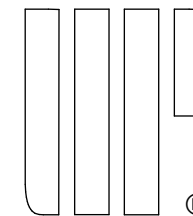


ID	NAME
A-01	COVER SHEET
A-02	SURVEY
A-03	INDEX AND DATA
A-04	PARKING & BUILDING SCHEDULE
A-05	AERIAL VIEWS AND MAP
A-06	PHOTOS KEY PLAN
A-07	EXISTING DEMO PLANS
A-08	SITE PHOTOS - COLLINS COURT
A-09	SITE PHOTOS - PARKING LOT
A-10	SITE PHOTOS - 74 STREET
A-11	SITE PHOTOS - HARDING AVE
A-12	SITE PHOTOS - HARDING AVE
A-13	CONTEXT ELEVATIONS - HARDING AVE
A-14	CONTEXT ELEVATIONS - 74 STREET
A-15	OVERALL GROUND FLOOR
A-16	OVERALL SECOND FLOOR - PARKING
A-17	OVERALL THIRD - FIFTH FLOOR
A-18	OVERALL ROOF TOP
A-19	ENLARGED GROUND FLOOR
A-20	ENLARGED SECOND FLOOR
A-21	ENLARGED THIRD - FIFTH FLOOR
A-22	ENLARGED ROOF TOP
A-23	NORTH ELEVATION
A-24	SOUTH ELEVATION
A-25	EAST ELEVATION
A-26	WEST ELEVATION
A-27	CROSS SECTION
A-28	LONGITUDINAL SECTION
A-29	STREET SECTION
A-30	PROPOSED FAR DIAGRAMS
A-31	PROPOSED FAR DIAGRAMS
A-32	GROSS DIAGRAMS
A-33	GROSS DIAGRAMS
A-34	3D VIEWS
A-35	3D VIEWS
A-36	3D VIEWS
A-37	3D VIEWS
A-38	3D VIEWS
L-001A	ARBORIST REPORT
L-001B	ARBORIST REPORT
L-002	TREE DISPOSITION PLAN
L-003	LANDSCAPE LEGEND
L-100	GROUND HARDSAPE PLAN
L-103	HARDSCAPE SCHEDULE
L-200	GROUND PLANTING PLAN
L-201	2ND LEVEL PLANTING PLAN
L-202	AMENITY LEVEL PLANTING PLAN



7401 - 7425 HARDING AVENUE
 MIAMI BEACH, FL
 HISTORIC PRESERVATION BOARD
 FINAL SUBMISSION
 Monday, May 6, 2024



SCOPE OF WORK

- DEMOLITION OF SURFACE PARKING LOT
- NEW CONSTRUCTION OF A MIXED - USE DEVELOPMENT CONSISTING OF RESTAURANTS, RETAIL AND OFFICE TOWER WITH A PARKING LEVEL
- NEW CONSTRUCTION OF A RAISED SIDEWALK ALONG HARDING AVENUE AND 74 STREET
- NEW CONSTRUCTION OF OUTDOOR PLAZA AN THE INTERSECTION OF HARDING AVENUE AND 74 STREET
- NEW CONSTRUCTION OF 8 TOWN HOUSES

A-01

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 ECKERT 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 ECKERT 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: CONTACT: 844-956-4134
 A/T&T 888-536-9600
 BREZELINE 305-673-7420
 CITY OF MIAMI BEACH 800-266-2278
 COMCAST CABLE 866-787-2637
 CROWN CASTLE NG 305-891-3131
 DADE COUNTY PUBLIC WORKS AND TRAFFIC 1-800-226-5885
 FLORIDA POWER & LIGHT--DADE 800-688-3600
 HOTWIRE COMMUNICATIONS 305-373-4737
 MCI 305-940-0139
 TECO PEOPLES GAS SOUTH FLORIDA 305-866-4633
 VILLAGE OF BAL HARBOUR

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 LEARNED 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.

