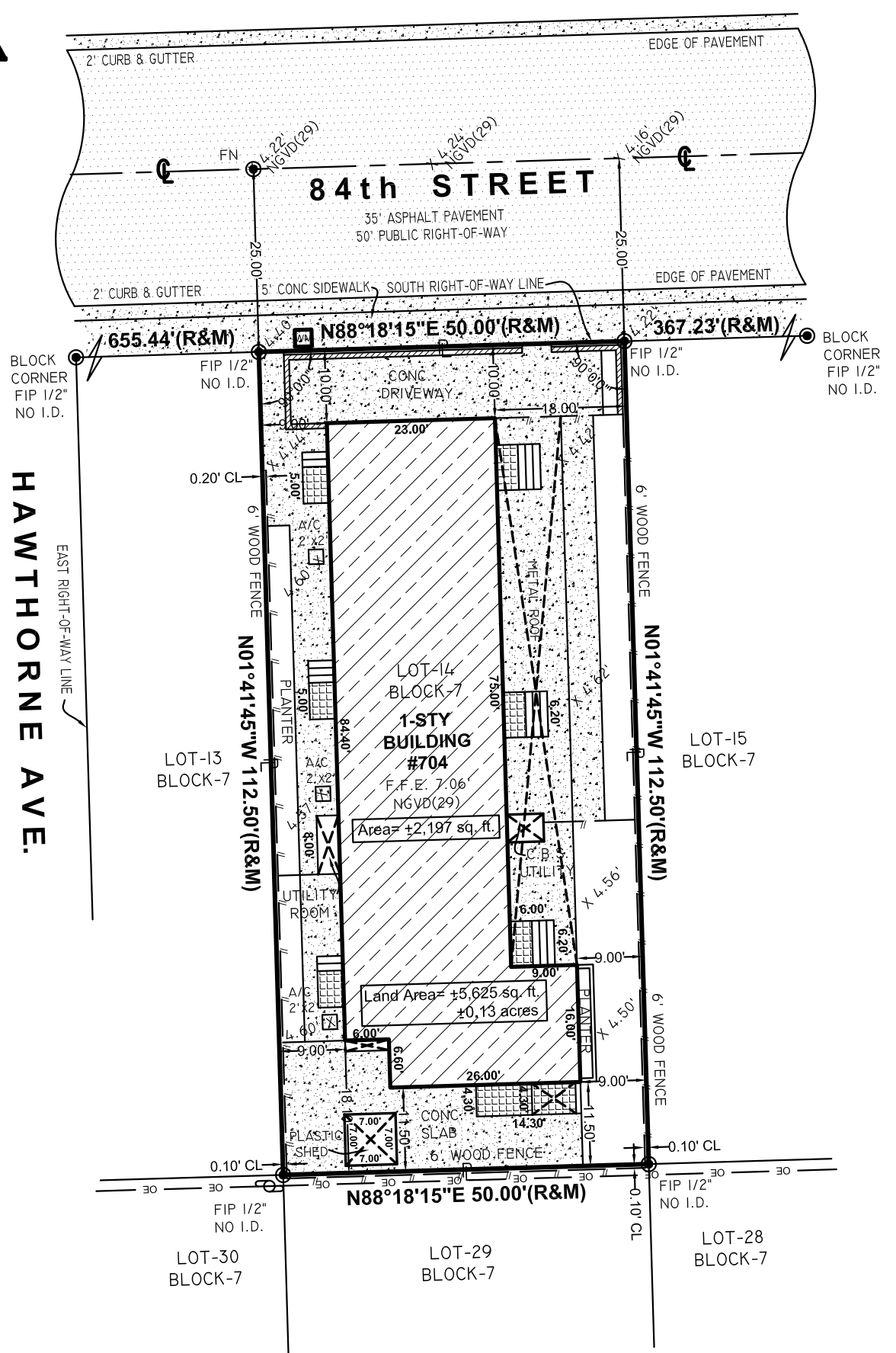
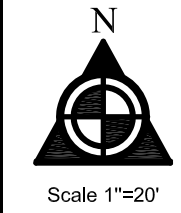


S K E T C H O F S U R V E Y



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.

