

KEYAH
REAL ESTATE GROUP

JANUARY 04, 2026

AN ICONIC HOTEL, MIAMI BEACH

1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139

HPB25-0680; PB25-0810: Modifications to Approved Hotel Project

SCOPE OF WORK

Modification to Conditional Use Permit
Modification to Certificate of Appropriateness



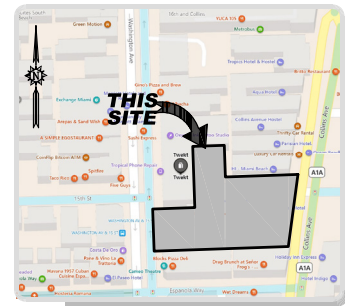
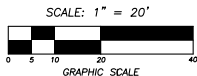
SKETCH OF BOUNDARY SURVEY OF: 1500 COLLINS AVENUE, MIAMI BEACH, FL.

BUILDING FOOTPRINT AREA

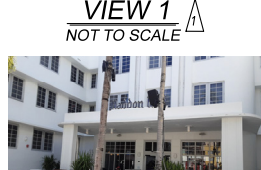
BUILDING 1	841.27 SQ. FT.
BUILDING 2	159.60 SQ. FT.
BUILDING 3	8,592.57 SQ. FT.
BUILDING 4	14,763.44 SQ. FT.
TOTAL	24,356.88 SQ. FT.

APPROXIMATE GROSS BUILDING FLOOR AREA
*BUILDING FOOTPRINT AREA X NO. OF STORIES = GROSS FAR

HADDON HALL HOTEL PROPERTY	
BUILDING 1 (3 STORIES)	2,423.81 SQ. FT.
BUILDING 2 (3 STORIES)	478.60 SQ. FT.
CAMPION BUILDING PROPERTY	
BUILDING 3 (2 STORIES)	17,185.14 SQ. FT.
HADDON HALL HOTEL PROPERTY	
BUILDING 4 (3 STORIES)	44,290.32 SQ. FT.
TOTAL GROSS FAR	64,478.07 SQ. FT.



- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.S. PAGE
 - P.O.B. POINT OF BEGINNING
 - A/C AIR CONDITIONING UNIT
 - I.D. IDENTIFICATION
 - (C) CALCULATED
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - CENTERLINE
 - WIRE PULL BOX
 - CATCH BASIN
 - DRAIN
 - METAL LIGHT POLE
 - CROSSLINK SIGNAL POLE
 - METAL BOLLARD
 - WATER METER
 - SIGN
 - WATER VALVE
 - TRASH BIN
 - SEWER BOX
 - PARKING METER
 - METAL LID
 - TRAFFIC SIGNAL POLE
 - GAS METER
 - AIR CONDITIONING UNIT
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - UTILITY MANHOLE
 - FLORIDA POWER & LIGHT MANHOLE
 - BIKE RACK
 - BREAK IN SCALE
 - VIEW 1
 - R= RADIUS
 - SO FT. SQUARE FEET
 - P.O.C. POINT OF COMMENCEMENT
 - EL. ELEVATION
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - F.F.E. FINISHED FLOOR ELEVATION
 - TRAV. PT. TRAVERSE POINT



LEGAL DESCRIPTION:

PARCEL 1:
LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS A VENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 OF BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHEAST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 15 5/21 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED; A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 2 OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04° 05' 08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 04° 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARAGOSH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

AND

PARCEL 3:
LOTS 3, 4, AND 5, IN BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:
ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACATED TRACT RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS A VENUE "D", ALL OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90°00' 00" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 00°00' 00" E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FORMERLY KNOWN AS MIAMI AVENUE; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 00°00' 00" E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FOR 145.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, BLOCK 76; THENCE N 90°00' 00" E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 19, FOR 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE S 00°00' 00" W, ALONG THE EASTERLY LINE OF SAID SOUTH 1/2 OF LOT 19 AND THE EASTERLY LINE OF LOT 20, FOR 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINE BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE OF LOT 1, OF SAID BLOCK 57; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS VENUE "D", FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09°34' 00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

SURVEY NOTES:

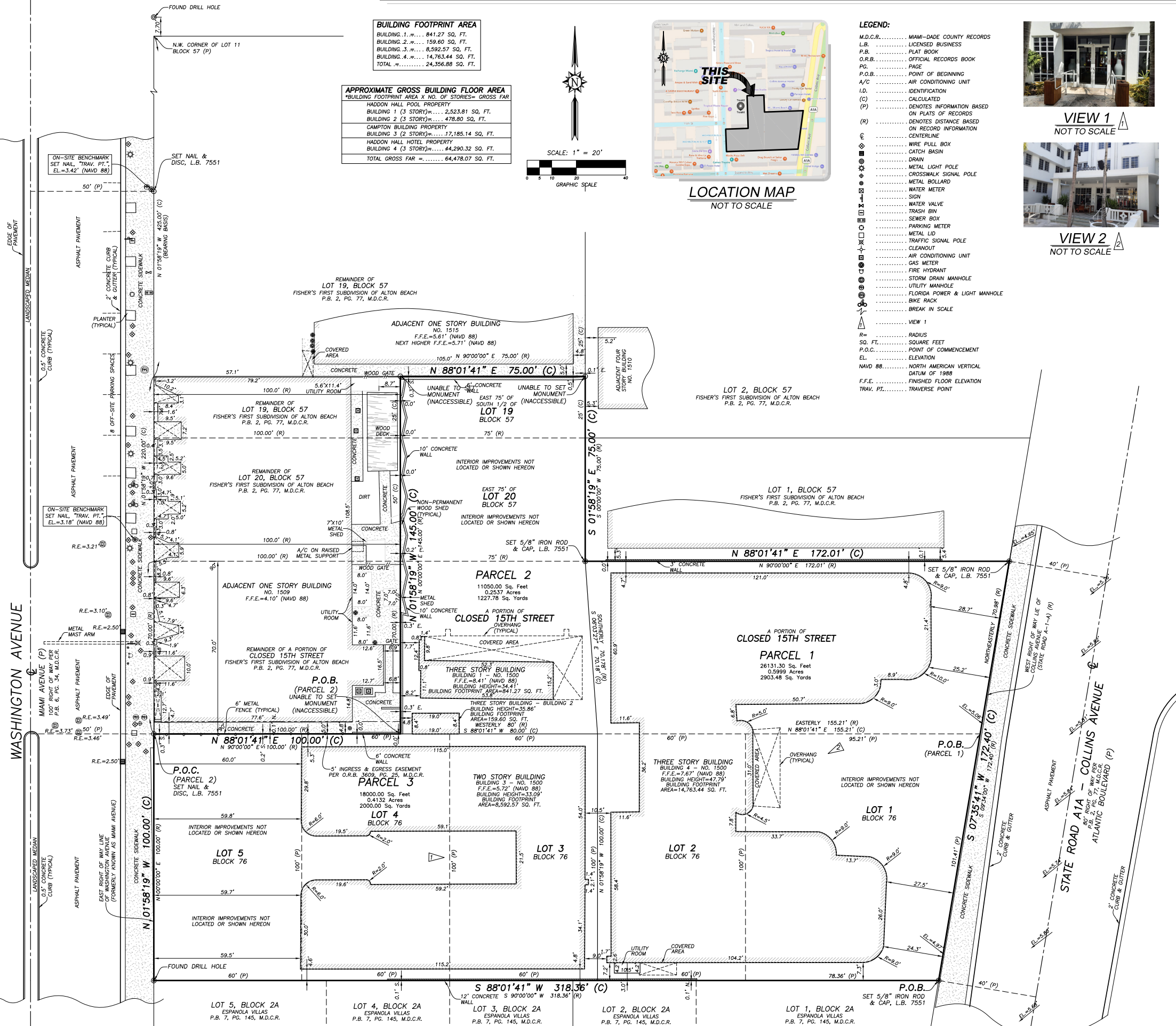
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N 01°58'19"W, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP DATED SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 1.27 ACRES (55,181 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "W 16" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).
- THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.
- BUILDING FOOTPRINT GROSS AREA FORMULA AS PROVIDED BY CLIENT.

THIS SURVEY IS CERTIFIED TO:
XX DEVELOPMENT HOLDINGS, LLC.

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
Javier De La Rocha
Date: 2023.09.21
12:01:00 -04'00'



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

1500 COLLINS AVENUE, MIAMI BEACH, FL 33139

SKETCH OF BOUNDARY SURVEY
LOTS 1 THRU 5, BLOCK 76
A PORTION OF LOTS 19 & 20, BLOCK 57
TOGETHER WITH A PORTION OF
CLOSED 15TH STREET, MIAMI BEACH,
SUBDIVISION OF ALTON BEACH,
PLAT BOOK 2, PAGE 77, M.D.C.R.

