

SCOPE OF WORK

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

LIST OF DRAWINGS

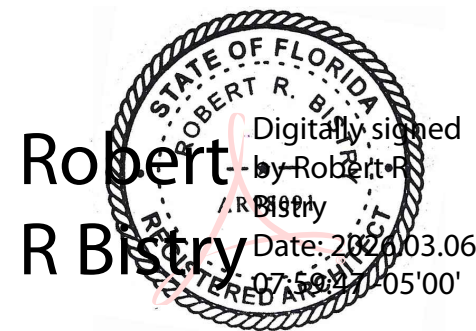
	COVER SHEET
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PAGE 2	ZONING DATA TABLE
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1826 COLLINS AVENUE
MIAMI BEACH .FL

PLANNING BOARD
CONDITIONAL USE APPLICATION FOR MECHANICAL
PARKING ELEVATOR

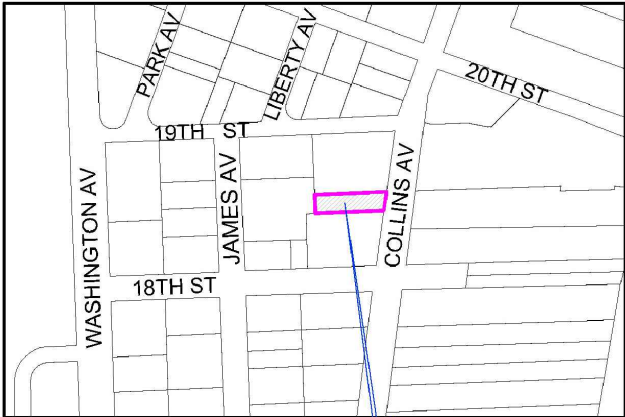
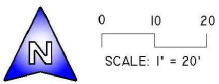
PB 25-0801
MARCH 6, 2026

LEFFERTS



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.

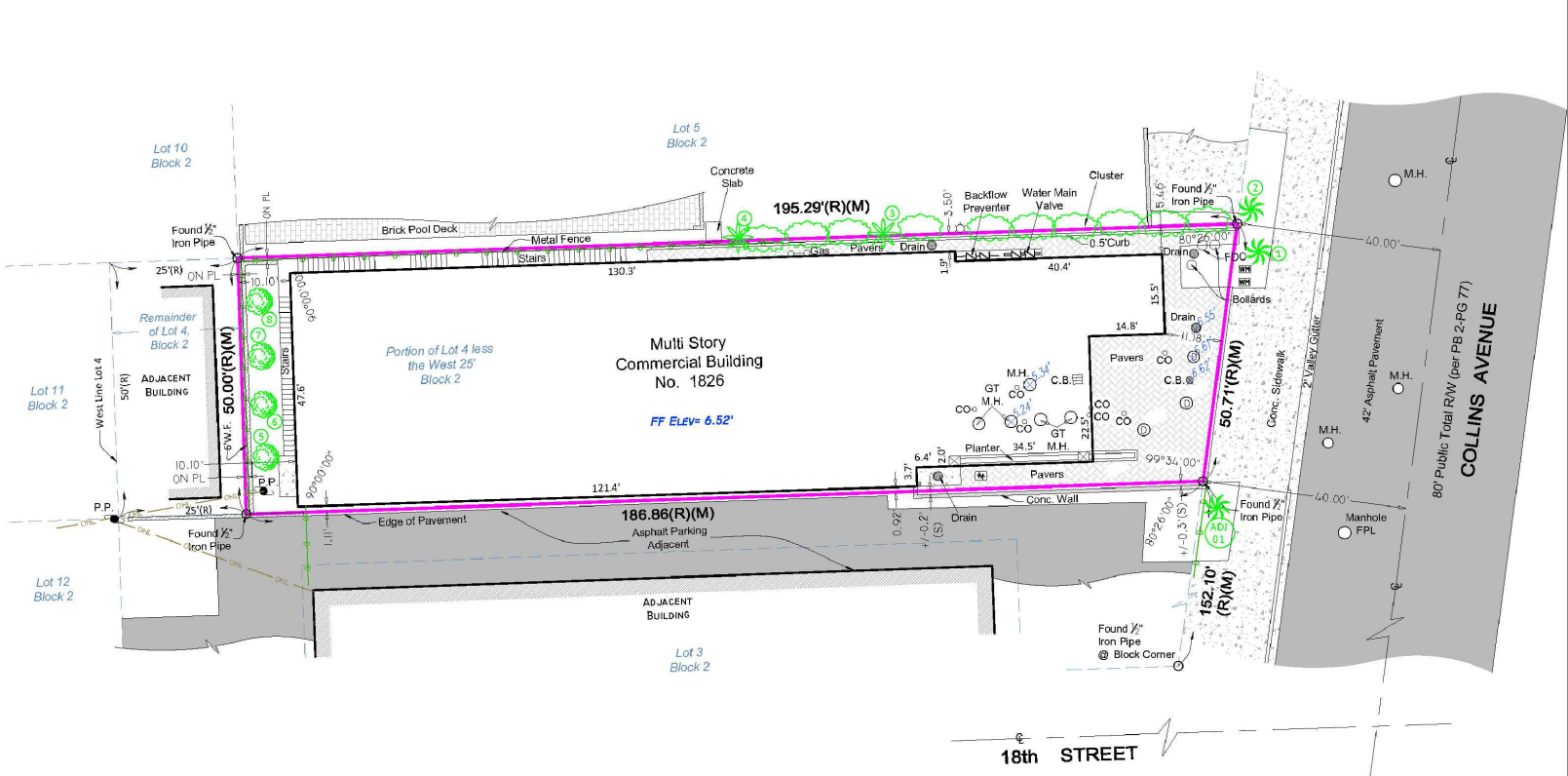
SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

- 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: c=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C00001884E3B 67E800DD40A, 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	CR2'	TP2'
1	Coconut palm	Cocos nucifera	11	20	20	FAIR	REMAIN	08'	08'
2	Coconut palm	Cocos nucifera	11	25	20	FAIR	REMAIN	08'	08'
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	08'	08'
6	Gumbo limbo	Bursera simaruba	5	25	15	GOOD	REMAIN	08'	08'
7	Gumbo limbo	Bursera simaruba	3	25	10	FAIR	REMAIN	08'	08'
8	Gumbo limbo	Bursera simaruba	6	25	20	GOOD	REMAIN	08'	08'
ADJ 01	Coconut palm	Cocos nucifera	11	35	20	FAIR	REMAIN	03'	03'

LEGEND, SYMBOLS & ABBREVIATIONS

= CONCRETE (CONC.)	= WATER VALVE	= FPL TRANSFORMER	(OMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X	PSM = PROFESSIONAL SURVEYOR AND MAPPER
= CONC. BLOCK WALL	= POWER POLE	= CATCH BASIN OR INLET	ELEV = ELEVATION	PT = POINT OF TANGENCY
= WOOD DECK	= SOIL ANCHOR	= EXISTING ELEVATION	ENCR = ENCROACHMENT	(R) = RECORD
= COVERED AREA	= WATER METER	= PERMANENT REFERENCE MONUMENT	FINF = FINISHED FLOOR	R/R = RANGE
= PAVERS SLAB / DRIVEWAY	= CONC. LIGHT POLE	= PROPERTY CORNER	ELEVATION (M) = FIELD MEASURED	SEC = SECTION
= TILE SLAB / DRIVEWAY	= WELL	= PERMANENT CONTROL POINT	M = MONUMENT LINE	TBM = TEMPORARY BENCH MARK
= ASPHALT PAVEMENT	= ELECTRIC BOX	A/C = AIR CONDITIONER PAD	ORB = OFFICIAL RECORD BOOK	TWS = TOWNSHIP
= CHAIN LINK FENCE (CLF)	= STREET SIGN	BBL = BASE BUILDING LINE	(P) = PER PLAT OF RECORD	MOCR = MIAMI-DADE COUNTY RECORDS
= WOOD FENCE (WF)	= BENCHMARK	BM = BENCHMARK	PB = PLAT BOOK	BCR = BROWARD COUNTY RECORDS
= IRON METAL BARS FENCE (IF)	= SANITARY MANHOLE	(BR) = BEARING REFERENCE	PC = POINT OF CURVATURE	FDC = FIRE DEPARTMENT CONNECTION
= PLASTIC FENCE (PF)	= DRAINAGE MANHOLE	(C) = CALCULATED	PCC = POINT OF COMING CURVE	
= METAL FENCE (MF)	= MANHOLE	CS = CONCRETE BLOCK STRUCTURE	PG = PAGE	
= OVERHEAD UTILITY LINES	= FIRE HYDRANT	CL = CENTER LINE	PL = PROPERTY LINE	
	= CABLE BOX (CATV)		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: OCBI

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.bellolandsurveying.com
Phone: (305) 365-0365 e-mail: fasisurvey@ad.com
e-mail: info@belloland.com



