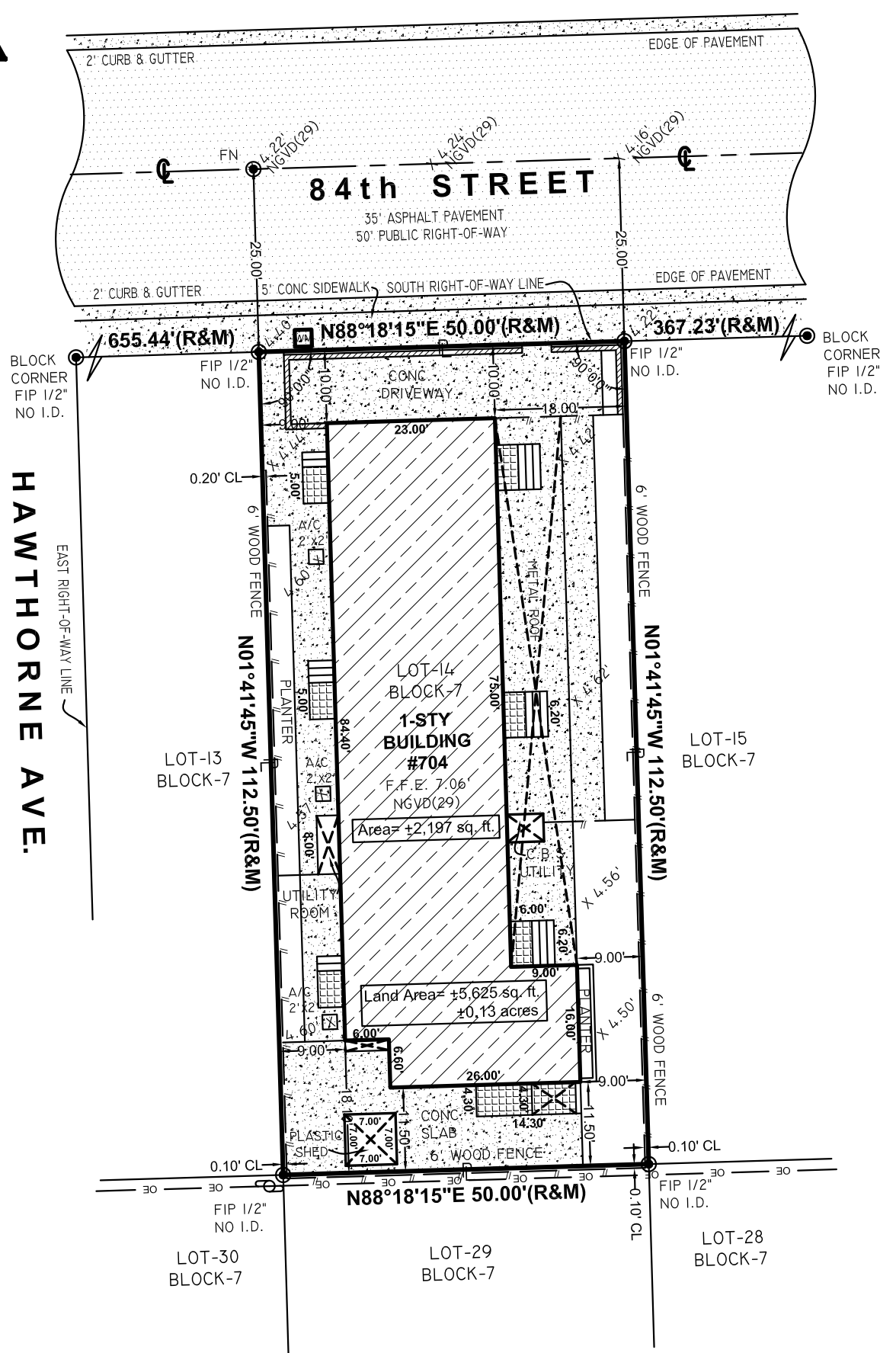


S K E T C H O F S U R V E Y



FRONT SIDE VIEW 11-01-21



FRONT SIDE VIEW 11-01-21



REAR SIDE VIEW 11-01-21



REAR SIDE VIEW 11-01-21

PROPERTY ADDRESS:
704 84 STREET
MIAMI BEACH, FL. 33141
(FOLIO No. 02-3202-008-1650)

DESCRIPTION
Lot 14, Block 7, of "BISCAYNE BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 44, at Page 67, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

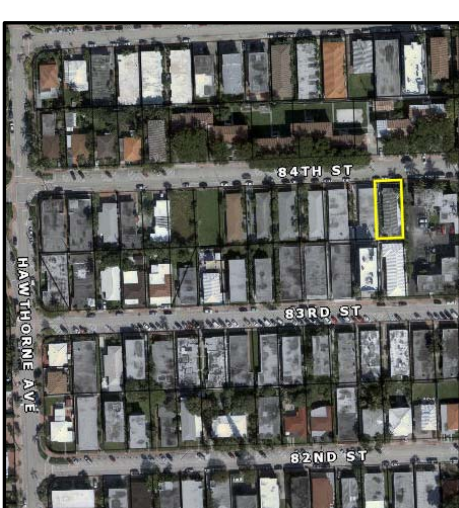
Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

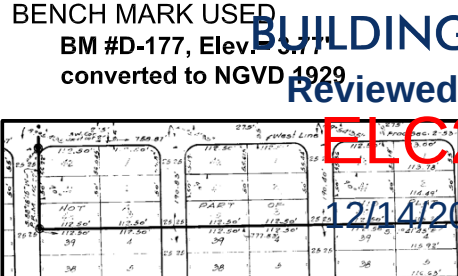
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE+8'



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
ESTEBAN BARRERA, RAMON ATLER
JUAN CARLOS BARRERA,
MANUEL BARRERA

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

11-01-2021

ARMANDO GARCIA
PROFESSIONAL LAND SURVEYOR No. 3109
STATE OF FLORIDA

CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
8765 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS	
CLP	= CONG. LIGHT POLE
CONC	= CONCRETE
CL	= CENTRAL ANGLE
EM	= ELECTRIC SERVICE BOX
F.D.H.	= FOUND DRILL HOLE
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.R.	= FOUND REBAR
G	= GAS METER
LP	= LIGHT POLE
A/C	= AIR CONDITIONING PAD
ALUM.F.	= ALUMINUM FENCE
B/C	= BUILDING
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH	= CHORD DISTANCE
CL	= CLEAR
CLF	= CHAIN LINK FENCE
MH	= MAN HOLE
(M)	= MEASURED
ML	= MONUMENT LINE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
OE	= OVERHEAD ELECTRIC LINES
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PIL	= PROPERTY LINE
(R)	= RECORDED
R	= RADIUS
RAD.	= RADIAL
RES.	= RESIDENCE
R.W.	= RIGHT OF WAY
S	= SEWER MANHOLE
SEC.	= SECTION
S.I.P.	= SET IRON PIPE NO
SIL	= SET BACK LINE
STY.	= STORY

Survey is not covered by Professional Liability Insurance.
ORIGINAL FIELD DATE 11-01-2021 REVISIONS:
DRAWN J.V.D. SHEET No. 1/1
JOB No.:
10-606-21

WOOD FENCE

BS922661

FENCE SHALL BE FINISHED ON BOTH SIDES
WITH THE SAME MATERIAL AND COLOR

CONTRACTOR'S NAME.....*Quynh*
OWNER'S NAME.....*Joseph McLarnach*
JOB ADDRESS.....*704 84 St*

