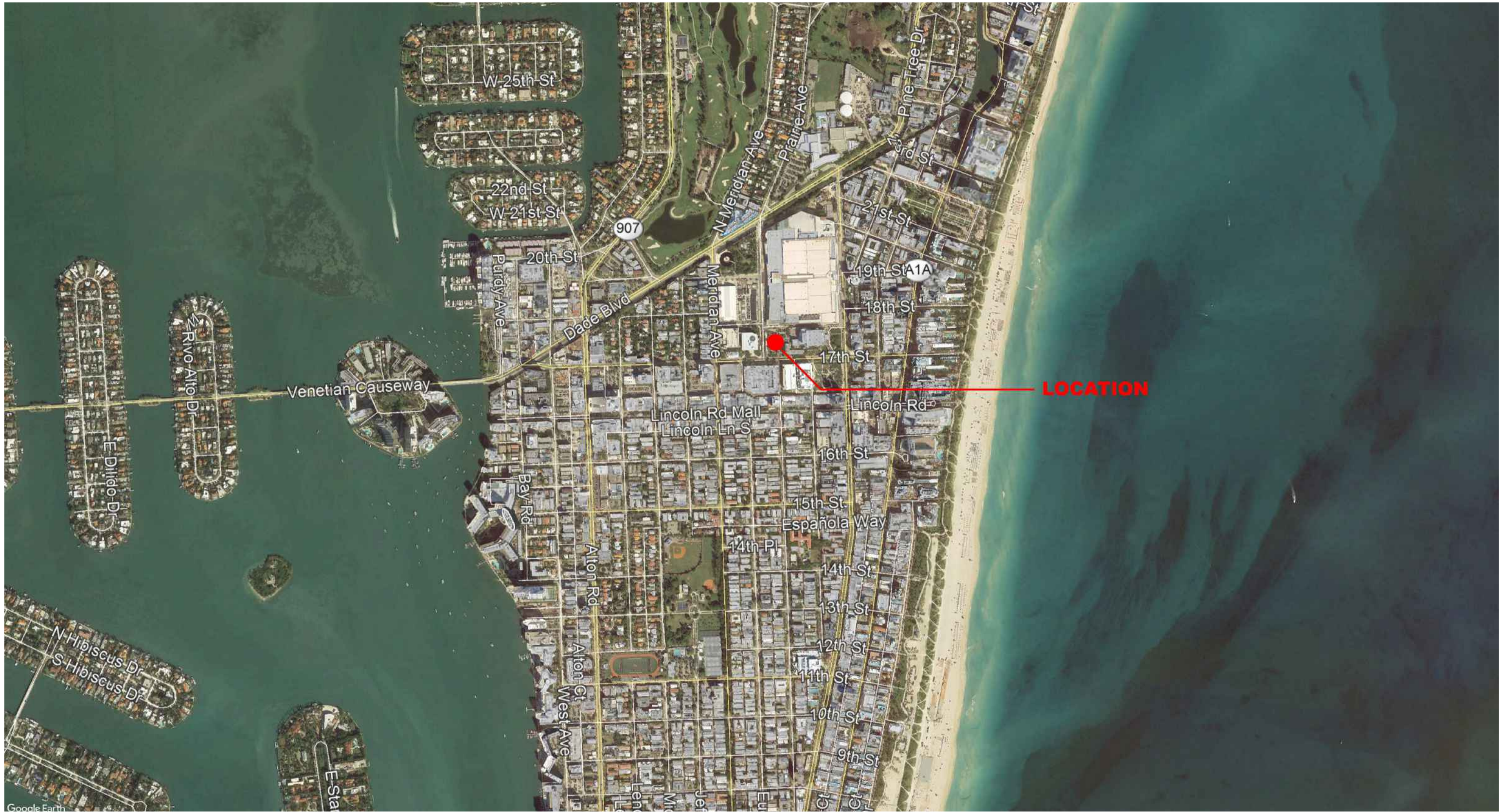
MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**SITE SURVEY**

**DATE:**  
2019.07.02

**A0-01**





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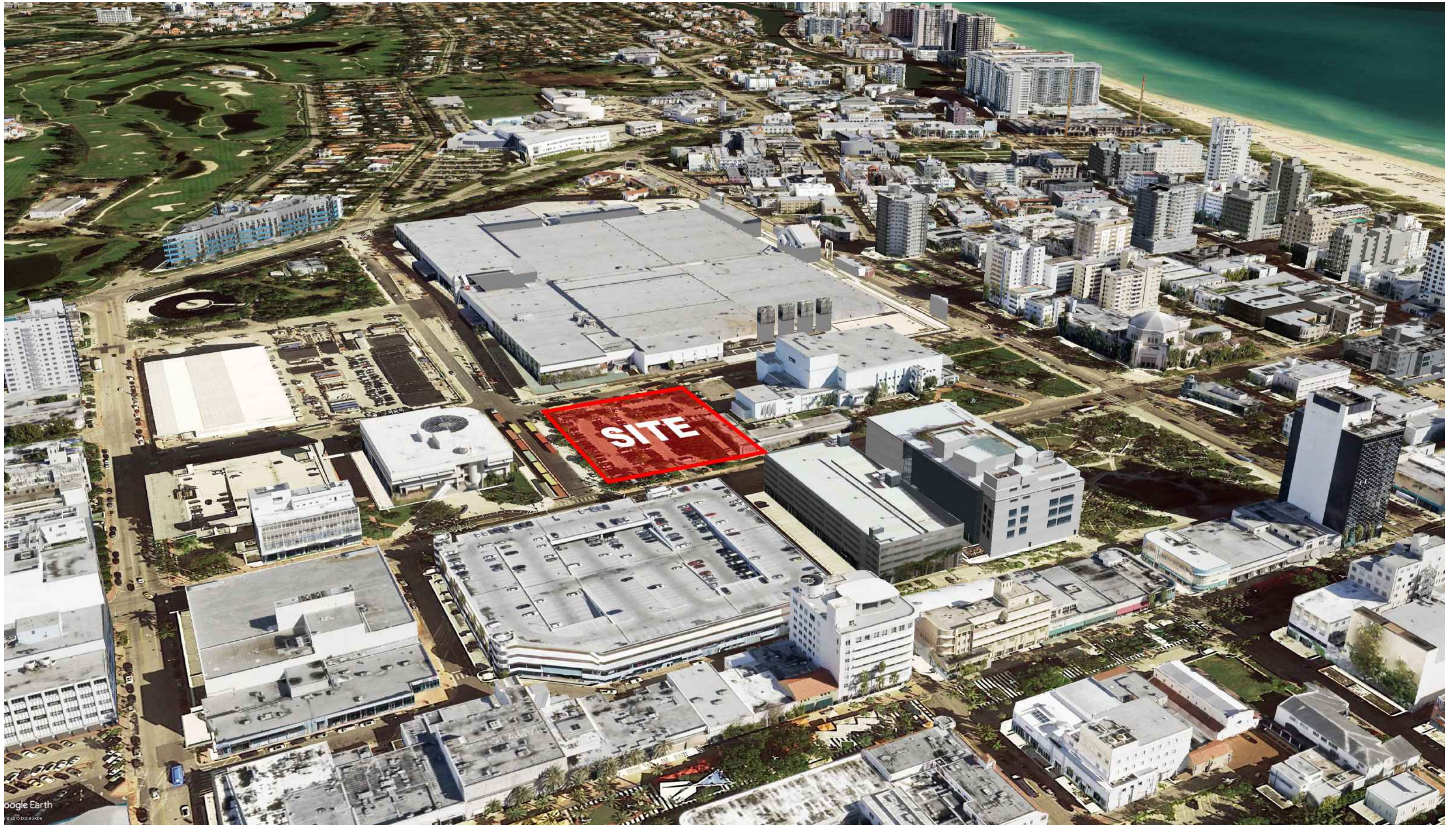
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**LOCATION MAP**

**DATE:**  
**2019.07.02**

**A0-03**



**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

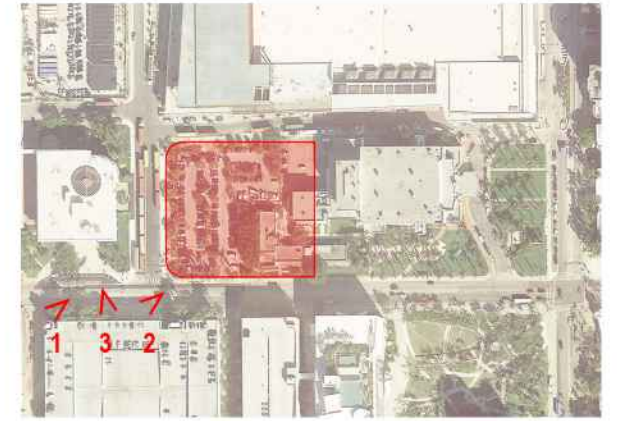
**CONTEXT - AERIAL VIEWS**

**DATE:**  
**2019.07.02**

**A0-04**



VIEW 1



VIEW 2



VIEW 3

**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:  
2019.07.02

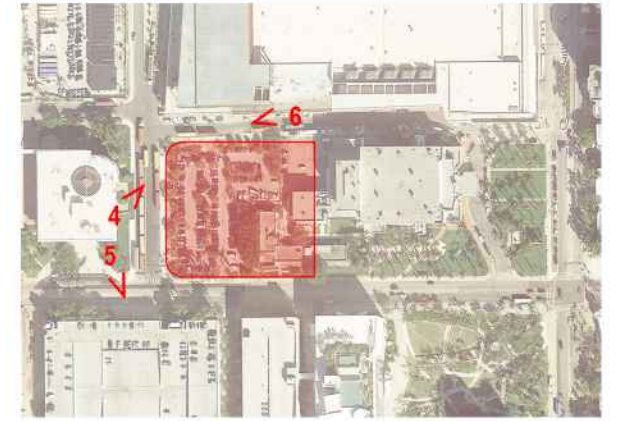
A0-05



VIEW 4



VIEW 5



VIEW 6

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.07.02**

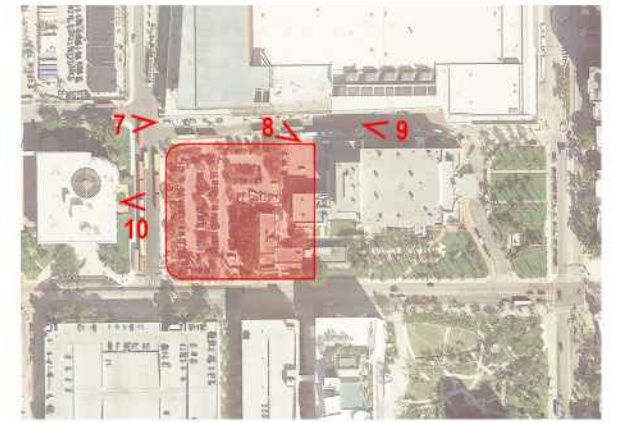
**A0-06**



VIEW 7



VIEW 8



VIEW 9



VIEW 10

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**CURRENT COLOR PHOTOGRAPHS**

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**A0-07**

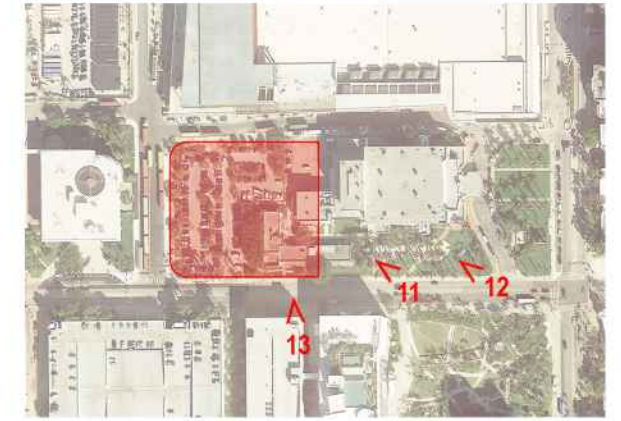




VIEW 11



VIEW 12



VIEW 13

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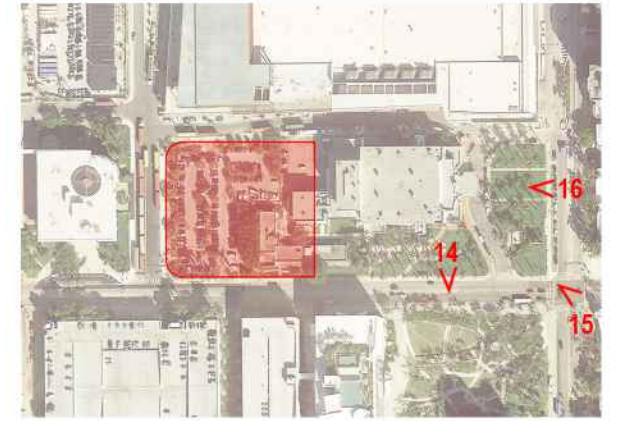
**A0-08**



VIEW 14



VIEW 15



VIEW 16

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**A0-09**



**VIEW 17**



**VIEW 18**

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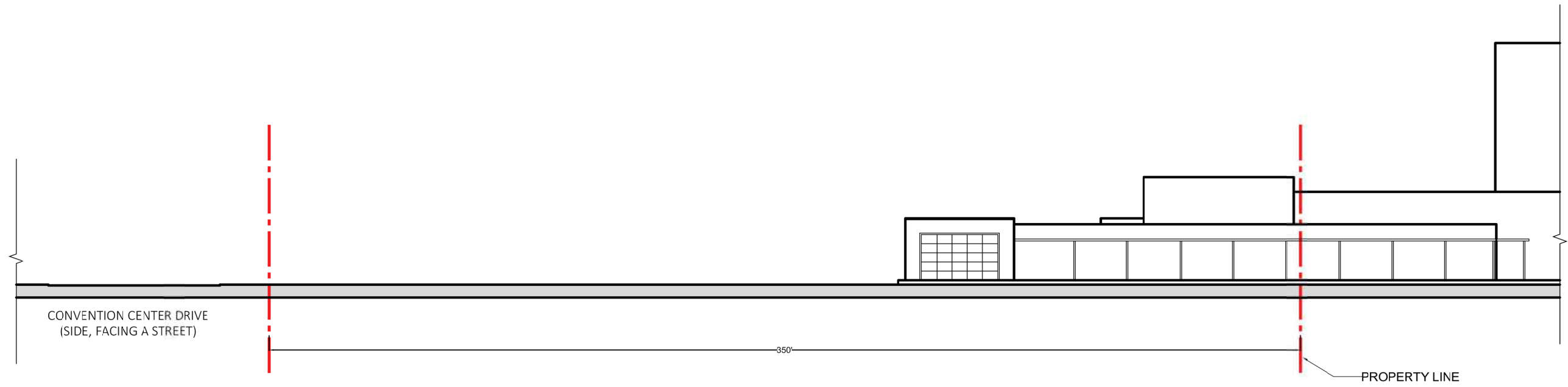
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**CURRENT COLOR PHOTOGRAPHS**

