

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



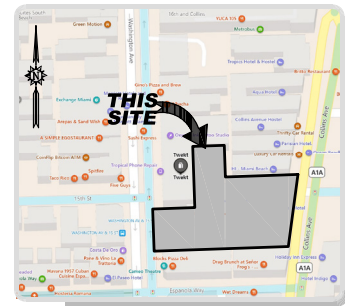
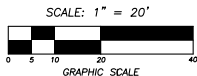
SKETCH OF BOUNDARY SURVEY OF: 1500 COLLINS AVENUE, MIAMI BEACH, FL.

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).....	2,523.81 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, ACCORDING TO THE PLAT THEREOF 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 THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1 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 VENUE D; 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 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 SOUTHWESTERLY 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 SOUTHEAST 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 NAVD 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.

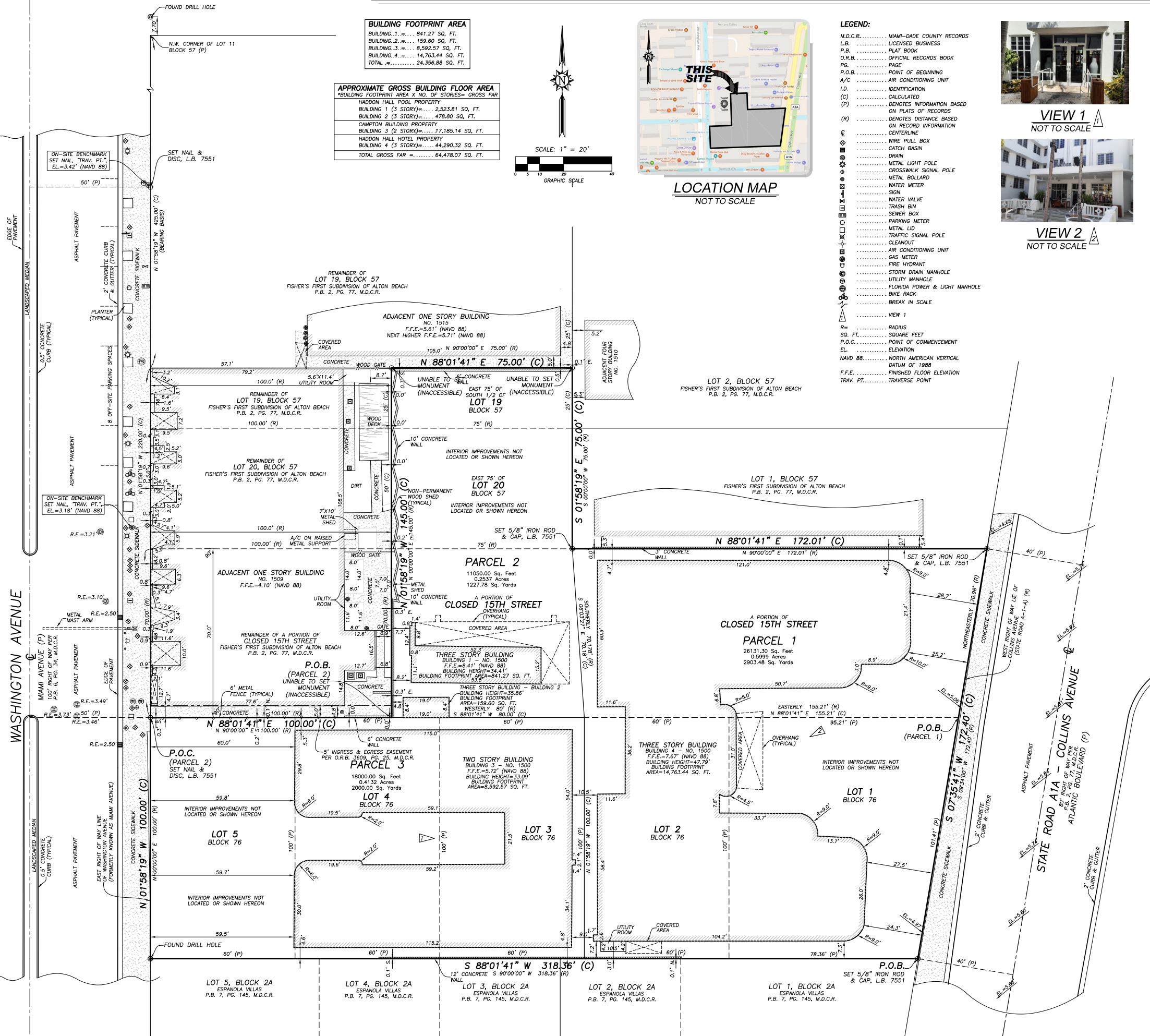
CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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'

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.
13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
L.B. 7551

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 FISHER'S FIRST
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:

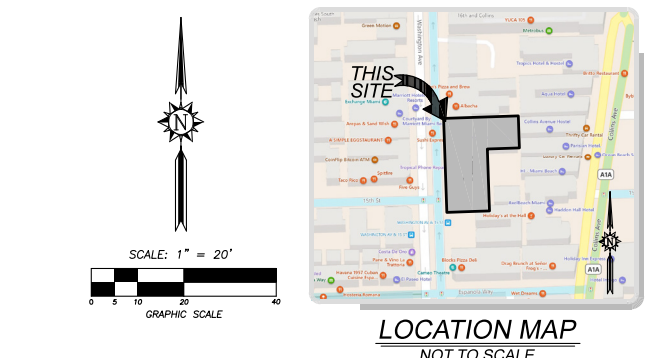
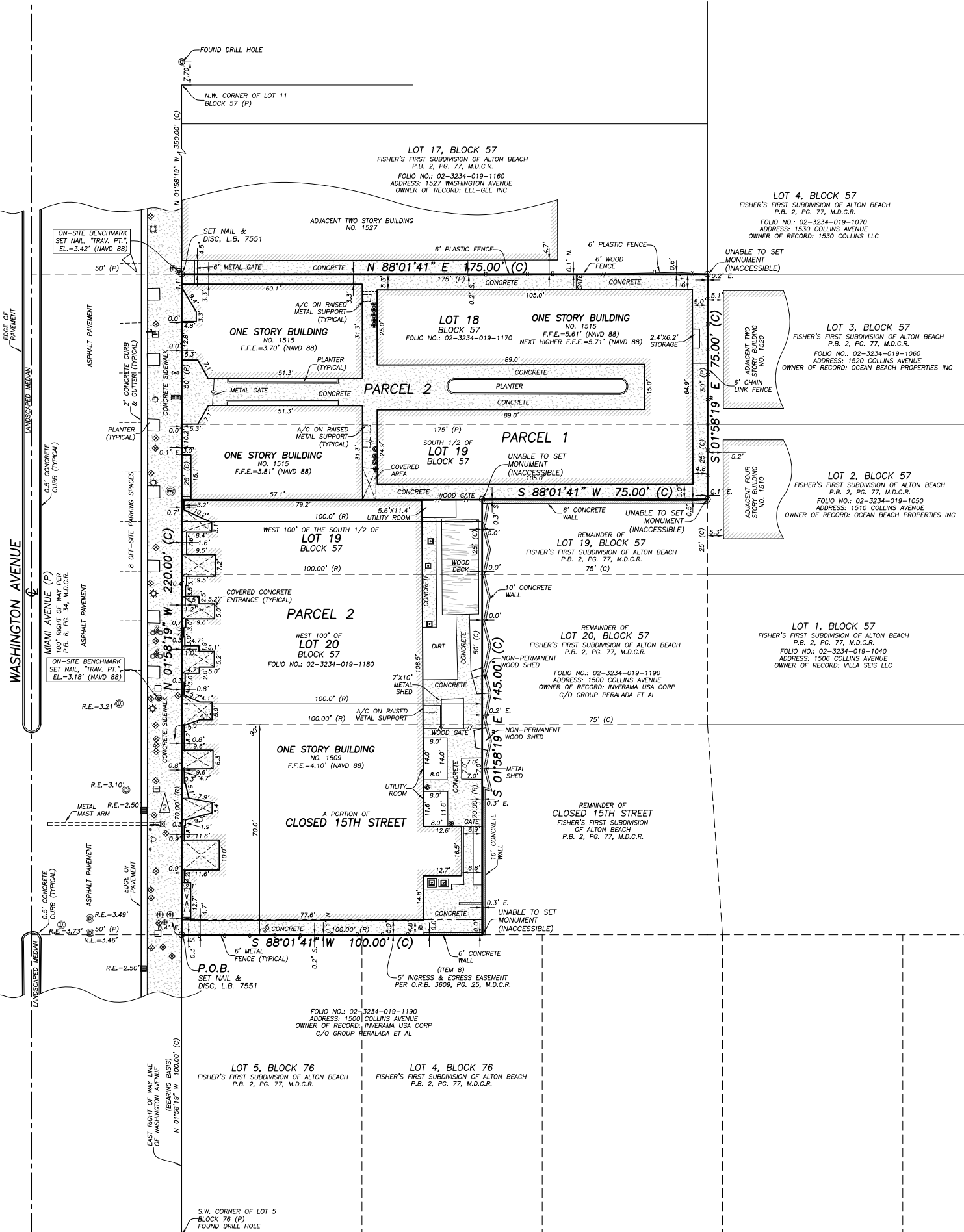
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
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- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- A/C AIR CONDITIONING UNIT
- I.D. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES 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



LOCATION MAP
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.

PARCEL 1:
LOT 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 57, 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.

PARCEL 2:
THE WEST 100 FEET OF LOT 20 AND THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, 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.

