

SCOPE OF WORK

1826 COLLINS AVENUE MIAMI BEACH .FL

DEMOLITION OF EXISTING PARKING AND COMMERCIAL STRUCTURE

NEW CONSTRUCTION OF ONE FLOOR OFFICE SPACE, 12 WORK FORCE UNITS AND 17 MARKET RATE MULTIFAMILY UNITS WITHIN A 15 STORY STRUCTURE INCLUDING VALET-MANAGED MECHANICAL PARKING AREAS

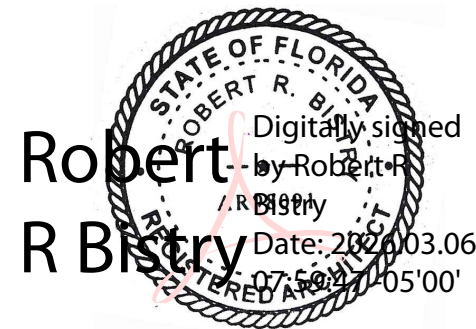
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PLANNING BOARD CONDITIONAL USE APPLICATION FOR MECHANICAL PARKING ELEVATOR

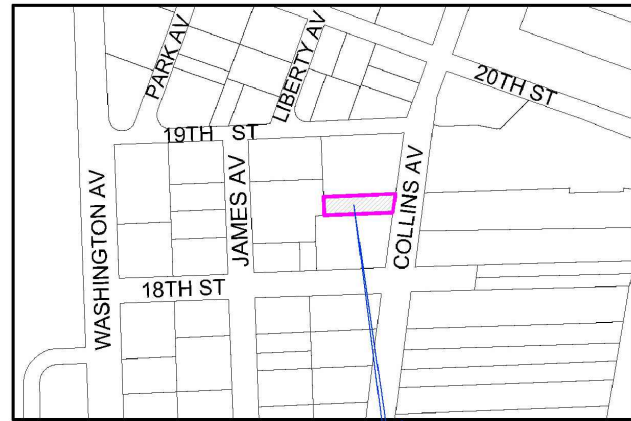
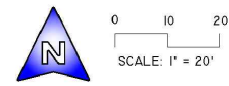
PB 25-0801
MARCH 6, 2026


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B U I L T F O R M
A R C H I T E C T U R E

MAP OF BOUNDARY SURVEY



LOCATION MAP
Not to Scale

LEGAL DESCRIPTION:

Lot 4, less the West 25 feet thereof, Block 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-160, Elevation = 5.36 feet
 Description: PK Nail and aluminum washer in conc catch basin.
 Location: 232' South of c/l of 22 Street and 25' East of c/l of HWY A-1-A (Collins Avenue)
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Y-310-R, Elevation = 5.62 feet
 Description: PK Nail and aluminum washer in conc sidewalk near traffic control box.
 Location: 52' North of c/l of 17 Street and 52' West of c/l of Washington Avenue.

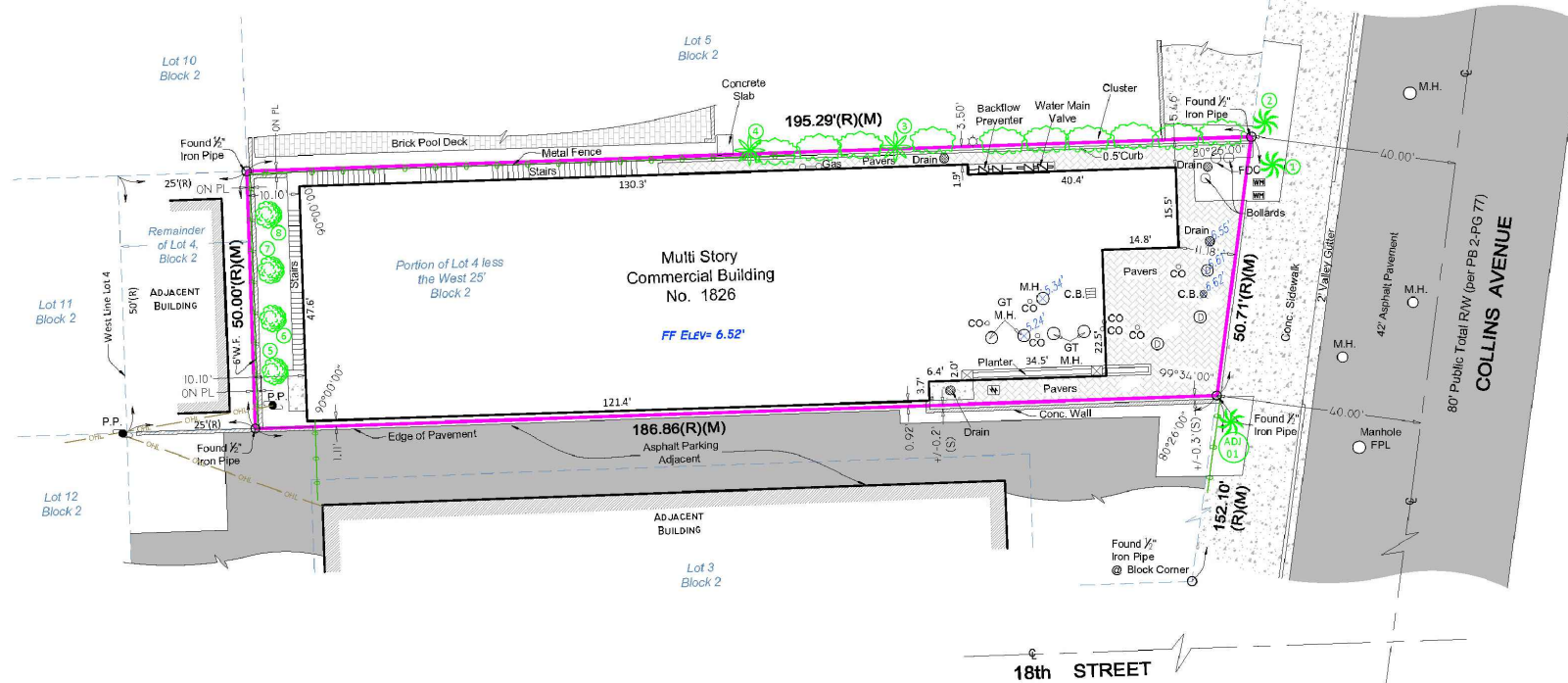
I HEREBY CERTIFY TO:
C/O Crescent Heights, IC LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Digitally signed by Odalys C Bello
DN: cn=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C000001884E3B67E800DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 07/29/2024
Field Work Update: 03/18/2025



Existing Tree Inventory & Disposition Table:

| Tree # | Species | Botanical Name | DBH" | Height' | SPREAD' | CONDITION | Disposition Provided by Others | CRZ' | TPZ' |
|--------|--------------|--------------------|------|---------|---------|-----------|--------------------------------|------|------|
| 1 | Coconut palm | Cocos nucifera | 11 | 20 | 20 | FAIR | REMAIN | 06' | 06' |
| 2 | Coconut palm | Cocos nucifera | 11 | 25 | 20 | FAIR | REMAIN | 06' | 06' |
| 3 | Foxtail palm | Wodyetia bifurcata | 11 | 25 | 15 | FAIR | REMAIN | 02' | 02' |
| 4 | Foxtail palm | Wodyetia bifurcata | 8 | 25 | 15 | FAIR | REMAIN | 02' | 02' |
| 5 | Gumbo limbo | Bursera simaruba | 6 | 25 | 25 | GOOD | REMAIN | 06' | 06' |
| 6 | Gumbo limbo | Bursera simaruba | 5 | 25 | 15 | GOOD | REMAIN | 06' | 06' |
| 7 | Gumbo limbo | Bursera simaruba | 3 | 25 | 10 | FAIR | REMAIN | 06' | 06' |
| 8 | Gumbo limbo | Bursera simaruba | 6 | 25 | 20 | GOOD | REMAIN | 06' | 06' |
| ADJ 1 | Coconut palm | Cocos nucifera | 11 | 35 | 20 | FAIR | REMAIN | 03' | 03' |

LEGEND, SYMBOLS & ABBREVIATIONS

| | | | | |
|--|---|---|---|---|
| <ul style="list-style-type: none"> = CONCRETE (CONC.) = CONCRETE BLOCK WALL = WOOD DECK = COVERED AREA = PAVERS SLAB / DRIVEWAY = TILE SLAB / DRIVEWAY = ASPHALT PAVEMENT = CHAIN LINK FENCE (CLF) = WOOD FENCE (WF) = IRON METAL BARS FENCE (IF) = PLASTIC FENCE (PF) = METAL FENCE (MF) = OVERHEAD UTILITY LINES | <ul style="list-style-type: none"> = WATER VALVE = POWER POLE = GUY ANCHOR = WATER METER = CONC. LIGHT POLE = WELL = ELECTRIC BOX = STREET SIGN = SANITARY MANHOLE = DRAINAGE MANHOLE = MANHOLE = FIRE HYDRANT = CABLE BOX (CATV) | <ul style="list-style-type: none"> = FPL TRANSFORMER = CATCH BASIN OR INLET = EXISTING ELEVATION = PERMANENT REFERENCE MONUMENT = PROPERTY CORNER = PERMANENT CONTROL POINT = A/C = AIR CONDITIONER PAD = BB = BASE BUILDING LINE = BM = BENCH MARK = (BR) = BEARING REFERENCE = (C) = CALCULATED = CBS = CONCRETE BLOCK STRUCTURE = CL = CENTER LINE | <ul style="list-style-type: none"> (CMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X ELEV = ELEVATION ENCR = ENCROACHMENT FINF = FINISHED FLOOR ELEVATION (FIN) = FIELD MEASURED ML = MONUMENT LINE ORB = OFFICIAL RECORD BOOK (PB) PER PLAT OF RECORD PB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVE PG = PAGE PL = PROPERTY LINE PRC = POINT OF REVERSE CURVE | <ul style="list-style-type: none"> PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY (R) = RECORD R/S = RANGE R/W = RIGHT OF WAY SEC = SECTION TBM = TEMPORARY BENCH MARK ORB = OFFICIAL RECORD BOOK (PB) PER PLAT OF RECORD PB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVE PG = PAGE PL = PROPERTY LINE PRC = POINT OF REVERSE CURVE |
|--|---|---|---|---|

Property Address:
1826 Collins Avenue, Miami Beach, Florida 33139

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

| | |
|----------------------------|--------------------------|
| QA/QC BY: OCB1 | DRAWN BY: IC |
| FIELD DATE: 07-29-2024 | UPDATED DATE: 03-18-2025 |
| Project No. 25-27229/24675 | Page 1 of 1 |