XX DEVELOPMENT HOLDINGS LLC
DATE: 09/15/23

DRAWN BY J.E.C.
CHKD BY JDLR
LAST FIELD DATE: 09/13/23

REVISIONS

JOB NO. ECS3469
SHEET NO. 01 OF 01

SKETCH ALTA/NSPS LAND TITLE SURVEY OF: 1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL.

LEGEND:

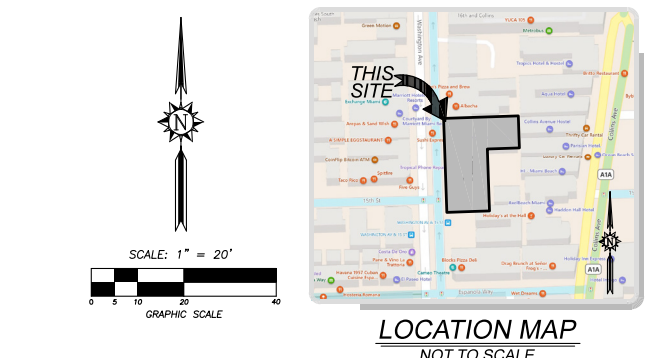
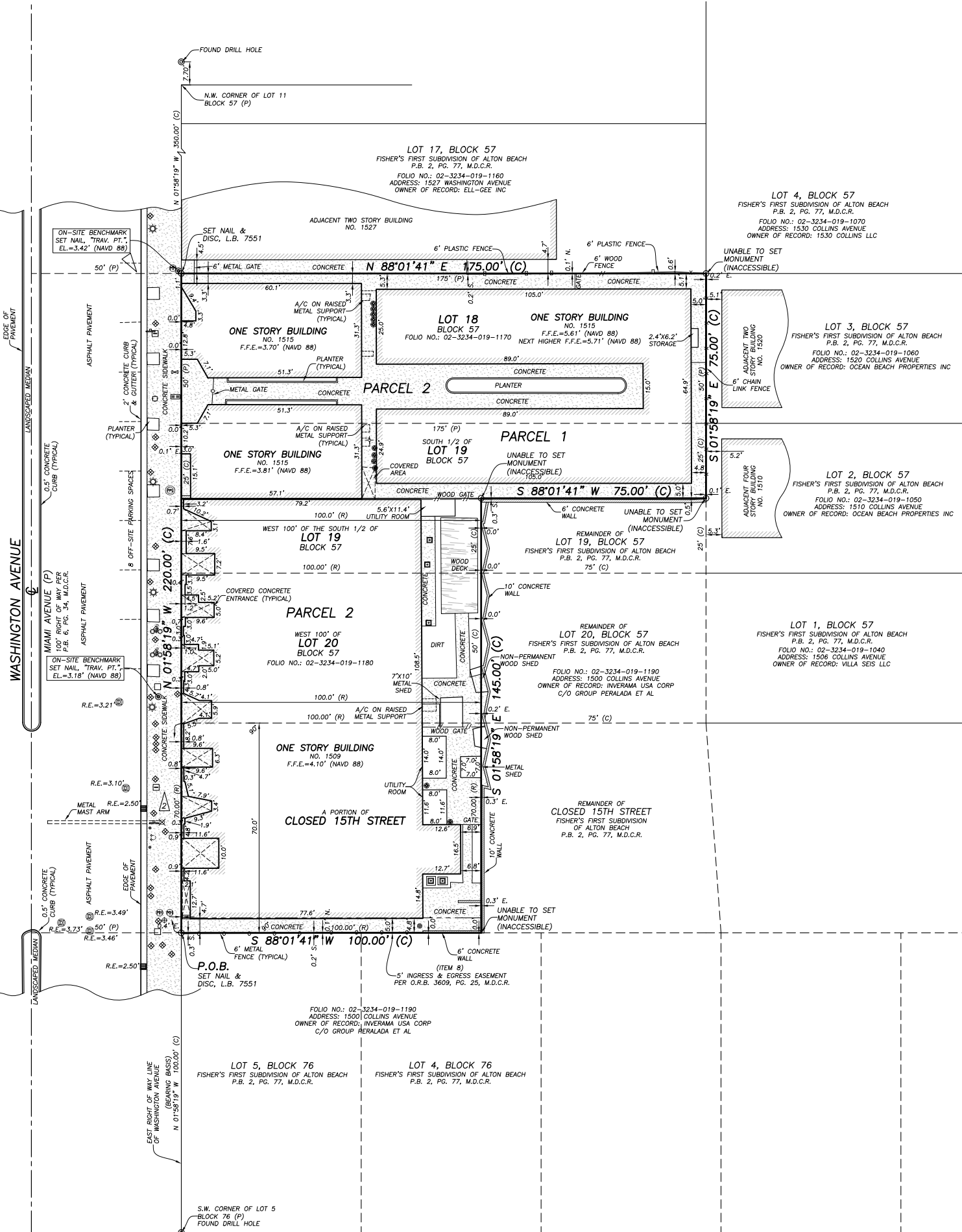
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- A/C AIR CONDITIONING UNIT
- I.D. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- ☉ CENTERLINE
- ☒ WIRE PULL BOX
- ☒ CATCH BASIN
- ☒ DRAIN
- ☒ METAL LIGHT POLE
- ☒ CROSSWALK SIGNAL POLE
- ☒ METAL BOLLARD
- ☒ WATER METER
- ☒ SIGN
- ☒ WATER VALVE
- ☒ TRASH BIN
- ☒ SEWER BOX
- ☒ PARKING METER
- ☒ METAL LID
- ☒ TRAFFIC SIGNAL POLE
- ☒ CLEANOUT
- ☒ AIR CONDITIONING UNIT
- ☒ GAS METER
- ☒ FIRE HYDRANT
- ☒ STORM DRAIN MANHOLE
- ☒ UTILITY MANHOLE
- ☒ FLORIDA POWER & LIGHT MANHOLE
- ☒ BIKE RACK
- ☒ BREAK IN SCALE
- ☒ VIEW 1



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

SURVEY NOTES:
1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.01°58'19"W, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120851, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
10. THE PROPERTY SHOWN HEREON CONTAINS 0.63 ACRES (27,625 SQUARE FEET), MORE OR LESS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "W 16" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).
17. THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.
18. THE SURVEYOR WAS UNABLE TO OBTAIN INVERT AS-BUILT INFORMATION FOR THE DRAINAGE STRUCTURES DUE TO HEAVY TRAFFIC AND PARKED CARS COVERING THE STRUCTURES.

PARKING SPACES:
THE PROPERTY SHOWN HEREON CONTAINS EIGHT (8) OFF-SITE PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:
NONE.

SURVEYOR'S REFERENCES:
1. PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
3. MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ZONING INFORMATION:
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

TITLE COMMITMENT NOTES:
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DEDICATIONS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN FIRST AMERICAN TELECOMMUNICATIONS CORPORATION (LESSEE) AND WASHINGTON GARDENS, INC. (LESSOR) AS EVIDENCED BY THE NOTICE OF FILING LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18274, PAGE 4145, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR IN FAVOR OF HADDOX HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3898, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3892, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROPERTY OWNER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3933, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SUCH AGREEMENT ESTABLISHES AND PROVIDES FOR COVENANTS, CONDITIONS, TERMS, RESTRICTIONS, FEES AND OBLIGATIONS. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANT IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3915, OF THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEMS 14 AND 15. NOT A MATTER OF SURVEY.

SURVEYOR'S CERTIFICATE:
TO: XK CAPPELLI VENTURES, LLC; OLD REPUBLIC NATIONAL 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 1, 2, 3, 4, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2023.
DATE OF PLAT OR MAP: AUGUST 31, 2023.

Digitally signed by
Javier De La Rocha
Date: 2023.08.31
09:50:03 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.
L.B. 7551
13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

ALTA/NSPS LAND TITLE SURVEY OF LOT 18 & A PORTION OF LOTS 19 & 20, BLOCK 57 TOGETHER WITH A PORTION OF CLOSED 15TH STREET, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, PLAT BOOK 2, PAGE 77, M.D.C.R.