TOGETHER WITH THAT PORTION OF CLOSED 15TH STREET LYING TO THE SOUTH AND ADJACENT THERETO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF THE AFORESAID SUBDIVISION; THENCE RUN NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN EAST 100.00 FEET, ALONG THE SOUTH LINE OF LOT 20; THENCE RUN SOUTH 70.00 FEET, 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN WEST 100.00 FEET, ALONG THE NORTH LINE OF LOTS 4 AND 5, BLOCK 76, OF THE AFORESAID SUBDIVISION TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF CLOSED 15TH STREET SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30834, PAGE 3786, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 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), 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.
 - 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 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.
- THE PROPERTY SHOWN HEREON CONTAINS 0.63 ACRES (27,625 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 SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 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'.
- 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:

- 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.
- MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
- MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.
- 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.

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

ECS
LAND SURVEYORS, INC.

15460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

ALTA/NSPS LAND TITLE SURVEY
LOT 18 & A PORTION OF LOT 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.

1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

CLIENT: XK 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

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

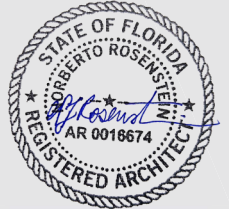
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSURVEYORS.COM

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		
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									
40	Tier 2 area C - no off-street parking requirement	Required	Existing	Proposed	Deficiencies						
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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ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

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.

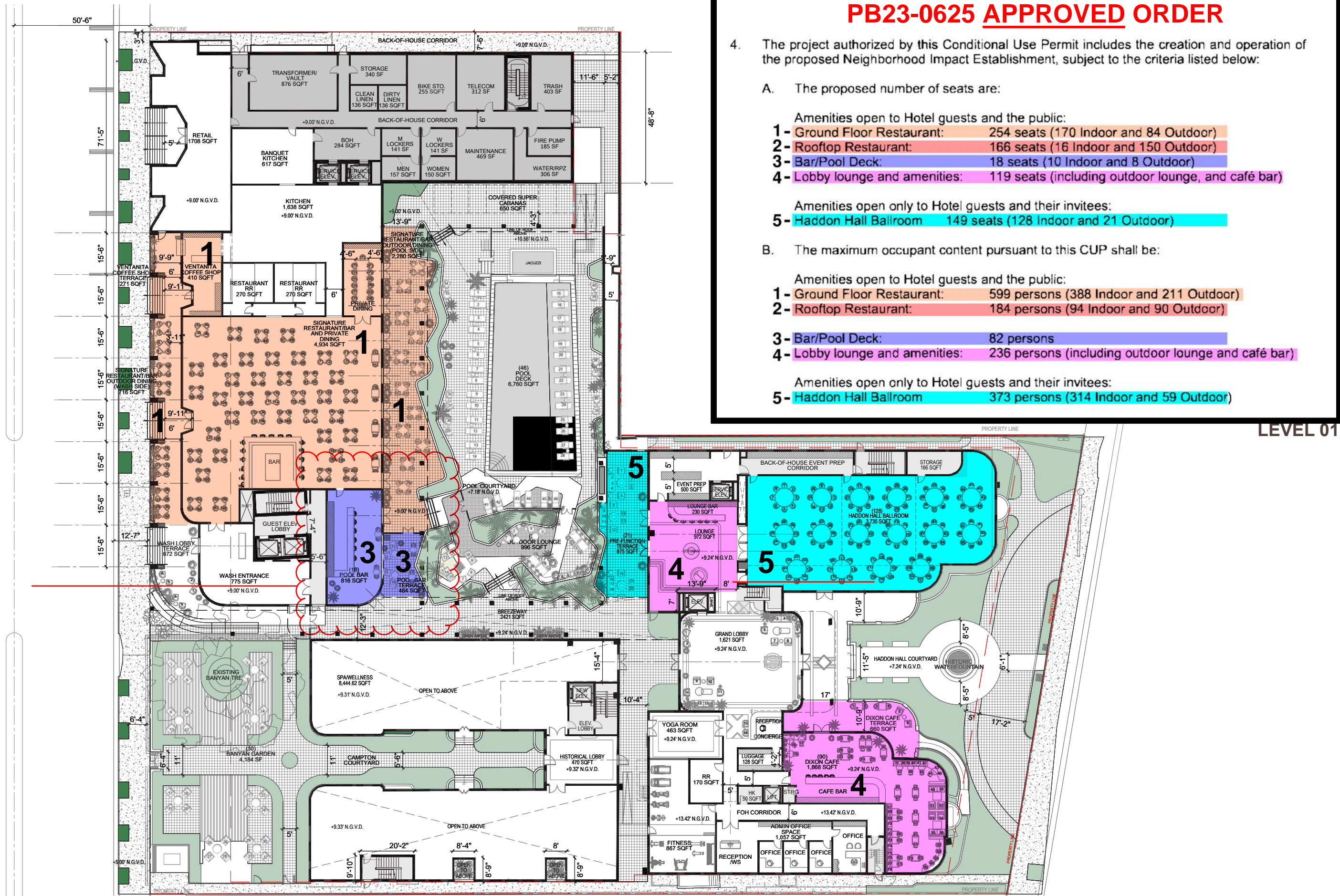
REVISIONS	
COMM.	DATE

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

ZONING DATA
A0-02

PB23-0625 APPROVED ORDER

4. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:
- A. The proposed number of seats are:
- Amenities open to Hotel guests and the public:
 - 1 - Ground Floor Restaurant: 254 seats (170 Indoor and 84 Outdoor)
 - 2 - Rooftop Restaurant: 166 seats (16 Indoor and 150 Outdoor)
 - 3 - Bar/Pool Deck: 18 seats (10 Indoor and 8 Outdoor)
 - 4 - Lobby lounge and amenities: 119 seats (including outdoor lounge, and café bar)
 - Amenities open only to Hotel guests and their invitees:
 - 5 - Haddon Hall Ballroom 149 seats (128 Indoor and 21 Outdoor)
- B. The maximum occupant content pursuant to this CUP shall be:
- Amenities open to Hotel guests and the public:
 - 1 - Ground Floor Restaurant: 599 persons (388 Indoor and 211 Outdoor)
 - 2 - Rooftop Restaurant: 184 persons (94 Indoor and 90 Outdoor)
 - 3 - Bar/Pool Deck: 82 persons
 - 4 - Lobby lounge and amenities: 236 persons (including outdoor lounge and café bar)
 - Amenities open only to Hotel guests and their invitees:
 - 5 - Haddon Hall Ballroom 373 persons (314 Indoor and 59 Outdoor)



RELOCATED TO HADDON HALL

LEVEL 01

PB23-0625 PROPOSED ORDER

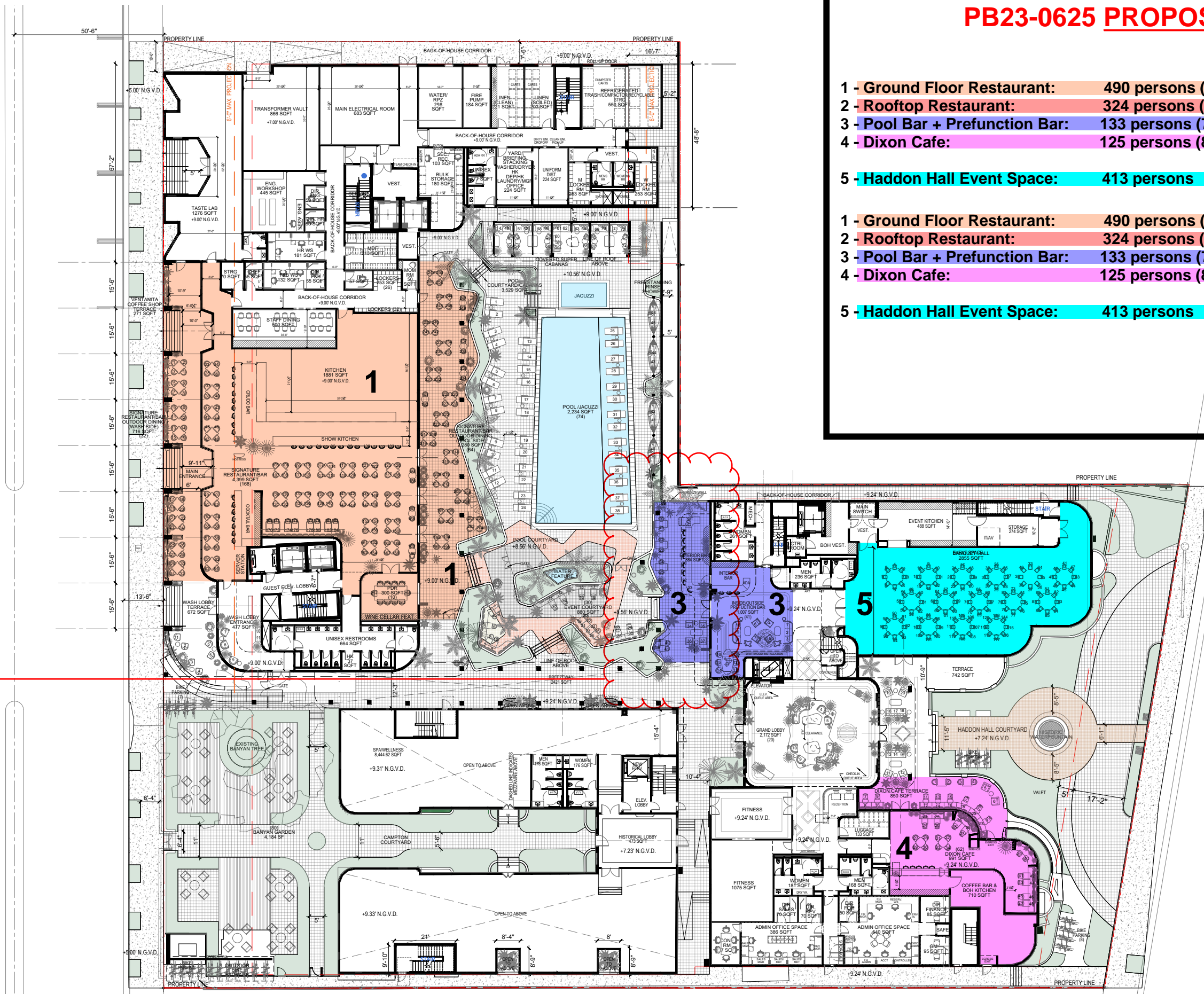
- 1 - Ground Floor Restaurant: 490 persons (219 Indoor and 199 Outdoor)
- 2 - Rooftop Restaurant: 324 persons (80 Indoor and 244 Outdoor)
- 3 - Pool Bar + Prefunction Bar: 133 persons (78 Indoor and 55 Outdoor)
- 4 - Dixon Cafe: 125 persons (85 Indoor and 40 Outdoor)