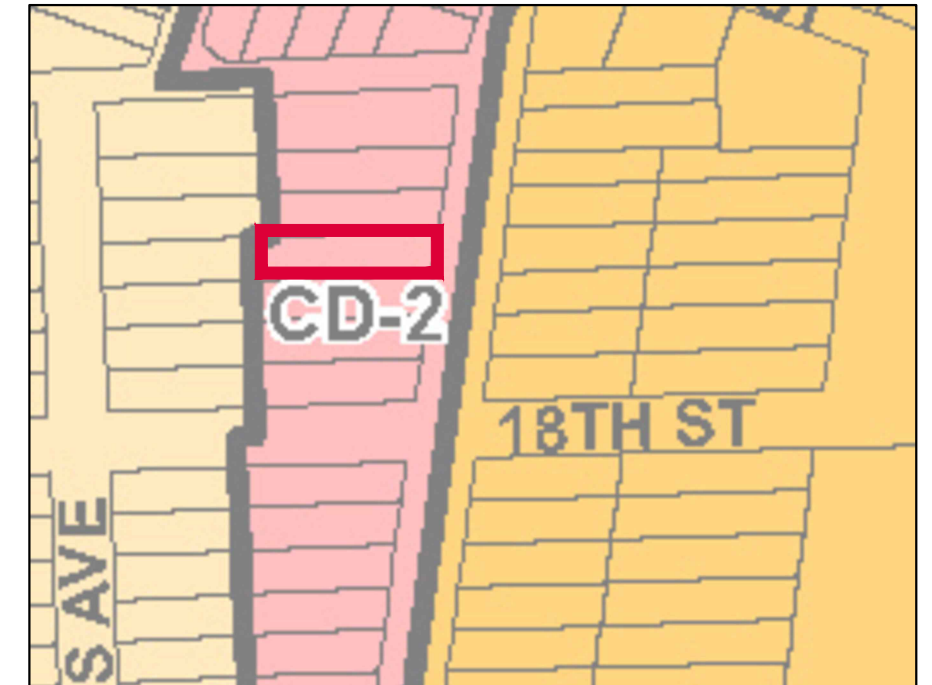
BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 www.belloandsurveying.com
Phone: (305) 365-0385 e-mail: info@belloand.com



COMMERCIAL - ZONING DATA SHEET

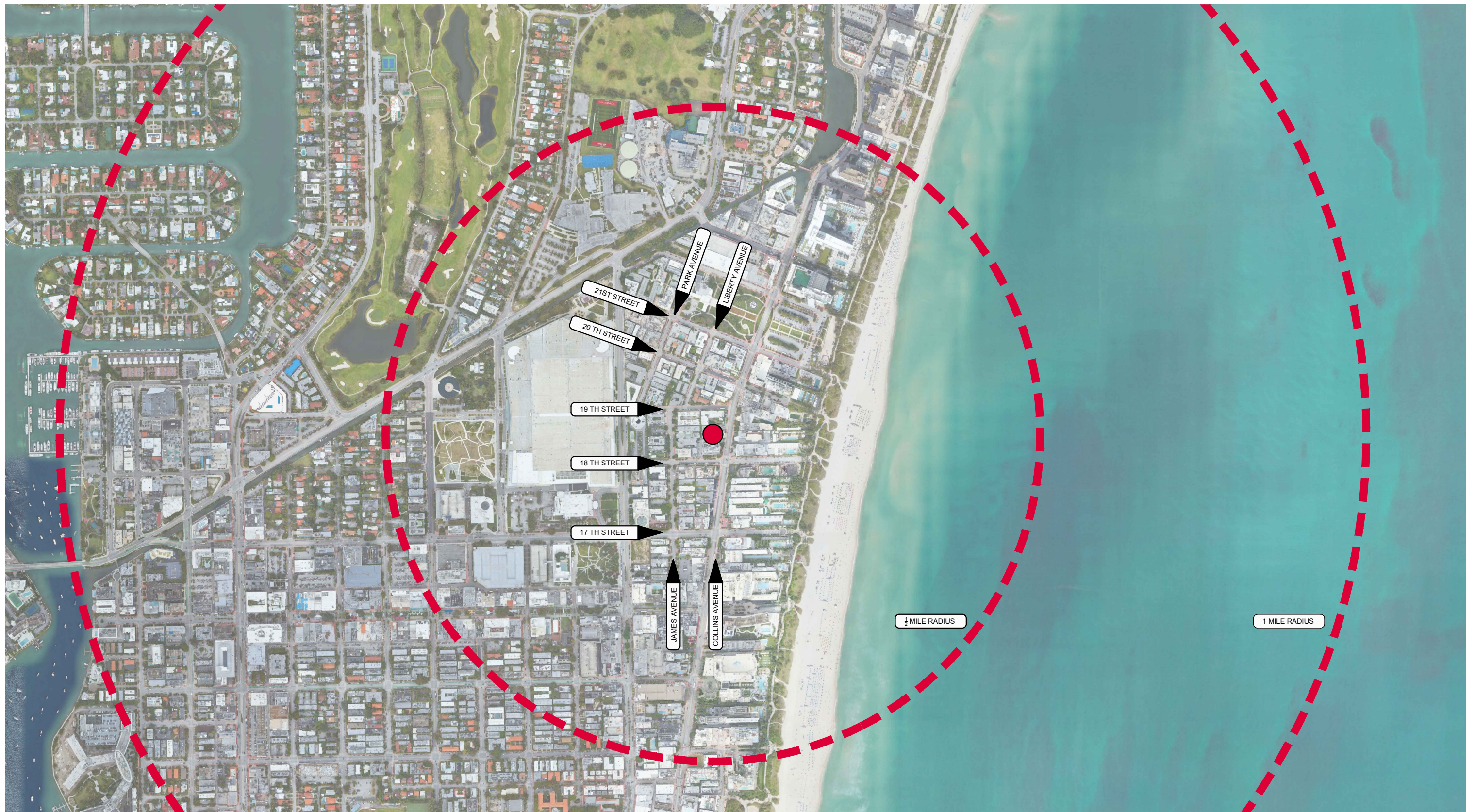
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

| ITEM # | Project Information | | | | |
|---|---|--------------------------|----------------------|-------------------|-----------------------|
| 1 | Address: | Folio number(s): | 02-3234-019-0050 | Year built: | 2011 |
| 2 | Board file number(s), Determination of Architectural Significance: | | | Lot Area: | 9557 SF |
| 3 | Located within a Local Historic District (Yes or No): | Zoning District: | CD-2 | Lot width: | 50 FT |
| 4 | Individual Historic Site (Yes or No): | No | | Lot Depth: | 195.3 FT |
| 5 | Base Flood Elevation: | 8.0 NGVD | Grade value in NGVD: | | 8.0 NGVD |
| 6 | Future Adjusted Grade (BFE+Grade / 2): | 9.0 NGVD | Free board: | | 1 FT |
| 7 | Proposed Use: | MIXED USE / MUTLI FAMILY | | | |
| 8 | Proposed Accessory Use: | PARKING STORAGE | | | |
| 9 | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan): | | | | |
| ZONING INFORMATION / CALCULATION | | Required | Existing | Proposed | Deficiencies |
| 13 | Floor Area Ratio (FAR) | 1.5 (14,335.5 SF) | .9 (8,399 SF) | 6.375(60,926 SF) | 46,591 SF- LIVE LOCAL |
| 14 | Building Height | 5 ST / 50 FT | 4 ST / 50 FT | 15 ST / 200 FT | 150 FT- LIVE LOCAL |
| 15 | At grade parking lot on the same lot | | | | |
| a | Front setbacks | 5 FT | 75 FT | NA | NONE |
| b | Side interior setback | 5 FT | 5 FT | NA | NONE |
| c | Side facing street setback | 5 FT | NA | NA | NONE |
| d | Rear setback | 5 FT | 10 FT | 10 FT | NONE |
| 16 | Subterranean, Pedestal & Tower (non-Oceanfront) | Required | Existing | Proposed | Deficiencies |
| a | Front setbacks | 0 | 0 | 7 FT | NONE |
| b | Side interior setback | 0 | 0 / 1'-2" | 6" | NONE |
| c | Side facing street setback | 0 | NA | NA | NONE |
| d | Rear setback | 10 FT | 10 FT | 10 FT | NONE |
| 17 | Subterranean, Pedestal & Tower (non-Oceanfront) | Required | Existing | Proposed | Deficiencies |
| a | Front setbacks | | | | |
| b | Side interior setback | | | | |
| c | Side facing street setback | | | | |
| d | Rear setback | | | | |
| 18 | Minimum Apartment Unit Size | Required | Existing | Proposed | Deficiencies |
| a | New Construction | 400 WF / 550 DU | NA | 400 WF / 1520 DU | NONE |
| b | Rehabilitated Buildings | | | | |
| c | Hotel Unit | | | | |
| 19 | Average Apartment Unit Size | Required | Existing | Proposed | Deficiencies |
| a | New Construction | 400 WF / 800 DU | NA | 400 WF / 1850 DU | NONE |
| b | Rehabilitated Buildings | | | | |
| c | Hotel Unit | | | | |
| 20 | Required Open-space ratio (RPS, CPS) | NA | NA | NA | |