XX DEVELOPMENT HOLDINGS LLC
DATE: 08/31/23

DRAWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 08/31/23

REVISIONS

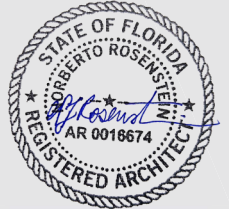
JOB NO. **ECS3455**
SHEET NO. **01** OF **01**

ZONING INFORMATION

ITEM #	Zoning Information										
1	Address:	1509 - 1515 Washington Ave Mia1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139									
2	Board and File number:	PB25-0810/HPB25-0680									
3	Folio Number(s):	02-3234-019-1170; 02-3232-019-1180; 02-3234-019-1190									
4	Year Constructed:	1940-1949	Located within a local historic district (yes or no)							YES	
5	Zoning District / Overlay:	Washington Ave CD-2-3 - Commercial med. Density			MXE - Mixed use entertainment / CD-2 - Commercial med. Density						
6	Based Flood Elevation:	8'-0" NGVD	FEMA flood zone: AE								
		WASHINGTON AVE PARCEL			HADDON HALL PARCEL			GRAND TOTAL			
7	Lot Area:	27,625 SF			55,181			82,806 SF			
8	Lot Width / Lot Depth:	220' / 175'			245'-7" / 347'-4"						
9	Minimum Unit Size:	200 SF	Average Unit Size: 354 SF			200 SF	Average Unit Size: 354 SF				
10	Existing Use / Proposed Use:	RETAIL / HOTEL			HOTEL, RESIDENTIAL, AMENITY / HOTEL, AMENITY SPA			VARIOUS			
		Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Proposed		
11	Height	75'-0"	15'-0"	75'-0"	75'-0"	47'-4"	59'-4"				
12	Number of Stories	N/A	1 story	7 stories	N/A	3 Stories	4 Stories				
13	FAR	27,625 SF X 2.0 FAR = 55,250 SF	19,817 SF	108,709 SF	110,362 SF	68,692 SF	56,415 SF	82,806 x 2.0 = 165,612 SF	165,172.22		
14	Gross Square Footage	N/A	N/A	108,709 SF	N/A	64,818 SF	56,415 SF	N/A	165,552 SF		
15	Number of Units Residential:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
16	Number of Units Hotel:	N/A	N/A	199	N/A	N/A	63	N/A	262		
17	Number of Seats:	N/A	N/A	388	N/A	N/A	363	N/A	751		
18	Occupancy Load:	N/A	N/A	1875	N/A	N/A	1538	N/A	3413		
19	Density (per Comprehensive Plan)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
		Required	Existing	Proposed	Required	Existing	Proposed				
Subterranean											
20	Front Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
21	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
22	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
23	Side Setback Facing Street	0'-0"	N/A	N/A	N/A	N/A	N/A				
24	Rear Setback	0'-0"	N/A	N/A	N/A	N/A	N/A				
Ground Level											
25	Front Setback	0'-0"	0'-0"	0'-0"	0'-0"	24.3'	N/A				
26	Side Setback (North):	7'-6"	* 3'-3"	* 3'-3"	0'-0"	4.7'	N/A				
27	Side Setback (South):	7'-6"	4.7'	N/A	0'-0"	7.2'	N/A				
28	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
29	Rear Setback	0'-0"	4.8'/6.8'	6'-0"	0'-0"	5.3'	N/A				
Above the ground level up to 35 feet in height											
30	Front Setback	15'-0"	N/A	30'-0"	0'-0"	24.3'	N/A				
31	Side Setback (North):	7'-6"	N/A	* 3'-3"	0'-0"	4.7'	N/A				
32	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A				
33	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
34	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A				
Above 35 feet in height											
35	Front Setback	30'-0"	N/A	30'-0"	0'-0"	24.3'	N/A				
36	Side Setback (North):	7'-6"	N/A	* 3'-3" / 7'-6"	0'-0"	4.7'	N/A				
37	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A				
38	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A				
39	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A				
		Parking	Required	Existing	Proposed	Deficiencies					
40	Tier 2 area C - no off-street parking requirement										
41	Loading Spaces	4	4 on street loading berth	N/A	Waiver Req'd						
42	Short-term Bicycle Parking, location & # of racks	Commercial: 1 per business, 4 per project, or 1 per 10,000 SF (26,104 sf total)	4	4							
		Hotel: 2 per hotel or 1 per 10 rooms	27	27							
44	Long-term Bicycle Parking, location & # of racks	Commercial: 1 per business or 2 per 5,000 SF (26,104 sf total)	12	12							
		Hotel: 2 per hotel or 1 per 20 rooms	13	13							

OFF-STREET PARKING REQUIREMENT		
RESIDENTIAL		
<i>Co-living units</i>		No parking requirement.
LODGING		
<i>Hotel and hostel</i>		No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.
OFFICE		
<i>Office</i>		No parking requirement
COMMERCIAL		
<i>Café, outdoor</i>		No parking requirement
<i>Retail</i>	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
	New retail construction	One space per 300 square feet of floor area
Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.		
<i>Quality restaurants</i>		No parking requirement.
OTHER		
<i>Approved parklets</i>		No parking requirement

LAND USE	MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)
Commercial	1 per business, 4 per project or 1 per 10,000 square feet	1 per business, or 2 per 5,000 square feet
Hotel	2 per hotel or 1 per 10 rooms	2 per hotel or 1 per 20 rooms



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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NATL. REG. NO. 69178
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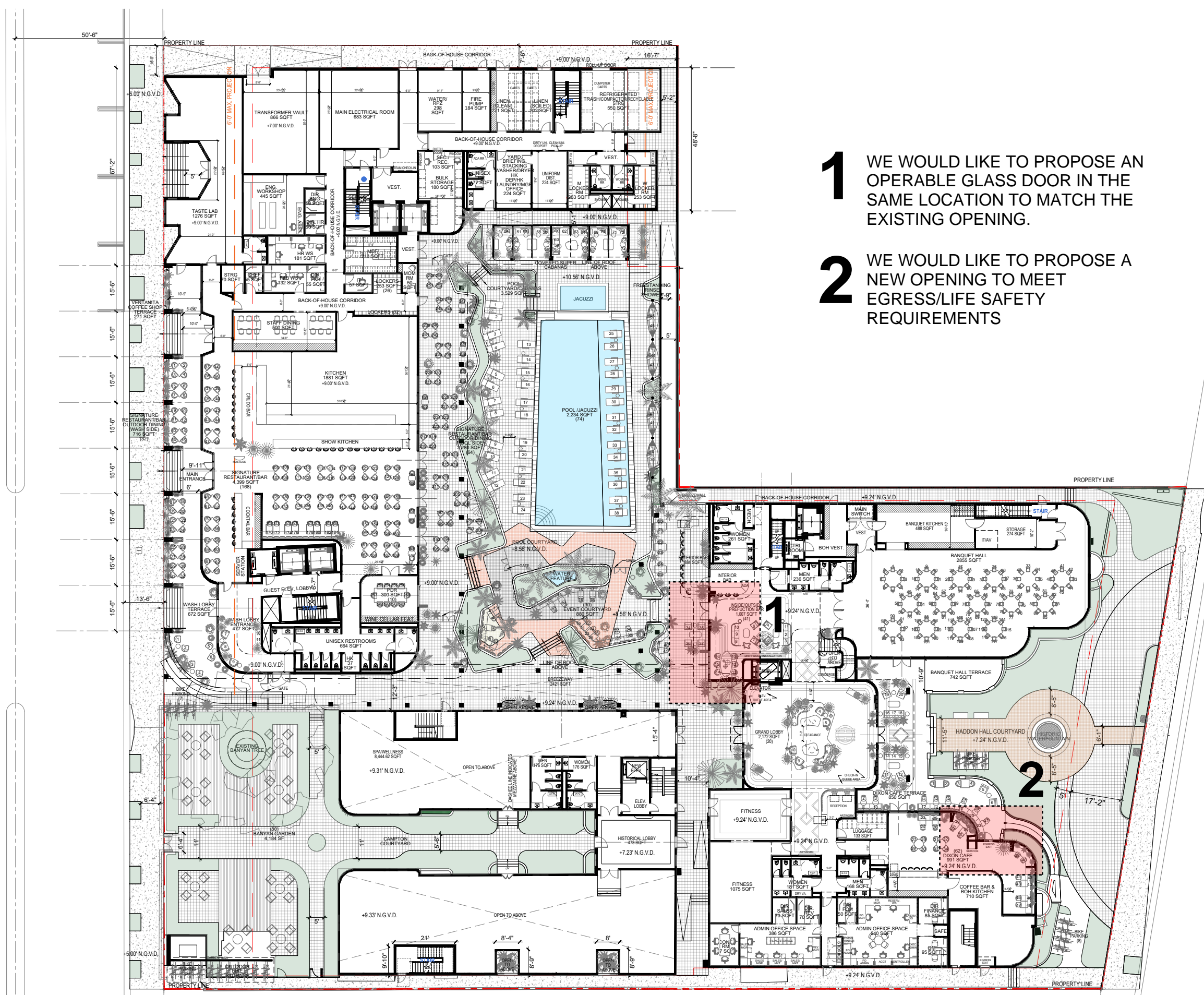
DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH
1509 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

