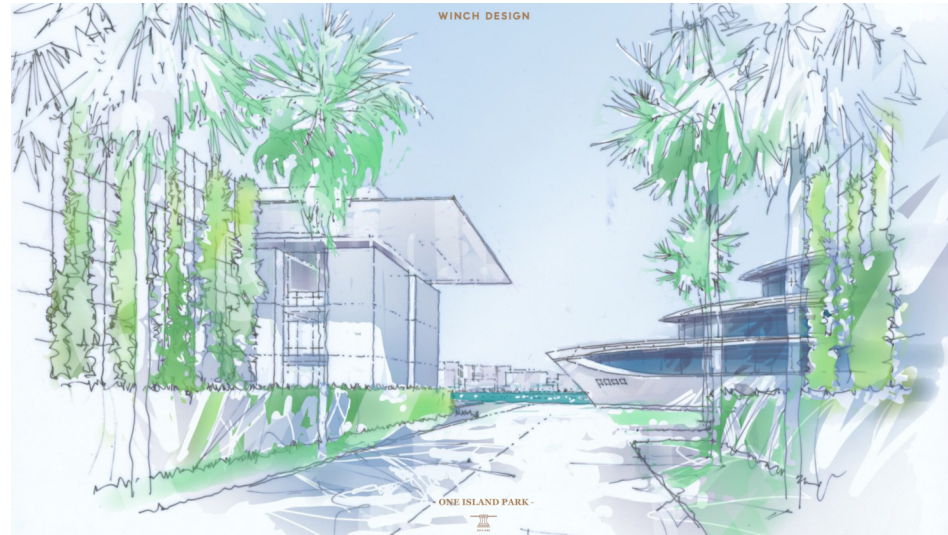


# ONE ISLAND PARK

120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139



## DRB26-1176: 04-03-2026 FINAL SUBMITTAL

**SCOPE OF WORK:**

- MINOR MODIFICATIONS TO APPROVED CONSTRUCTION OF A NEW PRIVATE MARINA AND RELATED AMENITIES UNDER FILE NO. DRB25-01121

**LOCATION:**

120 MACARTHUR CAUSEWAY,  
MIAMI BEACH, FL 33139

LOCAL ZONING DESIGNATION: I-1

**APPLICABLE CODES:**

2023 FLORIDA BUILDING CODE  
2023 FLORIDA BUILDING CODE - ACCESSIBILITY  
2025 MIAMI BEACH RESILIENCY CODE  
2025 MIAMI DADE CODE OF ORDINANCES

SHEET INDEX		
SHEET NUMBER	SHEET NAME	15 MAR 2026 - DRB26-1176: FIRST SUBMITTAL
A00	COVER SHEET	X
A01	AERIAL RENDERING	X
A02	ZONING DATA SHEET	X
A03	SURVEY	X
A04	SURVEY	X
A05	SURVEY	X
A08	CONTEXT STUDY	X
A20	PROPOSED SITE PLAN	X
A21	FAR FIRST FLOOR	X
A22	FAR SECOND FLOOR	X
A23	FAR THIRD FLOOR	X
A24	OPEN SPACE DIAGRAM	X
A30	GATEHOUSE FIRST FLOOR PLAN	X
A31	GATEHOUSE ROOF PLAN	X
A32	GATEHOUSE FRONT & REAR ELEVATIONS	X
A33	GATEHOUSE LEFT & RIGHT ELEVATIONS	X
A34	GATEHOUSE SECTION	X
A44	MARINA PAVILION FRONT ELEVATION	X
A45	MARINA PAVILION REAR ELEVATION	X
A46	MARINA PAVILION LEFT ELEVATION	X
A47	MARINA PAVILION RIGHT ELEVATION	X
A60	OPERATIONS FIRST FLOOR PLAN	X
A61	OPERATIONS SECOND FLOOR PLAN	X
A62	OPERATIONS ROOF PLAN	X
A63	OPERATIONS FRONT ELEVATION	X
A64	OPERATIONS REAR ELEVATION	X
A65	OPERATIONS LEFT ELEVATION	X
A66	OPERATIONS RIGHT ELEVATION	X
A67	OPERATIONS SECTION	X
A71	SHORELINE SETBACKS	X
A80	GATEHOUSE RENDERING	X
A82	OPERATIONS RENDERING	X

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 631.537.7277  
3401 N. Miami Ave, Suite 202 Miami, FL 33127

**Owner's Representative / PM:**

Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**

Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**

TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**

Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**

Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**

Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**

Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB  
No. Issue Date To

Scale

COVER SHEET

Drawn By  
JG, GS

Dwg. no.