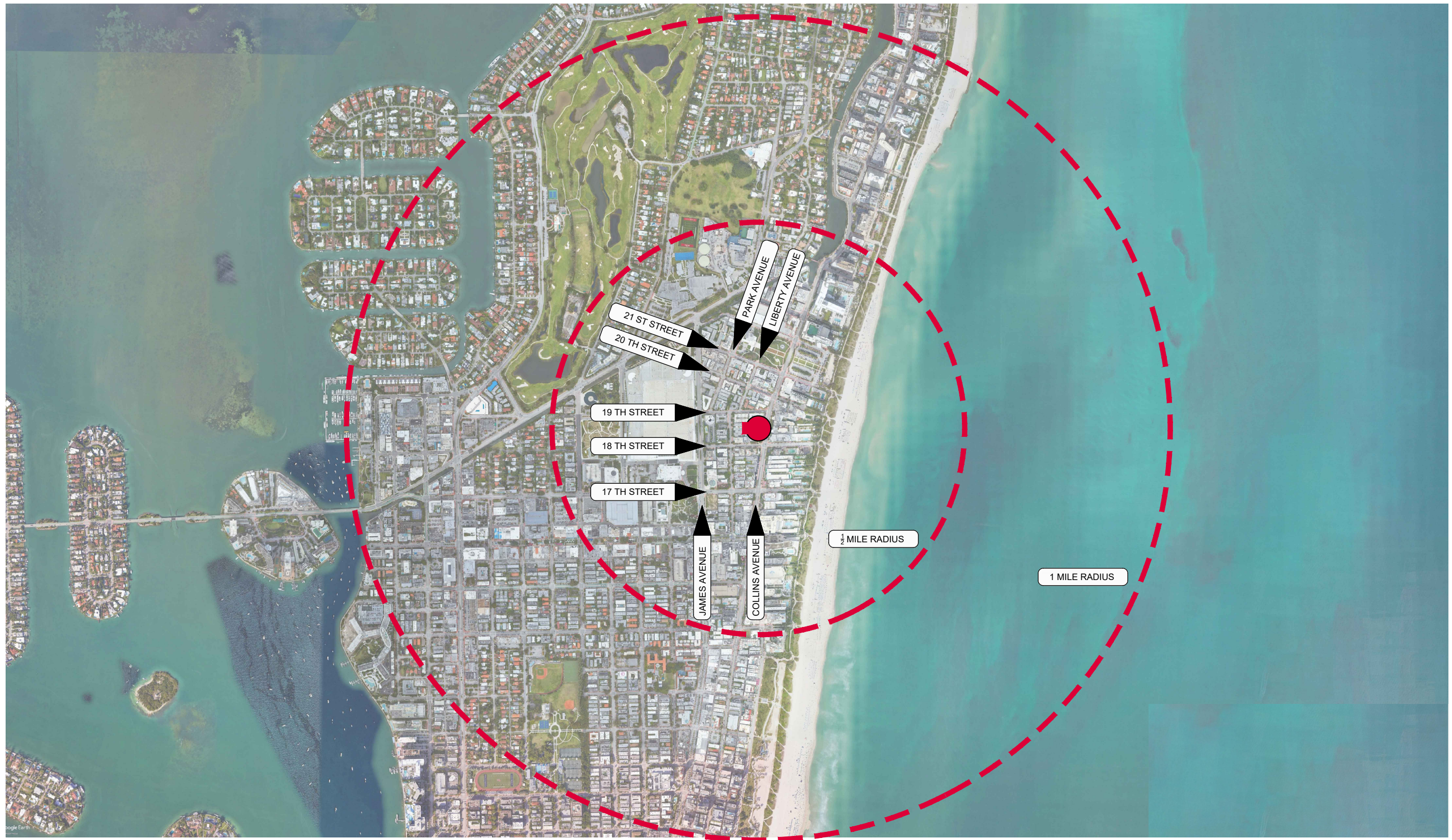


ZONING MAP

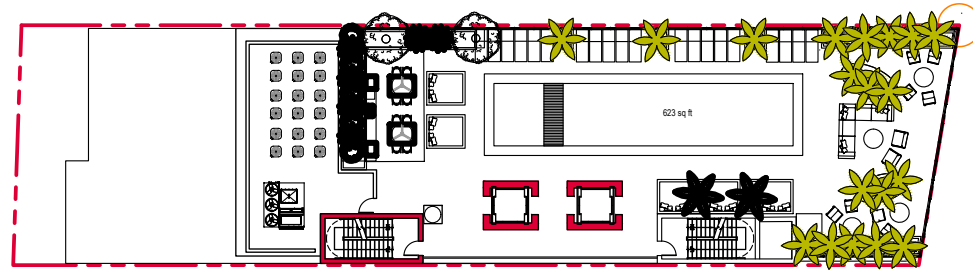
| | REQUIRED | EXISTING | PROPOSED | DEFICIENCIES |
|---|-----------------------------------|------------------------------------|--|--|
| PARKING ZONE 1 | | | | |
| a WORK FORCE HOUSING | | | | |
| WORK FORCE UNITS X .5 SPACES PER UNIT | 12 UNITS X .5 = 6 | | | |
| b APARTMENTS | | | | |
| 1000 SF -1200 SF 1.75 SPACES / UNIT | 0 | | | |
| ABOVE 1201 SF 2.0 SPACES / UNIT | 17 UNITS X 2 = 34 SPACES | | | |
| c GUEST PARKING - 10% REQUIRED PARKING | 10% X 40 = 4 SPACES | | | |
| d OFFICE SPACE 1 SPACE / 400 SF OFFICE | 4835 SF / 400 = 12 SPACES | | 35 SPACES IN VALET MANAGED | LIVE LOCAL PARKING REDUCTION 15% = 8 SPACES (14.28%) REDUCED PARKING REQUIREMENT 85 = 8 = 48 SPACES SECTION 5.2.14 REDUCTIONS BELOW 48-14 = 34 SPACES REQUIRED |
| TOTAL REQUIRED | 56 SPACES | 138 SPACES EXISTING | 21 SPACE REDUCTION REQUIRED (38%) | |
| LOADING | | | | |
| OFFICE OVER 5,000 SF NOT OVER 10,000 SF - 1 SPACE | 0 | | 0 | |
| RESIDENTIAL OVER 36 UNITS - 1 SPACE | 0 | | 0 | |
| REQUIRED COMMERCIAL BICYCLE PARKING | | | | PER 5.2.14.4 BICYCLE PARKING LONG TERM PARKING REDUCED 1 OFF STREET PARKING SPACE FOR EVERY 3 LONG TERM BIKE SPACES 15% MAX REDUCTION PARKING TIER 1 |
| SHORT TERM 1/BUSINESS / 4 PER PROJECT OR 1 PER 10,000 SF + 4 MIN REQUIRED | | | 4 SHORT TERM BIKE RACKS PROVIDED | PROPOSED 7 PARKING SPACE REDUCTION REQUIRES 70X-35 LONG TERM BIKE SPACES (748=14.6% REDUCTION) |
| LONG TERM 1 PER BUSINESS OR 2 PER 5,000 SF 4835 SF = 2 REQUIRED | | | 2 LONG TERM BIKE RACKS PROVIDED | |
| REQUIRED RESIDENTIAL BICYCLE PARKING | | | | PER 5.2.14.4 SCOOTER, MOPED AND MOTORCYCLE PARKING REDUCTION MAX 15% REDUCTION ALLOWED |
| SHORT TERM 4 PER BUILDING OR 1 PER 10 UNITS + 4 REQUIRED | | | 4 SHORT TERM BIKE RACKS PROVIDED | |
| LONG TERM 1 PER UNIT + 29 REQUIRED | | | 29 LONG TERM BIKE RACKS PROVIDED | PARKING REDUCED 1 OFF STREET PARKING SPACE FOR EVERY 3 SCOOTER, MOPED OR MOTORCYCLE PARKING SPACES |
| DENSITY | REQUIRED | LIVE LOCAL | PROPOSED | |
| DWELLING UNITS | NA | 150 DU/AC 150 X .219 AC= 32 MAX | 29 UNITS | PROPOSED 7 PARKING SPACE REDUCTION REQUIRES 70X-21 SCOOTERS / MOTORCYCLE (748=14.6% REDUCTION) |
| WORK FORCE UNITS | LIVE LOCAL 40% | | 12 / 29= 41% | |
| UNIT MIX | SEE PAGE 8 FOR UNIT PLANS AND MIX | | | |