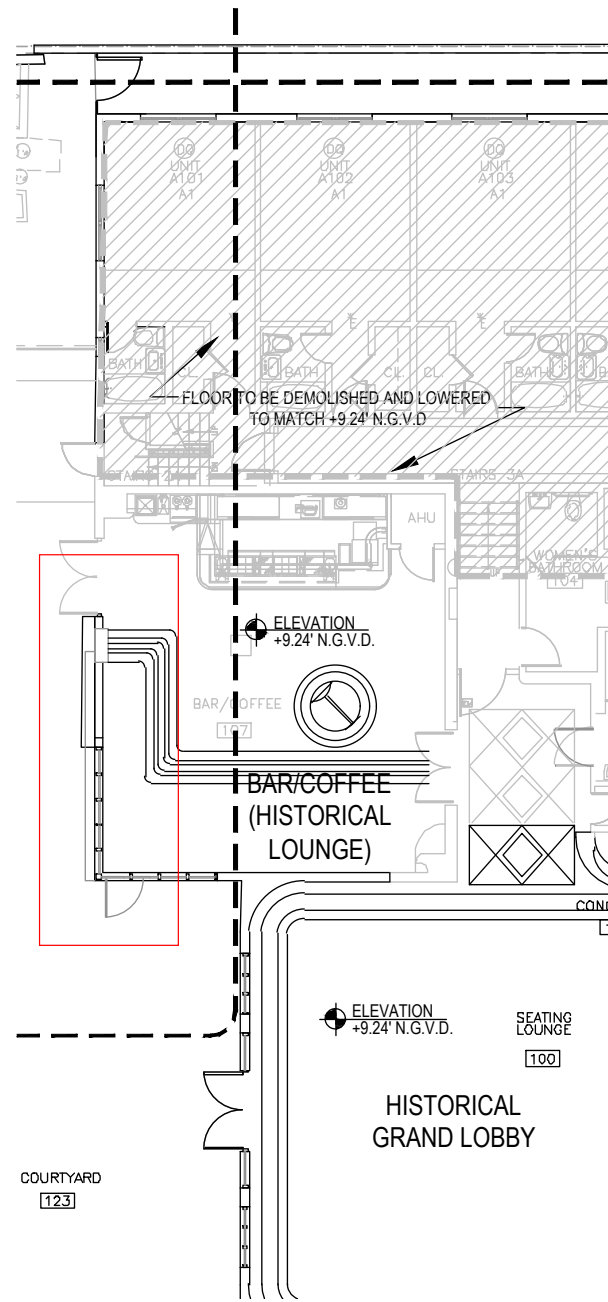
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A0-02



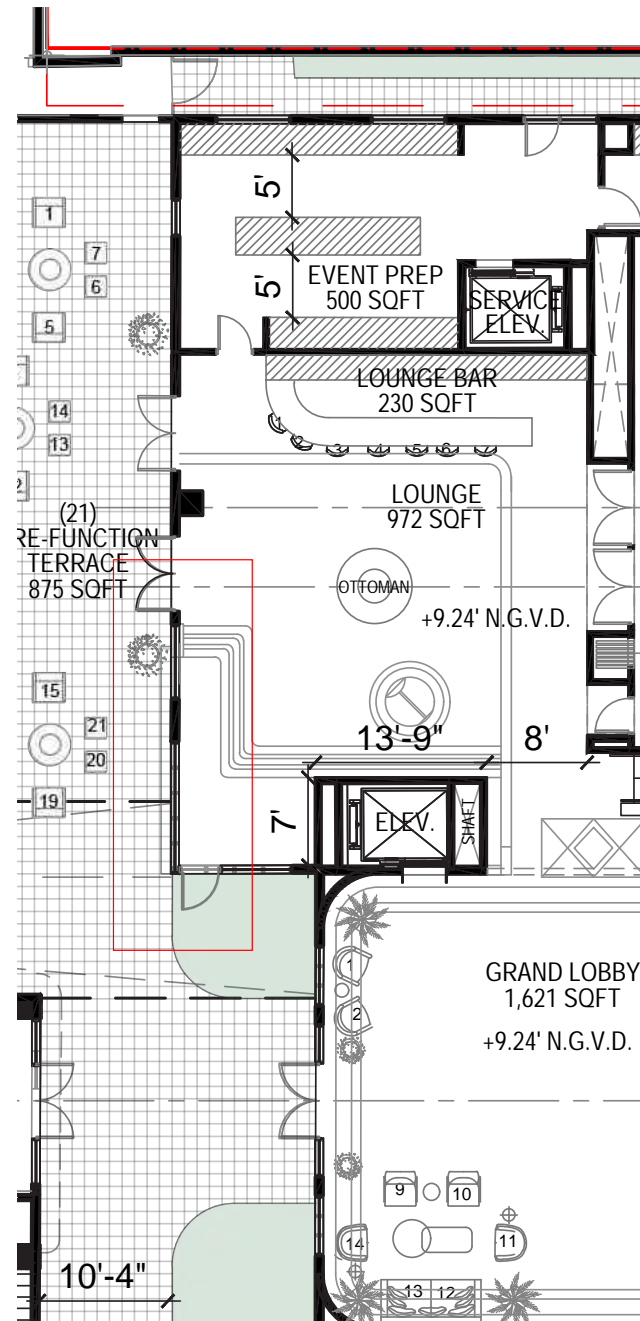
1 WE WOULD LIKE TO PROPOSE AN OPERABLE GLASS DOOR IN THE SAME LOCATION TO MATCH THE EXISTING OPENING.

