

Way

Professional Seal of Ramon B. Pacheco, Registered Architect, State of Florida, License No. AR0008412.

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Permit Type: Revision **Work Class:** General **Application Date:** 02/12/2021 **Status:** Applied

Address: 7801 ATLANTIC WAY

Print Date & Time: 3/26/2021 10:45:27 AM

BUILDING DEPARTMENT

Reviewed For Compliance

Permit: RV2114494

RV2114494

Item Review Type	Status	Version	Completed Date	Assigned User
Planning Review	Pass	1	03/03/2021	Alberto Bile
Permit Intake Review	Pass	1	02/24/2021	Brittany Washington
Public Works (Building Permits)	Pass	1	03/01/2021	Eugene Egemba
Structural Review	Pass	1	02/24/2021	Adalberto Viciado
Permit Landscape Review	Pass	2	03/16/2021	Ricardo Guzman
Building Review	Pass	2	03/15/2021	Armando Lopez
Urban Forestry Group Review	Pass	4	03/26/2021	Jorge Nunez

MIAMIBEACH

Permit Application

MIAMIBEACH

BUILDING DEPARTMENT

Application Date: 02/11/2021

Parcel / Folio Number:
0232020040230

Permit #: BOA2106659

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33133
Phone: 305-673-7610 ; Fax: 305-673-7857
http://www.miamibeachfl.gov/building
Reviewed For Compliance
RV2114494Property Address:
7801 ATLANTIC WAY Miami

Unit #:

Master Permit Number (If applicable):
BR2004719Violation # (If applicable):
03/26/2021 10:46:46 AM

Permit Type: Building Online Application

Permit Workclass: Building Online Application

Occupancy Classification:

Square Feet: 0.00

Valuation: \$0.00

Description of Work: DRIVEWAY REVISION

Property Owner

Name: SUSAN ASSAAD

Email:

Home Phone: 646-641-7676

Mobile Phone:

Business Phone:

Contractor

Company Name:

Name:

Email:

Home Phone:

Mobile Phone:

Business Phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installation as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a **separate permit** must be secured for **Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.**

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this country, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.

Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.

Signature of Owner/Agent or GC (for Sub-permits):

Signature of Qualifier:

PRINT NAME: SUSAN ASSAAD

STATE OF FLORIDA MIAMI-DADE COUNTY

Sworn to and subscribed before me this 12th

day of February, 2021

by SUSAN ASSAAD

Signature of Notary Public

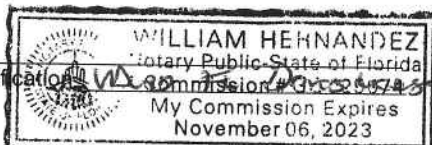
Print Name: William Hernandez

(SEAL)

Personally know

or Produced Identification

WILLIAM HERNANDEZ



PRINT NAME: SERGIO N. VELIKOPOLJSKI

STATE OF FLORIDA MIAMI-DADE COUNTY

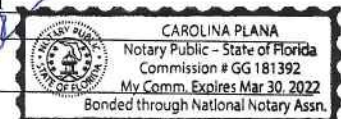
Sworn to and subscribed before me this 11th,

day of FEBRUARY, 2021

by Sergio N. Velikopoljski

Signature of Notary Public

Print Name: Carolina Plana



(SEAL)

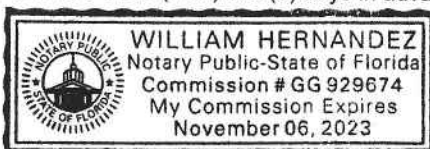
Personally know

WELL KNOW TO ME.

or Produced Identification

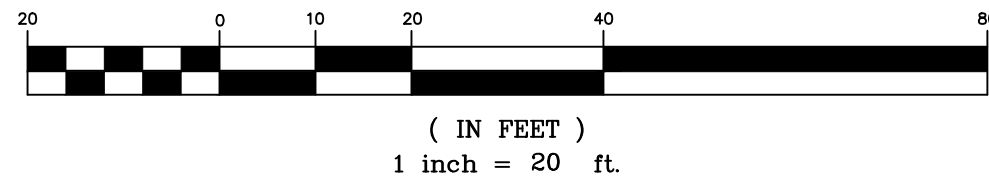
ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax), or 305-673-7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service)