FINAL SUBMITTAL 03.06.2026

1826 COLLINS AVENUE
PAGE 1

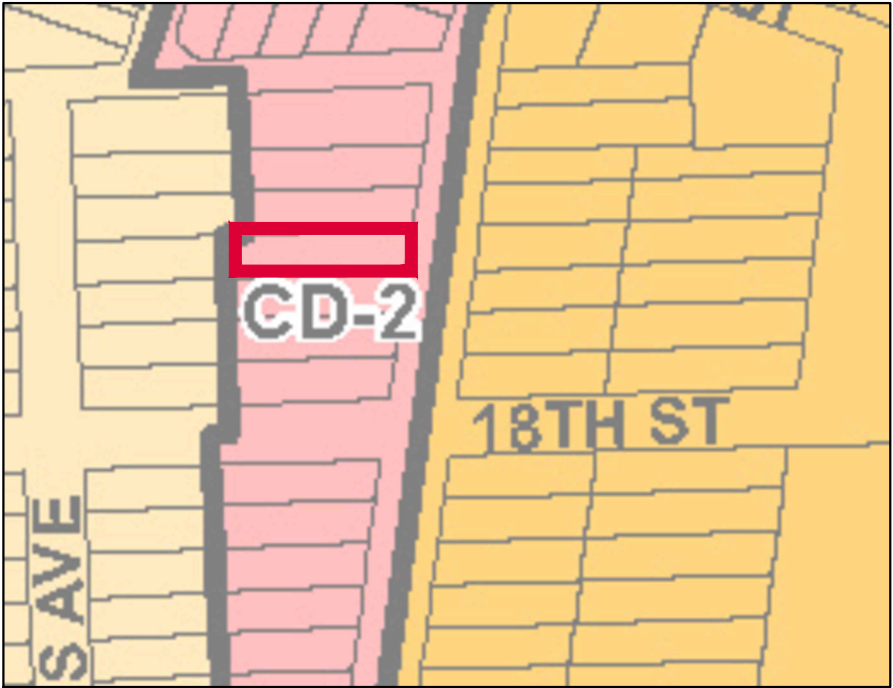
SURVEY

COMMERCIAL - ZONING DATA SHEET

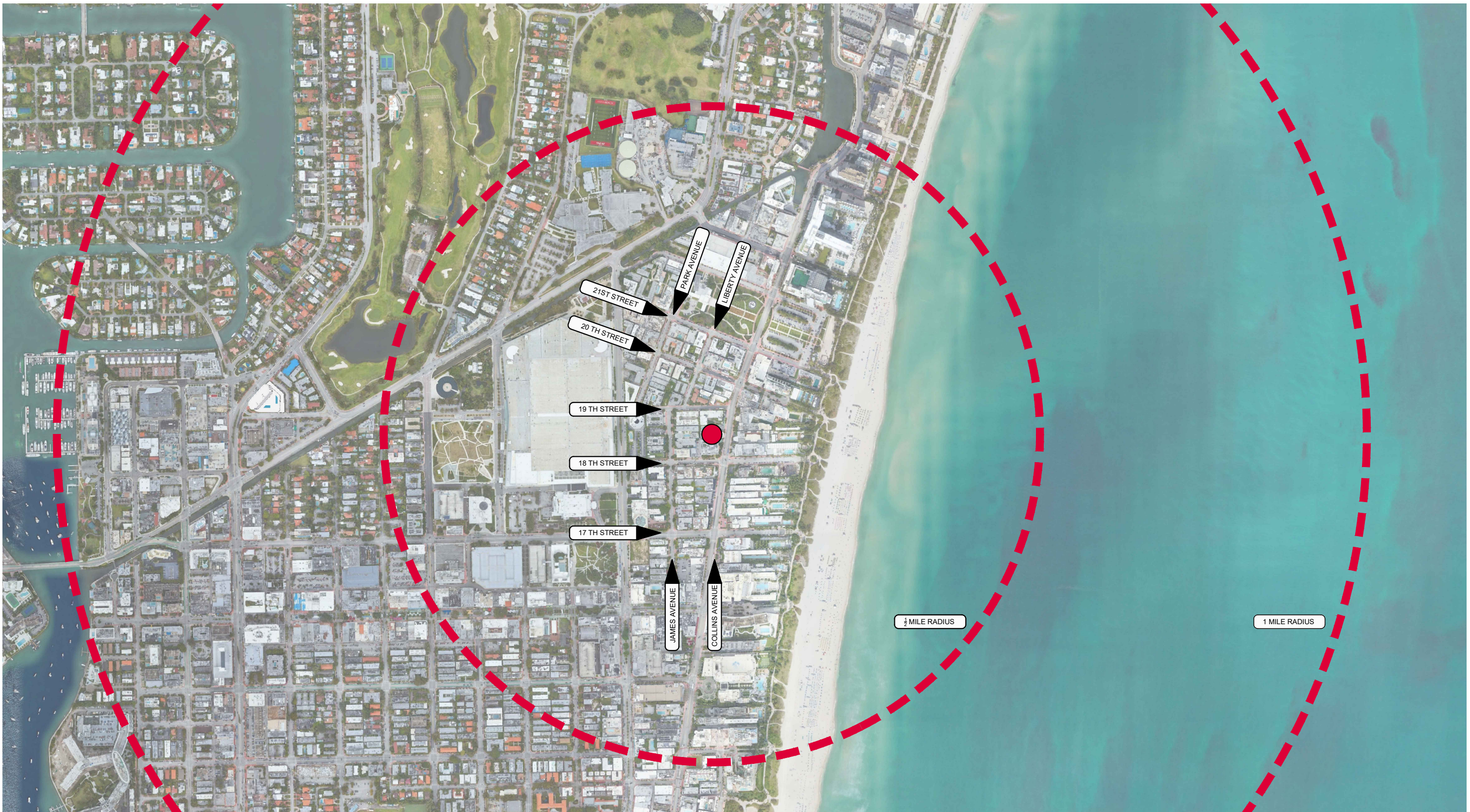
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

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 Accesory 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	

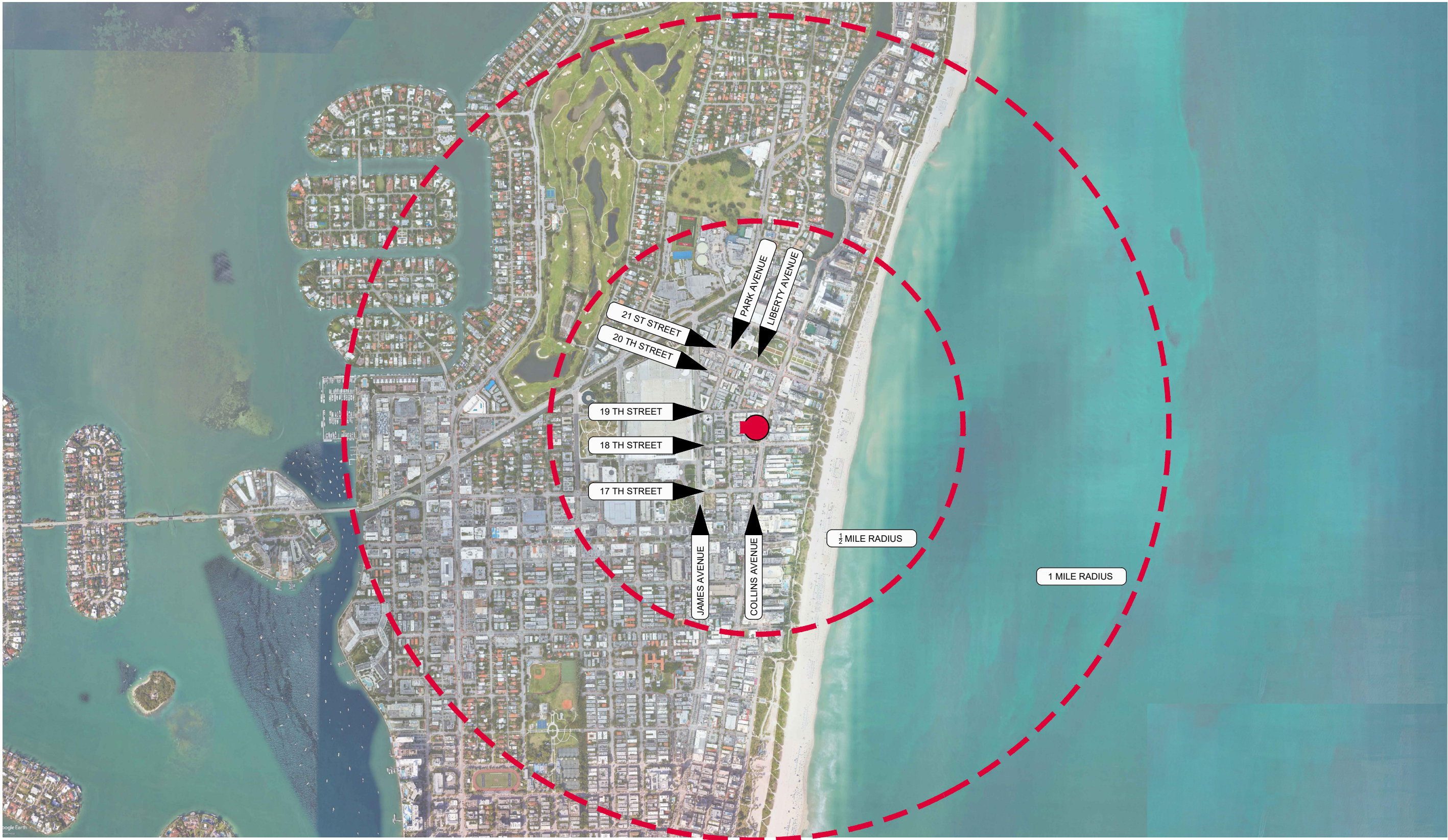
	PARKING ZONE 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
a	WORK FORCE HOUSING				
	WORK FORCE UNITS X .5 SPACES PER UNIT	12 UNITS X .5 = 6			
b	APARTMENTS				
	1000 SF -1200 SF 1.75 SPACES / UNIT	0			
	ABOVE 1201 SF 2.0 SPACES / UNIT	17 UNITS X 2 = 34 SPACES			
c	GUEST PARKING - 10% REQUIRED PARKING	10% 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 55 = 4 = 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 5.2.14a BICYCLE PARKING LONG TERM PARKING REDUCED 1 OFF STREET PARKING SPACE FOR EVERY 5 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 REQUIRED 70% 35 LONG TERM BIKE SPACES (7148=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 5.2.14a 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 REQUIRED 70% 21 SCOOTERS / MOTORCYCLE (7148=14.6% REDUCTION)
	WORK FORCE UNITS	LIVE LOCAL 40%		12 / 29= 41%	
	UNIT MIX	SEE PAGE 8 FOR UNIT PLANS AND MIX			



