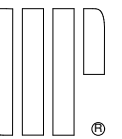




Pedestrian view from the Collins Ave/ 74th Street intersection





7410 COLLINS AVENUE
MIAMI BEACH, FL
HISTORIC PRESERVATION BOARD
FINAL SUBMISSION
Friday, June 7, 2024



APPENDIX

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. RAFL-43310, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2021 AT 11:00 P.M.

LEGAL DESCRIPTION

LOTS 6, 7, 11, 12, 13, AND 14, IN BLOCK 2, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- 1. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PLAT OF THE TOWNSITE OF HARDING, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, SHOWN HEREON)
- 2. TERMS AND CONDITIONS SET FORTH IN SHORT FORM LEASE DATED AUGUST 5, 1996, BETWEEN CALVIN GAETA, LANDLORD, AND JACK ECKERD CORPORATION, A DELAWARE CORPORATION, TENANT, FILED OCTOBER 23, 1996, RECORDED IN OFFICIAL RECORDS BOOK 13059, PAGE 2658, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AFFECTED BY NAME CHANGE TO ECKERD CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 19264, PAGE 1220 AND BY SUBORDINATION AGREEMENT BETWEEN HOLIDAY CVS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 108. (BOOK 13059, PAGE 2658 - DOES NOT AFFECT, APPEARS TO BE EXPIRED SINCE 2006; BOOK 19264, PAGE 1220 - AFFECTS AS A BLANKET IN NATURE; BOOK 27572, PAGE 108 - AFFECTS, PLOTTED AS SHOWN)
- 3. RESOLUTION NO. 93-20699 BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, RE: NORTH BEACH STREETScape IMPROVEMENT PROJECT, FILED APRIL 12, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15677, PAGE 745, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 4. PERPETUAL EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 1, 2011, RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, PLOTTED AND SHOWN)

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 090306203 AND 090306170.

COMPANY: AT&T BREEZELINE CITY OF MIAMI BEACH COMCAST CABLE CROWN CASTLE NG DADE COUNTY PUBLIC WORKS AND TRAFFIC FLORIDA POWER & LIGHT--DADE HOTWIRE COMMUNICATIONS MCI TECO PEOPLES GAS SOUTH FLORIDA VILLAGE OF BAL HARBOUR

CONTACT: 844-956-4134 888-536-9600 305-673-7420 800-256-2278 866-787-2637 305-891-3131 1-800-226-5885 800-688-3600 305-373-4737 305-940-0139 305-866-4633

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

TEMPORARY BENCHMARK INFORMATION

TBM#1 FOUND 1" PIPE NORTHING:555438.25 EASTING:945020.93 ELEVATION: 5.23'

TBM#2 FOUND PK-NAIL & DISK INSCRIBED "FL PSM 5913" NORTHING:555830.39 EASTING:944860.77 ELEVATION: 5.27'

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE DETERMINED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

PER FIRM NUMBER 12086C0326L DATED 09/11/2009 THE BASE FLOOD ELEVATION IS 8.0' REFERENCED TO NGVD 1929.

INVERTS LIST

DMH#1 STORM MANHOLE RIM ELEVATION:4.69' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#2 STORM MANHOLE RIM ELEVATION:4.20' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#3 STORM MANHOLE RIM ELEVATION:4.92' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#4 STORM MANHOLE RIM ELEVATION:4.32' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#1 SANITARY MANHOLE RIM ELEVATION:5.47' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#2 SANITARY MANHOLE RIM ELEVATION:5.53' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#3 SANITARY MANHOLE RIM ELEVATION:4.90' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#4 SANITARY MANHOLE RIM ELEVATION:4.82' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

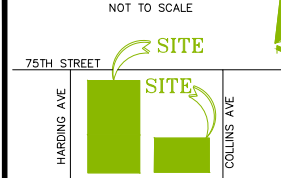
SMH#5 SANITARY MANHOLE RIM ELEVATION:4.82' UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

D#1 DRAINAGE INLET RIM ELEVATION:5.70' UNABLE TO OPEN DUE TO PARKED VEHICLE

LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◇ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- OVH OVERHANG
- B.H.L. BUILDING HEIGHT LOCATION
- F.F.E. FINISHED FLOOR ELEVATION
- BOC BACK OF CURB
- EA FLOWLINE
- EL EDGE OF ASPHALT
- TA TOP OF ASPHALT
- NG NATURAL GROUND
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- SW SIDEWALK
- CR CROWN OF ROAD
- PS PARKING SPACE(S)
- HANDICAP PARKING SPACE
- ▨ NO PARKING AREA
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊙ WATER METER
- WATER VAULT
- ⊖ GAS VALVE
- ⊖ GRATED INLET (GI)
- ⊖ DRAINAGE MANHOLE (DMH)
- ⊖ SANITARY MANHOLE (SMH)
- CLEANOUT
- ⊖ UTILITY POLE
- ⊖ GUY ANCHOR
- ⊖ ELECTRIC BOX
- ⊖ ELECTRIC VAULT
- * LIGHT POLE
- ⊖ TELEPHONE PEDESTAL
- ⊖ TELEPHONE MANHOLE
- ⊖ FIBER OPTIC VAULT
- ⊖ UTILITY VAULT
- ⊖ BOLLARD
- ⊖ SIGN
- ⊖ UNKNOWN MANHOLE
- ⊖ TRAFFIC SIGNAL VAULT
- ⊖ PL PEDESTRIAN LIGHT
- — — — — PROPERTY LINE
- - - - - FENCE LINE
- - - - - CENTERLINE OF ROAD
- - - - - CROWN OF ROAD
- — — — — OVERHEAD POWER LINE
- — — — — OVERHEAD TRANSMISSION LINE

VICINITY MAP



SHEET 1 OF 1

LAND AREA

45,000 ± SQUARE FEET
1.033 ± ACRES

PARKING

REGULAR= 57
HANDICAP= 2
TOTAL= 59

BEARING BASIS

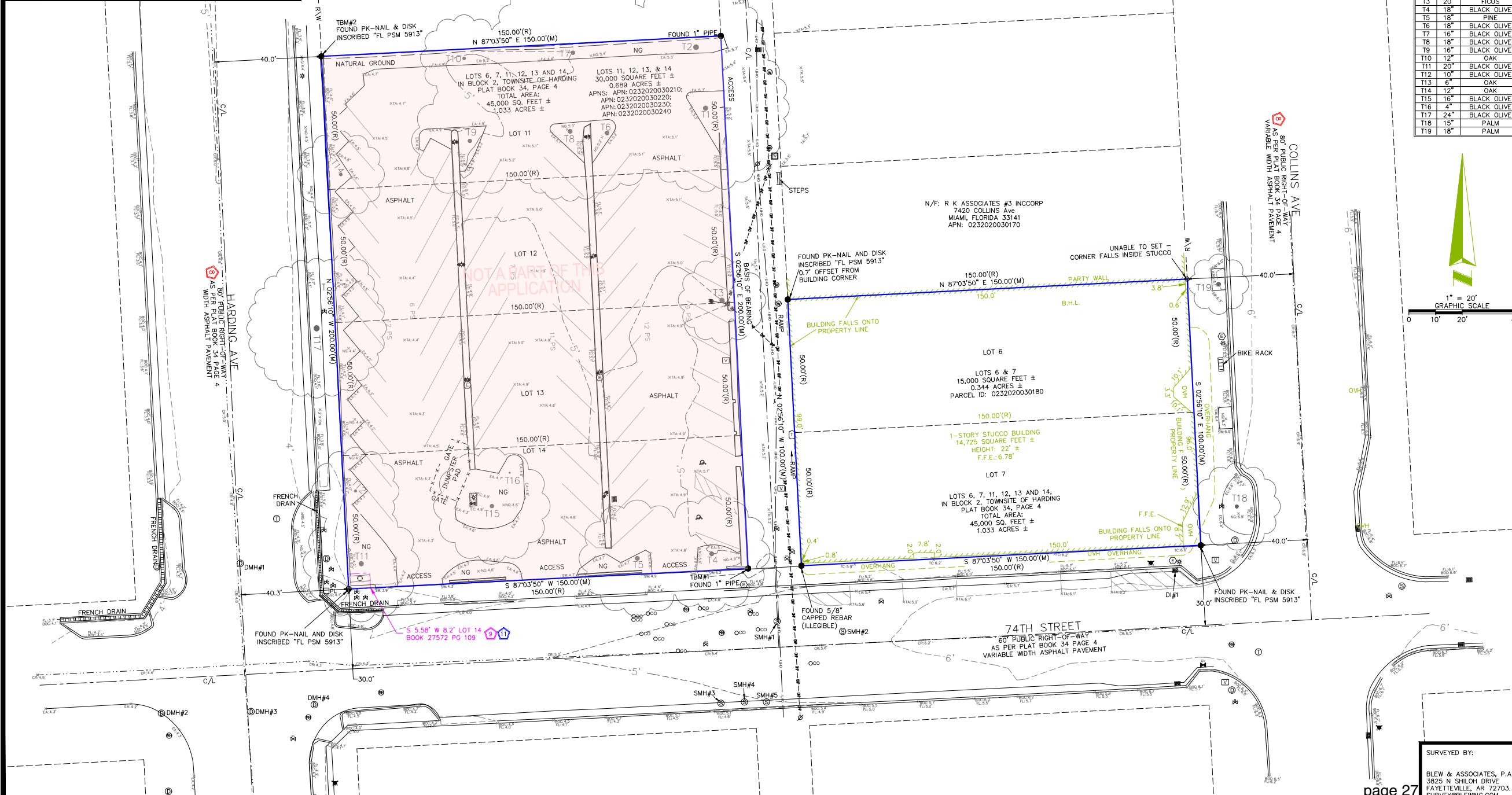
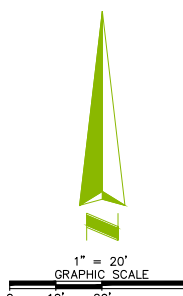
THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF LOTS 11, 12, 13 AND 14, WHICH BEARS S02°56'10"E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 25°51'35.5224"
LONGITUDE: -80°07'19.0617"
CONVERGENCE ANGLE: 0°02'22.588003"

GENERAL NOTES

1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.IV, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 74TH STREET AND 75TH STREET VIA THE ALLEYWAY, BOTH BEING DEDICATED PUBLIC STREETS.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS, CONTAINING ANY GAPS, GORES, OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HARDING AVENUE AND 74TH STREET, WHICH ABUTS THE SOUTHWEST CORNER OF LOT 14.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING DATUM NGVD2011 IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. BENCHMARK ID: PID "AC2274", VERTICAL DATUM BASED UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD2011). PUBLISHED ELEVATION: 6.69'
14. CONVERSION: NGVD29-NAVD83
15. MONUMENT DESCRIPTION: BENCH MARK DISK INSCRIBED "G 313 1970"
16. CONVERSION PROVIDED BY NGS COORDINATE AND TRANSFORMATION TOOL (NCAT).

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	20"	BLACK OLIVE
T2	22"	BLACK OLIVE
T3	20"	FICUS
T4	18"	BLACK OLIVE
T5	18"	PINE
T6	18"	BLACK OLIVE
T7	16"	BLACK OLIVE
T8	18"	BLACK OLIVE
T9	16"	BLACK OLIVE
T10	12"	OAK
T11	20"	BLACK OLIVE
T12	10"	BLACK OLIVE
T13	8"	OAK
T14	12"	OAK
T15	16"	BLACK OLIVE
T16	4"	BLACK OLIVE
T17	24"	BLACK OLIVE
T18	15"	PALM
T19	18"	PALM



ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 455698
7410 COLLINS AVENUE
MIAMI-DADE COUNTY MIAMI, FLORIDA



COORDINATED BY:
AEI
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

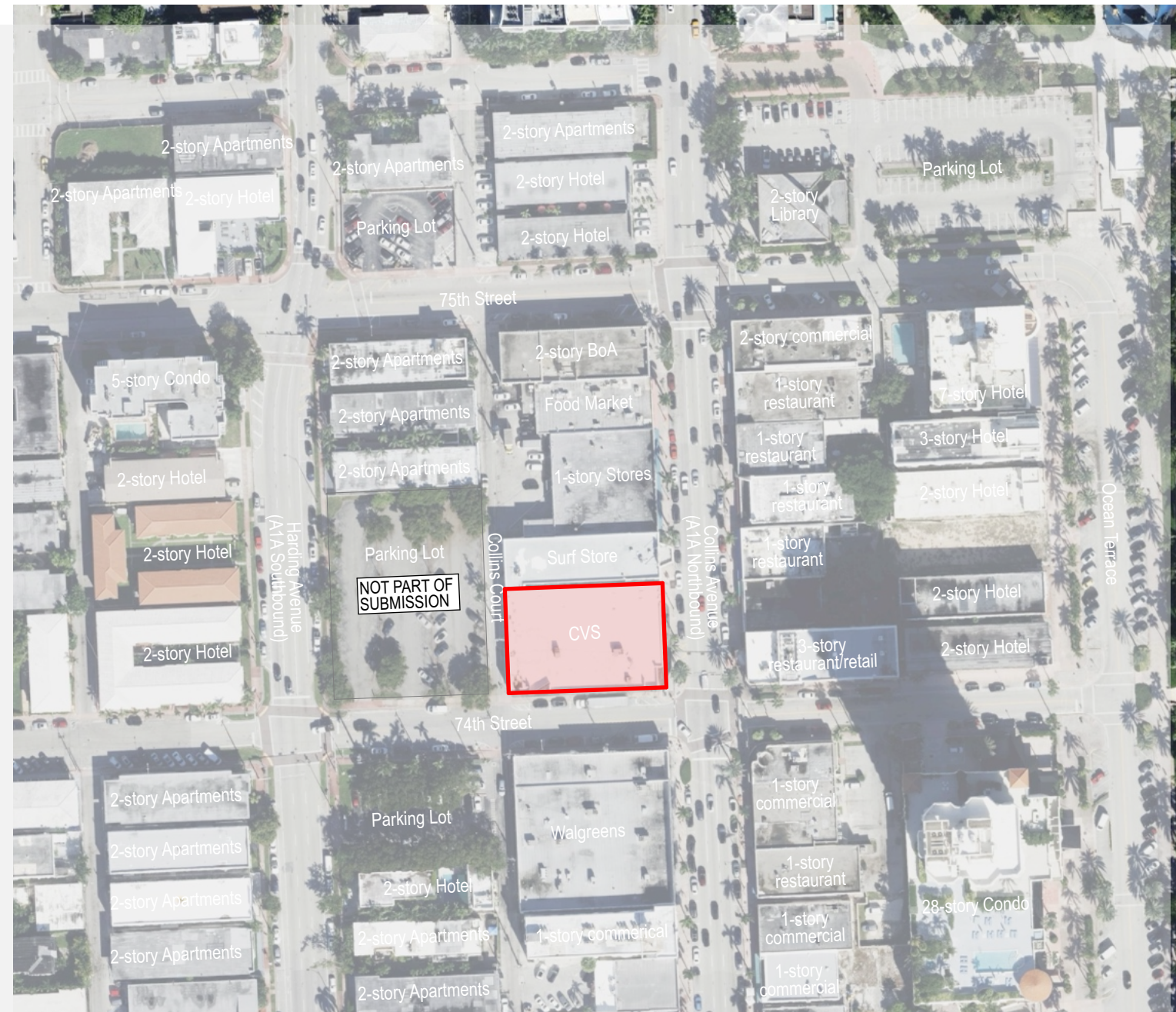
SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY:

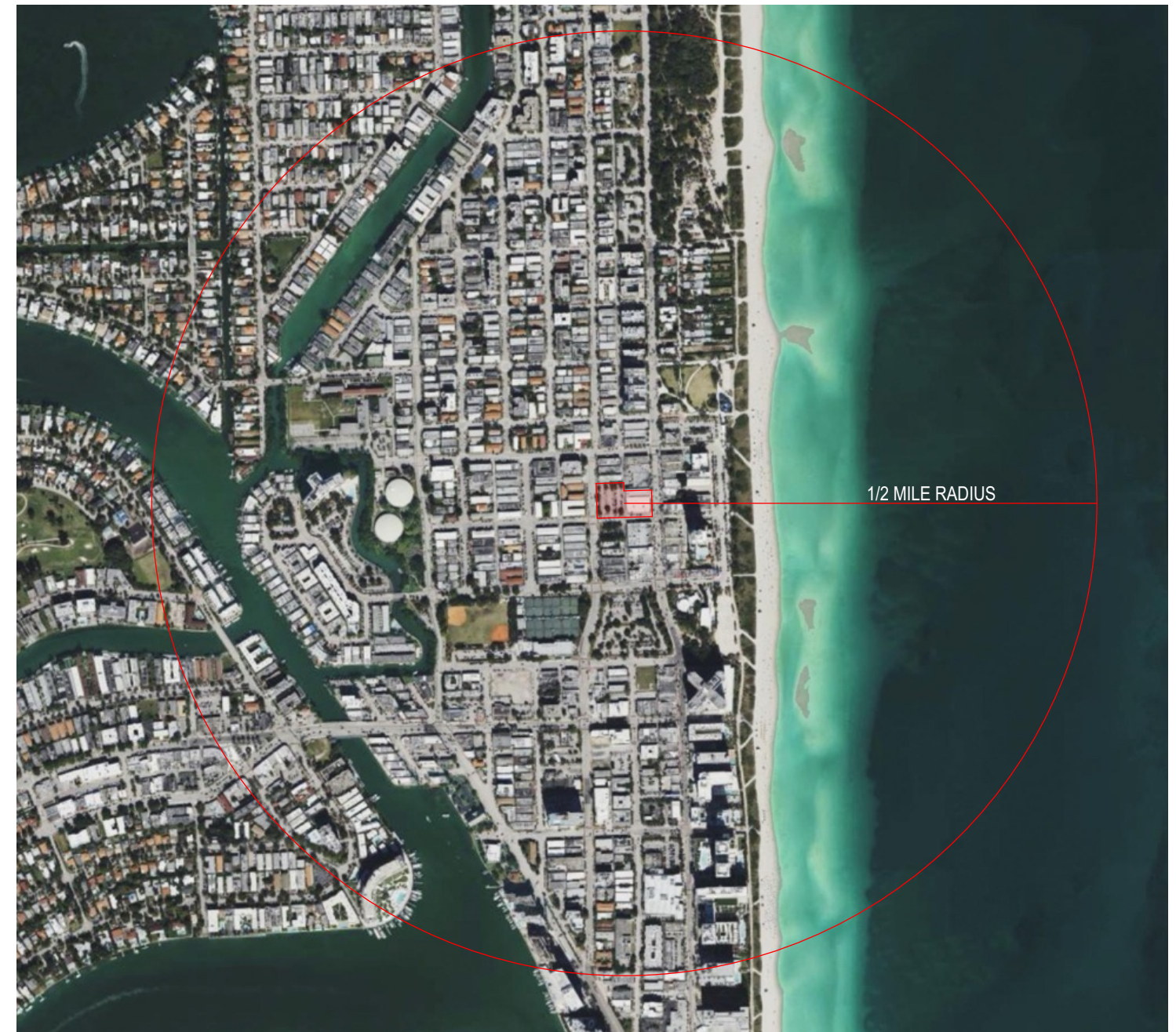
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL STATEMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2023. DATE OF PLAT OR MAP: 04/18/2023.

Peter G. Johnson
STATE OF FLORIDA
Professional Surveyor and Mapper
LSS913

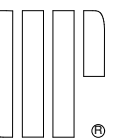
DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
05/01/23	CLIENT COMMENTS	WRG	22-0649.01
05/26/23	ADDED BASE FLOOD ELEVATION	AJ	SCALE: 1" = 20'
			DRAWN BY: WRG
			APPROVED BY: LT



AERIAL MAP



HALF A MILE MAP



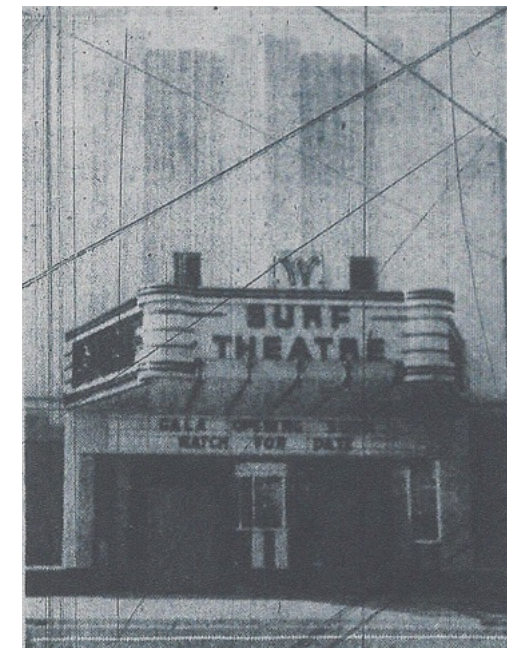
Post World War II Transitional Art Deco (Post War Deco)



Pantry Pride and Surf Movies 1970s



Aerial View of Food Fair Building 1950s



1938 Surf Theatre

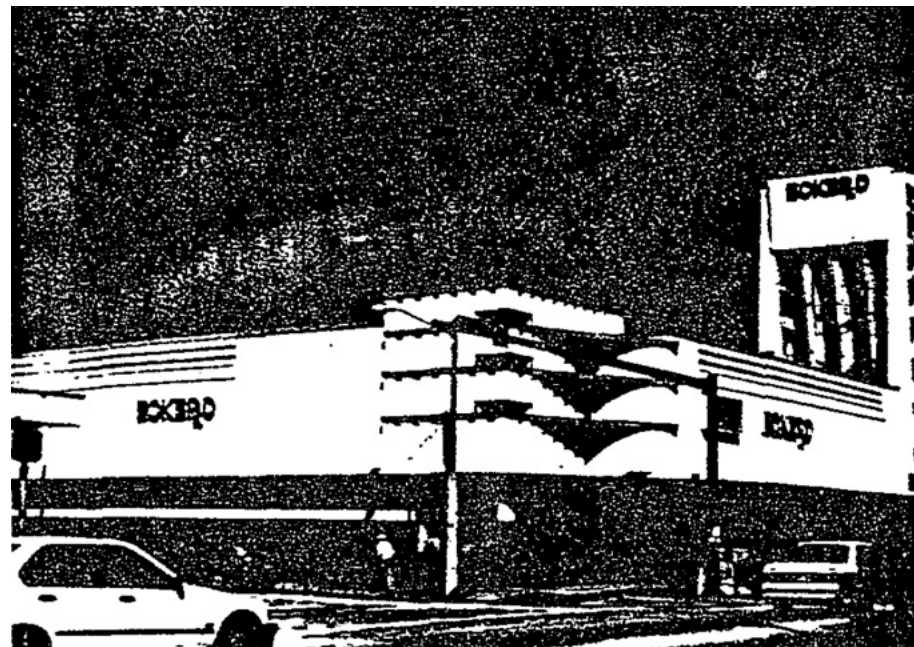
The CVS at 7410 Collins Avenue, originally the Food Fair Supermarket built in 1950, was designed in Post War Deco style by architect F. J. Tarlowski. Its placement and architectural features contributed to the burst of North Shore commercial development along Collins Avenue. During the 1960s, Food Fair enjoyed great success, and in 1976 it was converted into Pantry Pride supermarket as a new brand became more popular. In 1986, Pantry Pride transitioned into Eckerd's drugstore, JC Penny in 1996, and was eventually bought out by CVS in 2004.

Building's corner has a recessed square pylon feature connected to the main facade with projecting flat planes. The pylon and flat planes indicates the arrival of the Miami Modern style for use in commercial architecture as well as apartment buildings, hotels, and motels. Signage tower was originally taller and held a massive Fair Market and later, Pantry Pride sign at the top. Ground floor retail entrance was added later in 1960s at the base of the signage tower. Facade facing the parking lot had a line of windows on the second floor, which were later built up and closed.

Surf Theatre is designed in Art Deco style expressed with tripartite symmetric organization with rich articulation of the surface. Architect Robert E. Collins, Builder Paul Greenbaum, Built 1938