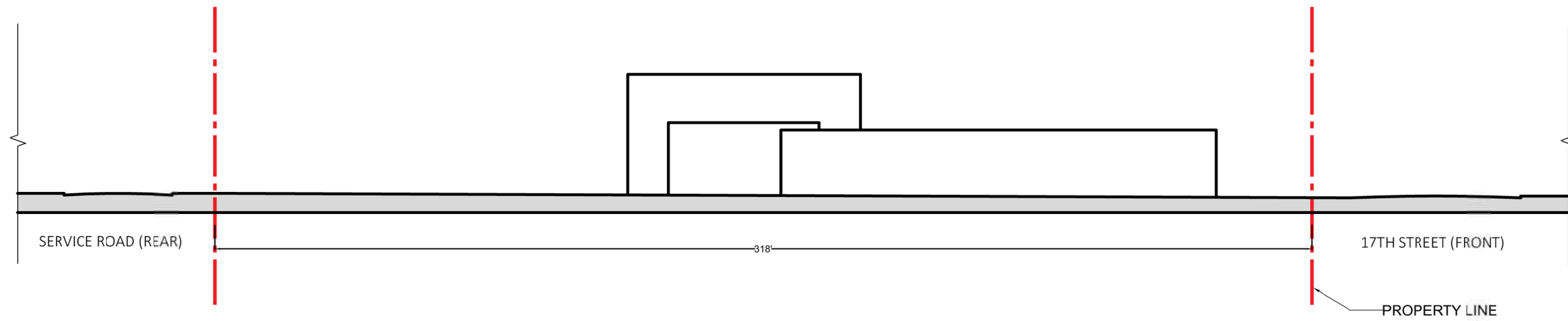
**DATE:**  
**2019.07.02**

**A0-10**

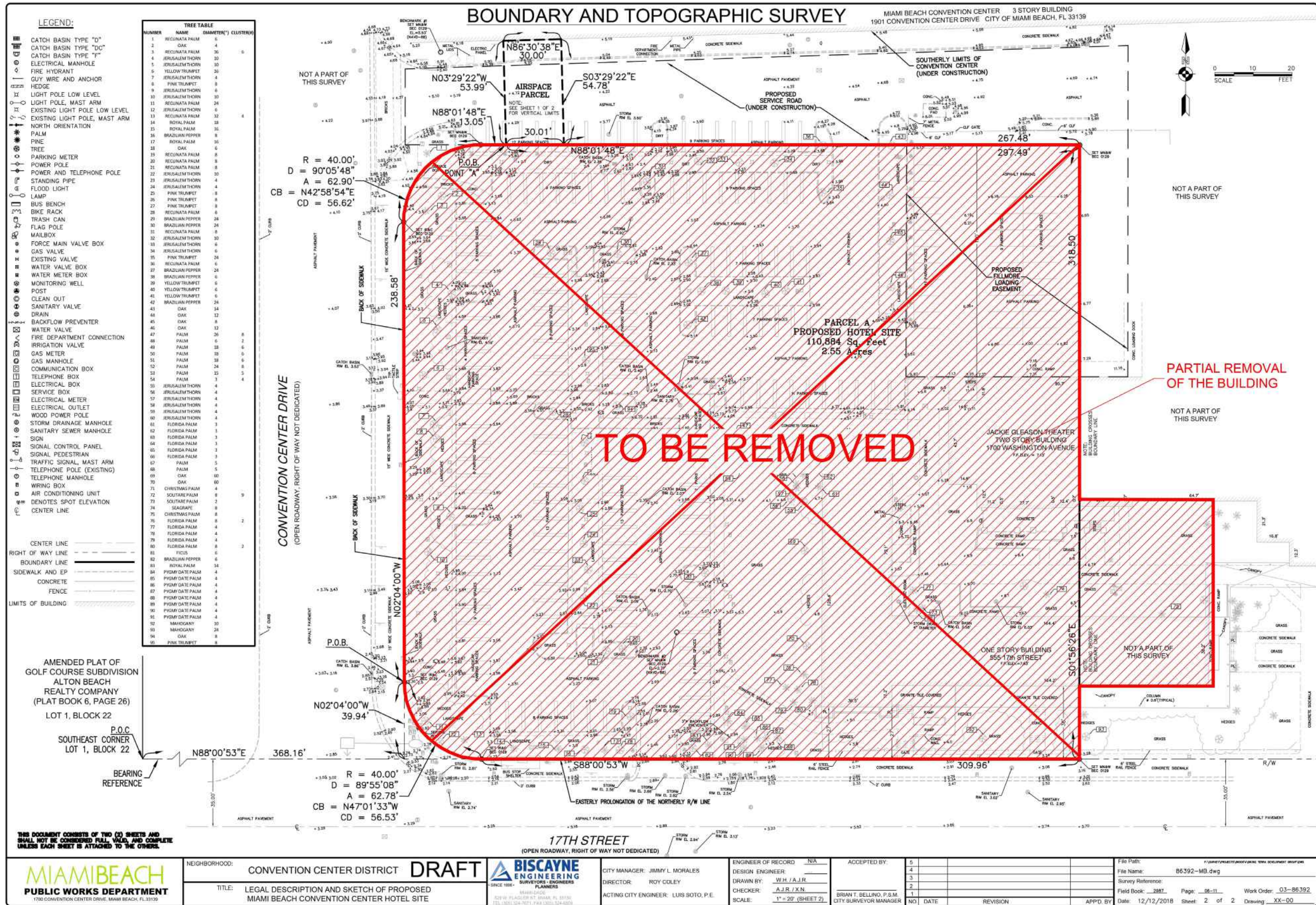


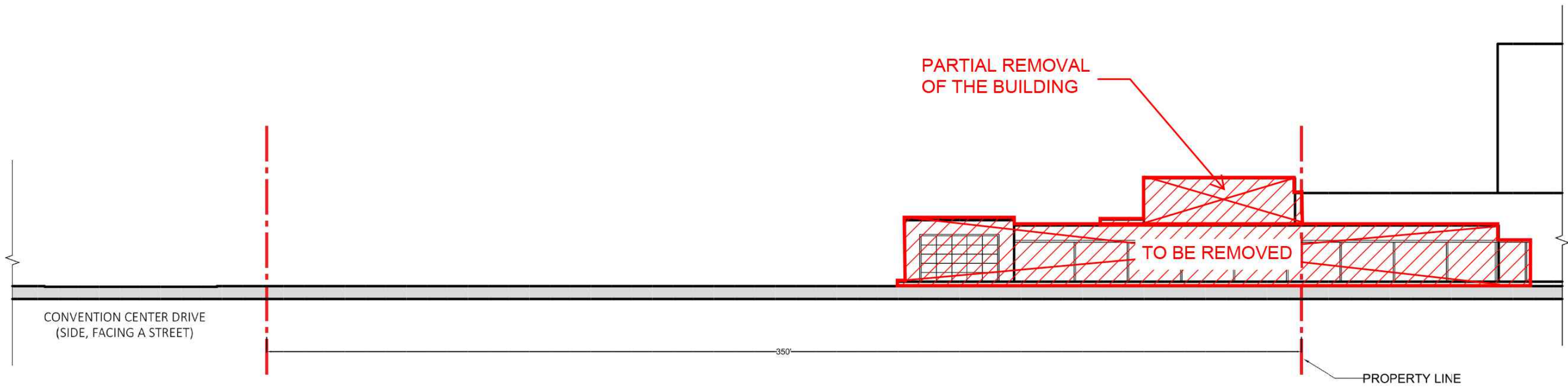


SOUTH EXISTING ELEVATION

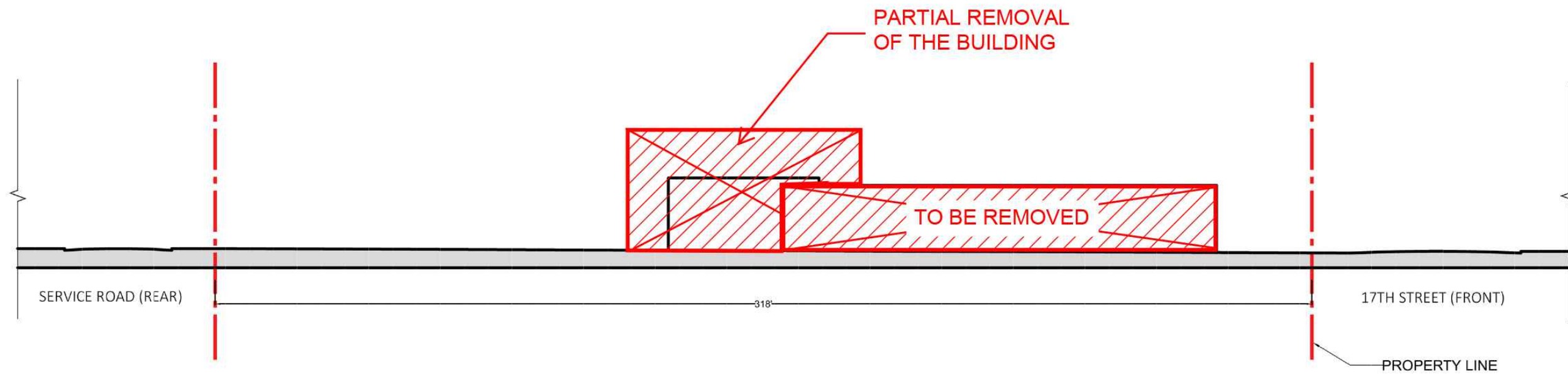


WEST EXISTING ELEVATION





SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**DEMOLITION ELEVATION**

**DATE:**  
**2019.07.02**

**A0-14**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1701 Convention Center Drive		
2	Board and file numbers :	N/A		
3	Folio number(s):	02-3227-000-0090		
4	Year constructed:	N/A	Zoning District:	CCC Civic and Convention Center District
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	8
6	Adjusted grade (Flood+Grade/2):	9' NGVD	Lot Area:	110,884 sf
7	Lot width:	350'	Lot Depth:	318'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Parking	Proposed use:	Hotel

	Maximum	Existing	Proposed	Deficiencies
10	Height	300'	N/A	185'
11	Number of Stories	N/A	N/A	17
12	FAR	2.75**	N/A	2.75
13	Gross square footage	2,762,816 SF	N/A	790,160 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	800 KEYS
17	Number of seats	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	<b>At Grade Parking:</b>				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	<b>Pedestal:</b>				
29	Front Setback (17th Street):	10' ***	N/A	0'	
30	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street (Convention Center Drive):	10' ***	N/A	0'	
33	Rear Setback (Service Road):	0' ***	N/A	0'	
	<b>Tower:</b>				
34	Front Setback (17th Street):	10' ***	N/A	7'-9"	
35	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street (Convention Center Drive):	10' ***	N/A	19'-3"	
38	Rear Setback (Service Road):	0' ***	N/A	0'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District No.1 (CCC)	N/A	District No.1 (CCC)	
40	Total # of parking spaces	0.4 X 767 = 307	N/A	320	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
43	Parking Space Dimensions	8.5' x 16' (Valet)	N/A	8.5' x 16' (Valet)
44	Parking Space configuration (45o,60o,90o,Parallel)	90	N/A	90
45	ADA Spaces	6	N/A	6
46	Tandem Spaces	Per CCC	N/A	320
47	Drive aisle width	22'	N/A	22'
48	Valet drop off and pick up	N/A	N/A	yes
49	Loading zones and Trash collection areas	4 ***	N/A	4
50	Bicycle parking, location and Number of racks	N/A	N/A	yes

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	N/A
57	Located within a Local Historic District?	N/A

Notes:

If not applicable write N/A

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

\*Can accommodate BFE+5' in the future

\*\*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area ( not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 SF (Max FAR)

Area of new Convention Center (based upon DRB file) = 1,450,000 SF

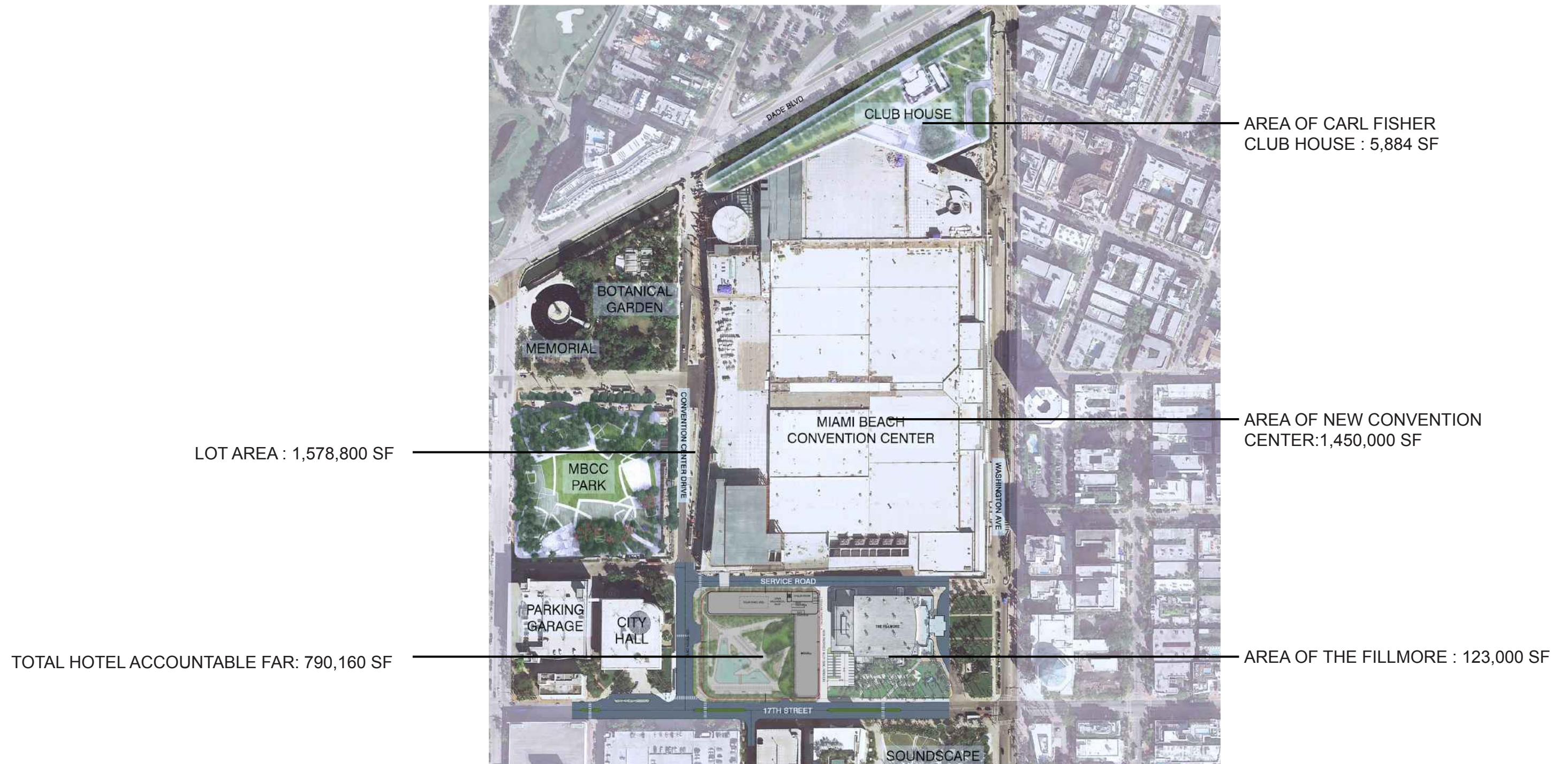
Area of Gleason Theater (estimated as noted above) = 123,000 SF

Area of Carl Fisher Club House = ~5,884 SF

Remaining available F.A.R. = (4,341,700 - 1,450,000 - 123,000 - 5,884) = 2,762,816 SF

\*\*\* Based on Proposed Code Amendment





\*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area ( not including Convention Center Drive) =  $\sim 1,578,800 \text{ SF} \times 2.75 = 4,341,700 \text{ SF}$  (Max FAR)

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Remaining available F.A.R. =  $(4,341,700 - 1,450,000 - 123,000 - 5,884) = 2,762,816 \text{ SF}$

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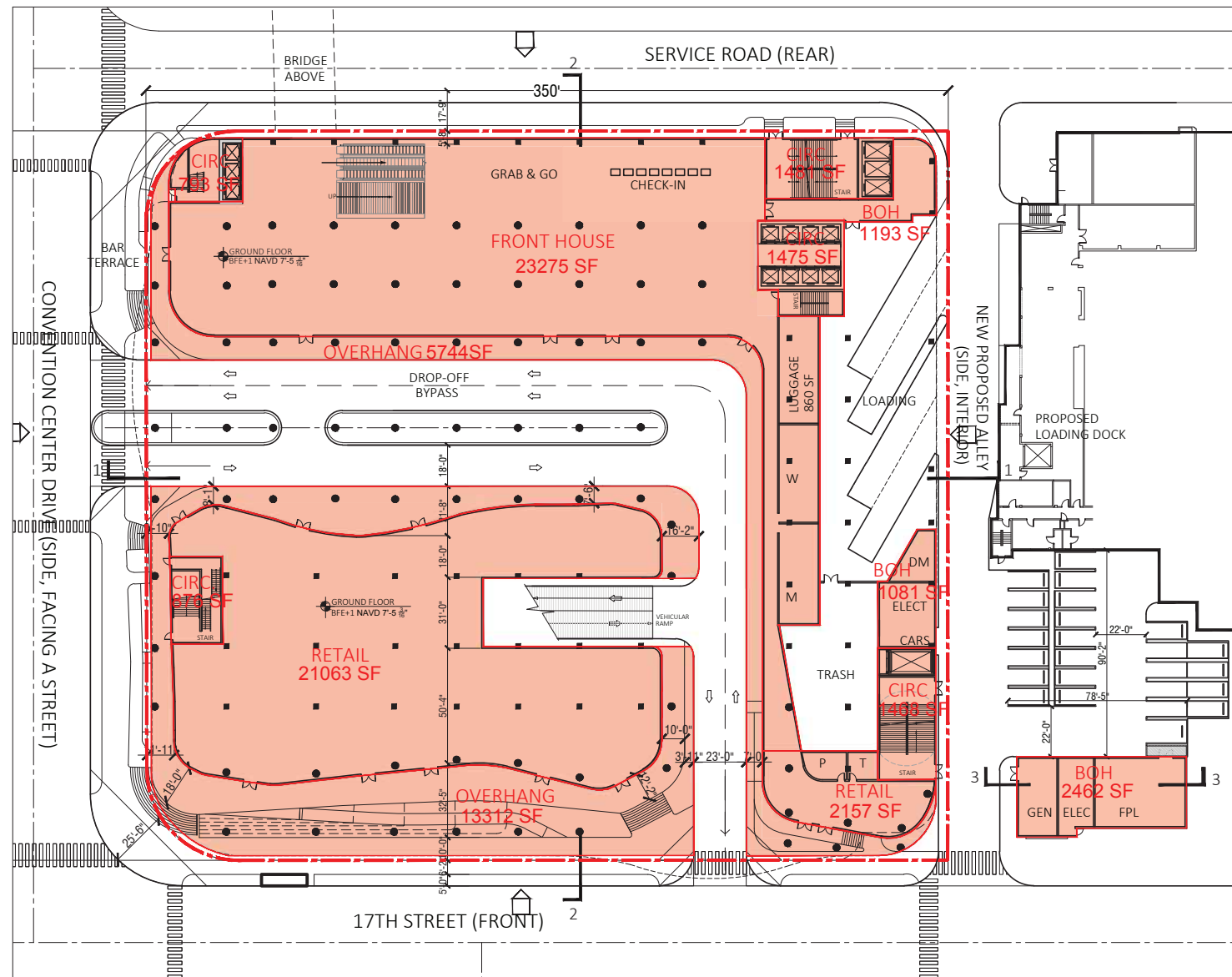
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**OVERALL FAR CALCULATION**

**DATE:**  
**2019.07.02**

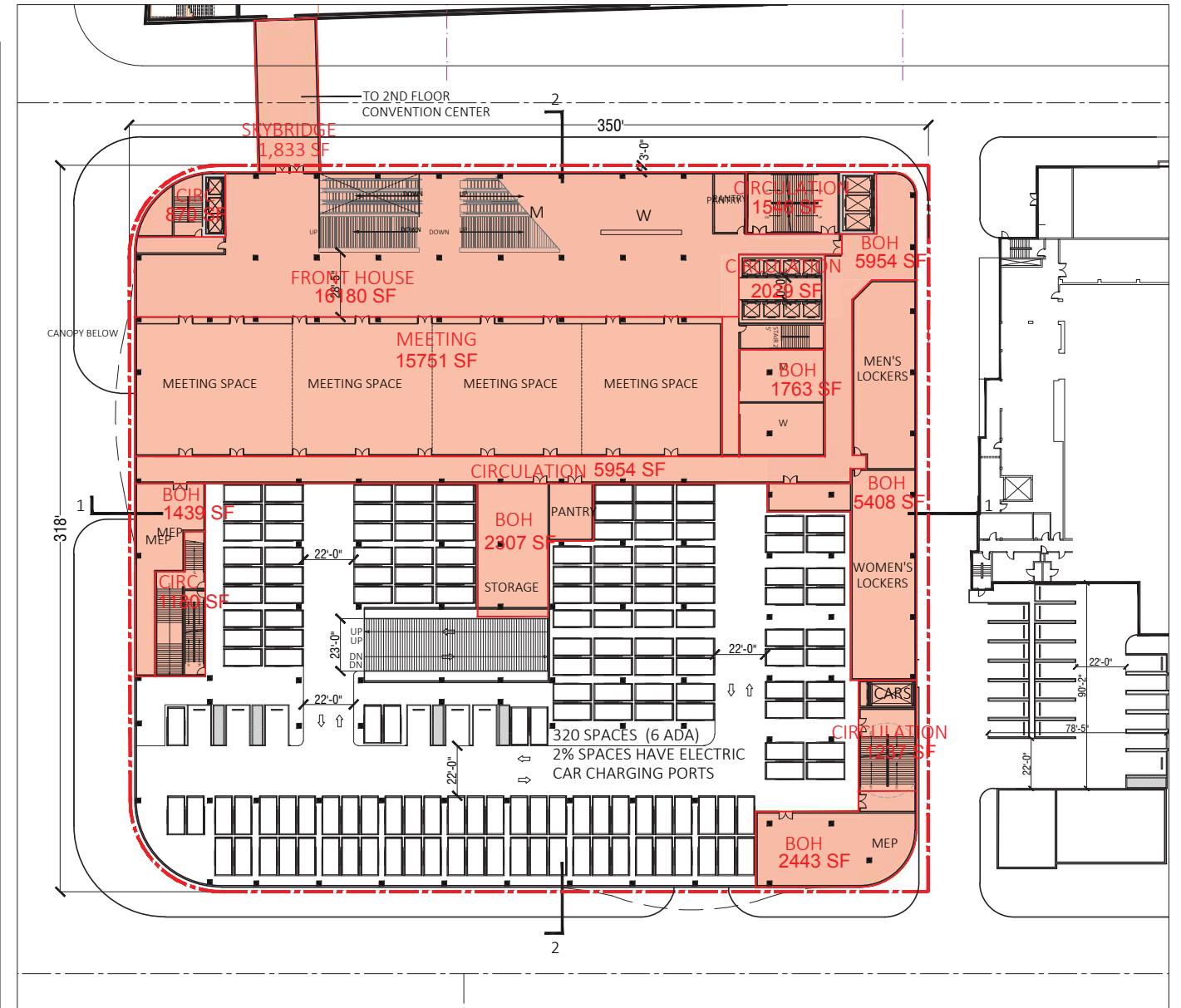
**A1-16**



LEVEL 1

FRONT HOUSE: 23,275 SF  
 BOH: 1,193 + 1,081 + 2,462 = 4,736 SF  
 RETAIL: 21,063 + 2,157 = 23,220 SF  
 CIRCULATION: 793 + 1,481 + 1,475 + 1,468 + 876 = 6,093 SF  
 OVERHANG: 13,312 + 5,744 = 19,056 SF

TOTAL GSF ACCOUNTABLE: 76,380 SF



LEVEL 2

CIRCULATION : 870 + 1,546 + 2,029 + 1,237 + 5,954 + 1,180 = 12,816 SF  
 BOH : 5,954 + 1,763 + 5,408 + 2,443 + 2,307 + 1,439 = 19,314  
 MEETING : 15,751 SF  
 FRONT HOUSE: 16,180 SF  
 SKYBRIDGE : 1,833 SF

TOTAL GSF ACCOUNTABLE: 65,894 SF

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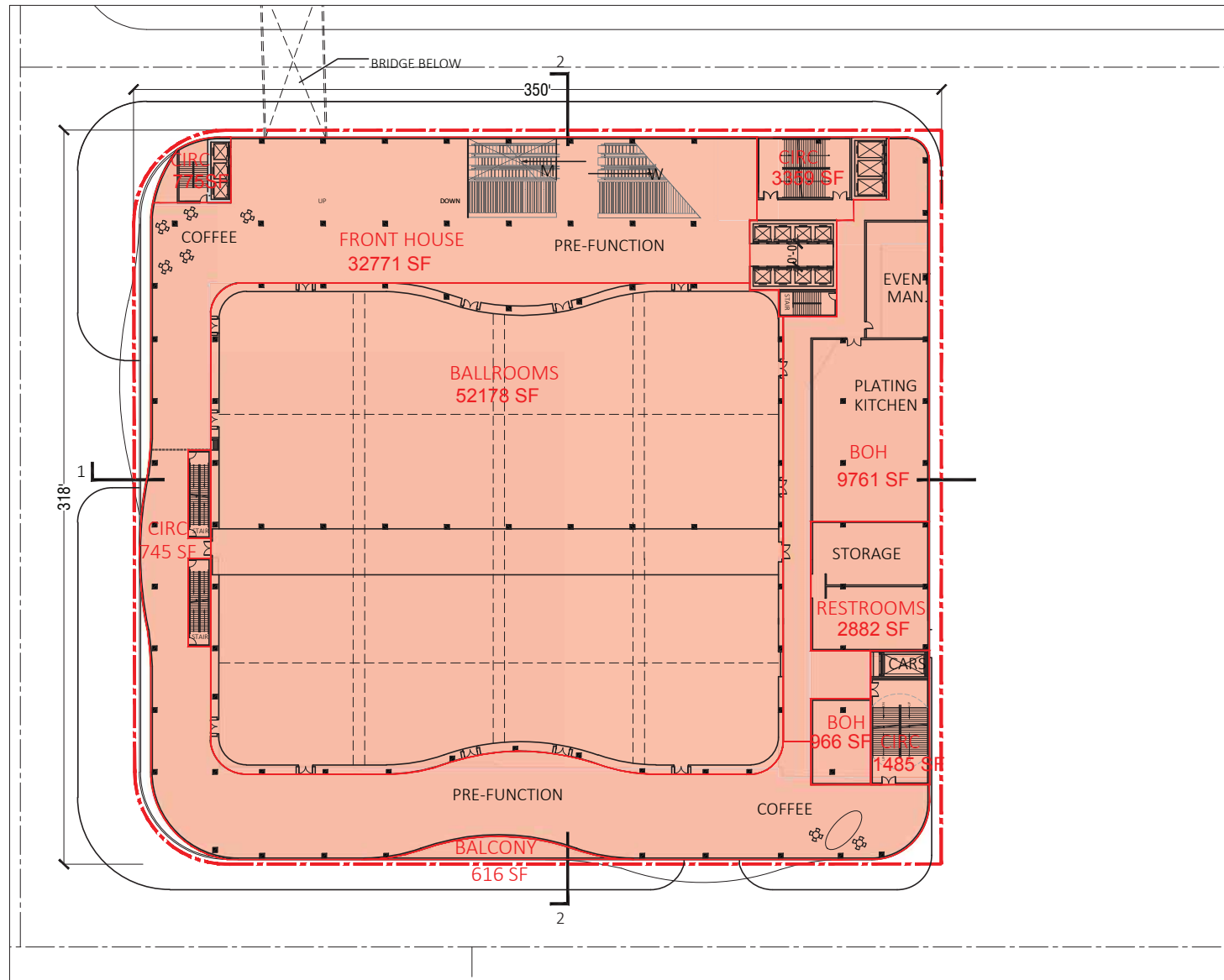
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