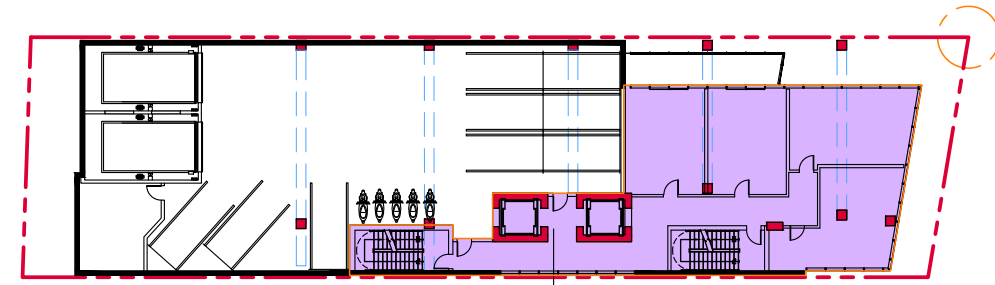
1/2 MILE RADIUS



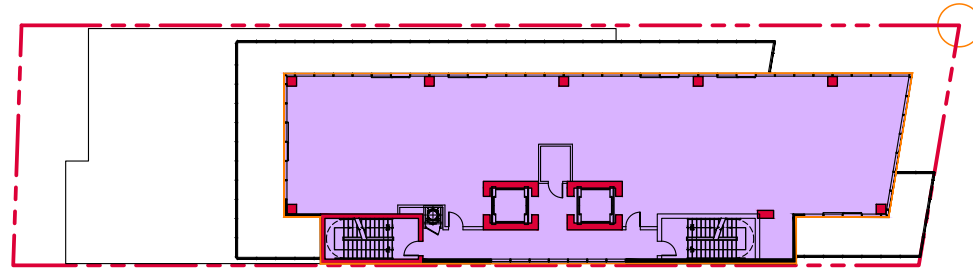
1 MILE RADIUS



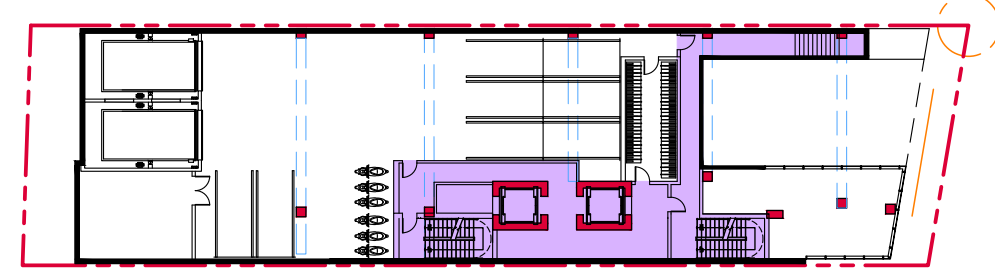
AMENITY ROOF FAR DIAGRAM



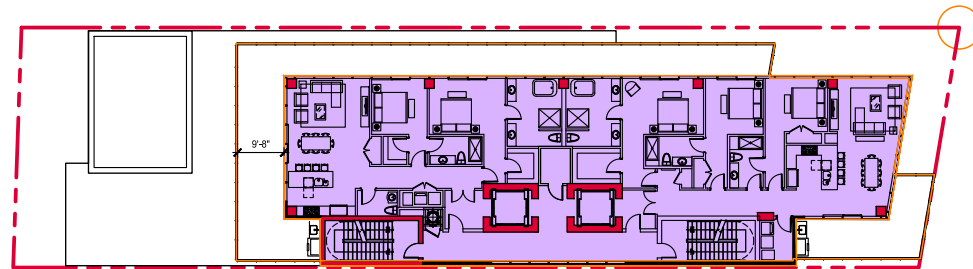
3,4 & 5TH FAR DIAGRAM



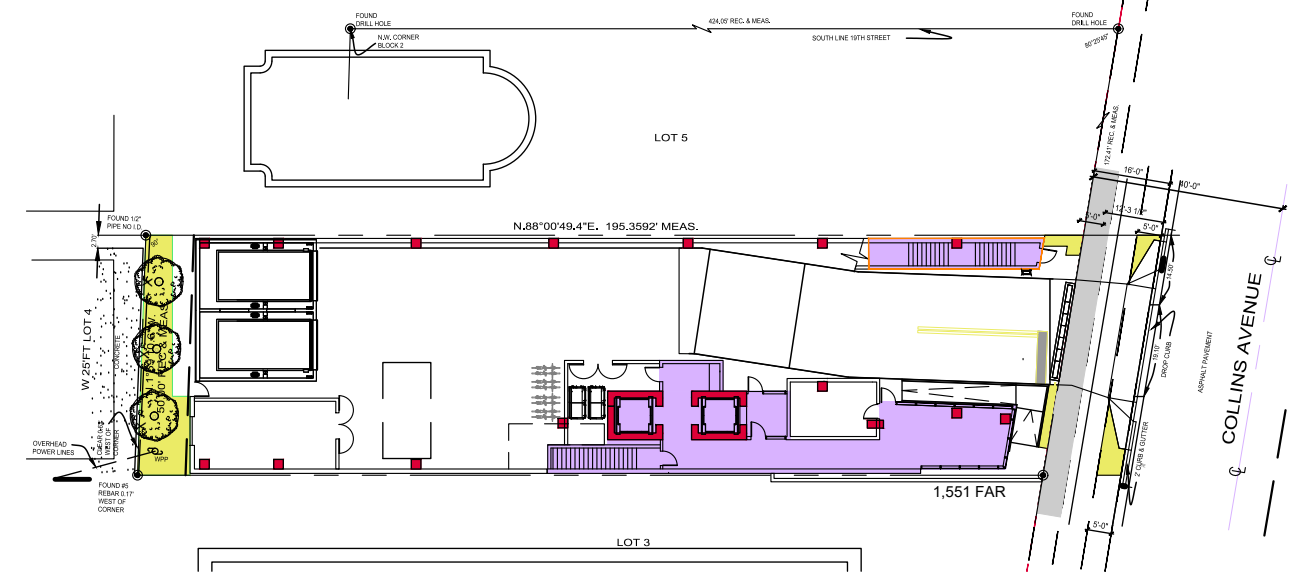
15 TH FLOOR FAR DIAGRAM



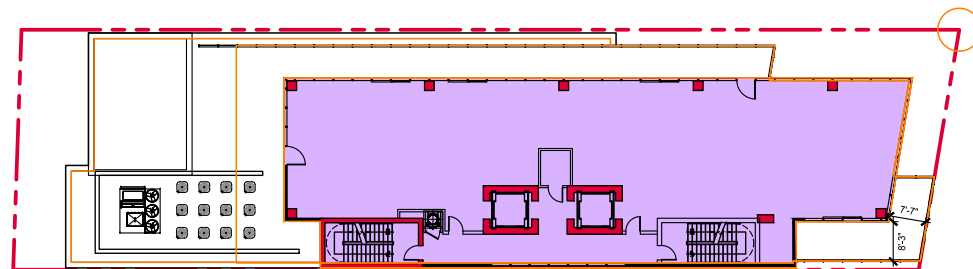
2ND FLOOR FAR DIAGRAM



7-14TH FLOOR FAR DIAGRAM



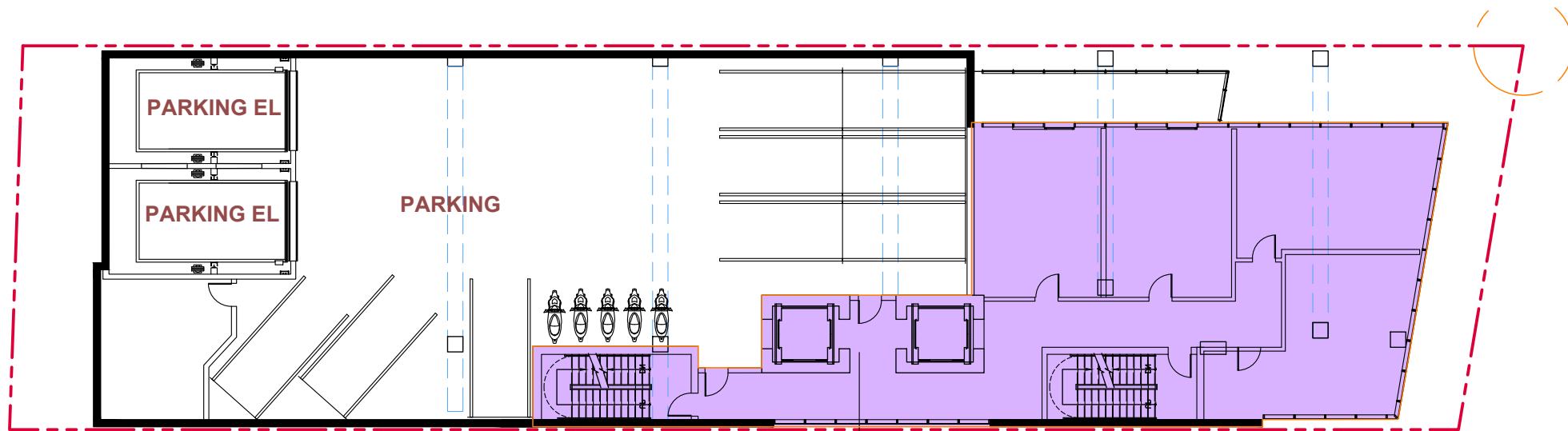
1ST FLOOR FAR DIAGRAM



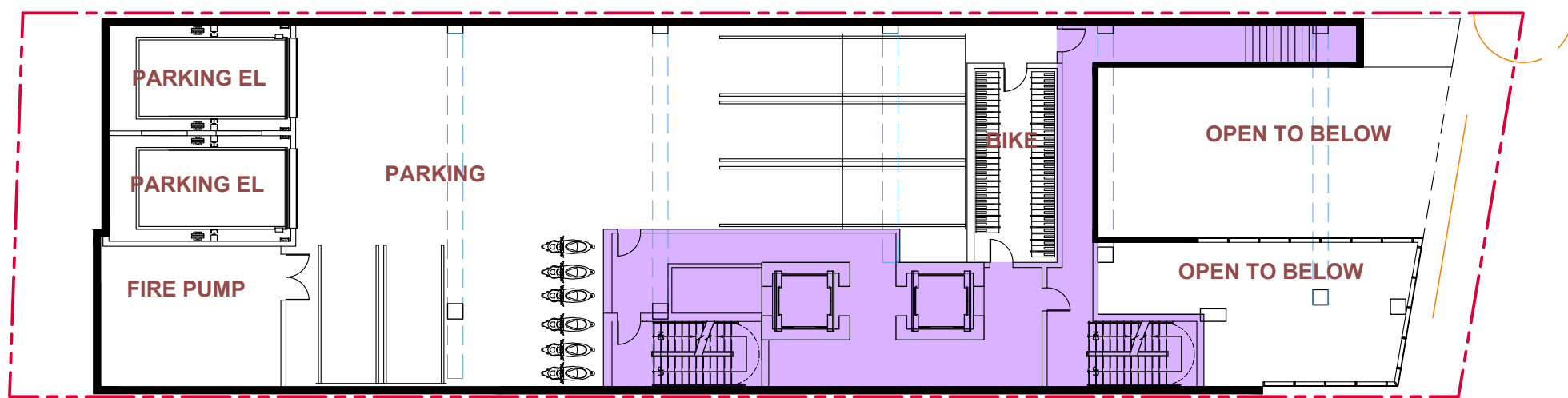
6TH FLOOR FAR DIAGRAM

MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

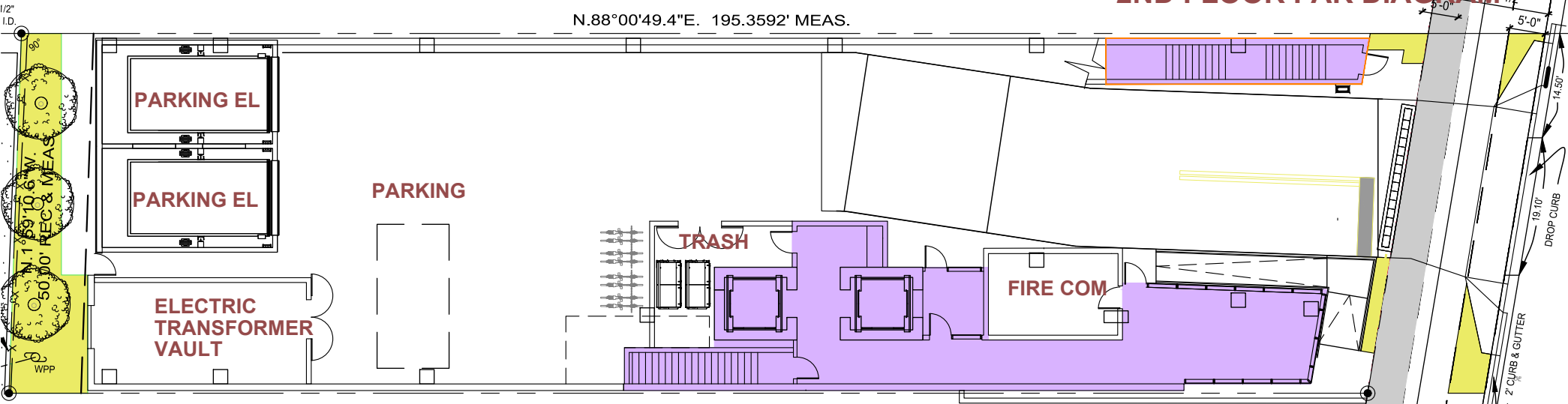
| | |
|-----------------------------|------------------|
| 1ST FLOOR | 1,551 SF |
| 2ND FLOOR | 1,797 SF |
| 3-5TH FLOOR 3,068 X 3 = | 9,204 SF |
| 6TH-15TH FLOOR 4,835 X 10 = | 48,350 SF |
| TOTAL | 60,902 SF |