Parking Lot behind Fair Market 1950s



Eckerd's Store, 1960s



1949 Surf Theatre

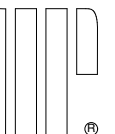




2. CVS - INTERSECTION OF COLLINS AVE AND 74TH ST



1. CVS - INTERSECTION OF COLLINS AVE AND 74TH ST





3. CVS - INTERSECTION OF COLLINS AVE AND 74TH ST



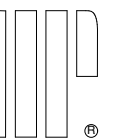
4. STORE ENTRANCE AT CORNER OF COLLINS AVE AND 74TH ST



5. STORE ENTRANCE ON COLLINS AVE ST



6. CVS - ENTRANCE ON COLLINS AVE





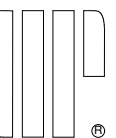
13. COLLINS AVE - ADJACENT WALGREENS



14. COLLINS AVE - EXISTING CVS



15. COLLINS AVE - ADJACENT SURF THEATER





18. COLLINS AVE - STREET MALL



19. COLLINS AVE - STREET MALL



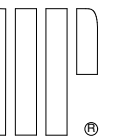
20. COLLINS AVE AND 74TH ST



21. COLLINS AVE - STREET MALL



22. COLLINS AVE - STREET MALL



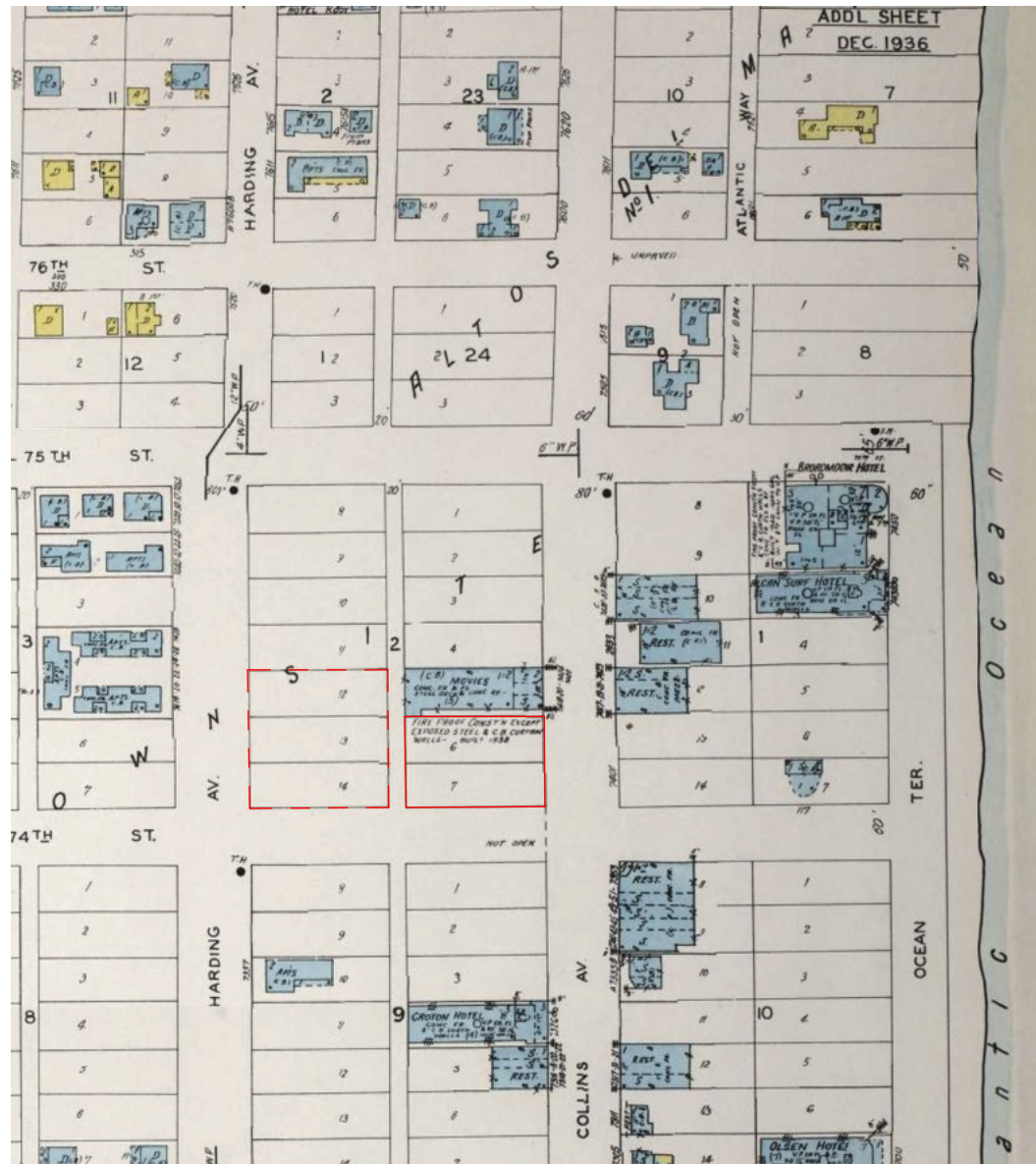


16. COLLINS AVE - STREET MALL

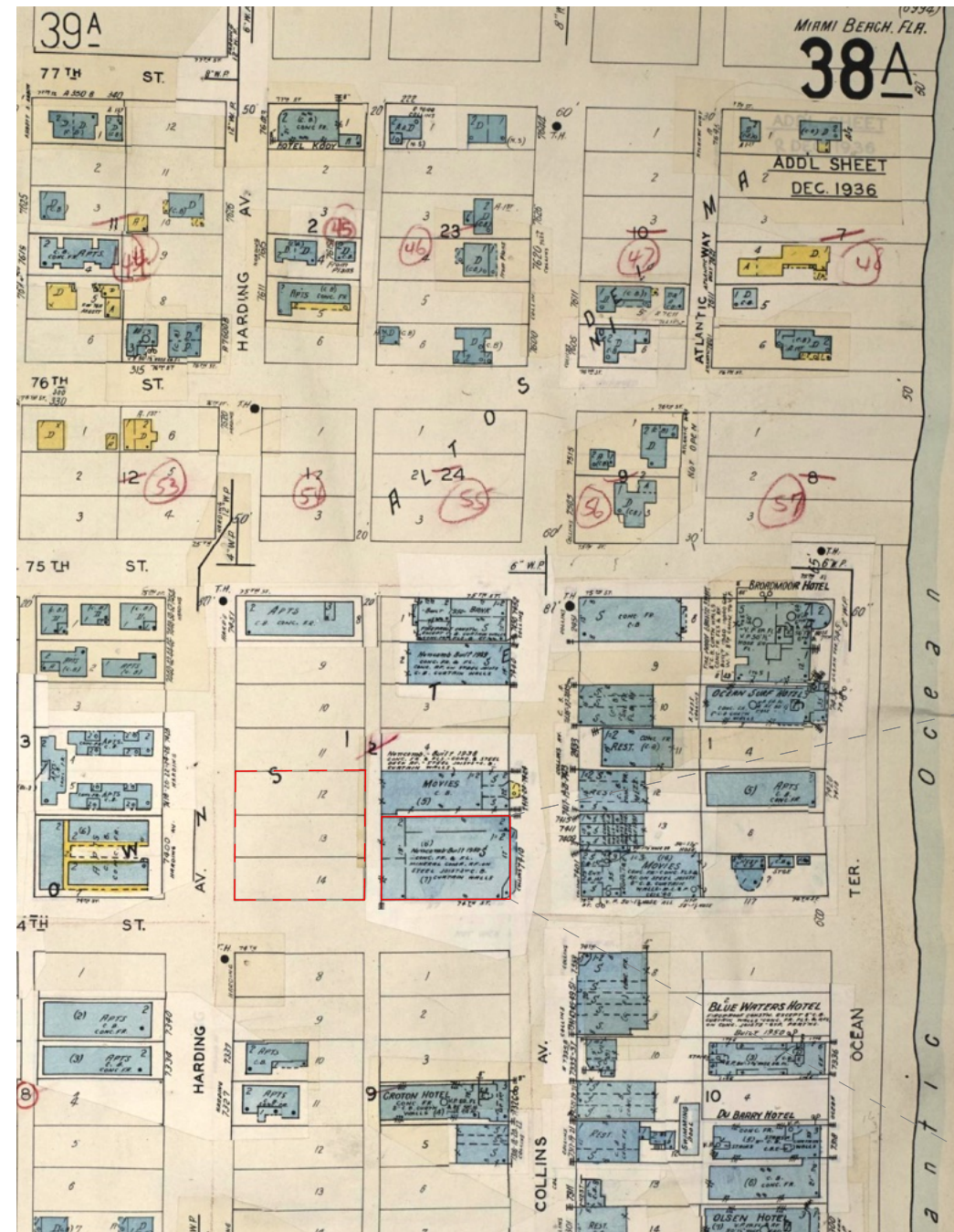


17. COLLINS AVE - FOOD MART & BANK OF AMERICA

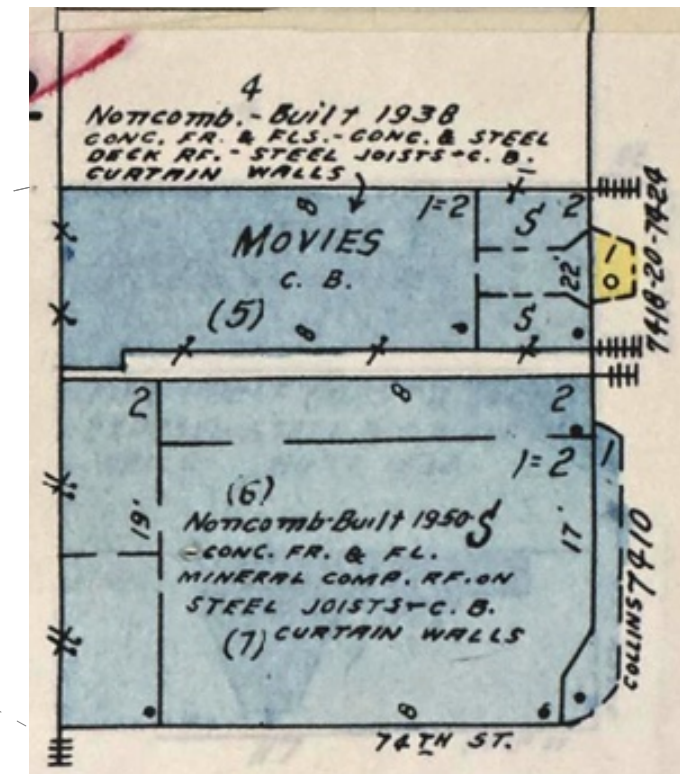




1947 Sanborn Map



1951 Sanborn Map



1951 Enlarged Sanborn Map

The FoodFair Market was designed by J. Tarlowski and built in 1951. It was changed to Pantry Pride, Eckerd's and ultimately CVS store.



Tier III Area C		PARKING SCHEDULE					
7410 Collins Avenue		Floor Area	Units	Parking Requirement	Parking Required	Alternative Incentive Reduction	Parking Provided
Level 1	Retail (<100 seats per venue)	8,379 SF	-	-	-	-	-
	Residential Lobby&BOH	3,430 SF	-	-	-	-	-
Level 2	Parking	865 SF	-	-	-	-	-
Level 3	Residential (550-999 SF)	5,487 SF	6 units	1.5 p.s./unit	9 p.s.	0 p.s.	9 p.s.
Level 4	Residential (550-999 SF)	5,487 SF	6 units	1.5 p.s./unit	9 p.s.	1 p.s.	8 p.s.
Level 5	Residential (550-999 SF)	5,487 SF	6 units	1.5 p.s./unit	9 p.s.	1 p.s.	8 p.s.
Rooftop	Amenities	865 SF	-	-	-	-	-
TOTAL		30,000 SF	18 units	-	27 p.s.	2 p.s.	25 p.s.

2 P.S. * 5 BIKE RACKS = 10 BIKE RACKS

7410 Collins Avenue		BICYCLE PARKING SCHEDULE			
		SHORT-TERM		LONG-TERM	
COMMERCIAL - 3 bike racks	8,379 SF	8,494 SF / 10,000 SF = 0.85 bike racks	1 per business, 4 per project or 1 per 10,000 sf, whichever is greater	8,494 SF / 5,000SF = 1.7 bike racks	1 per business, or 2 per 5,000 sf, whichever is greater
MULTIFAMILY RESIDENTIAL - 9 bike racks	8 town houses	8 units / 10 units = 0.8 bike rack	4 per building or 1 per 10 units	8 units * 1 = 8 bike racks	1 per unit
Total Required		12 bike racks	2 bike racks	10 bike racks	
Total Provided		32 bike racks			

AREAS PER USE			
7410 Collins Avenue	Units	Floor Area	%
Residential	18 units	21,621 SF	72%
Retail		8,379 SF	28%
Office		0 SF	0%
Total		30,000 SF	
7401 Harding Avenue	Units	Floor Area	%
Residential	8 townhomes	14,772 SF	25%
Retail		3,902 SF	7%
Office		41,326 SF	69%
Total		60,000 SF	100%
PROJECT TOTAL	26 units	90,000 SF	

LOADING SCHEDULE			
7410 Collins Avenue	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF	1 loading	1 loading
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading	0 loading spaces for 18 apartments	* 1 loading
Total		1 loading	2 loading

* Harding Ave Site will use 1 loading space

PARKING GARAGE SCHEDULE		
*no tandem and no valet	Harding	Collins
Level 1	31 p.s.	0 p.s.
Level 2	45 p.s.	25 p.s.
Total	76 p.s.	25 p.s.
Required	114 p.s.	27 p.s.
Deficit covered by alternative parking methods	38 p.s.	2 p.s.