2 WE WOULD LIKE TO PROPOSE A NEW OPENING TO MEET EGRESS/LIFE SAFETY REQUIREMENTS

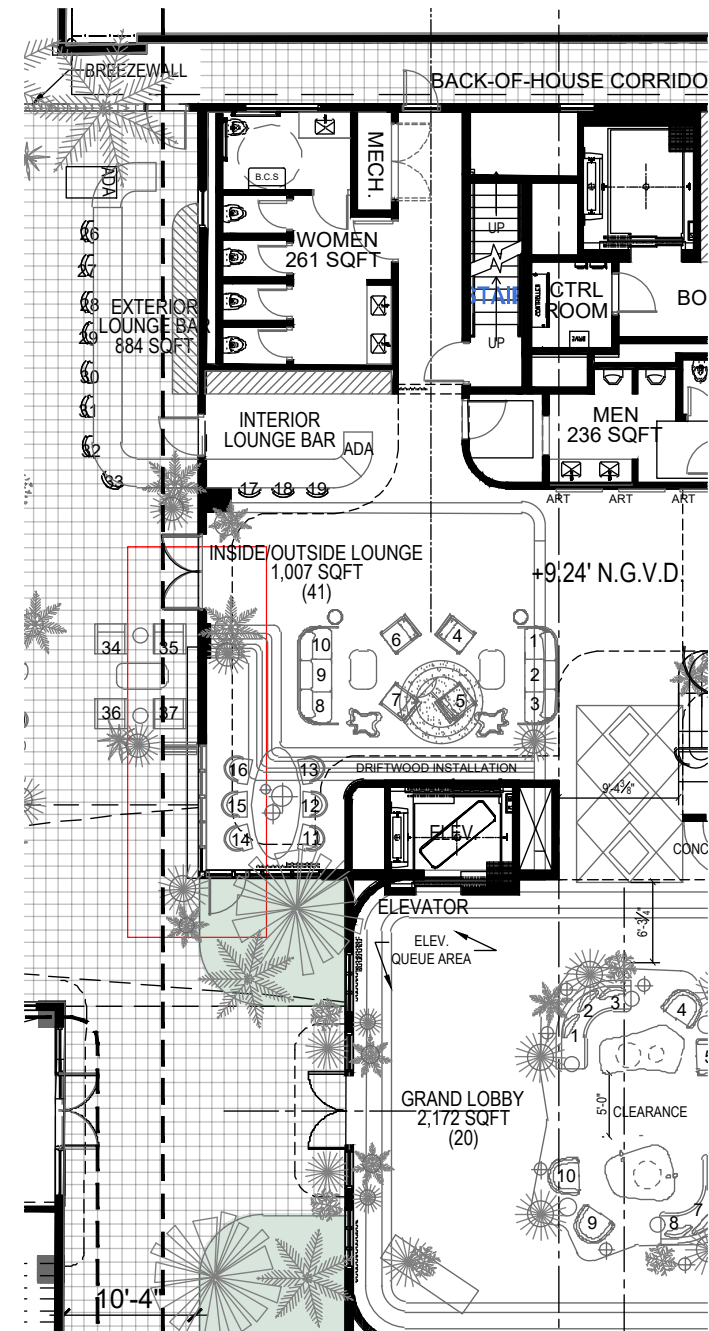
ITEM #1



EXISTING

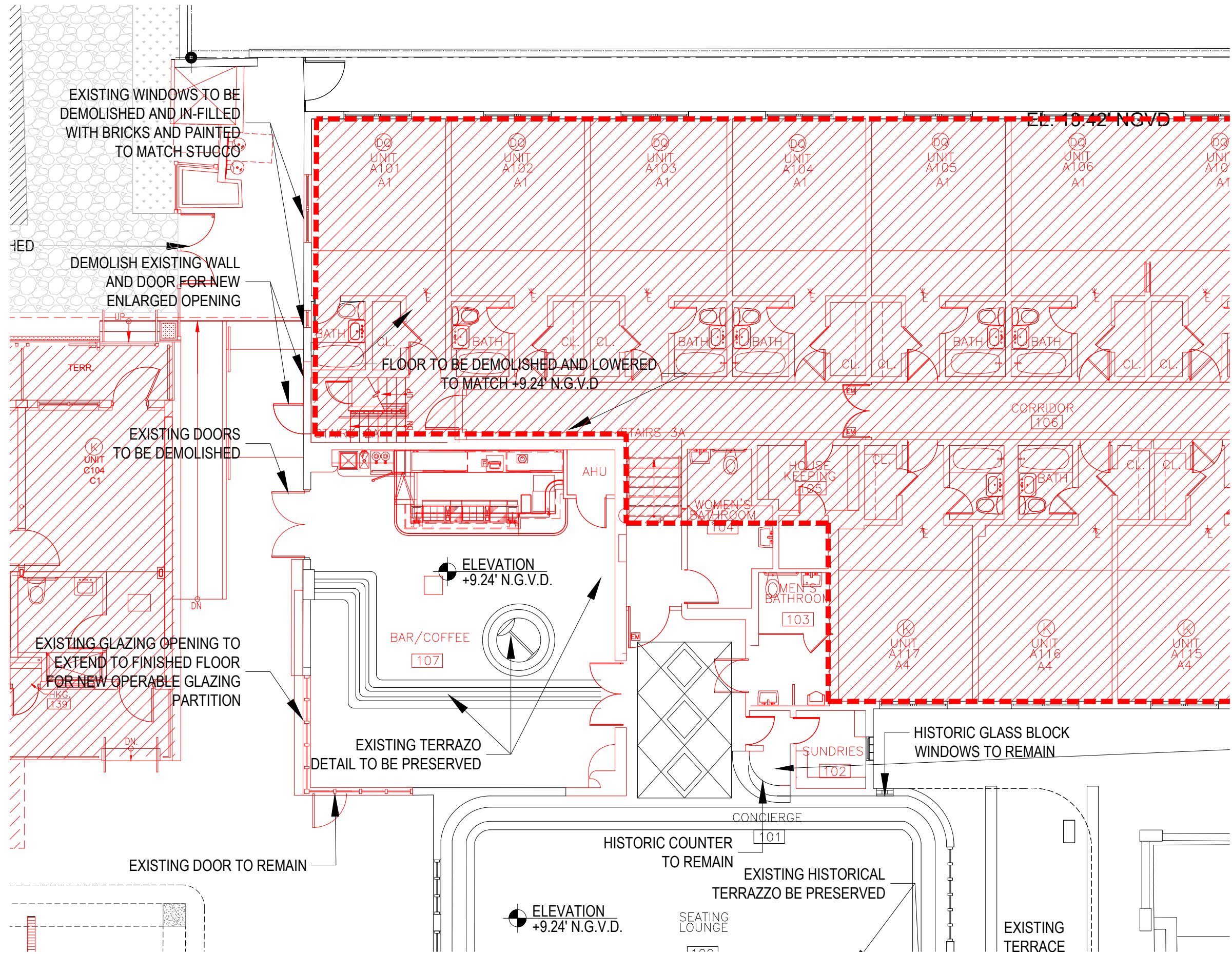


PREVIOUSLY APPROVED






PROPOSED

ITEM #1



LEGEND

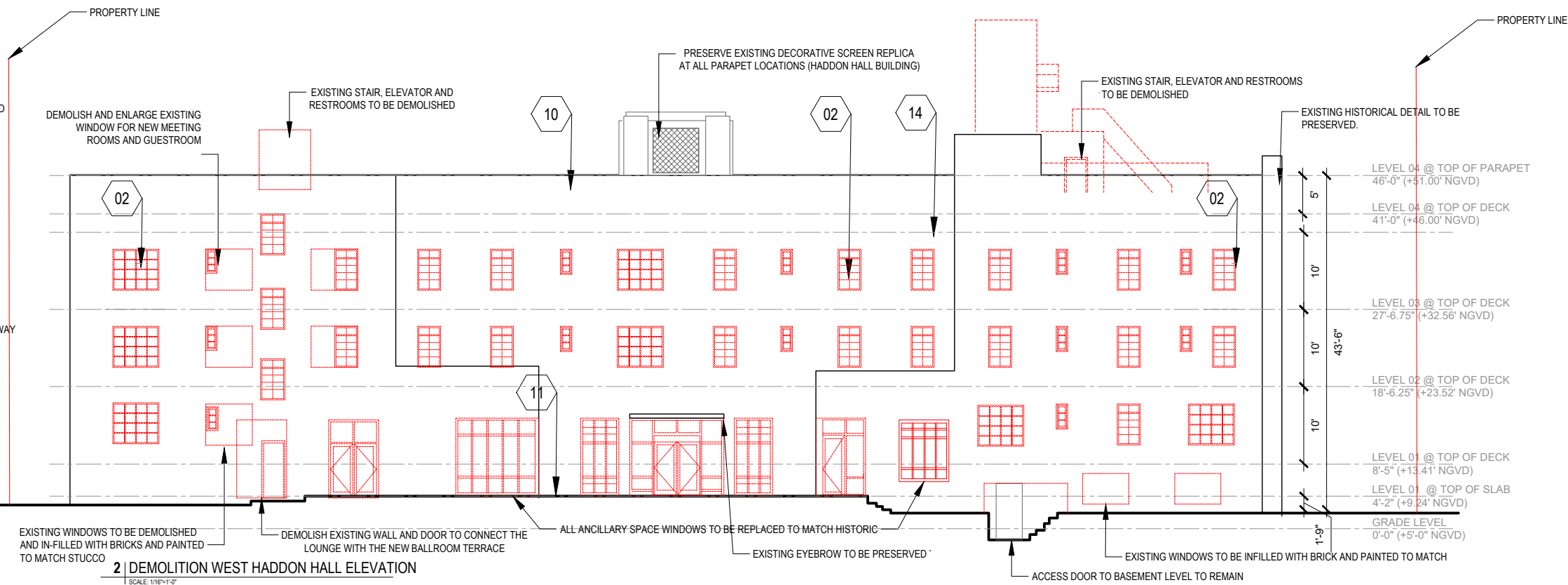
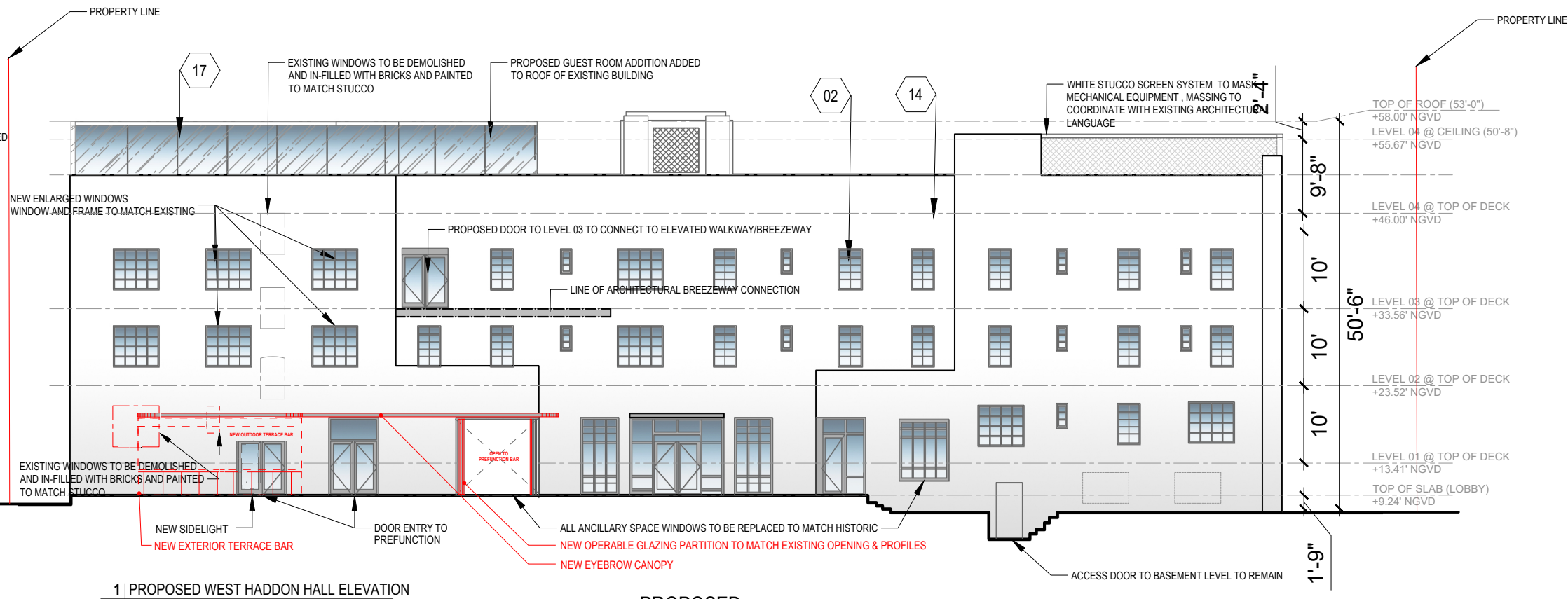
-  EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
-  EXISTING FLOOR TO BE DEMOLISHED
-  EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