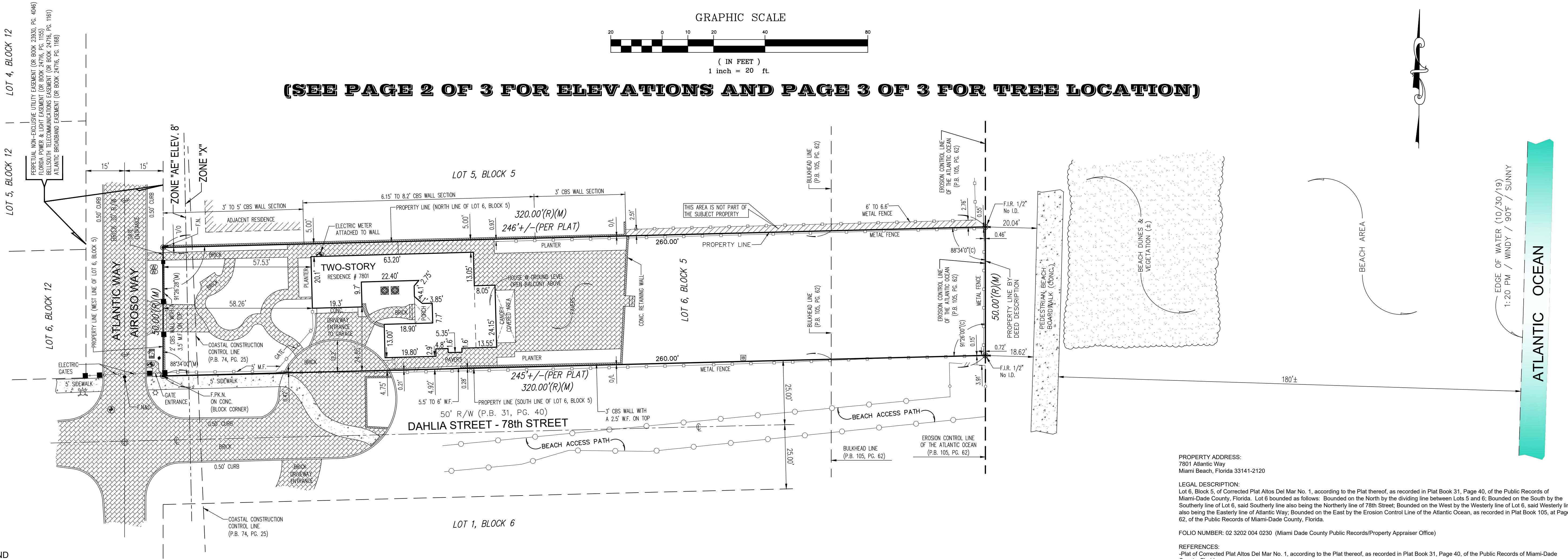


SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 2 OF 3 FOR ELEVATIONS AND PAGE 3 OF 3 FOR TREE LOCATION)



LEGEND

(C) = Calculated
CL = Clear
C = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
P = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
P.G. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER HEATER
- WATER METER
- WOOD POLE
- IRRIGATION CONTROL VALVE
- FPL MANHOLE
- FIRE HYDRANT
- IRRIGATION BOX
- TREE
- PALM
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- WOOD POST
- WOOD FENCE (W.F.)
- WIRE FENCE (W.R.F.)
- CBS. WALL



LOCATION MAP
NOT TO SCALE

SURVEY SITE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) are shown on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Henskovitz Shapiro, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:

-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

-Perpetual Non-Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

-BellSouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

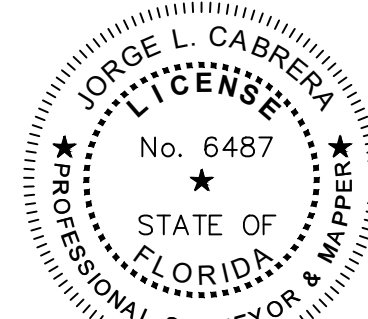
This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 53-17, Florida Administrative Code, under Sections 53-17.051 and 53-17.052 and is a "BOUNDARY SURVEY" as defined in Section 53-17.050.