Item#	Zoning Information			
1	Address:	7410 Collins Avenue, Miami Beach FL 33141		
2	Board and File numbers:	HPB23-0580		
3	Folio Number(s)	02-3202-003-0180		
4	Year constructed	1950	Zoning District	CD-2
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	6.6 ft
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 6.6ft) / 2 = 7.8 ft	Lot Area	15,000 SF 0.34 ACRES
7	Lot Width	100 ft	Lot Depth	150 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Residential-Commercial)

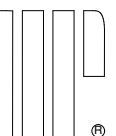
	Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	24 ft	55 ft
11	Number of Stories	n/a	2	5
12	FAR	2.0	1.5	2.0
13	Floor Area square footage	30,000 SF	22,450 SF	30,000 SF
14	Square footage by use	N/A	N/A	N/A
15	Number of Units, Residential	34 units	N/A	18 units
16	Number of Units, Hotel	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A
18	Occupancy Load	please see a separate chart		

	Setbacks	Required	Existing	Proposed	Deficiencies
At grade parking:					
19	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
20	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
21	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
22	Side setback - North	0'-0"	0'-0"	0'-0"	
Pedestal:					
23	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
24	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
25	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
26	Side setback - North	0'-0"	0'-0"	0'-0"	
Tower:					
27	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
28	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
29	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
30	Side setback - North	0'-0"	0'-0"	0'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	Tier 3 area c	Tier 3 area c	Tier 3 area c	
32	Total # of parking spaces	27 p.s.	N/A	25 p.s.	
33	# of parking spaces required	27 p.s.	N/A	N/A	
34	Parking Space Dimensions		N/A	8.5ftx18ft	
35	Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	N/A	90 degree	
36	ADA Spaces	2 p.s.	N/A	2 p.s.	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'-0"	N/A	22'-0"	
39	Valet Drop Off and Pick up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection Areas	2 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	12 bike racks	N/A	32 bike racks	

	Restaurants, Cafes, Bars, Lounges	Required	Existing	Proposed	Deficiencies
42	Type of use	Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR	Commercial	Residential/ Commercial	
43	Total # of Seats				
44	Total # of Seats per venue				
45	Total Occupant Content				
46	Occupant content per venue (provide a separate chart for a breakdown calculation)				
47	Is this a contributing building?	Yes			
48	Located within a Local Historic District?	Yes (North Shore Historic District, Harding Townsite Historic District)			
49	Future Crown of Road Elevation (in 2025)		6.5' NGVD (5.2' NAVD)		

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.







7. Restrooms at Mezzanine Level



8. Interior at Mezzanine Level

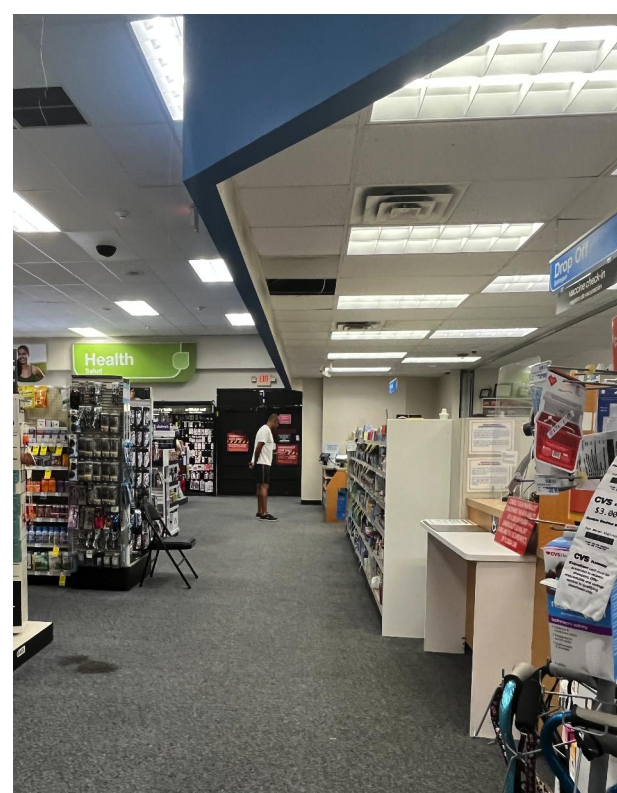


9. Storage Room at Ground Level





10. CVS Entrance

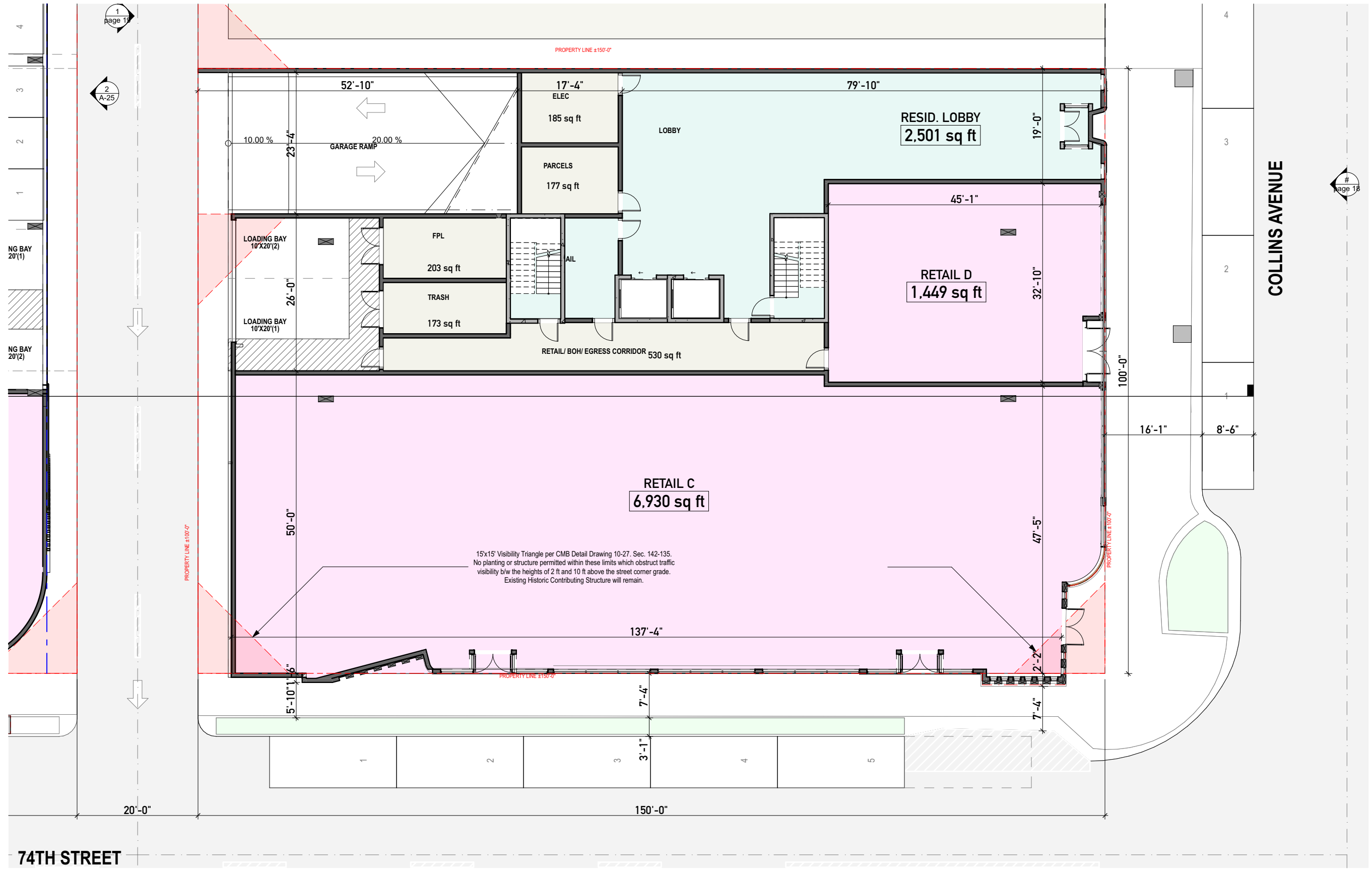


11. CVS Interior



12. CVS Interior- Structural Column



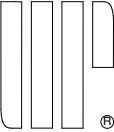
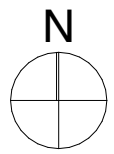


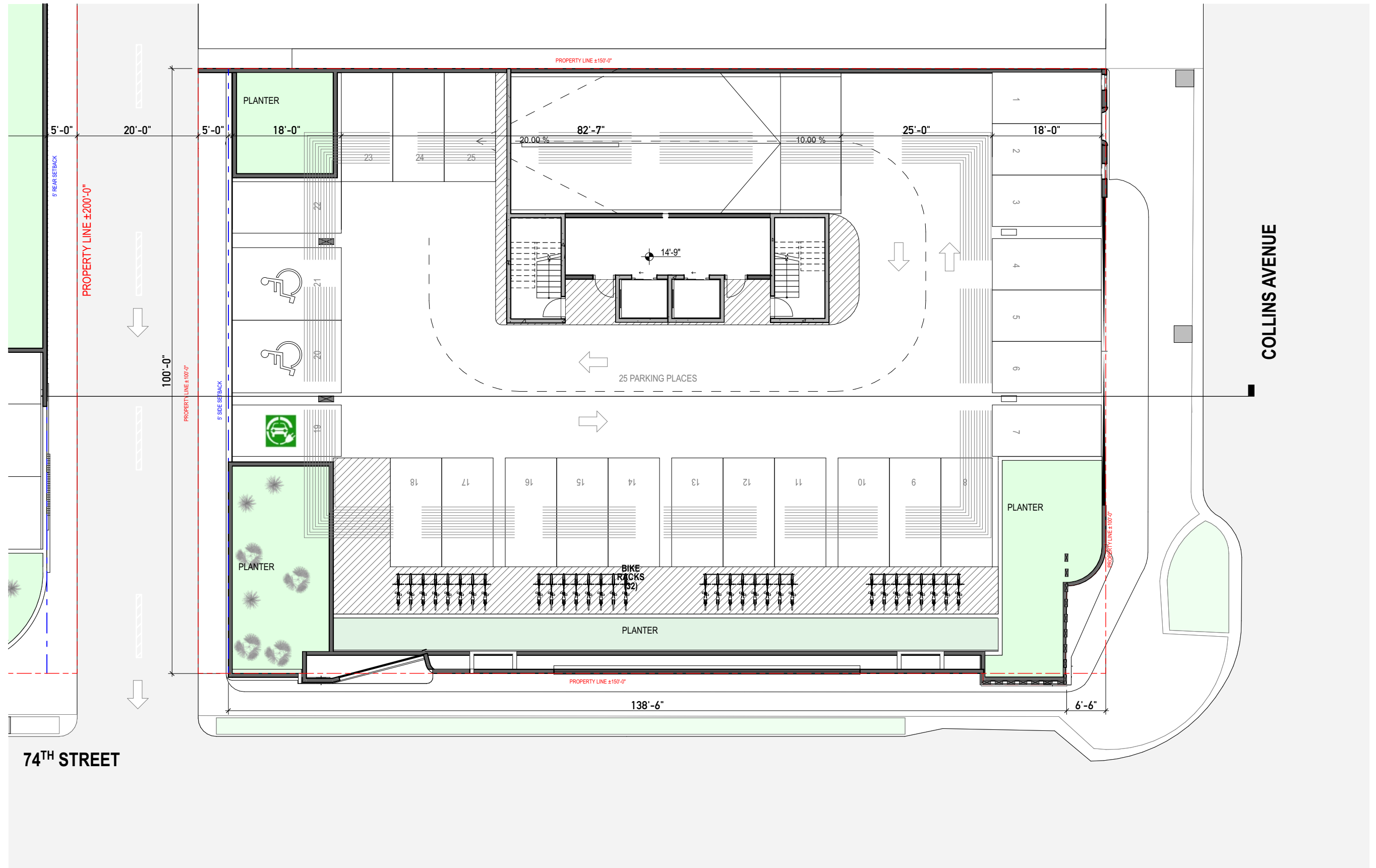
74TH STREET

1/16" = 1'-0"

GROUND LEVEL

1

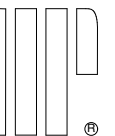
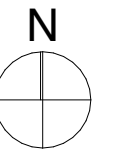