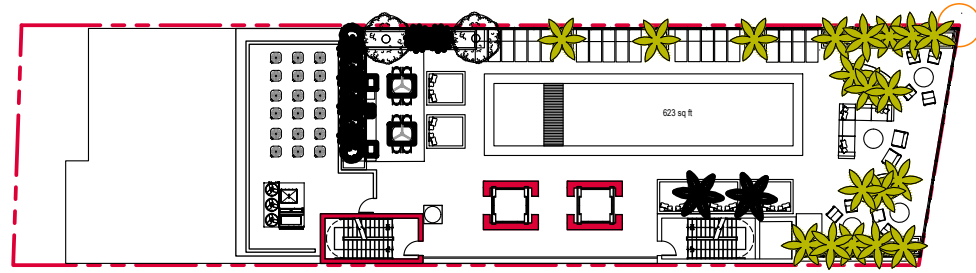
ZONING MAP



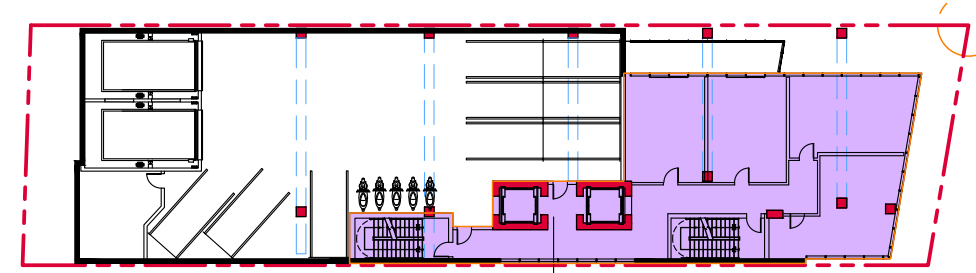
1/2 MILE RADIUS



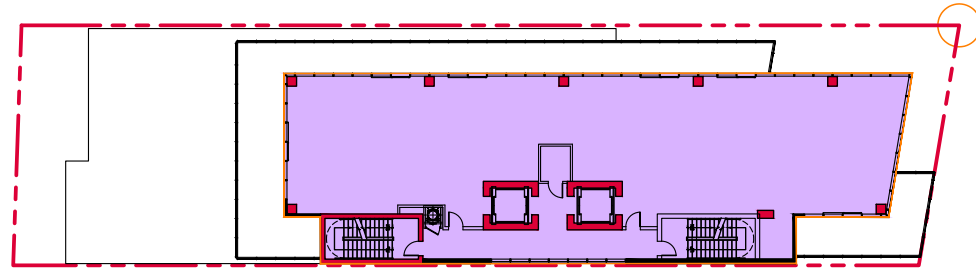
1 MILE RADIUS



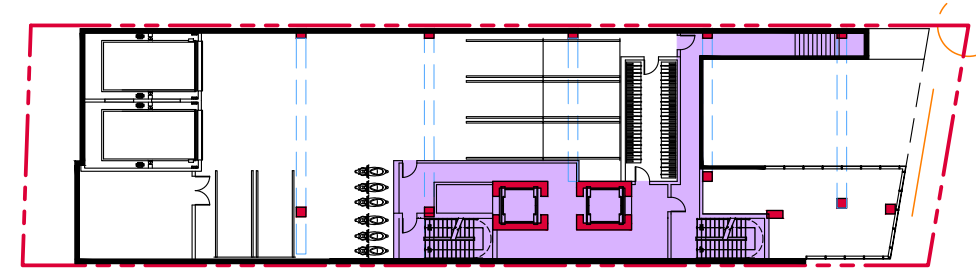
AMENITY ROOF FAR DIAGRAM



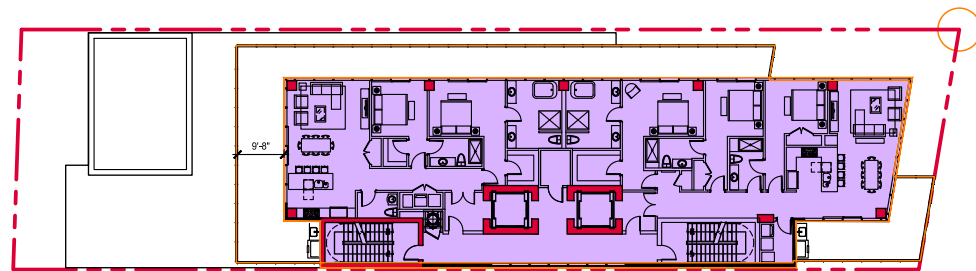
3,4 & 5TH FAR DIAGRAM



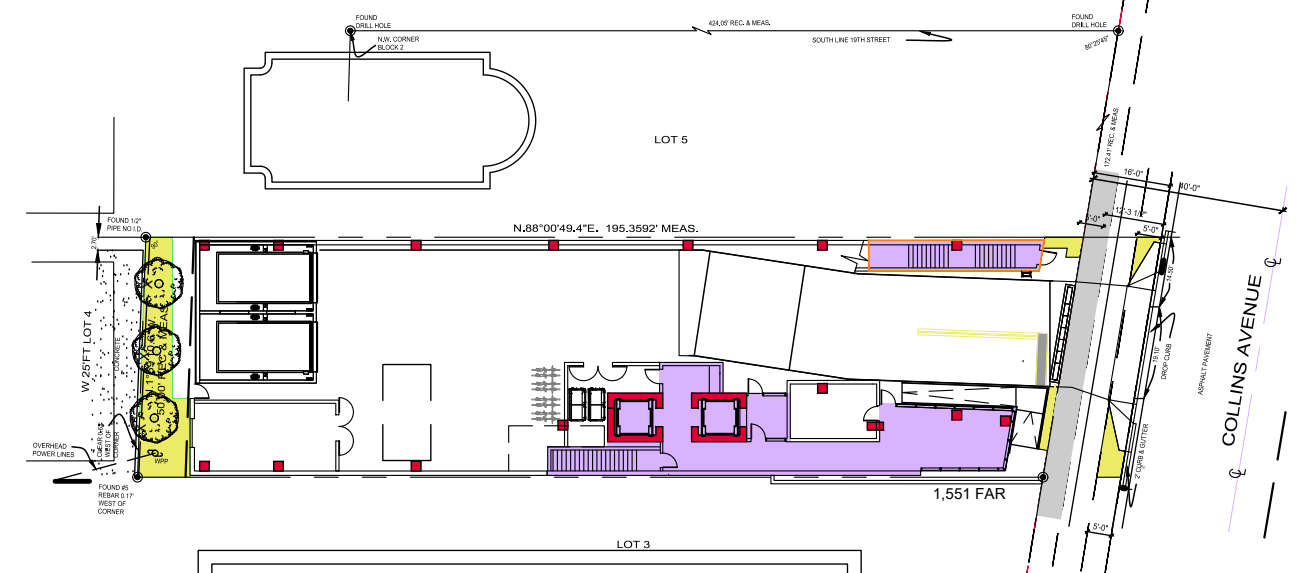
15 TH FLOOR FAR DIAGRAM



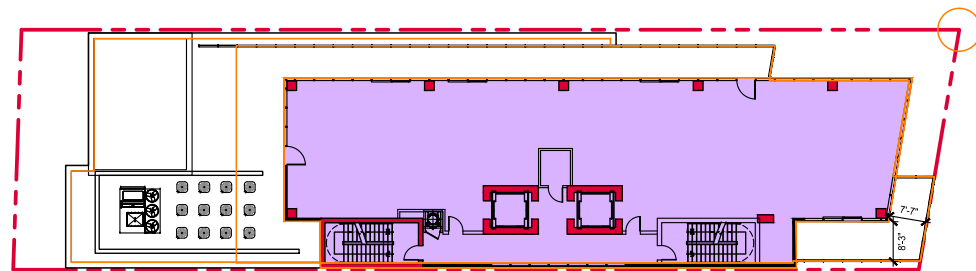
