

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 161 OCEAN DRIVE				
2	Board and file numbers:				
3	Folio number(s): 02-3223-002-0040				
4	Year constructed: 1955				
5	Based Flood Elevation: 7.0'				
6	Adjusted grade (Flood+Grade/2): 6.3'				
7	Lot width: 150'-8"				
8	Minimum Unit Size N/A				
9	Existing use: Hotel/ Multi Use				
		Zoning District:	RM-3 RESIDENTIAL HIGH INTENSITY DISTRICT		
		Grade value in NGVD:	5.6'		
		Lot Area:	61,607 SQ. FT.		
		Lot Depth:	417'-9"		
		Average Unit Size	N/A		
		Proposed use:	Hotel/ Multi Use		
		Maximum	Existing	Proposed	Deficiencies
10	Height	N/A			
11	Number of Stories	N/A			
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	Deficiencies
	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:				
24	Front Setback:	5'-0"			
25	Side Setback:	5'-0"			
26	Side Setback:	5'-0"			
27	Side Setback facing street:	5'-0"			
28	Rear Setback:	50'-0" Bulkhead line			
	Pedestal:				
29	Front Setback:	5'-0"			
30	Side Setback:	15'-0"			
31	Side Setback:	15'-0"			
32	Side Setback facing street:	5'-0"			
33	Rear Setback:	20% or 50'-0" Bulkhead line			
	Tower:				
34	Front Setback:	60'-0"			
35	Side Setback:	25'-0"			



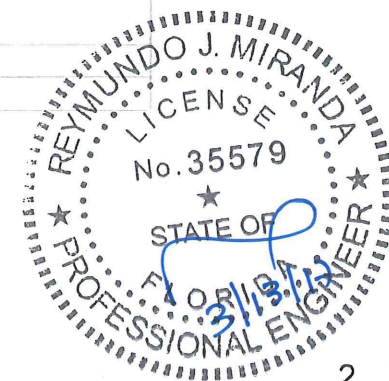
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	25'-0"			
37	Side Setback facing street:	15'-0"			
38	Rear Setback:	25% of lot depth, 75 feet minimum from bulkhead line			
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces		226		
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A	YES		
49	Loading zones and Trash collection areas	N/A	YES		
50	racks				
	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	XXXXXXXXXXXX			
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NO			
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	NO			
61	Is this a contributing building?	<input checked="" type="radio"/> Yes or No			
62	Located within a Local Historic District?	<input checked="" type="radio"/> Yes or No			

Notes:

If not applicable write N/A

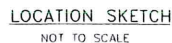
All other data information may be required and presented like the above format.

ZONING DATA
Stanton South Beach Marriott
Starbucks Renovation



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

KOMAR INVESTMENTS, INC.



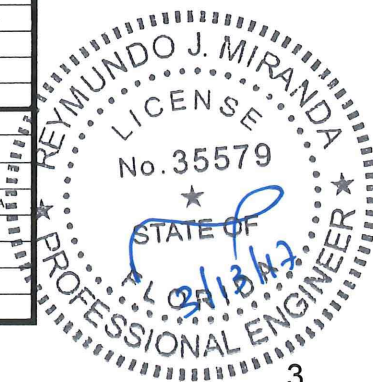
Item # 9: Coastal Construction Setback line as set forth in the Coastal Construction line Plat filed at Plat Book 74, at Page 25 Does apply to the Subject property as shown.



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 signing party.

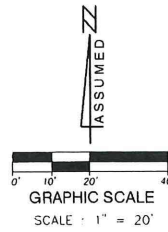


REVISIONS	BY
NO UPDATED COMMITMENT (02/23/2017)	J.S.
Project:	13-0129
Job:	17-00314
Date:	02-23-2017
Drawn	G.P., J.S., A.A.
Checked	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE



ALTA/NSPS LAND TITLE SURVEY

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



ABBREVIATIONS

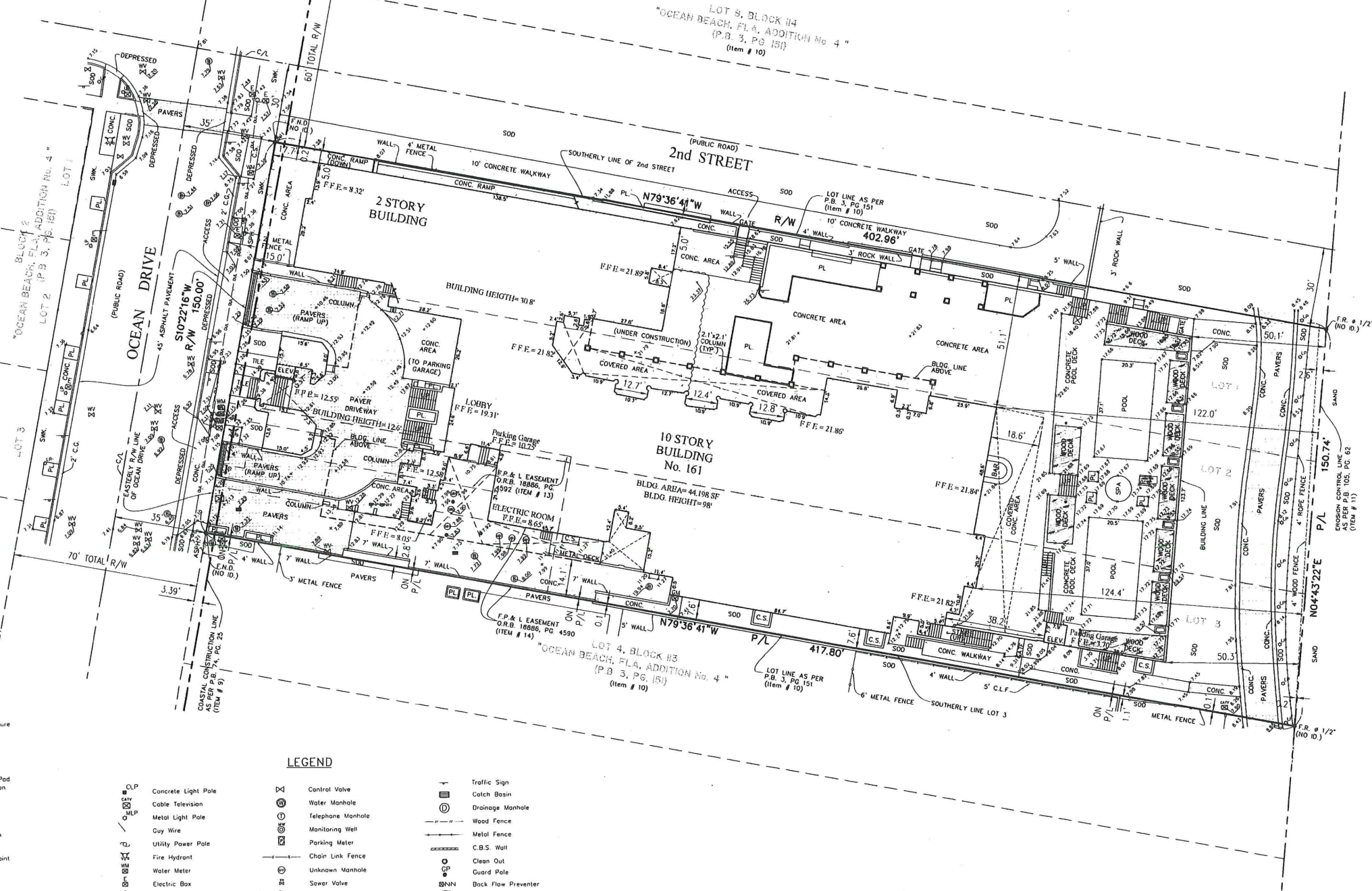
A/C Air Conditioner Pad
ASPH. Asphalt
B.M. Benchmark
C.B.S. Concrete Block Structure
C.G. Curb & Gutter
C/L Center Line
C.L.F. Chain Link Fence
CONC. Concrete
C.S. Concrete Slab
D.W. Driveway
E.T.P. Electric Transformer Pad
F.F.E. Finished Floor Elevation
F.I.P. Found Iron Pipe
F.N.D. Found Nail & Disc
F.R. Found Rebar
ID Identification
INV. Inverts
L.F.E. Lowest Floor Elevation
M/L Monument Line
P.B. Plot Book
P.C.P. Permanent Control Point
P.C. Page
P/L Property Line
P.O.B. Point of Beginning
P.O.C. Point of Commencement
P/S Parking Spaces
P.R.M. Permanent Reference Monument
R/W Right-of-Way Line
S.W.K. Sidewalk
T.B.M. Temporary Benchmark
T.O.B. Top of Bank
U.E. Utility Easement
V.G. Valley Gutter
W.F. Wood Fence
(TYP.) Typical
E.O.W. Edge of Water

LEGEND

Concrete Light Pole
Cable Television
Metal Light Pole
Guy Wire
Utility Power Pole
Fire Hydrant
Water Meter
Electric Box
Telephone Box
Sewer Manhole
Overhead Utility Lines
Light Pole
Gas Valve
Water Valve