3068 FAR
3,4 & 5TH FAR DIAGRAM



1,797 FAR
2ND FLOOR FAR DIAGRAM



1,551 FAR
1ST FLOOR FAR DIAGRAM

GROSS AREAS EXCLUDED FOR FAR

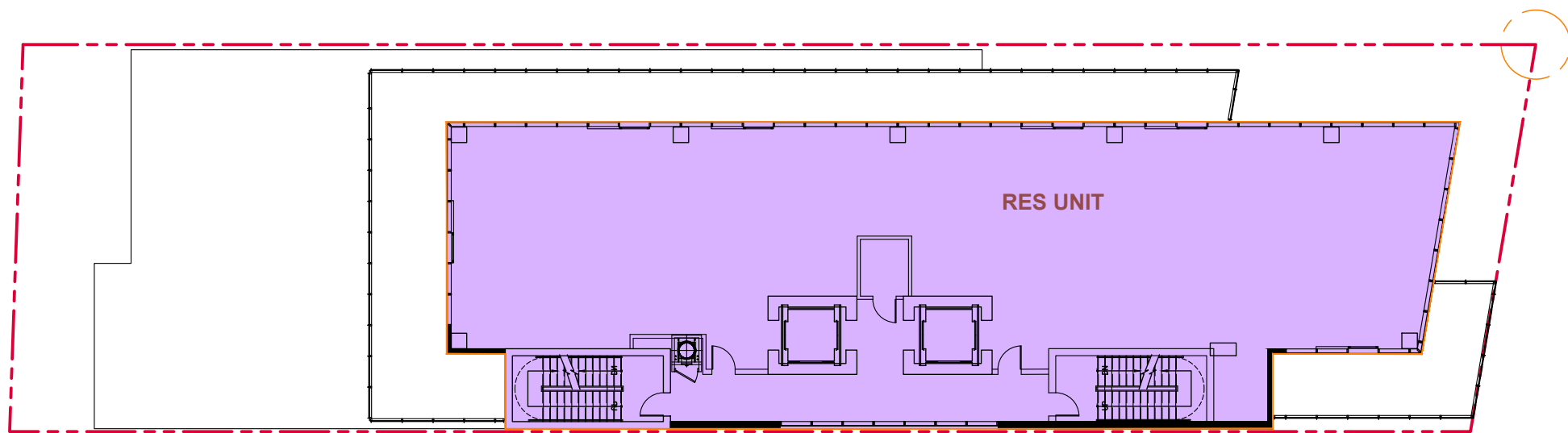
- Floor space used for required accessory off-street parking spaces.
- Mechanical equipment rooms located above main roof deck.
- Exterior unenclosed private balconies.
- Enclosed garbage rooms, enclosed within the building on the ground floor level.
- Stairwells and elevators located above the main roof deck.
- Electrical transformer vault rooms.
- Fire control rooms and related equipment for life-safety purposes.
- Secured bicycle parking.

MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

| | |
|-----------------------------|------------------|
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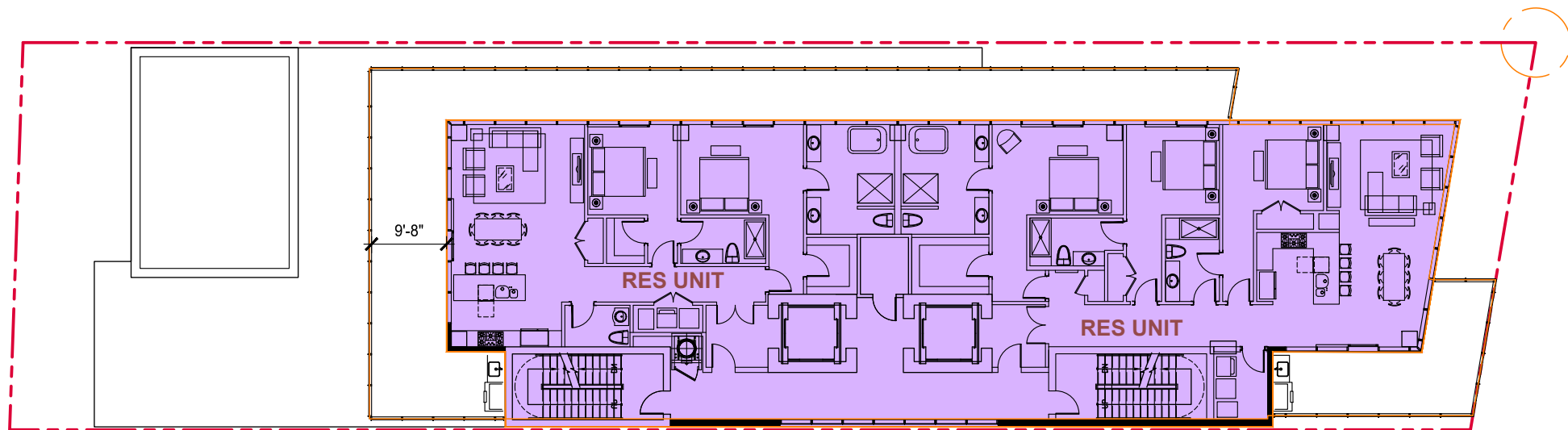
FINAL SUBMITTAL 03.06.2026

BUILT FORM ARCHITECTURE



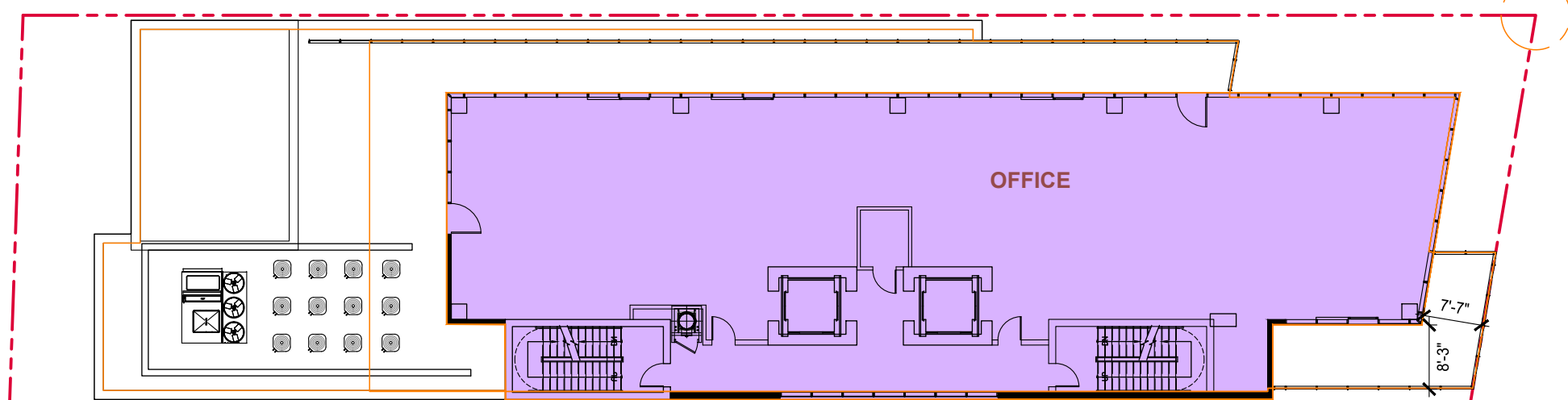
4835 FAR

15TH FLOOR FAR DIAGRAM



4835 FAR

7TH-14TH FLOORS FAR DIAGRAM



4835 FAR

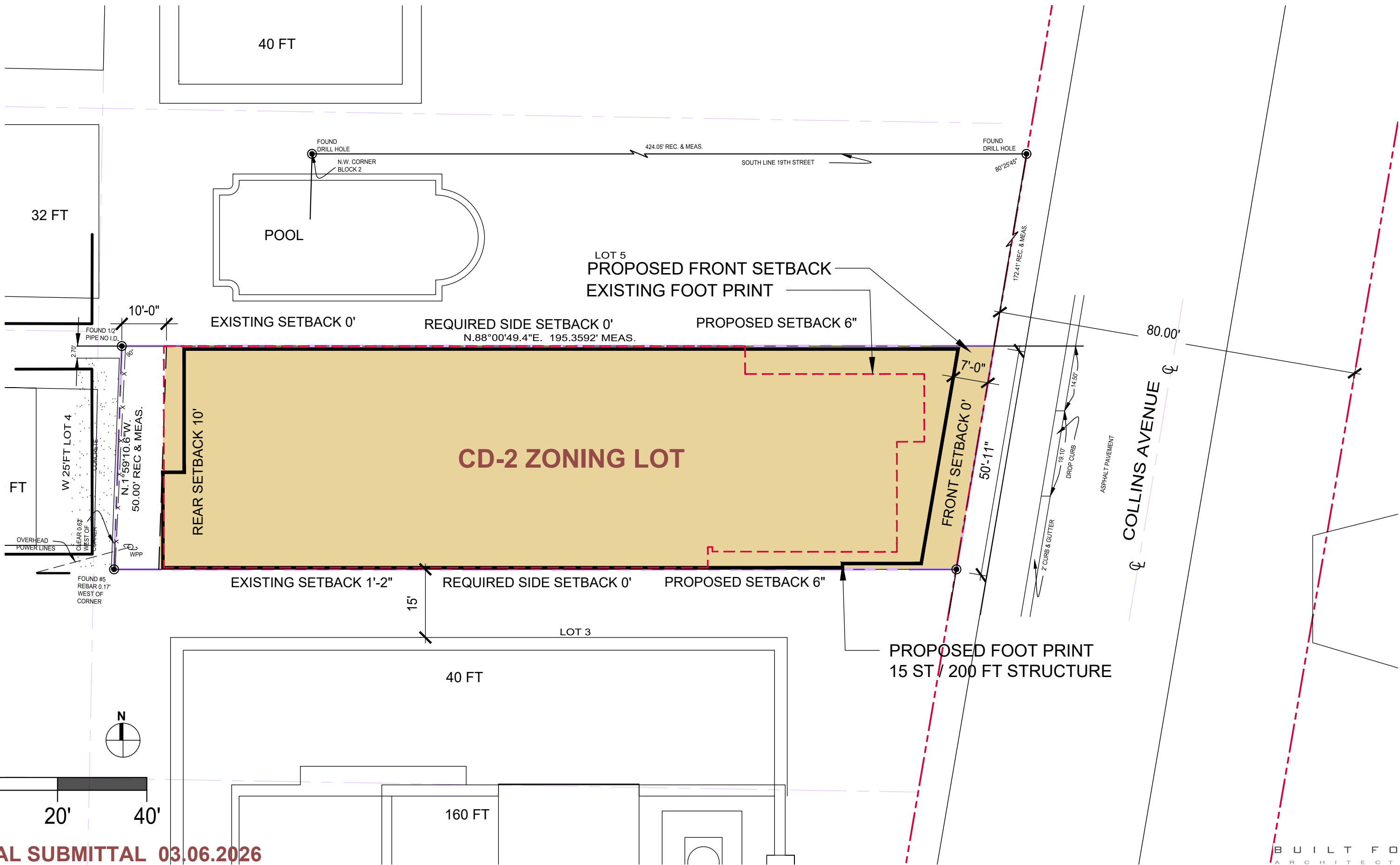
6TH FLOOR FAR DIAGRAM

GROSS AREAS EXCLUDED FOR FAR

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- Fire control rooms and related equipment for life-safety purposes.
- Secured bicycle parking.