DATE:  
 2019.07.02

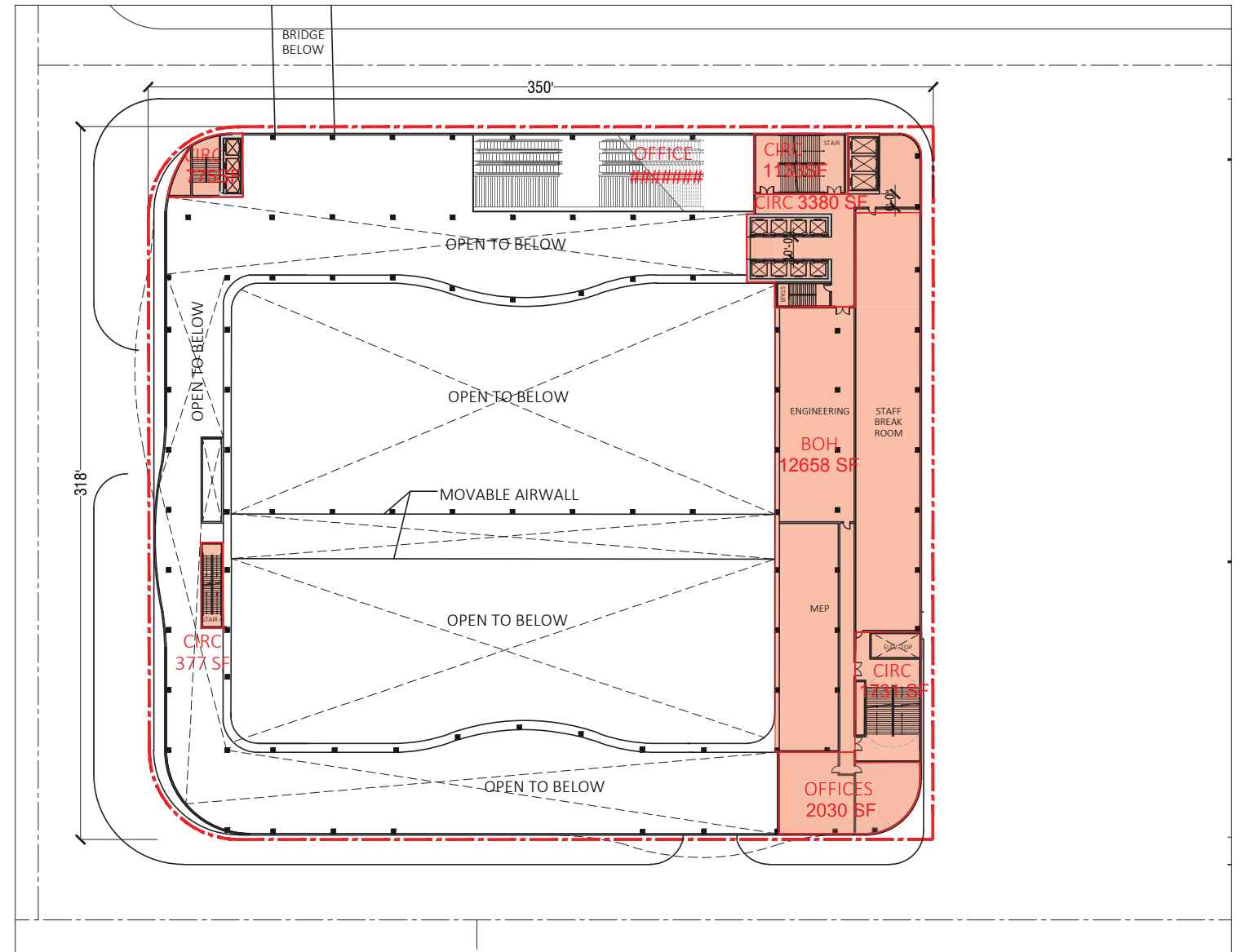
A0-17



LEVEL 3

FRONT HOUSE :  $32,771 + 2,882 = 35,653$  SF  
 BOH : 9,761 SF  
 BALLROOM : 52,178 SF  
 CIRCULATION :  $775 + 3,359 + 745 + 1,485 = 6,364$  SF  
 BALCONY : 616 SF

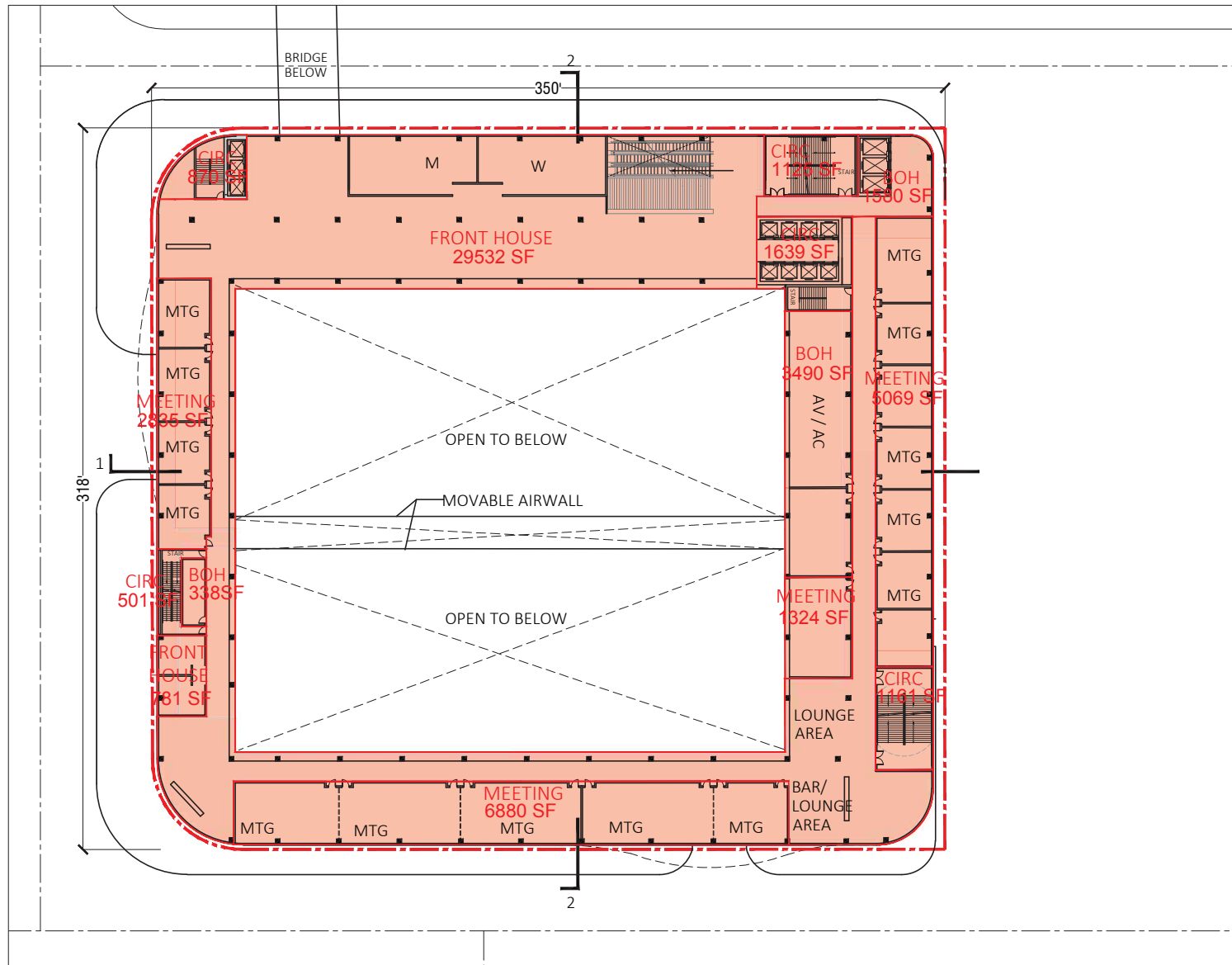
TOTAL GSF ACCOUNTABLE: 104,572 SF



LEVEL 3 MEZZANINE

CIRCULATION  $775 + 1,133 + 3,740 + 1,731 + 377 = 7,756$  SF  
 OFFICE  $1,961 + 1,807 = 3,768$  SF  
 BOH 12,658 SF

TOTAL GSF ACCOUNTABLE: 24,182 SF



**LEVEL 4**

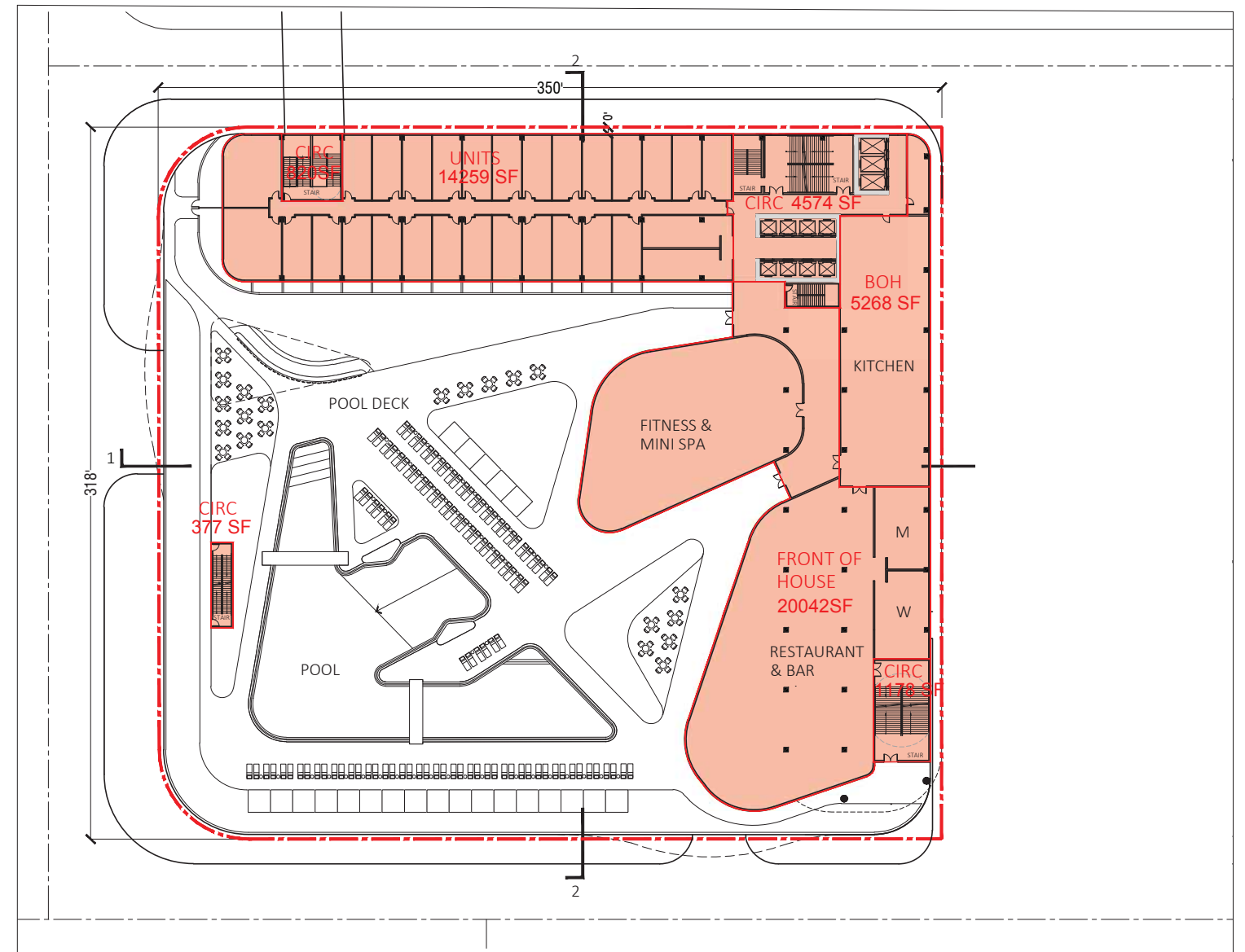
CIRCULATION :  $870 + 1,125 + 1,639 + 1,161 + 501 = 5,296$  SF