Control Valve
Water Manhole
Telephone Manhole
Monitoring Well
Parking Meter
Chain Link Fence
Unknown Manhole
Sewer Valve
Mail Box
Spot Elevation
Temporary Benchmark
Diameter-Height-Spread
Right-of-Way Lines
Property Corner

Traffic Sign
Catch Basin
Drainage Manhole
Wood Fence
Metal Fence
C.B.S. Wall
Clean Out
Guard Pole
Back Flow Preventer
Irrigation Control Valve
Telephone Booth
Air Conditioner
Gas Meter
Grease Manhole
Drain



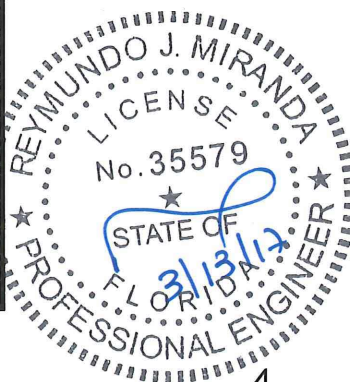
J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB33598
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

ALTA/NSPS LAND TITLE SURVEY

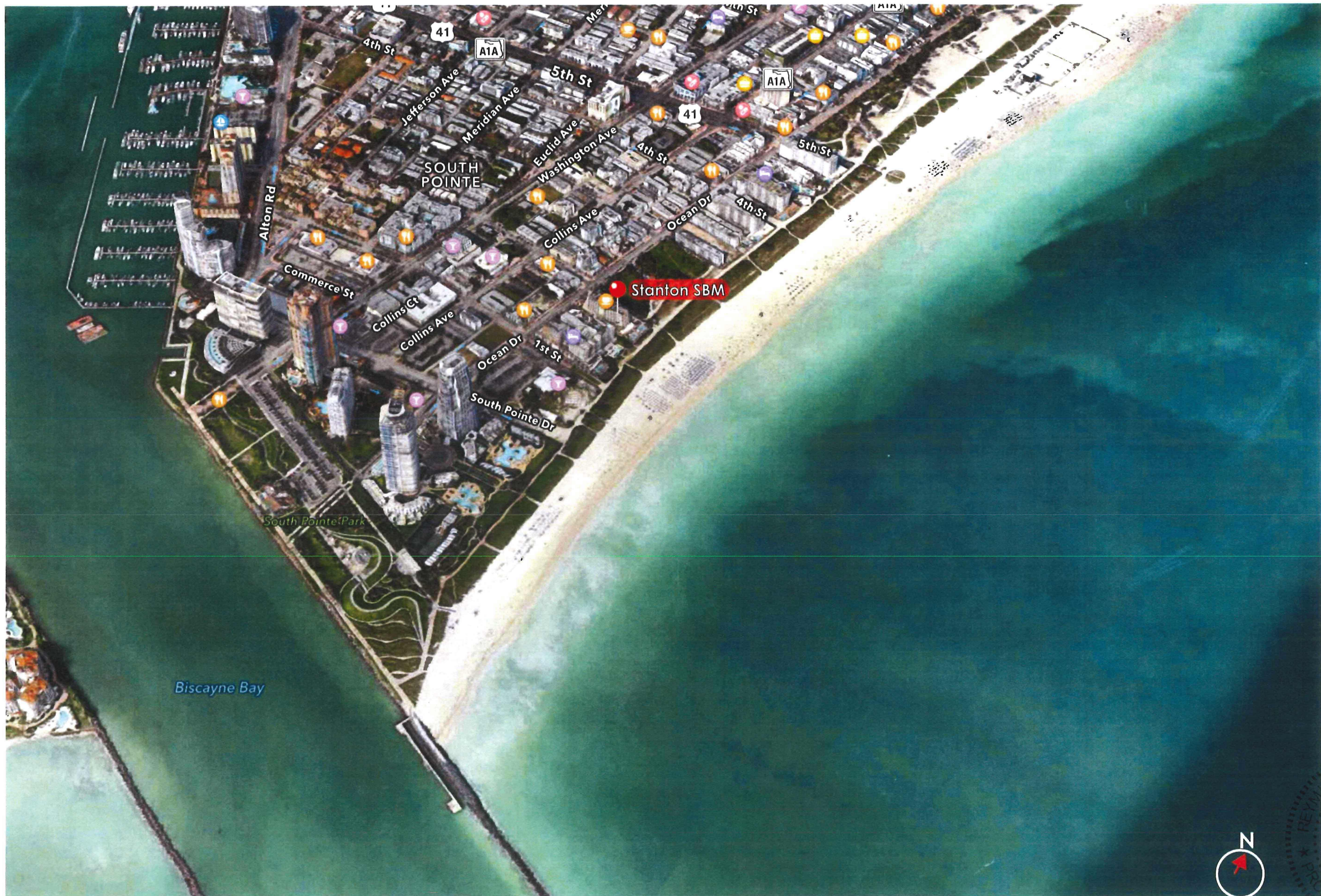
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Date: 02-23-2017
Drawn: G.P.J.S., A.A.
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Scale: AS SHOWN
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SHEET 2 OF 2