A00



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



MIAMI BEACH, FL



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Coral Gables, FL 33134  
P: 305.673.2025

No.	Issue	Date	To	COMB
DRB26-1176-04-03-2026	FINAL SUBMITTAL	04/05/26		

Scale  
1 : 3  
**AERIAL RENDERING**

Drawn By  
DH, BG

Dwg. no.

**A01**

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

**OFF-STREET PARKING REQUIREMENTS:**  
MARINA: ONE SPACE PER EVERY TWO WET SLIPS; ONE SPACE PER EVERY TEN SLIPS IN DRY DOCK STORAGE FACILITY. 9 WET SLIPS PROPOSED, THEREFORE 5 SPACES PROVIDED.

**BICYCLE OFF-STREET PARKING REQUIREMENTS**  
MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)  
COMMERCIAL: 1 PER BUSINESS, 4 PER PROJECT OR 1 PER 10,000 SQUARE FEET  
4 REQUIRED SPACES @ 4 PER PROJECT (1 PROJECT, 38,000SF)

MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)  
COMMERCIAL: 1 PER BUSINESS, OR 2 PER 5,000 SQUARE FEET  
16 REQUIRED SPACES @ 2 PER 5,000SF (38,000SF) (1 BUSINESS)

**OFF-STREET LOADING REQUIREMENTS**  
THREE SPACES @ FAR OVER 20,000SF BUT NOT OVER 40,000SF

**FIRST HABITABLE FLOOR REQUIREMENTS:**  
Required: 14' above DFE  
Proposed: 14' above DFE

ITEM #	Project Information				
1	Address: 120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139	Folio number(s):	02-4204-000-0060	Year built:	1981
2	Board file number(s), Determination of Architectural Significance:	DRB26-1176, N/A		Lot Area:	161,671 SF
3	Located within a Local Historic District (Yes or No): <b>No</b>	Zoning District:	I-1	Lot width:	
4	Individual Historic Site (Yes or No):	<b>No</b>		Lot Depth:	
5	Base Flood Elevation:	10' NGVD29	Grade value in NGVD:		6.93' NGVD29
6	Adjusted grade (BFE+Grade / 2):	8.47' NGVD29	Free board:		1'-0 3/4"
7	Proposed Use:	PRIVATE MARINA			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Full Landscape Set provided separately.			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	161,671sf (1.0)	1,527sf (±0.0094)	37,068sf (0.23)	
14	Building Height	75'-0" MAX.	14'-0"	47'-9" (@ Marina Pavilion)	
15	At grade parking lot on the same lot				
a	Front setbacks	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
b	Side interior setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
b	Side interior setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	20%	60%	35.5%	
21	Parking	5	32	11	
22	Loading	3	N/A	3	

Notes: Indicate N/A if not applicable.

BMA Project No. 2025.05.1



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DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB  
No. Issue Date To

Scale  
3" = 1'-0"  
ZONING DATA SHEET

Drawn By  
JG

Dwg. no.