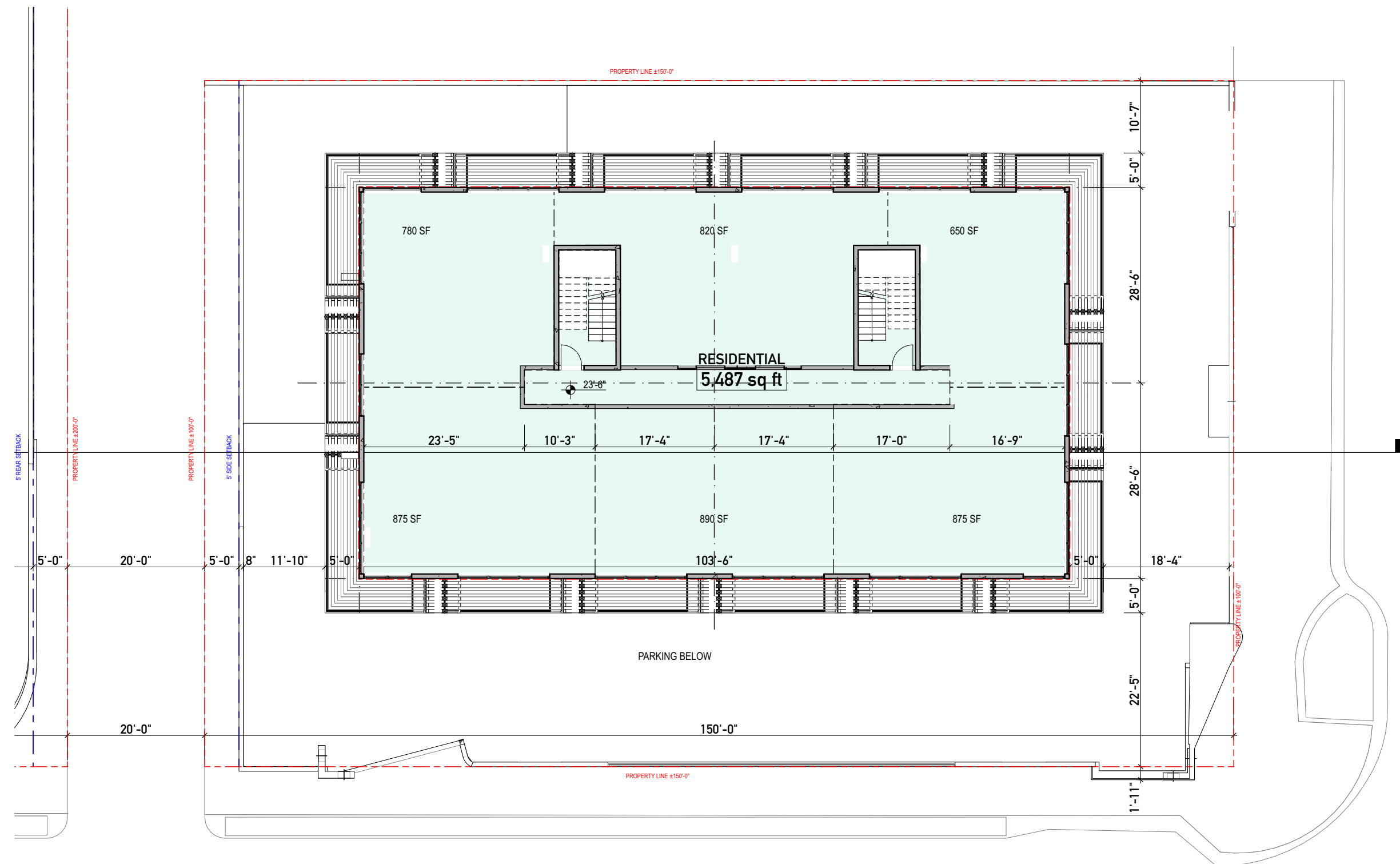


1/16" = 1'-0"

SECOND LEVEL

1

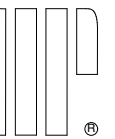
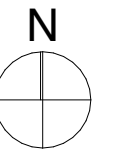


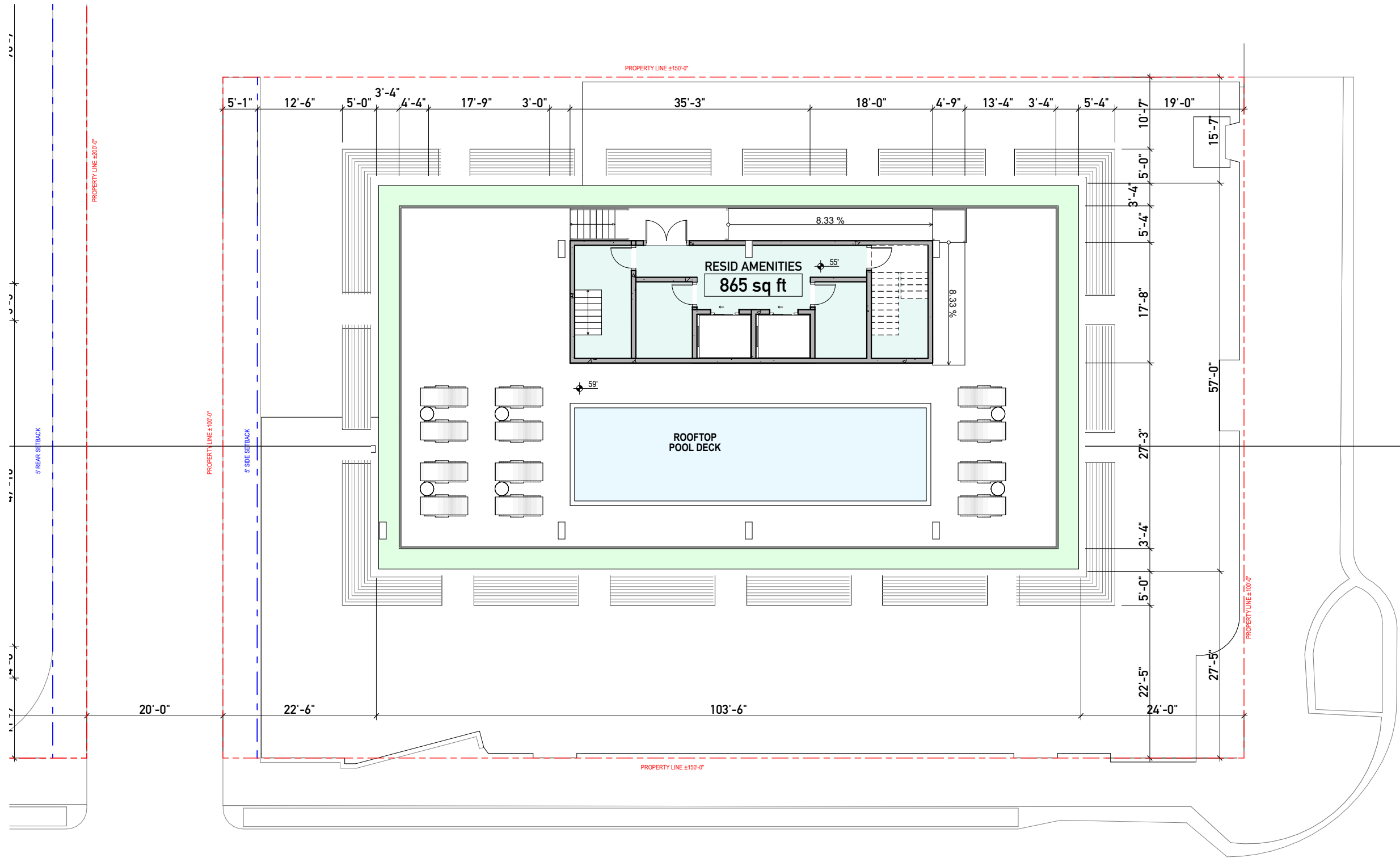


1/16" = 1'-0"

THIRD LEVEL

1

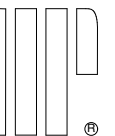
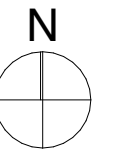




1/16" = 1'-0"