BOH :  $1,580 + 3,490 + 338 = 5,408$  SF

FRONT HOUSE :  $29,532 + 781 = 30,313$  SF

MEETING :  $5,069 + 1,324 + 6,880 + 2,835 = 16,108$  SF

TOTAL GSF ACCOUNTABLE: 57,125 SF



**LEVEL 5**

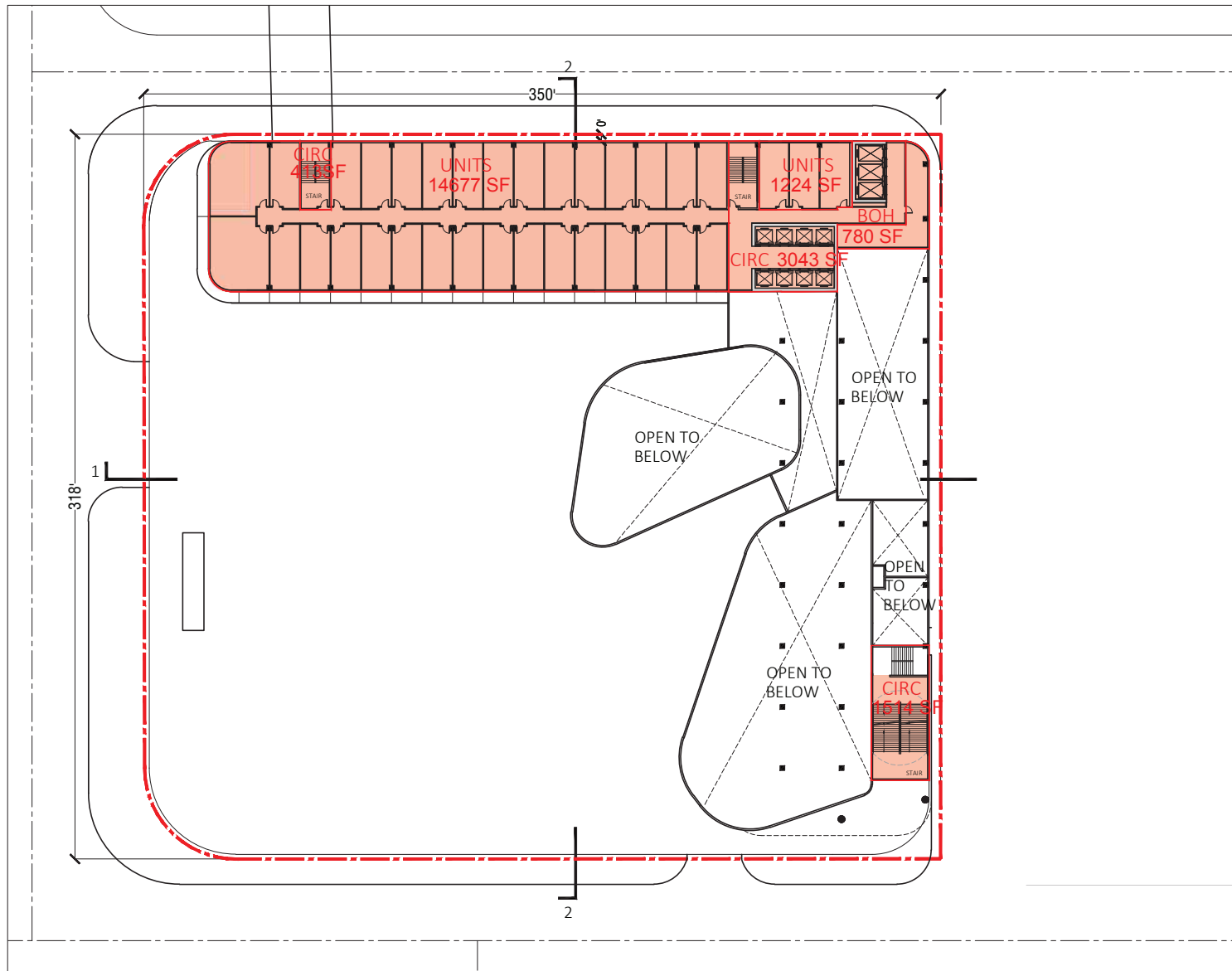
UNITS : 14,259 SF

FRONT OF HOUSE : 20,042 SF

BOH : 5,268 SF

CIRCULATION :  $820 + 4,574 + 377 + 1,178 = 6,949$  SF

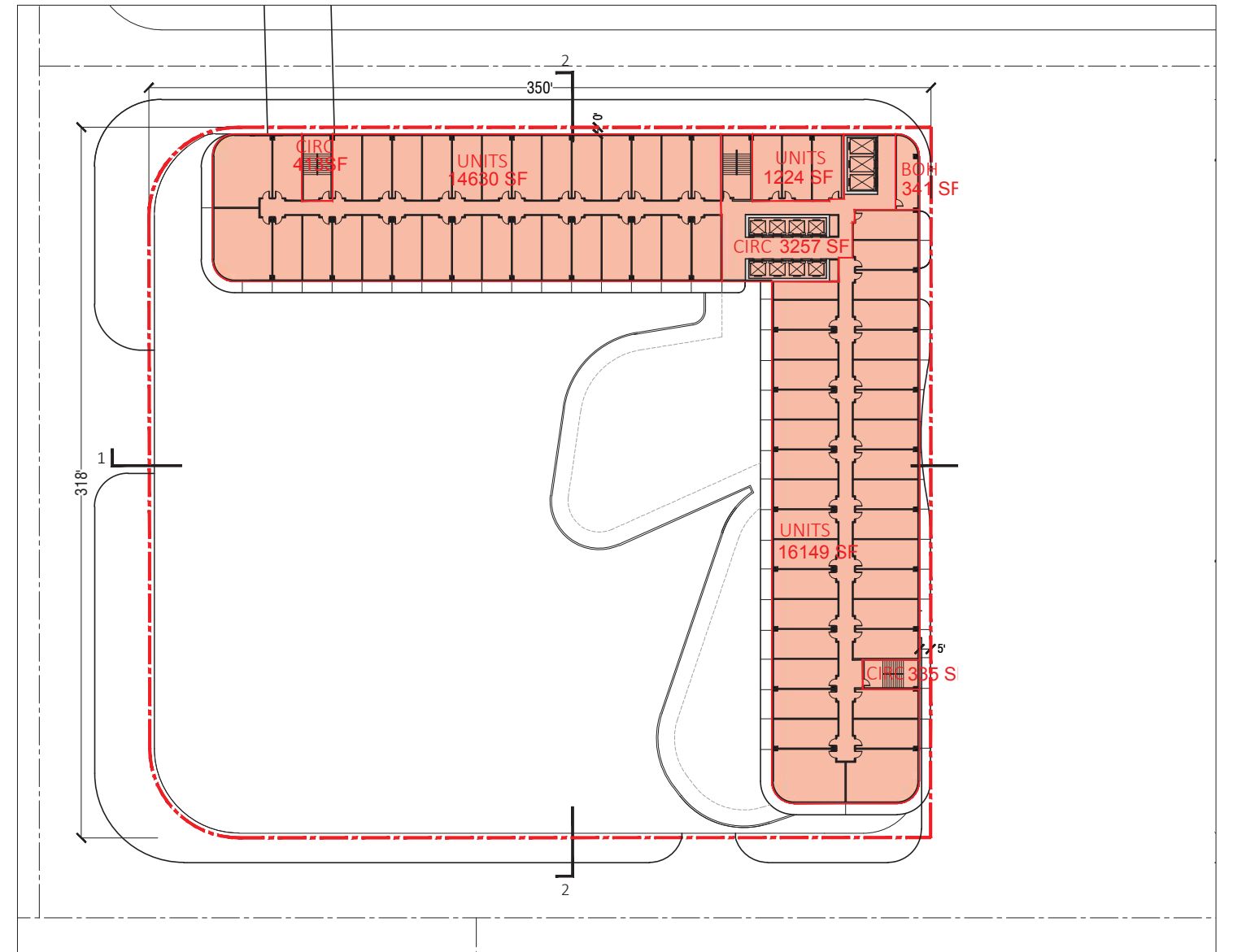
TOTAL GSF ACCOUNTABLE: 46,518 SF



LEVEL 6

HOTEL UNITS : 14,677+ 1,224 = 15,901 SF  
 CIRCULATION : 413 + 3,043 + 1,514 = 4,970 SF

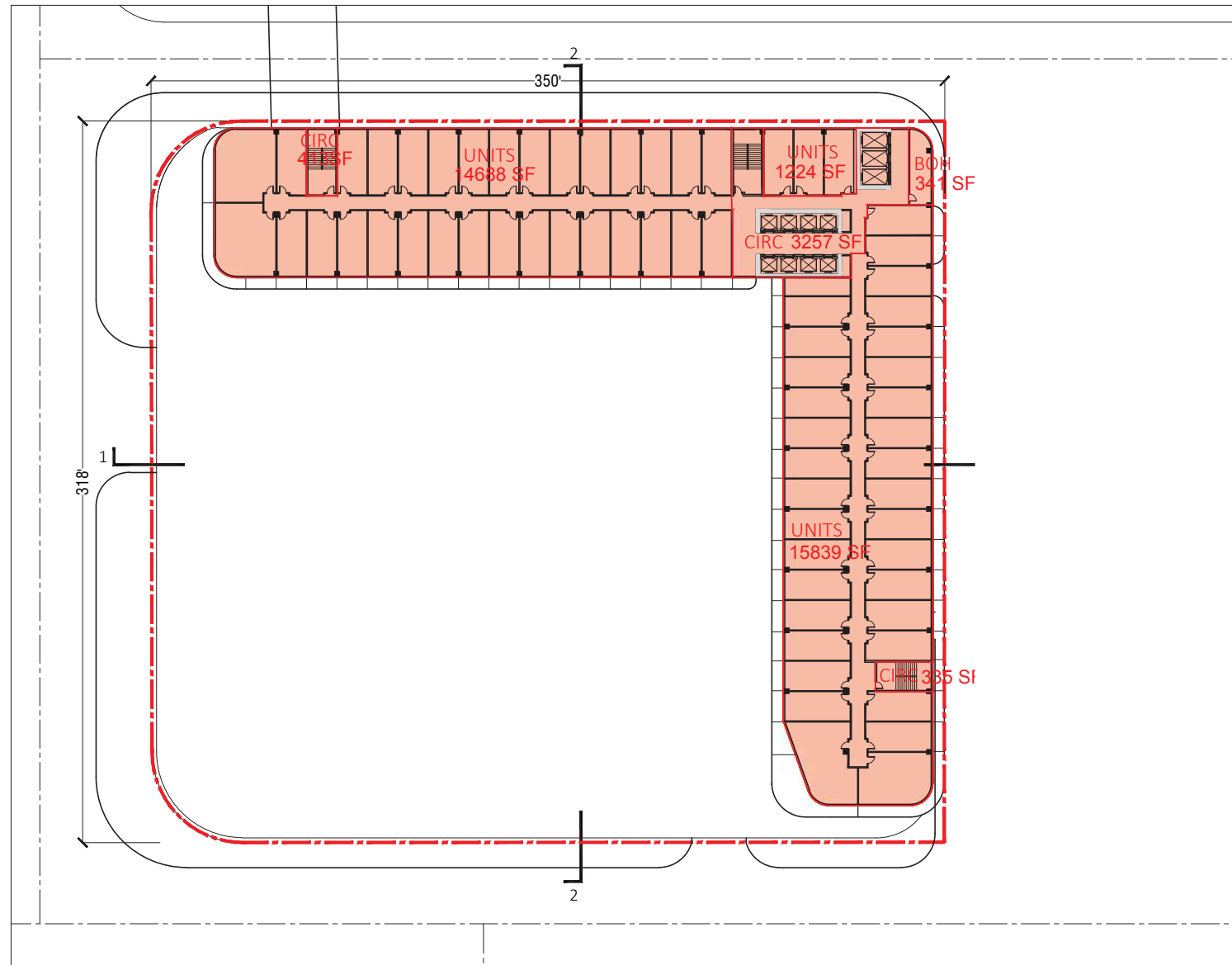
TOTAL GSF ACCOUNTABLE: 20,871 SF



LEVEL 7

HOTEL UNITS : 14,630 + 16,149 + 1,224 = 32,003 SF  
 CIRCULATION : 413 + 3,257 + 335 = 4,005 SF  
 BOH : 341

TOTAL GSF ACCOUNTABLE: 36,349 SF



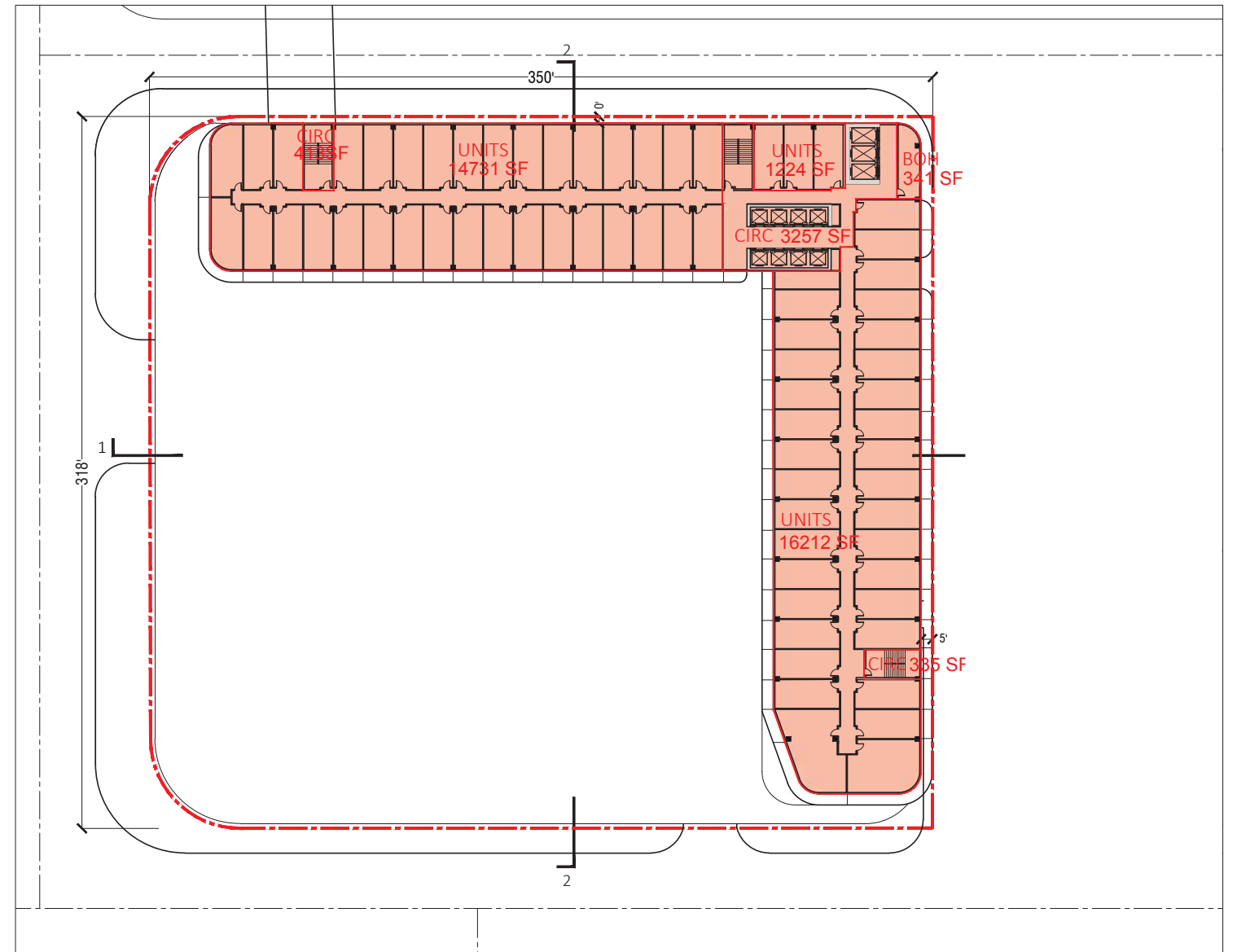
**LEVEL 8**

HOTEL UNITS :  $14,688 + 15,839 + 1,224 = 31,751$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,097 SF



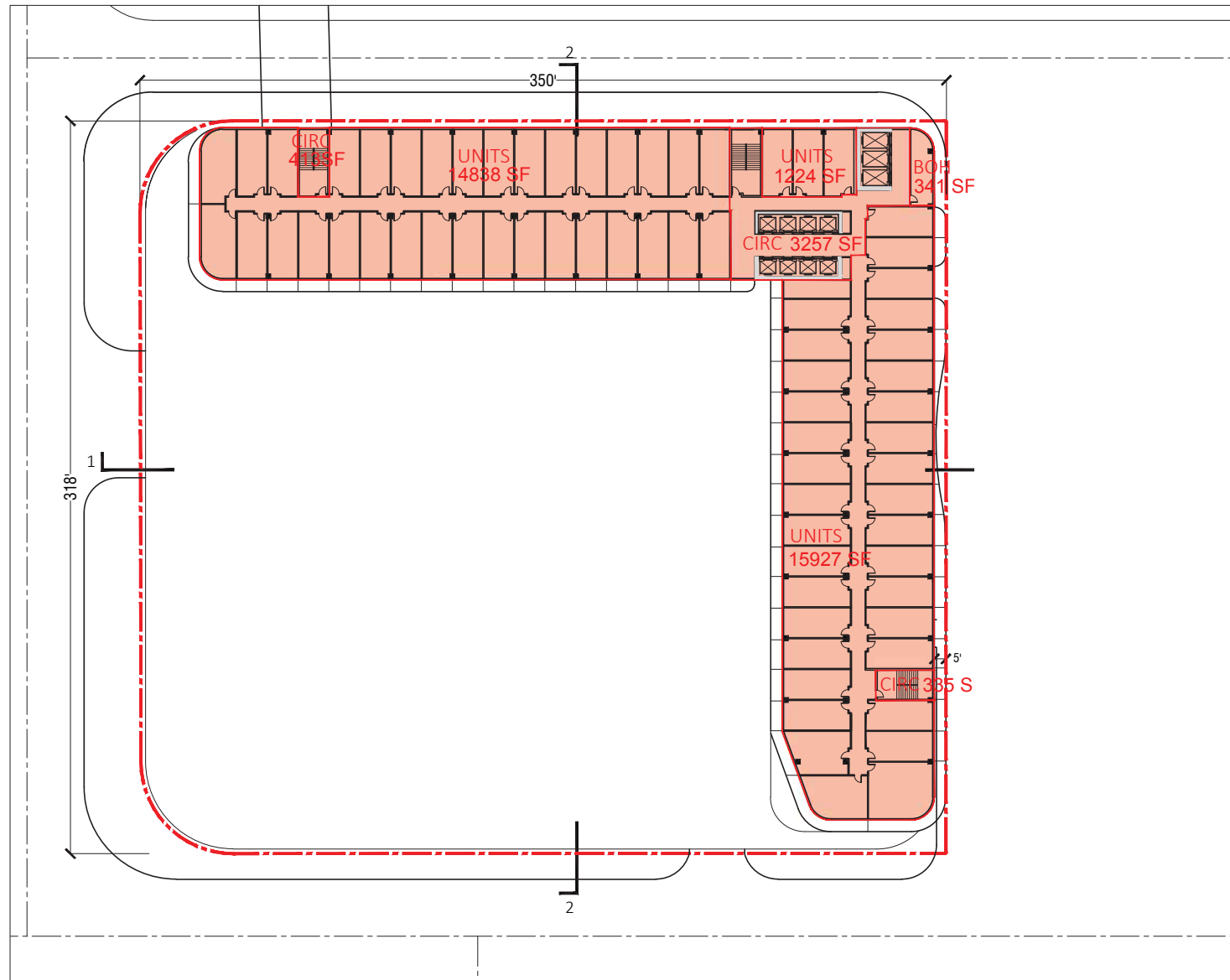
**LEVEL 9**

HOTEL UNITS :  $14,731 + 16,212 + 1,224 = 32,167$  SF

CIRCULATION :  $413 + 335 + 3,257 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,513 SF



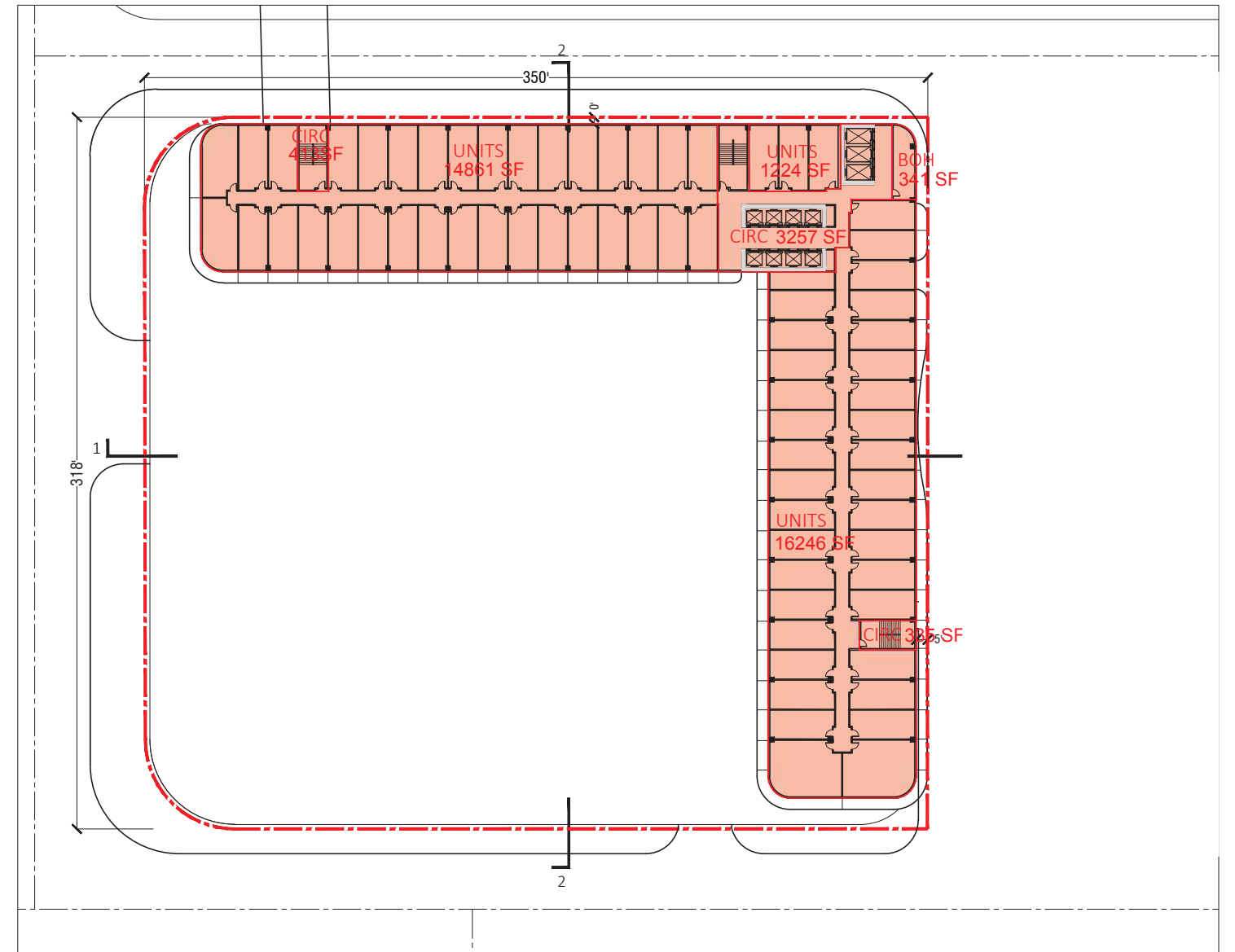
LEVEL 10

HOTEL UNITS :  $14,838 + 15,927 + 1,224 = 31,989$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,335 SF



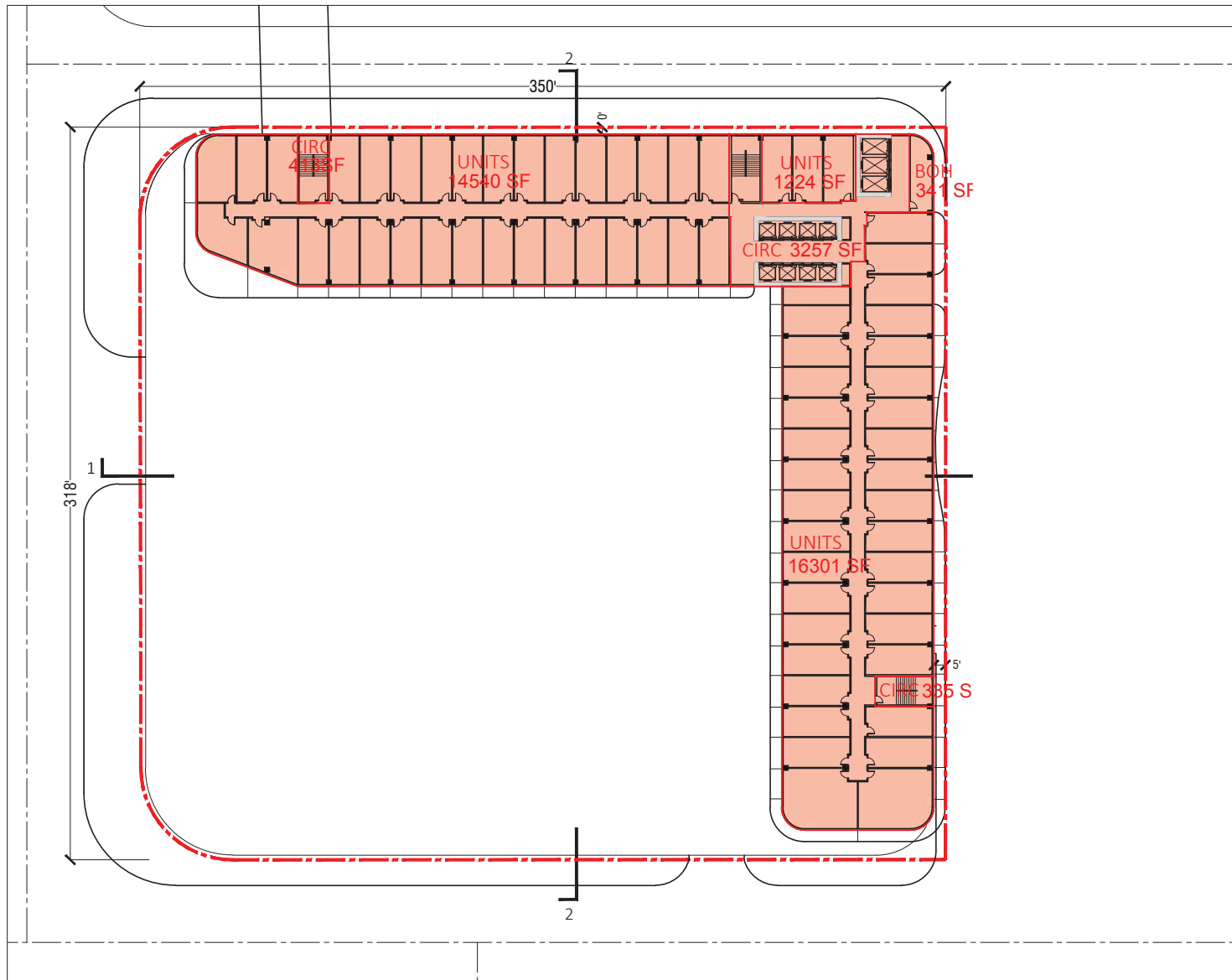
LEVEL 11

HOTEL UNITS :  $14,681 + 16,246 + 1,224 = 32,331$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,677 SF



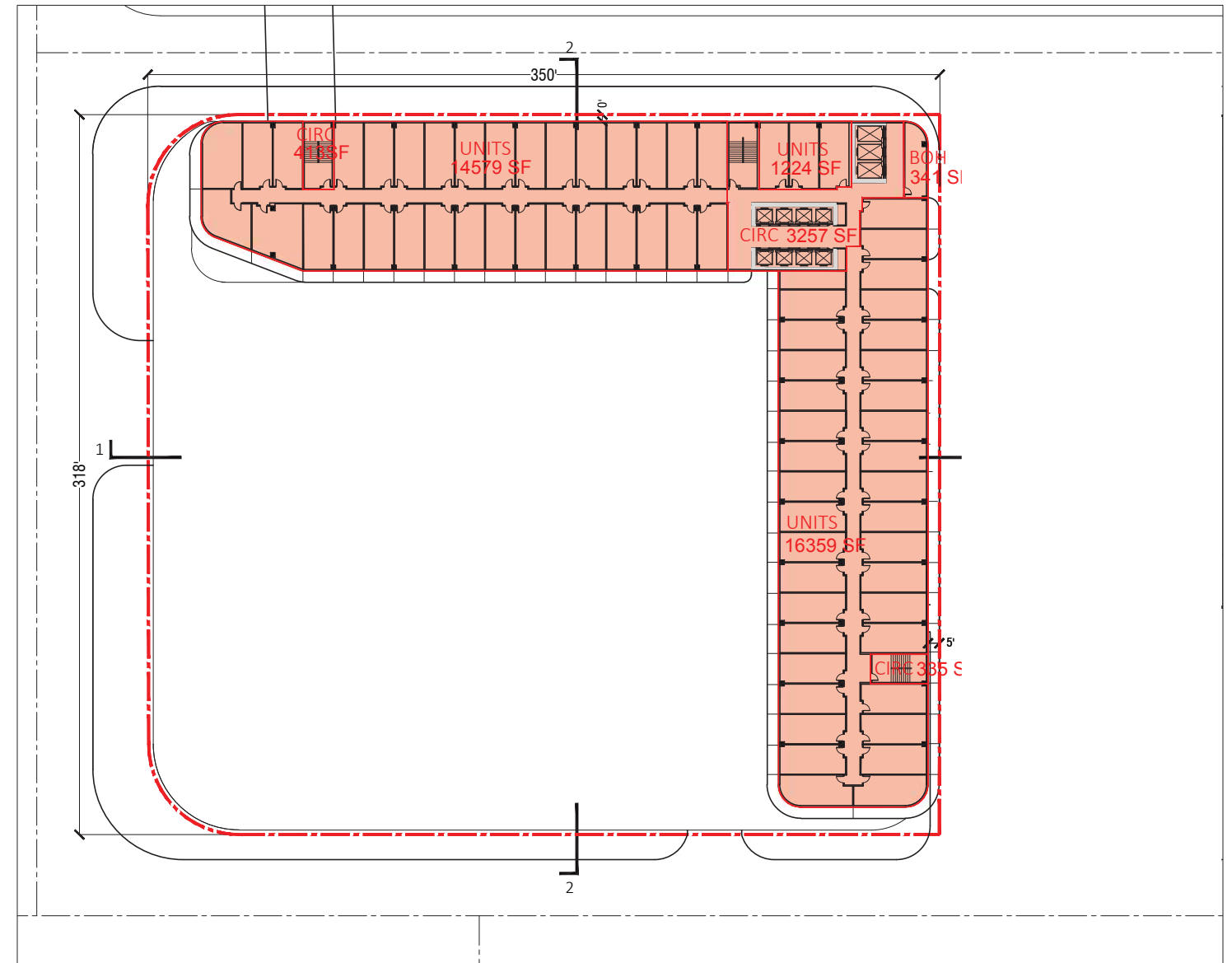
LEVEL 12

HOTEL UNITS :  $14,540 + 16,301 + 1,224 = 32,065$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,411 SF