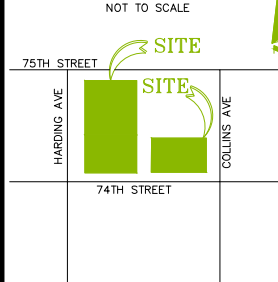
INVERTS LIST

- 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
- FL FLOWLINE
- EA 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
- ⊖ HANDICAP PARKING SPACE
- — — — — 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

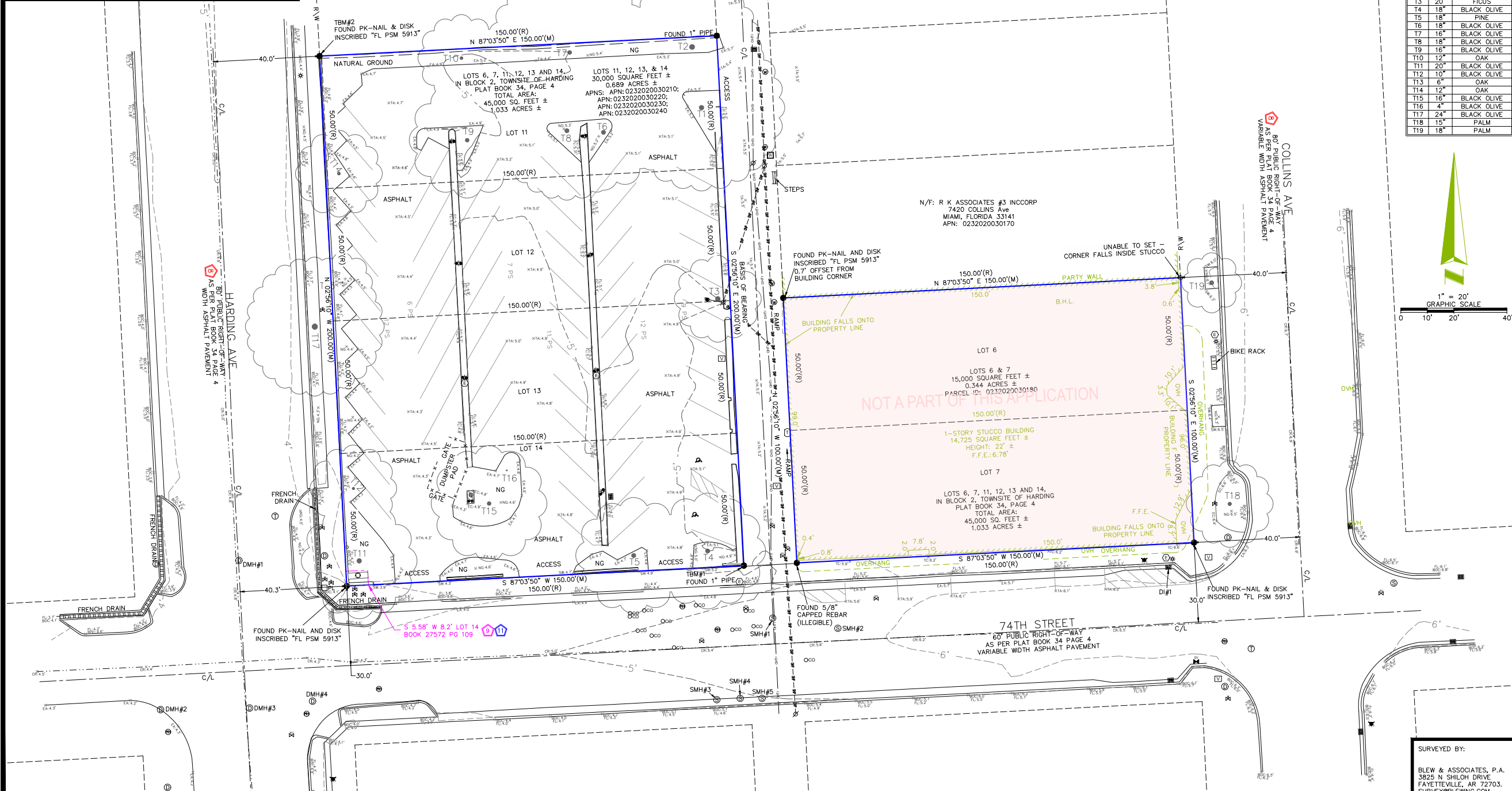
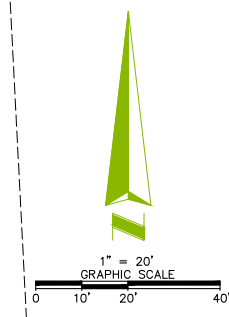
THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF LOTS 11, 12, 13 AND 14, WHICH BEARS S02°56'10"E PER GPS COORDINATE OBSERVATIONS.
 LATITUDE: 25°51'35.5224"
 LONGITUDE: -80°07'19.0617"
 CONVERGENCE ANGLE: 0°02'22.58.8003"