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:

ZONING:

PLUMBING:

ELECTRICAL:

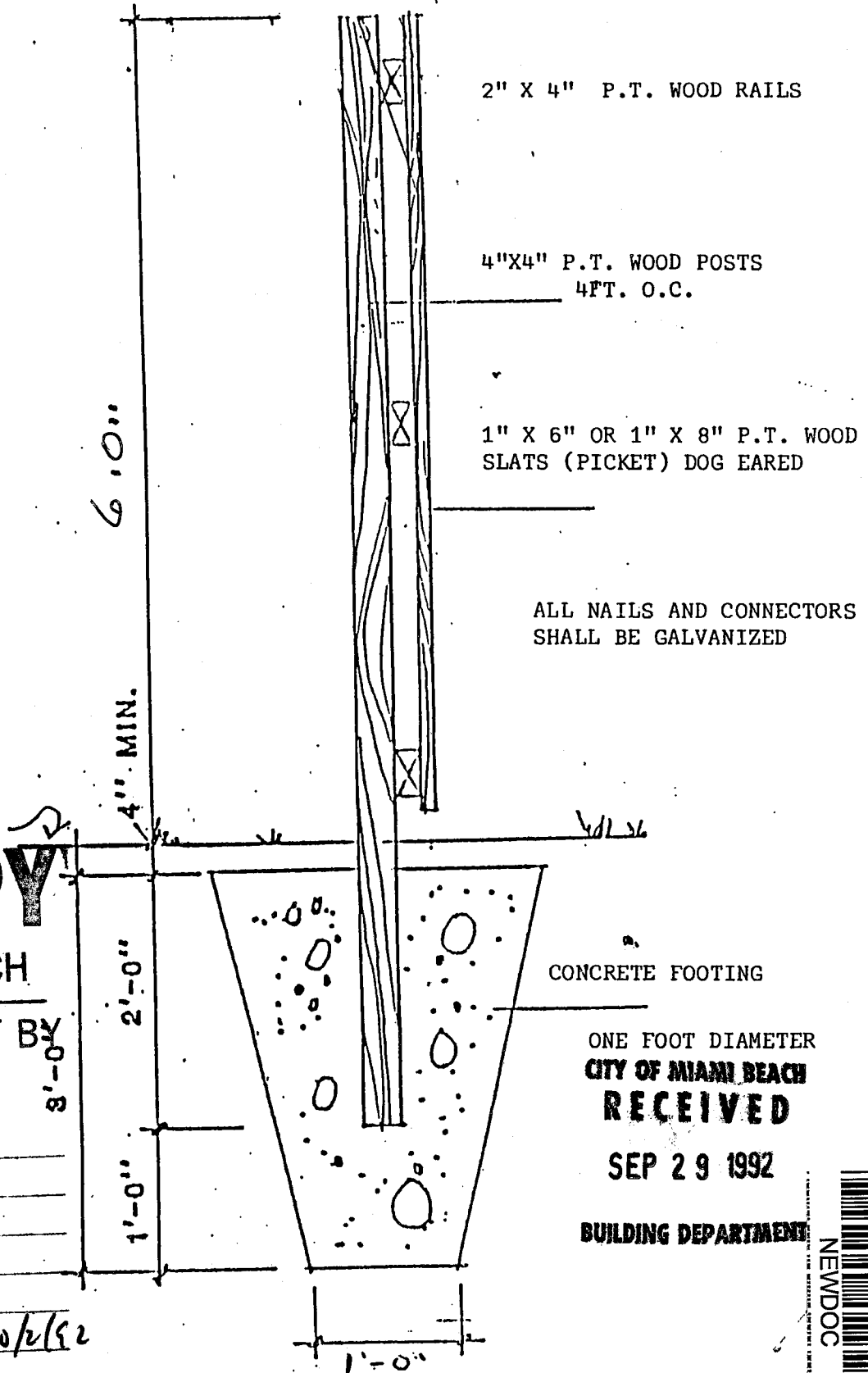
MECHANICAL:

FIRE PREVENTION:

ENGINEERING:

Min 10/2/92
10/2/92

BS922661 10/2/92

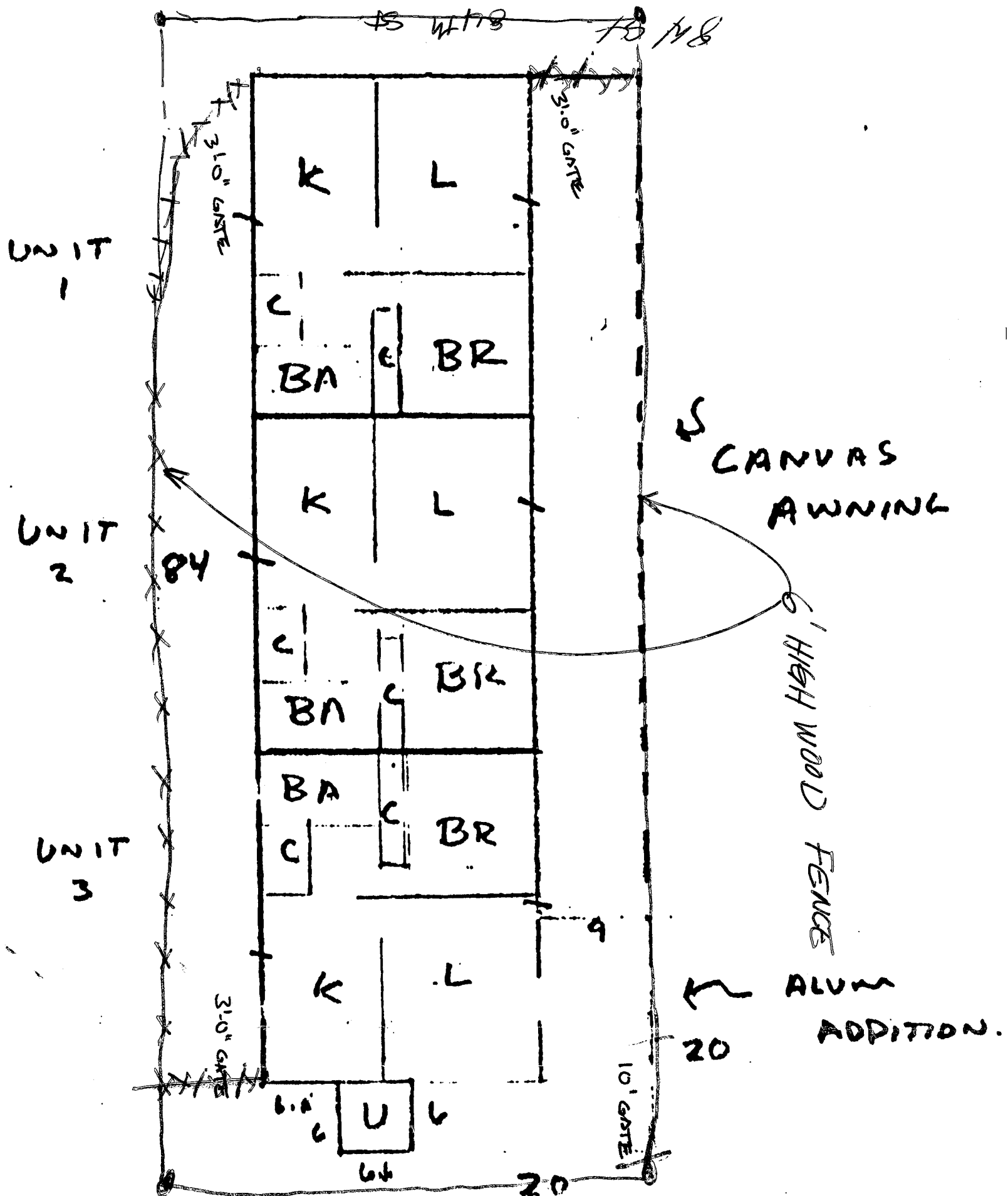


CITY OF MIAMI BEACH
RECEIVED

SEP 29 1992

BUILDING DEPARTMENT





OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

PLUMBING: *MCC* 10/2/92

ELECTRICAL: *MCC* 10/2/92

MECHANICAL: *MCC* 10/2/92

FIRE PREVENTION: *MCC* 10/2/92

ENGINEERING: *MCC* 10/2/92

CITY OF MIAMI BEACH
RECEIVED
SEP 29 1992
BUILDING DEPARTMENT

JOSEPH MCCORMACK
704 84 STREET
Dade FL Requested 03-13-90
BISCAYNE BEACH SUB LOT 14 BLK 7 PB 44
Concorde Mortgage #

100927
Miami B

132
UNIT 1
09/9

BS922661

Owner MRS. HELEN SZUMLICZ

Permit No. 38916

Cost \$ 15,000..

Lot 14 Block 7 Subdivision BISCAYNE BEACH

Address 704 - 84th Street

General Contractor Eli Friedman

Bond No. 5384

Architect M. M. Ungaro

Engineer

Zoning Regulations: Use RE Area 17

Lot Size 50 X 112

Building Size: Front 23' Depth 84'

Height 12'

Stories 1

Certificate of Occupancy No. 1903 (10-30-52)

Use APARTMENT- 3 Units- 1 bedroom & 1 bath ea. unit

Type of Construction #3 CBS

Foundation Spread Footing 12x 27 Roof Tile Date July 14, 1952

PLUMBING Contractor #33614 Barr & Barr Inc.

Sewer Connection 1 -4"

Date July 16, 1952

Temporary Water Closet

Water Closets 3

Swimming Pool Traps

Down Spouts

Lavatories 3

Steam or Hot Water Boilers

Wells

Bath Tubs 3

ROUGH APPROVAL L. Rothman 7-24-52 -

Water Service 1

Showers

FINAL APPROVAL L. Rothman 8-25-52

Urinals

Sinks 3

Dish Washing Machine

GAS Contractor

Date

Laundry Trays

Gas Ranges ---- 3

Gas Frylators

Laundry Washing Machines

Elec. Gas Water Heaters 4

Gas Pressing Machine

Drinking Fountains

Gas Space Heaters 3

Gas Vents for Stove

Floor Drains

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL L.R. 8-15-52

GAS FINAL APPROVAL L.R. 10-23-52

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #37114 Hosack Electric Co. Date July 25, 1952

OUTLETS Switches 18 Ranges
Lights 22 Irons 3
Receptacles 37 Refrigerators 3

Temporary Service

Neon Transformers

Sign Outlets

Meter Change

HEATERS Water 2 Motors 3

Centers of Distributions 3

Space 3 Appliances 1

Service -Equipment 1

Violations

FIXTURES 22

Electrical Contractor

Date

FINAL APPROVAL

By H.O. Rosser

Date Oct. 10, 1952

ALTERATIONS & ADDITIONS

Building Permits:

#64525 Ray Boone Air Cond: 2-1 HP window air conditioners-\$400-4/4/61

#13848-Owner-Build or erect a 6' wooden cypress fence with necessary posts-\$800-9-14-78

Plumbing Permits:

39590: Miami Wtrhtr Co.: 1 elec wtr htr, June 21, 1957 (#41457 Miami Water Heater: 1 Elec. Water Htr- 3/24/59
#41919 Miami Water Heater: 1 Elec. Water Heater - Oct. 26, 1959

Electrical Permits:

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
12-2-88		Tent fumigation	\$ 5,000.00				8880328
6-16-89		REPLACE FOUR 8'X5' H BASKET WEAVE PANELS	\$145.00				8889149

BUILDING PERMITS: #SB880328 - 12-2-88 - Tent fumigation - Fumigation Department - \$500.00
#BS891491 - 6-16-89 - Owner - Replace four 8'X5'H basket weave panels - \$145.00

13848

77 OCT 11 PM 2:26

WARRANTY DEED
MIMMIA T. VANDERZ

77 OCT 11 PM 2:26

RAMCO FORM 01

This Warranty Deed the 29th day of September A.D. 1977 by
Helen Szumlicz a/k/a Helen Szumlicz, a single woman,
hereinafter called the grantor to Robert Reynolds, a single man,
whose postoffice address is 704 84th Street, Miami Beach, Florida,
hereinafter called the grantee:

Witnesseth: That the grantor for and in consideration of the sum of \$10,000.00 and other
things of value and interest to be hereunto lawfully made, hereby grants, transfers, assigns, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Dade
County, Florida, viz:

Lot 14, in Block 7, of BISCAYNE BEACH SUBDIVISION,
according to the plat thereof, recorded in Plat
Book 44, at Page 67, of the Public Records of Dade
County, Florida.

SUBJECT TO:

1. Conditions, restrictions, reservations, limitations and easements
of record;
2. zoning ordinances and regulations affecting said property;
3. Taxes for the year 1977 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereunto fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1976.

This WARRANTY DEED is SIGNED TO AND BY SAID CERTAIN
MORTGAGEE GIVEN BY GRANTEES HEREIN TO CHASE FEDERAL
SAVINGS & LOAN ASSOCIATION, INC. IN THE PUBLIC
ANNUAL MEETING OF SAID COUNTY, FLORIDA, AND
Simultaneously herewith

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered to our presence:

Helen Szumlicz *Helen Szumlicz* *US*
Cheryl Rysene *Helen Szumlicz a/k/a Helen* *US*
Szumlicz

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgment, personally appeared Helen Szumlicz a/k/a
Helen Szumlicz, a single woman,

to me known to be the person described in and who executed the
 foregoing instrument and SHE acknowledged before me that SHE
 executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 29th day of
September A.D. 1977.

Cheryl Rysene *My C.*
Notary Public, State of Florida at Large.
This instrument prepared by: Raymond VanderZeyde, Esq., 602
Address: 3959 N.E. 2nd Avenue, Miami Beach, Florida 33138

PROPERTY LINE

BACK - 1/4 RD.

RECEIVED
SEP 14 1978
BUILDING INSPECTION DIVISION

CITY OF MIAMI BEACH
APPROVED

BUILDING BY: [Signature]
ZONING BY: [Signature]
ELECTRICAL BY: [Signature]
MECHANICAL BY: [Signature]
FIRE PREVENTION: [Signature]
ENGINEERING: [Signature]

OFFICE COPY

W. HOUSE FRONT
PATIO

704 84th STREET



CITY OF MIAMI BEACH
Code Enforcement Department
Building Inspection Division
1700 Convention Center Drive
Miami Beach, Florida 33139

INSTRUCTIONS TO OWNER-BUILDER

You have this date made application for a building permit as an owner-builder. You should be advised of the following provisions and requirements that apply to owner-builders:

Proof of Ownership - Prior to a building permit being issued to you, you must submit proof of ownership of the land concerned in the application in the form of a recorded deed, showing you own the property, or a copy of mortgage or warranty deed of the land, showing you are obligated to purchase the property, or a Dade County tax receipt, statement to contain legal description of property and indicate property is in your name. Legal description and name on document of proof must correspond to the name and legal description on the application.