LAST REVISION
11/06/2020
JN 19-5113-B

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper. Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA

Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

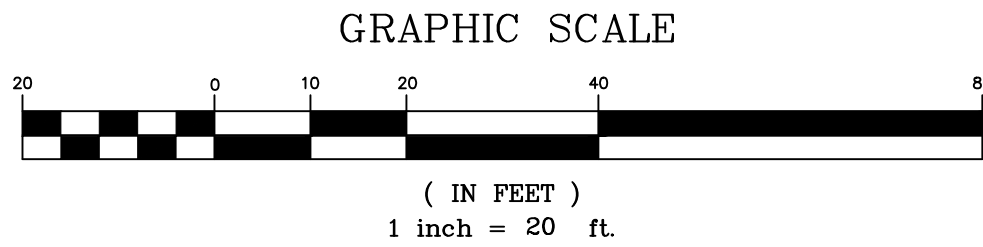
Prepared for:

Susan Assaad

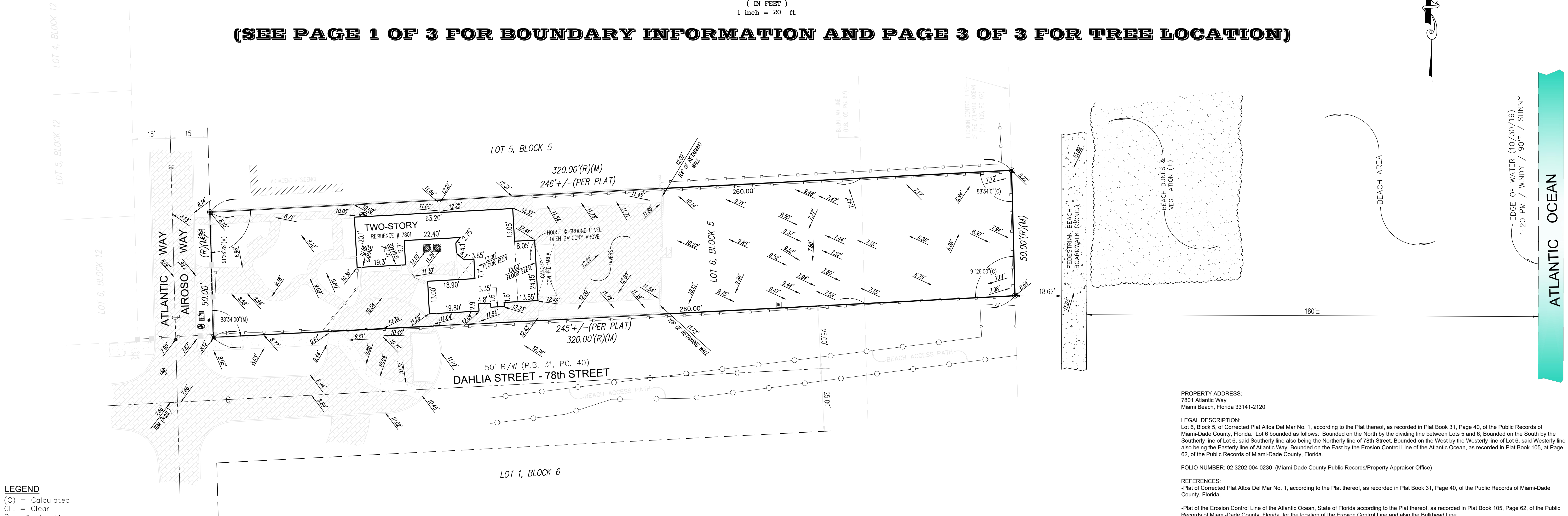
CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET:
1 OF 3

SKETCH OF BOUNDARY SURVEY



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND PAGE 3 OF 3 FOR TREE LOCATION)



LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
PL = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
P.G. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

☐ AIR CONDITIONER
☐ CABLE TV
☐ CATCH BASIN
☐ CONCRETE POLE
☐ ELECTRIC BOX
☐ SANITARY SEWER MANHOLE
☐ LIGHT POLE
☐ WATER HEATER
☐ WATER METER
☐ WOOD POLE
☐ IRRIGATION CONTROL VALVE
☐ FPL MANHOLE
☐ FIRE HYDRANT
☐ IRRIGATION BOX
☐ TREE
☐ PALM
☐ EXISTING ELEVATION
☐ COVERED AREA
☐ CHAIN LINK FENCE (C.L.F.)
☐ METAL FENCE (M.F.)
☐ OVERHEAD LINES
☐ WOOD POST
☐ WOOD FENCE (W.F.)
☐ WIRE FENCE (W.R.F.)
☐ CBS. WALL



