

**IMPORTANT NOTICE TO APPLICANT:**

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**FOR OFFICIAL USE ONLY:**

Agenda Date: \_\_\_\_\_

Tentative No.: T- \_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: MIAMI BEACH Sec.: 34 Twp.: 53 S. Rge.: 42 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: MBCC Hotel

2. Owner's Name: City of Miami Beach Phone: 305-673-7010

Address: 1700 Convention Center Drive City: Miami Beach State: FL Zip Code: 33139

Owner's Email Address: EricCarpenter@miamibeachfl.gov

3. Surveyor's Name: Alberto J. Rabionet Phone: 305-324-0809

Address: 2121 SW 3rd Ave Suite 601 City: Miami State: FL Zip Code: 33129

Surveyor's Email Address: arabionet@atwell.com

4. Folio No(s): 02-3227-000-0090 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit A attached for Legal Description of Tentative Plat

6. Street boundaries: Convention Center Drive on the west; 17th Street on the South, Convention Center Alleyway on the North and Fillmore Alleyway on the East

7. Present Zoning: Civic and Convention Center District Zoning Hearing No.: DRB18-0355, DRB24-0999

**8. Proposed use of Property:**

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( 965,335 Sq. Ft. & No. of Units 800 )  
Hotel

9. Does the property contain contamination? YES:  NO:

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

**Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.**

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

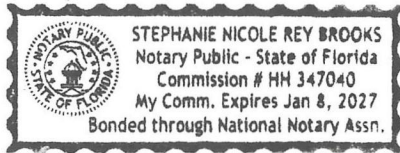
SS:

Signature of Owner: *Eric Carpenter*

(Print name & Title here): Eric T. Carpenter, City Manager, City of Miami Beach

BEFORE ME, personally appeared Eric carpenter this 28 day of April, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28 day of April, 2026 A.D.



(NOTARY SEAL)

Signature of Notary Public: *SNRB*

(Print, Type name here: Stephanie Rey Brooks)

1-8-2027  
(Commission Expires)

HH 347040  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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1. Name of Proposed Subdivision: MBCC Hotel

2. Owner's Name: City of Miami Beach (Leasee: MB Mixed Use Investment, LLC) Phone: 347-503-5352

Address: 1700 Convention Center Drive City: Miami Beach State: FL Zip Code: 33139

Owner's Email Address: ibatista@terragoup.com

3. Surveyor's Name: Alberto J. Rabionet Phone: 305-324-0809

Address: 2121 SW 3rd Ave Suite 601 City: Miami State: FL Zip Code: 33129

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NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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STATE OF FLORIDA)  
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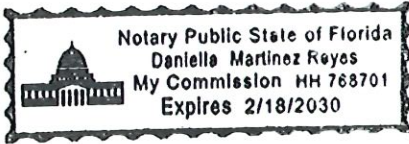
SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): David Martin, Manager, MB Mixed Use Investment, LLC

BEFORE ME, personally appeared David Martin this 18 day of May, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 18 day of May, 2026 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Daniella Martinez Reyes

2/18/2030

HH768701

(Commission Expires)

(Commission Number)

(NOTARY SEAL)

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STATE OF FLORIDA)

SS:

Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Aly-Khan Merali, Manager, MB Mixed Use Investment, LLC

BEFORE ME, personally appeared Aly-Khan Merali this 18<sup>th</sup> day of May, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 18<sup>th</sup> day of May, 2026 A.D.

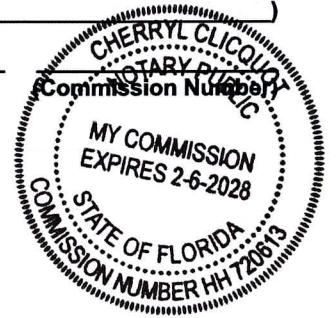
Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires)

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**EXHIBIT A TO TENTATIVE PLAT APPLICATION FOR MBCC HOTEL SITE**

**LEGAL DESCRIPTION**

A PARCEL OF LAND (TRACT A) LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N88°00'53"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID RIGHT OF WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE OF 368.16 FEET; THENCE N02°04'00"W, ALONG THE EASTERN EDGE OF AN EXISTING 15 FEET WIDE SIDEWALK LYING ON THE EAST SIDE OF CONVENTION CENTER DRIVE AS NOW LAID OUT AND IN USE, A DISTANCE OF 39.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N02°04'00"W ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 238.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48"; THENCE N88°01'48"E A DISTANCE OF 310.54 FEET; THENCE S01°56'26"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 318.50 FEET; THENCE S88°00'53"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 309.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N47°01'33"W; THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE A DISTANCE OF 62.78 FEET, THROUGH A CENTRAL ANGLE OF 89°55'08" TO THE POINT OF BEGINNING.