Responsibility - You will be responsible for all work done by your day labor employees, and you must either employ licensed contractors or persons to be paid on an hourly or per diem basis. Any one contracting (including labor) with you, verbally or in writing, on a fixed fee basis for any work, who is not properly licensed, will be subject to a fine of \$500.00 and/or imprisonment for six months.

Insurance - You should be advised that if your day labor employees cause any damage to persons or property, or if any of your day labor employees are injured on the job, you are liable. Your regular home insurance policy ordinarily does not cover this type of liability.

Withholding Taxes, etc. - You should be advised to investigate your responsibility for withholding Social Security, Federal and State Unemployment Insurance Taxes and Federal Income Taxes from the wages of employees working for you on the proposed construction, and for making returns thereof to the proper agencies.

Work Permitted Owner-Builder - An owner-builder, subject to the foregoing provisions and requirements, is limited to constructing one single family or duplex residence each year for his own use and occupancy; or maintaining, altering or repairing his own single family or duplex residence; or erecting a one story building of not more than 500 square feet for commercial or industrial use; or adding a first floor addition of not more than 500 square feet to a commercial or industrial building; or maintenance or repairs and non-structural alterations, not to exceed \$5,000.00 on any building which he owns or leases.

If you do not intend to do the work involved yourself, or with day labor, please list below the name of the individual or firm with whom you have entered (or will enter) into a contract for the work.

NOTICE: SEPARATE PERMITS REQUIRED FOR ELECTRICAL, PLUMBING, ROOFING AND MECHANICAL WORK

Name of Individual or Firm: Robert Reynolds - 704 - 84th St.
Address: Miami Beach, FL 33141

I, the owner of property described as Owner of 704 - 84th St.
Miami Beach, FL 33141 do hereby certify

that I have read the foregoing instructions, and am aware of my responsibilities and liabilities under my application for a building permit for construction work on the above described property.

Witness: [Signature] Date: Sept 14 1978

PERMIT NO. _____

APPLICANT'S COPY

M.B.B.D. FORM 2a

77R251763

9824 162300

77 OCT 11 PM 2:28

WAMCO FORM 01

This Warranty Deed Made the 29th day of September A.D. 1977 by Helen Szumlicz a/k/a Helen Szunlicz, a single woman,

hereinafter called the grantor, to Robert Reynolds, a single man,

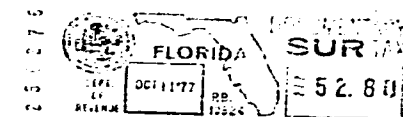
whose postoffice address is 704 84th Street, Miami Beach, Florida,

Witnesseth: That the grantor, in and in consideration of the sum of \$10.00--- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys, assigns, releases, conveys and confirms unto the grantee, all that certain land situate in Dade County, Florida, viz:

Lot 14, in Block 7, of BISCAYNE BEACH SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 67, of the Public Records of Dade County, Florida.

SUBJECT TO:

1. Conditions, restrictions, reservations, limitations and easements of record;
2. Zoning ordinances and regulations affecting said property;
3. Taxes for the year 1977 and subsequent years.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1976.

THIS WARRANTY DEED IS SUBJECT TO THAT CERTAIN HEREDITARY EASE, IN GRANTOR'S FAVOR, BEING IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING RECORDED IN PLAT BOOK 44, AT PAGE 67, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND TO THE SAME EXTENT AS SAID EASE.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered by our presence:

[Signature]
Cecyl Gysene

[Signature]
Helen Szumlicz a/k/a Helen Szunlicz

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County of Dade to take acknowledgments, personally appeared Helen Szumlicz a/k/a Helen Szunlicz, a single woman,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

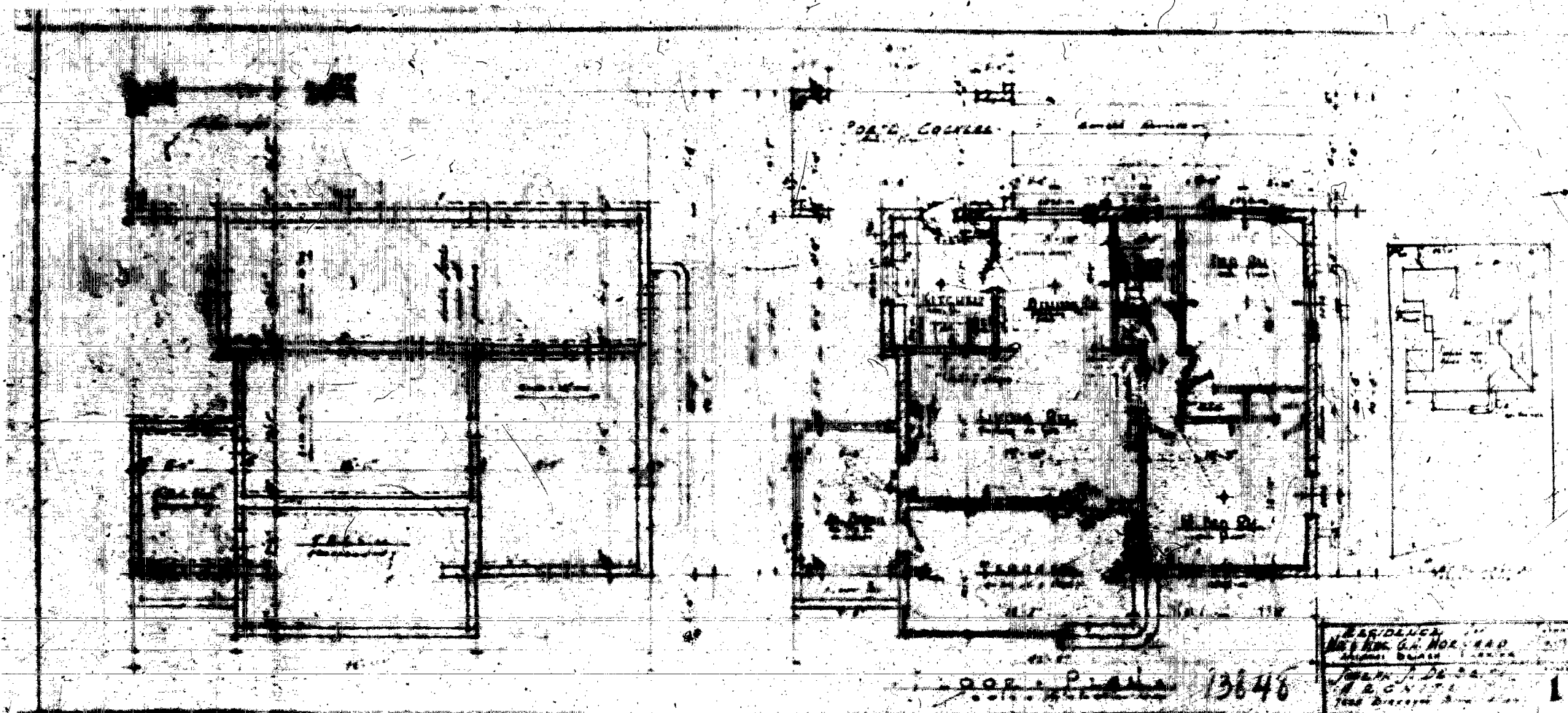
Witness my hand and official seal in the County and State of Florida this 29th day of September, A.D. 1977.