2ND FLOOR FAR DIAGRAM



7-14TH FLOOR FAR DIAGRAM



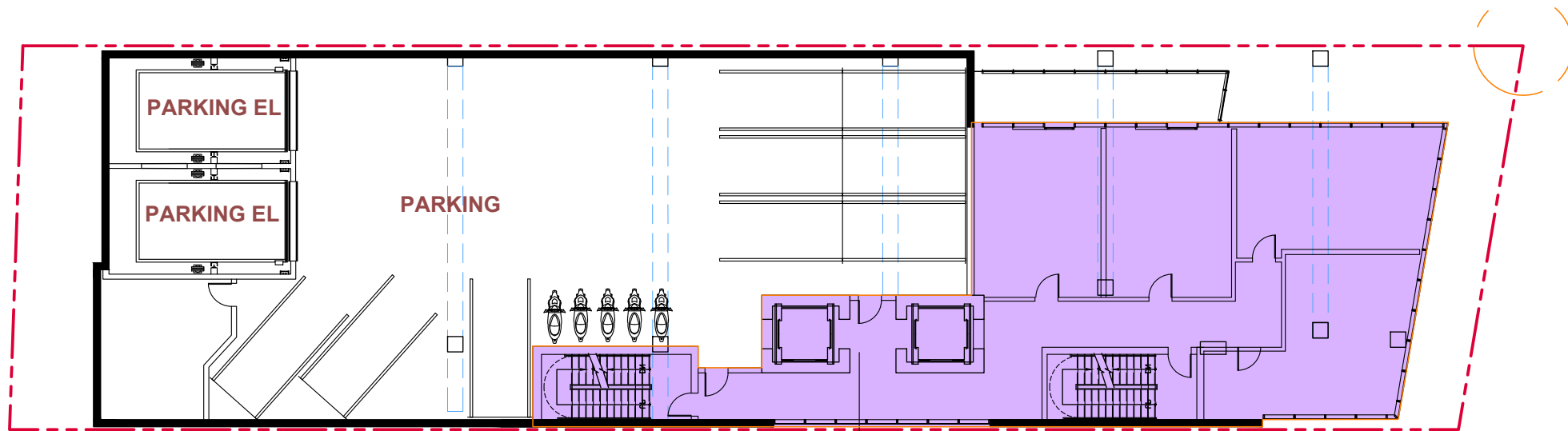
1ST FLOOR FAR DIAGRAM



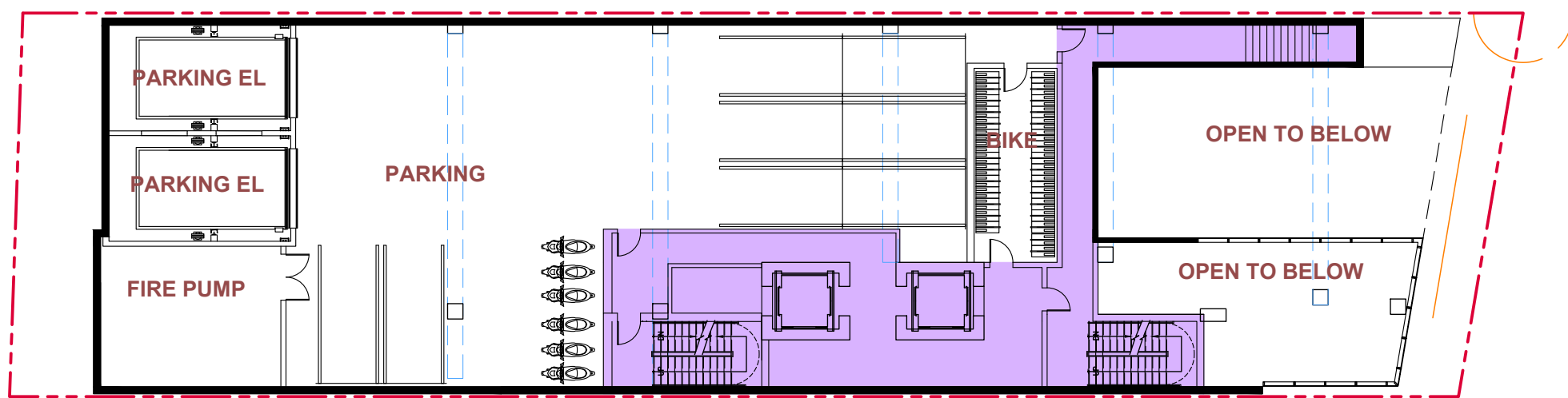
6TH FLOOR FAR DIAGRAM

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

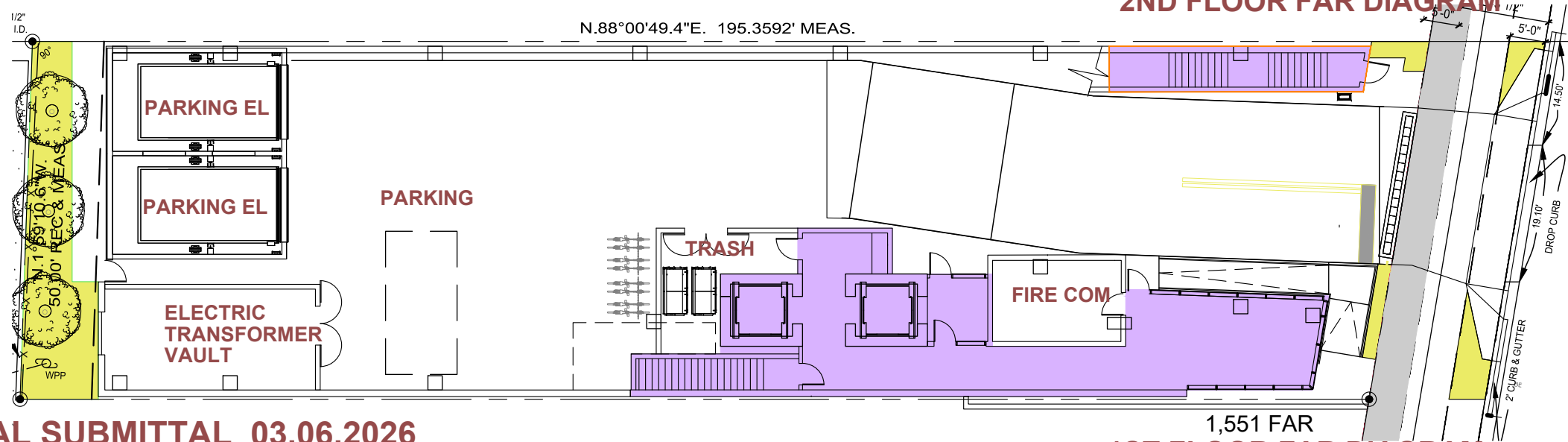
1ST FLOOR	1,551 SF
2ND FLOOR	1,797 SF
3-5TH FLOOR 3,068 X 3 =	9,204 SF
6TH-15TH FLOOR 4,835 X 10 =	48,350 SF
TOTAL	60,902 SF



