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

305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

		T				
1	Address: 161 OCEAN DRIVE					
2	Board and file numbers :					
3	Folio number(s): 02-3223-002-0040			1		
4	Year constructed: 1955		Zoning District:	RM-3 RESIDENTIAL HIC	SH INTENSITY DISTRIC	
5	Based Flood Elevation: 7.0		Grade value in NGVD:	5.6'		
6	Adjusted grade (Flood+Grade/2): 6.3'		Lot Area:	61,607 SQ. FT.		
7	Lot width: 150'-8"		Lot Depth:	417'-9"		
8	Minimum Unit Size N/A		Average Unit Size	N/A		
9	Existing use: Hotel/ Multi Use	1	Proposed use:	posed use: Hotel/ Multi Use		
		Maximum	Edsting	Proposed	Deficiencies	
10	Height	N/A				
11	Number of Stories	N/A	Production of the Control of the Con			
12	FAR	138,506 SQ. FT.	138,503 SQ. FT.			
13	Gross square footage	N/A				
14	Square Footage by use	N/A				
15	Number of units Residential	N/A				
16	Number of units Hotel	N/A				
17	Number of seats	N/A				
18	Occupancy load	N/A				
	Setbacks	Required	Existing	Proposed	Deficiencles	
	Subterranean:					
19	Front Setback:	5'-0"				
20	Side Setback:	5'-0"				
21	Side Setback:	5'-0"				
22	Side Setback facing street:	5'-0"				
23	Rear Setback:	50'-0" Bulkhead line				
	At Grade Parking:					
4	Front Setback:	5'-0"				
25	Side Setback:	5'-0"				
26	Side Setback:	5'-0"		,		
27	Side Setback facing street:	5'-0"				
8	Rear Setback:	50'-0" Bulkhead line				
	Pedestal:					
9	Front Setback:	5'-0"				
0	Side Setback:	15'-0"				
1	Side Setback:	15'-0"				
2	Side Setback facing street:	5'-0"				
13	Rear Setback:	20% or 50'-0" Bulkhead	1			
	Tower:	line				
4	Front Setback:	60,-0,,				
5	Side Setback:	25'-0"				

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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencles
36	Side Setback:	25'-0"	-		
37	Side Setback facing street:	15'-0"			
38	Rear Setback:	25% of lot depth, 75	leet		
		minimum from bulkh			
	Parking	Required	Existing	Proposed	Deficiencles
9	Parking district				
10	Total # of parking spaces		226		
1	# of parking spaces per use (Provide a				
	separate chart for a breakdown calculation)	N/A			
2	# of parking spaces per level (Provide a				
	separate chart for a breakdown calculation)	N/A			2
3	Parking Space Dimensions	N/A			
14	Parking Space configuration (450,600,900,Parallel)	N/A			
15	ADA Spaces	N/A			
6	Tandem Spaces	N/A			
17	Drive aisle width	N/A			
8	Valet drop off and pick up	N/A	YES		
19	Loading zones and Trash collection areas	N/A	YES		
0	racks	and the second s			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	Outdoor Deck	RESTAURANT	
52	Number of seats located outside on private property	N/A		N/A	
53	Number of seats inside	N/A		N/A	
54	Total number of seats	N/A		N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A		N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	NO	
60	Is dancing and/or entertainment proposed 7 (see CMB 141-1361)	NO	
61	is this a contributing building?		(Yes)or No
62	Located within a Local Historic District?		(Yes)or No

If not applicable write N/A

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

STORY OF WELL

### SURVEYOR'S NOTES:

1. Field Survey was completed on: February 23rd, 2017.

### 2. LEGAL DESCRIPTION:

Lot 1, less the West 15 feet thereof for street widening purposes, of Block 113 of OCEAN BEACH, FLORIDA, ADDITION No. 4, a Subdivision recorded in Plat Book 3 at Page 151 of the Public Records of Miami-Dade County, Florida, including any lands lying between the Easterly extension of said Lot 1 and the Miami-Dade County Erosion Control Line as recorded in Plat Book 105 at Page 62 of the Public Records of Miami-Dade County, Florida. Said property is bounded as follows:

Bounded on the West by the existing Easterly Right-of-Way line of Ocean

Bounded on the East by the Erosion Control Line of the Atlantic Ocean as recorded in Plat Book 105 at Page 62 of the Public Records of Miami-Dade

Bounded on the North by the Southerly line of Second Street as it intersects the Existing Easterly line of Ocean Drive on the West and the Erosion Control