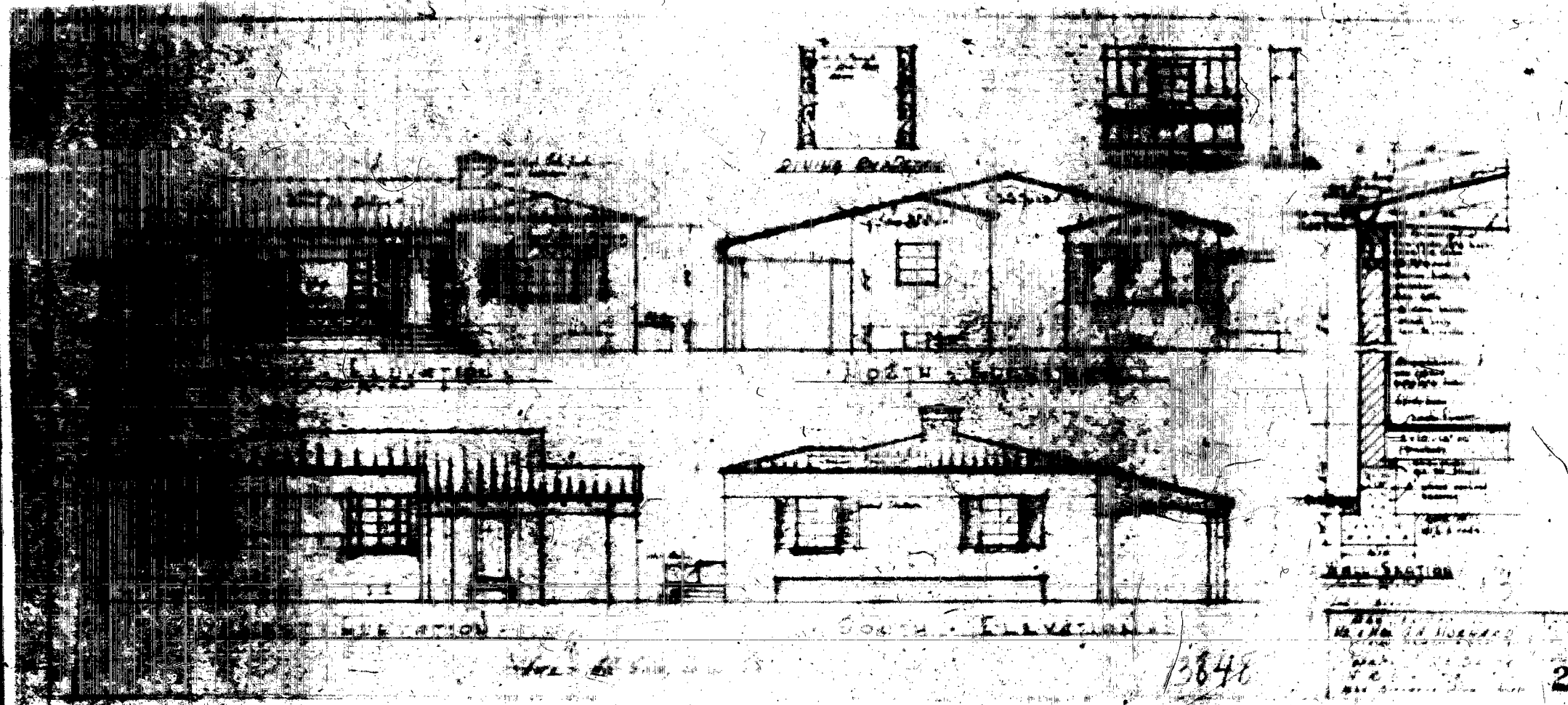
Notary Public, State of Florida at Large.

The Instrument signed by Raymond VanderZeyde, Esq.

Address: 9999 N.E. 2nd Avenue-Rm. 202 Miami Shores, Fla. 33138

13848



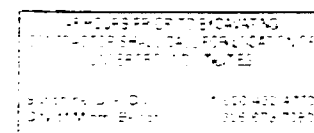


PERMIT #

B0202379

25

B0000379
2880 FAIRGREEN DR



PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7000 Fax 305-673-7020

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY

All construction and use of equipment in the right-of-way and on
premises requires a separate Public Works Department permit given
by start of construction.

Permit Requirements: Proof of existing sidewalk, street area conditions
(pictures and or existing of sidewalk, roadway, etc.)
Public Works inspection of the right-of-way will be required prior to
any start-off on the C.C. or the release of bonds.

Reviewed By: EMC 04/25/2002 Date

25

CITY OF MIAMI BEACH
 Miami Beach, Florida 33139
 Receipt of Payment

Building Work Permit

Activity Number: 00282708

Station: APPROVED

Entered By: BETH WILK

Date Issued: 03/27/2002

Date Expired: 09/23/2002

Balance Due: \$0.00

V. Amount: \$25,000.00

Receipt: 03-27-2002

Date Applied: 03/25/2002

Date Completed:

Site Address: 4727 N BAY RD NCHC

Parcel #: 3223919020

Applicant: JO JACOBSON
4727 N BAY RD
MIAMI BEACH FL 33140

Owner: STEVEN JACOBSON A W JO
4727 N BAY RD
MIAMI BEACH FL 331402013

Description: Rpk pavers 2500-S/Landscape 700 hedges, 40

Payments made for this receipt:

Date	Amount	Received by
Payment Date		
Amount Paid		

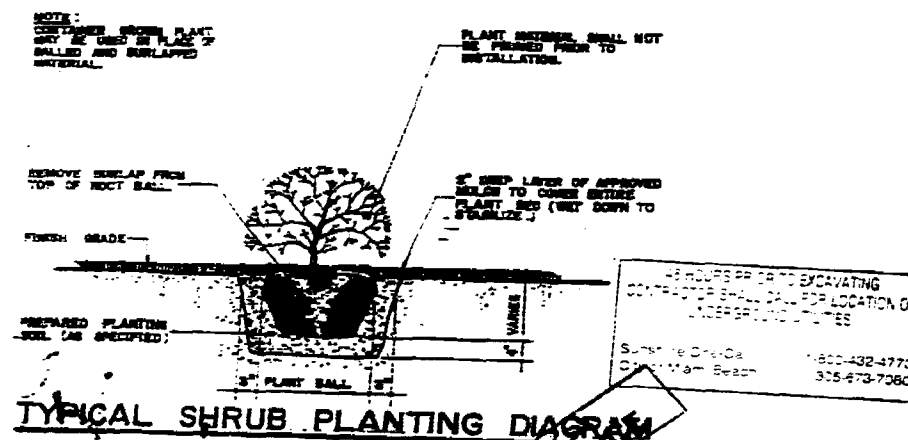
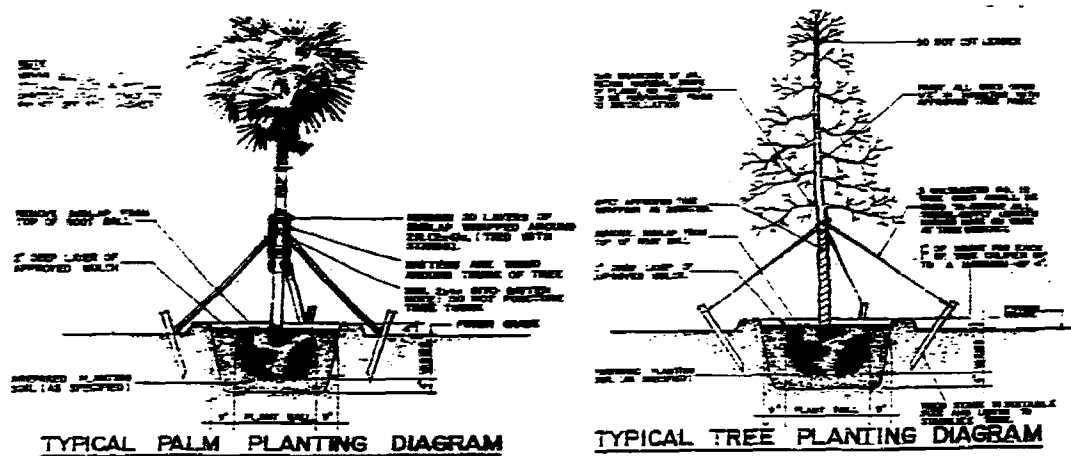
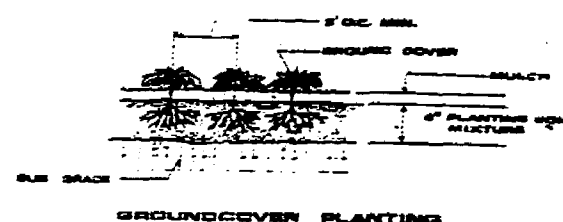
Current Payment Made on the Following Items:

Account Number	Amount	Due Date	Current	Previous	Total
122 Building Services	25,000.00	03/27/2002			25,000.00
123 Building Services	25,000.00	03/27/2002			25,000.00
124 Building Services	25,000.00	03/27/2002			25,000.00
125 Building Services	25,000.00	03/27/2002			25,000.00
126 Building Services	25,000.00	03/27/2002			25,000.00
127 Building Services	25,000.00	03/27/2002			25,000.00
128 Building Services	25,000.00	03/27/2002			25,000.00
129 Building Services	25,000.00	03/27/2002			25,000.00
130 Building Services	25,000.00	03/27/2002			25,000.00
131 Building Services	25,000.00	03/27/2002			25,000.00
132 Building Services	25,000.00	03/27/2002			25,000.00
133 Building Services	25,000.00	03/27/2002			25,000.00
134 Building Services	25,000.00	03/27/2002			25,000.00
135 Building Services	25,000.00	03/27/2002			25,000.00
136 Building Services	25,000.00	03/27/2002			25,000.00
137 Building Services	25,000.00	03/27/2002			25,000.00
138 Building Services	25,000.00	03/27/2002			25,000.00
139 Building Services	25,000.00	03/27/2002			25,000.00
140 Building Services	25,000.00	03/27/2002			25,000.00
141 Building Services	25,000.00	03/27/2002			25,000.00
142 Building Services	25,000.00	03/27/2002			25,000.00
143 Building Services	25,000.00	03/27/2002			25,000.00
144 Building Services	25,000.00	03/27/2002			25,000.00
145 Building Services	25,000.00	03/27/2002			25,000.00
146 Building Services	25,000.00	03/27/2002			25,000.00
147 Building Services	25,000.00	03/27/2002			25,000.00
148 Building Services	25,000.00	03/27/2002			25,000.00
149 Building Services	25,000.00	03/27/2002			25,000.00
150 Building Services	25,000.00	03/27/2002			25,000.00

26

Qty.	Description	Size
1	PHOENIX ROSEBELL CURVED	12"
4	ARECATA PALM	12"
1	BRICK VIL	12"
2	STITCH & THIMBLE	16"
1	FL. BANGS & SINGLES	16"
1	ALEXANDER THIMBLE	18"
1	ALEXANDER DOUBLE	16"
1	STIFFUS	8"
2	COCONUT PALM	22"
1	SPITAL PALM	22"
1	PHOENIX ROSEBELL QUAD	12"
3	TABESICA YELLOW	15"
3	SENNA DESERTICA	15"
4	CARTAGINARIUM PALM	24 & 4
1	RELICATION OF FORTAL PALM	
1	RELICATION OF PHOENIX ROSEBELL	
1	DEANNING UNWANTY PLANTS	
24	BEGONAS "ST. EROPHILA"	2 GAL
30	PHLOEDENDRUM HOPE	3 GAL
25	ZINGER PINK	3 GAL
146	STONION KERN	3 GAL
26	BENYNA NICOTIA	3 GAL
1	ORANGE JASMINE STD	
75	GROUND CROCHID	3 GAL
25	RUPELLUS	3 GAL
12	BROOKELIUS	
30	CHRISODENDRA	1 GAL
10	PLUMBAGO	3 GAL
6	THUMBESIA	3 GAL
7	HELICODIA GT	7 GAL
5	GONDER VAR	3 GAL
185	PO. LYODIUM	1 GAL
31	TRINETT	3 GAL
125	MALCH	
2	PALLET SOF BOO	

* VARIANTS SPECIFIED

[illegible]

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
(305) 785-8250
Miguel Cosio , L.A. ASLA 0000197
Mercedes Porcari
SCALE: 1'-0" = 1/8"

**LANDSCAPE DESIGN
JACOBSON RESIDENCE
4727 N.BAY DRIVE
MIAMI BEACH , FLORIDA**

Adopted Florida Building Code Section 106
REVIEWED FOR CODE COMPLIANCE

N/A
3/26/02
C
3/26/02
F. 427-0000

30208398
4727 N BA4 RD

26

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Print Date & Time: 12/14/2021 2:50:05PM

Permit Type: Electrical - Commercial **Work Class:** Alteration **Application Date:** 10/08/2021 **Status:** Applied

Address: 704 84 ST

Permit: ELC2109895

Reviewed For Compliance

ELC2109895

Item Review Type	Status	Version	Completed Date	Assigned User
Permit Intake Review	Pass	1	10/13/2021	Jennifer Maldonado
Electrical Review	Pass	3	12/10/2021	Eric Merced
Submittal Version Complete	Pass	3	12/14/2021	Haidenys Monzon
Flood Review	Pass	3	12/14/2021	Carlos Guerrero
Fire Building Review	Pass	3	12/07/2021	Jorge Clavijo

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Reviewed For Compliance

ELC2109895

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

12/14/2021 3:06:20 PM

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name ESTEBAN BARRERA, RAMON ATLER, JUAN C. BARRERA & MANUEL BARRERA					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 704 84 STREET					Company NAIC Number:	
City MIAMI BEACH		State Florida		ZIP Code 33141		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 14, B-7, "BISCAYNE BEACH SUBDIVISION", PB 44, PG 67, of the public records Miami-Dade County Fol #02-3202-008-1650						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>25° 86' 87.60"N</u> Long. <u>80° 12' 64.80"W</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? ☐ Yes ☒ No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? ☐ Yes ☒ No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH120651				B2. County Name MIAMI-DADE		B3. State Florida
B4. Map/Panel Number 12086 C 0307	B5. Suffix L	B6. FIRM Index Date 09-11-2009	B7. FIRM Panel Effective/ Revised Date 09-11-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ OPA						

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 704 84 STREET

City MIAMI BEACH	State Florida	ZIP Code 33141
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FOR INSURANCE COMPANY USE
 Policy Number
ELC2109895
 Company NAIC Number
 12/14/2021 3:06:21 PM

