

**600 ALTON ROAD RETAIL / F&B  
MIAMI BEACH, FL 33139**

**FINAL SUBMITTAL  
DRB23-0978**



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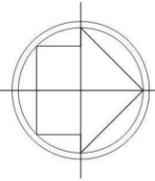
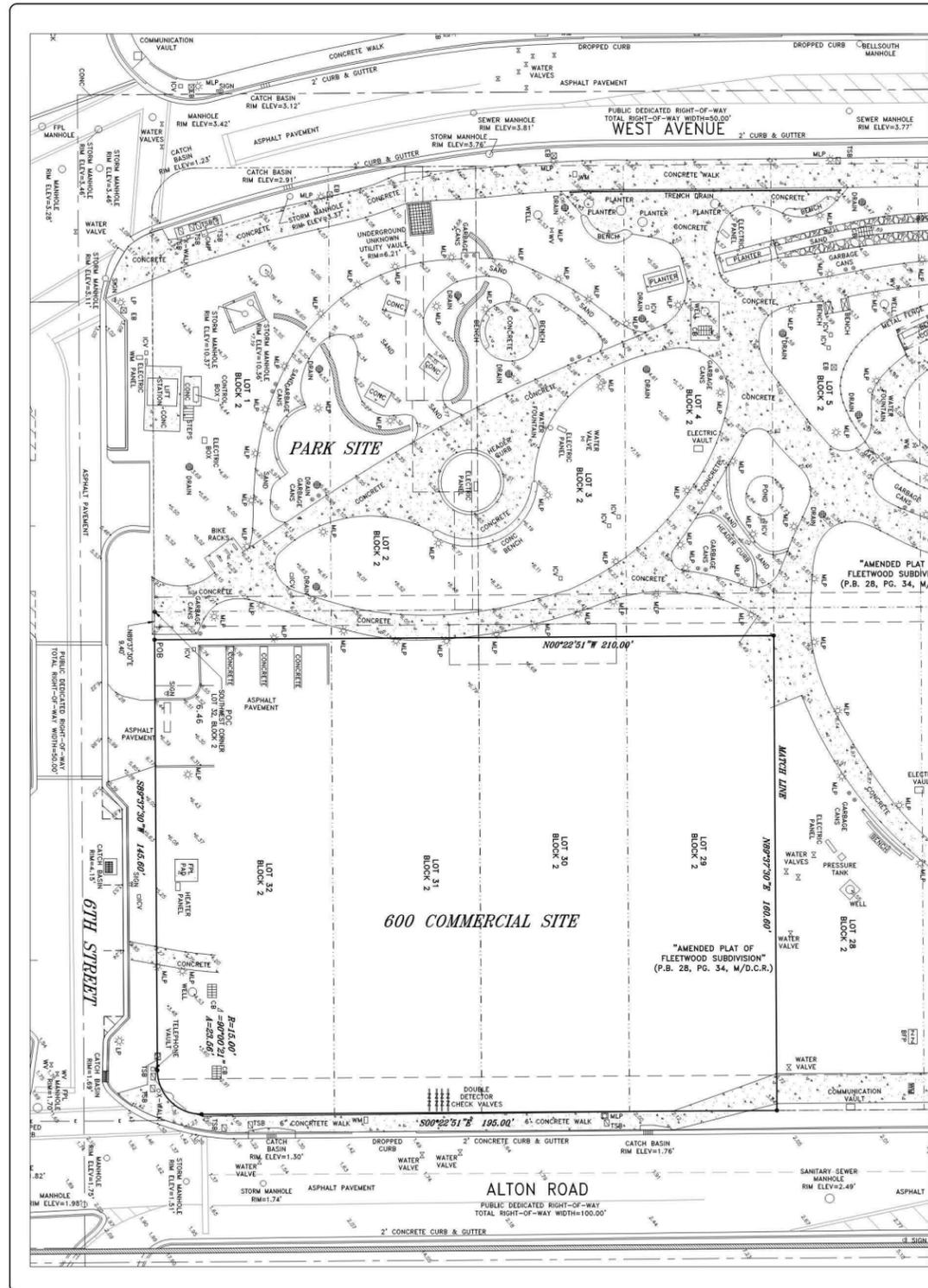
**600 ALTON RD  
MIAMI BEACH, FL 33139**

**DRC FINAL SUBMITTAL**

SCALE:

DATE:  
08/02/2024

**A0-00**



- LEGEND:
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SR SET 5/8" IRON ROD & CAP #6448
  - SNC SET NAIL & CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL & CAP
  - FND FOUND NAIL & DISK
  - PRM PERMANENT REFERENCE MARKER
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - B.C.R. BROWARD COUNTY RECORDS
  - FPL FLORIDA POWER & LIGHT
  - CL CHAIN LINK FENCE
  - E- OVERHEAD UTILITY LINES
  - WM WATER METER
  - WV WATER VALVE
  - WV BACK FLOW PREVENTER
  - EB ELECTRIC BOX
  - WPP WOOD POWER POLE
  - MPL METAL LIGHT POLE
  - CLP CONCRETE LIGHT POLE
  - ELEVATIONS ELEVATIONS
  - GV GAS VALVE
  - R RADIUS
  - A DELTA ANGLE
  - ARC DISTANCE ARC DISTANCE
  - NTS NOT TO SCALE

- NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - UNDERGROUND IMPROVEMENTS NOT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
  - BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK "D-151" ELEVATION = 2.16' (NAV88)
  - BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

LAND DESCRIPTION:  
(FLORIDIAN PARKING)

A PORTION OF LOTS 11, 12, 13 AND 14, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 14;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 11, 12, 13 AND 14, A DISTANCE OF 176.36 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 15.61 FEET; THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 23.64 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 81.57 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 17.55 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 23.62 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 110.22 FEET; THENCE NORTH 89°37'30" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 4.80 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 3.43 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 8.01 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 48.95 FEET; THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 131.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 18 AND 19, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 20, 21 AND 22, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: (BLOCK 600 DEVELOPMENT SITE)

LOTS 29 THROUGH 32, INCLUSIVE, LESS THE WEST 9.40 FEET THEREOF, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 32;

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 9.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°22'51" WEST ALONG A LINE 9.40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 210.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 160.60 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 195.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 145.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP (NTS)

TOTAL SITE AREA:  
101,959 SQ.FT.  
2.3407 ACRES

FLOOD ZONE INFORMATION IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).  
CONVERSION TO (NAV88): NGVD29 - 1.56' = NAV88  
EXAMPLE: 10.00'(NGVD29) - 1.56' = 8.44'(NAV88)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*  
RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188  
SURVEY DATE: 05/08/23

COUSINS SURVEYORS & ASSOCIATES, INC.  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799  
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :  
TERRA GROUP

600 COMMERCIAL AND 700 RESIDENTIAL SITE

REVISIONS		DATE	FB/PG	DWN	CKD
COMBINE SURVEYS		05/08/23	SKETCH	AM	REC

SKETCH OF SURVEY

PROJECT NUMBER: 9901-22

SCALE : 1" = 20'