CONTAINING 110,884 S.F. (2.545 ACRES) MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND (RIGHT-OF-WAY TRACT) LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 12,588 S.F (0.289 ACRES) MORE OR LESS.

TOGETHER ALL CONTAINING 123,472 S.F. (2.834 ACRES) MORE OR LESS.

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF

## MBCC HOTEL

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA.

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### TENTATIVE PLAT NOTES:

- OWNER: CITY OF MIAMI BEACH  
ADDRESS: FLA BAY SHORE CLUB COURSE MIAMI, FLORIDA 33129
- FOLIO NUMBER / ADDRESS: 02-3227-000-0090 / 1701 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139
- DEVELOPMENT CONTACT INFO: ALBERTO RABIONET, PSM; 2121 SW 3RD AVENUE, SUITE 601, MIAMI, FLORIDA 33129; PHONE: 305-324-7671; E-MAIL: ARABIONET@ATWELL.COM
- SITE ZONING: TO BE PROVIDED BY THE CLIENT
- FLOOD ZONE: LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 8 FEET, PER FIRM MAP NUMBER 12086C0317L, SUFFIX: L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, MAP REVISED: SEPTEMBER 11, 2009.
- TOTAL GROSS AREA OF PLAT: 123,472 S.F. (2.834 ACRES) MORE OR LESS.
- PROPOSED NUMBER OF LOTS OR TRACTS: 1, BEING TRACT "A" 110,884 S.F. (2.545 ACRES) MORE OR LESS.
- RIGHT-OF-WAY AREA TO BE DEDICATED: 12,588 S.F. (0.834 ACRES) MORE OR LESS.
- RIGHTS-OF-WAY TO BE CLOSED: NONE
- MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION: 6.00 FEET NAVD-88 (7.52 FEET NGVD-29) AT THIS LOCATION, AS CONFIRMED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
- DEVELOPMENT INFORMATION: AN 800-ROOM BUSINESS HOTEL (INCLUDING ACCESSORY USES AND STRUCTURED PARKING) WITH A MAXIMUM TOTAL CONSTRUCTION AREA OF 965,335 SQUARE FEET, INCLUDING 17,000 SQUARE FEET OF RETAIL AND LEASED RESTAURANTS AT THE FIRST LEVEL.