LOCATION MAP
NOT TO SCALE

SURVEY SITE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the result of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Henskovitz Shapiro, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:

-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

-Perpetual Non-Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

-Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

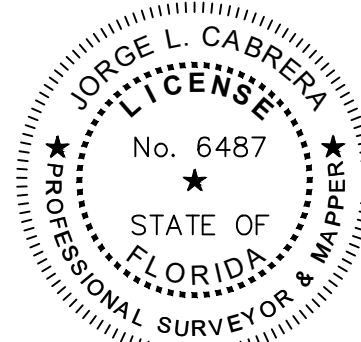
This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 53-17, Florida Administrative Code, under Sections 53-17.051 and 53-17.052 and is a "BOUNDARY SURVEY" as defined in Section 53-17.050.

LAST REVISION
11/06/2020
JN 19-5113-B

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

Prepared for:

Susan Assaad

CHECKED BY: JLC.

DRAWN BY: ELF.

FIELD DATE: 11/01/2019

DATE: 11/03/2019

SCALE: 1" = 20'

JOB No. 19-5113

SHEET:

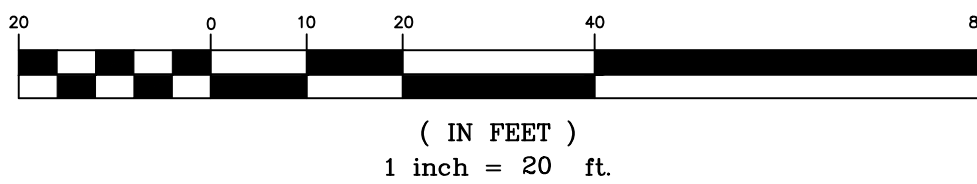
2 OF 3

JORGE L. CABRERA

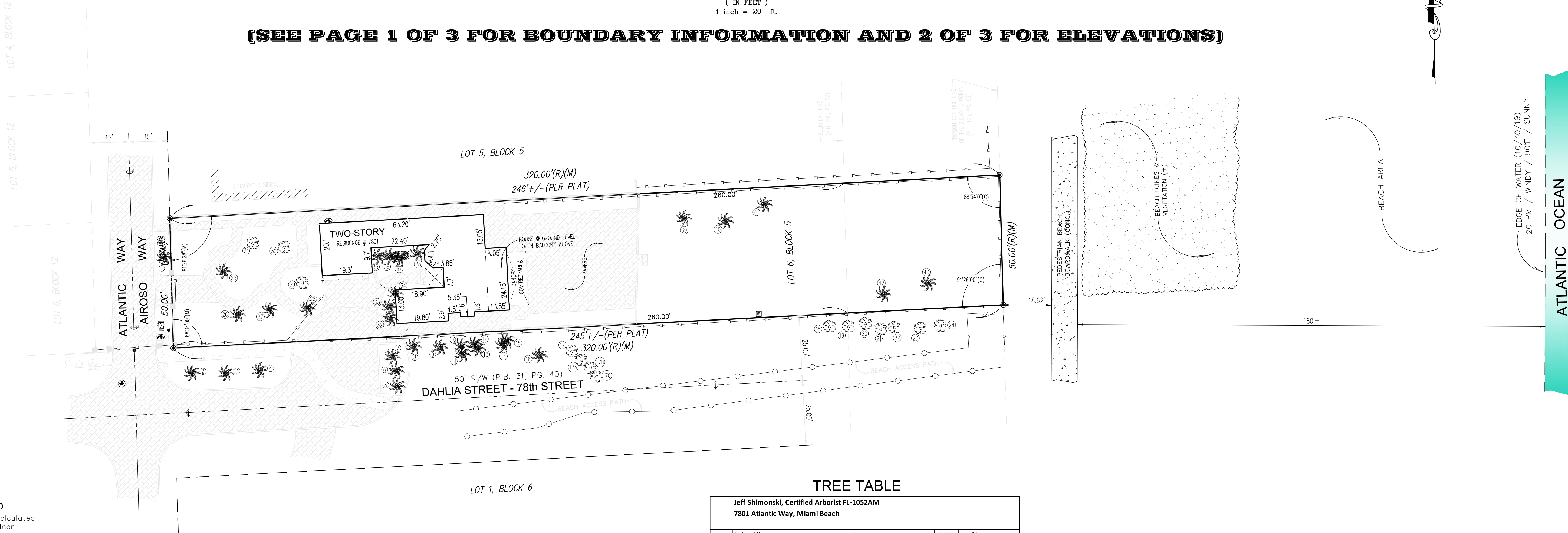
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND 2 OF 3 FOR ELEVATIONS)



LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
PL = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
P.G. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

☒ AIR CONDITIONER
TV CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
FPL MANHOLE
FIRE HYDRANT
IRRIGATION BOX
TREE
PALM
EXISTING ELEVATION
COVERED AREA
CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (W.R.F.)
CBS. WALL

TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM 7801 Atlantic Way, Miami Beach					
No.	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Cocos nucifera	Coconut palm	9"	28'	26'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonidia merrillii	Christmas palm	6"	15'	10'
6	Adonidia merrillii	Christmas palm	6"	15'	10'
7	Adonidia merrillii	Christmas palm	7"	15'	10'
8	Ptychosperma elegans x 2 tks	Solitaire palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	35'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
25	Cocos nucifera	Coconut palm	12"	28'	30'
26	Cocos nucifera	Coconut palm	10"	25'	32'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Ptychosperma elegans	Solitaire palm	4"	20'	12'
29	Mangifera indica	Mango	30"	30'	35'
30	Mangifera indica	Mango	15"	32'	30'
31	Mangifera indica	Mango	19"	35'	32'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonidia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicolai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded-off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

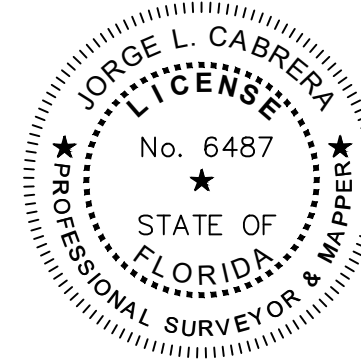
The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Schimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArboriculture.com
www.TropicalDesigns.com
www.MalaysiaFlora.com

LAST REVISION
11/06/2020
JN 19-5113-B

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

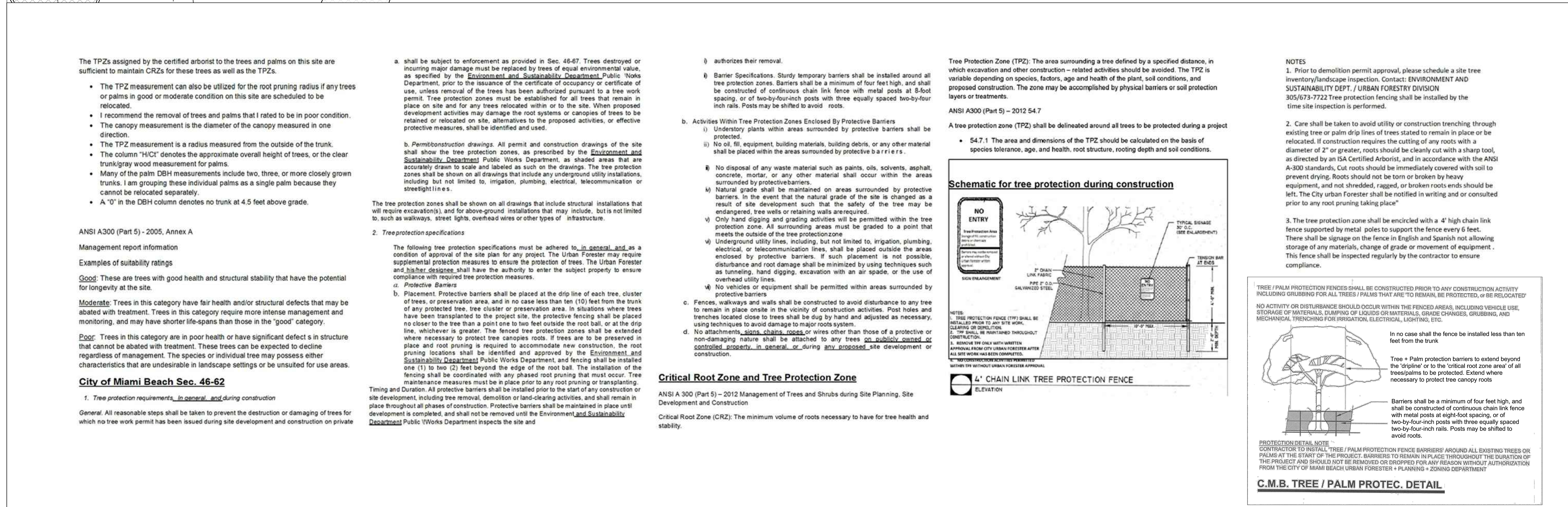
No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