5 - Haddon Hall Event Space: 413 persons

- 1 - Ground Floor Restaurant: 490 persons (219 Indoor and 199 Outdoor)
- 2 - Rooftop Restaurant: 324 persons (80 Indoor and 244 Outdoor)
- 3 - Pool Bar + Prefunction Bar: 133 persons (78 Indoor and 55 Outdoor)
- 4 - Dixon Cafe: 125 persons (85 Indoor and 40 Outdoor)

5 - Haddon Hall Event Space: 413 persons

RELOCATED FROM WASHINGTON BUILDING



PB23-0625 APPROVED ORDER

4. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:

A. The proposed number of seats are:

Amenities open to Hotel guests and the public:

- 1 - Ground Floor Restaurant: 254 seats (170 Indoor and 84 Outdoor)
- 2 - Rooftop Restaurant: 166 seats (16 Indoor and 150 Outdoor)
- 3 - Bar/Pool Deck: 18 seats (10 Indoor and 8 Outdoor)
- 4 - Lobby lounge and amenities: 119 seats (including outdoor lounge, and café bar)

Amenities open only to Hotel guests and their invitees:

- 5 - Haddon Hall Ballroom 149 seats (128 Indoor and 21 Outdoor)

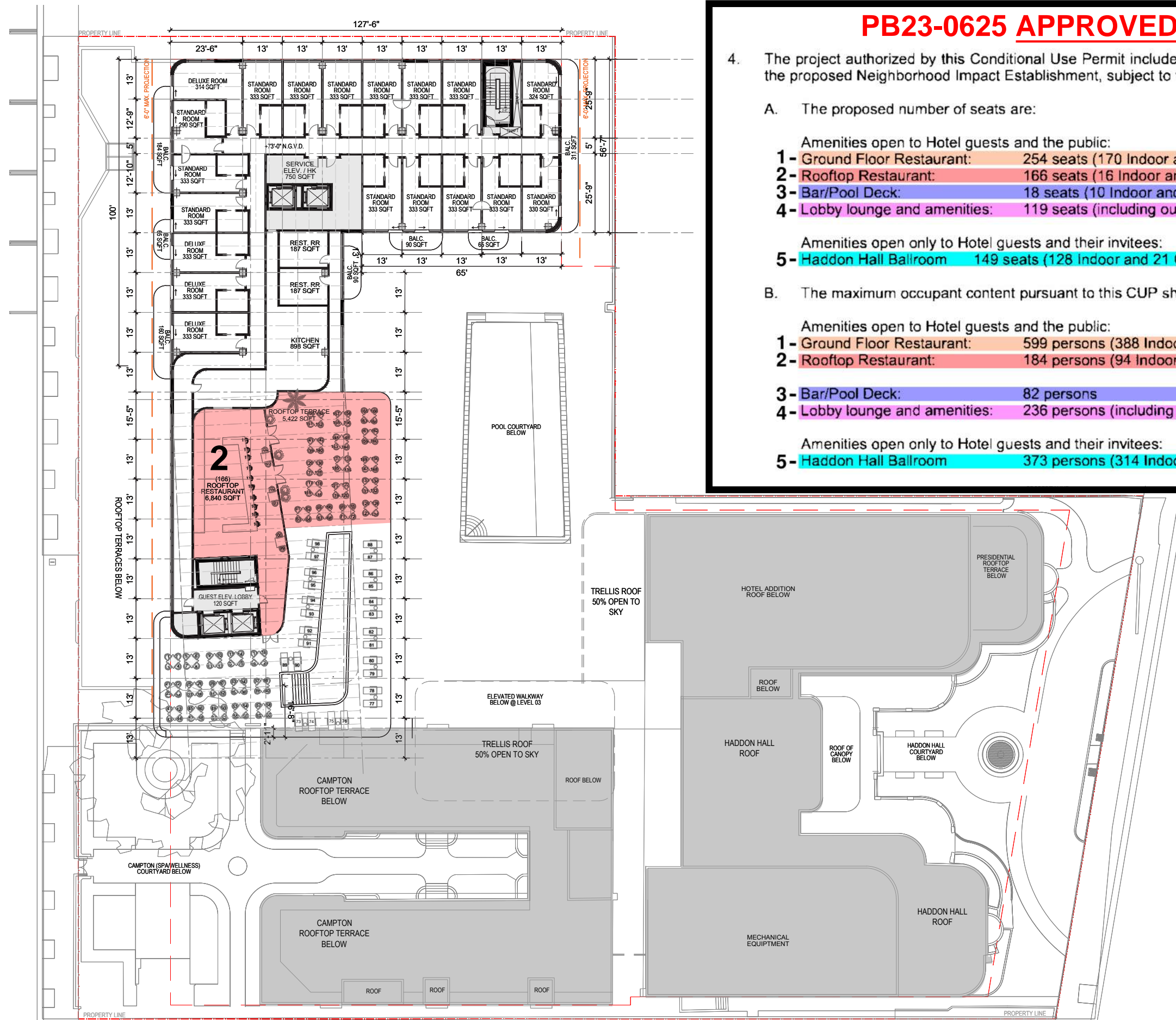
B. The maximum occupant content pursuant to this CUP shall be:

Amenities open to Hotel guests and the public:

- 1 - Ground Floor Restaurant: 599 persons (388 Indoor and 211 Outdoor)
- 2 - Rooftop Restaurant: 184 persons (94 Indoor and 90 Outdoor)
- 3 - Bar/Pool Deck: 82 persons
- 4 - Lobby lounge and amenities: 236 persons (including outdoor lounge and café bar)

Amenities open only to Hotel guests and their invitees:

- 5 - Haddon Hall Ballroom 373 persons (314 Indoor and 59 Outdoor)



PB23-0625 PROPOSED ORDER

A. PROPOSED APPROXIMATE NUMBER OF SEATS:

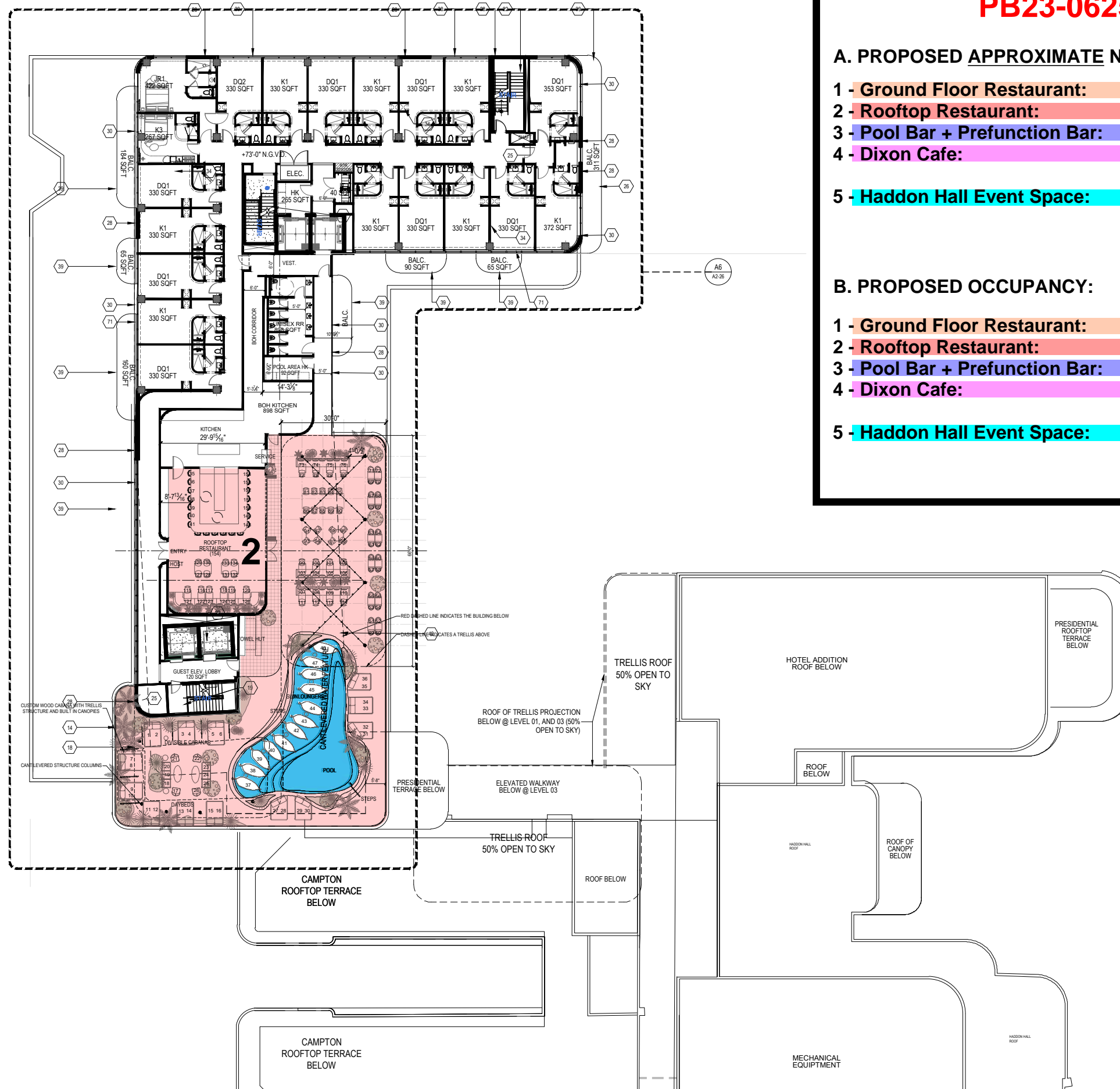
- 1 - Ground Floor Restaurant: 264 seats (168 Indoor and 96 Outdoor)
- 2 - Rooftop Restaurant: 154 seats (40 Indoor and 114 Outdoor)
- 3 - Pool Bar + Prefunction Bar: 41 seats (19 Indoor and 22 Outdoor)
- 4 - Dixon Cafe: 62 seats (40 Indoor and 22 Outdoor)