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: D-177 Vertical Datum: 3.77' (NGVD 1929)

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.06	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.00	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.20	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name ARMANDO GARCIA, P.L.S.	License Number 3109	Place Seal Here
Title PROFFESIONAL. SURVEYOR & MAPPER		
Company Name CBS SERVICES		
Address 8765 CORAL WAY		
City MIAMI	State Florida	

Signature	Date 11-01-2021	Telephone (786) 290-4184	Ext.
-----------	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
 C.O.R. Elevation= 4.24'
 C2. e) A/C CONC LOCATED AT THE WEST WALL LINE FACADE
 A5. CONVERTING ADDRESS TO LATITUDE/ LONGITUDE BY Stephen P. Morse PROGRAM
 Job #10-606-21 (JV)

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 704 84 STREET

City State ZIP Code
 MIAMI BEACH Florida 33141

FOR INSURANCE COMPANY USE
 Policy Number

Company NAIC Number
 12/14/2021 3:06:21 PM

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 704 84 STREET

City State ZIP Code
 MIAMI BEACH Florida 33141

FOR INSURANCE COMPANY USE
 Policy Number

Company NAIC Number
 12/14/2021 3:06:21 PM

Reviewed For Compliance
 ELC2109895

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City
MIAMI BEACH

State
Florida

ZIP Code
33141

FOR INSURANCE COMPANY USE
Reviewed For Compliance
Policy Number
ELC2109895
Company NAIC Number
12/14/2021 3:06:21 PM

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption HOUSE FRONT VIEW 11-01-21

Clear Photo One



Photo Two

Photo Two Caption HOUSE LEFT VIEW 11-01-21

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

MIAMI BEACH
OMB No. 1660-0008
Expiration Date: November 30, 2021
BUILDING DEPARTMENT

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City
MIAMI BEACH

State
Florida

ZIP Code
33141

FOR INSURANCE COMPANY USE
Reviewed For Compliance
Policy Number:
ELC2109895
Company NAIC Number
12/14/2021 3:06:21 PM

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption HOUSE A/C VIEW 11-01-21

Clear Photo Three

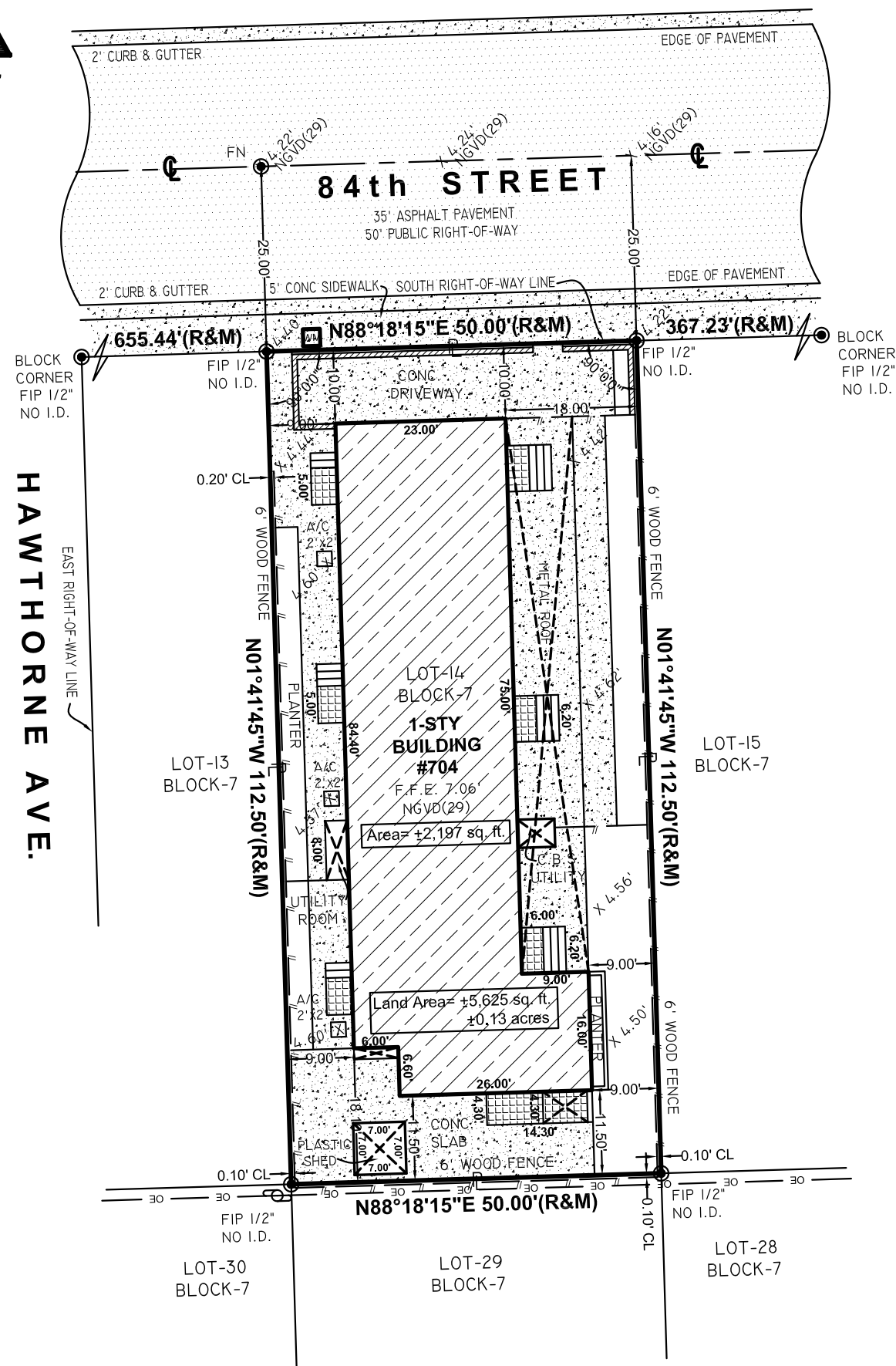


Photo Four

Photo Four Caption HOUSE REAR VIEW 11-01-21

Clear Photo Four

S K E T C H O F S U R V E Y



PROPERTY ADDRESS:
704 84 STREET
MIAMI BEACH, FL. 33141
(FOLIO No. 02-3202-008-1650)

DESCRIPTION
**Lot 14, Block 7, of "BISCAYNE BEACH
 SUBDIVISION" according to the Plat
 thereof as recorded in Plat Book 44, at
 Page 67, of the Public Records of
 Miami-Dade County, Florida.**

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map or Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

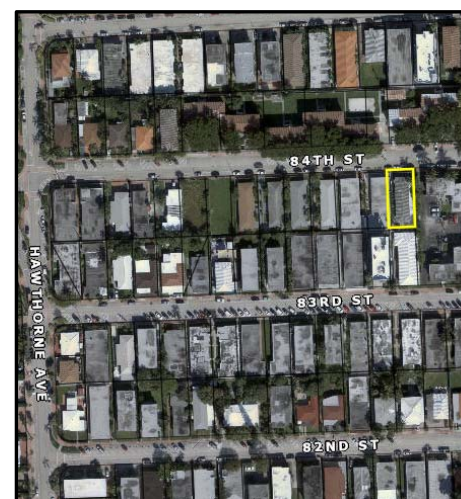
The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