LEVEL 13

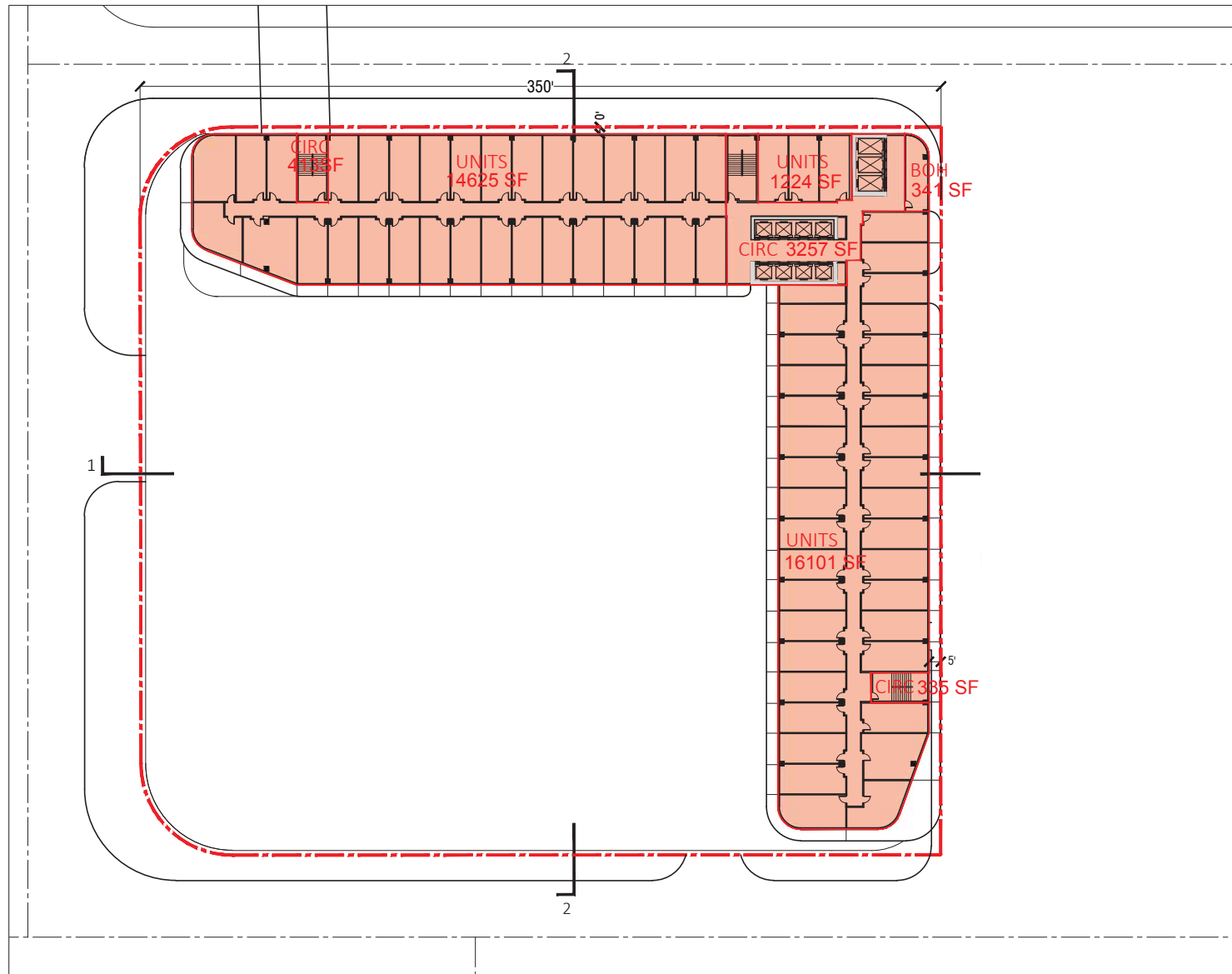
HOTEL UNITS :  $14,579 + 16,359 + 1,224 = 32,162$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,508 SF





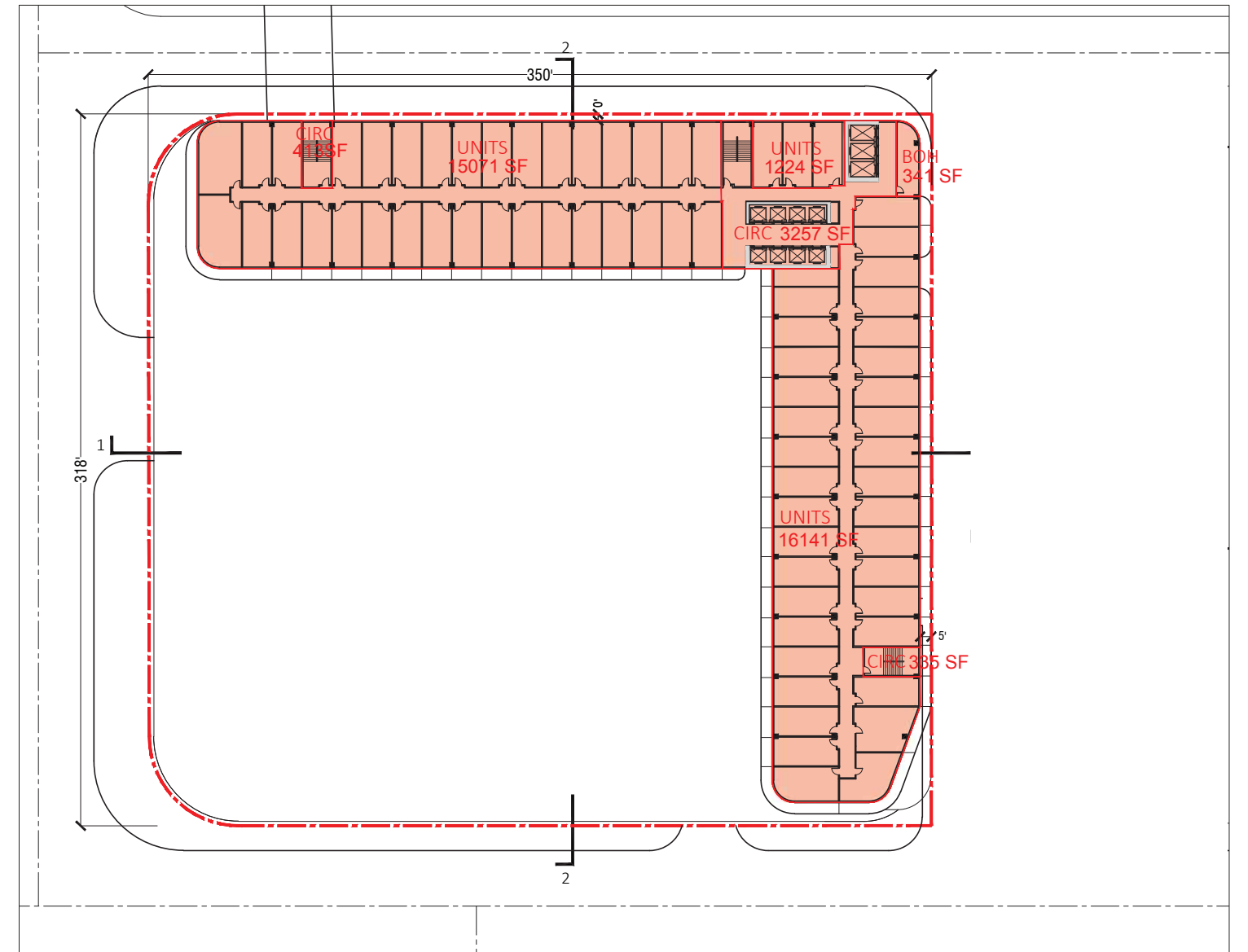
**LEVEL 14**

HOTEL UNITS :  $14,625 + 16,101 + 1,224 = 31,950$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,296 SF



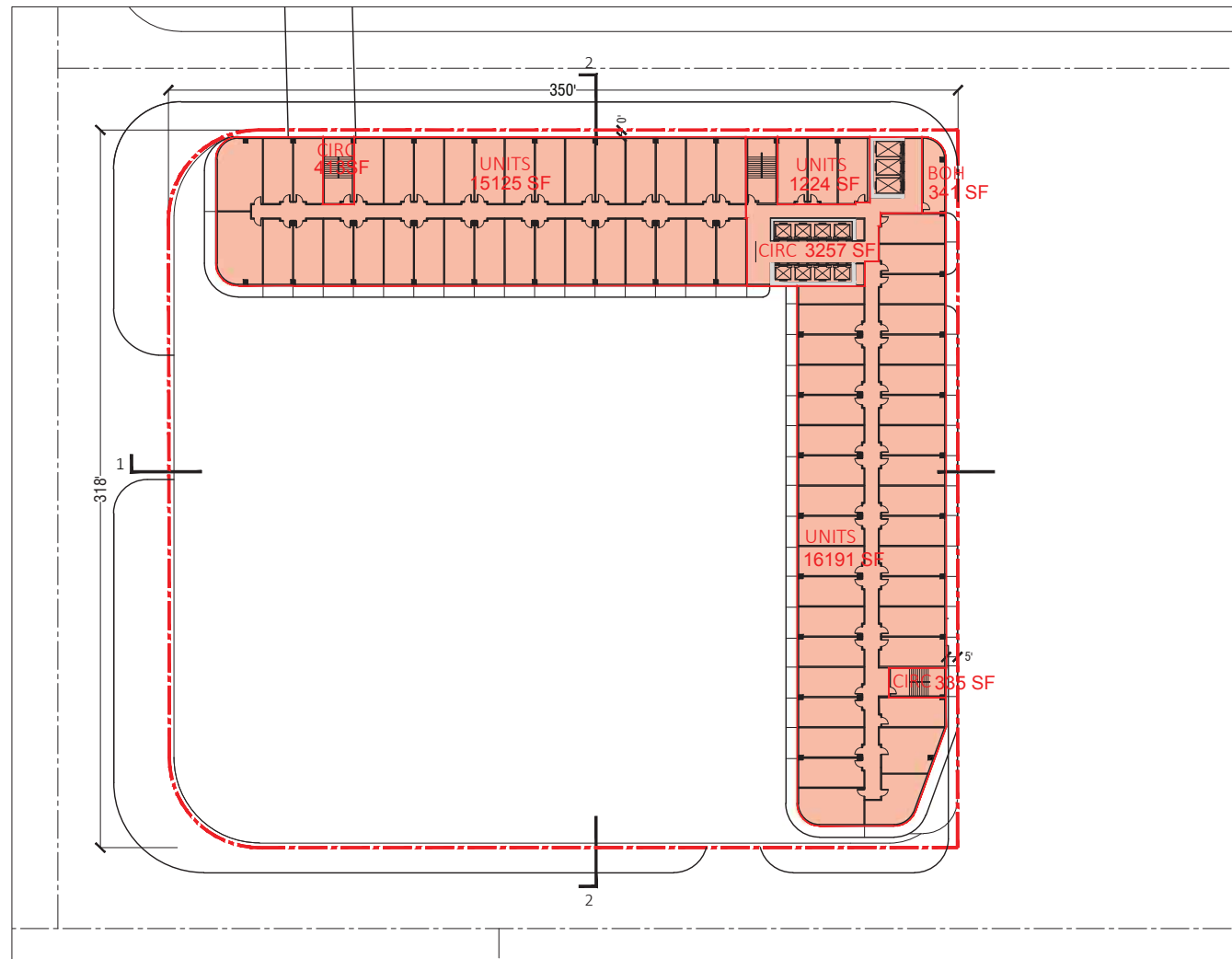
**LEVEL 15**

HOTEL UNITS :  $15,071 + 16,141 + 1,224 = 32,436$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,782 SF