GENERAL NOTES

1. ALL SIGNIFICANT ORIGINAL ARCHITECTURAL FEATURES ARE TO BE RESTORED, PRESERVED AND RETAINED.
2. PROJECT DESIGN MAINTAINS EXISTING FLOOR FINISHES AND VOLUMETRIC INTENT OF ANCILLARY PUBLIC SPACES IN HADDON HALL.
3. EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
4. PROJECT DESIGN WILL PRESERVE AND RESTORE ALL HISTORICAL ELEMENTS TO GENERAL OF EXTERIOR FACADE, HISTORIC LOBBY, WALLS, CEILING AND PORCH UNLESS STATED OTHERWISE.
5. ALL EXTERIOR WALLS MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL.
6. ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING.
7. PLEASE NOTE THAT PRIVATE AMENITIES ARE LOCATED WITHIN THE CORE OF THE NEW HADDON HALL ARCHITECTURAL MASSING. DRAPERY WILL ALSO BE USED TO PROVIDE PRIVACY WITHIN GUEST SUITES.

KEYNOTES

- 01 EXISTING DOOR/WINDOW TO REMAIN
- 02 EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
- 03 EXISTING TERRAZZO FLOOR TO BE REMOVED AND REPLACED WITH SIMILAR
- 04 EXISTING FINISH FLOOR ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
- 05 EXISTING TERRAZZO FLOOR DETAIL TO BE REPAIRED, RESTORED AND PRESERVED
- 06 EXISTING COLUMNS TO BE REMOVED
- 07 FLOORING TO BE DEMOLISHED, AND TO RECEIVE NEW STRUCTURE
- 08 HISTORIC FOUNTAIN LOCATION TO REMAIN, PRESERVED AND RETAINED
- 09 EXISTING HISTORIC DOORS AND FRAMES TO REMAIN
- 10 ROOFING TO BE REMOVED AND REDONE
- 11 EXISTING EXTERIOR AND ON-GRADE PAVING TO BE REMOVED AND REPLACED FOR NEW BREEZEWAY
- 12 EXISTING OVERHANG TO REMAIN
- 13 EXISTING PAVING TO BE REMOVED
- 14 NEW PAINT AND RESTORED STUCCO AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT AND NEW BUILDING CONSTRUCTION
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP. NOT USED
- 17 GLAZING SYSTEM WITH ALUMINUM MULLIONS TO MATCH HISTORIC.
- 18 NEW STAIR MASSING

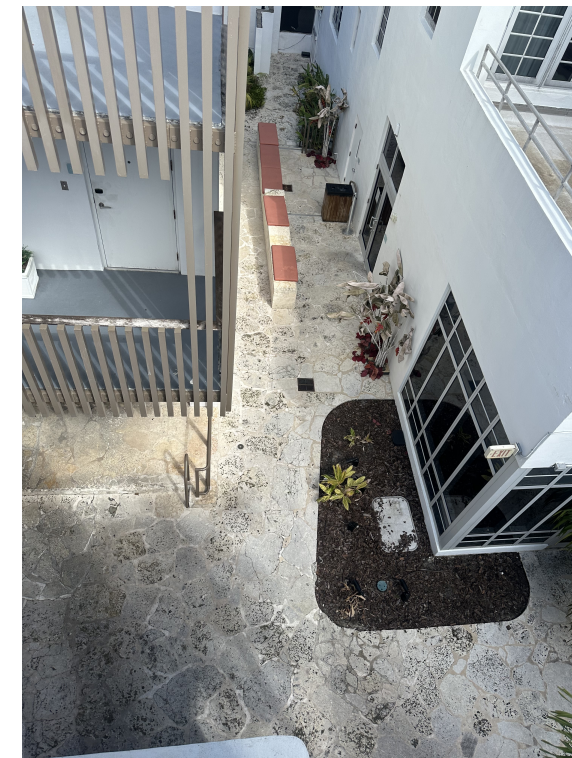


HADDON HALL WEST FACADE ELEVATION

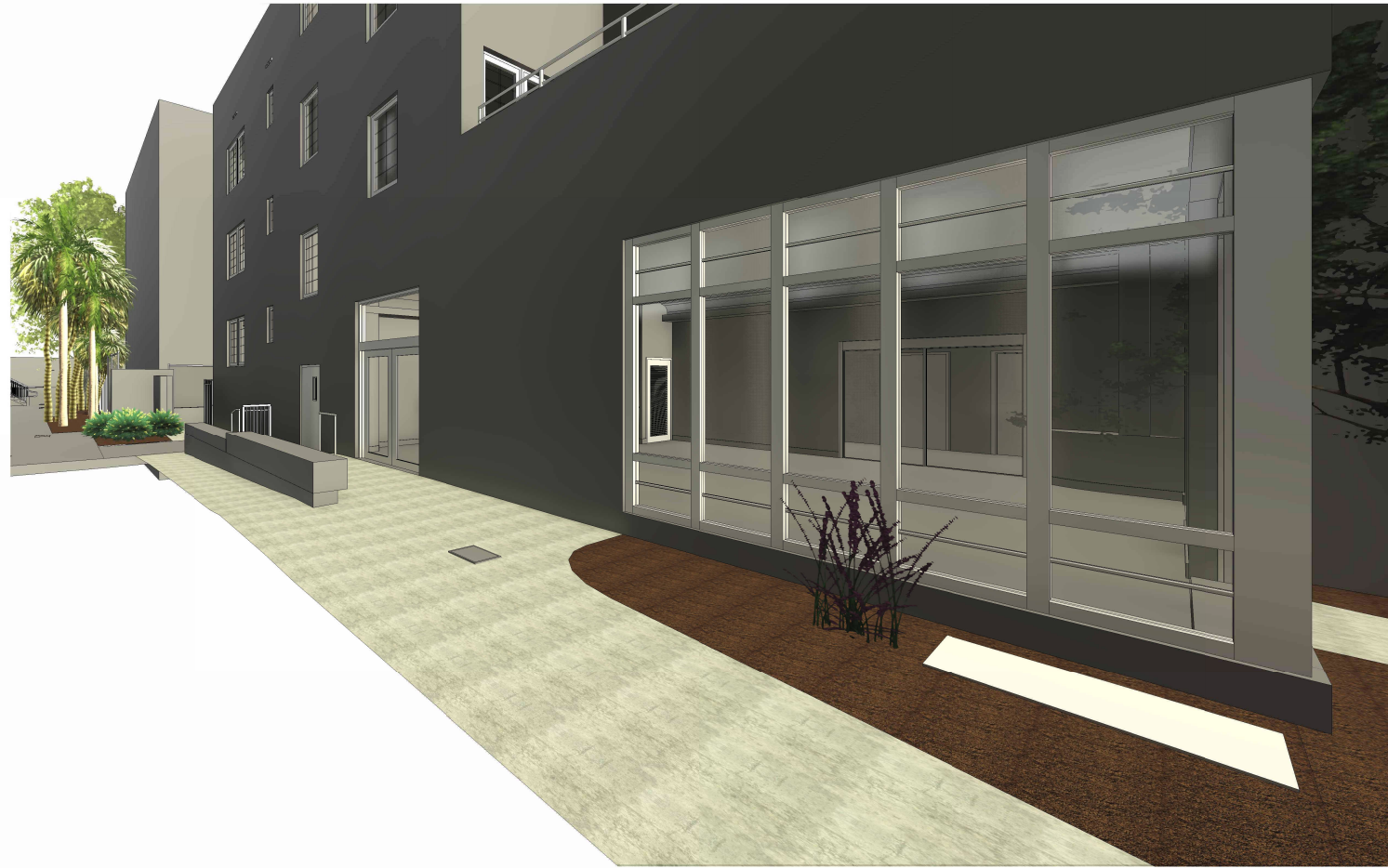
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ITEM #1