A02

# BOUNDARY SURVEY

## ONE ISLAND PARK SURVEY

### SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST

### MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**SURVEYOR NOTES:**

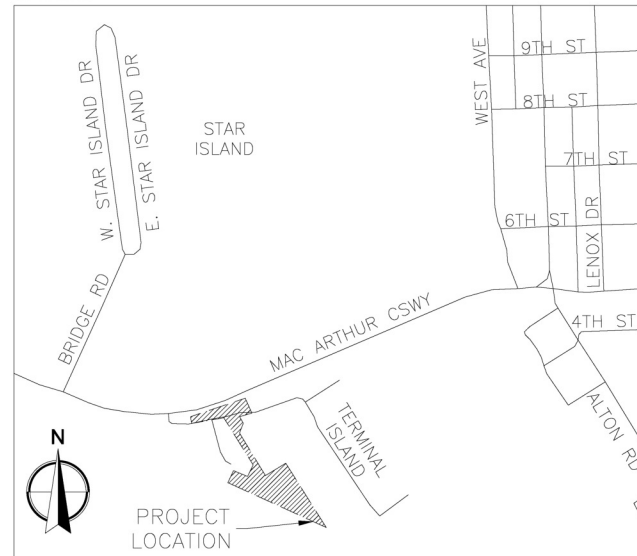
- THE LAST DATE OF FIELD SURVEY WAS MARCH 16, 2026.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY IS LOCATED WITHIN A PORTION OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NUMBER 02-4204-000-0060.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S66°42'44"W, ALONG THE SOUTH RIGHT OF WAY LINE OF MACARTHUR CAUSEWAY.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON A CLOSED LEVEL LOOP BETWEEN THE FOLLOWING BENCHMARKS ESTABLISHED BY MIAMI-DADE COUNTY SURVEY CONTROL POINTS.
  - E-03: HAVING A PUBLISHED ELEVATION OF 9.47' (NGVD29) = 7.82' (NAVD88).
  - V-238: HAVING A PUBLISHED ELEVATION OF 10.28' (NGVD29) = 8.73' (NAVD88).
- CONVERSION FACTOR USED TO CONVERT FROM NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) = (-)1.55'.
- THE COORDINATES AND FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED USING A UAV (UNMANNED AERIAL VEHICLE) AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS ACQUIRED ON 03/14/2026.
- STATE PLANE COORDINATES:
  - COORDINATES SHOWN ARE GRID
  - DATUM = NAD83, 2011 ADJUSTMENT
  - ZONE = FLORIDA EAST
  - LINEAR UNIT = US SURVEY FOOT
  - COORDINATE SYSTEM 1983 STATE PLANE
  - PROJECTION = TRANSVERSE MERCATOR
  - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
  - SCALE FACTOR = 1.00002937
  - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - ROTATION EQUATION = NONE
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- UNDERGROUND IMPROVEMENTS WERE NOT LOCATED.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, DIFFERENTIAL LEVELING, AND, TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 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 PROJECT AREA. 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.
- COPYRIGHT © 2026 BY WGI, INC.

**REFERENCE RESOURCES DATA:**

- F.D.O.T. RIGHT OF WAY CONTROL SURVEY SECTION No. 87060.
- F.D.O.T. RIGHT OF WAY MAP SECTION No. 8706-112 (87060-2202) FOR STATE ROAD A-1-A FROM BRIDGE ROAD, TO ALTON ROAD, (ROAD MAP BOOK 60, PAGE 98). CERTIFIED BY ERIC E. WILHELM, PLS, ON MAY 1, 2024.
- ALTA/NSPS LAND TITLE SURVEY PREPARED BY REPUBLIC NATIONAL, DATED JUNE 22, 2023, UNDER JOB NO. 230612, AS PROVIDED BY THE CLIENT.
- OFFICIAL RECORD BOOK 33783, PAGE 1088, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**LOCATION MAP**  
NOT TO SCALE



**SHEET INDEX**

1 COVER SHEET  
2-3 BOUNDARY SURVEY

CONTROL POINT TABLE				
POINT ID	NORTHING	EASTING	ELEV. NAVD 88	DESCRIPTION
1	522918.45	937138.70	6.42	FND PKW
2003	523807.04	935223.39	7.92	F.D.O.T. BRASS DISK "E03"
2007	524589.76	938891.09	1.84	F.D.O.T. ALUMINUM DISC "PN7"

**UTILITY PROVIDERS:**

SUNSHINE STATE ONE-CALL OF FLORIDA WAS CONTACTED UNDER DESIGN TICKET NUMBER 112507880 ON APRIL 22, 2025. ACCORDING TO THE DESIGN TICKET, THE FOLLOWING AGENCIES PROVIDE SERVICES TO THE PROJECT AREA.