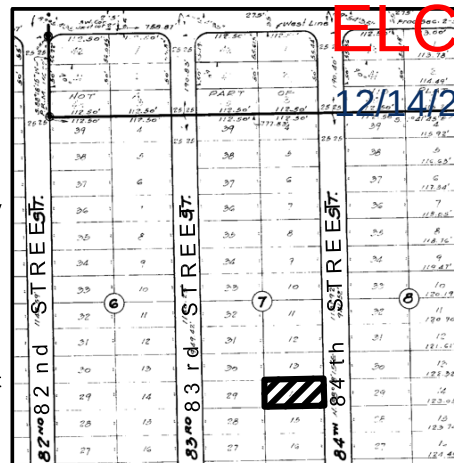
LIST OF POSSIBLE ENCROACHMENT:
N/A



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE+8'

BENCH MARK USED
BM #D-177, Elev. = 3.77
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

10 If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

ESTEBAN BARRERA, RAMON ATLER
JUAN CARLOS BARRERA,
MANUEL BARRERA

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

11-01-2021

ARMANDO GARCIA
PROFESSIONAL LAND SURVEYOR No. 3109
STATE OF FLORIDA

CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
5 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS		
Q.L.P. = CONC. LIGHT POLE	M.H. = MAN HOLE	P.L. = PROPERTY LINE
CONC. = CONCRETE	M. = MEASURED	R. = RECORDED
▲ = CENTRAL ANGLE	M.L. = MONUMENT LINE	R. = RADIUS
E = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL
F.M. = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE	RES. = RESIDENCE
F.D.H. = FOUND DRILL HOLE	O.E. = OVERHEAD ELECTRIC LINES	R.W. = RIGHT OF WAY
F.H. = FIRE HYDRANT	P.B. = PLAT BOOK	S. = SEWER MANHOLE
F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT	SEC. = SECTION
F.R. = FOUND REBAR	P.G. = PAGE	S.I.P. = SET IRON PIPE NAIL
F.N. = FOUND NAIL	P.R.M. = PERMANENT REFERENCE MONUMENT	S.L. = SET BACK LINE
G. = GAS METER		STY. = STORY
L.P. = LIGHT POLE		

A	= ARC LENGTH
A/C	= AIR CONDITIONING PAD
Alum.F	= ALUMINUM FENCE
BLDG	= BUILDING
B/C	= BLOCK CORNER
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH.	= CHORD DISTANCE
CL.	= CLEAR
C/L	= CENTER LINE
CLF	= CHAIN LINK FENCE

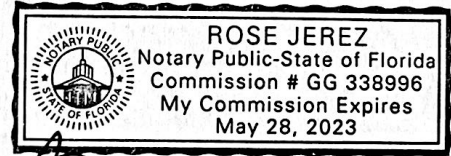
Survey is not covered by
Professional Liability
Insurance.

ORIGINAL
FIELD DATE 11-01-2021
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

JOB No.:

10-606-21



R. Jerez 10/12/21

Job Address: 704 84 St Miami Beach FL 33141

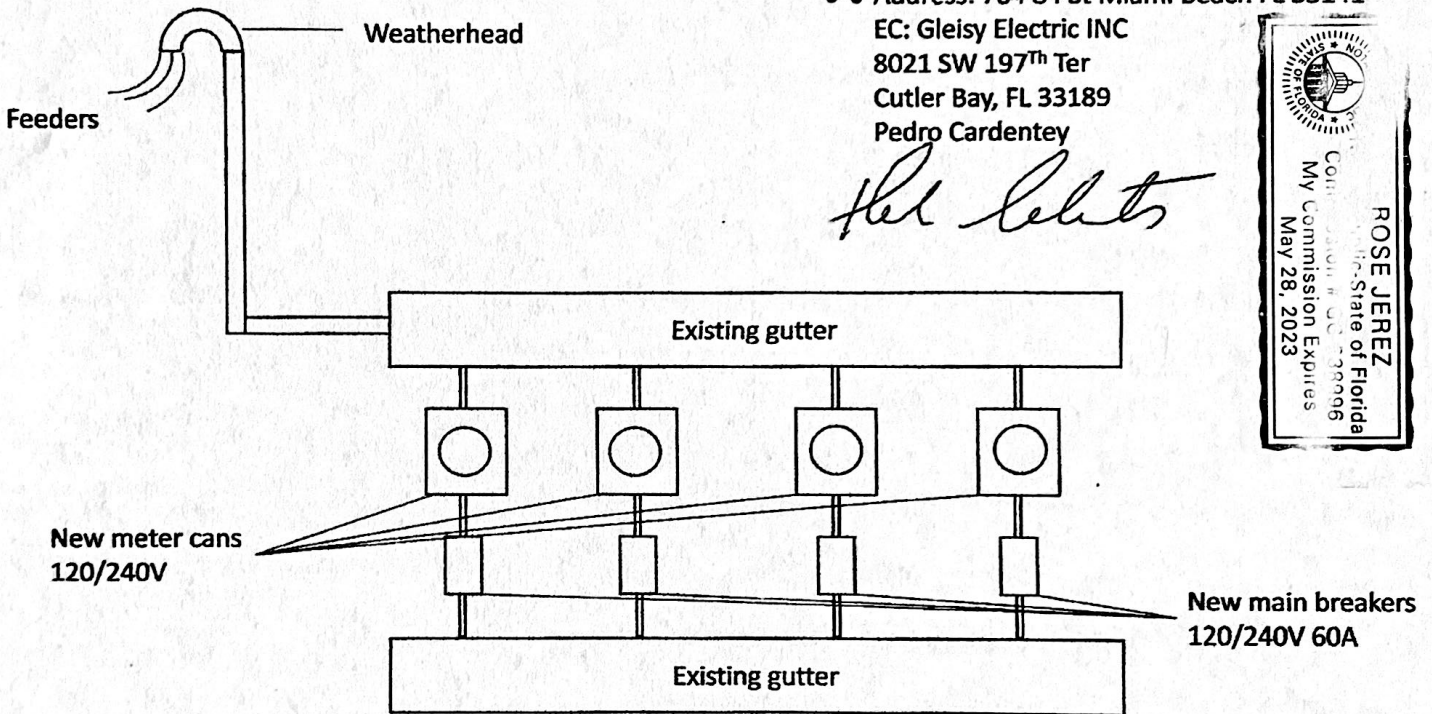
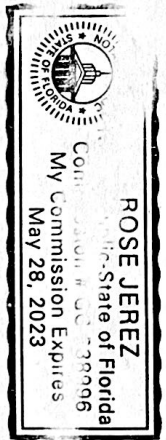
EC: Gleisy Electric INC

8021 SW 197th Ter

Cutler Bay, FL 33189

Pedro Cardentey

Her lights





12/14/2021 3:06:22 PM

November 17, 2021

Marilyn Relats
704 84th St
Miami Beach, FL 33141

Re: Available Fault Current for 704 84th St

Dear Marilyn Relats:

Thank you for contacting FPL about the available fault current at **704 84th St**. Based on the plans you have provided dated 11/17/2021, the maximum available fault current at the transformer secondary terminals is estimated to be **38620 symmetrical amperes at 120/240 volts**. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a **15-amp type KS fuse**. The primary service voltage is **13.2kV L-L**. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install **or operate** your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,
Yaremnis Santos

A handwritten signature in blue ink that reads 'Yaremnis Santos'.

Associate Engineer
(305) 377-6040 tel | (786) 449-6053 cell | yaremnis.santos@fpl.com
Central Dade Service Center
122 SW 3 Street
Miami, FL 33130