ALTA/NSPS LAND TITLE SURVEY
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Starbucks Renovation



LOCATION MAP
Stanton South Beach Marriott
Starbucks Renovation





1. INTERIOR VIEW OF STAIRS



2. INTERIOR VIEW OF STAIRS



3. EXISTING RECEPTION DESK



1. EXISTING STARBUCKS COUNTER



2. EXISTING CUSTOM CORE ONE MERCH



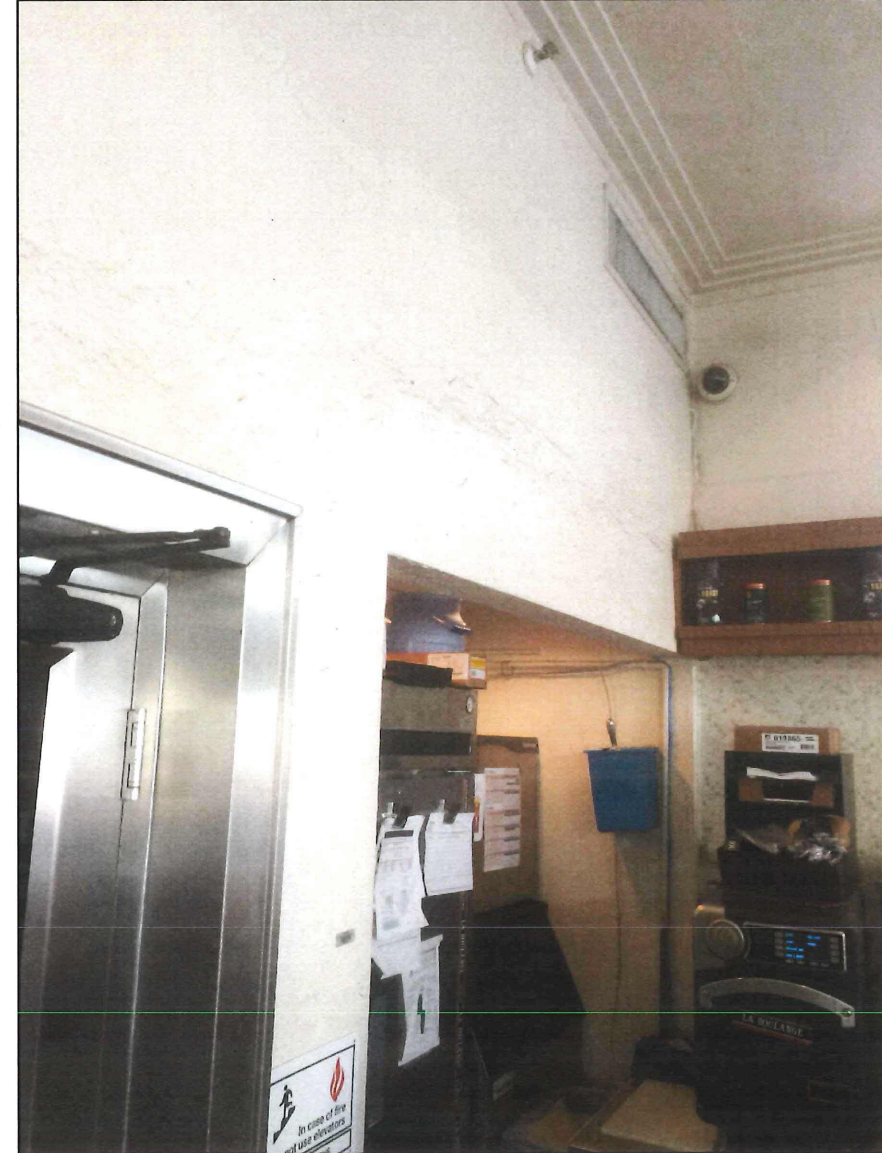
3. EXISTING CONDIMENT CAR



4. EXISTING GRANITE FLOOR



1. EXISTING CEILING



2. EXISTING CEILING