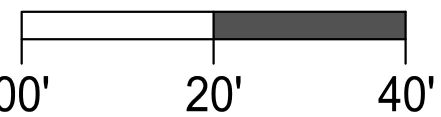
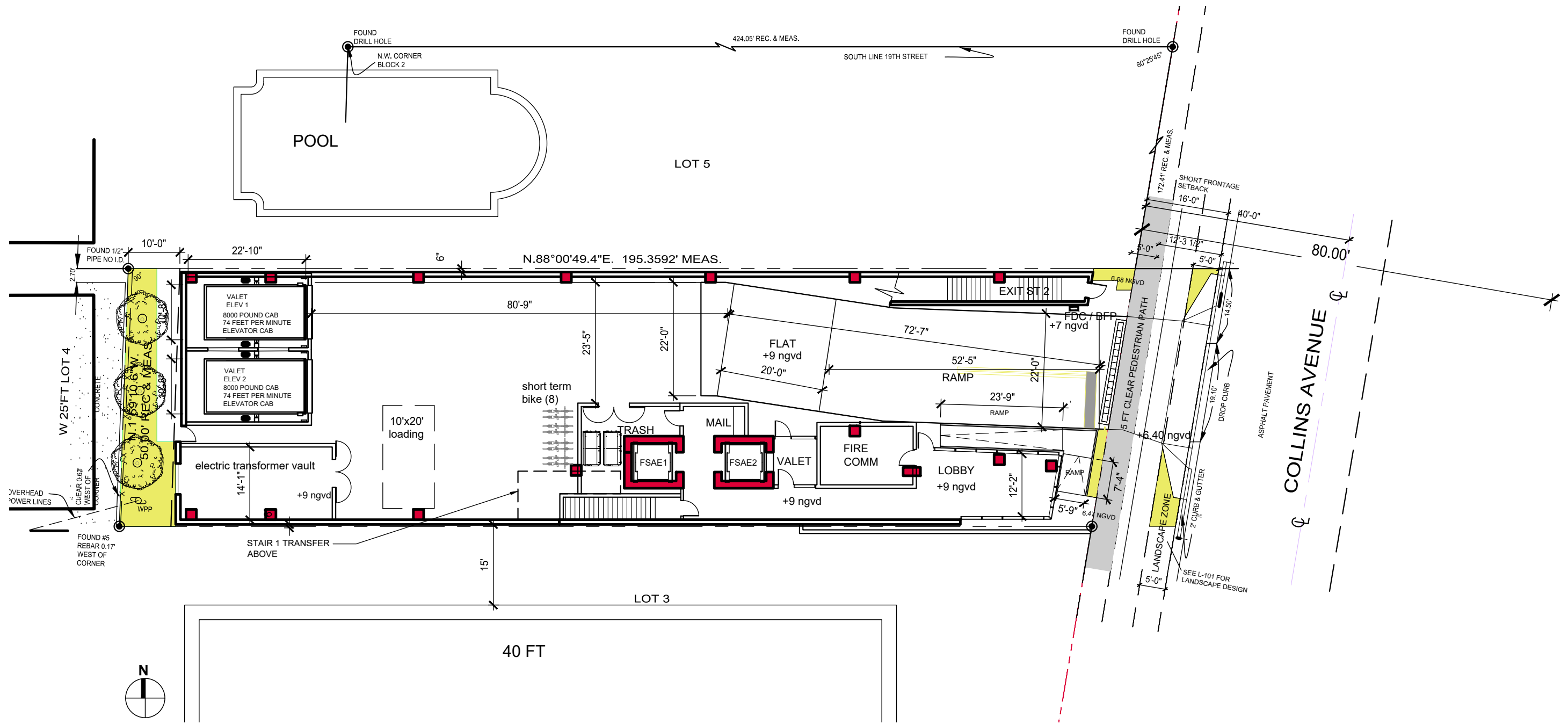
MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