EXISTING PHOTOS



ITEM #1

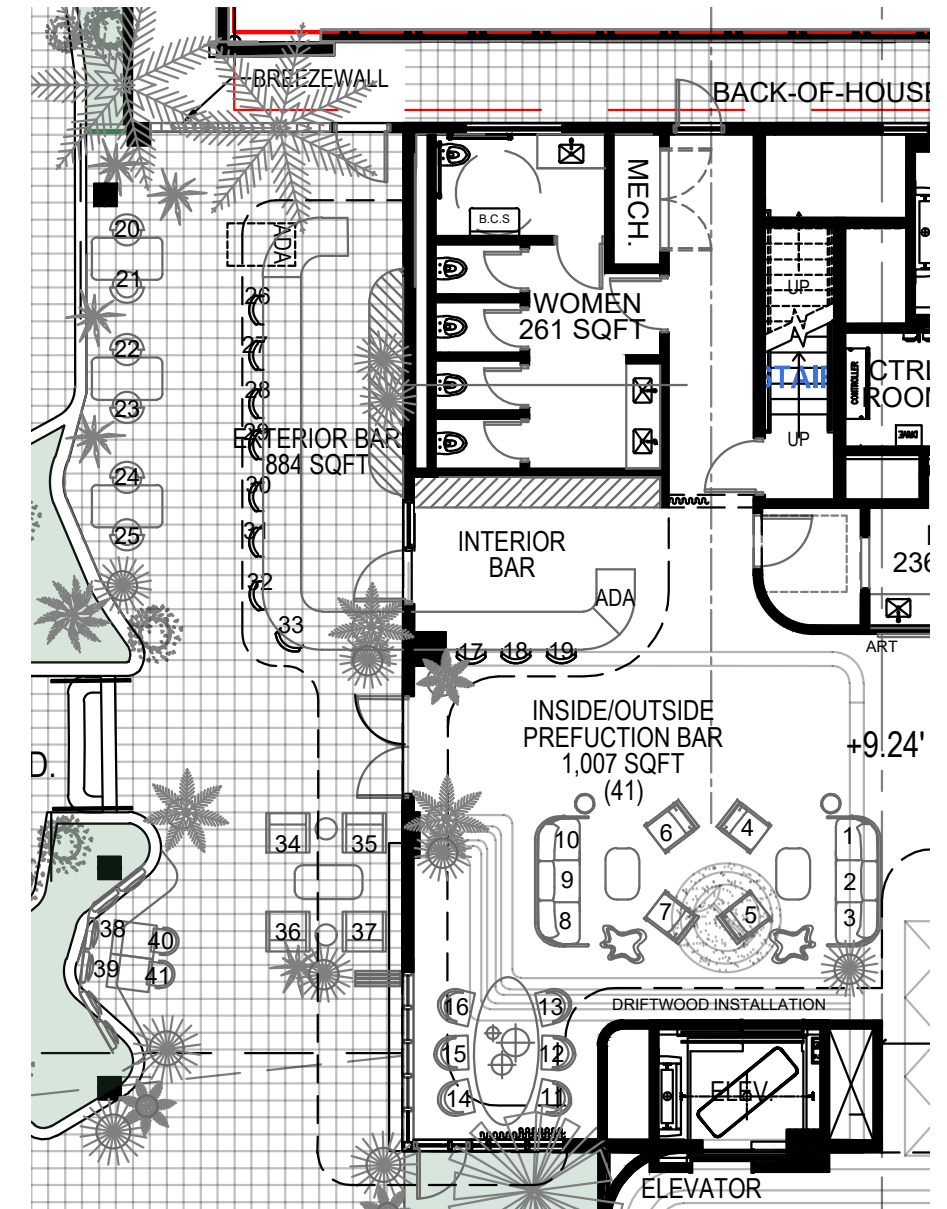


3D SCANNED MODEL OF EXISTING HADDON HALL BUILDING

PROPOSED

ITEM #1

CLEAR GLASS WITH ALUMINUM TO MATCH HISTORIC GLAZING AND OPENINGS

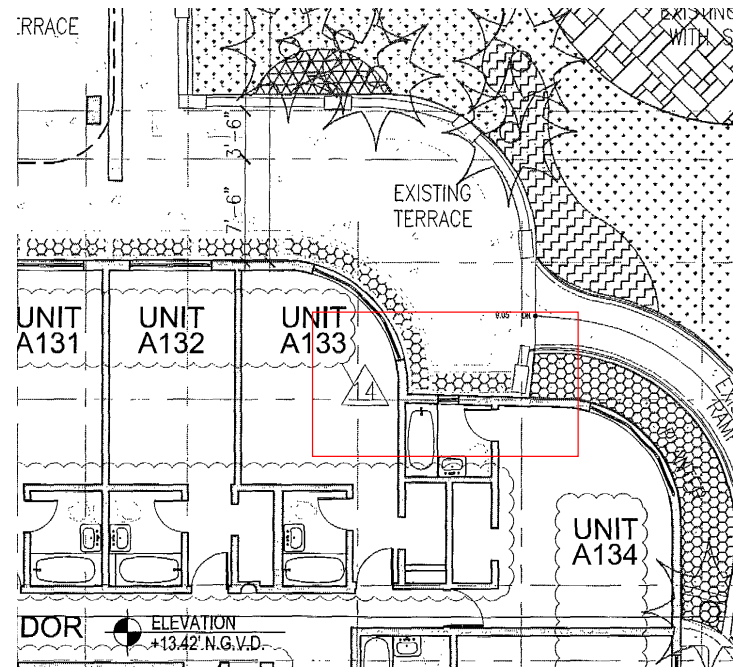


OUTDOOR BAR COUNTER MATERIAL: HONED STAINED CONCRETE, REFER TO IMAGE.