BREEZELINE--CABLE	AMTV01	DANIEL ORTIZ	(786) 720-9869
CITY OF MIAMI BEACH	CMB965	CESAR MARTINEZ	(305) 673-7080 EXT.26886
DADE COUNTY PUBLIC WORKS AND TRAFFIC	DCPW	OCTAVO VIDAL	(305) 412-0891 EXT.201
FLORIDA DEPARTMENT OF TRANSPORTATION--FIBER FDOT6	THOMAS MILLER	(305) 470-5757 EXT.7352	
FLORIDA POWER & LIGHT DADE--ELECTRIC	FPLDAD	USIC DISPATCH CENTER	(800) 778-9140
FLORIDA POWER & LIGHT SUBAQUEOUS--ELECTRIC	FPLSUB	EDGAR AGUILAR	(586) 586-6403
FLORIDA POWER & LIGHT TRANSMISSION--ELECTRIC	FPLSUT	EDDIE FREAY	(305) 938-1936
AT&T/ DISTRIBUTION--TELEPHONE	SBF23	UTILIQUEST LLC	(888) 357-1922

**LEGAL DESCRIPTION:**

COMMENCING AT A POINT 1580 FEET NORTH AND 2015 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY VIADUCT AND THE FACE OF THE WEST BRIDGE ABUTMENT, RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROADWAY PRODUCED, A DISTANCE OF 58.70 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 64.75 FEET TO A POINT; THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 117.78 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 40.43 FEET; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 30 SECONDS AND A RADIUS OF 243.86 FEET, A DISTANCE OF 26.64 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS AND A RADIUS OF 1,566.95 FEET, A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 00 SECONDS EAST A DISTANCE OF 403.80 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 583.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 175.85 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 59.61 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 61.22 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 99.47 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 109.79 FEET; THENCE NORTH 58 DEGREES 01 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 07 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 71.65 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 24 SECONDS, A DISTANCE OF 54.95 FEET; THENCE NORTH 31 DEGREES 08 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHEASTERLY CORNER OF AN EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, NORTH-WESTERLY ALONG THE FACE OF THE SAID EXISTING C.B.S. BUILDING LINE, A DISTANCE OF 39.60 FEET, TO THE NORTHEASTERLY CORNER OF SAID EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH-WESTERLY, NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 30.28 FEET, TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING AND BEING IN SECTION 4 TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 161,671 SQUARE FEET OR 3.711 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND REPORT RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



**Roberto Mantecon** 2026.03.17  
13:24:42  
-04'00'

WGI, INC.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7055

THIS "BOUNDARY SURVEY" AND REPORT CONSISTING OF 3 SHEETS WHERE EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERTO MANTECON, PROFESSIONAL SURVEYOR AND MAPPER NO. 4431, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF PREPARATION OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PREPARED BY:



11410 NW 20TH ST, SUITE 101  
MIAMI, FL 33172  
PHONE NO. 305.553.0500  
CERT NO. 33574 - LB NO. 7055

CONSULTANTS:

PROJECT TITLE:

**BOUNDARY SURVEY  
ONE ISLAND PARK SURVEY  
SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA**

SURVEYOR OF RECORD  
ROBERTO MANTECON, PSM  
LS4431

NO.	DATE	DESCRIPTION
1	05/01/25	UPDATE/SUE DESIGNATION
2	09/02/25	UPDATE/AREA
3	03/12/26	UPDATE BOUNDARY

DRAWN DATE: 04/10/25  
DRAWN BY: NC, AAR  
CHECKED BY: PD  
FIELD: AW, JC, NC, RC  
FB/PG: FB 018m/34-40, 025m/5  
PROJECT #: 11256.00

**BOUNDARY SURVEY**

SHEET #:	TOTAL SHEETS
1	3

BMA Project No. 2025.05.1

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**MEPS Engineer:**  
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233 Mount Airy Road, Suite 202  
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P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB  
No. Issue Date To

Scale  
SURVEY  
Scale

Drawn By  
WGI

Dwg. no.