- 5 - Haddon Hall Event Space: 120 seats

B. PROPOSED OCCUPANCY:

- 1 - Ground Floor Restaurant: 487 persons (287 Indoor and 200 Outdoor)
- 2 - Rooftop Restaurant: 324 persons (80 Indoor and 244 Outdoor)
- 3 - Pool Bar + Prefunction Bar: 133 persons (78 Indoor and 55 Outdoor)
- 4 - Dixon Cafe: 125 persons (85 Indoor and 40 Outdoor)

- 5 - Haddon Hall Event Space: 413 persons



PB23-0625 APPROVED ORDER

4. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:

A. The proposed number of seats are:

Amenities open to Hotel guests and the public:

- 1 - Ground Floor Restaurant: 254 seats (170 Indoor and 84 Outdoor)
- 2 - Rooftop Restaurant: 166 seats (16 Indoor and 150 Outdoor)
- 3 - Bar/Pool Deck: 18 seats (10 Indoor and 8 Outdoor)
- 4 - Lobby lounge and amenities: 119 seats (including outdoor lounge, and café bar)

Amenities open only to Hotel guests and their invitees:

- 5 - Haddon Hall Ballroom: 149 seats (128 Indoor and 21 Outdoor)

B. The maximum occupant content pursuant to this CUP shall be:

Amenities open to Hotel guests and the public:

- 1 - Ground Floor Restaurant: 599 persons (388 Indoor and 211 Outdoor)
- 2 - Rooftop Restaurant: 184 persons (94 Indoor and 90 Outdoor)
- 3 - Bar/Pool Deck: 82 persons
- 4 - Lobby lounge and amenities: 236 persons (including outdoor lounge and café bar)

Amenities open only to Hotel guests and their invitees:

- 5 - Haddon Hall Ballroom: 373 persons (314 Indoor and 59 Outdoor)

PB23-0625 PROPOSED ORDER

A. PROPOSED APPROXIMATE NUMBER OF SEATS:

- 1 - Ground Floor Restaurant: 264 seats (168 Indoor and 96 Outdoor)
- 2 - Rooftop Restaurant: 154 seats (40 Indoor and 114 Outdoor)
- 3 - Pool Bar + Prefunction Bar: 41 seats (19 Indoor and 22 Outdoor)
- 4 - Dixon Cafe: 62 seats (40 Indoor and 22 Outdoor)

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B. PROPOSED OCCUPANCY:

- 1 - Ground Floor Restaurant: 487 persons (287 Indoor and 200 Outdoor)
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- 3 - Pool Bar + Prefunction Bar: 133 persons (78 Indoor and 55 Outdoor)
- 4 - Dixon Cafe: 125 persons (85 Indoor and 40 Outdoor)

- 5 - Haddon Hall Event Space: 413 persons

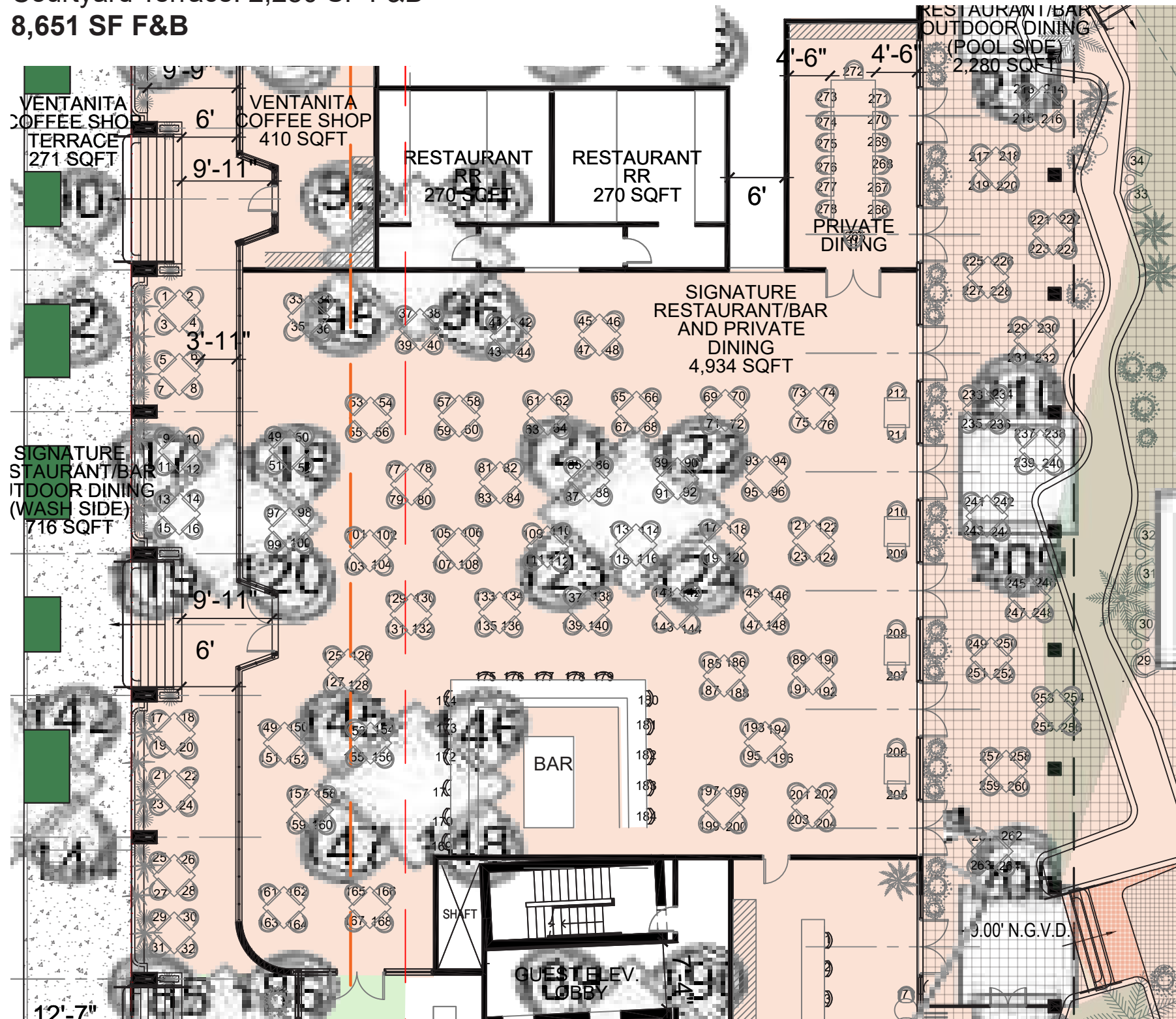
LEVEL 01

Restaurant/Bar/Private Dining: 5,655 SF F&B

Washington Terrace: 716 SF F&B

Courtyard Terrace: 2,280 SF F&B

8,651 SF F&B



SIGNATURE RESTAURANT

Signature all-day-dining restaurant, featuring a high profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

Employees: 52

Occupancy:

Indoor: 388

Outdoor: 211

Total: 599 *Based on code occupancy per sf

Seats: Indoor: 170

Outdoor: 84

Total: 254

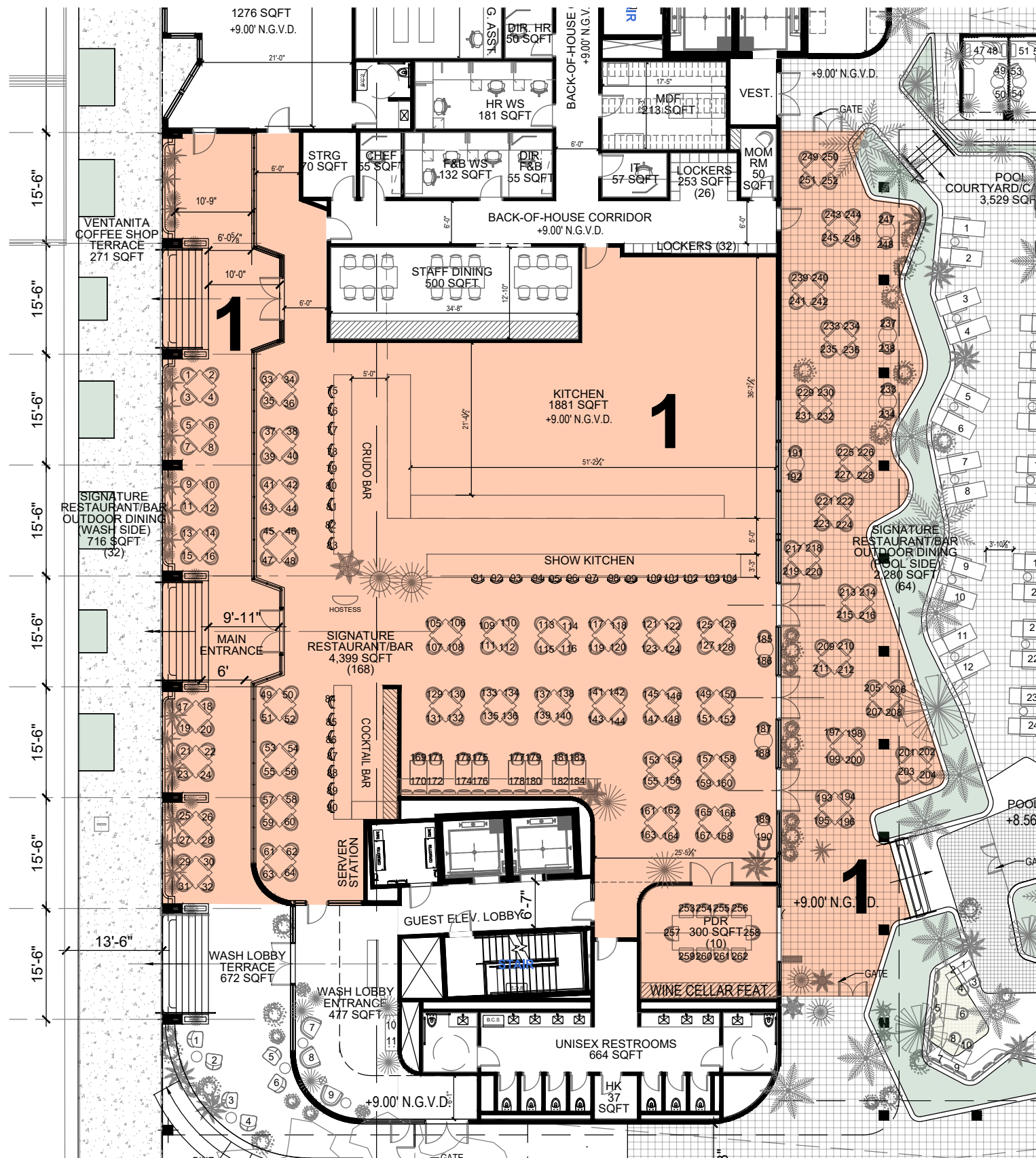
Hours of Operation: 7AM - 2 AM

Hours of Entertainment:

No live entertainment, Ambient background music

LEVEL 1 - SIGNATURE RESTAURANT

PROPOSED



INDOOR SQFT: 5,497
OUTDOOR DINING (WASH SIDE) SQFT: 1,153
OUTDOOR DINING (POOL SIDE) SQFT: 1,832
TOTAL SQFT: 8,482

INTERIOR OCCUPANCY: 287
OUTDOOR OCCUPANCY: 200
TOTAL OCCUPANCY: 487

APPROXIMATE # OF INTERIOR SEATS: 168
APPROXIMATE # OF EXTERIOR SEATS: 96
APPROXIMATE # OF SEATS: 264

Signature all-day-dining restaurant, featuring a high profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

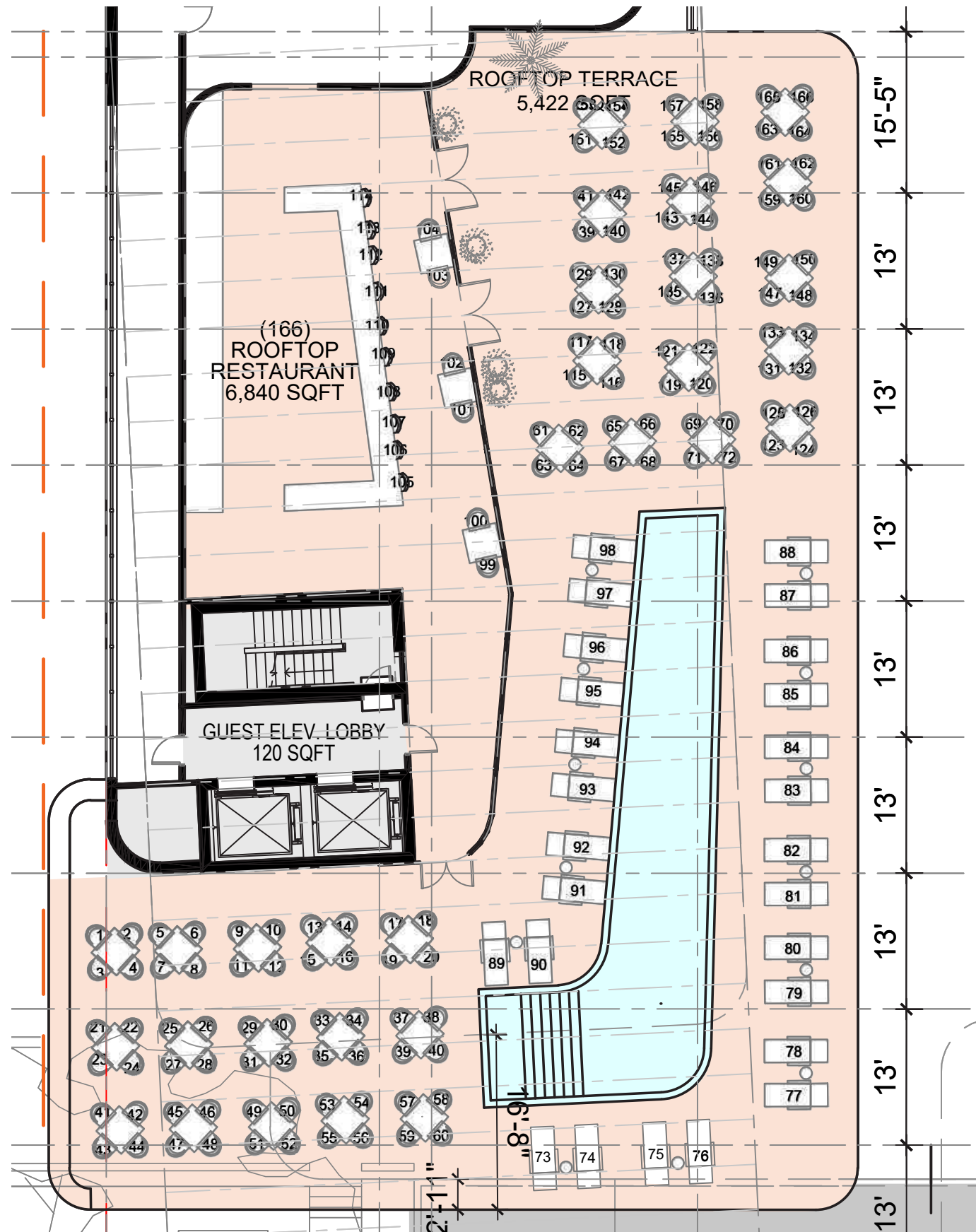
Employees: 52

Hours of Operation: 7AM - 2 AM

Hours of Entertainment:
No live entertainment, Ambient background music

LEVEL 07

1,400 SF Indoor F&B
5,422 SF Outdoor F&B
6,822 SF Total F&B



ROOFTOP RESTAURANT LOUNGE

Indoor/Outdoor lounge and rooftop pool deck. Public and hotel guest access via Washington Lobby elevator.

Operator: Hotel Operated

Employees: 10

Concept: Sunset Lounge

Occupancy:

Indoor: 94

Outdoor: 90

Total: 184 *Based on code occupancy per sf

Seats: Indoor: 16

Outdoor: 150

Total: 166

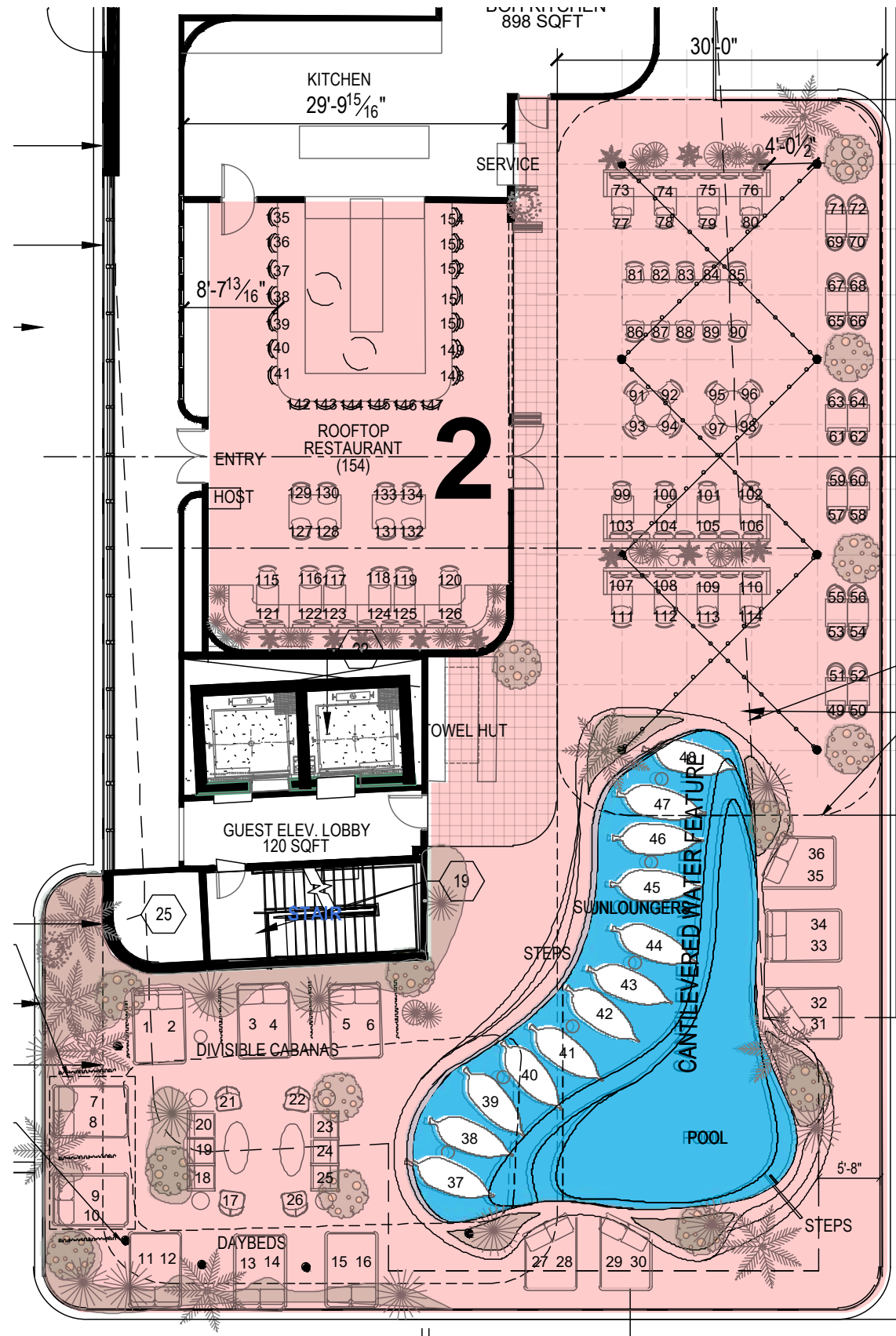
Hours of Operation: 7 AM - 2 AM

Hours of Entertainment:

Ambient background music only

LEVEL 7 - ROOFTOP RESTAURANT/LOUNGE

PROPOSED



INDOOR F&B SQFT: 1,183
 OUTDOOR F&B/POOL DECK SQFT: 3,650
TOTAL SQFT: 4,833

INTERIOR OCCUPANCY: 80
 OUTDOOR OCCUPANCY: 244
TOTAL OCCUPANCY: 324

APPROXIMATE # OF INTERIOR SEATS: 40
 APPROXIMATE # OF EXTERIOR SEATS: 114
APPROXIMATE # OF SEATS : 154

Indoor/Outdoor lounge and rooftop pool deck. Public and hotel guest access via Washington Lobby elevator.

Operator: Hotel Operated

Employees: 10

Concept: Sunset Lounge

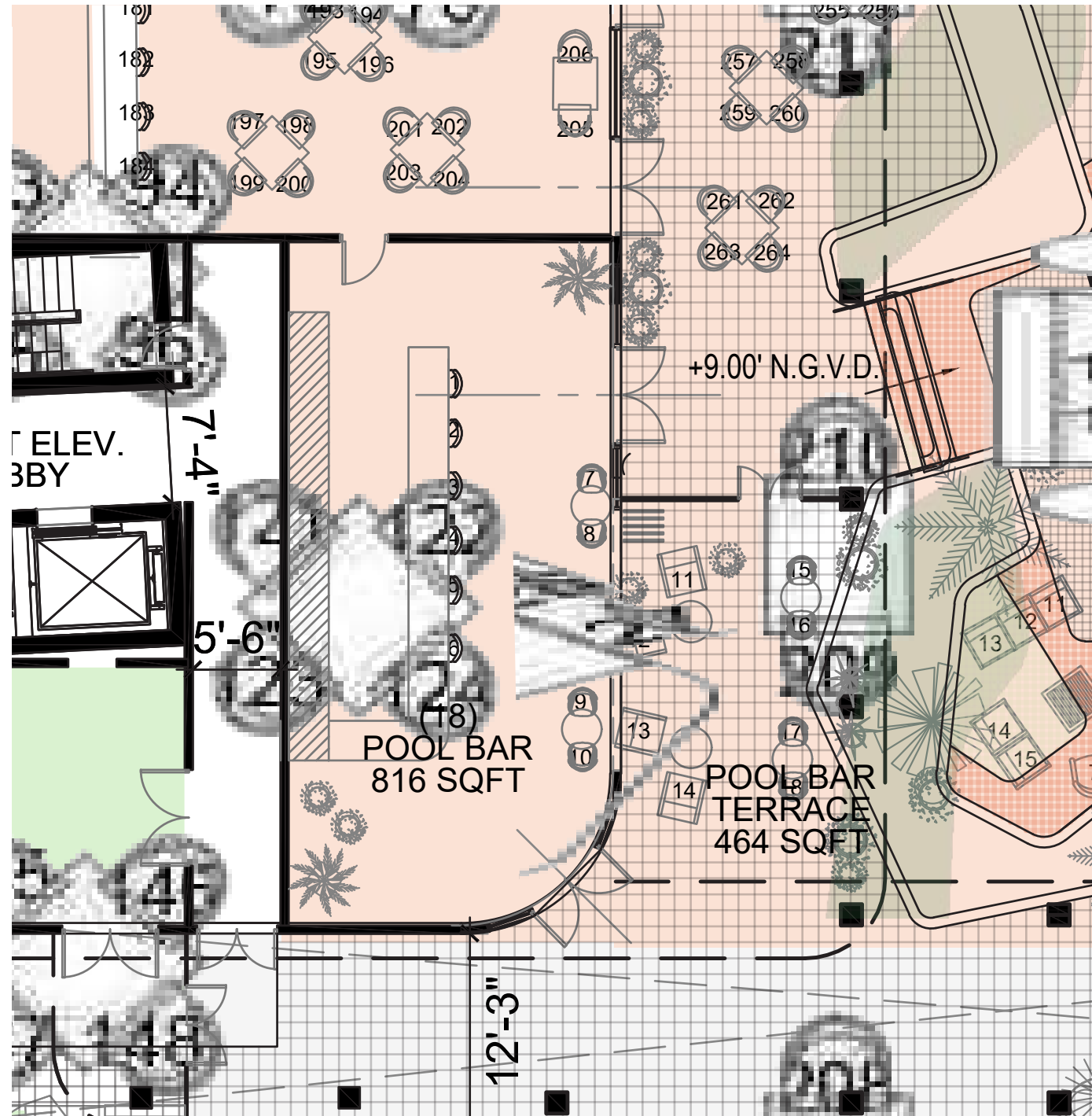
Hours of Operation: 7 AM - 2 AM

Hours of Entertainment:
 Ambient background music only

NOTE: initial occupancy was only including interior/exterior dining portion of deck. Now the entire outdoor pool deck is being included in the occupancy calculation.

LEVEL 01

Pool Bar: 816 SF F&B
Terrace: 464 SF F&B
1280 SF F&B



POOL BAR

Indoor/Outdoor pool deck and bar lounge. Public and Accessible to hotel guests and the public from the Grand Lobby and Washington Ave. Lobby.

Operator: Hotel Operated

Employees: 9

Occupancy:

Indoor: 55

Outdoor: 27

Total: 82 *Based on code occupancy per sf

Seats: Indoor: 10

Outdoor: 8

Total: 18

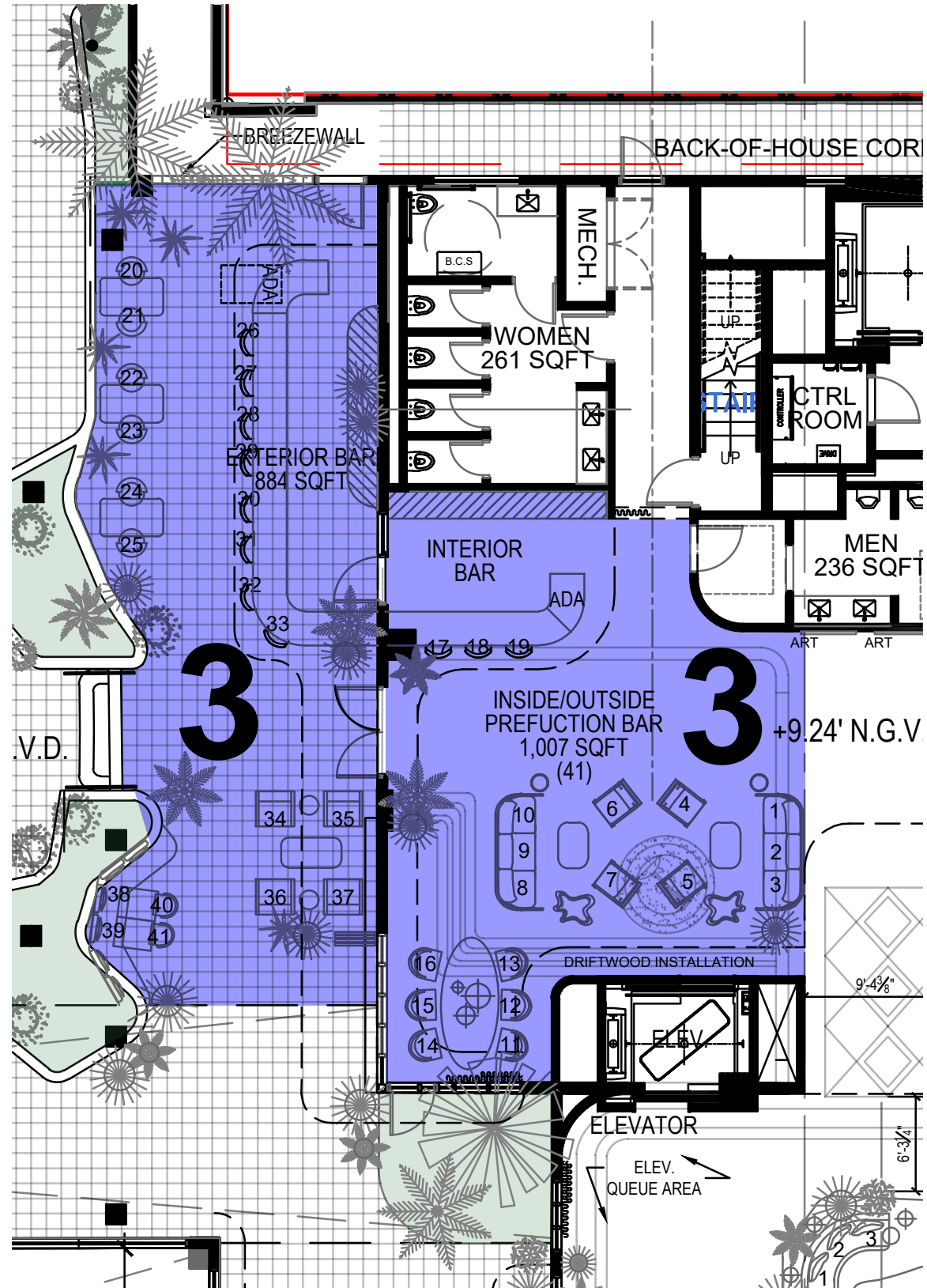
Hours of Operation: 12 PM - 2 AM

Hours of Entertainment:

Ambient background music only

LEVEL 1 - POOL BAR + PREFUNCTION BAR

PROPOSED



INDOOR LOUNGE/BAR SQFT: 1,158
 OUTDOOR LOUNGE/BAR SQFT: 1,004
TOTAL SQFT: 2,162

INTERIOR OCCUPANCY: 78
 OUTDOOR OCCUPANCY: 55
TOTAL OCCUPANCY: 133

APPROXIMATE # OF INTERIOR SEATS: 19
 APPROXIMATE # OF EXTERIOR SEATS: 22
APPROXIMATE # OF SEATS : 41

Indoor/Outdoor pool deck and bar lounge. Public and Accessible to hotel guests and the public from the Grand Lobby and Washington Ave. Lobby.

Operator: Hotel Operated

Employees: 9

Hours of Operation: 12 PM - 2 AM

Hours of Entertainment:
 Ambient background music only

NOTE: pool bar has been relocated from Washington Building to Haddon Hall. Prefunction Bar was initially being calculated with the Dixon Cafe, and is now calculated with Pool Bar

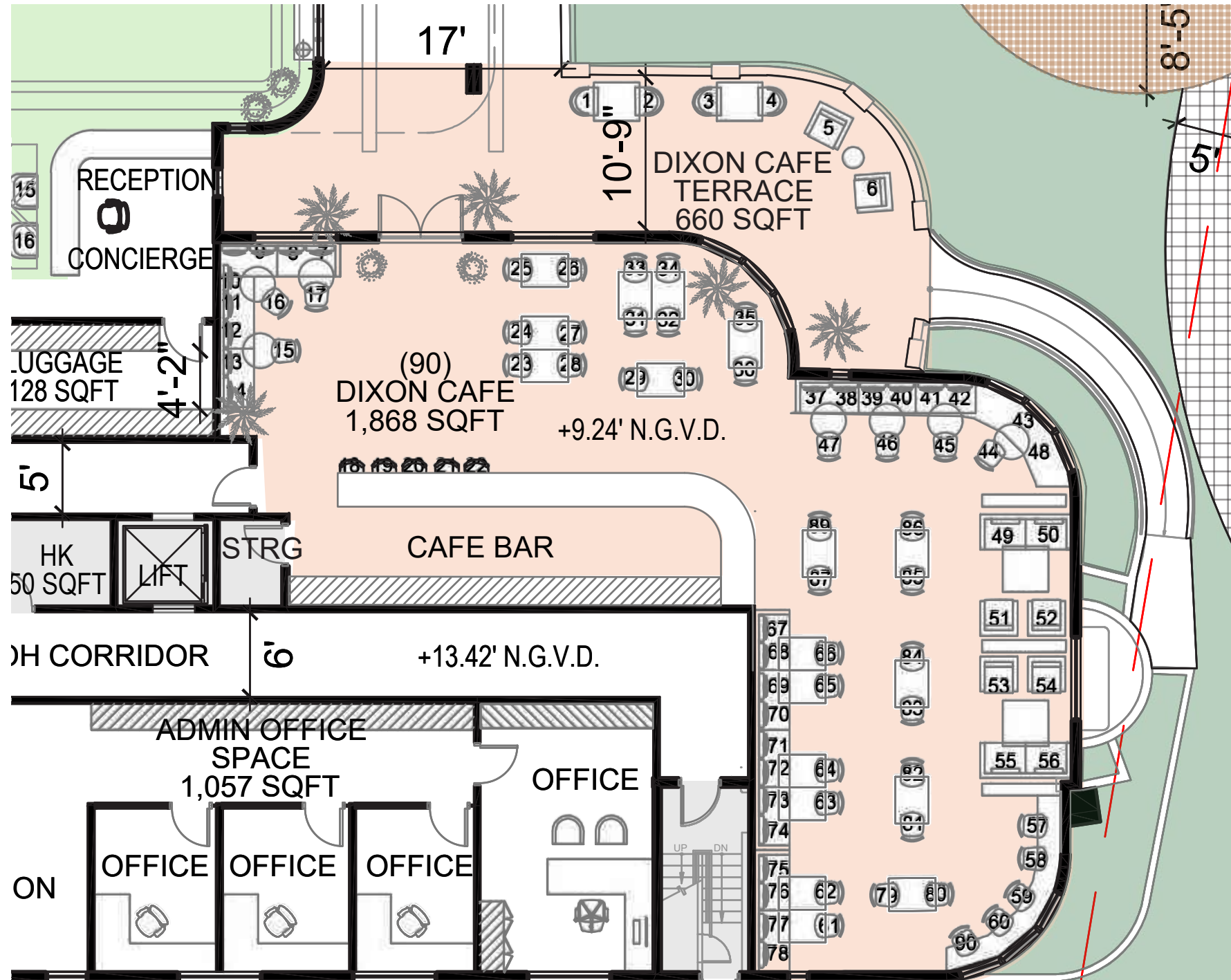
LEVEL 1 - POOL BAR + PREFUNCTION BAR

PROPOSED



LEVEL 01

2,528 SF F&B



DIXON'S CAFE

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach's signature architects, Lawrence Murray Dixon.

Employees: 16

Occupancy:

Cafe Indoor: 125

Terrace: 44

Total: 169 *Based on code occupancy per sf

Seats: Cafe Indoor: 84

Terrace: 6

Total: 90

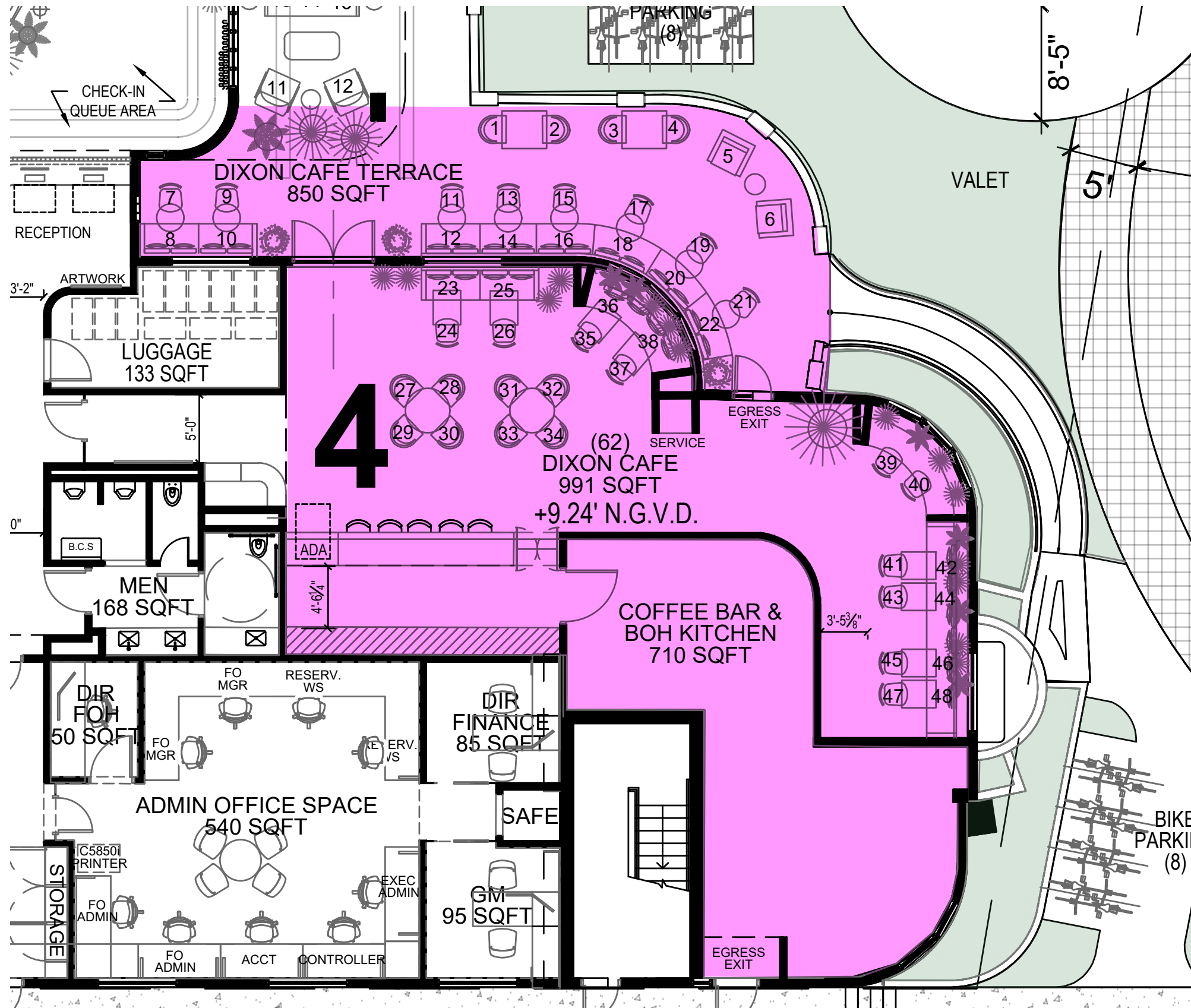
Hours of Operation: 6:30 AM - 2 PM

Hours of Entertainment:

No live entertainment, Ambient background music only

LEVEL 1 - DIXON CAFE

PROPOSED



INDOOR CAFE SQFT: 1,754
 OUTDOOR TERRACE SQFT: 597
TOTAL SQFT: 2,351

INTERIOR OCCUPANCY: 72
 OUTDOOR OCCUPANCY: 40
TOTAL OCCUPANCY: 112

APPROXIMATE # OF INTERIOR SEATS: 40
 APPROXIMATE # OF EXTERIOR SEATS: 22
APPROXIMATE # OF SEATS : 62

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach's signature architects, Lawrence Murray Dixon.