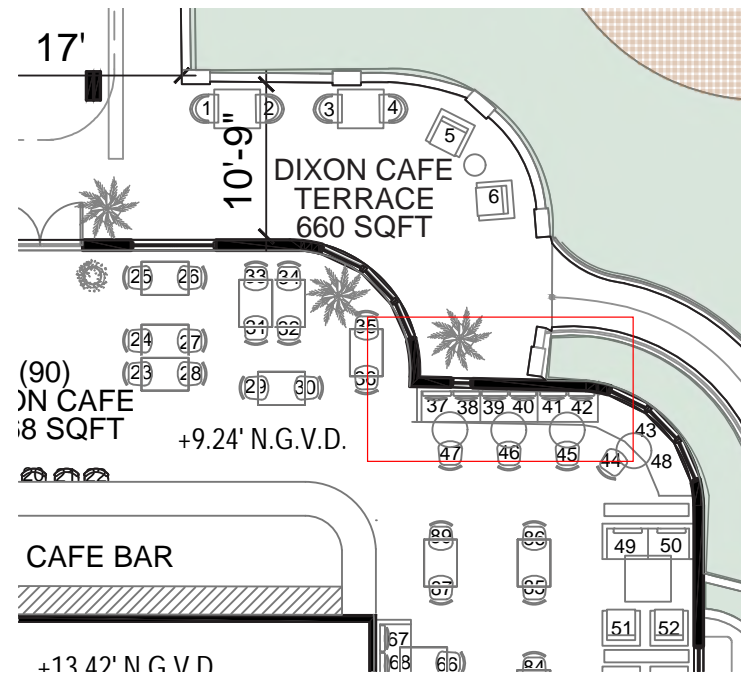


PROPOSED OUTDOOR LOUNGE BAR

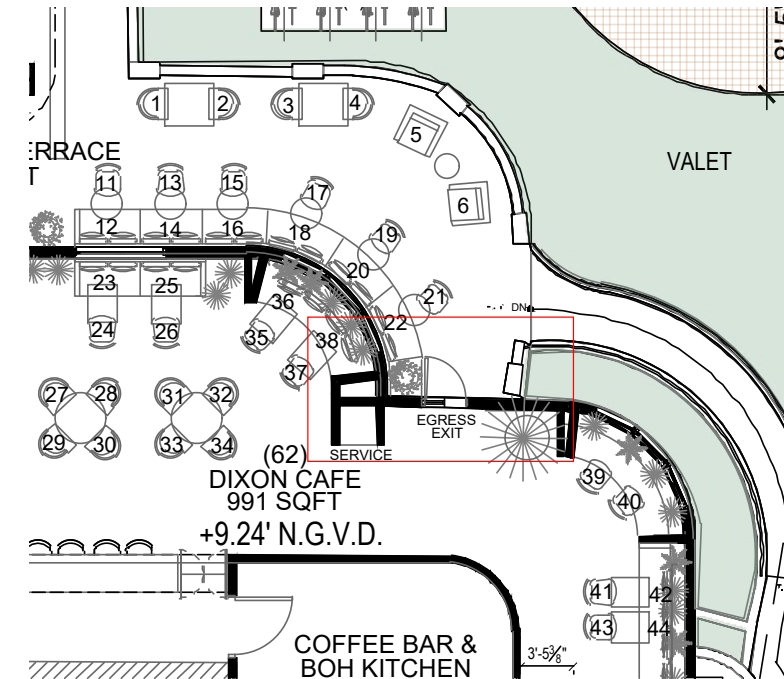
ITEM #2



EXISTING



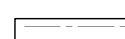


PREVIOUSLY APPROVED



PROPOSED

LEGEND

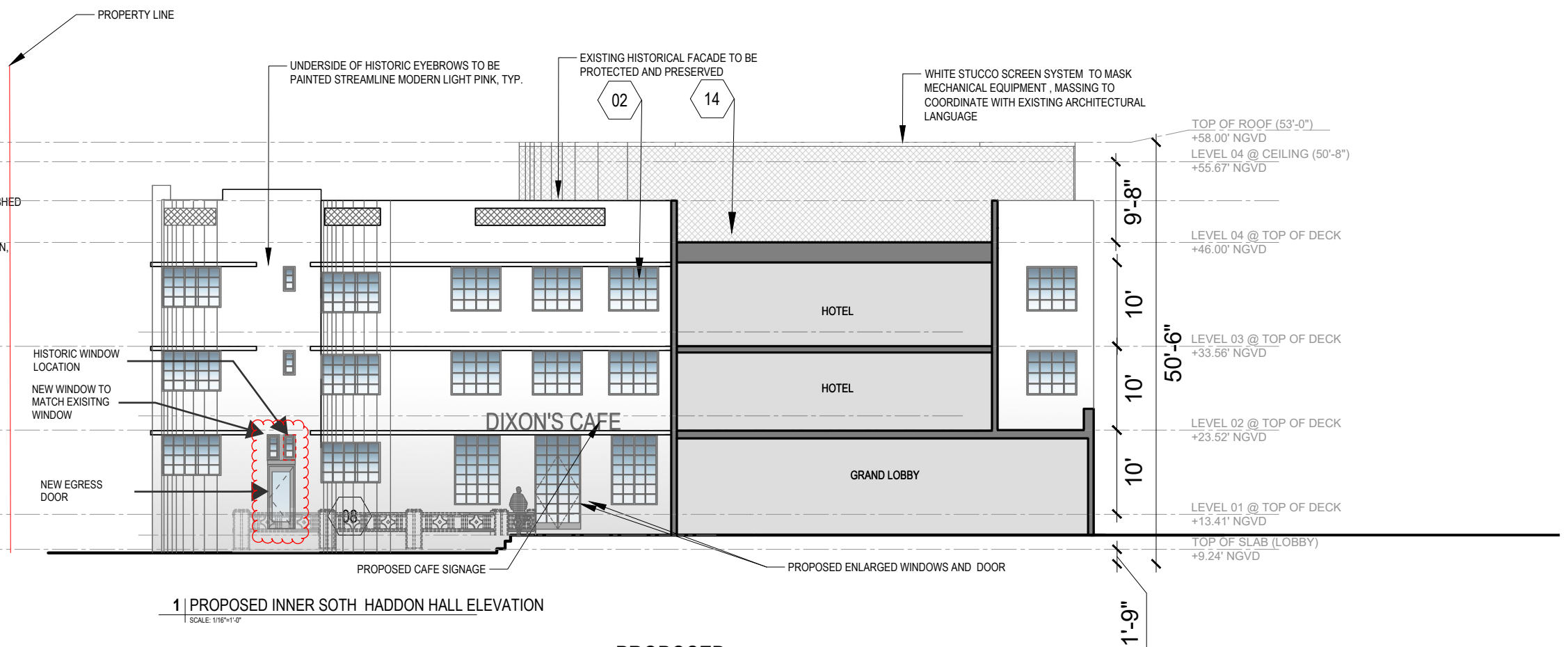
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GENERAL NOTES

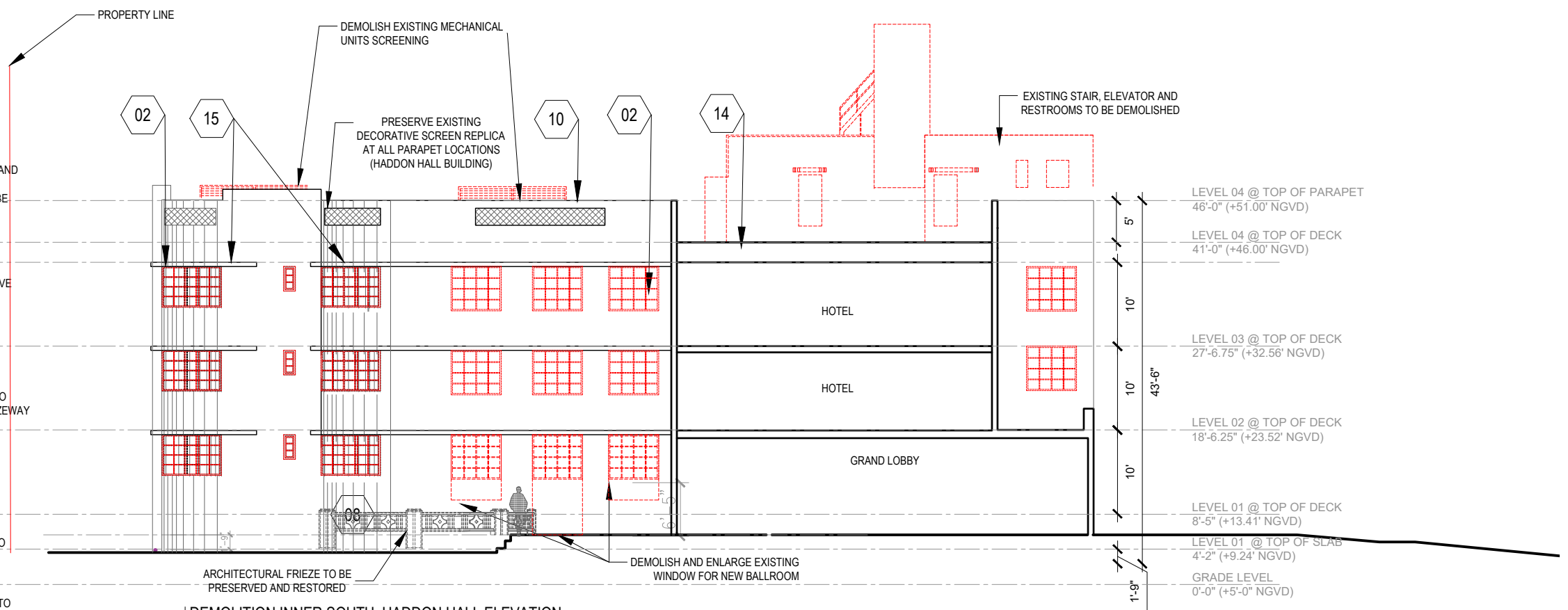
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- 18 NEW STAIR MASSING



PROPOSED



DEMOLITION

HADDON HALL SOUTH TERRACE ELEVATION
SCALE: 1/16" = 1'-0"

DEMOLITION DIAGRAM - SITE