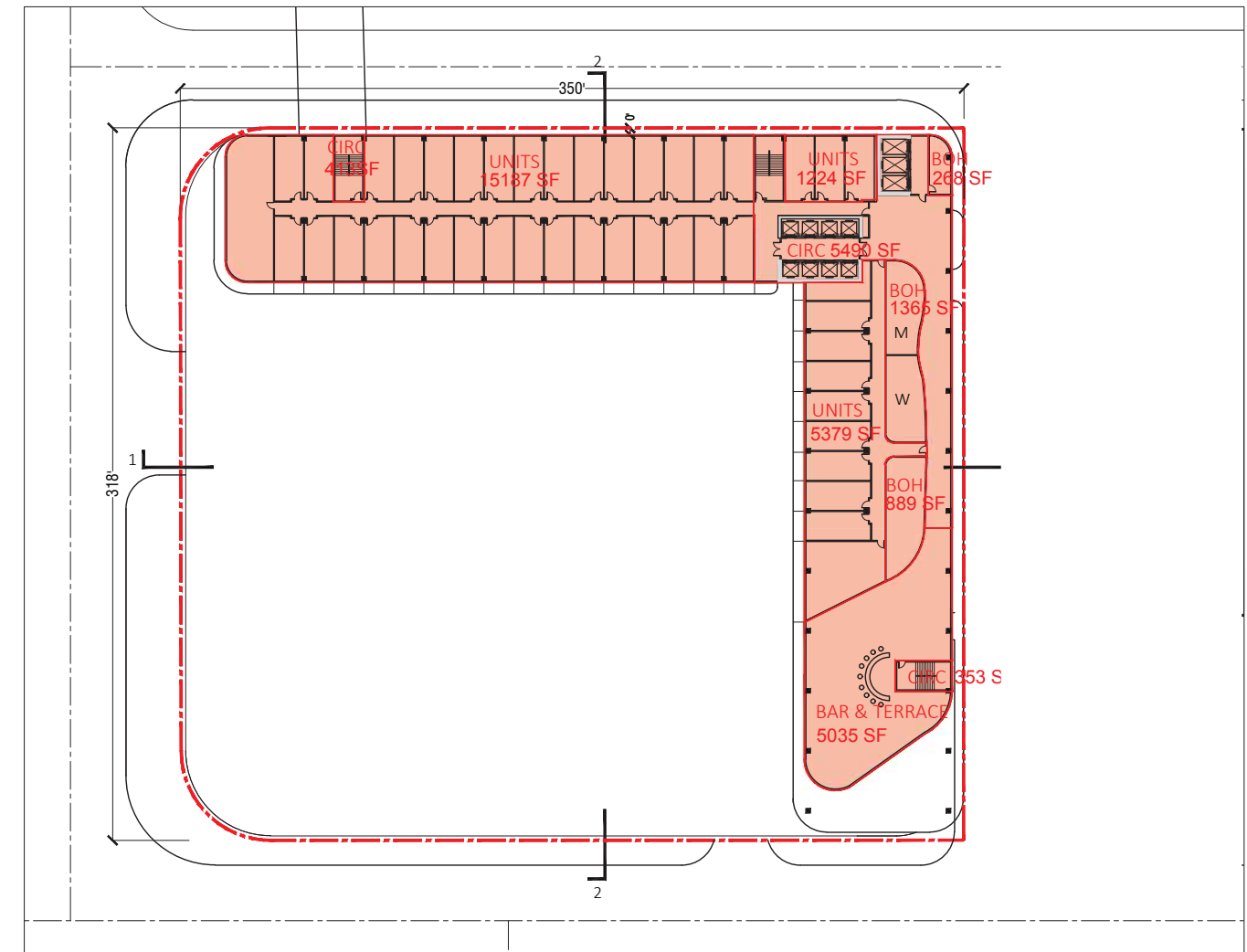
LEVEL 16

HOTEL UNITS :  $15,125 + 16,191 + 1,224 = 32,540$  SF

CIRCULATION :  $413 + 3,257 + 335 = 4,005$  SF

BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,886 SF



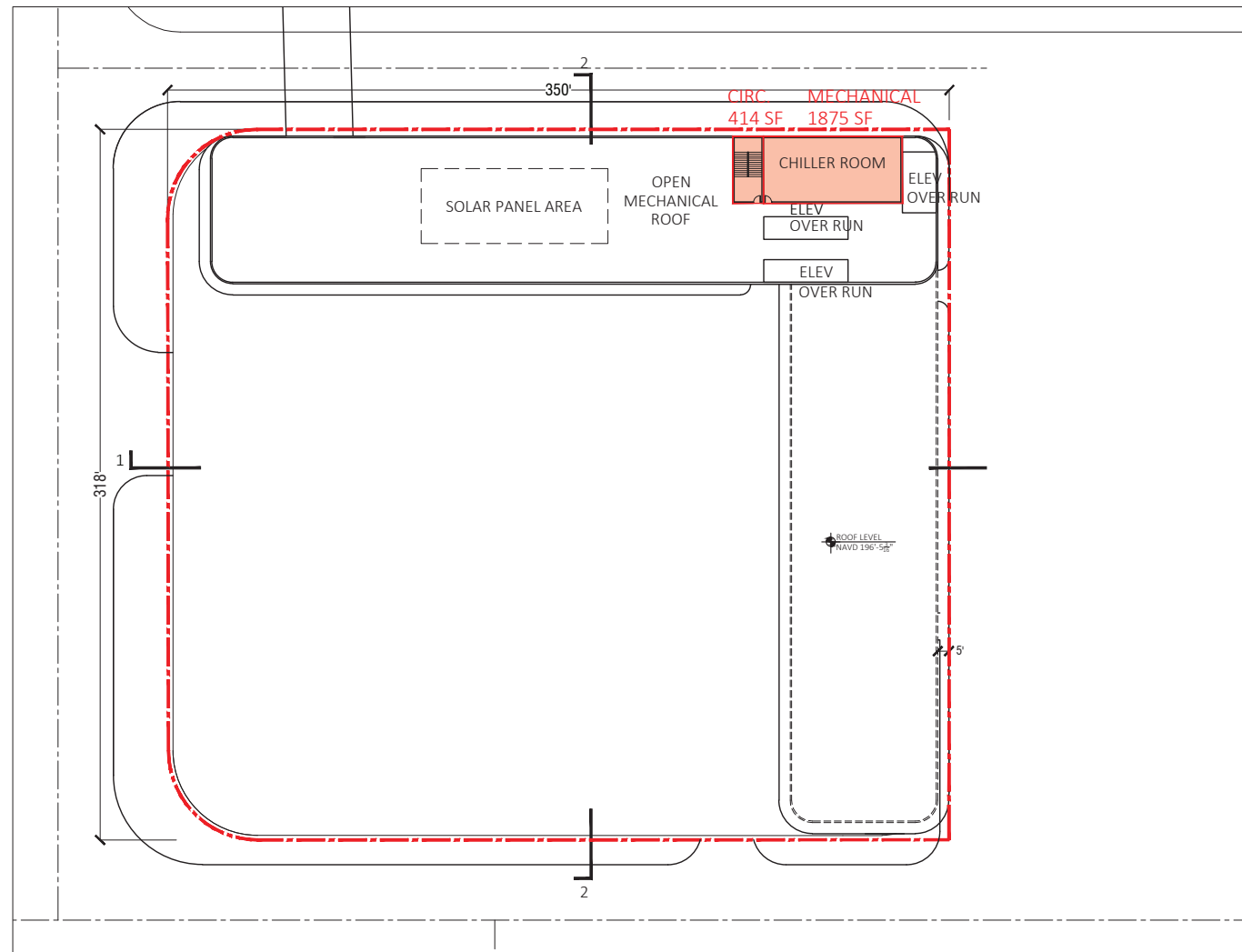
LEVEL 17

HOTEL UNITS :  $15,187 + 5,379 + 1,224 = 21,790$  SF

CIRCULATION :  $425 + 5,483 + 353 = 6,261$  SF

BOH :  $268 + 1,365 + 889 = 2,522$  SF

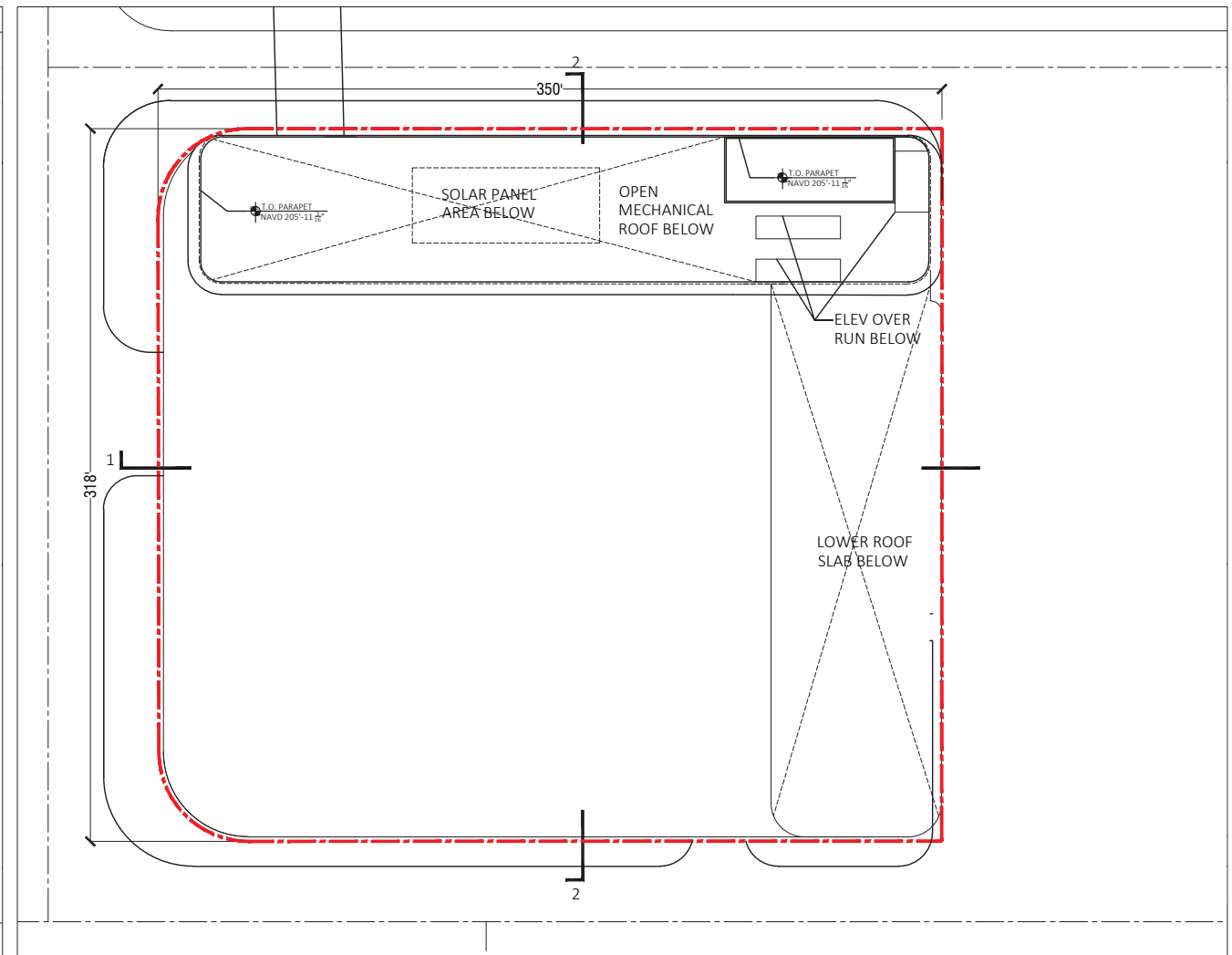
TOTAL GSF ACCOUNTABLE: 30,573 SF



ROOF LEVEL :

MECHANICAL : 1,875 SF  
 CIRCULATION : 414 SF

TOTAL GSF ACCOUNTABLE: 2,289 SF



UPPER ROOF LEVEL :

THERE IS 0 SF ACCOUNTABLE FAR AT UPPER ROOF

## TOTAL FAR PROVIDED

UPPER ROOF	0 SF
ROOF	2, 289 SF
LEVEL 17	30,573 SF
LEVEL 16	36,886 SF
LEVEL 15	36,782 SF
LEVEL 14	36,296 SF
LEVEL 13	36,508 SF
LEVEL 12	36,411 SF
LEVEL 11	36,677 SF
LEVEL 10	36,335 SF
LEVEL 9	36,513 SF
LEVEL 8	35,097 SF
LEVEL 7	36,349 SF
LEVEL 6	20,871 SF
LEVEL 5	46,518 SF
LEVEL 4	57,125 SF
LEVEL 3M	22,084 SF
LEVEL 3	104,572 SF
LEVEL 2	65,894 SF
LEVEL 1	76,380 SF

**TOTAL HOTEL ACCOUNTABLE GSF : 790,160 SF**

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

DATE:  
2019.07.02

A0-27



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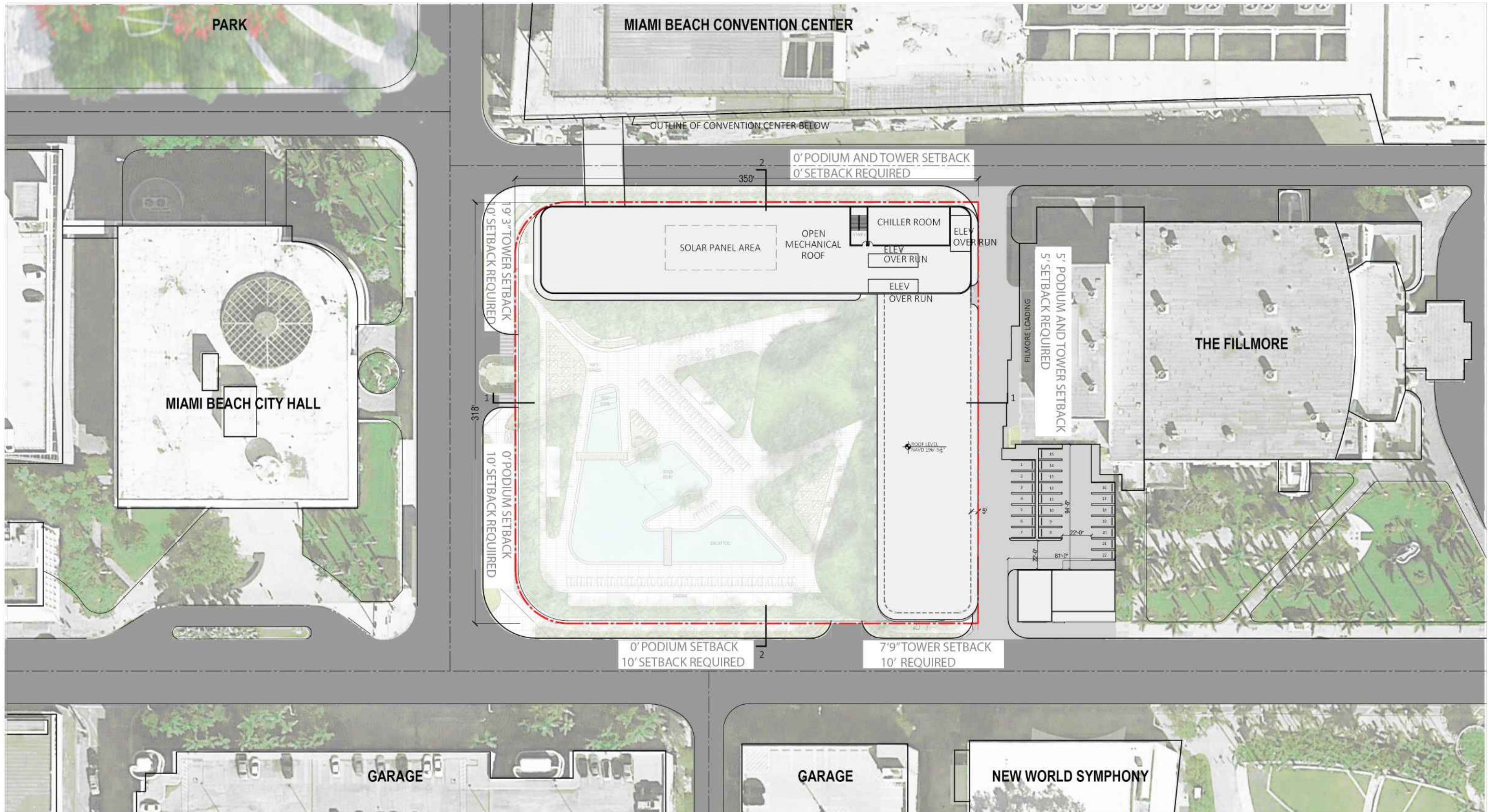
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CONTEXT LOCATION PLAN  
 CCC DISTRICT**

**DATE:  
 2019.07.02**

**A1-00**



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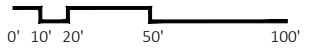
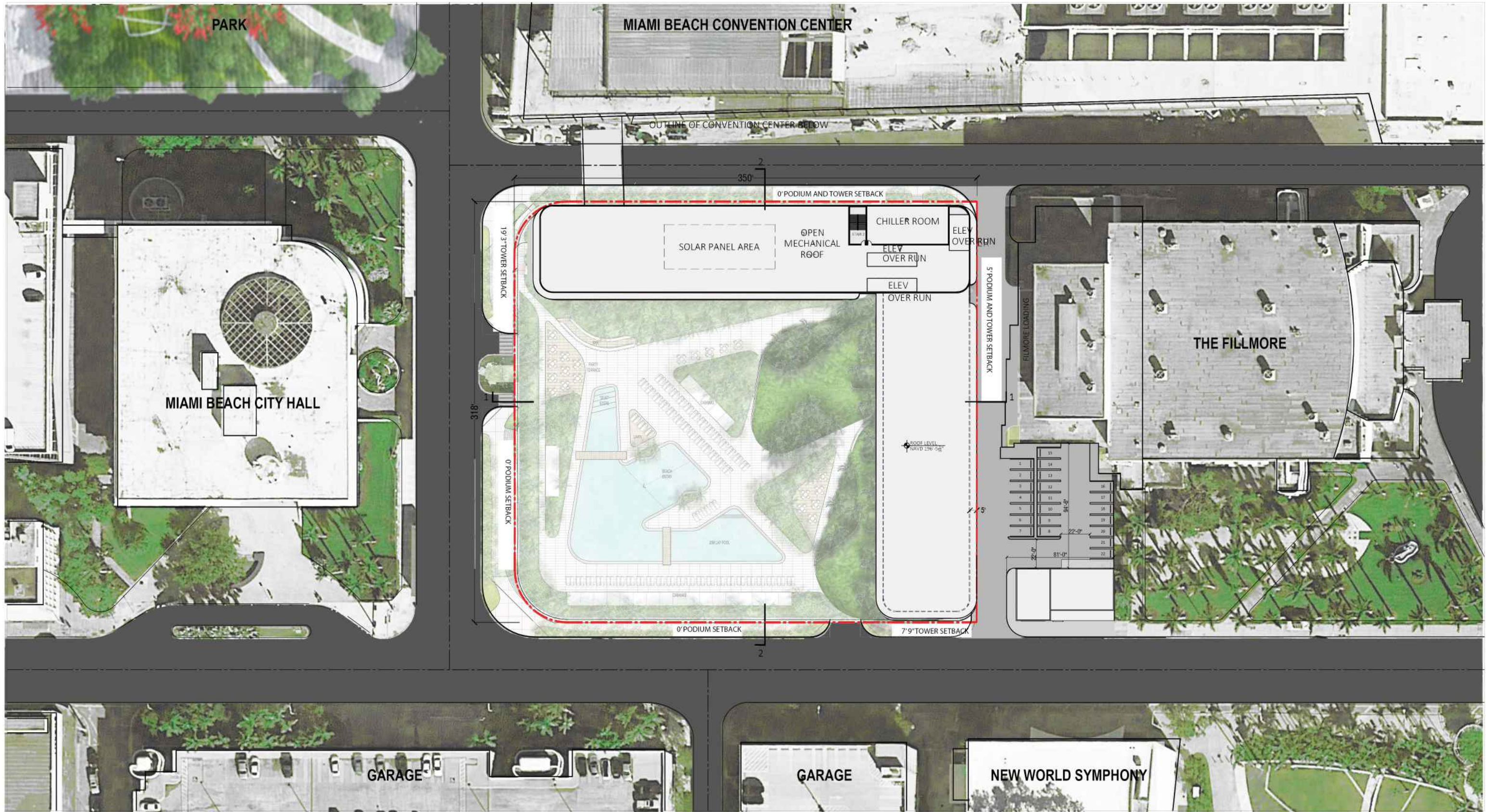
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**SITE PLAN  
 SETBACK DIAGRAM**

**DATE:**  
**2019.07.02**

**A1-01**



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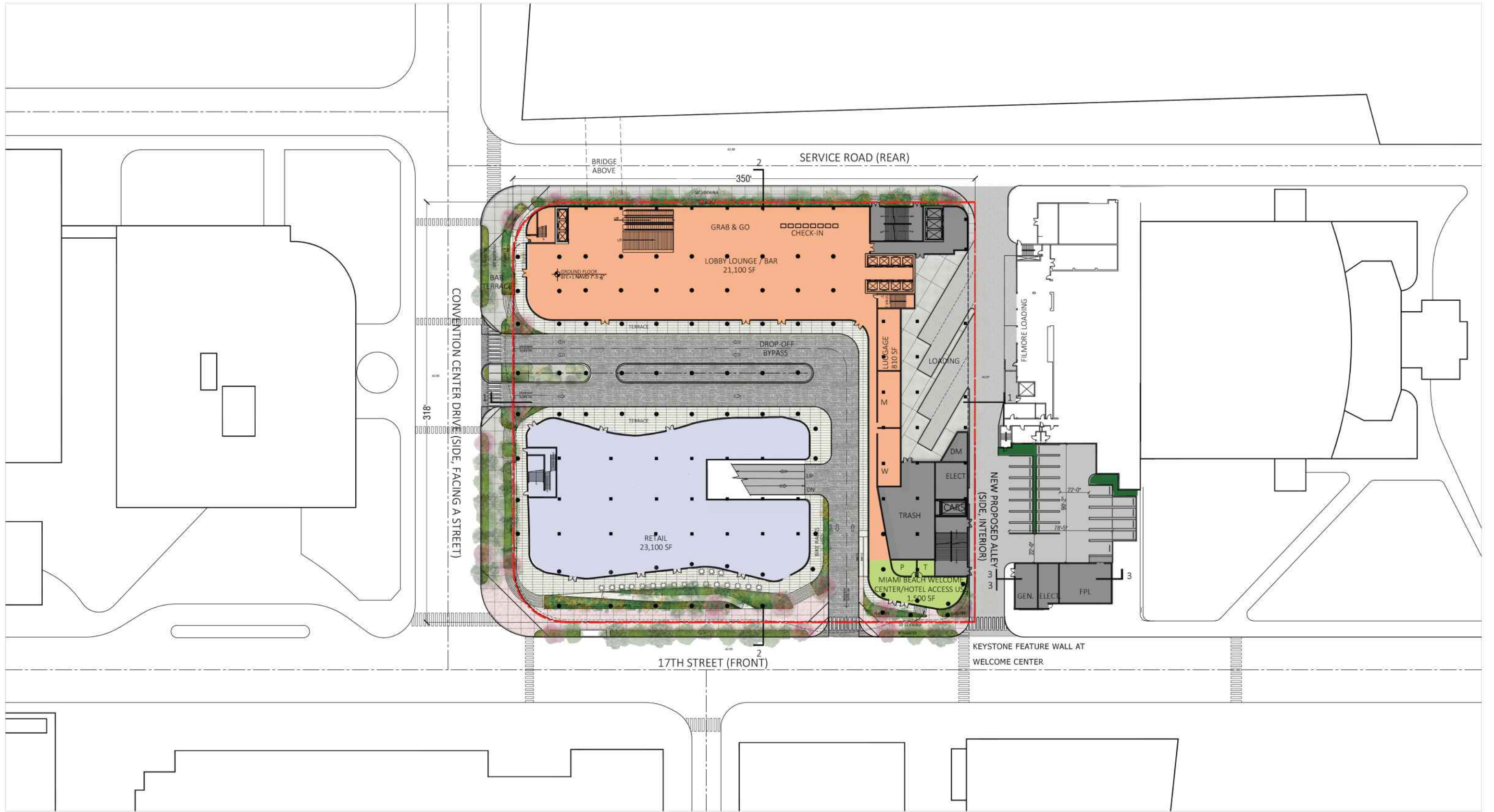
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**RENDERED SITE PLAN**

**DATE:**  
**2019.07.02**

**A1-02**



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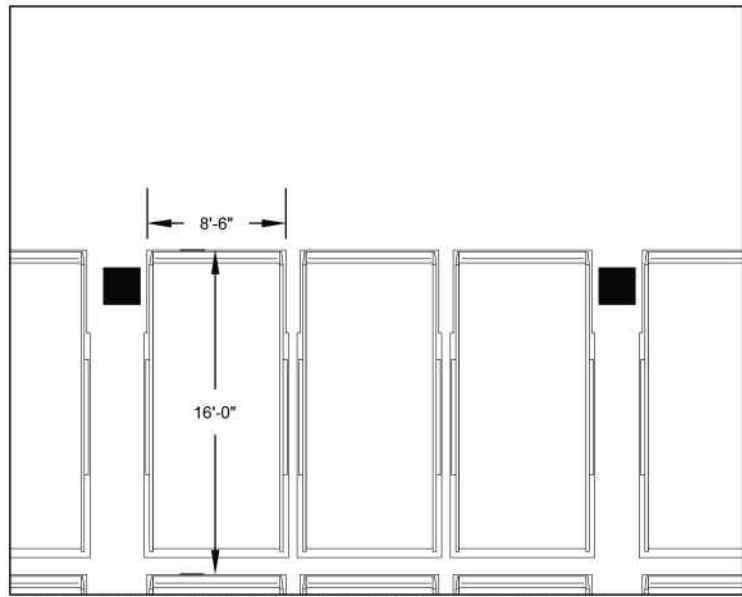
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**GROUND LEVEL**

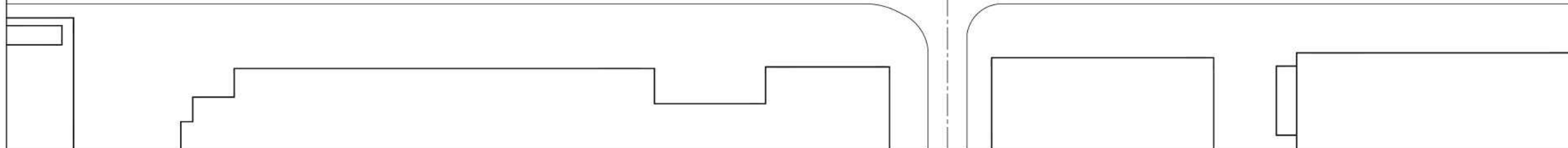
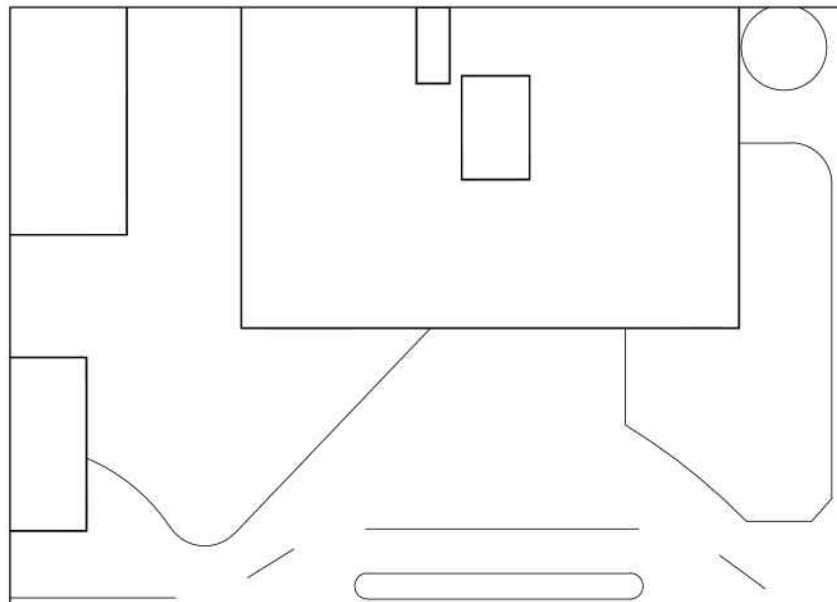
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**2019.07.02**

**A1-03**





VALET PARKING SPACE DIMENSION  
(DOUBLE STACKER)