SHEET  
1 OF 2  
SHEETS





**600-700 ALTON  
FAR AREA ANALYSIS**

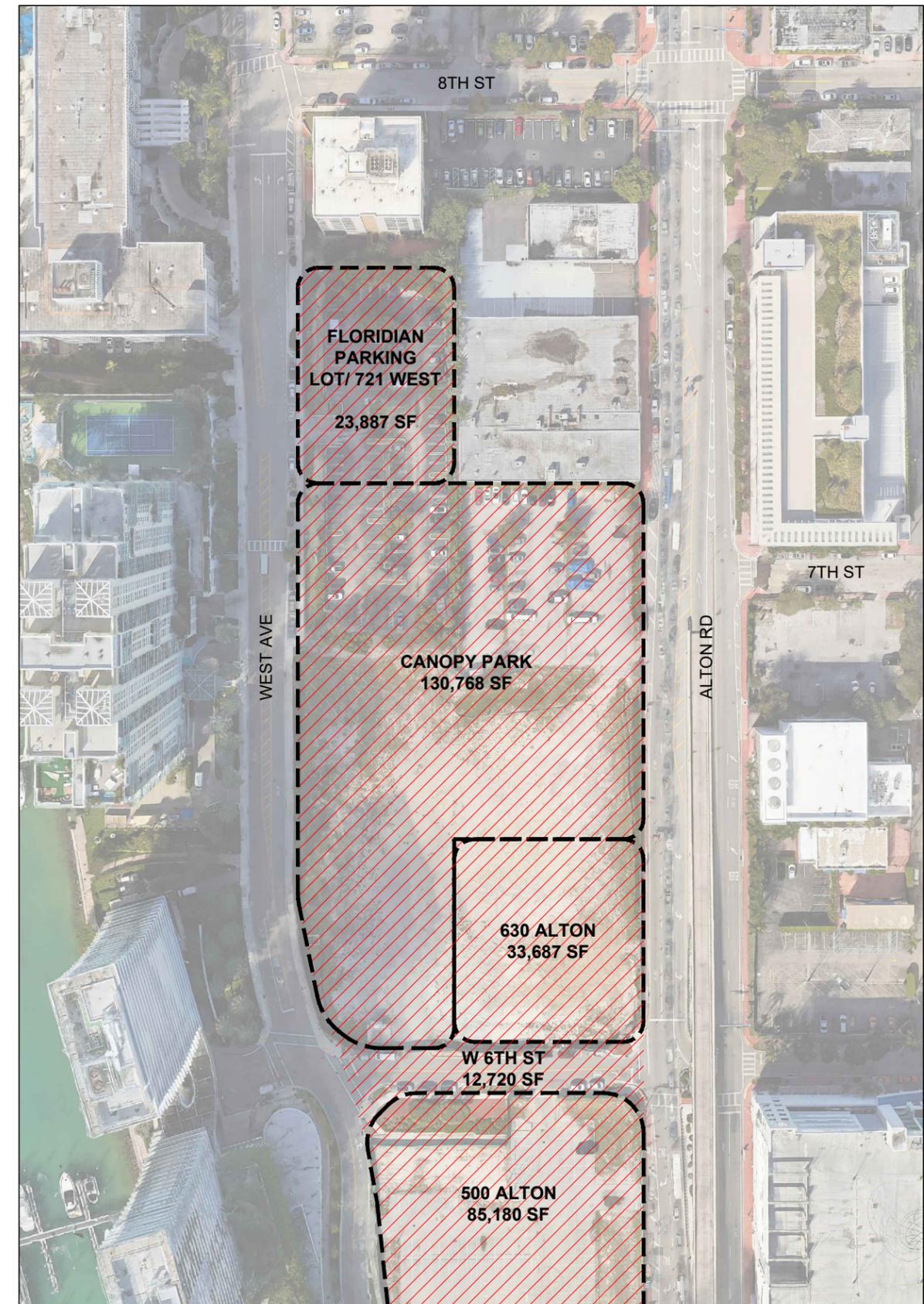
Area of Unified Development Site	
Site	Area (square feet)
500 Alton	85,180
Former 6 <sup>th</sup> Street	12,720
630 Alton (Retail)	33,687
Canopy Park	130,768
721 West (Floridian Parking Lot)	23,887
<b>Total:</b>	<b>286,242</b>



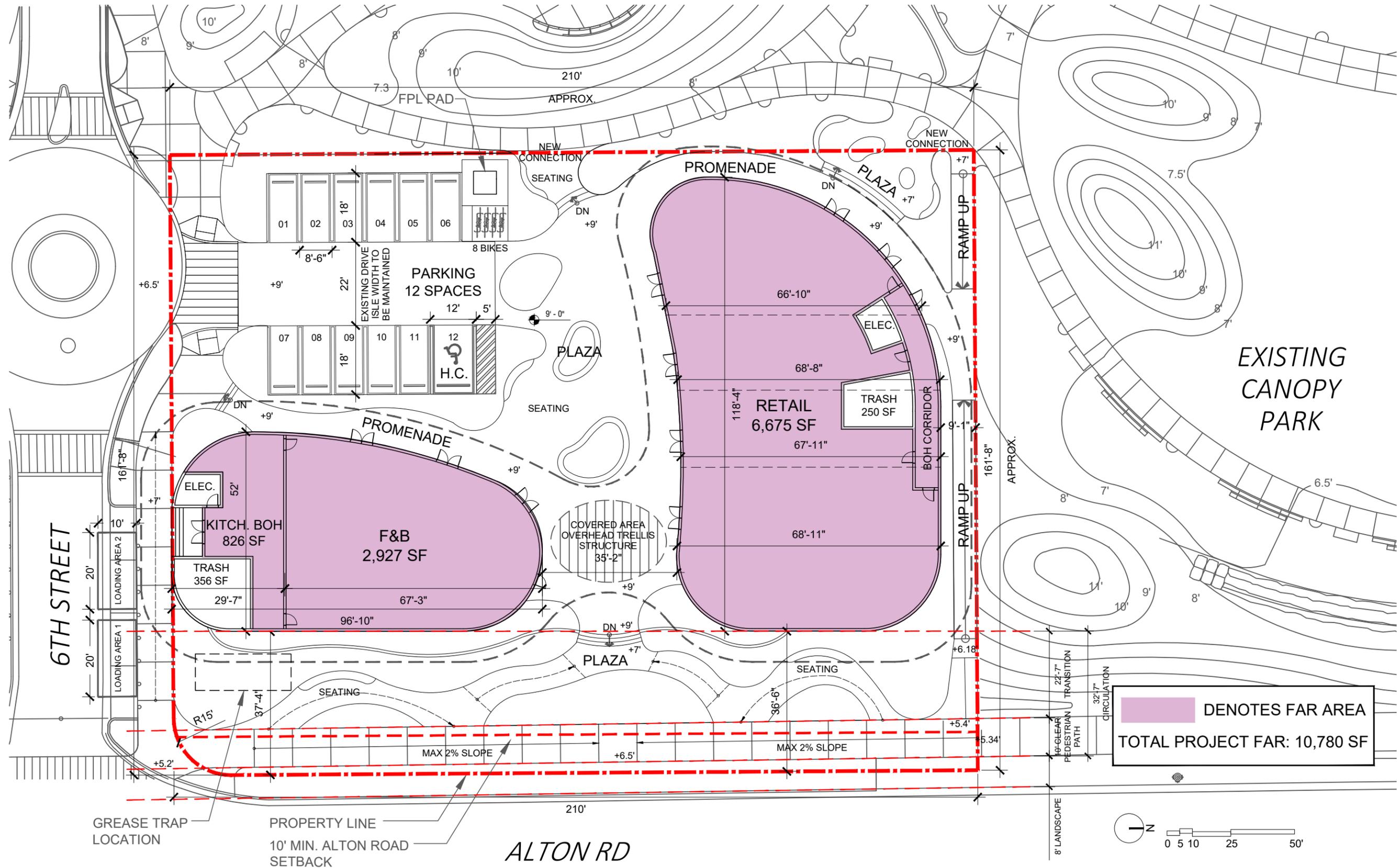
LOCATION MAP

Maximum Development of Unified Development Site		
Area (square feet)	Permitted FAR	Maximum Floor Area (square feet)
286,242	2.0	572,484
		<b>Maximum Permitted under Development Agreement is 571,000</b>