Bounded on the South by the Southerly line of Lot 1 as it intersects the existing Easterly Right-of-way of Ocean Drive on the West and the Erosion Control Line on the East. (Legal Description as per O.R.B. 17619, Pg. 0245)

Lot 2, less the West 15 feet, and Lot 3, less the West 15 feet, Block 113, OCEAN BEACH, FLA ADDITION No. 4, according to the Plot thereof, as recorded in Plot Book 3, at Page 151, of the Public Records of Miami-Dade County, Florida, including any lands lying between the easterly extensions of said Lats 2 and 3, and the Miami-Dade County Erosion Control Line, according to the Plot thereof, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida (Legal Description as per O.R.B. 17094, Pg

Containing 61,557 Square Feet or 1.41 Acres more or less by calculations.

The above captioned property was surveyed and described based on the above Legal Description furnished by the client

### 3. SOURCES OF DATA:

By scaled determination the subject property lies in Flood Zone AE, Bose Fload Elev 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0319, Suffix L, Revised Date: 09-11-2009

Date: U9-11-20ne determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance

The vertical control element of this survey was derived from National Geodetic Vertical Datum 1929 (N.G.V.D. 1929)

Benchmarks used:
-Miami-Dade County Benchmark: D-146 Elev. 8.84' N.G.V.D. 1929 Located @ 5th Street & Ocean Drive

Miami-Dade County Benchmark: D-145 Elev 6.64' N.G.V.D. 1929 Located @ South Pointe Drive & Ocean Drive

## AS TO HORIZONTAL CONTROL:

-North arrow and Bearings refer to an assumed value of \$79°36'41"E along the Northerly line of the Subject Property, Miami-Dade County, Florido. Soid line is considerered well established and monumented.

t Book 3, Page 151, OCEAN BEACH FLORIDA, ADDITION No. 4, Public Records iami-Dade County, Florida.

-Plat Book 105, Page 62, EROSION CONTROL LINE, Public Records of Miami-Dade County, Florida

-ALTA Commitment NBU No. 21301504, effective date: June 6, 2013 at 11:00 PM, by Chicago Title Insurance Company.

### 4 ACCURACY

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement

### 6. STATEMENT OF ENCROACHMENTS:

There are no visible encroachments from the subject premises onto the adjoining premises or from adjoining premises onto the subject premises

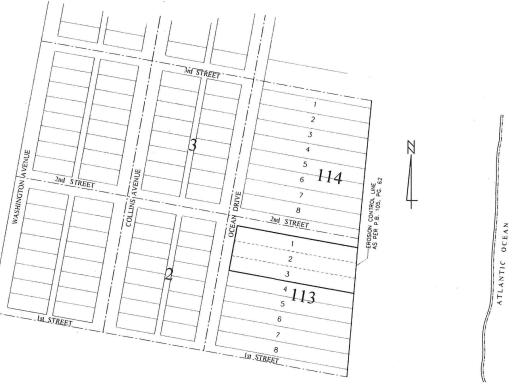
### 7 CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of

KOMAR INVESTMENTS, INC.

## ALTA/NSPS LAND TITLE SURVEY

161 OCEAN DRIVE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139 KOMAR INVESTMENTS, INC.



LOCATION SKETCH

### 8 ADDITIONAL NOTES:

### Zoning Information: R-PS4 (Residential High Density)

Auilding Setback requirements: Front and Side: at grade porking lot: 5 feet pedestol 5 feet, tower 60 feet Secondary Front: 10 feet min. Side: 5 feet Rear: 50 feet from the bulkhead line

Zaning Information as per Municade www.municade.com

1.- No visible or apparent cemeteries lying within the subject property. 2.- Utilities available for this site as shown on Sketch, and should be

verified before construction. 3.- Ingress and egress to the premises is provided by Ocean Drive (Public

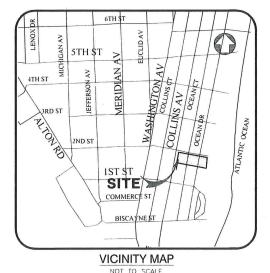
4. - Parking Spaces: Parking Spaces on Parking Garage 164 Designated Valet Parking spaces
5.— The Legal description describes the same property as appeared in the

### 9. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

The exceptions of Schedule B-2 appeared on Commitment NBU No. 21301504, prepared by Chicago Title Insurance Company, effective date: June 6, 2013 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Items # 1 to 8: Not addressed

Item # 9: Coastal Construction Setback line as set forth in the Coastal Construction line Plat filed at Plat Book 74, at Page 25. Does apply to the Subject property as shown.