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, CORNERS 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
- 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

SITE PICTURE



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 REQUIREMENTS 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
 PROFESSIONAL SURVEYOR AND MAPPER L55913
 STATE OF FLORIDA
 Florida Professional Surveyors and Mappers

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

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWINC.COM

Item#	Zoning Information			
1	Address:	7401-7425 Harding Avenue, Miami Beach FL 33141		
2	Board and File numbers:	PB23-0596, HPB23-0579		
3	Folio Number(s)	02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210		
4	Year constructed	1950	Zoning District	CD-2
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	4.3 ft
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 4.3 ft) / 2 = 6.65 ft	Lot Area	30,000 SF 0.69 ACRES
7	Lot Width	150 ft	Lot Depth	200 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Office-Residential-Commercial)

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	0 ft	55 ft	
11	Number of Stories	N/A	0	5	
12	FAR	2.0	N/A	2.0	
13	Floor Area square footage	60,000 SF	N/A	60,000 SF	
14	Square footage by use	N/A	N/A	N/A	
15	Number of Units, Residential	69 units	N/A	8 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 - Harding Ave	0'-0"	N/A	0'-0"	
20	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
21	Side Setback - 74th St	0'-0"	N/A	0'-0"	
22	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
Pedestal:					
23	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
24	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
25	Side Setback - 74th St	0'-0"	N/A	0'-0"	
26	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
Tower:					
27	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
28	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
29	Side Setback - 74th St	0'-0"	N/A	0'-0"	
30	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	3	3	N/A	
32	Total # of parking spaces	91 p.s.	110 surface parking spaces	77 p.s.	
33	# of parking spaces required	91 p.s.	N/A	N/A	
34	Parking Space Dimensions	8.5 ft x 18ft	8.5 ft x 18ft	8.5ftx18ft	
35	Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	60 degrees	90 degrees	
36	ADA Spaces	4 p.s.	5 p.s.	6 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	3 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	23 bike racks	N/A	85 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	Parking Lot	Residential/ Commercial/Office	
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?	No
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.

SEPARATE APPLICATION

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			

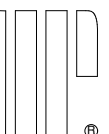
	Setbacks	Required	Existing	Proposed	Deficiencies
At grade parking:					
19	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
20	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
21	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
22	Side setback - North	0'-0"	0'-0"	0'-0"	
Pedestal:					
23	Front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



SEPARATE APPLICATION

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

Tier III Area C PARKING SCHEDULE							
7401-7425 Harding Avenue							
		Floor Area	Units	Parking Requirement	Parking Required	Alternative Incentive Reduction	Parking Provided
Level 1	Retail (<100 seats per venue)	3,902 SF	-	-	-	-	-
	Office Lobby &BOH	1,322 SF	-	-	-	-	-
	Lobby&Townhomes (1,200 SF+)	8,374 SF	8 units	2.0 p.s./unit	16 p.s.	-	16 p.s.
Level 2	Parking	635 SF		see parking chart			
	Townhomes	6,398 SF					
Level 3	Office	12,935 SF		1/400SF	32.3 p.s.	13 p.s.	21 p.s.
Level 4	Office	12,935 SF		1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Level 5	Office	12,935 SF		1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Rooftop	Amenities	564 SF		None			
TOTAL		60,000 SF	8 units		114 p.s.	37 p.s.	77 p.s.