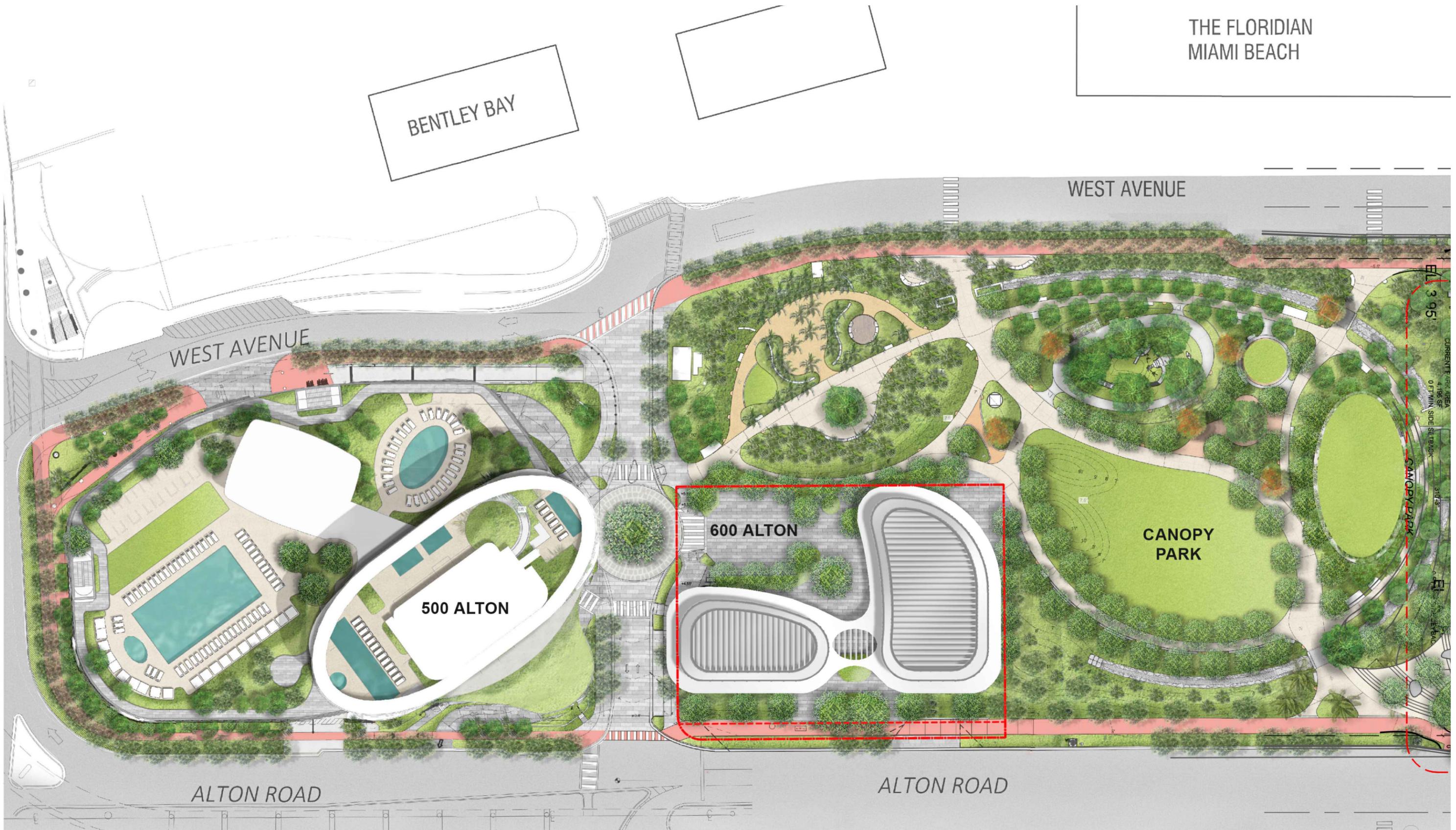
Remaining Development Rights		
Site	Existing/Approved Development (square feet)	Remaining Development Rights (square feet)
500 Alton	555,401	15,599
	<b>Floor Area Available for 630 Alton Development Under Development Agreement</b>	<b>15,599</b>