3068 FAR
3,4 & 5TH FAR DIAGRAM



1,797 FAR
2ND FLOOR FAR DIAGRAM



1,551 FAR
1ST FLOOR FAR DIAGRAM

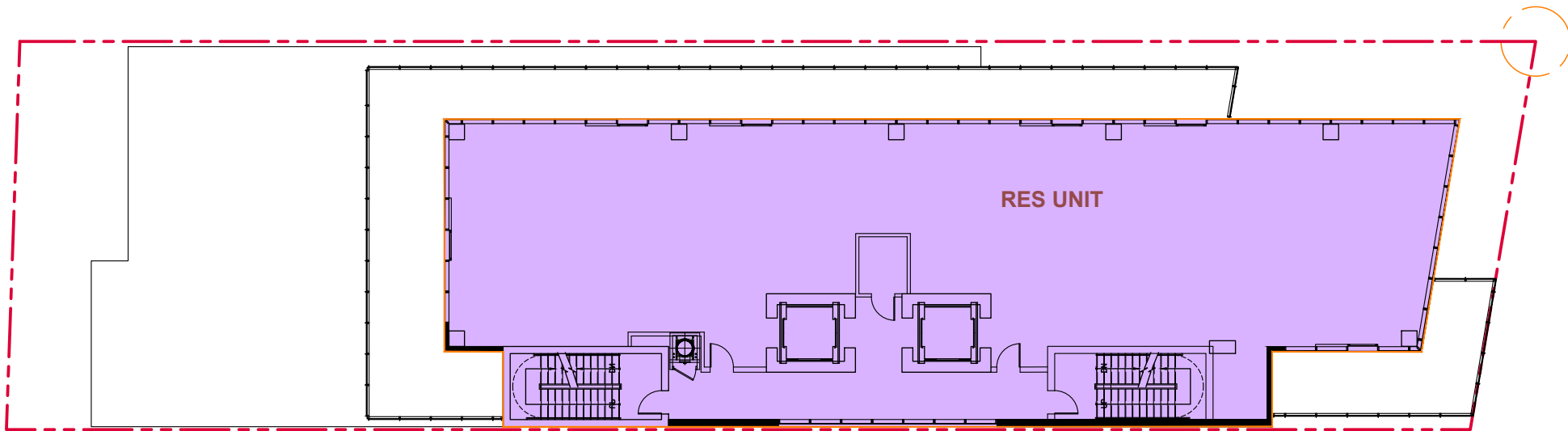
GROSS AREAS EXCLUDED FOR FAR

- 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

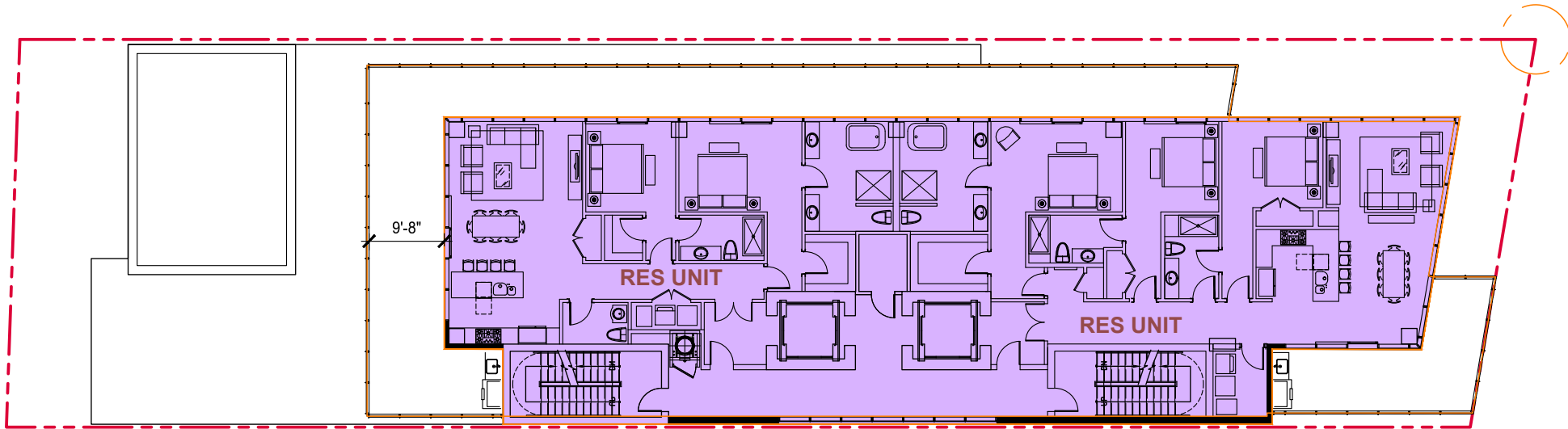
1ST FLOOR	1,551 SF
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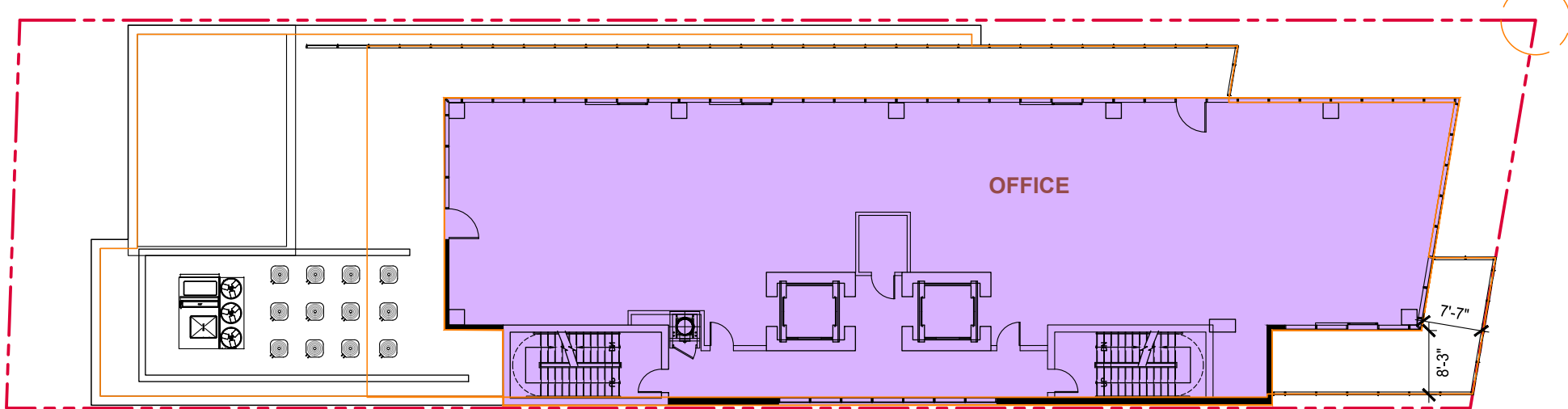
4835 FAR

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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- 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.

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TOTAL	60,902 SF

FINAL SUBMITTAL 03.06.2026

BUILT FORM
ARCHITECTURE

1826 COLLINS AVE
PROGRAM SUMMARY

[illegible]

3,650 SF

UNIT B1
1,570 SF

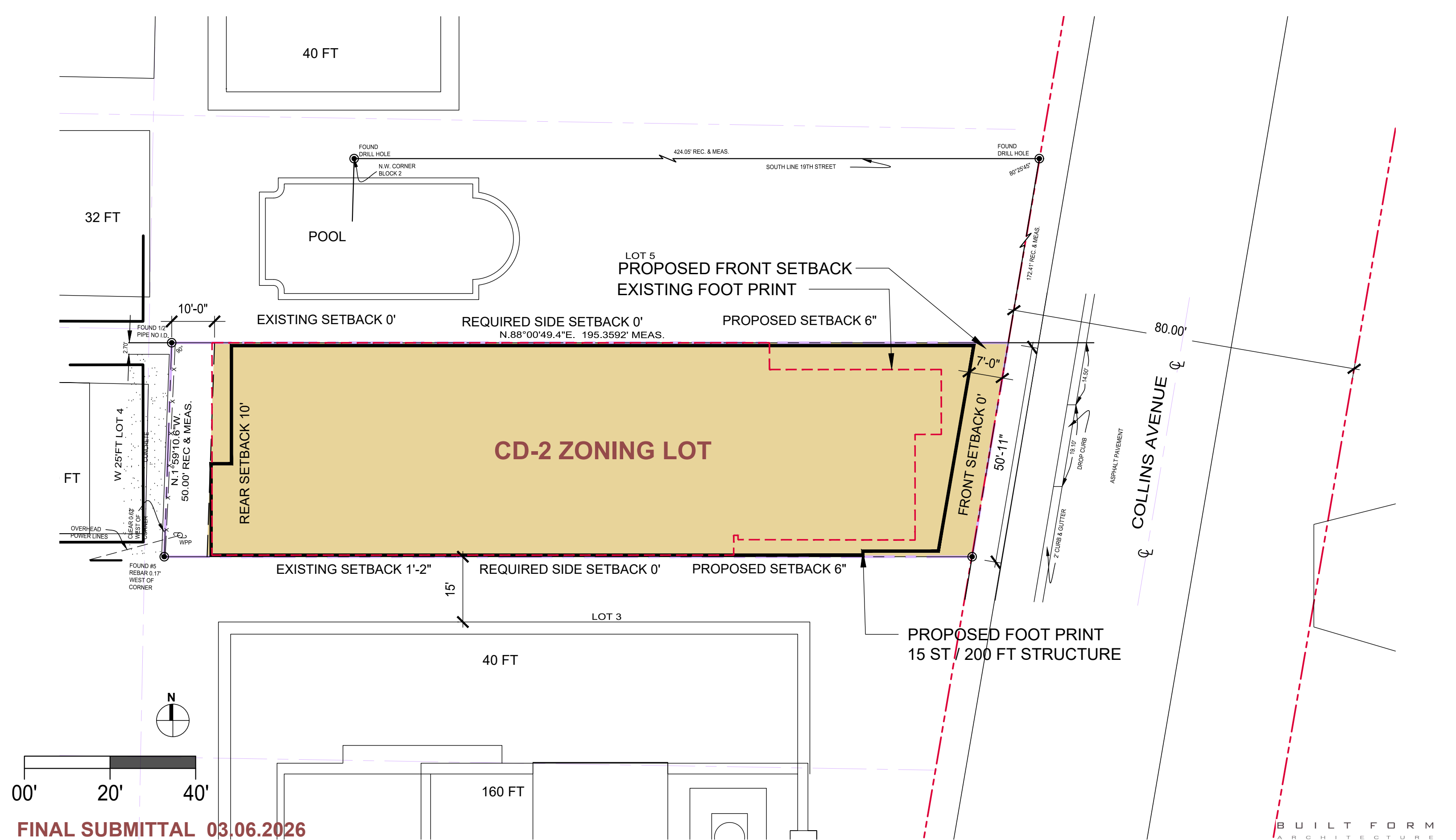
UNIT B2
2,080 SF

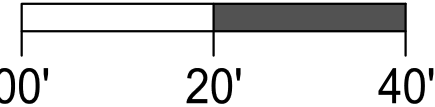
9'-8"

7/28/2024

AVERAGE UNIT SIZE = 1,312 SF

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





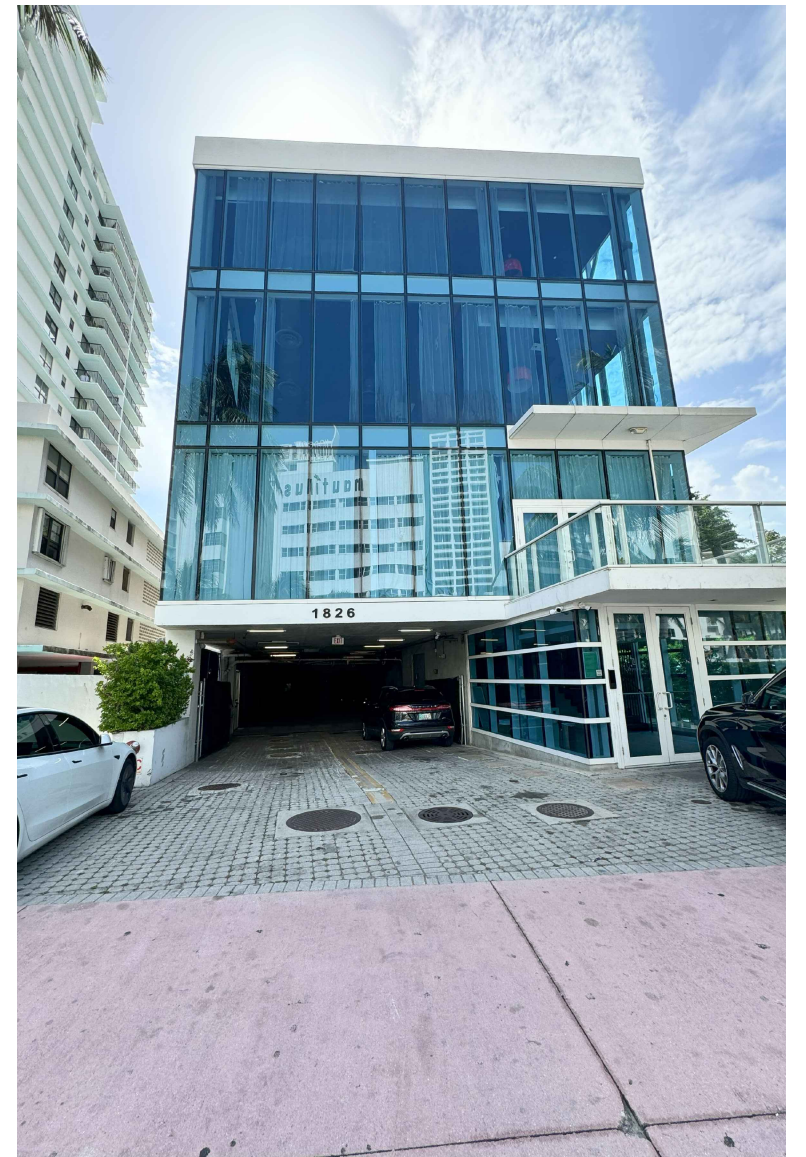
B U I L T F O R M
A R C H I T E C T U R E