PARKING GARAGE SCHEDULE		
*no tandem and no valet	Harding	Collins
Level 1	32 p.s.	0 p.s.
Level 2	45 p.s.	25 p.s.
Total	77 p.s.	25 p.s.
Required	114 p.s.	27 p.s.
Deficit covered by alternative parking methods	37 p.s.	2 p.s.

7401-7425 Harding Avenue BICYCLE PARKING SCHEDULE					
		SHORT-TERM		LONG-TERM	
COMMERCIAL - 14 bike racks	45,228 SF	43,410 SF / 10,000 SF = 5 bike racks	1 per business, 4 per project or 1 per 10,000 sf, whichever is greater	43,410 SF / 5,000SF=9 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 = 1 bike rack	4 per building or 1 per 10 units	8 units * 1 = 8 bike racks	1 per unit
Total Required	23 bike racks	6 bike racks		17 bike racks	
Total Provided	113 bike racks	with alternative parking reduction			

7401-7425 Harding Avenue LOADING SCHEDULE			
	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF - 1 loading spaces	1 loading spaces	0 loading spaces
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading space	N/A for 8 townhomes	0 loading spaces
OFFICE	10,000 SF to 100,000 SF - 2 loading spaces	2 loading spaces	2 loading spaces
Total		3 loading spaces	2 loading spaces

1 loading space provided on Collins Site

Tier III Area C ALTERNATIVE PARKING SCHEDULE			
7401-7425 Harding Avenue	REQUIREMENT	CALCULATION	PARKING REDUCTION
Bike parking long-term	1 p.s. for every 5 long-term bicycle p.s. provided off-street, not to exceed 20 % requirement (18 p.s.)	18 p.s. * 5 bike racks = 90 bike racks	18 p.s.
Carpool Parking	3 p.s. for every 1 p.s. reserved for carpool or vanpool vehicles not to exceed 10% requirement (11 p.s.)	4 carpool p.s. * 3 = 11 p.s.	11 p.s.
Showers	2 p.s. for each separate shower facility up to a maximum of 8 p.s.	2 p.s. * 4 showers = 8 p.s.	8 p.s.
Total Parking Reduction Provided	90 bike racks, 4 carpools, 4 showers		37 p.s.

ELECTRIC VEHICLE PARKING		
	REQUIREMENT	PROVIDED
Commercial	A minimum of 10% of the required parking spaces shall be equipped with an electric vehicle charging station rated at Level 2 or higher.	12 p.s.
	114 p.s. * 10% = 11.4 p.s. (12 p.s.)	
Total		12 p.s.

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7401-7425 HARDING AVENUE

HARDING FINAL HPB SUBMITTAL
URBAN ROBOT © 2024
AR#99232 Sebastian Velez

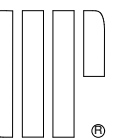




AERIAL MAP



HALF A MILE MAP







1. Collins Court Alley



2. CVS Building facing 74 Street



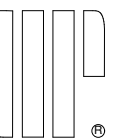
3. Collins Court Alley and 75 Street



4. Collins Court Alley



5. CVS and Surf Buildings facing the Collins Ct





6. Parking lot panorama



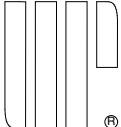
7. Existing Trees on Parking Lot



8. Adjacent Neighboring Building

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7401-7425 HARDING AVENUE





9. View towards Harding site from 74th street



10. Alley entrance from 74th Street

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7401-7425 HARDING AVENUE





11. Harding avenue frontage



12. Parallel parking along Harding avenue

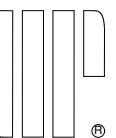


13. intersection of 74th Street and Harding Avenue



14. Harding Avenue - Seawash Apartments
7401-7425 HARDING AVENUE

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15. Adjacent Residential Buildings



16. Harding and 74th Street intersection
7401-7425 HARDING AVENUE

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