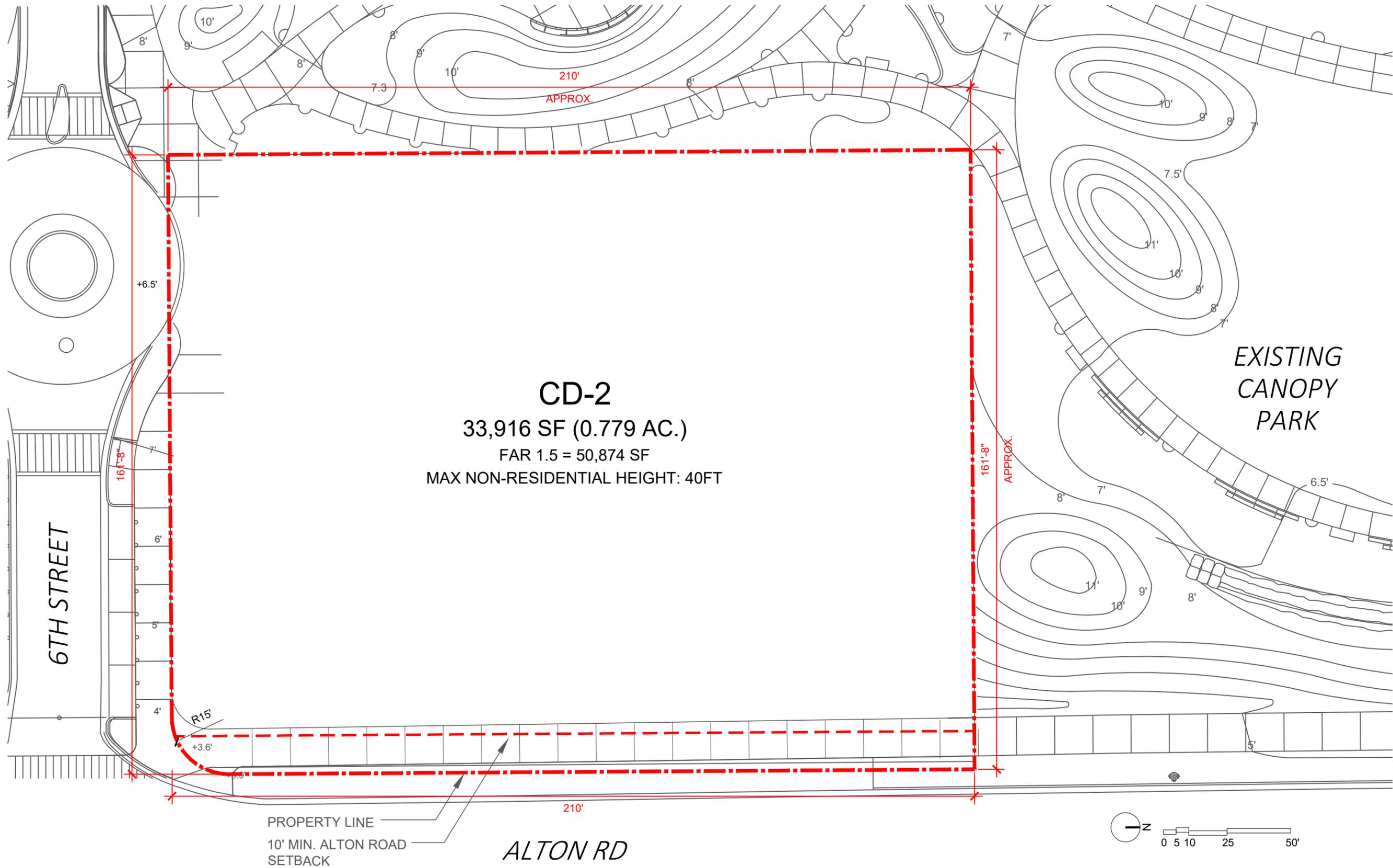


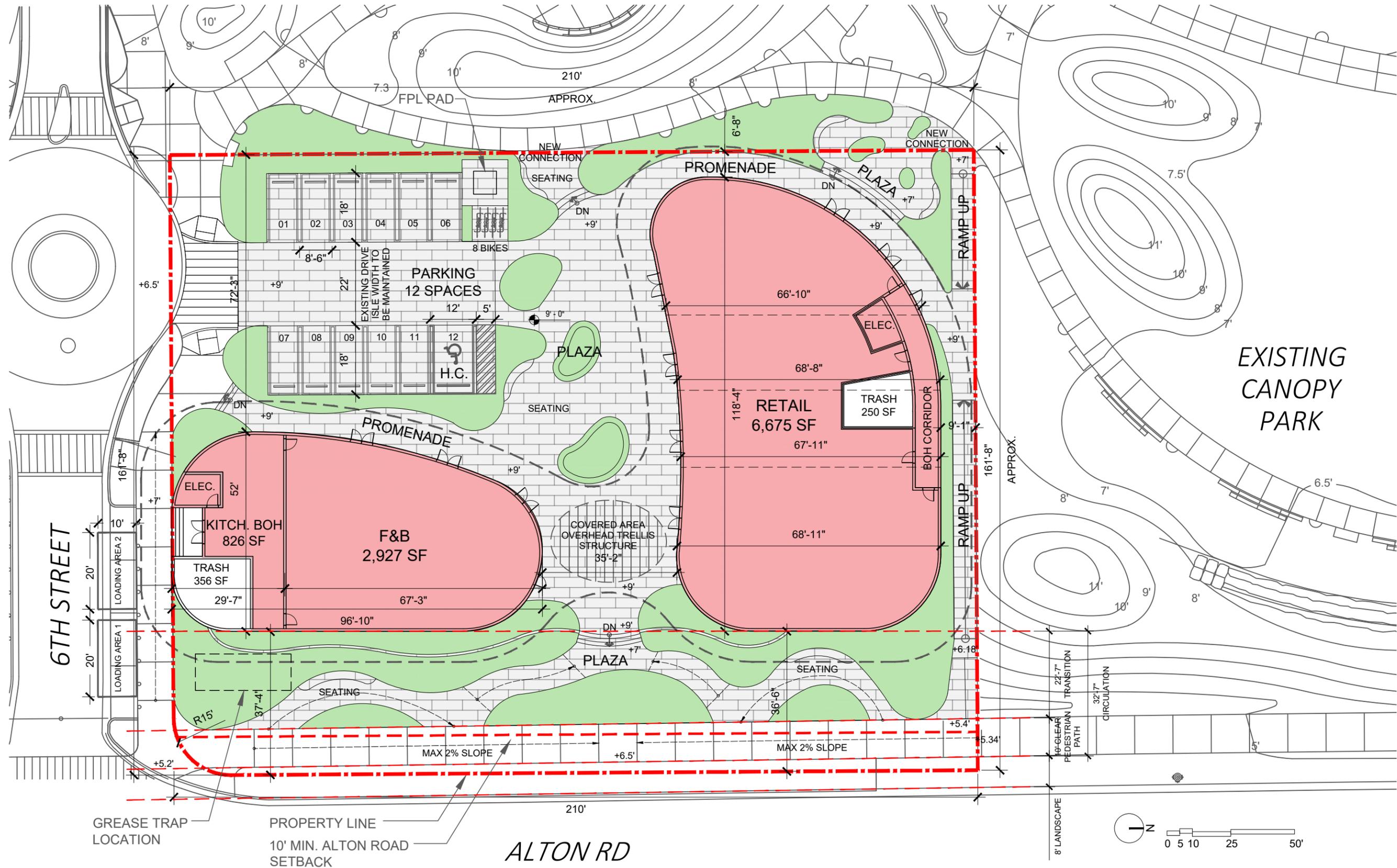


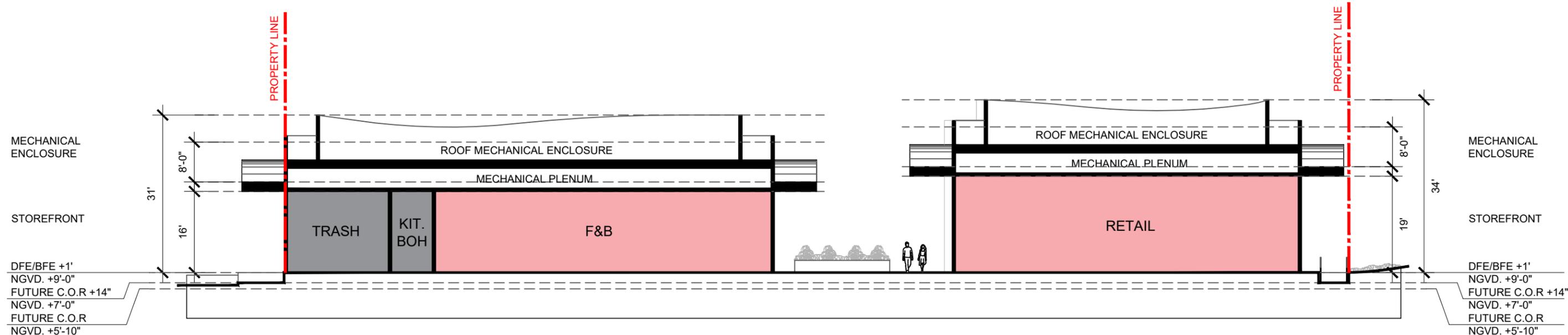


DENOTES FAR AREA  
 TOTAL PROJECT FAR: 10,780 SF

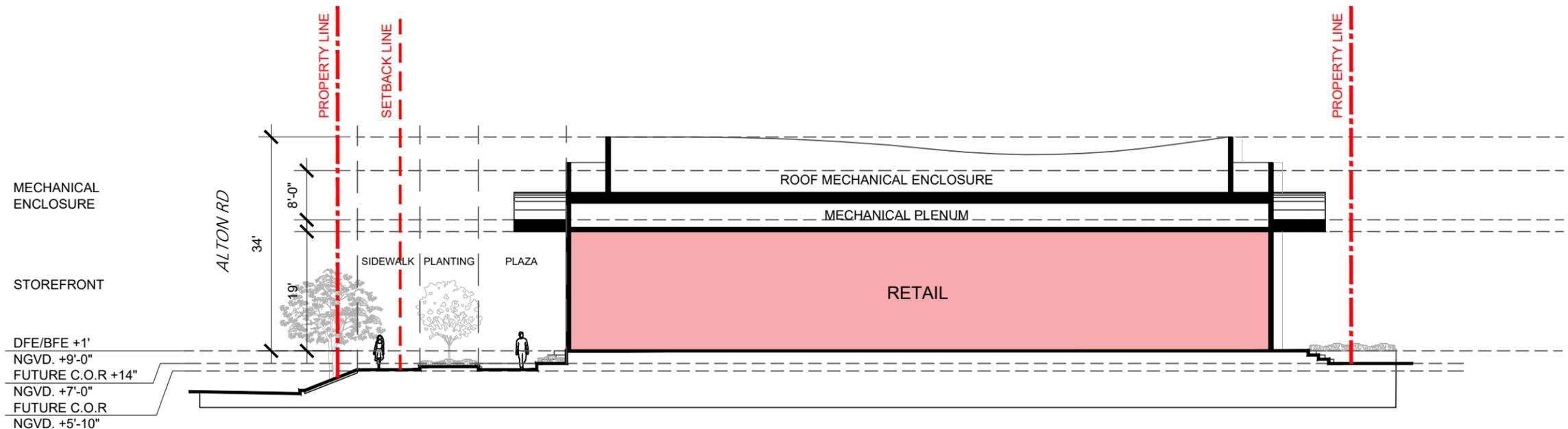




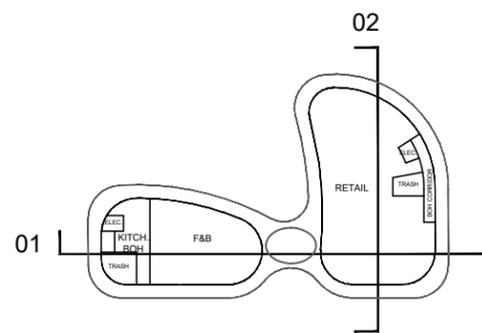


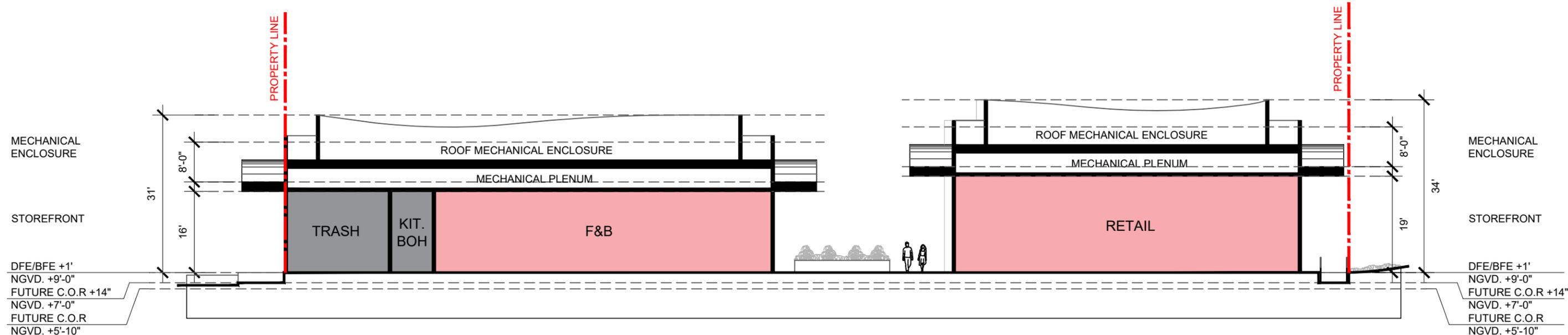


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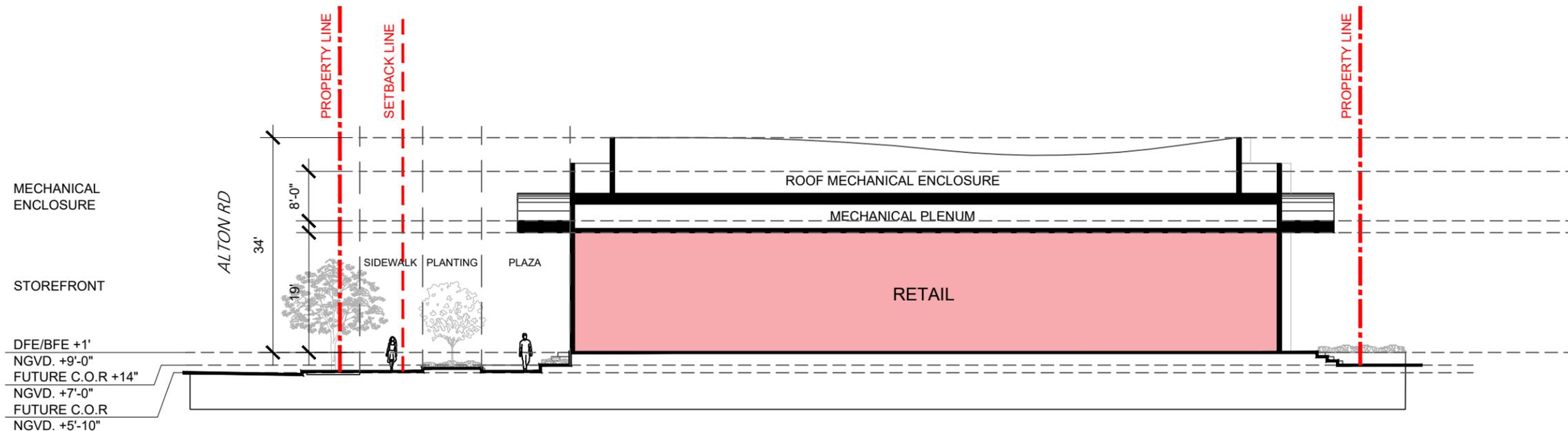


02 - EAST-WEST SECTION

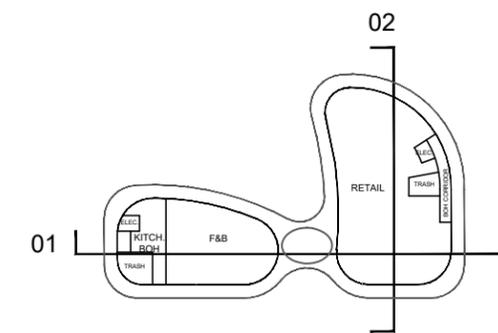


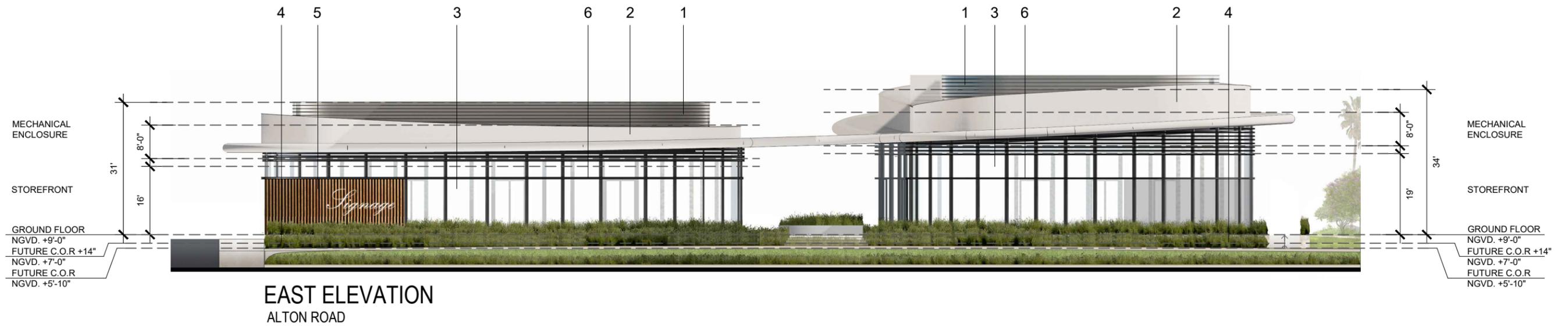