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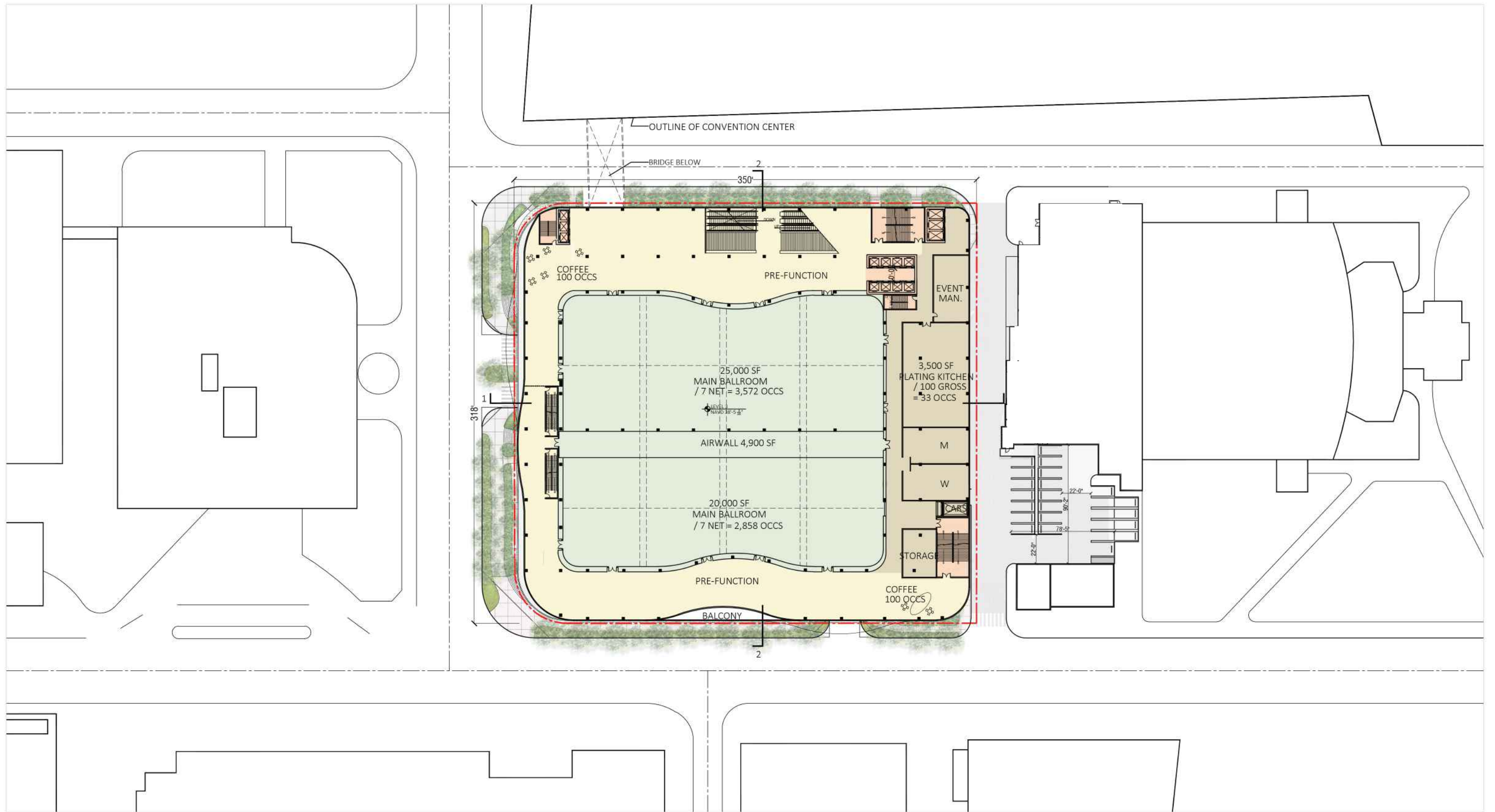
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**LEVEL 02 - PARKING**

**DATE:**  
**2019.07.02**

**A1-04**



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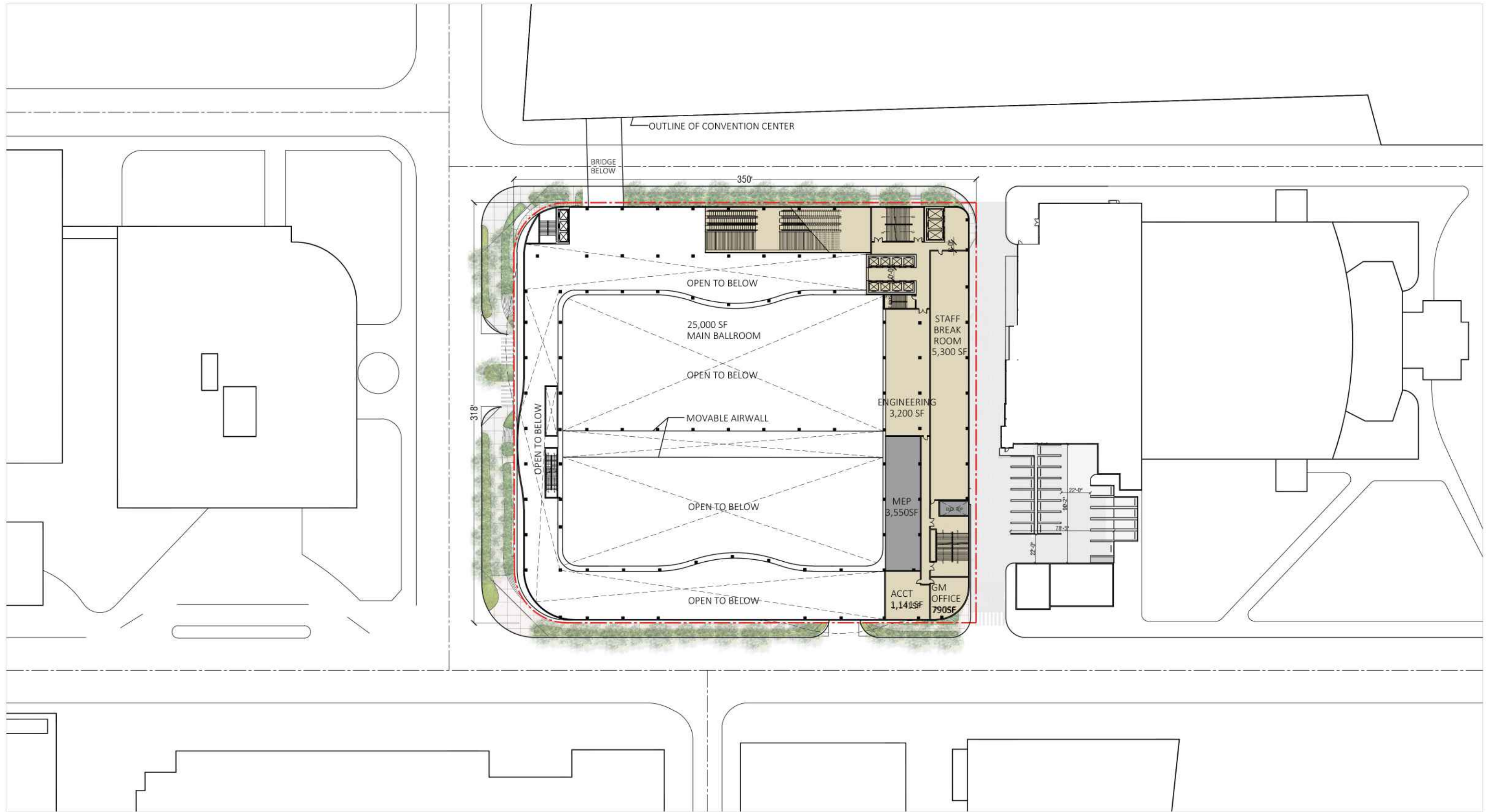
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**LEVEL 03 - BALLROOM**

**DATE:**  
**2019.07.02**

**A1-05**



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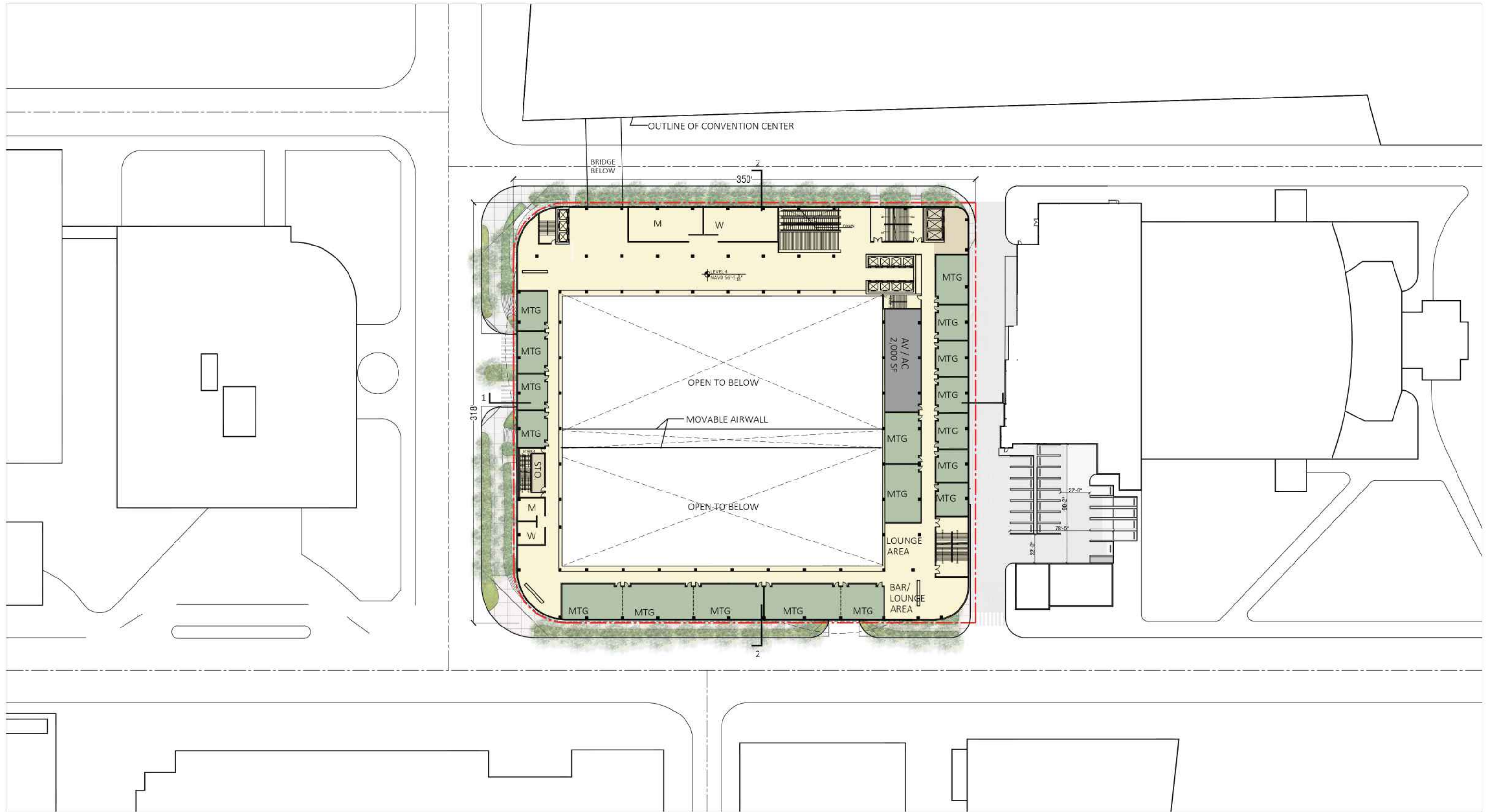
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**LEVEL 03 - MEZZANINE**

**DATE:**  
**2019.07.02**

**A1-06**



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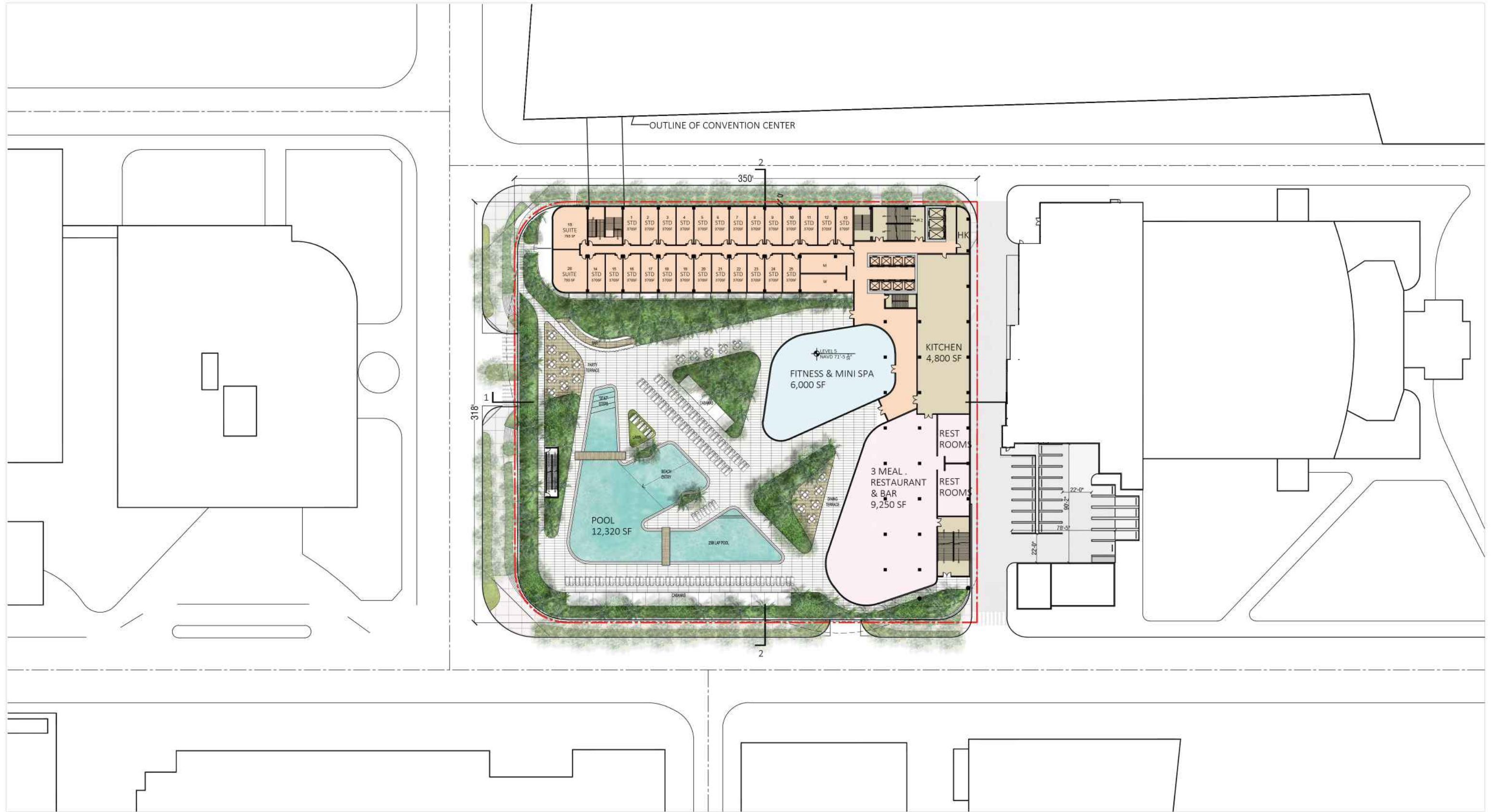
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**LEVEL 04 - MEETING ROOMS**

**DATE:**  
**2019.07.02**

**A1-07**



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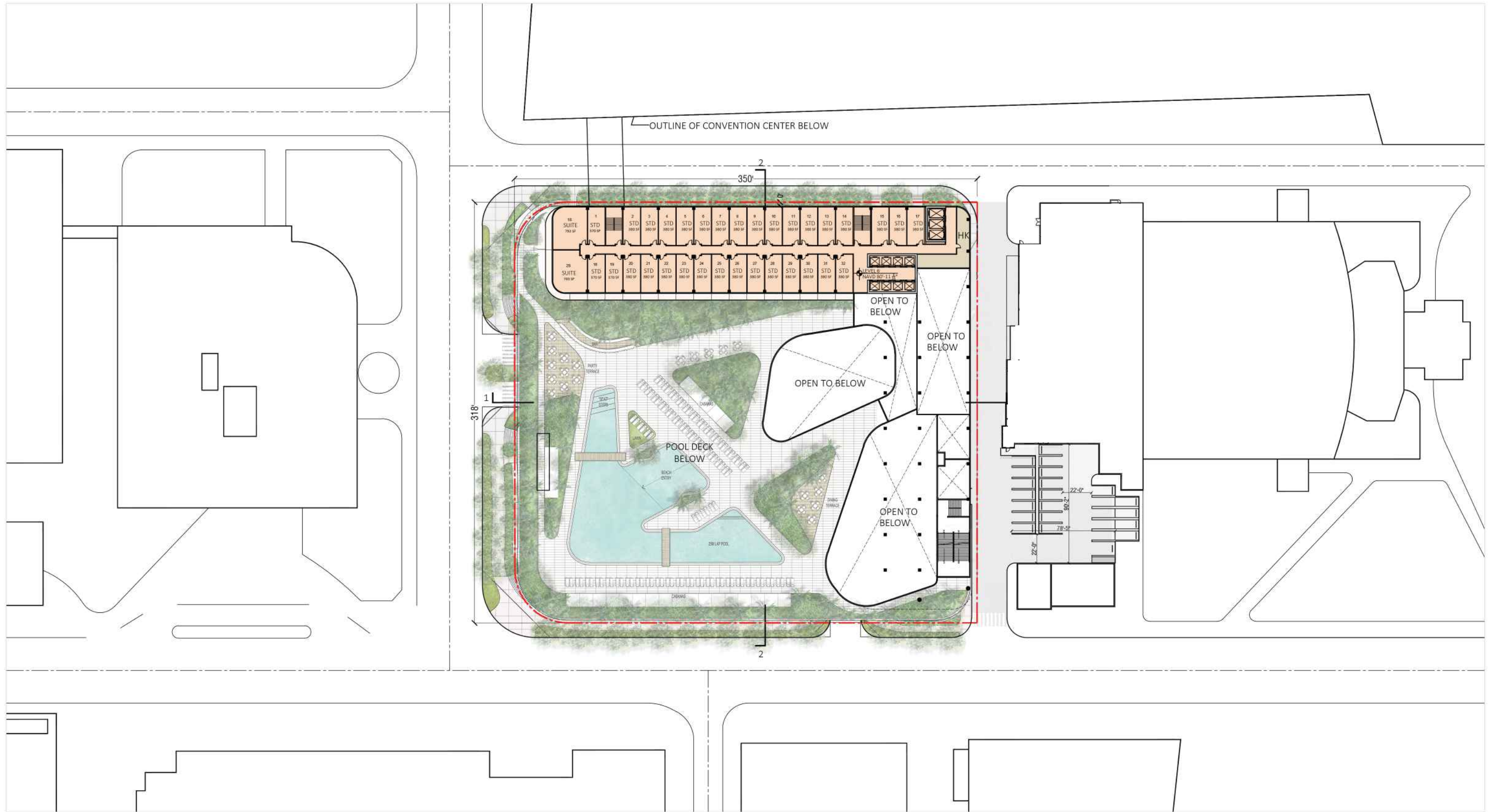
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**LEVEL 05 - POOL DECK**

**DATE:**  
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**A1-08**



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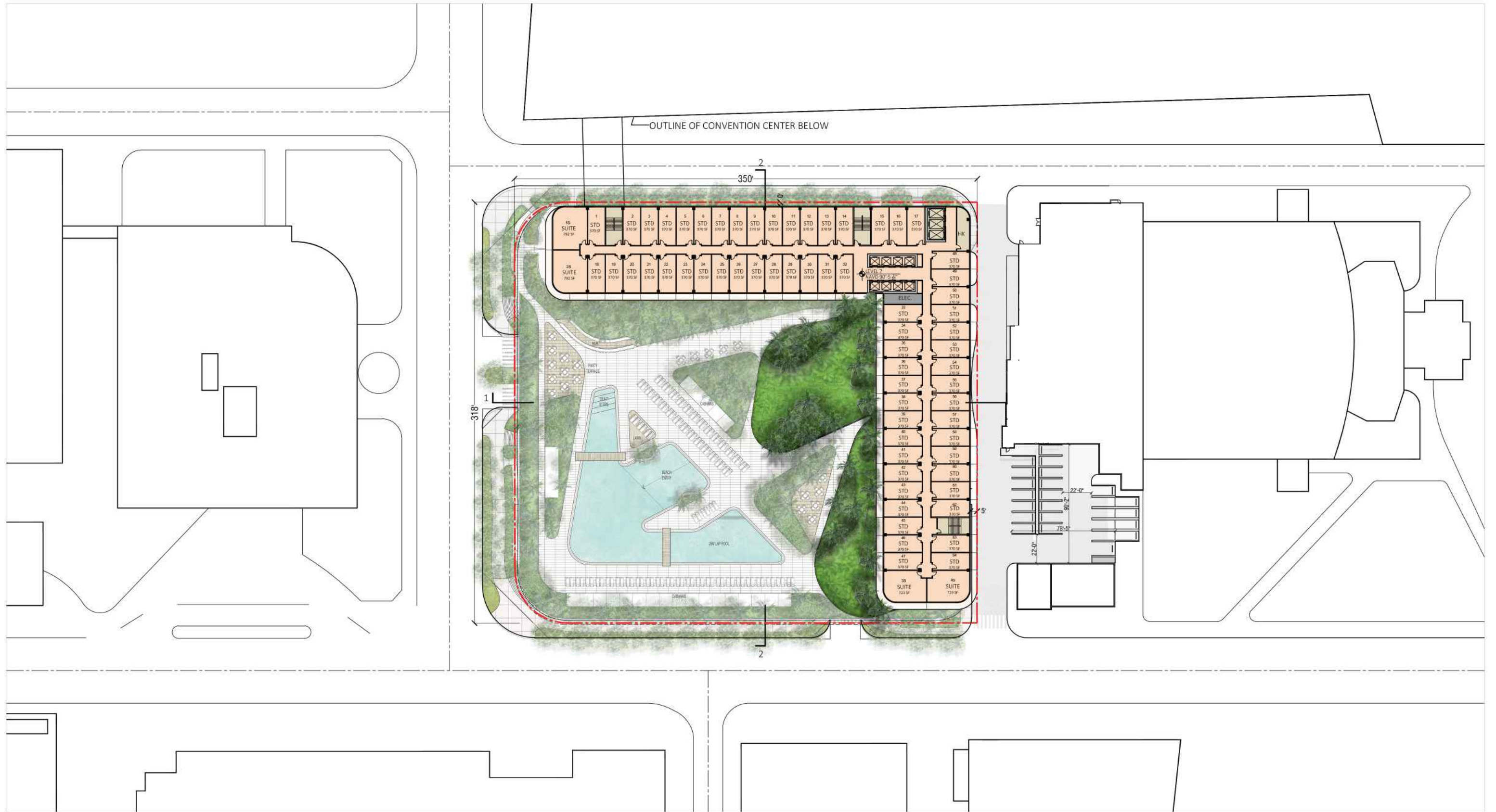
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**LEVEL 06**