Susan Assaad

Prepared for:

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET:
3 OF 3





RESPONSE TO COMMENTS

March e, 2021

Permit Number: **RV2114494**
Address: 7801 Atlantic Way
Miami Beach, FL 33141

BUILDING:

RV2114494 - 02.24.2021 1- DIGITAL SIGNATURES AND SEALS: Every single sheet of all electronic PDF Plans, Shop Drawings and signed forms/Certification letters, must bear the digital signature of its trade specific respective Engineer or Architect. City of Miami Beach approved trusted agencies are: Iden-Trust, GlobalSign, Digicert, Entrust Datacard, or HashMyFiles (using SHA-1). Modifying the PDF after signing voids the Digital Signature. Architects may have the option to sign only the cover sheet, if that sheet contains the index to all the sheets in the PDF set, as per FA61G1-16.005. Armando Lopez RA. , Sr. Building inspector. BUILDING DEPARTMENT 1700 convention Center Drive, Miami Beach, FL 33139 Email: armandolopez@miamibeachfl.gov Tel: 305-673-7610 ext 6756 / Fax: 786-394-4093 / www.miamibeachfl.gov Mobile: 305-9687628

RESPONSE: PLANS WERE SCANNED AND UPLOADED W/ AFFIDAVIT IN LIEU OF DIGITAL SIGEND AND SEALED SET.

LANDSCAPE:

Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms with a DBH of 6" or greater. If removal of trees is required, please provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or greater from public property would also require a Tree Removal Permit from CMB Urban Forestry

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISITNG TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED.



URBAN FORESTRY: REJECTED

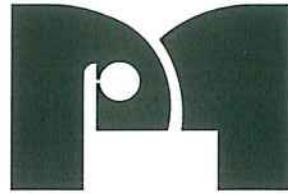
Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov Please provide us with your process number and contact information and we will get back to you within 48hrs.

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISTING TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED

Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

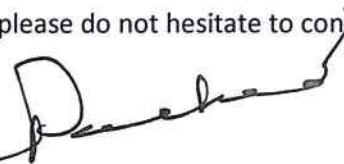
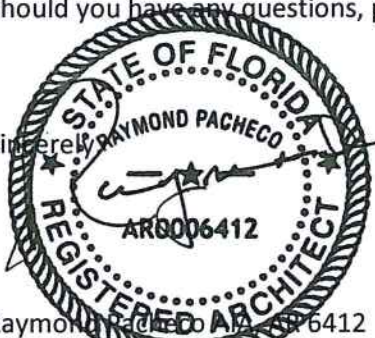
Raymond Pacheco AIA, AR 6412
On behalf of the firm, Pacheco-Martinez & Associates, LLC.

**URBAN FORESTRY: REJECTED**

Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov Please provide us with your process number and contact information and we will get back to you within 48hrs.

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISTING TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED

Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,


Raymond Pacheco, AR0006412
On behalf of the firm, Pacheco-Martinez & Associates, LLC.



March 05, 2021

Permit Number:

Project: **7801 Atlantic Way**

Address: 7801 Atlantic Way, Miami Beach, FL

To Whom It May Concern:

We hereby certify that all electronic submitted plans have been signed and sealed complying with Florida Statutes Chapters 471 and 481 and Florida Administrative Rules 61G15-23 and 61G1-16.

SHEET NO.	SHEET NAME	SHEET ISSUE DATE	RESPONSIBLE DESIGN PROFESSIONAL	SIGNED/SEALED DATE	CERTIFICATE AUTHORITY
A-1	Site Plan	2021-03-05	Raymond Pacheco, Architect	2021-03-05	IdenTrust
TP-1	Tree Protection Plan	2021-03-05	Raymond Pacheco, Architect	2021-03-05	IdenTrust

Should you have any questions or concerns please do not feel free to contact us.

Sincerely,

Raymond Pacheco AIA, AR 6412

On behalf of the firm, Pacheco-Martinez & Associates, LLC.