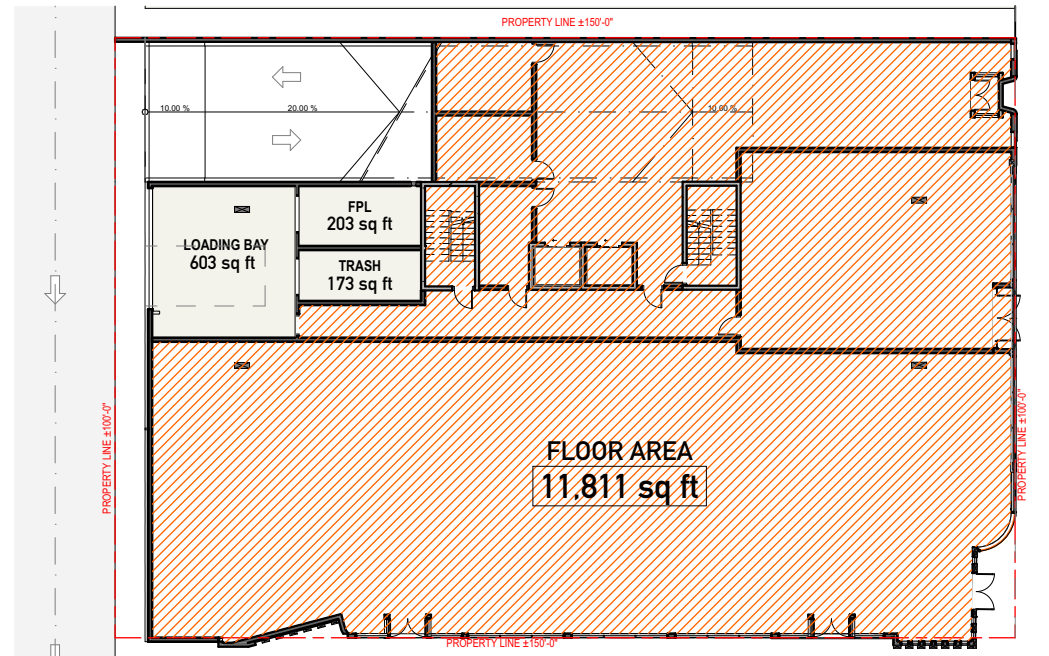
AMENITIES DECK

1

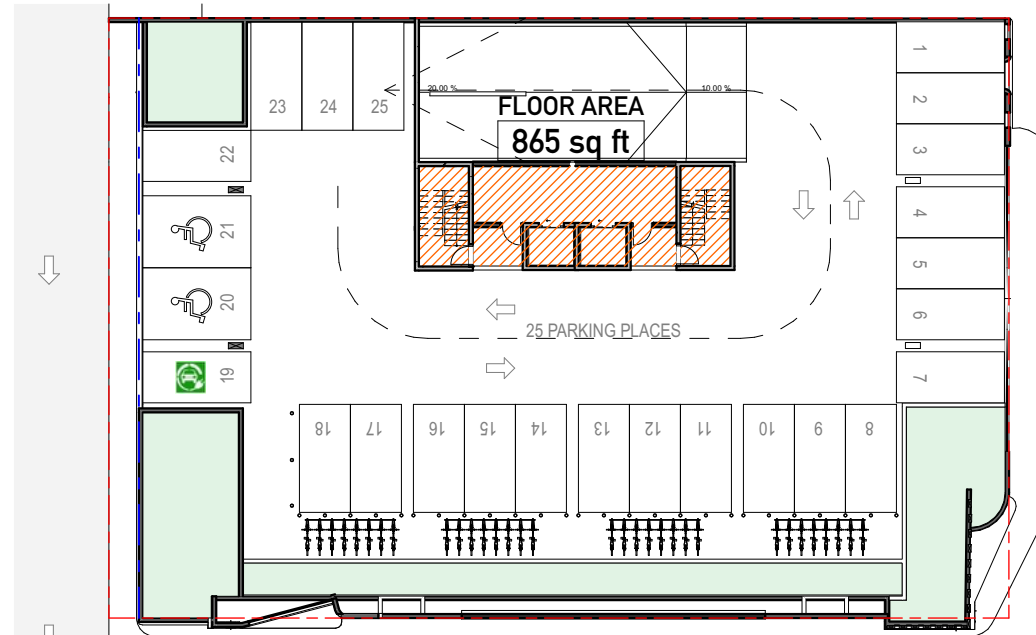




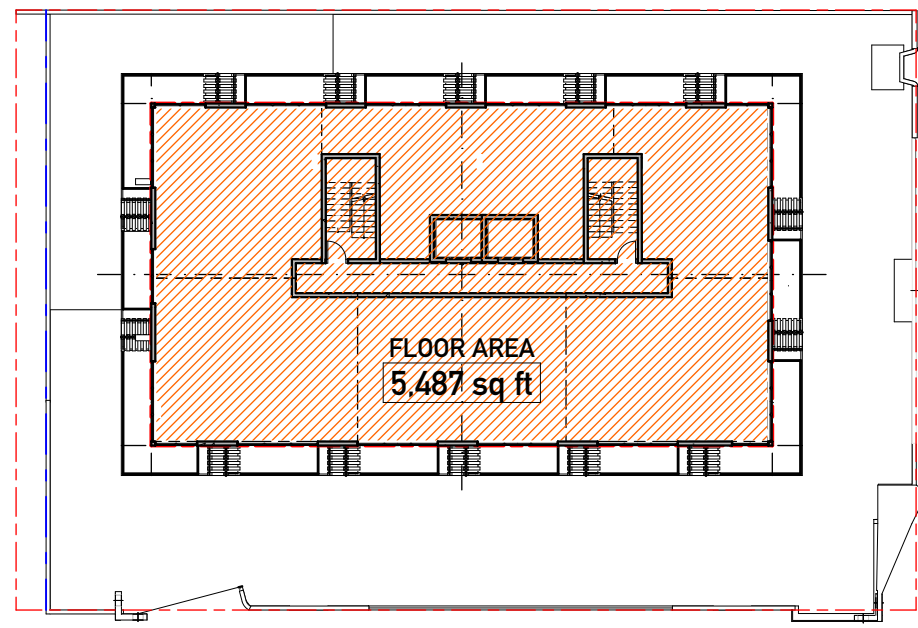
1/128"= 1'-0" KEYPLAN



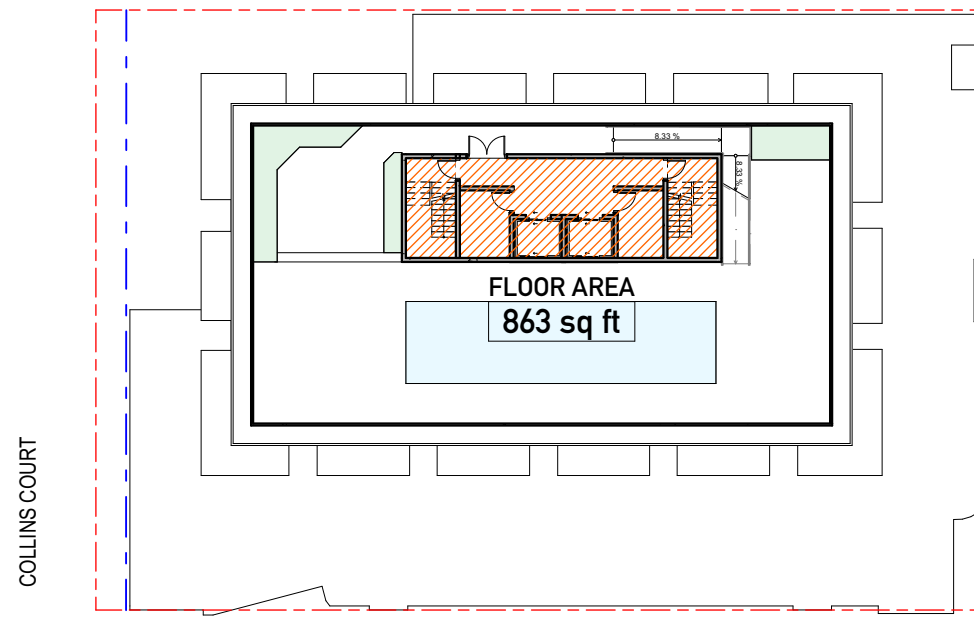
1/32" = 1'-0" EXISTING GROUND LEVEL 1



1/32" = 1'-0" SECOND LEVEL 2



1/32" = 1'-0" THIRD LEVEL - FIFTH LEVEL 3



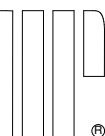
1/32" = 1'-0" AMENITIES DECK 4

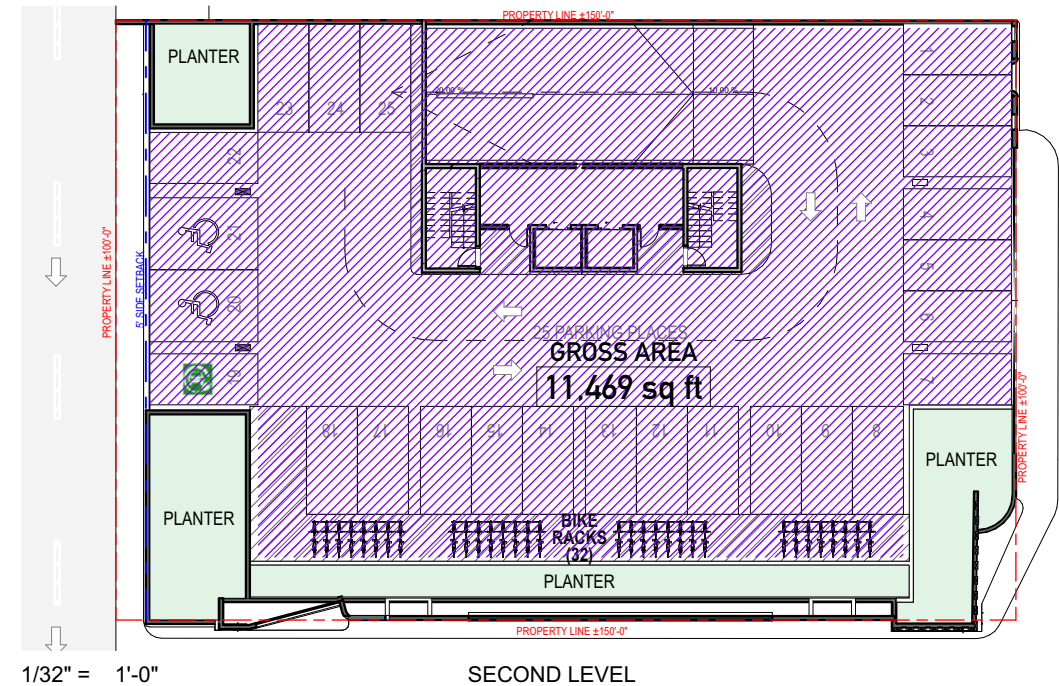
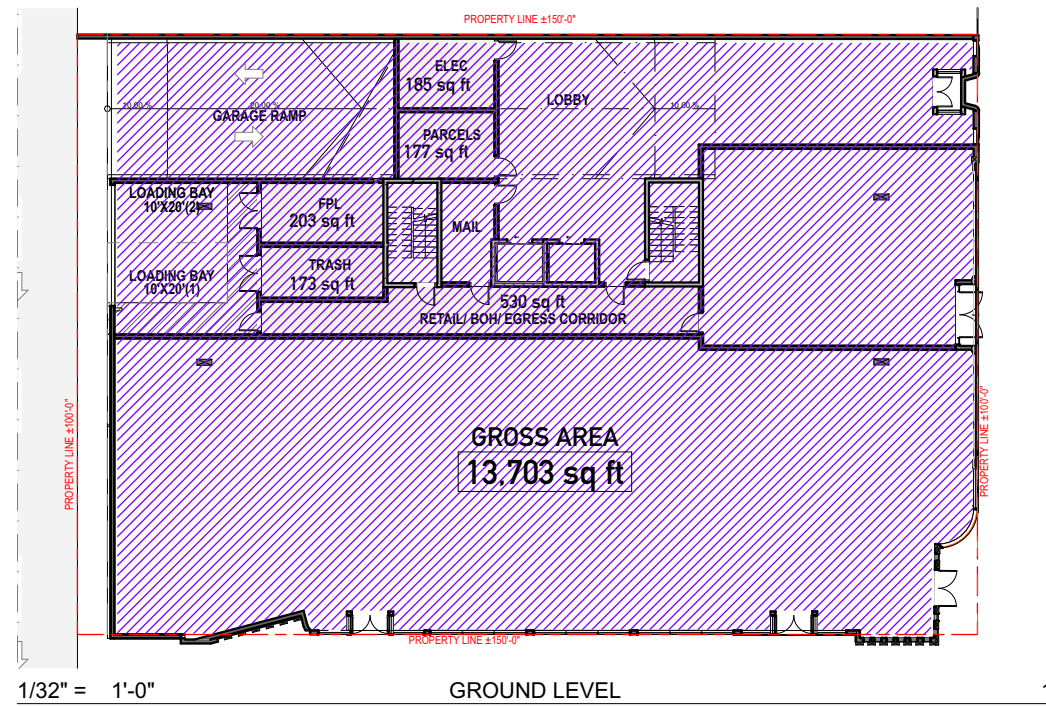
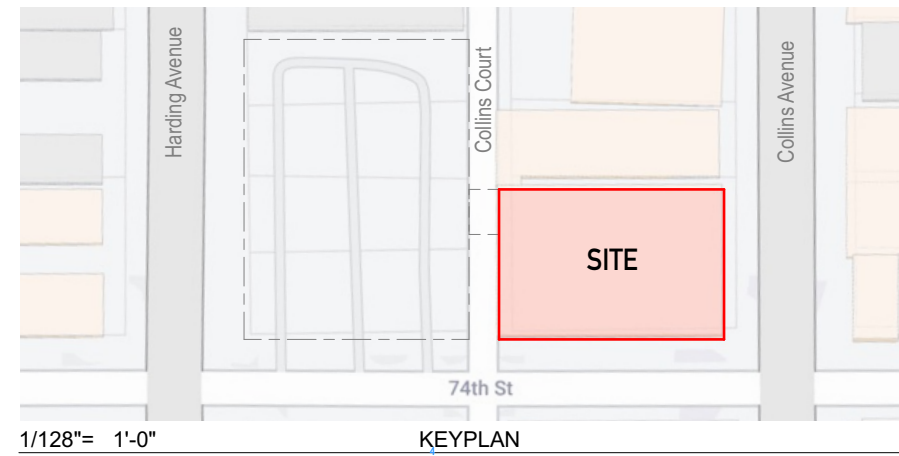
7410 COLLINS AVE
COLLINS FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	11,810.58
SECOND LEVEL	865.02
THIRD LEVEL	5,487.37
FOURTH LEVEL	5,487.37
FIFTH LEVEL	5,487.37
AMENITIES DECK	863.33
	30,000 SF

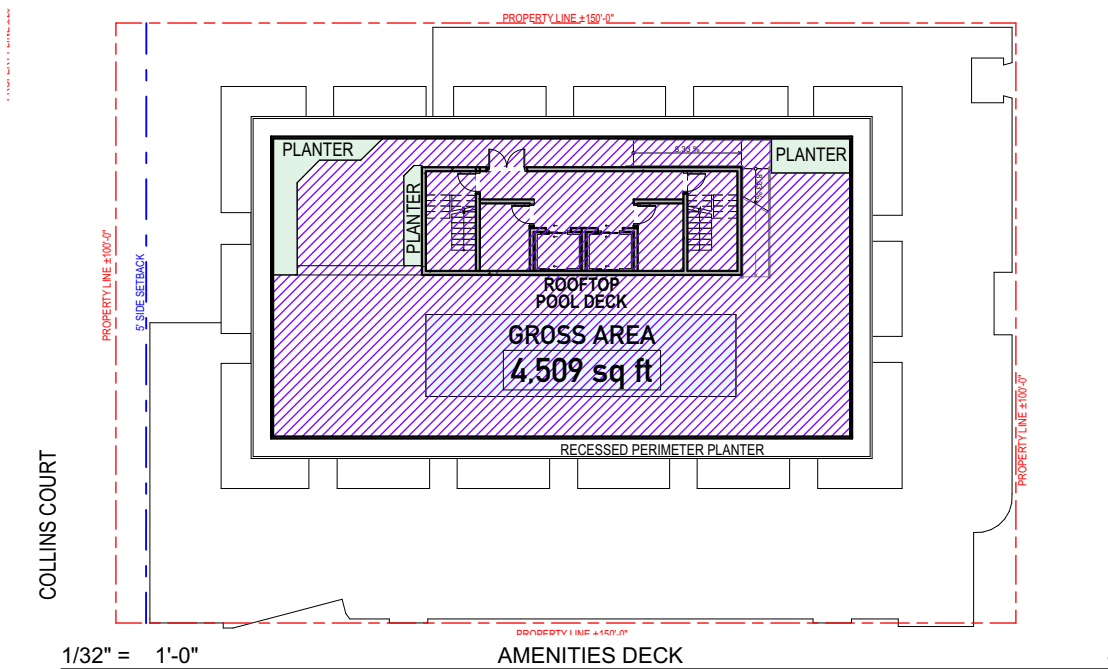
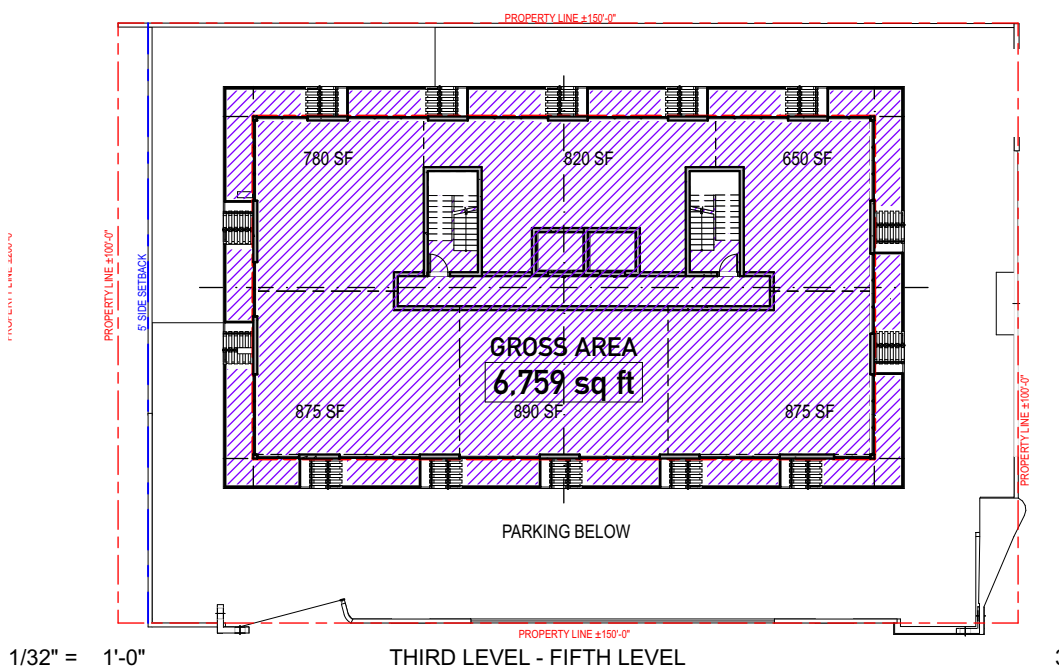
740-7425 HARDING AVE
HARDING FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	13,589.52
SECOND LEVEL	7,032.82
THIRD LEVEL	12,934.80
FOURTH LEVEL	12,934.80
FIFTH LEVEL	12,934.89
AMENITIES DECK	573.61
	60,000 SF
TOTAL FAR	90,000.00 sq ft





Gross Areas - Collins	
LOCATION	AREA
GROUND LEVEL	13,703.36
SECOND LEVEL	11,469.39
THIRD LEVEL	6,758.90
FOURTH LEVEL	6,758.90
FIFTH LEVEL	6,758.90
AMENITIES DECK	4,509.26
	49,958.71 ft ²



Arborist Report
7410 Collins Avenue
Miami Beach

6/22/2023



Arborist Report

6/22/2023

On June 20th 2023, I visited the property located at 7410 Collins Avenue at the request of Urban Robot Associates. I evaluated the trees on the site in anticipation of new construction. For each tree, I identified species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); provided relevant comments about health and condition; and took photographs. Street trees are included.