02



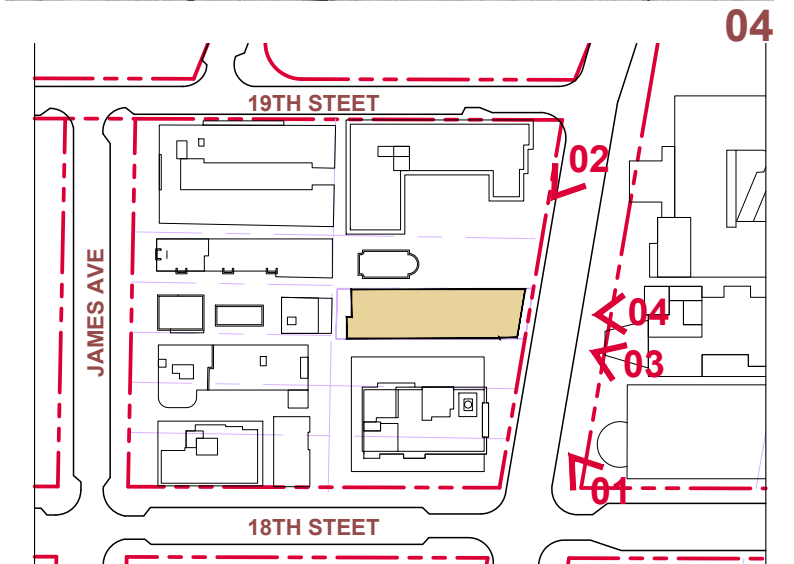
03



04



01



KEY PLAN

BUILT FORM
ARCHITECTURE



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FINAL SUBMITTAL 03.06.2026

1826 COLLINS AVENUE
PAGE 11

EXISTING CONDITIONS PHOTOGRAPHS



06



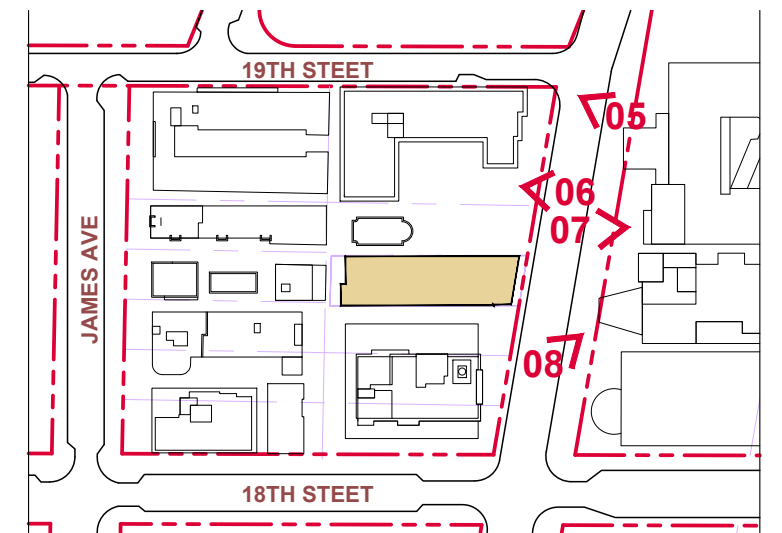
07



05



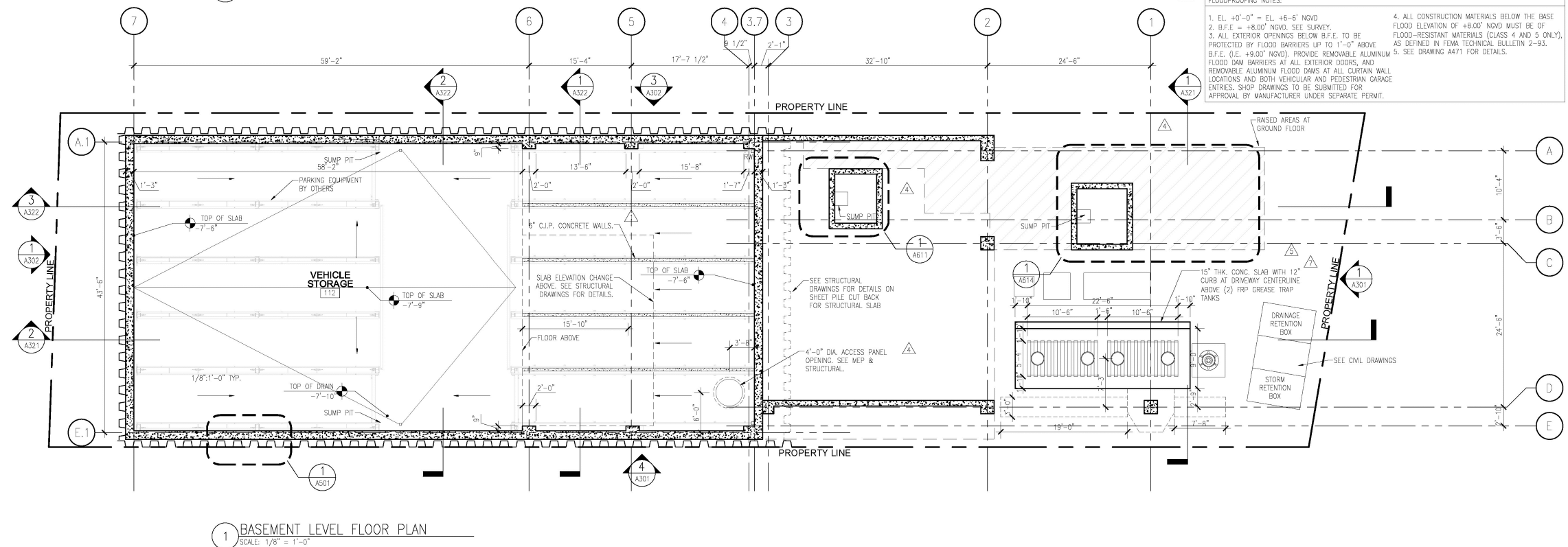
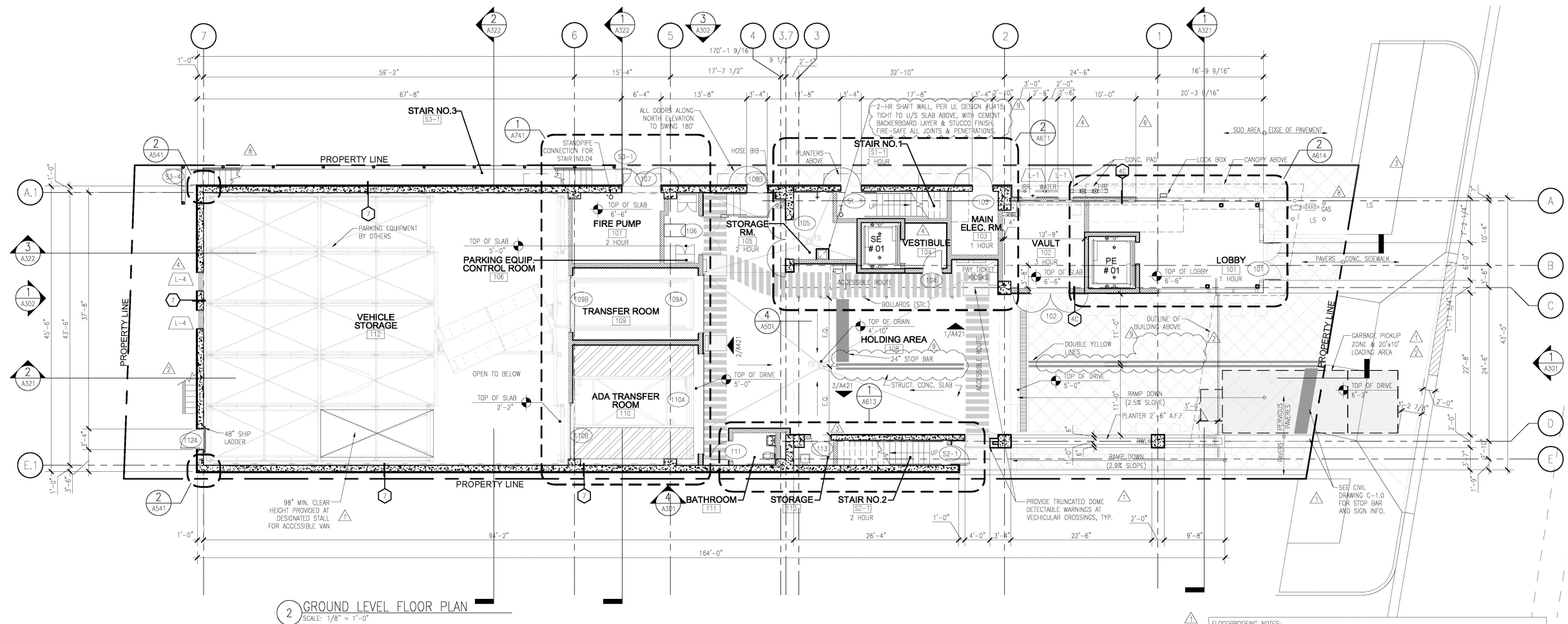
08