**A03**

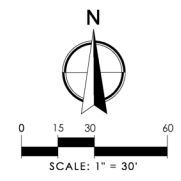
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- A/C = AIR CONDITIONER
  - BLDG = BUILDING
  - (C) = CALCULATED
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  - T.O.B. = TOP OF BANK
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  - TYP. = TYPICAL
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- LEGEND:**
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  - ⊠ = MONITORING WELL
  - ⊠ = AIR CONDITIONER
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  - ⊠ = TRANSFORMER
  - ⊠ = WOOD POWER POLE

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- = CHAIN LINK FENCE
  - = GUARD RAIL
  - = METAL FENCE
  - = WOOD FENCE
  - = OVERHEAD UTILITY LINE
  - = TOP OF BANK
  - = TOE OF SLOPE
  - = VEGETATION LINE



FOR CONTINUATION SEE SHEET 3

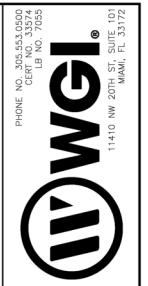


**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S67°05'00"W (R)	58.70' (R)
L1	S66°42'44"W (C)	58.70' (C)
L2	S31°43'00"E (C)	84.75' (C)
L2	S32°05'16"E (C)	84.75' (C)
L3	S67°05'00"W (R)	40.43' (R)
L3	S66°42'44"W (M)	40.43' (M)
L4	N32°27'12"W (R)	59.61' (R)
L4	N32°52'22"W (M)	59.61' (M)
L5	N32°00'10"W (R)	61.22' (R)
L5	N32°25'20"W (M)	61.22' (M)
L6	N31°57'07"W (R)	59.87' (R)
L6	N32°22'17"W (M)	59.87' (M)
L7	N31°45'47"W (R)	99.47' (R)
L7	N32°10'57"W (M)	99.47' (M)
L8	N32°00'04"W (R)	109.79' (R)
L8	N32°25'14"W (M)	109.79' (M)
L9	N58°01'56"E (R)	19.00' (R)
L9	N57°36'46"E (M)	19.00' (M)
L10	N31°06'33"W (R)	10.00' (R)
L10	N31°31'43"W (M)	10.00' (M)
L11	N31°06'33"W (R)	39.60' (R)
L11	N31°31'43"W (M)	39.60' (M)
L12	N31°06'33"W (R)	30.28' (R)
L12	N31°31'43"W (M)	30.28' (M)

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30" (R)	26.64' (R)
C1	243.86' (M)	6°15'30" (M)	26.64' (M)
C2	1566.95' (R)	1°25'44" (R)	39.08' (R)
C2	1566.95' (M)	1°25'44" (M)	39.12' (M)
C3	71.65' (R)	43°56'24" (R)	54.95' (R)
C3	71.65' (M)	43°56'24" (M)	54.95' (M)



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK
1	05/07/25	UPDATE/AREA DESIGNATION	NC	NC
2	09/02/25	UPDATE/AREA DESIGNATION	NC	NC
3	03/17/26	UPDATE/BOUNDARY	NC	NC

SURVEYOR OF RECORD  
ROBERTO MANTECON  
PSM # 4431

**BOUNDARY SURVEY**  
ONE ISLAND PARK SURVEY  
SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SHEET:  
2 of 3

BMA Project No. 2025.05.1

**ONE ISLAND PARK**

MIAMI BEACH, FL

**BMA ARCHITECTS**

P: 631.537.7277  
3401 N. Miami Ave, Suite 202 Miami, FL 33127

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0622

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermeeldijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

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DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB

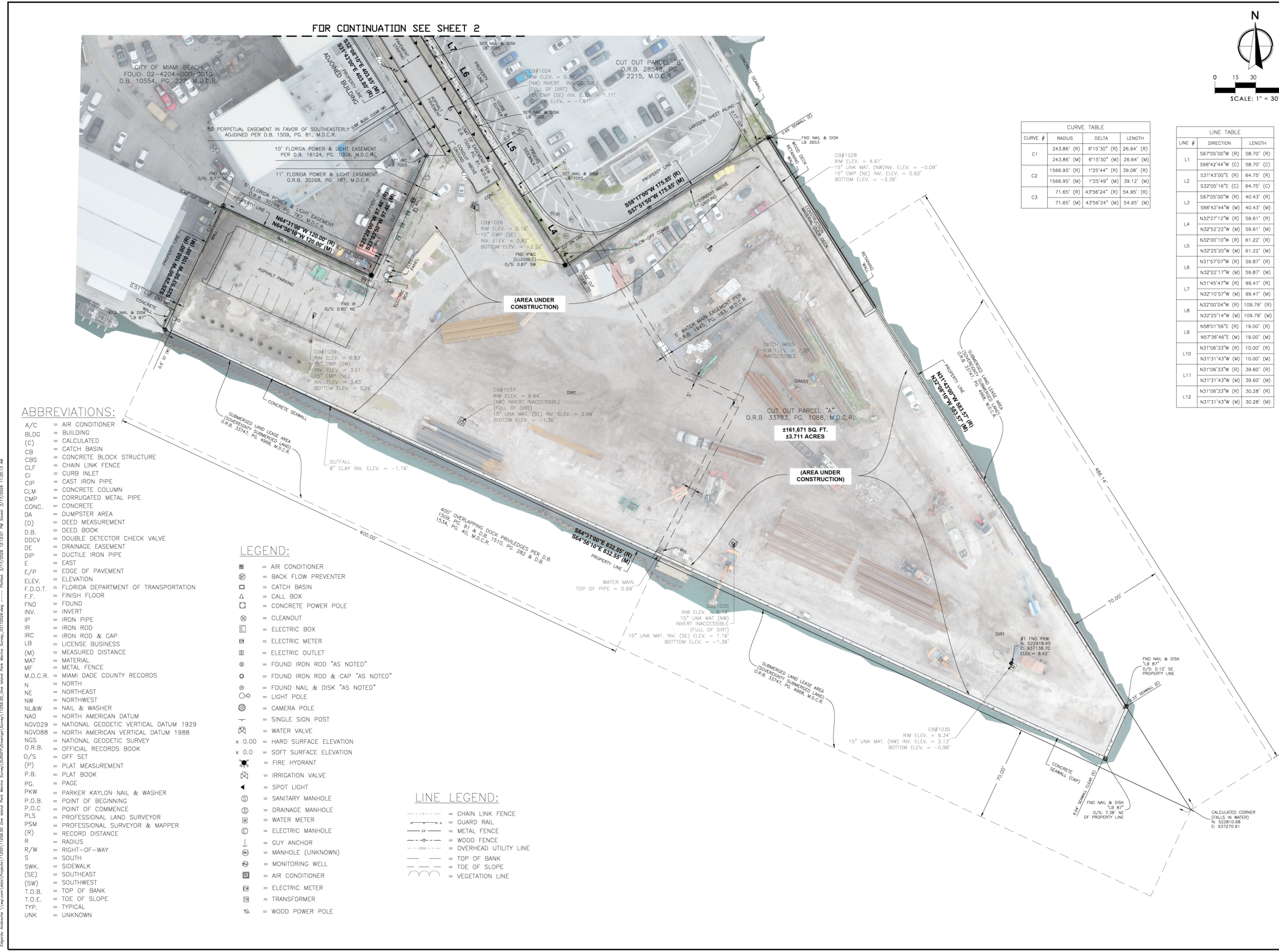
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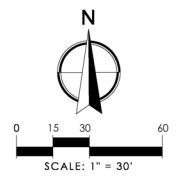
Drawn By  
WGI

Dwg. no.  
**A04**

DRB26-1176: 04-03-2026  
FINAL SUBMITTAL



FOR CONTINUATION SEE SHEET 2



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH (R)
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	243.88' (M)	6°15'30" (M)	26.84' (M)
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L15	N32°25'14"W (M)	109.79' (M)
L16	N58°01'56"E (R)	19.00' (R)
L17	N57°36'46"E (M)	19.00' (M)
L18	N31°06'33"W (R)	10.00' (R)
L19	N31°31'43"W (M)	10.00' (M)
L20	N31°06'33"W (R)	39.60' (R)
L21	N31°31'43"W (R)	39.60' (R)
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SURVEYOR OF RECORD  
ROBERTO MANTECON  
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SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST  
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SHEET:  
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BMA Project No. 2025.05.1

**ONE ISLAND PARK**

MIAMI BEACH, FL

**BMA ARCHITECTS**

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3401 N. Miami Ave, Suite 202 Miami, FL 33172

**Owner's Representative / PM:**  
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Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
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Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0622

**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**SURVEY**

Dwg. no. **A05**

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