01 - NORTH-SOUTH SECTION



02 - EAST-WEST SECTION

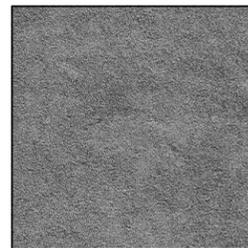




**MATERIAL BOARD**



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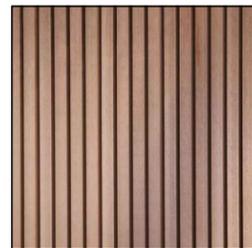
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GLASS STOREFRONT (3)



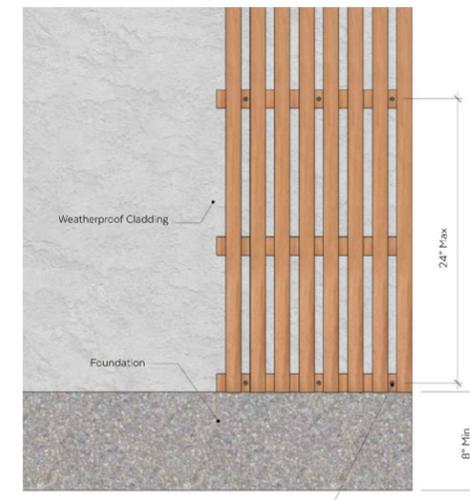
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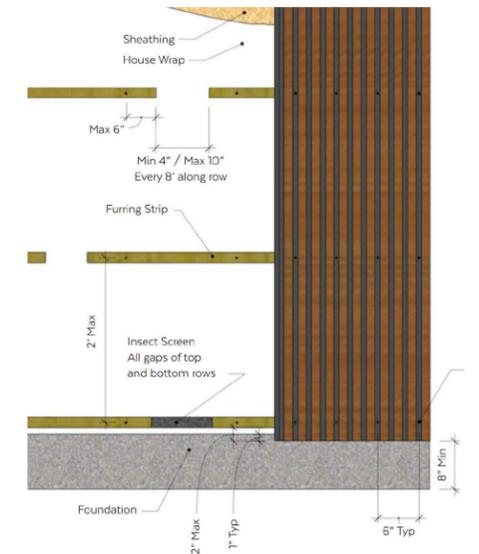
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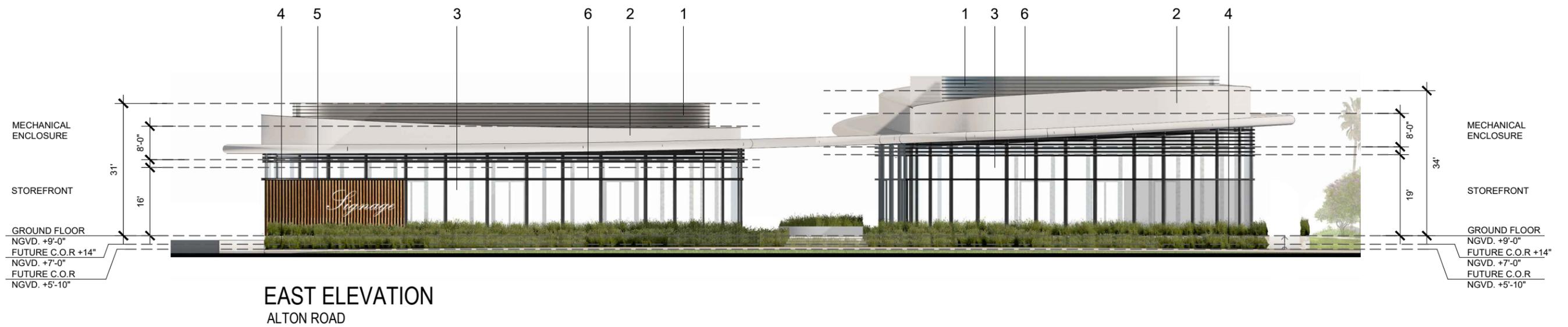