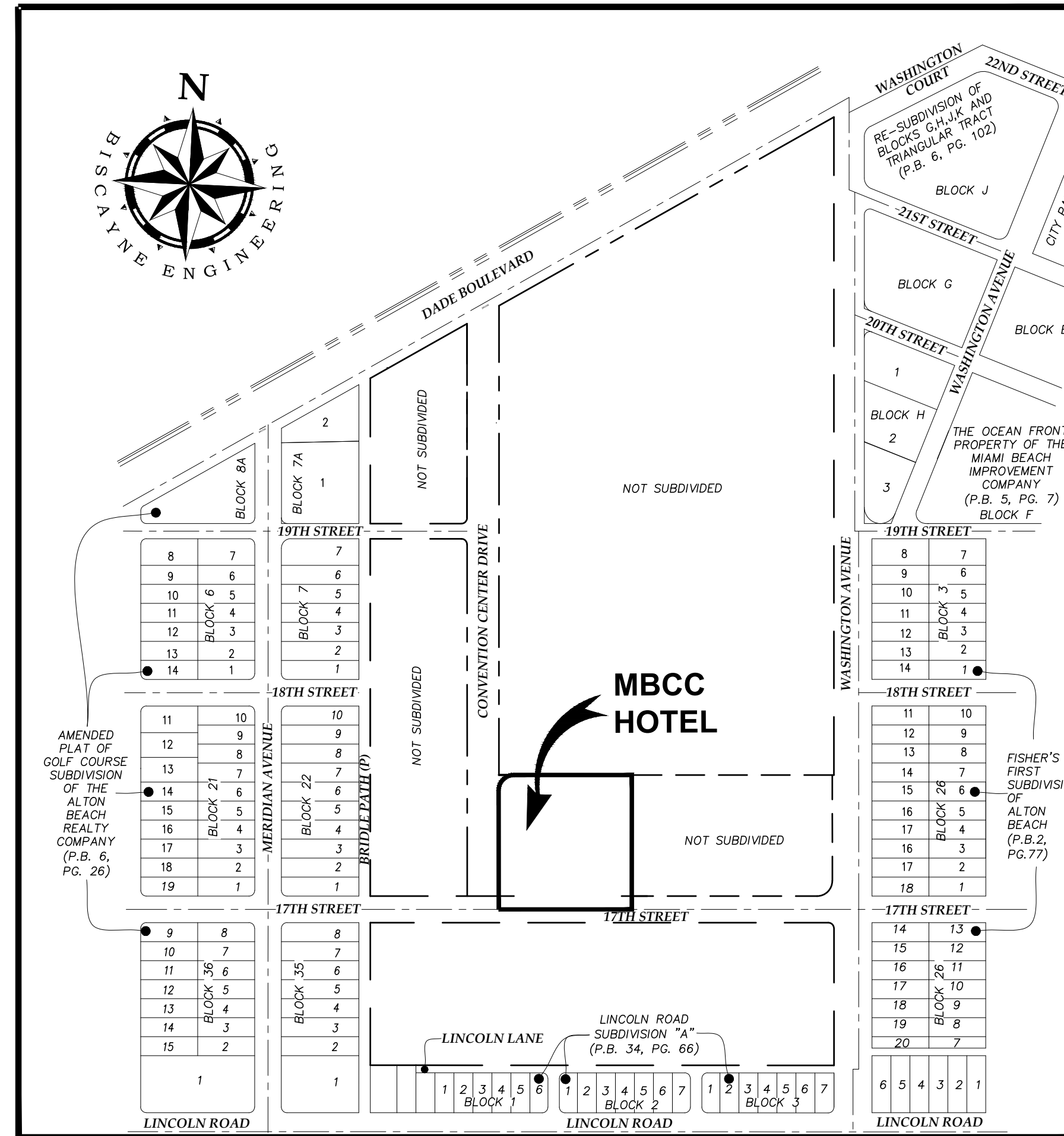
### ABBREVIATIONS:

A = ARC LENGTH	MON. = MONUMENT
ASPH. = ASPHALT	N = NORTH
APPROX. = APPROXIMATE	N&T = NAIL AND TIN TAB
BEC = BISCAYNE ENGINEERING COMPANY	N&W = NAIL AND WASHER
BL = BASELINE	NAVD-88 = NORTH AMERICAN VERTICAL DATUM OF 1988
BM = BENCHMARK	NGVD-29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
BW = BACK OF SIDEWALK	NVAL = NON-VEHICULAR ACCESS LINE PER PLAT
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS	NTS = NOT TO SCALE
CA = CENTRAL ANGLE	OR.B. = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	OFF. = OFFSET
CD = CHORD DISTANCE	(P) = PER PLAT
CCR = CERTIFIED CORNER RECORD	PAV = PAVEMENT
CL = CLEARANCE	P.B. = PLAT BOOK
CLF = CHAIN LINK FENCE	PCC = POINT OF COMPOUND CURVATURE
CM = CONCRETE MONUMENT	PC. = PAGE
CONC. = CONCRETE	PI = POINT OF INTERSECTION
COR. = CORNER	PK N&W = PARKER KALON NAIL AND WASHER
C&G = CURB AND GUTTER	P.O.B. = POINT OF BEGINNING
DC = DEPRESSIONED CURB	P.O.C. = POINT OF COMMENCEMENT
D.B. = DEED BOOK	PP = POWER POLE
E = EAST	PRC = POINT OF REVERSE CURVATURE
EP = EDGE OF PAVEMENT	PT = POINT OF TANGENCY
DEP = DEPRESSIONED CURB	(R) = RECORD
DH = DRILL HOLE	R = RADIUS
EL = ELEVATION	RCE = RANGE
FBDC = FOUND BRASS DISC IN CONCRETE	R.R. = RAILROAD
FDP = FOUND IRON PIPE	R/W = RIGHT-OF-WAY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	S = SOUTH
F.P.L. = FLORIDA POWER AND LIGHT	SEC. = SECTION
FL = FLOW LINE	S.F. = SQUARE FEET
FND = FOUND	STA. = STATION
ID = IDENTIFICATION	T.B.M. = TEMPORARY BENCHMARK
I.P. = IRON PIPE	TC = TOP OF CURB
IP&C = IRON PIPE AND CAP	T.O.B. = TOP OF BANK
IR = IRON ROD NO IDENTIFICATION	TWP = TOWNSHIP
IR&C = 5/8" IRON ROD AND CAP	UG = UNDERGROUND
IRC = IRON ROD IN CONCRETE	U.S. = UNITED STATES
(L) = PER LEGAL DESCRIPTION	W = WEST
L = ARC LENGTH	WM = WATER METER
LAT = LATITUDE	Ø = DIAMETER
LB = LICENSED BUSINESS	± = MORE OR LESS
(M) = MEASURED	Δ = DELTA, DEFLECTION ANGLE
MH = MANHOLE	
MHD = MANHOLE (DRAINAGE SEWER)	
MHS = MANHOLE (SANITARY SEWER)	
M&W = MAG NAIL AND WASHER	