### 9. NOTES CORRESPONDING TO SCHEDULE B-SECTION II: (CONT.)

Item # 10: Restrictions, conditions and easements as set out on the Plat of Ocean Beach Florida Addition No. 4, according to the Plot thereof, as recorded in Plot Book 3, at Page 151, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 11: This commitment policy does not insure any right, title or interest in lands lying Easterly of the Erosion Control Line as same is shown on the Erosion Control Line Plat recorded in Plat Book 105, at Page 62. Does apply to the Subject property as shown.

Item # 12: Terms and provisions of the Agreement made by and among the City Item # 12: Terms and provisions of the Agreement made by and among the City of Miami Beach, Florida, a Florida municipal carporation, the Miami Beach Redevelopment Agency, a Florida public agency and entities collectively referred as the "Portofino Entities", of which St. Tropez Real Estale Fund, Ltd., is a member, filed November 9, 1995, in Official Records Book 16987, at Page 1197, of the Public Records of Miami—Dade County, Florida. (as to Parcel II) Does apply to the Subject property containing blanket conditions

Item # 13 Easement granted to Florida Power and Light Company, dated November 15, 1999, filed December 2, 1999 in Official Records Book 18886 page 4592; as affected by Non Disturbance Agreement filed April 19, 2001 in Official Records Book 19613, page 4935 (as Parcel II) Does apply to the Subject

Item # 14: Easement granted to Florido Power and Light Company, dated November 15, 1999, filed December 2, 1999 in Official Records Book 18886 page 4590; as affected by Non Disturbance Agreement field April 19, 2001 in Official Records Book 19613 page 4935. (as to Parcel II) Does apply to the Subject

Items # 15 and 16: Not addressed

Item # 17: Ferms and provisions of Management Agreement with Marriott Hotel Services, Inc., a Florida corporation, as evidenced by that Memorandum of Management Agreement filed December 2, 1997 in Official Records Book 17887, at Page 2066, as may be affected by Subordination. Non-disturbance and Attornment Agreement filed October 31, 2006 in Official Records Book 25058 page 3191. Does apply to the Subject property containing blanket conditions

Item # 18: Order of the Board of Adjustment of the City of Miami Beach filed 1, 2002 in Official Records Book 20768, 2191. Does apply to the Subject property containing blanket conditions.

Items # 19 and 20: Not addressed

NOTE. All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated

### 5. LIMITATIONS:

Legal Description provided by Chicago Title Insurance Company

Since no other information other than what is cited in the Sources of Data Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey May or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements

and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative

Notice is hereby given that Sunshine State One Call of Florida, Inc., must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556 101-111 of the Florida Statutes.

### CERTIFY TO:

-KOMAR INVESTMENTS, INC

-CITIGROUP GLOBAL MARKETS REALTY CORP. and its successors and/or assigns,
-CHICAGO TITLE INSURANCE COMPANY

## SURVEYOR'S CERTIFICATE:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 8, and 9 of Table A thereof The field work was completed on February 23rd, 2017

THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED

Florida Certificate of Authorization Number LB 3398

J. Bonfill & Associates Inc.

ORIA JANNET SLIABEZ Professional Surveyor and Mapper No 6781 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the

J. Bonfill & Associates, Inc. REGISTERED LAND SURVEYORS & MAPPERS Florida Certificate of Authorization LB3398 7100 S.W. 99th Avenue Suite 104 Miami, Florida 33173 (305) 598-8383

SURVE

of ORIVE, MIAMI BEACH, E COUNTY, FLORIDA 33139

161 OCEAN I MIAMI-DADE

REVISIONS NO UPDATED COMMITMENT (02/23/2017)