GRAY ALUMINUM MULLIONS (6)



WOOD CLADDING DETAILS

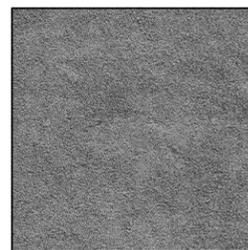




**MATERIAL BOARD**



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GRAY STUCCO (2)



GLASS STOREFRONT (3)



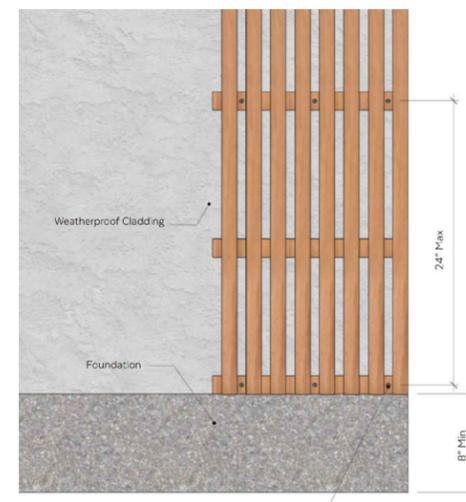
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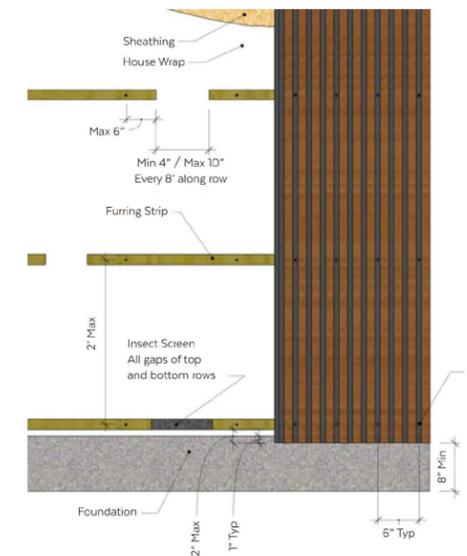
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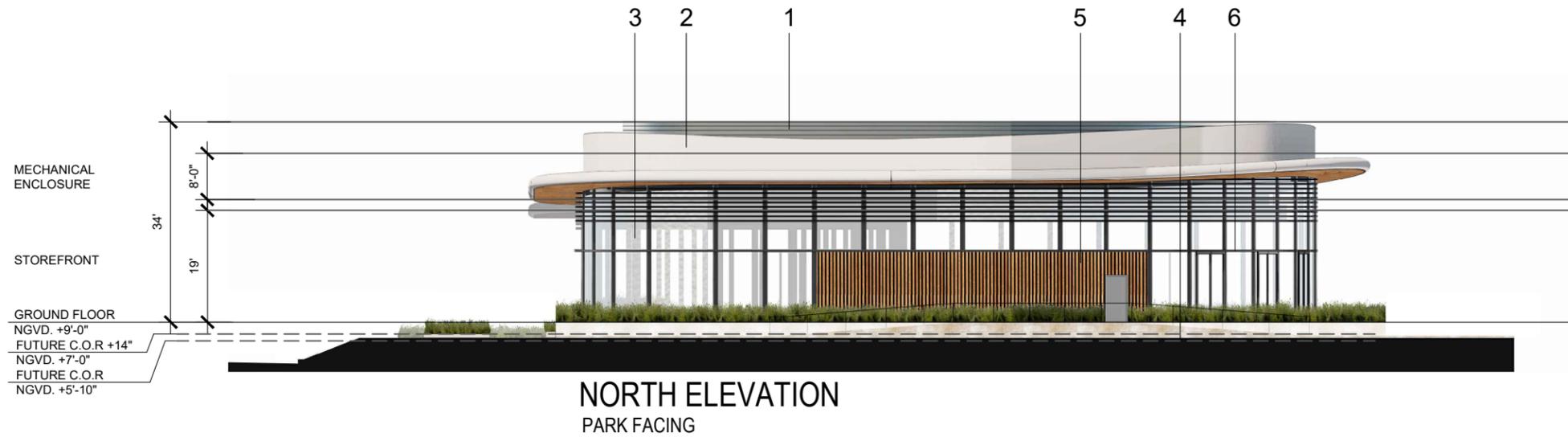


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WOOD CLADDING DETAILS

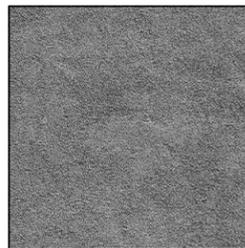




**MATERIAL BOARD**



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GRAY STUCCO (2)



GLASS STOREFRONT (3)



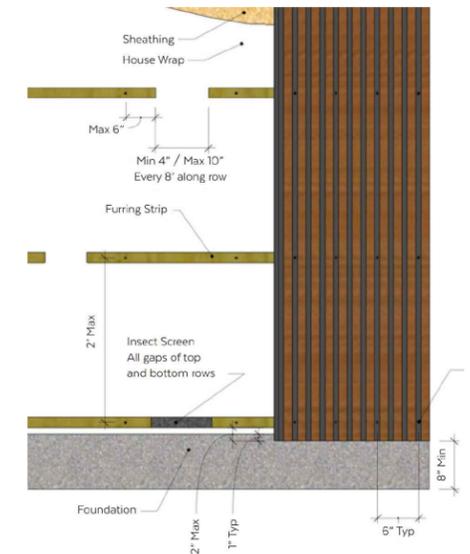
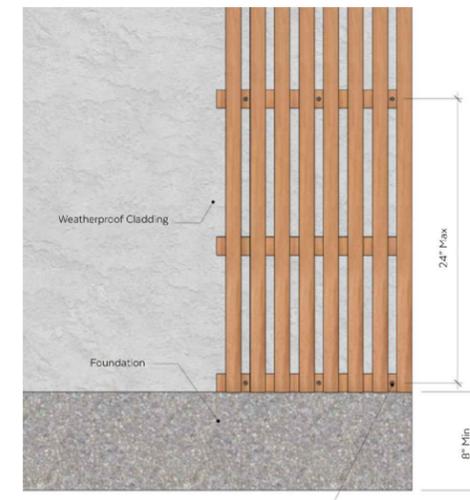
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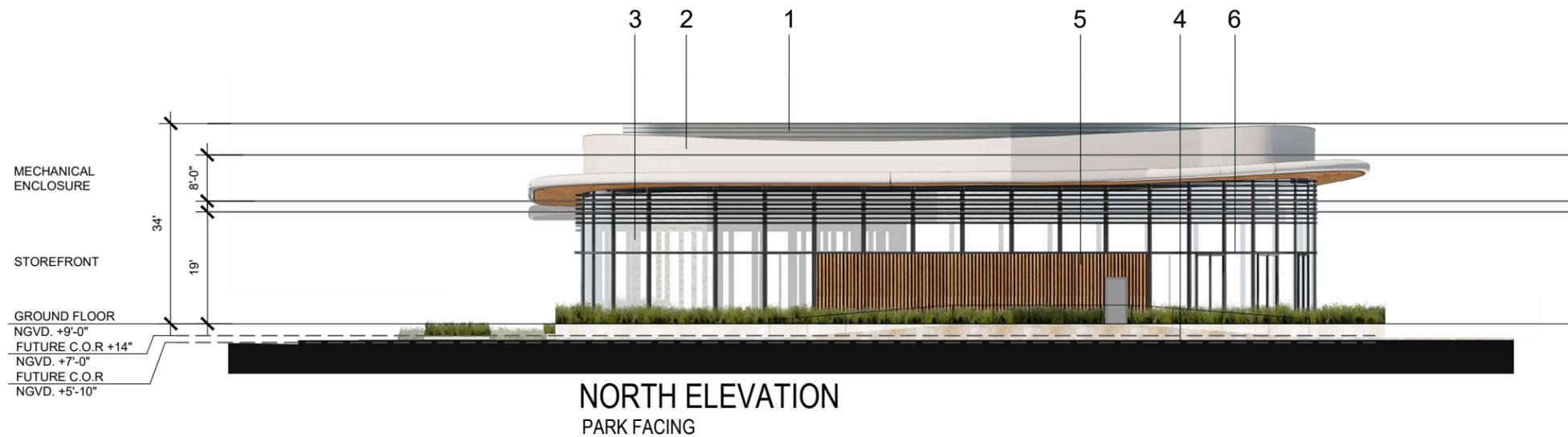