KEY PLAN

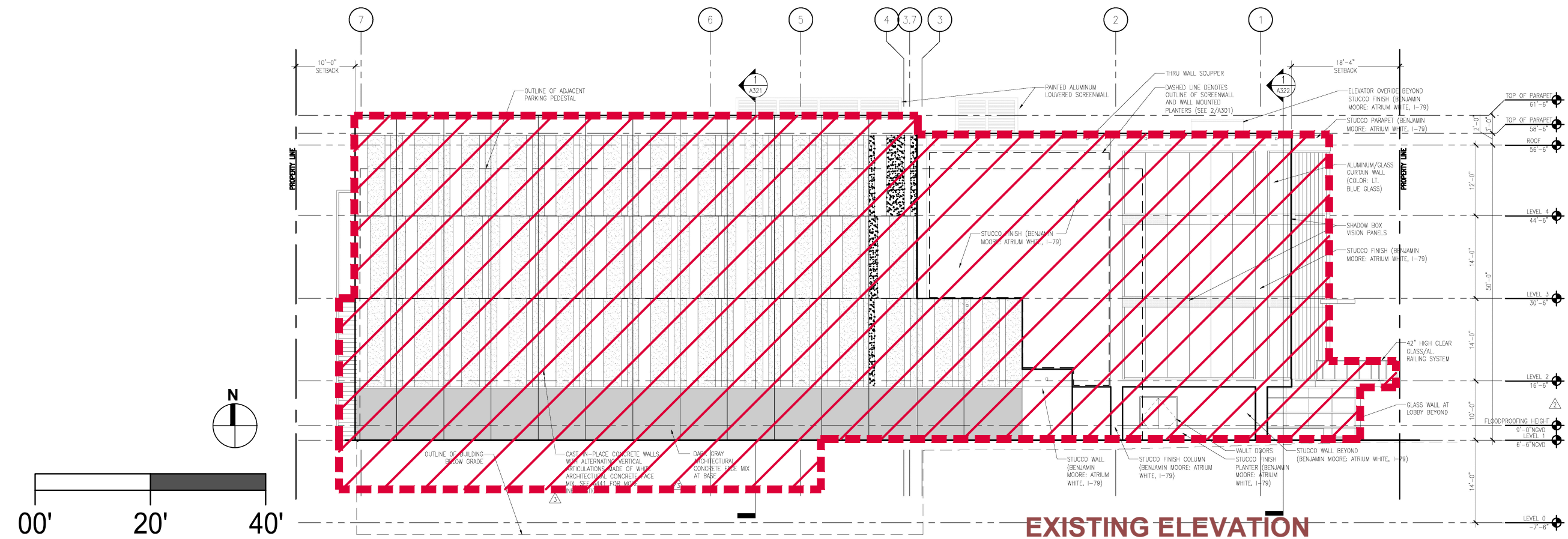
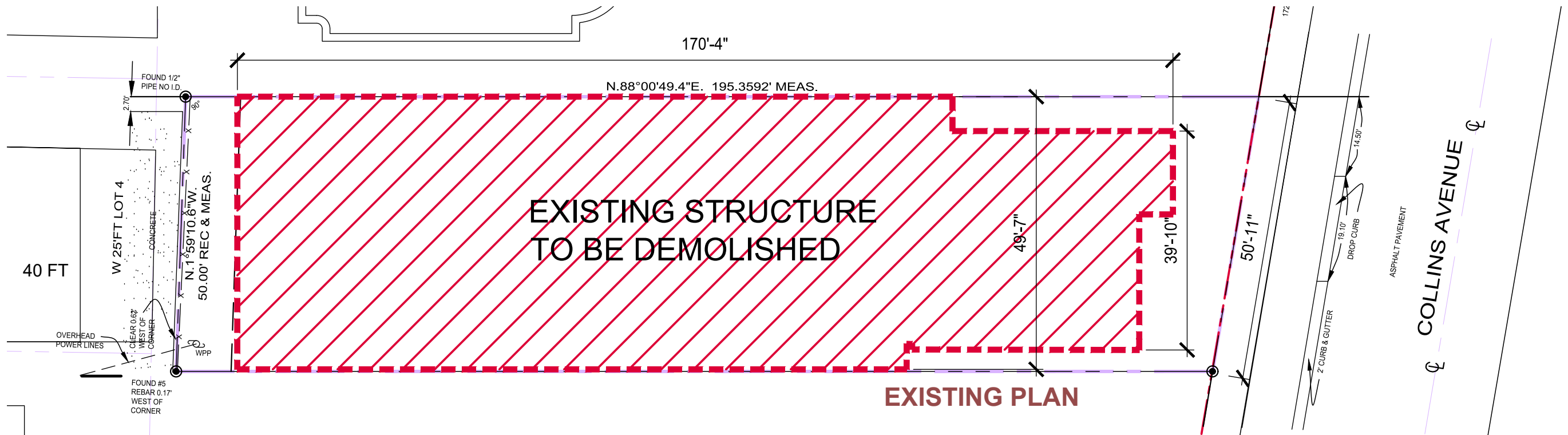
BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 03.06.2026



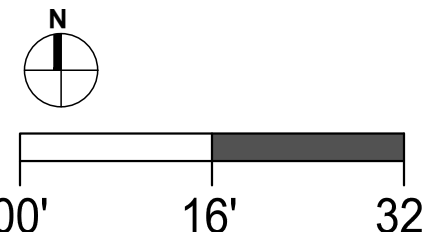
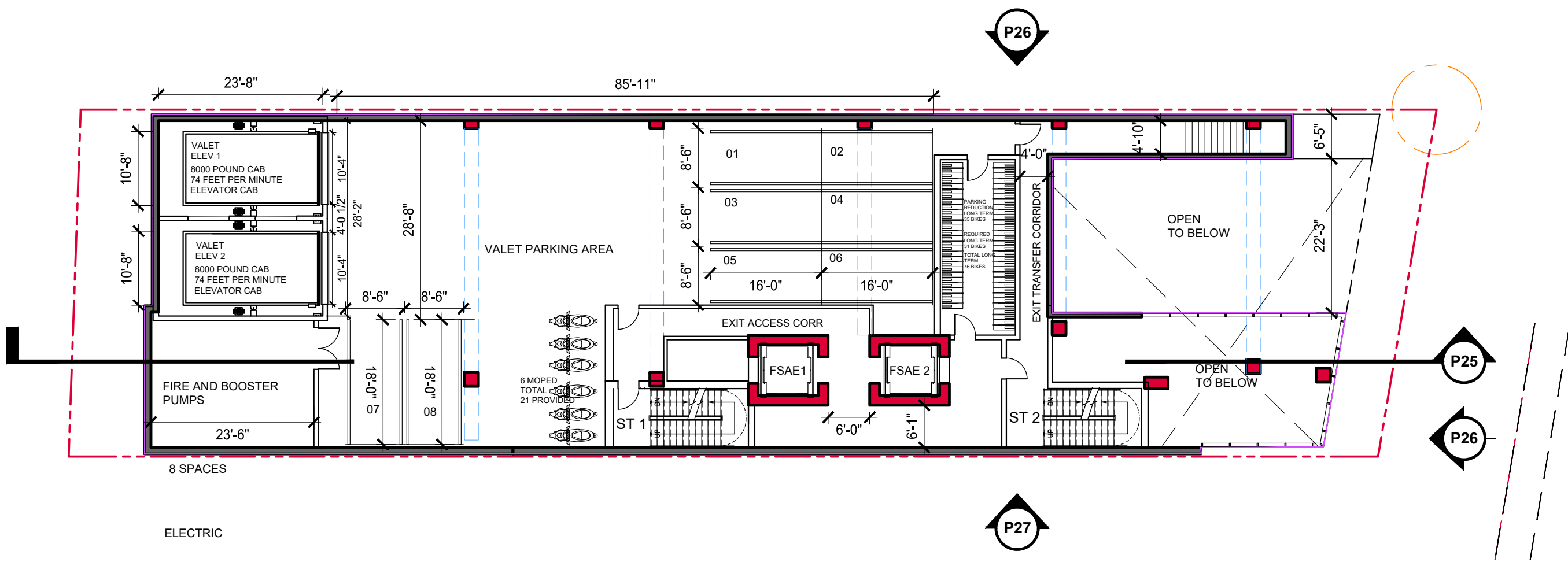
FLOODPROOFING NOTES:

1. EL. $+0'-0"$ = EL. $+6'-6"$ NVD
2. B.F.E. = $+8'-0"$ NVD. 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., $+9'-0"$). PROVIDE REMOVABLE ALUMINUM FLOOD DAM BARRIERS AT ALL EXTERIOR DOORS. 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 $+8'-0"$ NVD 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.