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

### SURVEYOR'S NOTES:

- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- THE SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE UNSUBDIVIDED LANDS.
- SITE ADDRESSES AND FOLIO NUMBERS ARE PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE.
- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE BEARING BASIS, BEING N88°00'53"E ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), MEASURING TAPE, AND LEVELING INSTRUMENT UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET ON GROUND SURFACES.
- ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
  - CITY OF MIAMI BEACH BENCHMARK "DB MA 12", ELEVATION 7.56' (NAVD88), PK NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND MERIDIAN AVENUE.
  - CITY OF MIAMI BEACH BENCHMARK "DB 03", ELEVATION 5.36' (NAVD88), PK NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PRAIRIE AVENUE.
- TIES FROM THE BOUNDARY LINES TO THE BUILDING(S) ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN. THE SITE AND BUILDING(S) ARE UNDER CONSTRUCTION. ALL UTILITIES WITHIN THE SITE WERE OR ARE GOING TO BE DEMOLISHED PER THE CLIENT.
- ONLY THE VISIBLE ABOVEGROUND APPURTENANCES AND SUBSURFACE UTILITIES HAVE BEEN LOCATED/SHOWN. NO UNDERGROUND UTILITY MARKINGS WERE OBSERVED AND NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
- UNDERGROUND IMPROVEMENTS, AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS, ETC.
- TREES SHOWN HEREON WERE LOCATED, BUT NOT MEASURED OR IDENTIFIED. CLIENT SHOULD CONSULT A CERTIFIED ARBORIST FOR IDENTIFICATION OF THE TREES SHOWN HEREON.
- NO VISIBLE EVIDENCE OF WETLAND DELINEATION MARKERS WERE OBSERVED AT THE SUBJECT PROPERTY. CLIENT SHOULD CONSULT A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THE PREMISES HAS DIRECT ACCESS TO 17TH STREET, PRESUMED TO BE DEDICATED BY MAINTENANCE AS A PUBLIC RIGHT OF WAY AS PER FLORIDA STATUTES 95.361 (AS CERTIFIED IN A LETTER BY THE CITY MANAGER OF MIAMI BEACH, DATED MARCH 31, 2025). IT SHOULD BE NOTED THAT THE ADJACENT CONVENTION CENTER DRIVE MAY NOT BE A PUBLICLY DEDICATED RIGHT-OF-WAY.
- THE SUBJECT PROPERTY CONSISTS OF ONE PARCEL, THE COMMON BOUNDARIES OF WHICH ARE CONTIGUOUS, WITH NO GORES, GAPS, HIATUSES, OR OVERLAPS.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS WITHIN THE SUBJECT PROPERTY. NO INFORMATION REGARDING THIS WAS PROVIDED TO THE SURVEYOR.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.



**LOCATION SKETCH**  
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.  
SCALE 1"=300'

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.  
2121 SW 3RD AVENUE, SUITE 601, MIAMI, FL. 33129  
305-324-7671  
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE  
LICENSE NO.: LB-0129

SURVEY DATE: 12-18-2025

ALBERTO J. RABIONET, PSM, FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 7218 STATE OF FLORIDA

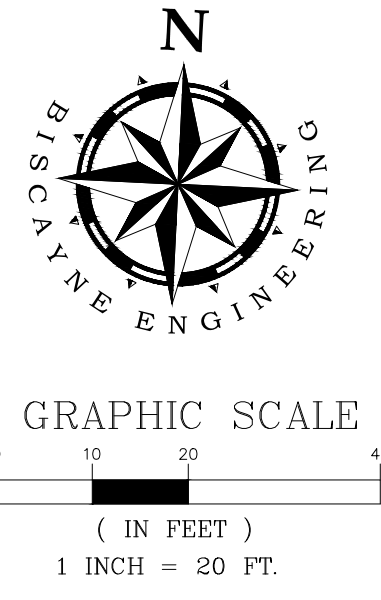
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 53-17-062, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: Apr 21, 2026 - 5:26pm EST FILE: F:\SURREY\PROJECTS - ATWELL\2025\25090458 MBCC HOTEL - MB MIXED USE INVESTMENTS\DWG\CAD\25090458 TENTATIVE PLAT 04-21-26.dwg