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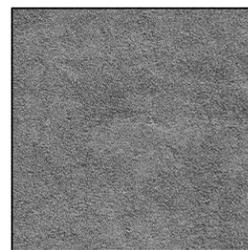




**MATERIAL BOARD**



METAL MECH. SCREENING (1)



GRAY STUCCO (2)



GLASS STOREFRONT (3)



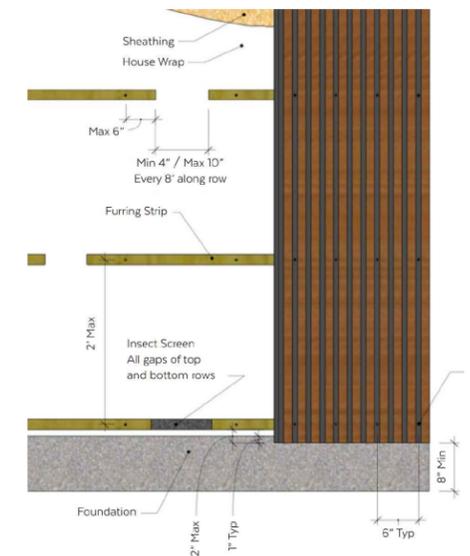
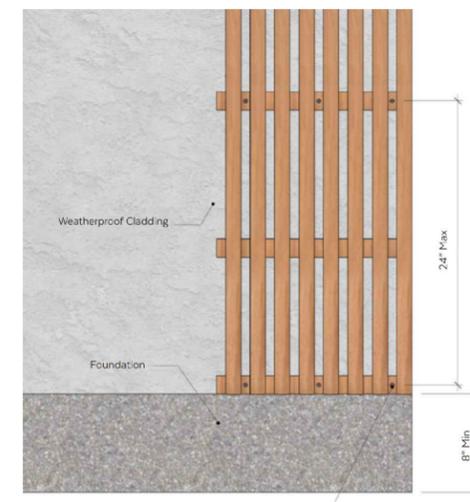
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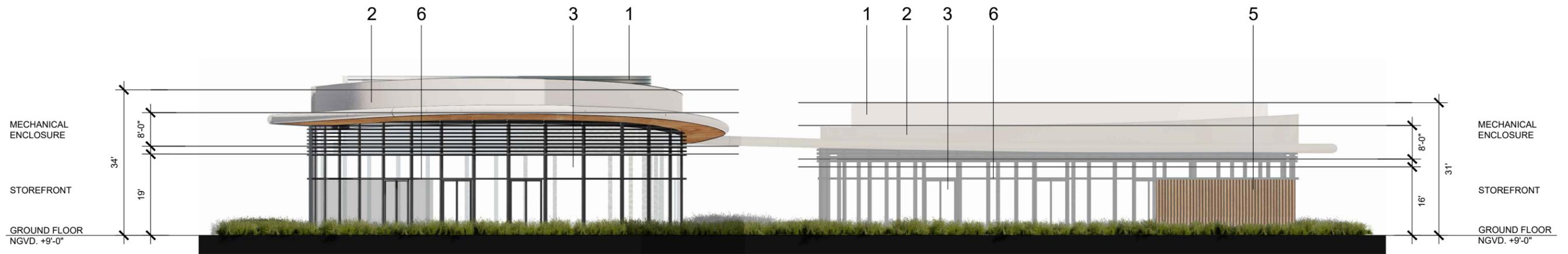


EXTERIOR WOOD CLADDING (5)



GRAY ALUMINUM MULLIONS (6)



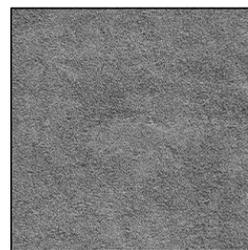


WEST ELEVATION  
PARK FACING

MATERIAL BOARD



METAL MECH. SCREENING (1)



GRAY STUCCO (2)



GLASS STOREFRONT (3)



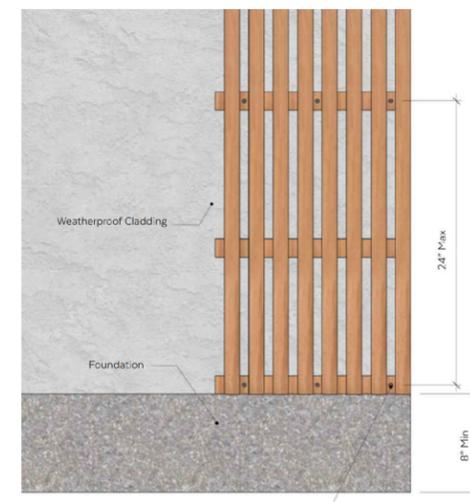
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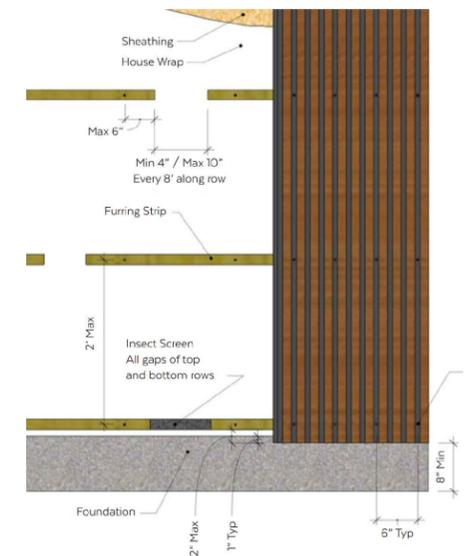
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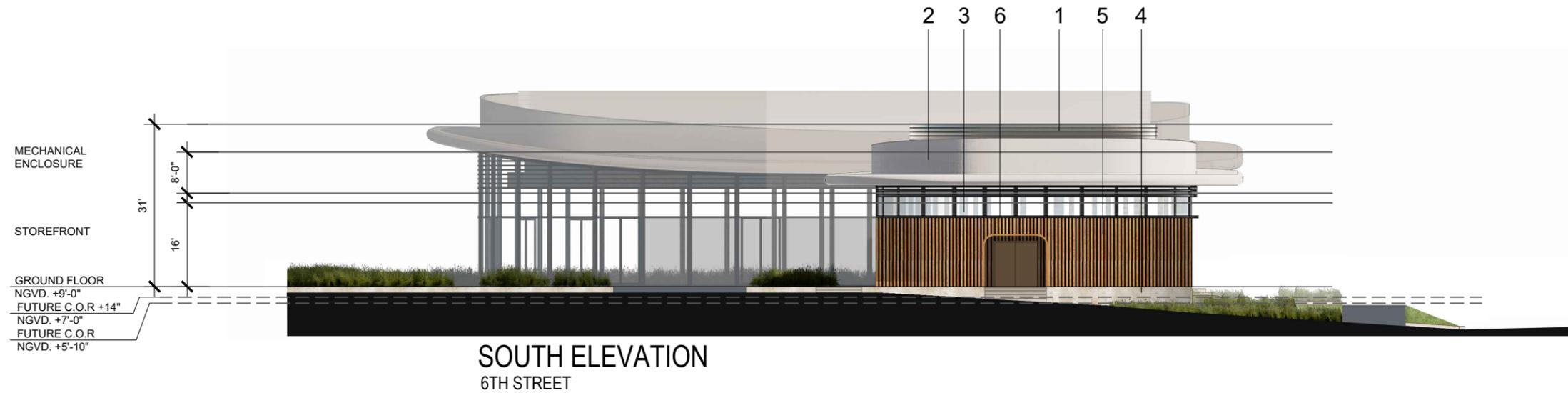