**DATE:**  
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**A1-09**



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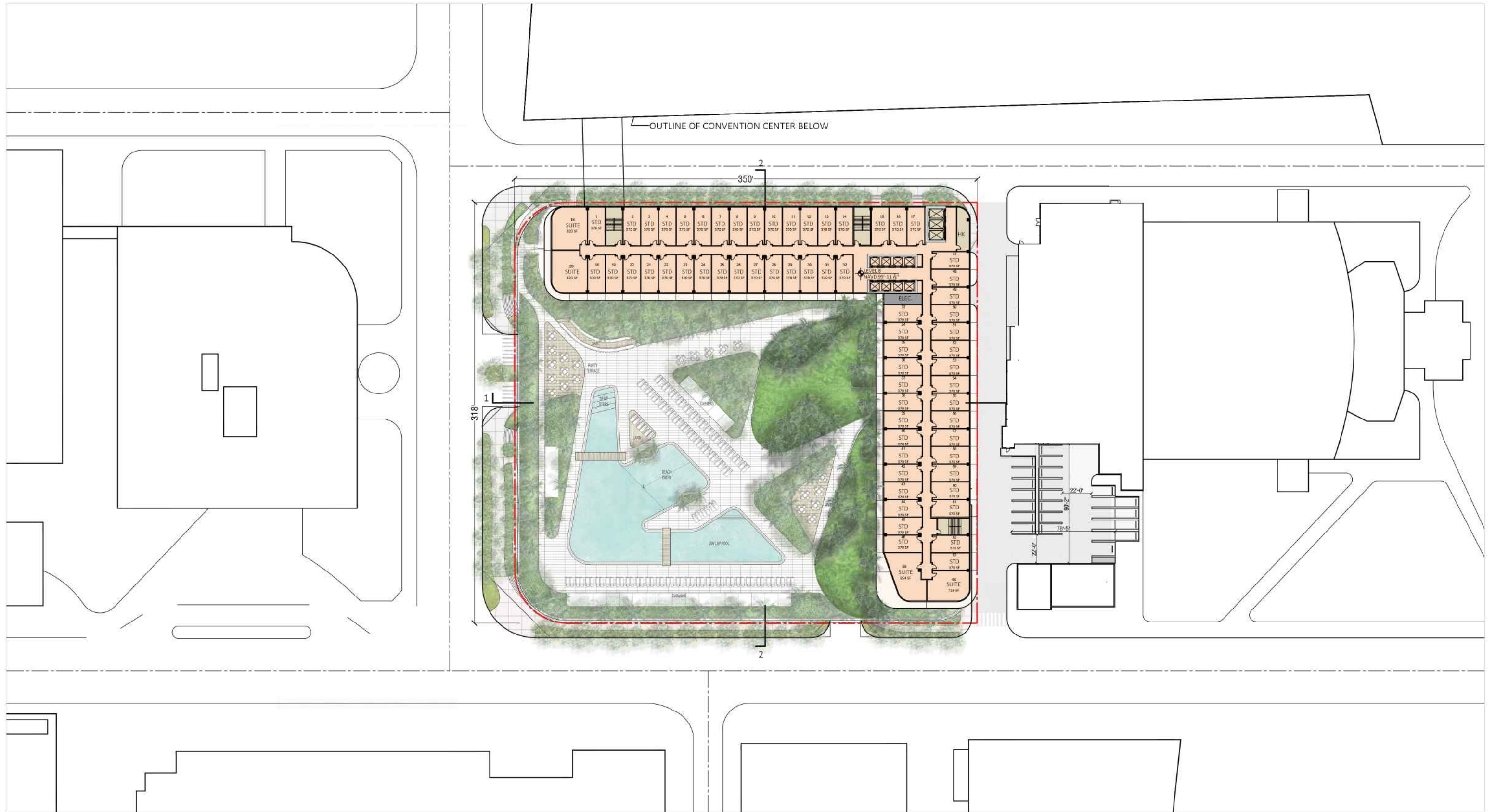
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**LEVEL 07**

**DATE:**  
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**A1-10**



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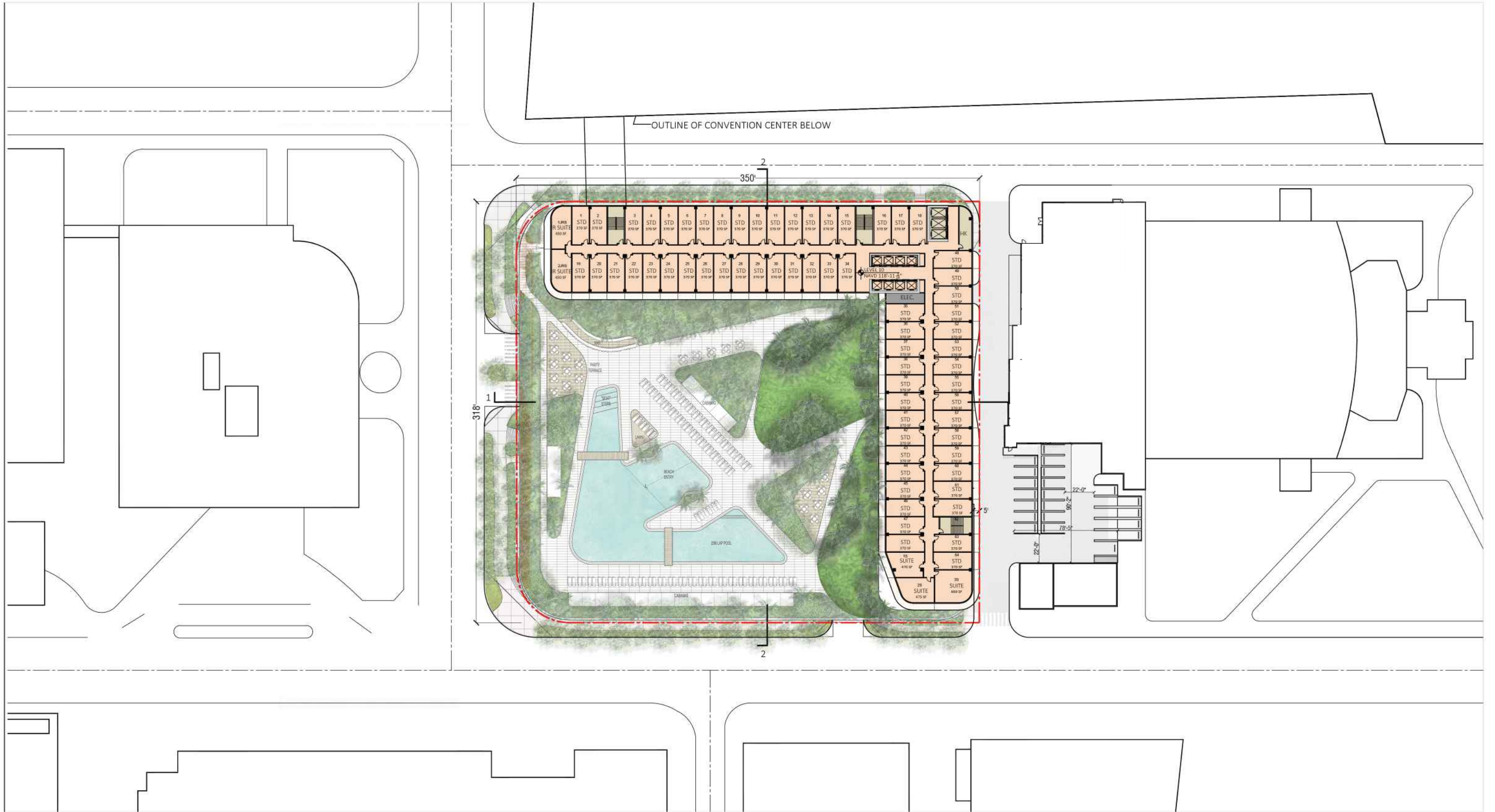
**LEVEL 08**

**DATE:**  
**2019.07.02**

**A1-11**







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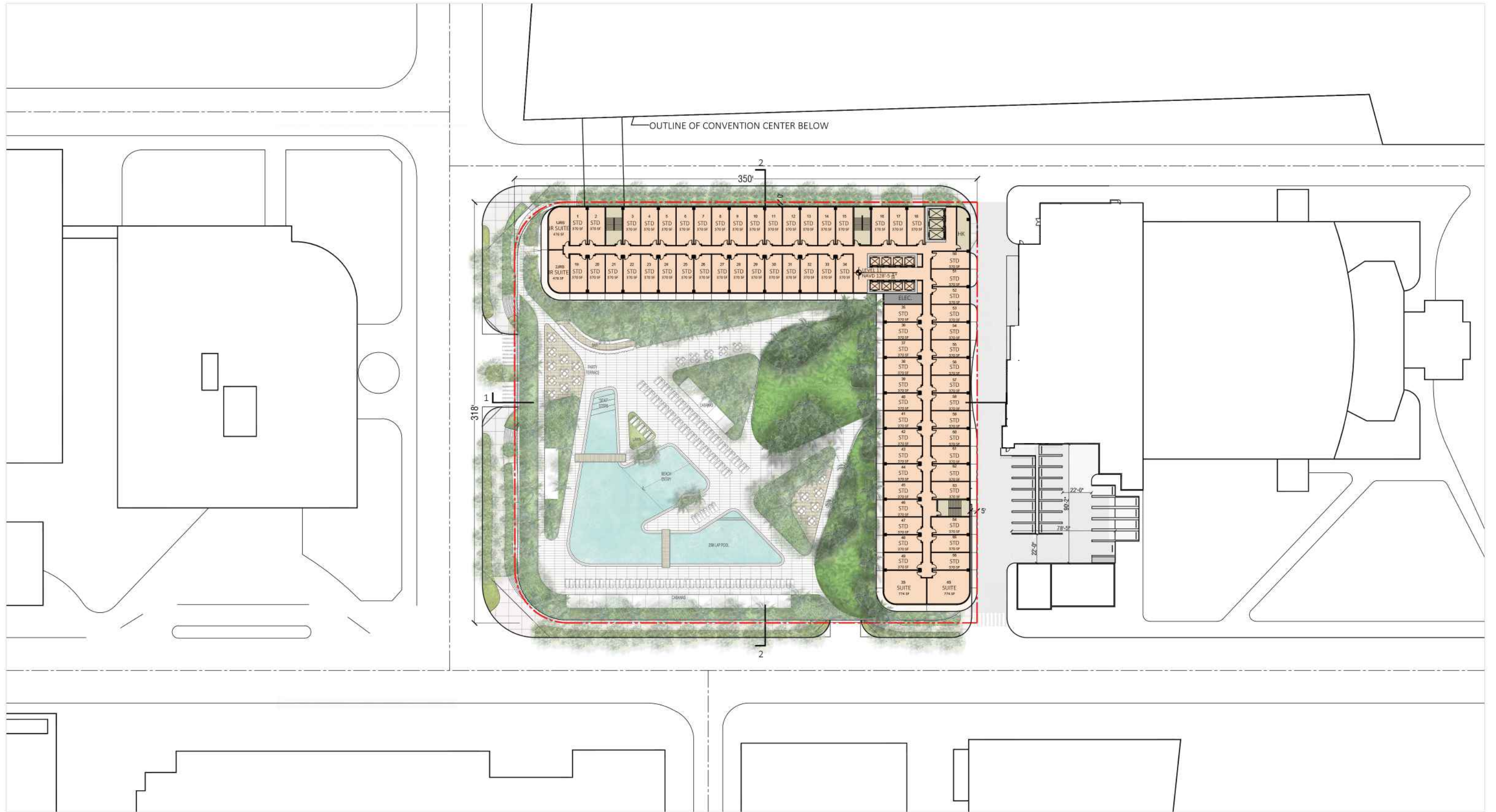
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**LEVEL 10**

**DATE:**  
**2019.07.02**

**A1-13**



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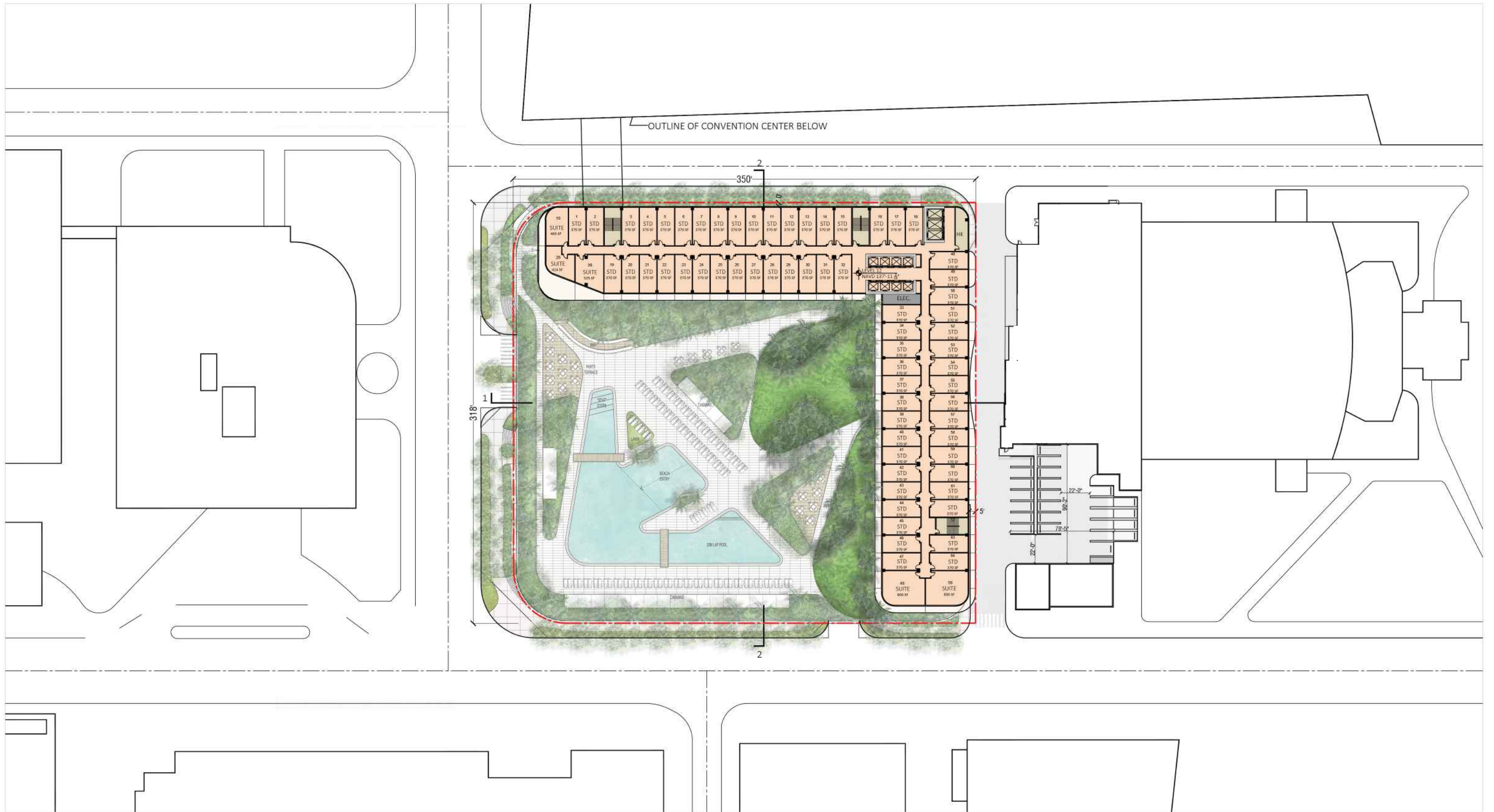
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**LEVEL 11**

**DATE:**  
**2019.07.02**

**A1-14**



← OUTLINE OF CONVENTION CENTER BELOW

0' 10' 20' 50' 100'

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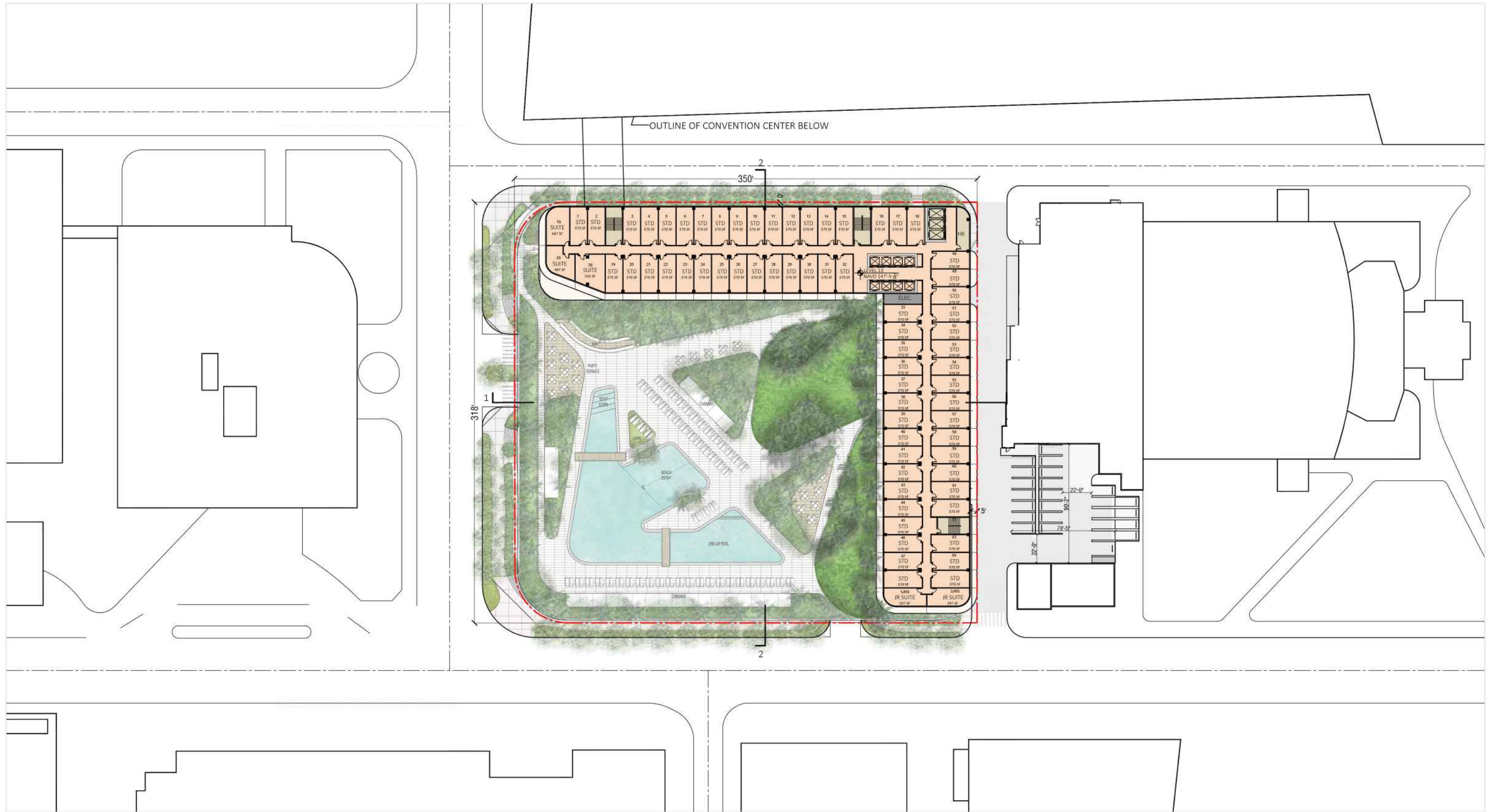
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**LEVEL 12**

**DATE:**  
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**A1-15**



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**LEVEL 13**

**DATE:**  
**2019.07.02**

**A1-16**