<b>BISCAYNE ENGINEERING</b> SURVEYORS • ENGINEERS PLANNERS • SINCE 1898 •	<b>MBCC HOTEL</b> INVESTMENTS, LLC SCALE: SHOWN    DESIGNED BY: AJR DRAWN BY: GPR/RY/MCA    CHECKED BY: AJR/AS DATE: 12/18/25    APPROVED BY: AJR    F.B./P.G.: 3140/20-22
ORDER No. <b>25009458</b> SHEET No. <b>1 of 2</b>	MAMI-DADE 2121 SW 3RD AVE. SUITE 601, MIAMI, FL 33129 TEL (305) 324-7671, FAX (305) 324-0909 449 NW 35TH ST. BOCA RATON, FL 33431 TEL (561) 609-2329 E-MAIL: INFO@BISCAYNEENGINEERING.COM WEB: WWW.BISCAYNEENGINEERING.COM

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF **MBC HOTEL**

SECTION 34, TOWNSHIP 53 SOUTH,  
RANGE 42 EAST, CITY OF MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA.



**LEGEND:**

- CATCH BASIN TYPE "D"
- CATCH BASIN TYPE "DC"
- CATCH BASIN TYPE "F"
- CENTERLINE
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- GUY WIRE AND ANCHOR
- HEDGE
- LIGHT POLE LOW LEVEL
- LIGHT POLE, MAST ARM
- EXISTING LIGHT POLE LOW LEVEL
- EXISTING LIGHT POLE, MAST ARM
- PALM
- PINE
- TREE
- PARKING METER
- POWER POLE
- POWER AND TELEPHONE POLE
- STANDING PIPE
- FLOOD LIGHT
- LAMP
- BUS BENCH
- BIKE RACK
- TRASH CAN
- FLAG POLE
- MAILBOX
- FORCE MAIN VALVE BOX
- GAS VALVE
- EXISTING VALVE
- WATER VALVE BOX
- WATER METER BOX
- MONITORING WELL
- POST
- CLEAN OUT
- SANITARY VALVE
- DRAIN
- BACKFLOW PREVENTER
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- IRRIGATION VALVE
- GAS METER
- GAS MANHOLE
- COMMUNICATION BOX
- TELEPHONE BOX
- ELECTRICAL BOX
- SERVICE BOX
- ELECTRICAL METER
- ELECTRICAL OUTLET
- WOOD POWER POLE
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- SIGNAL CONTROL PANEL
- SIGNAL PEDESTRIAN
- TRAFFIC SIGNAL, MAST ARM
- TELEPHONE POLE (EXISTING)
- TELEPHONE MANHOLE
- WIRING BOX
- AIR CONDITIONING UNIT
- TELEVISION BOX
- DENOTES SPOT ELEVATION

**LINE TYPE**

- CENTERLINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- CONC. SIDEWALK AND EP
- CONCRETE
- FENCE
- LIMITS OF BUILDING