For tree disposition and Tree Protection Zones, please see the landscape plans. For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement. Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey

Alexis Alvey
ISA Board Certified Master Arborist* #NY-5539B

Alvey Tree Consulting LLC
516-728-1366
alveytree@gmail.com
alveytree.com

Property Location -
7410 Collins Avenue
Miami Beach, FL 33141

Client -
Charles Hoffman
Opal Realty NY, LLC
O. 212.974.8584
C. 917.440.6275
Charles@OpalRealtyNY.com

Tree #18

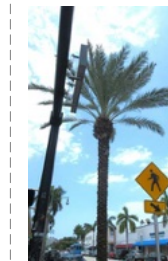
Common Name -
Date Palm

DBH (in) - 15
Height (ft) - 30
Canopy Spread (ft) - 16

Condition -
Good

Native? -
No

Scientific Name -
Phoenix dactylifera



Tree #18 is a Date Palm street tree located along Collins Avenue. It is in good condition.

Tree #19

Common Name -
Royal Palm

DBH (in) - 18
Height (ft) - 35
Canopy Spread (ft) - 10

Condition -
Fair

Native? -
Yes

Scientific Name -
Roystonea regia



Tree #19 is a Royal Palm street tree located along Collins Avenue. It is growing in a 5ft by 8ft wide sidewalk cut-out. The tree is in fair condition. Braces are on the trunk and the trunk is penciling. Remove the braces before they injure the trunk.

NOTE: TREES 1-17 ARE SITUATED ON THE ADJACENT PROPERTY AND THEREFORE OMITTED FROM THIS PERMIT SET

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

Tree and Palm Relocation Notes -

- All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
- Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
- The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
- The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
- The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
- The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
- The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
- Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
- Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
- For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
- After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
- Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
- Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
- After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
- Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
- Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
- The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
- Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
- The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

Notes - Tree and Palm Relocation (Contd.)

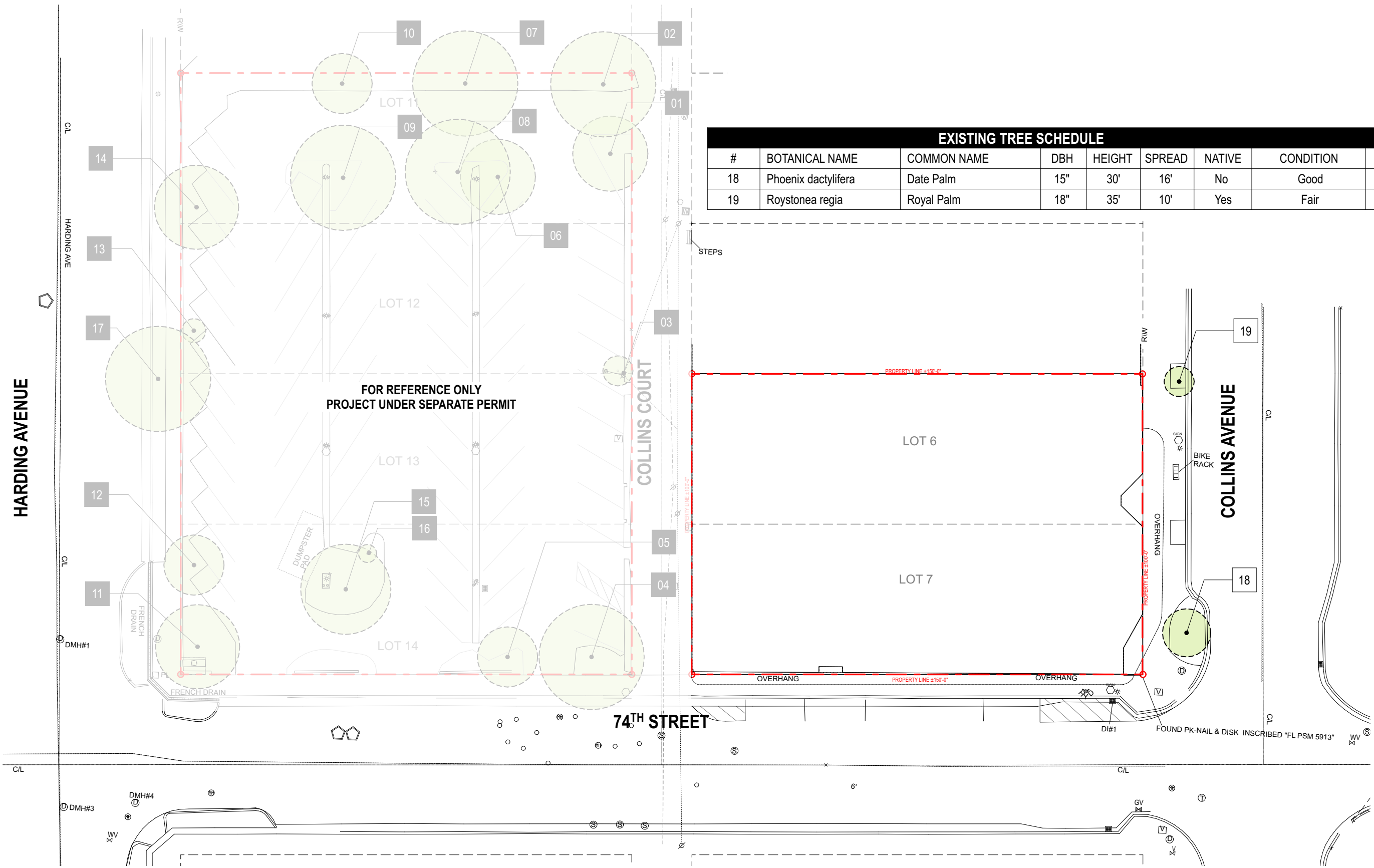
- Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
- Transplanted trees and palms shall be backfilled with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
- Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
- A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
- Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
- After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily, from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

- Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
- Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
- Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
- All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- Spill from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
- Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
- Understory plants within protective barriers shall be protected.
- No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
- Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
- Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
- Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not rely that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.





EXISTING TREE SCHEDULE								
#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	NATIVE	CONDITION	STATUS
18	Phoenix dactylifera	Date Palm	15"	30'	16'	No	Good	Remain
19	Roystonea regia	Royal Palm	18"	35'	10'	Yes	Fair	Remain

HARDING AVENUE

COLLINS AVENUE

74TH STREET

FOR REFERENCE ONLY
PROJECT UNDER SEPARATE PERMIT

L002

7410 COLLINS AVENUE
COLLINS FINAL HPB SUBMITTAL
URBAN ROBOT © 2024

TREE DISPOSITION PLAN 5/3/24

LA#6667391 Justine Velez



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 15,000 Acres 0.34

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
 Lot Area = 15,000 s.f. x 3 % = 450 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
 Number of parking spaces 0 x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

	REQUIRED/ ALLOWED	PROVIDED
A.	450	500
B.	N/A	N/A
C.	450	0

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.

	REQUIRED/ ALLOWED	PROVIDED
B.	N/A	N/A

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
22 trees x 0.34 net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
 Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' o.c.)
250 linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:
 (maximum average spacing of 20' o.c.):
N/A linear feet along street divided by 20' =

	REQUIRED/ ALLOWED	PROVIDED	NOTES
A.	7	2	PLANTED ON STRUCTURE Refer to Note #3
B.	1	2	
C.	1	2	
D.	13	0	Refer to Note #4
E.	N/A	N/A	

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

	REQUIRED/ ALLOWED	PROVIDED	NOTES
A.	240	261	65% PLANTED ON STRUCTURE Refer to Note #3
B.	125	175	

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

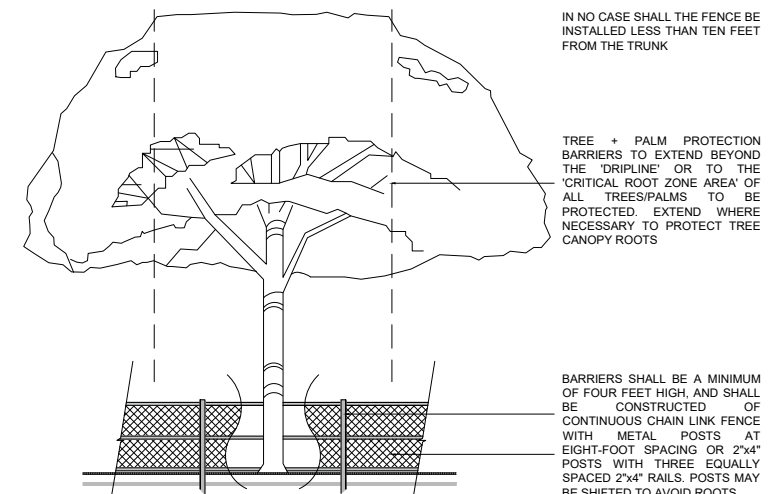
	REQUIRED/ ALLOWED	PROVIDED
A.	24	41
B.	12	41

GENERAL LANDSCAPE NOTES

- Landscape plans comply with the Chapter 46 Tree Preservation ordinance
- Landscape plans comply with Chapter 126 Landscape ordinance requirements
- LOT TREES & SHRUBS:** The existing grandfathered building has a 0' setback on 3 sides and a 5' setback on the west side, therefore planting inside the property line is limited to the roof and intermediary levels.
- STREET TREES:**
74th Street- The existing grandfathered building has an overhead canopy facing 74th Street which extends 3ft outside of the property line limiting ROW tree planting. Given that shade/canopy trees do not fit in this confined condition, palms trees with a small canopy and tall clear trunk were selected in order to avoid conflicts with the canopy.
Collins Ave- To maintain CMB planting palette along Collins Ave, the existing palms are to remain and be protected. A royal palm was added for continuity and to replace a royal palm that was previously removed by others.
- Street Trees will comply with Florida Fancy requirements. All other planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition

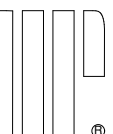
TREE/ PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE TO REMAIN, BE PROTECTED OR BE RELOCATED

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



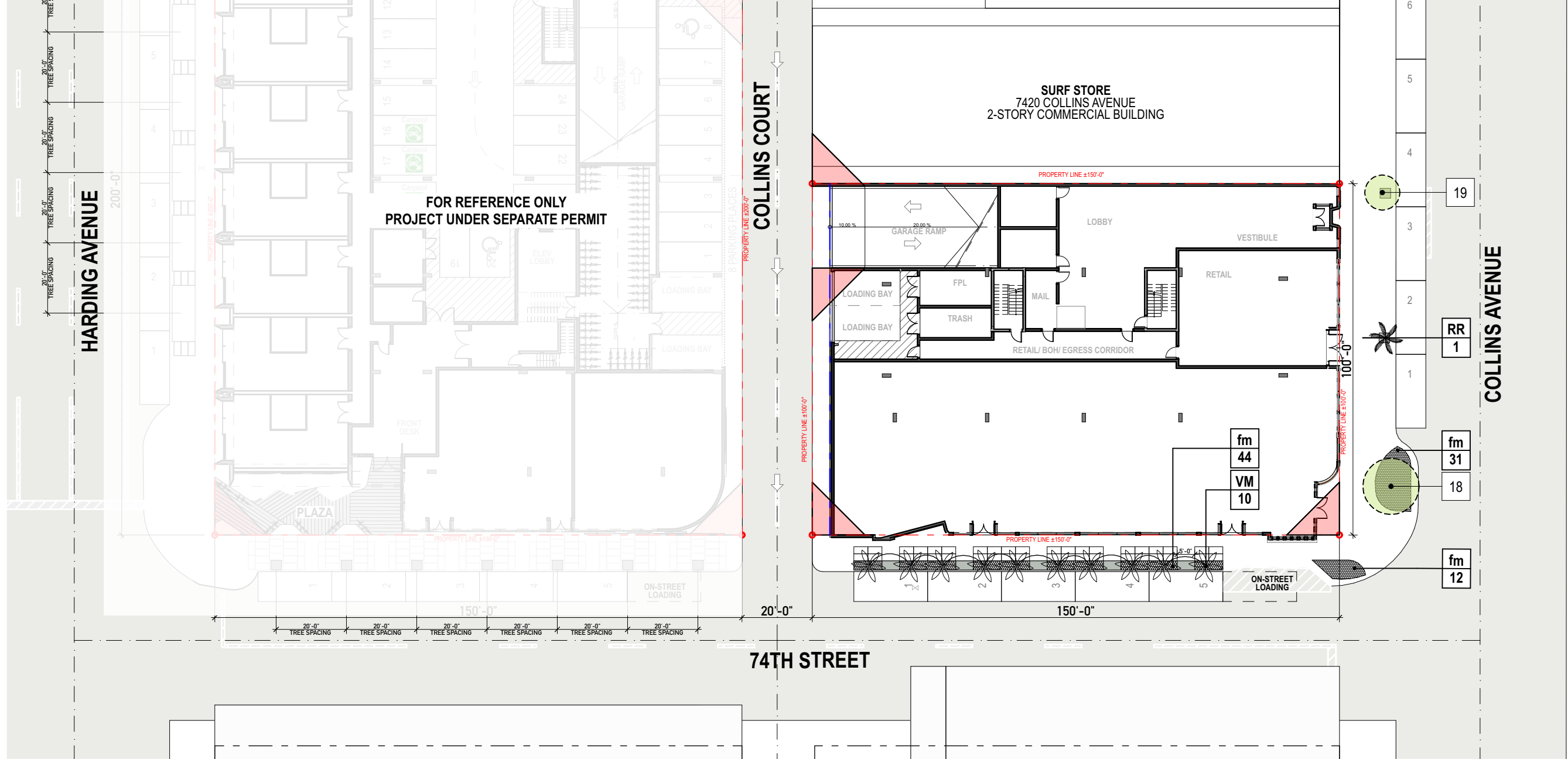
PROTECTION DETAIL NOTE:
 CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL