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| TOTAL | 60,902 SF |



FINAL SUBMITTAL 03.06.2026

BUILT FORM ARCHITECTURE



FINAL SUBMITTAL 03.06.2026

BUILT FORM ARCHITECTURE



02



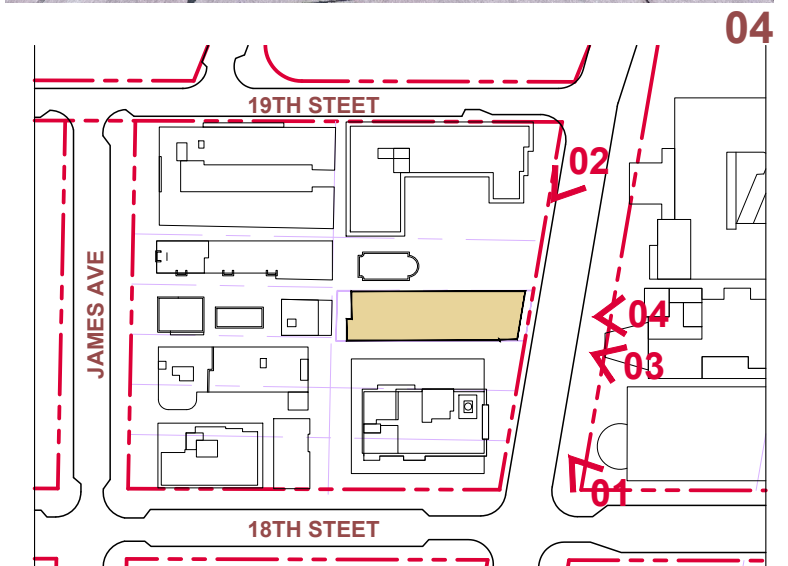
03



04



01



KEY PLAN

BUILT FORM
ARCHITECTURE



LEFFERTS



06



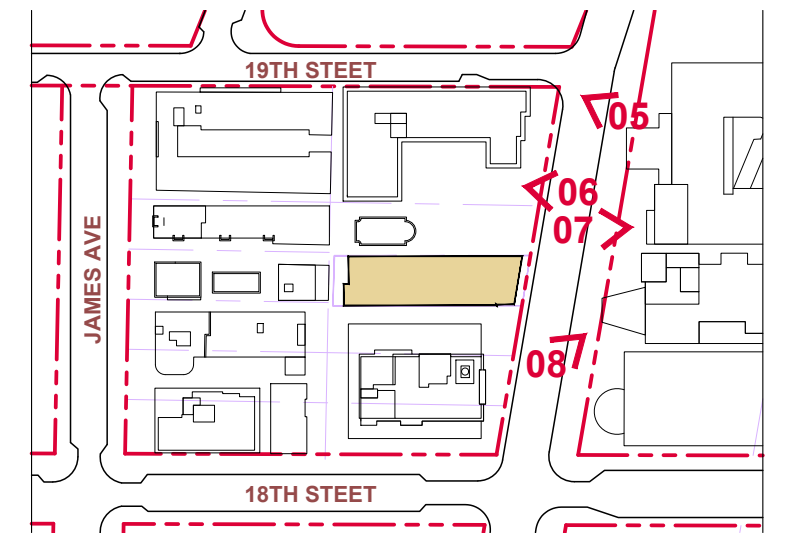
07



05



08

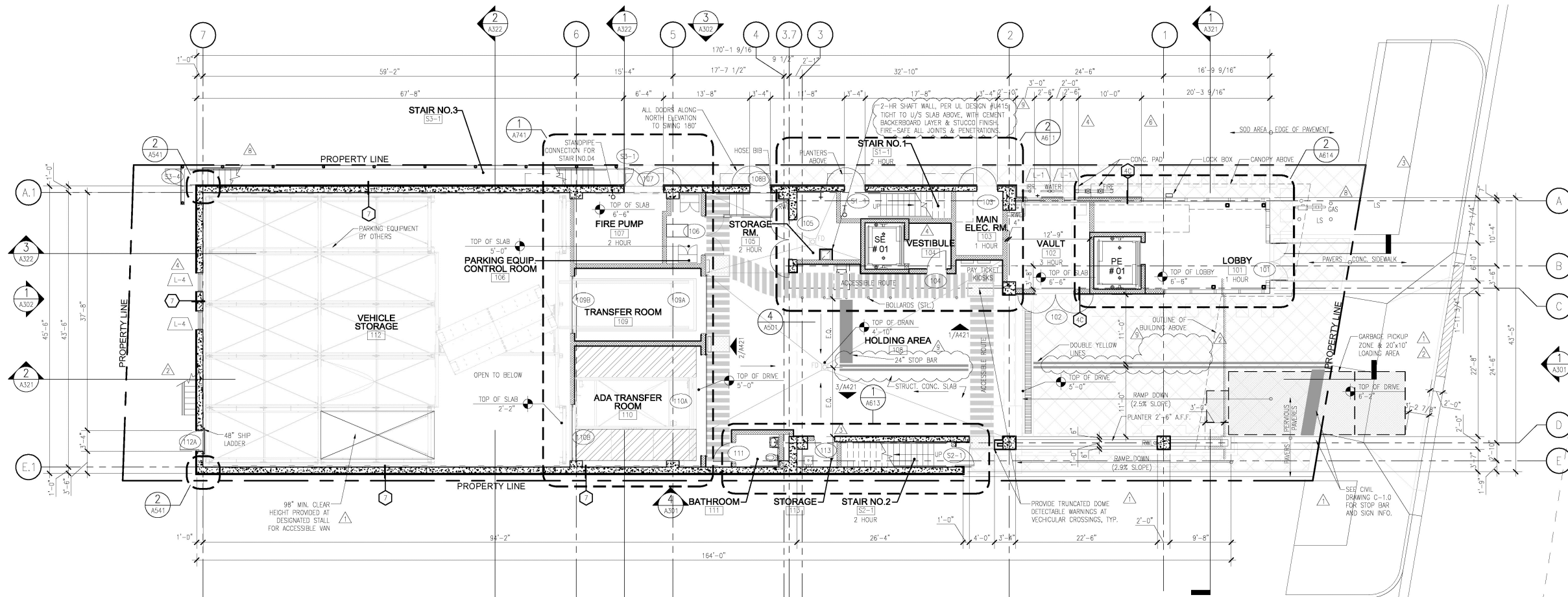


KEY PLAN

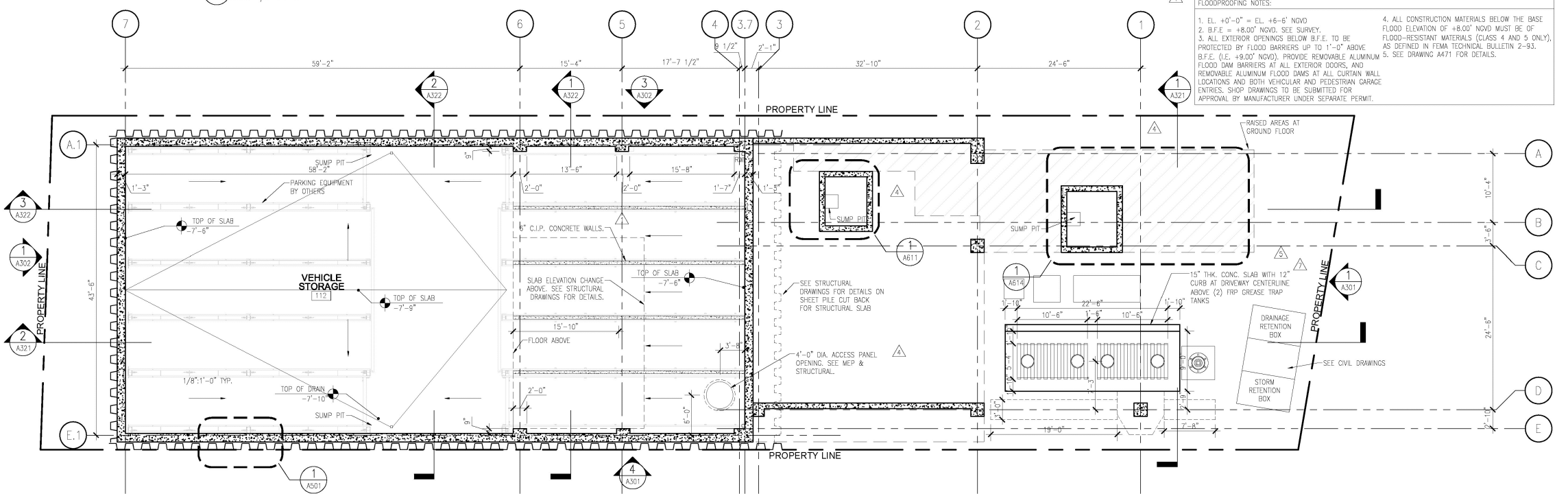
BUILT FORM ARCHITECTURE



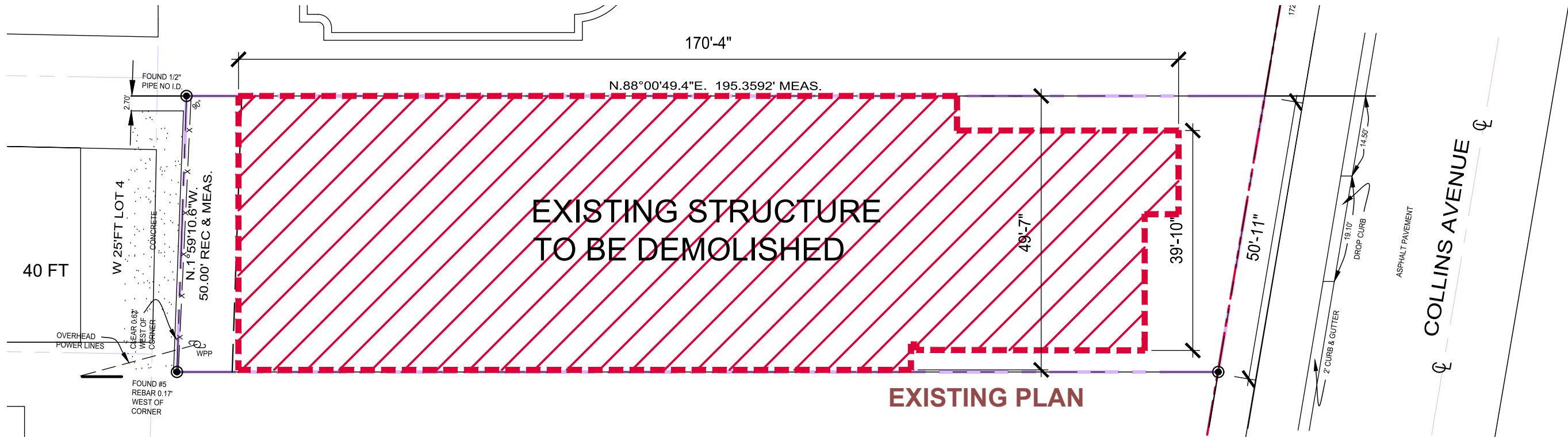
LEFFERTS



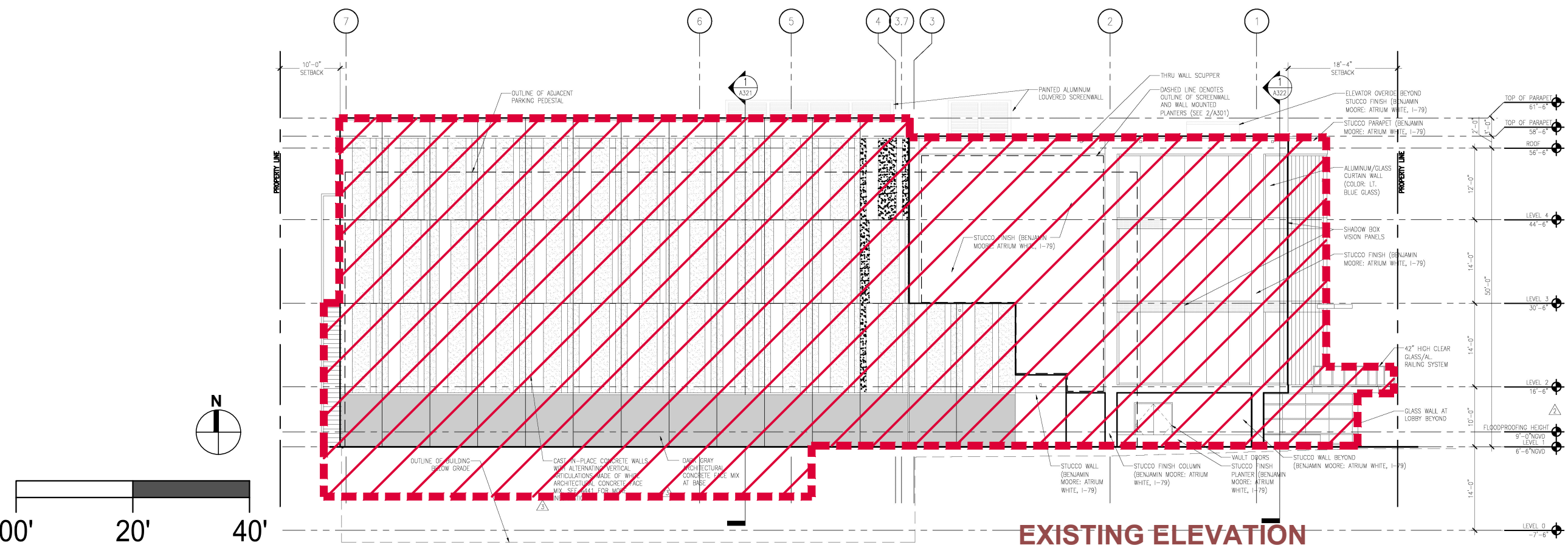
- FLOODPROOFING NOTES:**
1. EL. +0'-0" = EL. +6'-6" NGVD
 2. B.F.E. = +8.00' NGVD, SEE SURVEY.
 3. ALL EXTERIOR OPENINGS BELOW B.F.E. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.E. (I.E. +9.00' NGVD). PROVIDE REMOVABLE ALUMINUM AND FLOOD DAM BARRIERS AT ALL EXTERIOR DOORS, AND REMOVABLE ALUMINUM FLOOD DAMS AT ALL CURTAIN WALL LOCATIONS AND BOTH VEHICULAR AND PEDESTRIAN GARAGE ENTRIES. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY MANUFACTURER UNDER SEPARATE PERMIT.
 4. ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION OF +8.00' NGVD MUST BE OF FLOOD-RESISTANT MATERIALS (CLASS 4 AND 5 ONLY), AS DEFINED IN FEMA TECHNICAL BULLETIN 2-93.
 5. SEE DRAWING A471 FOR DETAILS.