Employees: 16

Hours of Operation: 6:30 AM - 2 PM

Hours of Entertainment:
 No live entertainment, Ambient background music only

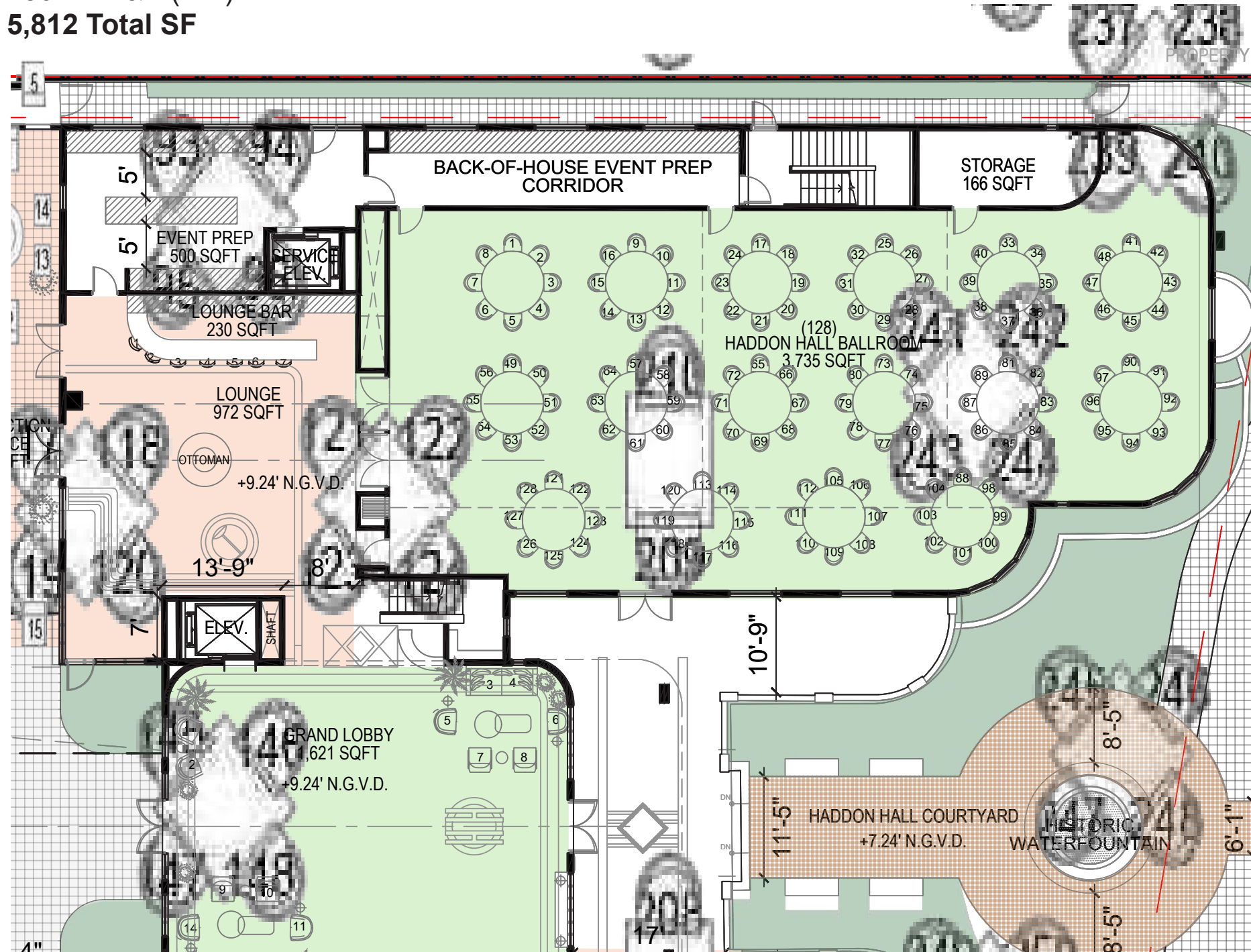
NOTE: initial occupancy was including Prefunction Bar (which is now being calculated with Pool Bar).

LEVEL 01

5,582 SF Non F&B (Ballroom, Pre-Function, Pre-Function Terrace)

230 SF F&B (Bar)

5,812 Total SF



MEETINGS & EVENTS FACILITIES

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

Operator: Hotel Operated

Employees: 12 (plus on call staff when necessary)

Occupancy:

Pre-Function Terrace: 59

Ballroom: 314

Total: 373 *Based on code occupancy per sf

Seats: Pre-Function Terrace: 21

Ballroom: 128

Total: 149

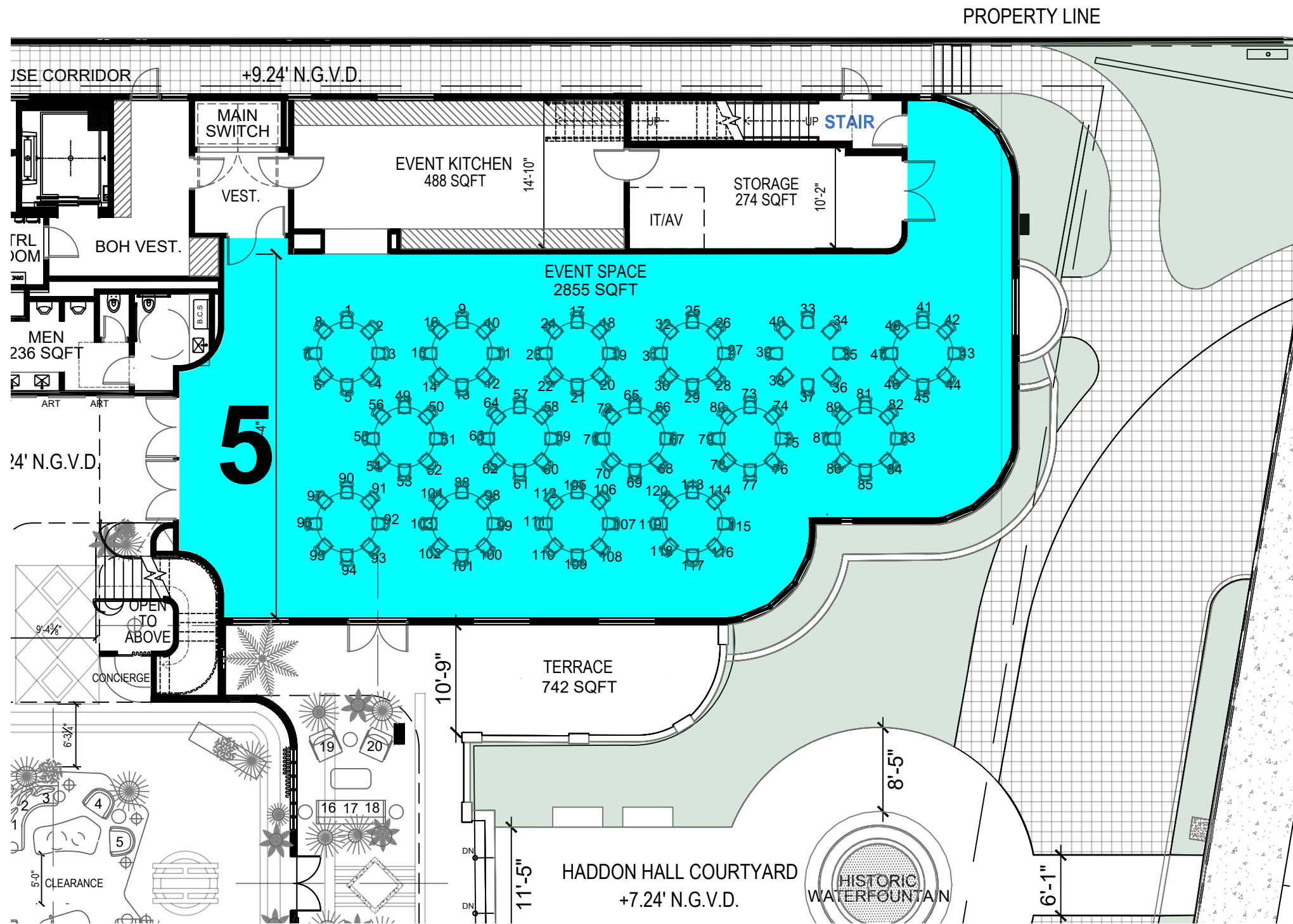
Hours of Operation: 7 AM - 10 PM

Hours of Entertainment:

No live entertainment, Ambient background music only

LEVEL 1 - HADDON HALL BOUTIQUE EVENT SPACE

PROPOSED



INDOOR SQFT: 2,885

TOTAL OCCUPANCY: 413

APPROXIMATE # OF SEATS: 120

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

Operator: Hotel Operated

Employees: 12 (plus on call staff when necessary)

Hours of Operation: 7 AM - 10 PM

Hours of Entertainment:
No live entertainment, Ambient background music only

NOTE: initial occupancy was only including Event Space and Prefunction terrace (now the Pool Bar). Current occupancy is only calculating the Event Space.