Ground Level Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	RR	1	Roystonea regia	Royal Palm		25'	15'		Florida Fancy	
	VM	10	Veitchia montgomeryana	Montgomery Palms		20'	10'		Florida Fancy	

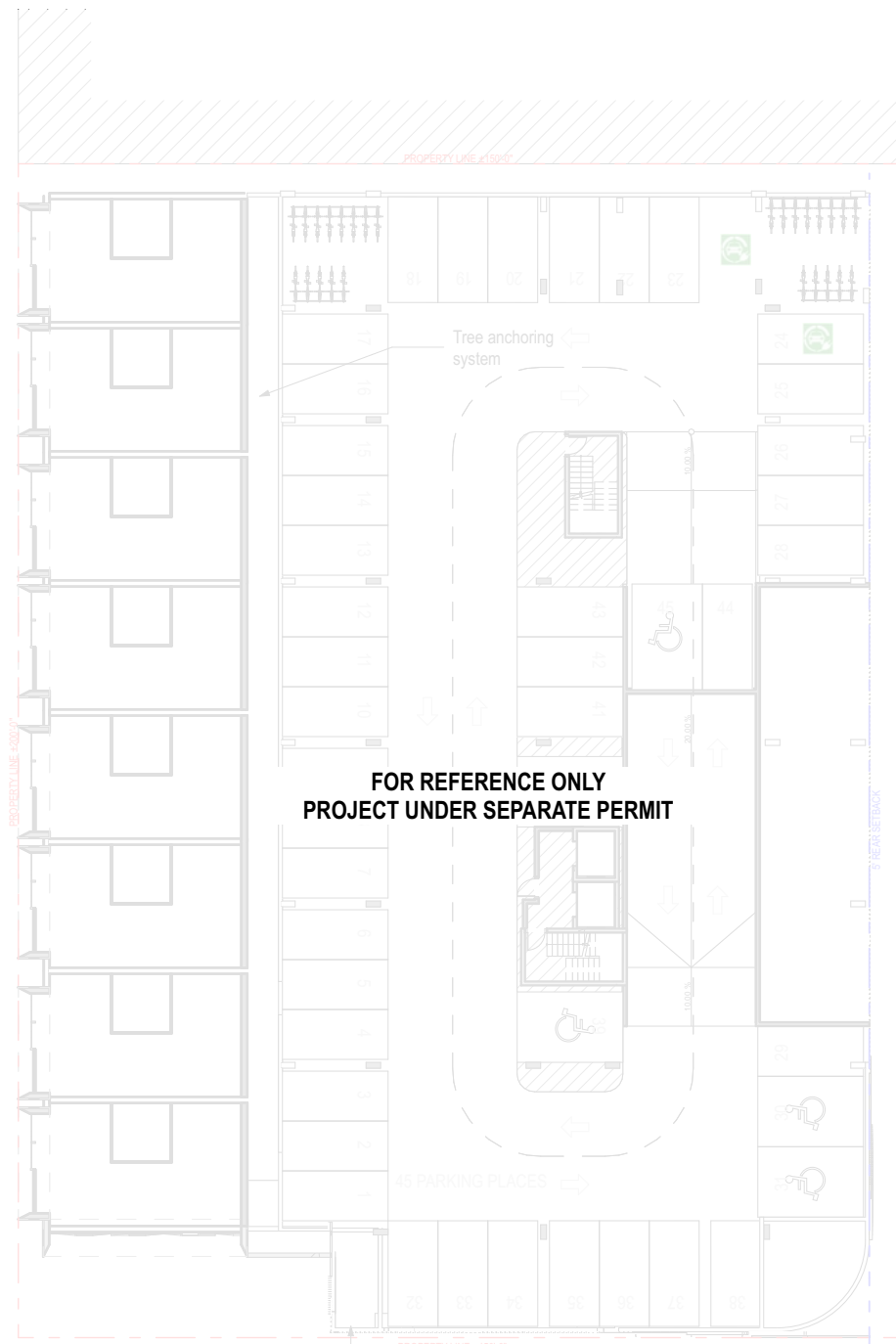
Ground Level Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	fm	86	Ficus microcarpa 'Green Island'	Green Island Ficus	1g	12"	12"	12	N	Full



L200



HARDING AVENUE

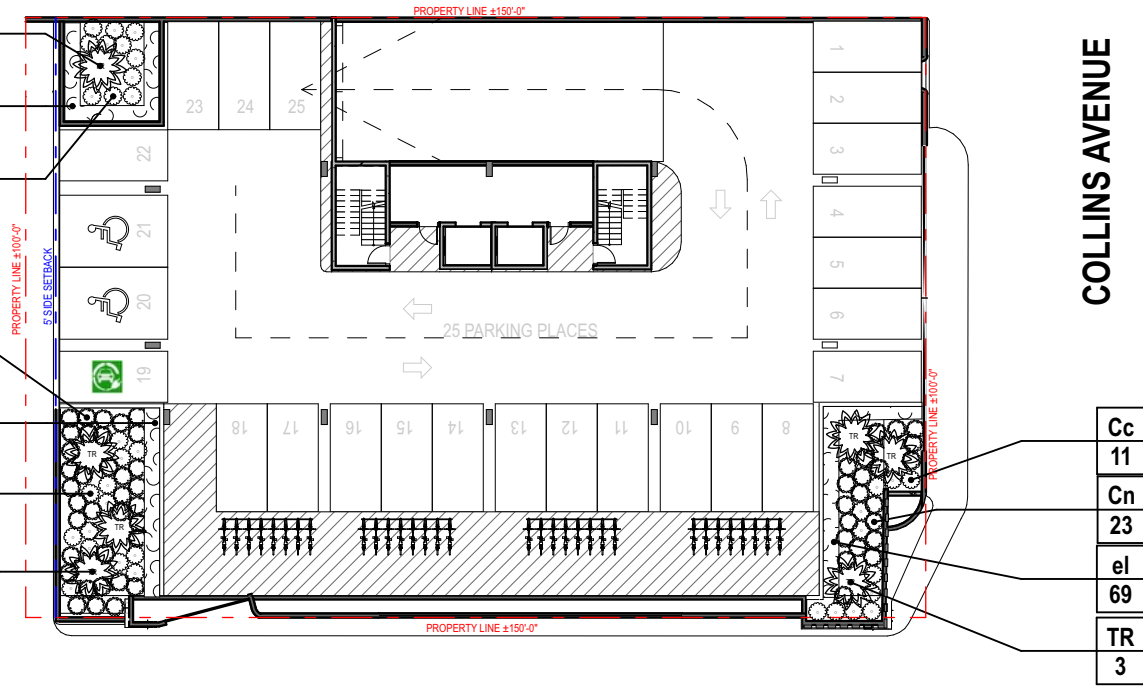


36" Deep planter typ.

COLLINS COURT

74TH STREET

- TR 1
- el 45
- Cc 11
- Cn 32
- el 77
- Cc 13
- TR 3



COLLINS AVENUE

- Cc 11
- Cn 23
- el 69
- TR 3

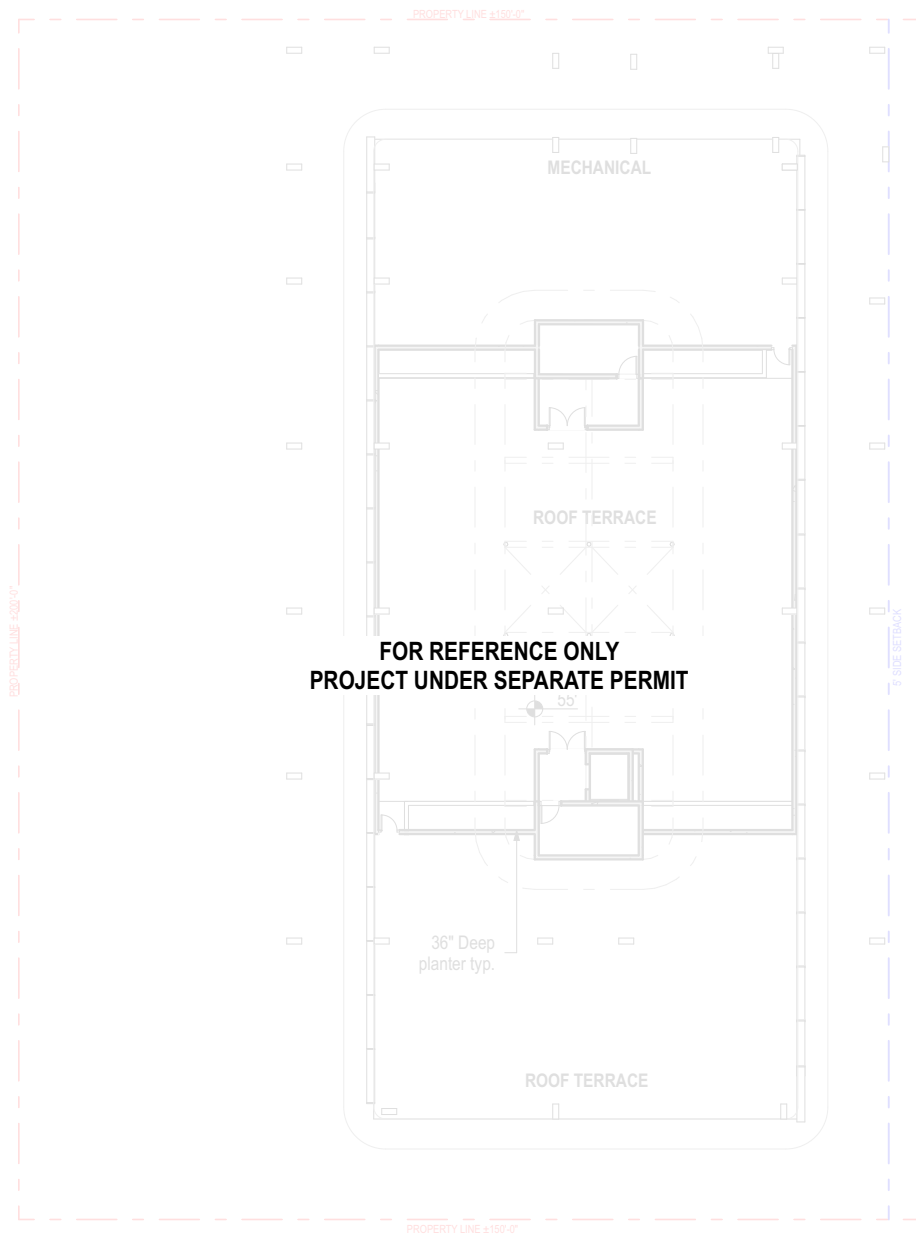
2nd Level Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	TR	7	Thrinax radiata	Thatch Palm		8' - 10'	8'	Y		

2nd Level Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks	
	Cc	35	Capparis cynophallophora	Jamaican Caper	7g	5'	3'	Y	Large Shrub	
	Cn	56	Clusia rosea 'nana'	Clusia Nana	3g	36"	30"	Y		

2nd Level Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Native	Spacing	Area (sf)	Remarks
	el	191	Ernodea littoralis	Golden Creeper	1g	12"	16"	N	18	305	

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Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	2	Conocarpus erectus 'sericeus'	Silver Buttonwood	9"	16' min	8'	Y	multitrunk; specimen

Roof Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
○	Hp	6	Hamelia patens	Firebush	7g	36"	30"	Y	Full - Large Shrub
⊙	PI	78	Psychotria ligustrifolia	Bahama Wild Coffe	3g	36"	30"	Y	
○	Tf	45	Tripsacum floridana	Dwarf Fakahatchee grass	3g	24"	12"	Y	
◦	pe	21	Passiflora edulis	Passionfruit vine	3g			Y	