GRAY ALUMINUM MULLIONS (6)



WOOD CLADDING DETAILS

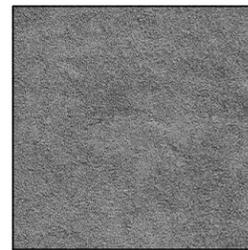




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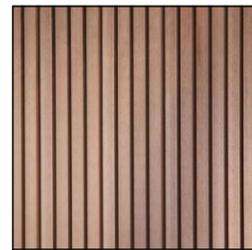
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GLASS STOREFRONT (3)



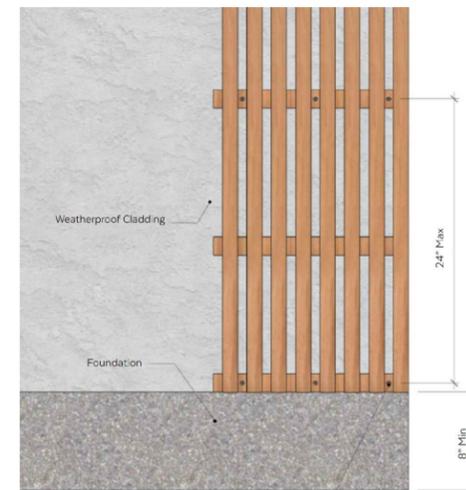
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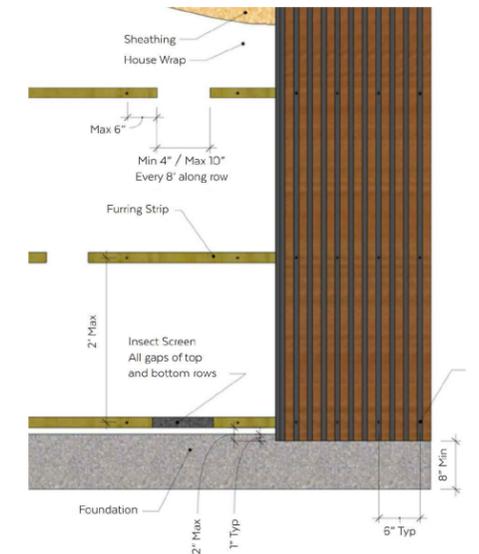
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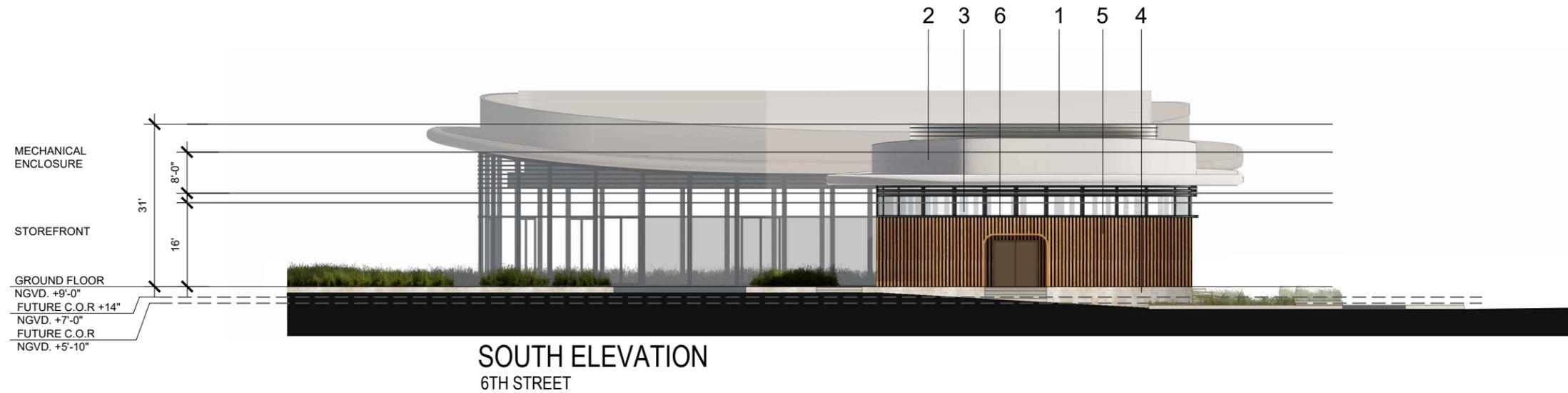


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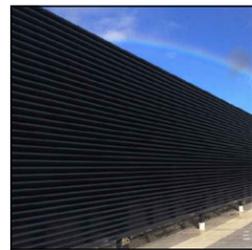


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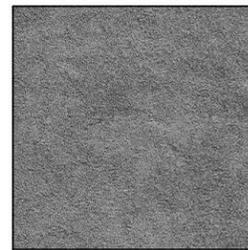




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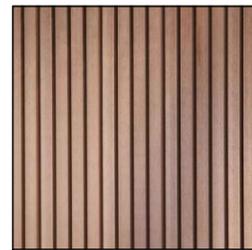
GRAY STUCCO (2)



GLASS STOREFRONT (3)



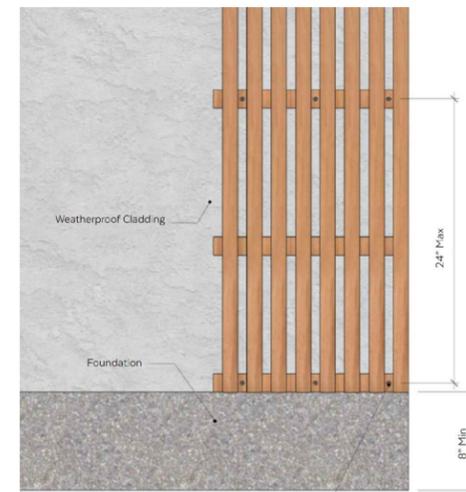
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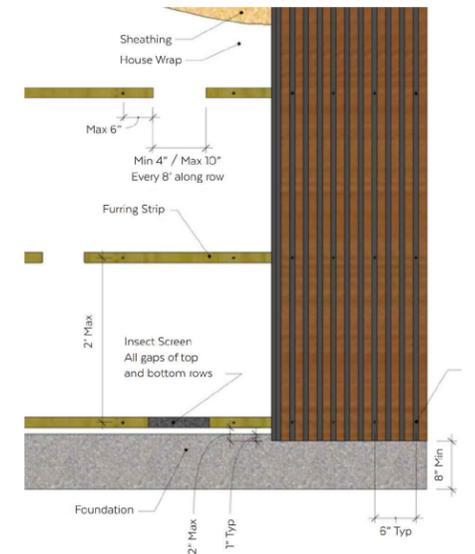
EXTERIOR WOOD CLADDING (5)



GRAY ALUMINUM MULLIONS (6)



WOOD CLADDING DETAILS





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**A4-01**



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RENDERINGS

SCALE:

DATE:  
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**A4-02**



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RENDERINGS  
CURRENT CROWN-OF-ROAD

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**A4-03**



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SEAL:

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RENDERINGS  
FUTURE CROWN-OF-ROAD

SCALE:

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**A4-04**



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RENDERINGS

SCALE:

DATE:  
08/02/2024

**A4-05**