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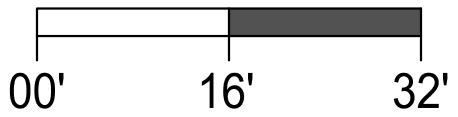
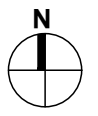
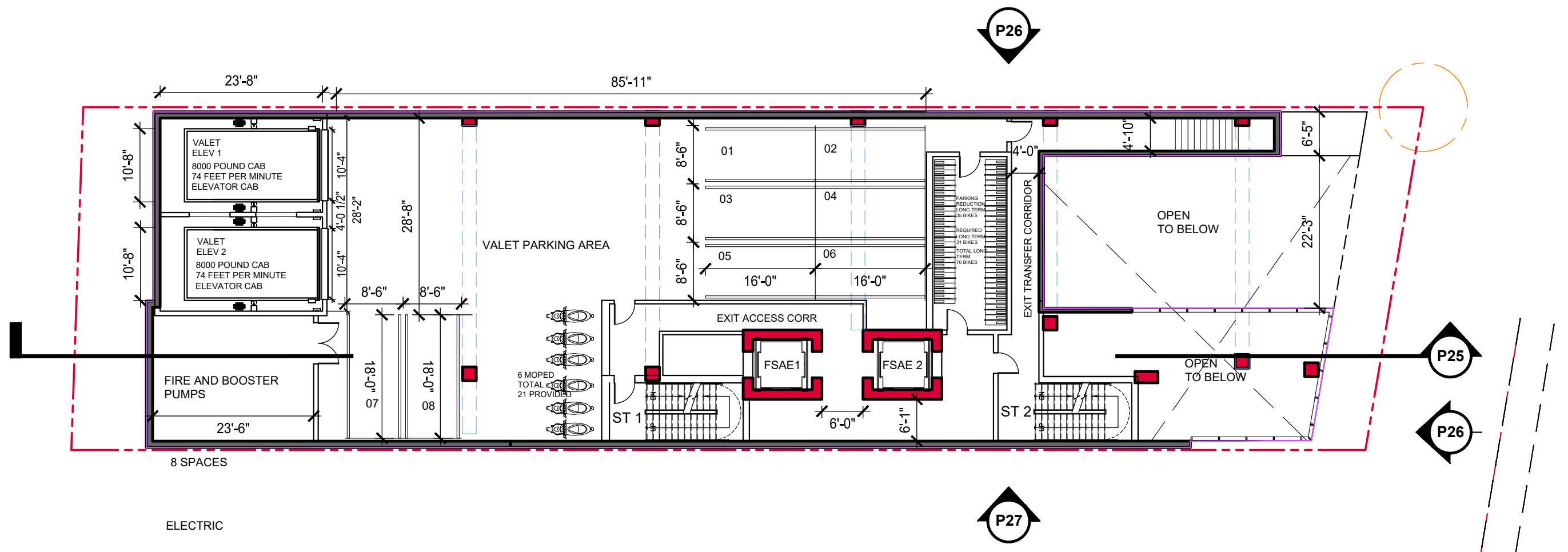
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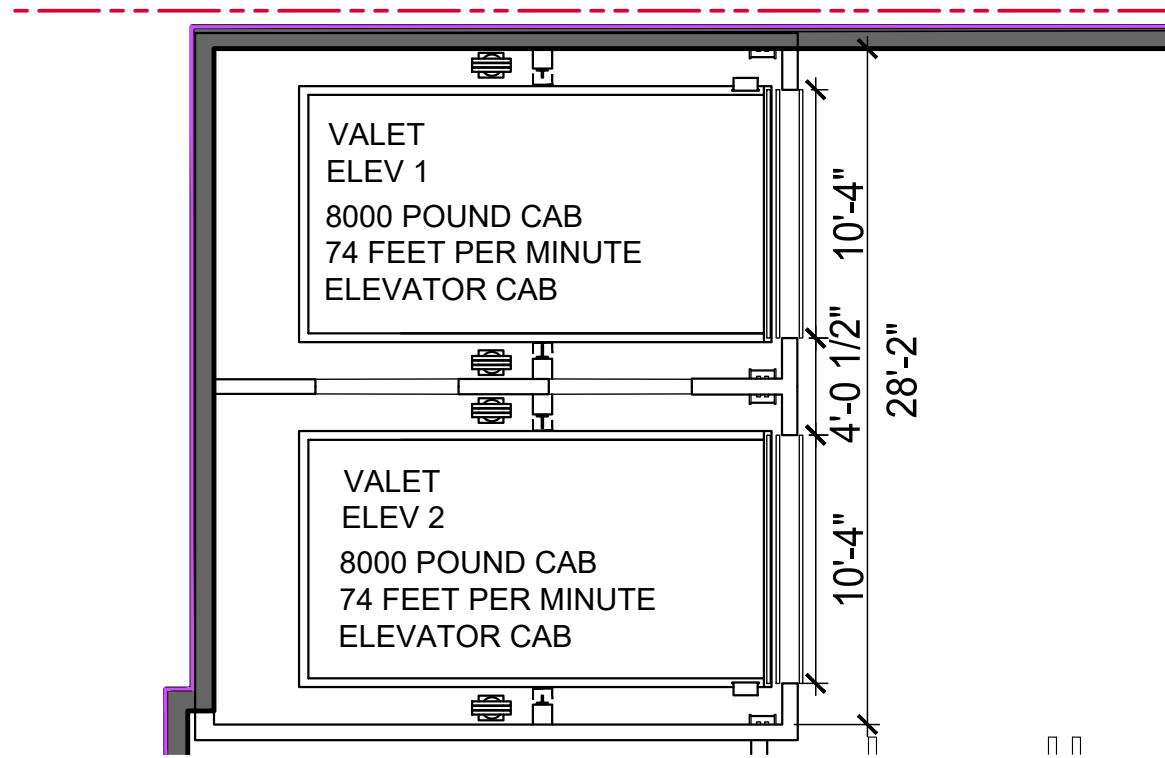
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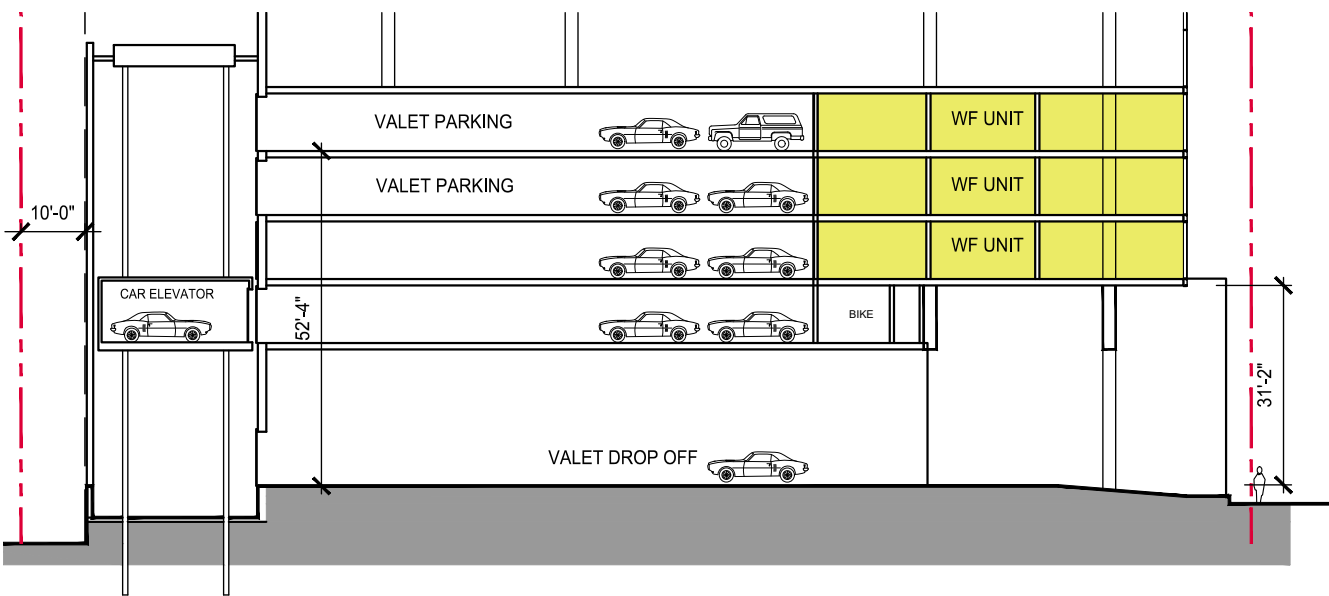
BUILT FORM ARCHITECTURE



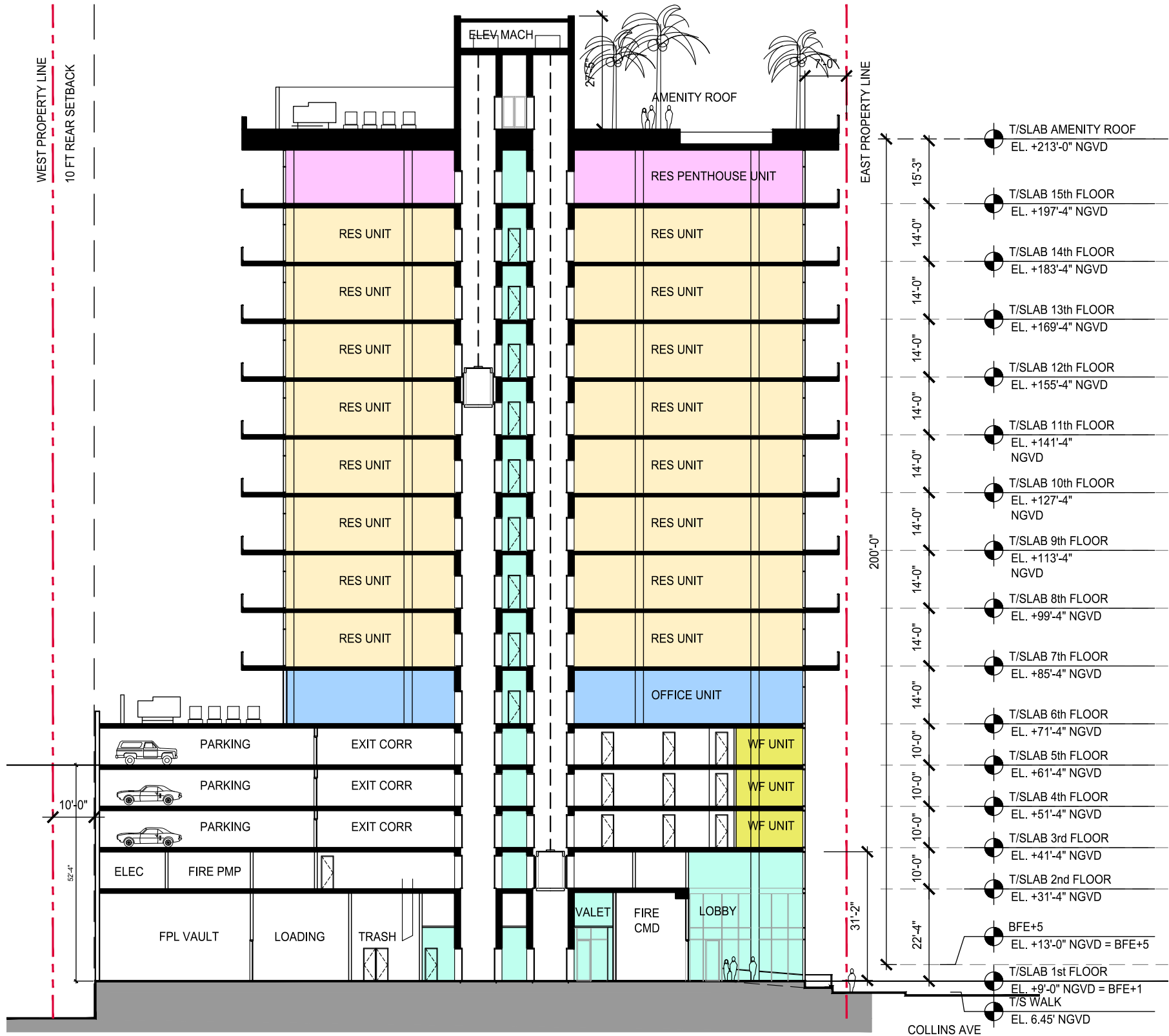
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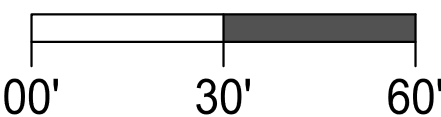
ENLARGED ELEVATOR PLAN



THRU PARKING CORE



THRU RESIDENTIAL CORE



FINAL SUBMITTAL 03.06.2026

BUILT FORM ARCHITECTURE