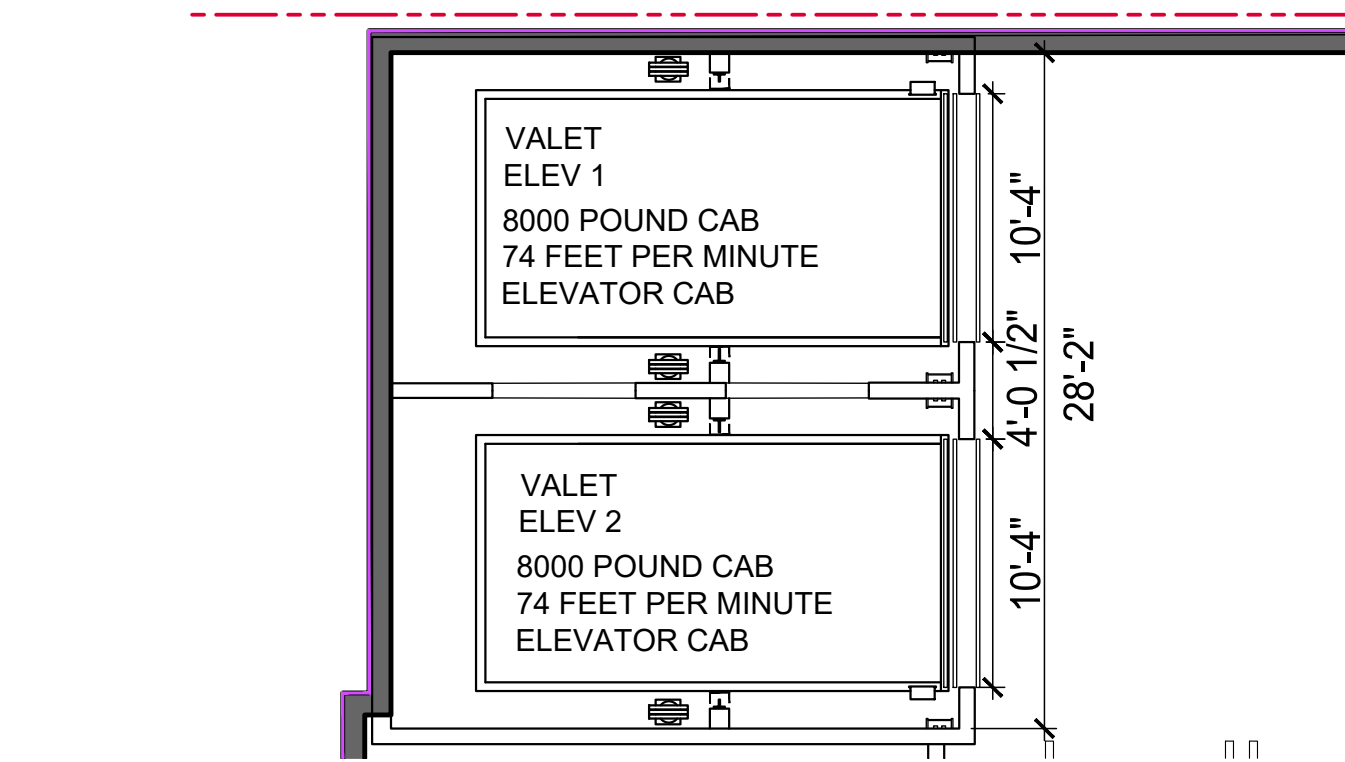


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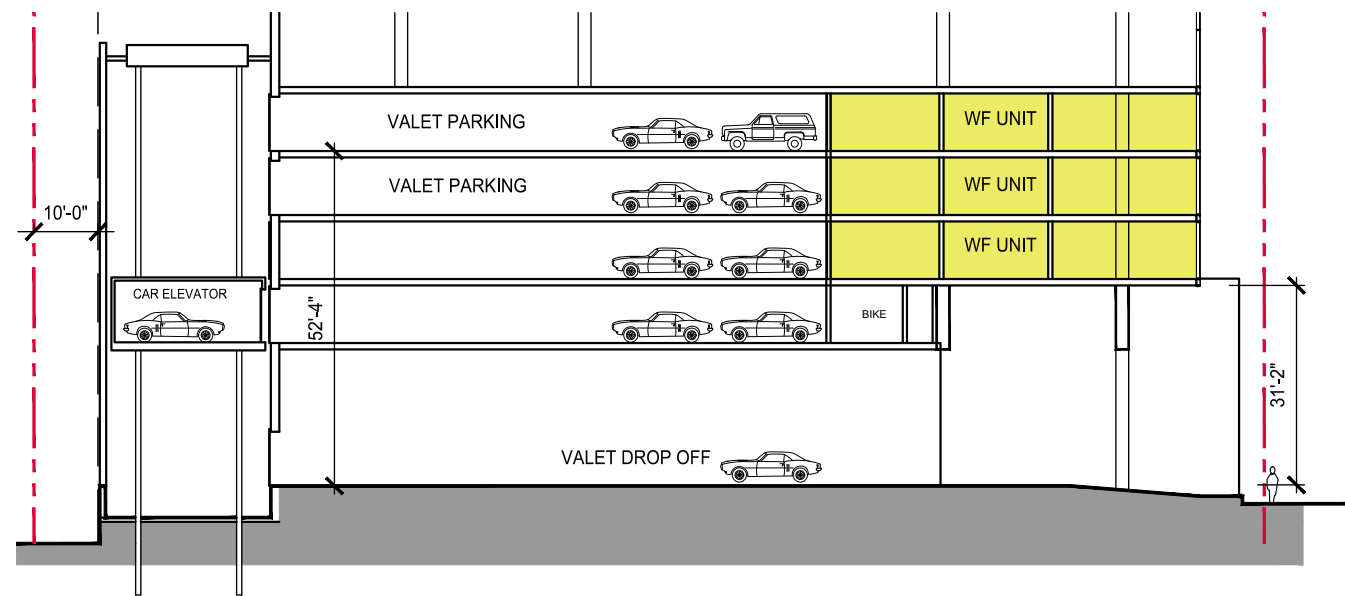
BUILT FORM
ARCHITECTURE



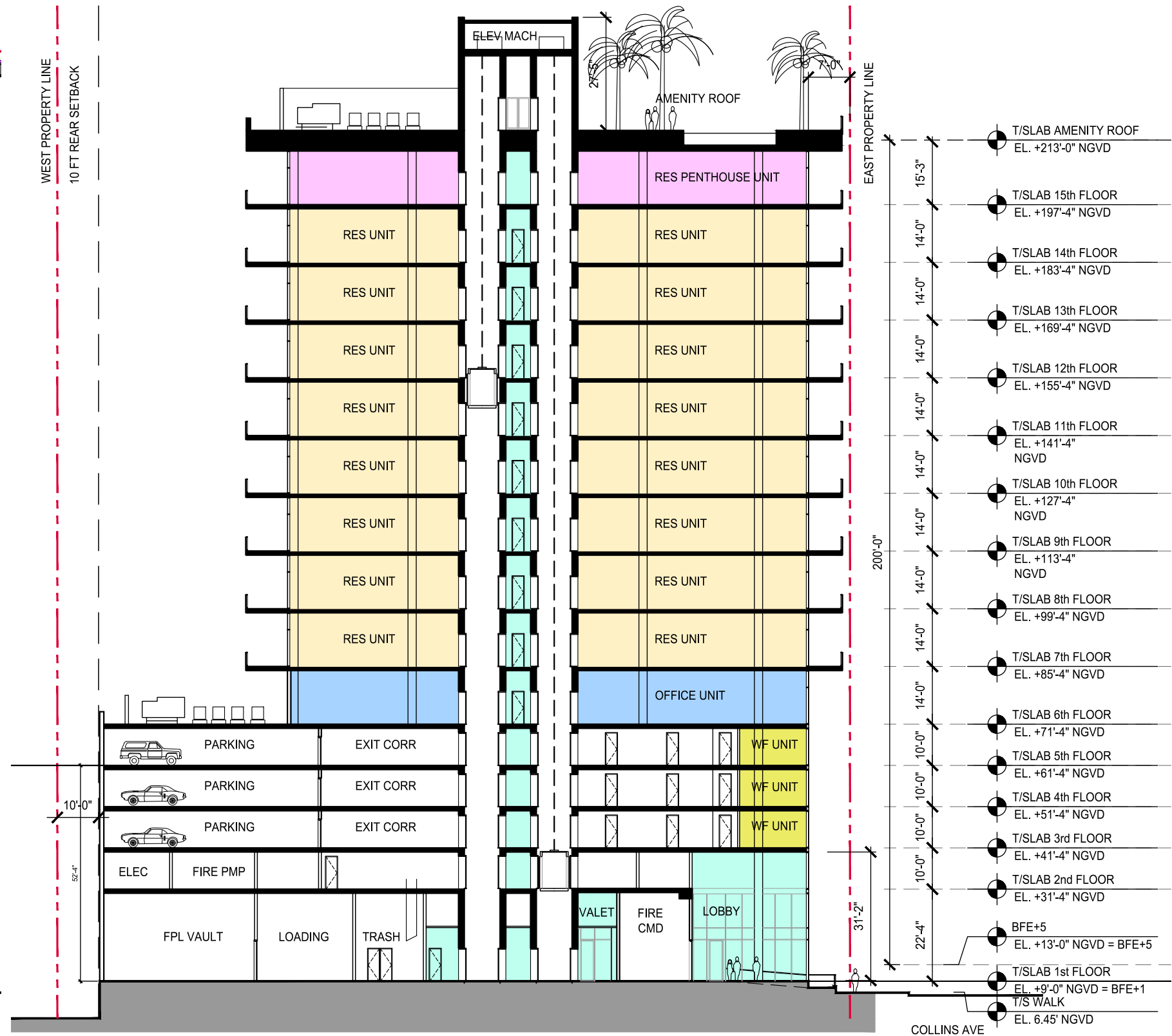
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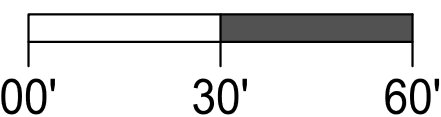
ENLARGED ELEVATOR PLAN



THRU PARKING CORE



THRU RESIDENTIAL CORE



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BUILT FORM
ARCHITECTURE