**HATCH TYPE**

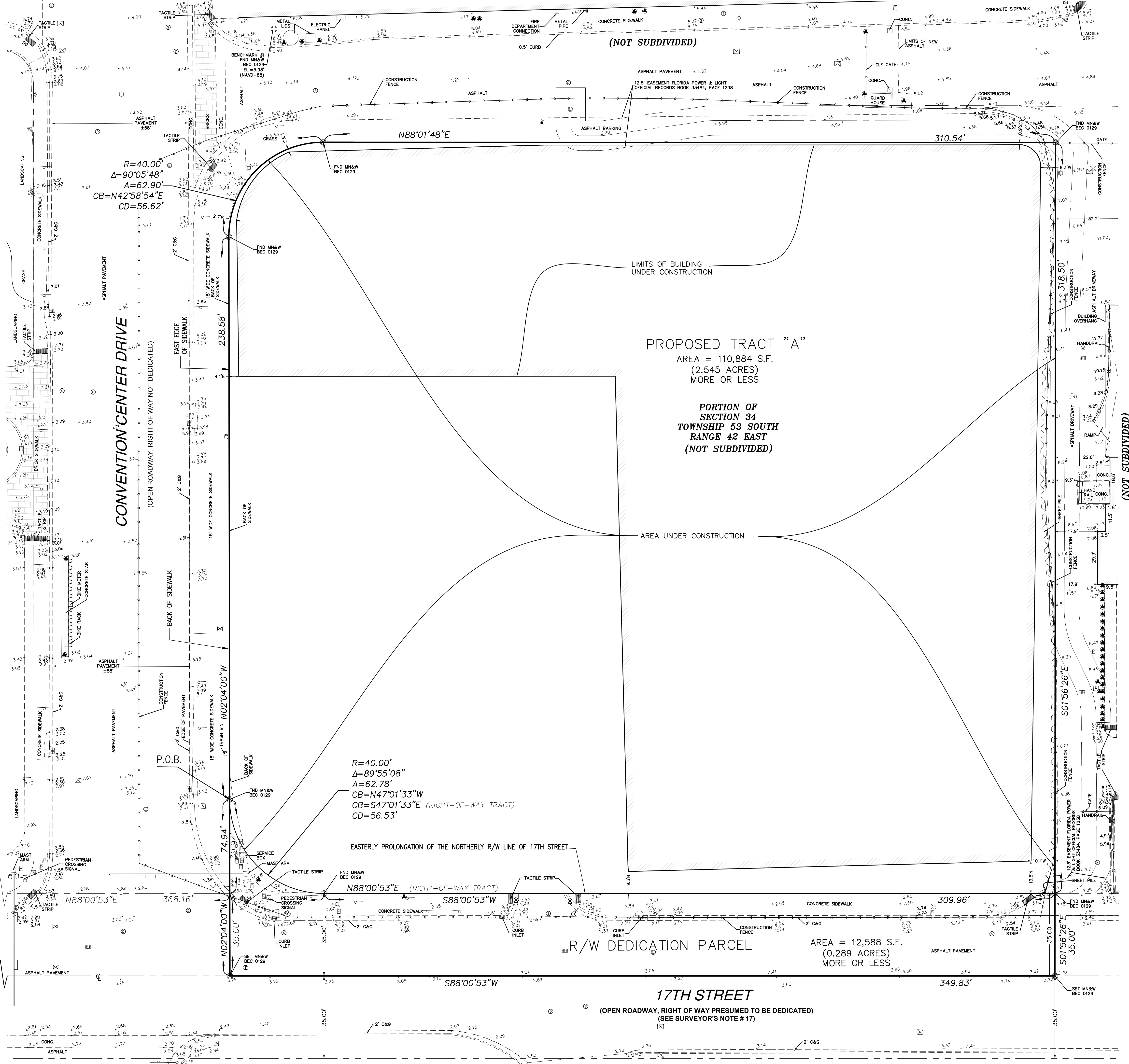
- BRICK

**AMENDED PLAT OF  
GOLF COURSE  
SUBDIVISION  
ALTON BEACH  
REALTY COMPANY  
(PLAT BOOK 6, PAGE 26)  
LOT 1, BLOCK 22**

**P.O.C.  
SOUTHEAST CORNER  
LOT 1, BLOCK 22**

**BEARING  
REFERENCE**

**17TH STREET**



DATE: Apr 21, 2025 - 5:33pm EST FILE: F:\SURVEY\PROJECTS - FIRMAL\2025\25090458 MBCCH PLAT - MB MIXED USE INVESTMENTS\DWG\CAD\25090458 TENTATIVE PLAT 04-21-25.dwg

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

<p><b>BISCAYNE ENGINEERS</b> SURVEYORS • ENGINEERS PLANNERS</p> <p>• SINCE 1898 •</p> <p>2121 SW 3RD AVE, SUITE 601, MIAMI, FL 33129 TEL (305) 324-7671, FAX (305) 324-0909 449 NW 35TH ST, BOCA RATON, FL 33431 TEL (561) 699-2329 E-MAIL: INFO@BISCAYNEENGINEERING.COM WEB: WWW.BISCAYNEENGINEERING.COM</p>	<p><b>MBC HOTEL</b> FOR: MB MIXED USE INVESTMENTS, LLC SCALE: SHOWN DESIGNED BY: AJR/AJS CHECKED BY: AJR/AJS DRAWN BY: GP/RH/MCA DATE: 12/18/25 APPROVED BY: AJR F.B./P.C.: 3140/20-22</p> <p>ORDER NO. <b>25090458</b></p> <p>SHEET NO. <b>2 of 2</b></p>
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