Project: 13-0129

Thecked: LS

17-0034

Drawn: G.P., J.S., A.A

cale: AS SHOWN

Field Book: ON FILE SHEET LOF 2

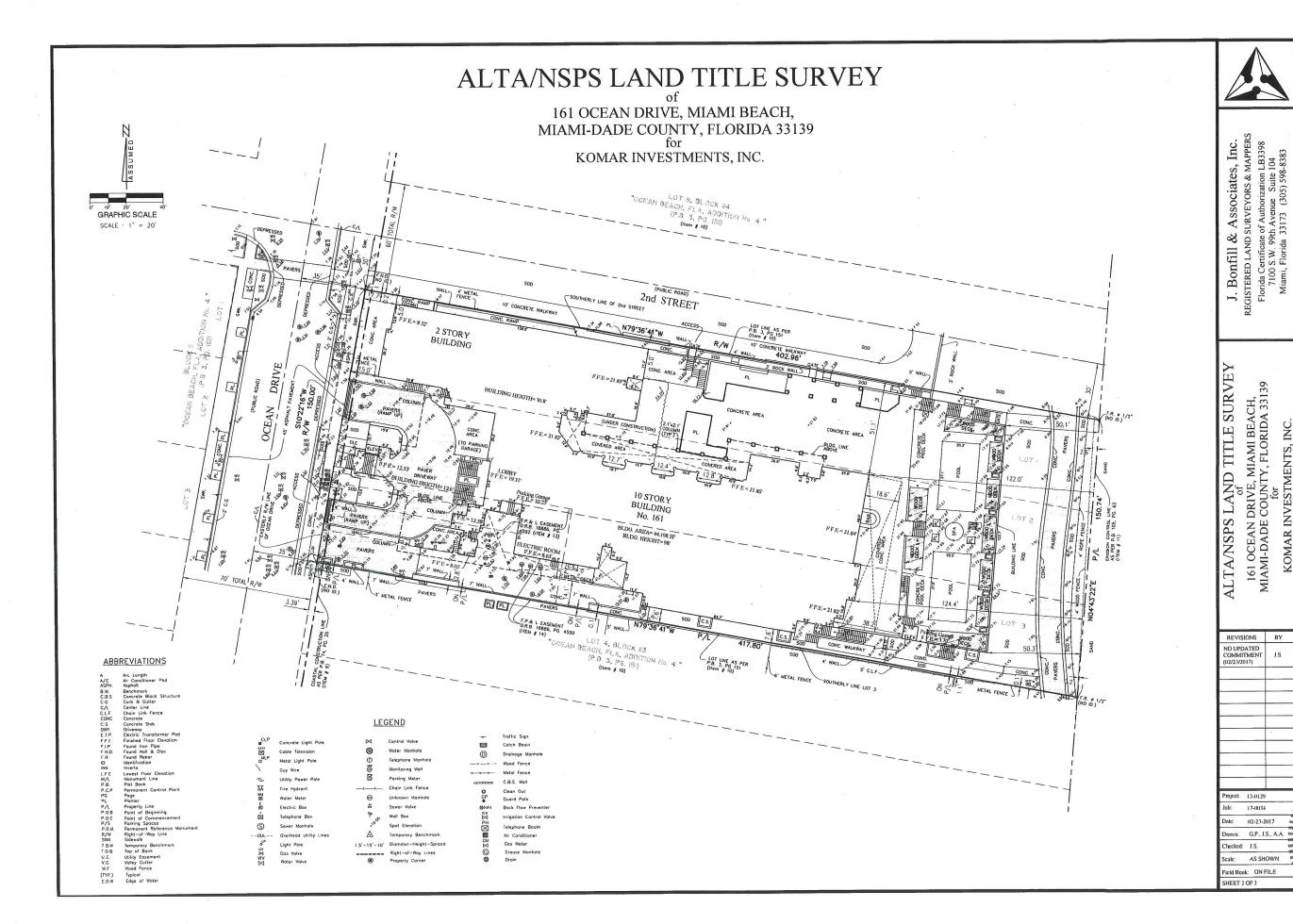
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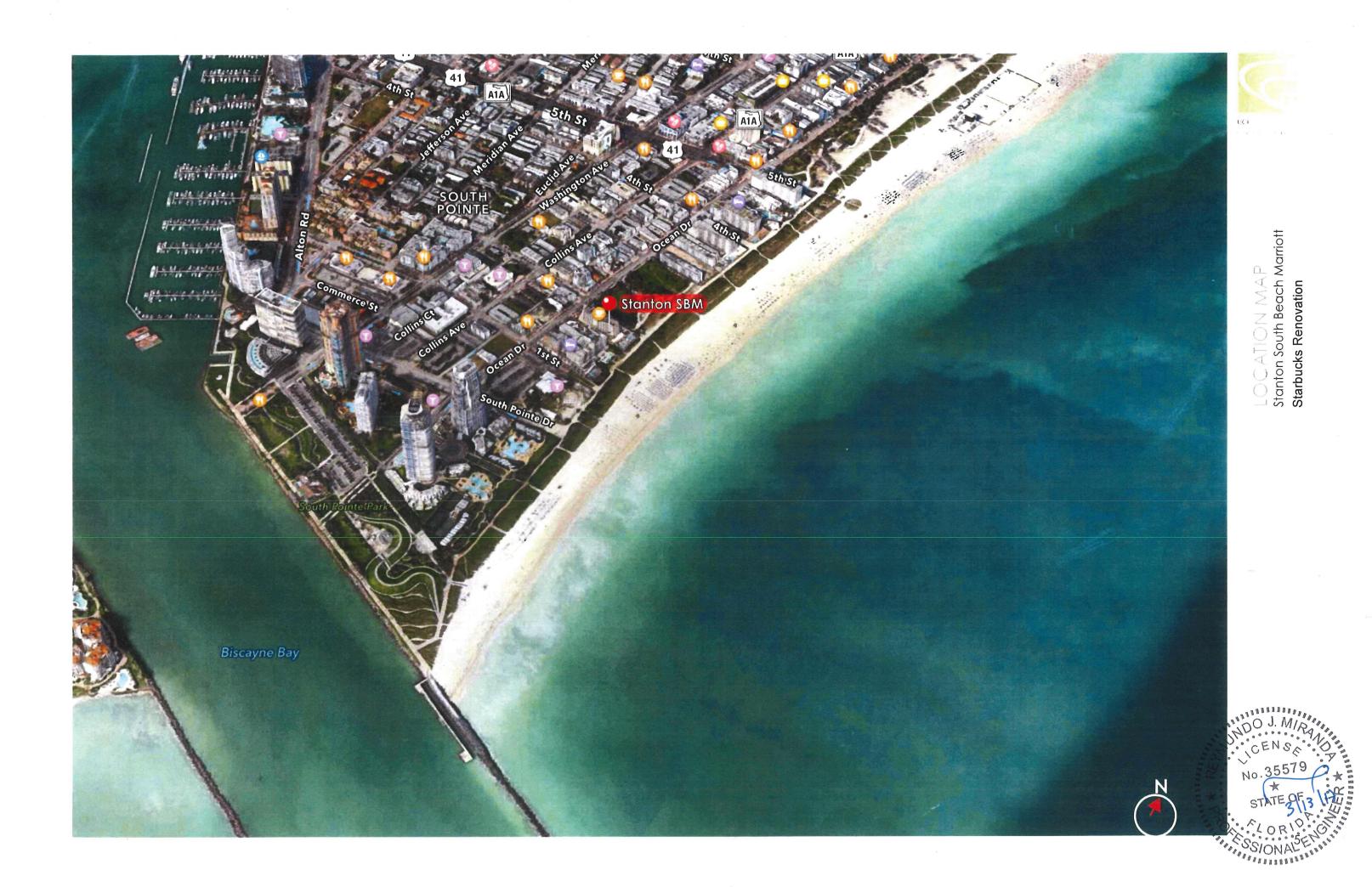
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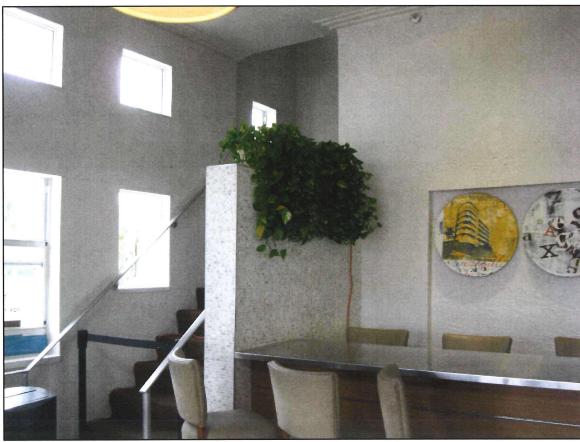
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ALTA/NSPS LAND TITLE SURVEY Stanton South Beach Marriott Starbucks Renovation





1. INTERIOR VIEW OF STAIRS



3. EXISTING RECEPTION DESK



2. INTERIOR VIEW OF STAIRS



EXISTING IMAGES Stanton South Beach Marriott Starbucks Renovation





uciengineering From Vision to Reality

EXISTING IMAGES
Stanton South Beach Marriott
Starbucks Renovation



2. EXISTING CUSTOM CORE ONE MERCH



1. EXISTING STARBUCKS COUNTER



3. EXISTING CONDIMENT CAR



4. EXISTING GRANITE FLOOR