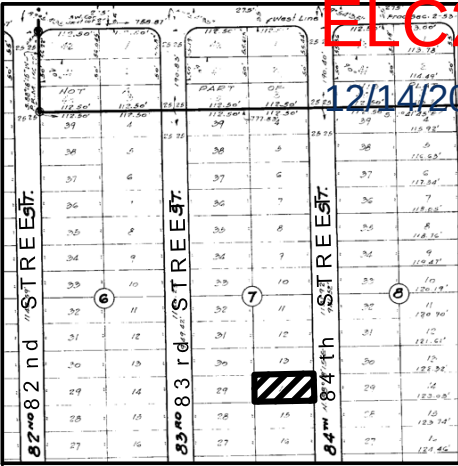
Well-identified features as depicted on this survey
and map were measured to an estimated
horizontal positional accuracy of 1/10 foot unless
otherwise shown.

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

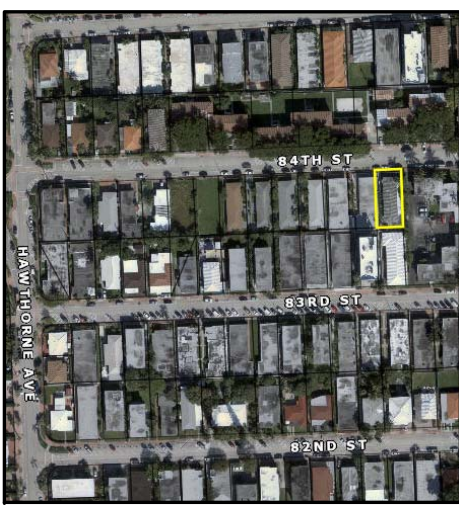
Sketch of Survey cannot be used for construction
purposes. Surveyor not responsible for third party
alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

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



LOCATION MAP (NOT TO SCALE)



AERIAL 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.

ARMANDO GARCIA
PROFESSIONAL LAND SURVEYOR No. 3109
STATE OF FLORIDA

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

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	MH	= MAN HOLE
CONC	= CONCRETE	(M)	= MEASURED
▲	= CENTRAL ANGLE	ML	= MONUMENT LINE
E	= ELECTRIC SERVICE BOX	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
EM	= ELECTRIC METER (CAN)	N.T.S.	= NOT TO SCALE
F.D.H.	= FOUND DRILL HOLE	OE	= OVERHEAD ELECTRIC LINES
F.H.	= FIRE HYDRANT	P.B.	= PLAT BOOK
F.I.P.	= FOUND IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
F.R.	= FOUND REBAR	PG.	= PAGE
F.N.	= FOUND NAIL	P.M.	= PERMANENT REFERENCE MONUMENT
G	= GAS METER	LP.	= LIGHT POLE
LP.	= LIGHT POLE		
CLP	= CONG. LIGHT POLE		
CONC	= CONCRETE		
▲	= CENTRAL ANGLE		
E	= ELECTRIC SERVICE BOX		
EM	= ELECTRIC METER (CAN)		
F.D.H.	= FOUND DRILL HOLE		
F.H.	= FIRE HYDRANT		
F.I.P.	= FOUND IRON PIPE		
F.R.	= FOUND REBAR		
F.N.	= FOUND NAIL		
G	= GAS METER		
LP.	= LIGHT POLE		
CLP	= CONG. LIGHT POLE		
CONC	= CONCRETE		
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F.H.	= FIRE HYDRANT		
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F.R.	= FOUND REBAR		
F.N.	= FOUND NAIL		
G	= GAS METER		
LP.	= LIGHT POLE		
CLP	= CONG. LIGHT POLE		

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 McLarnack*
JOB ADDRESS.....*704 84 St*

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:

ZONING:

PLUMBING:

ELECTRICAL:

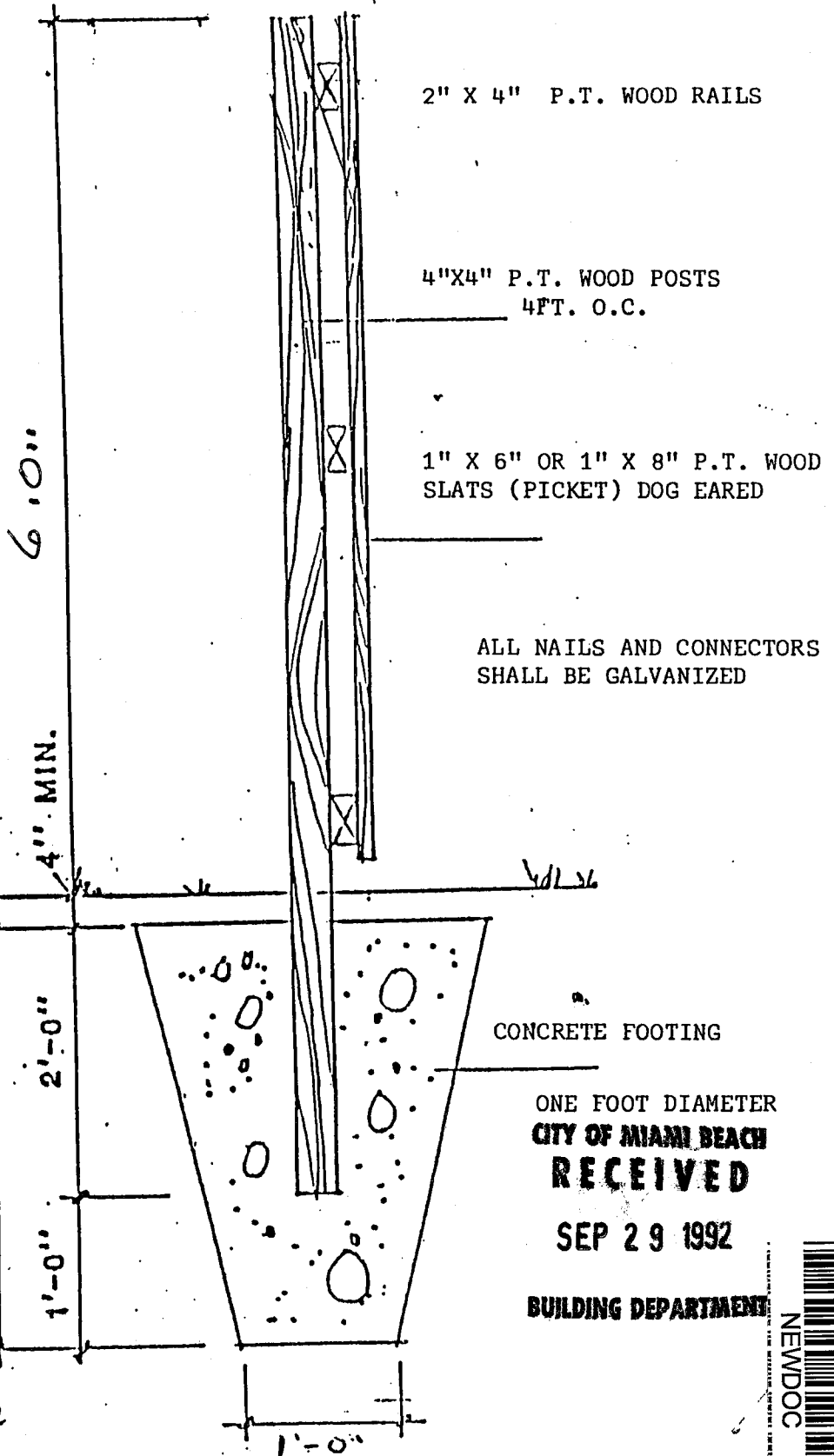
MECHANICAL:

FIRE PREVENTION:

ENGINEERING:

Min 10/2/92
10/2/92

BS922661 10/2/92

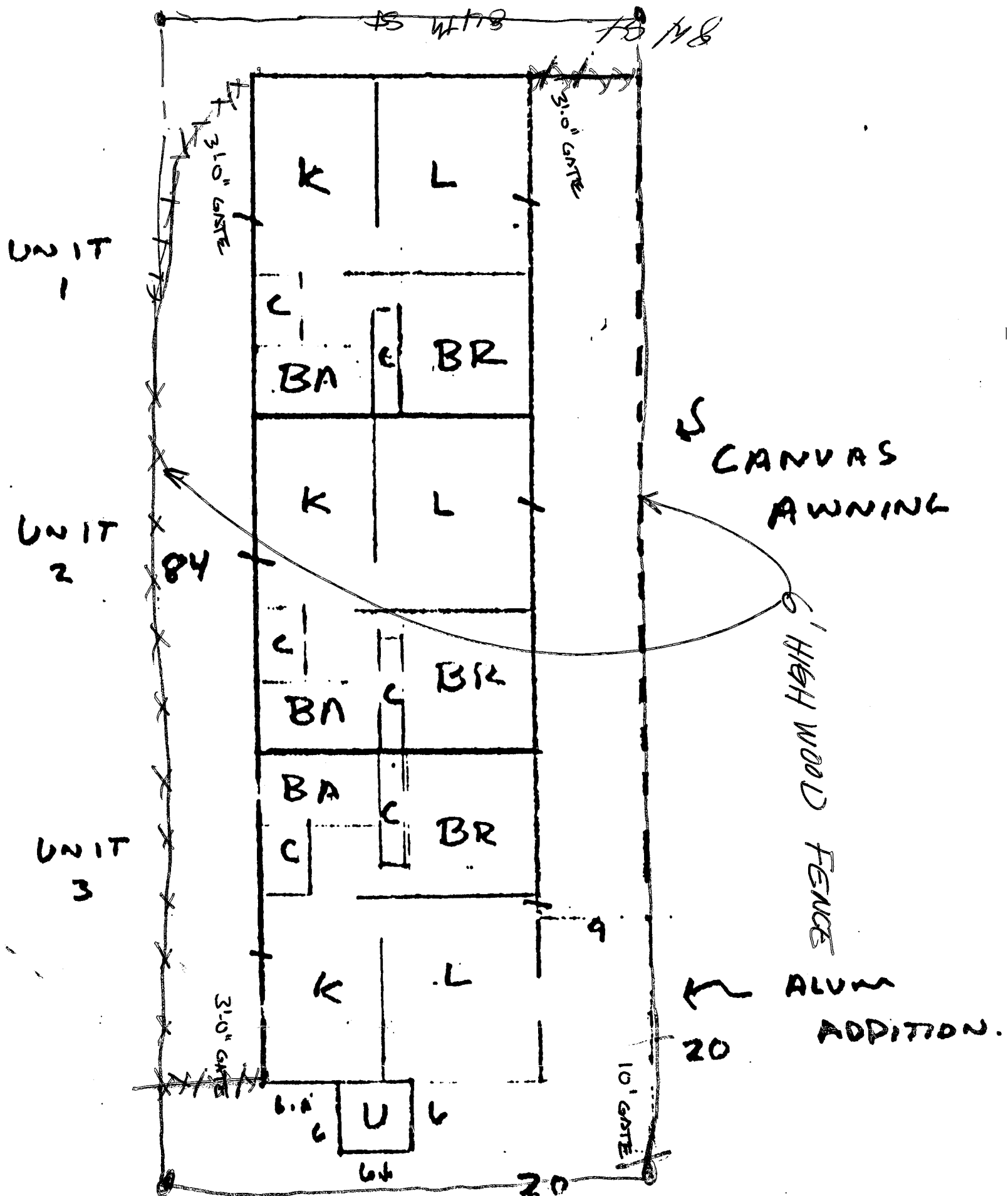


CITY OF MIAMI BEACH
RECEIVED

SEP 29 1992

BUILDING DEPARTMENT





OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

PLUMBING: *MR. 10/2/92*

ELECTRICAL: *MR. 10/2/92*

MECHANICAL: *MR. 10/2/92*

FIRE PREVENTION: *MR. 10/2/92*

ENGINEERING: *MR. 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. uni

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 10-29-52

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
Space 3 Appliances 1

Centers of Distributions 3

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

146

77251763
77 OCT 11 PM 2:26
9824 #2800

WARRENTHY DEED
FORM NO. 1
RANCO FORM 01

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

"Whereas and being the true owner and possessor of all the interest and estate in and to the land hereinafter described and a part of individuals and the heirs and assigns of said individuals;

Witnesseth: That the grantor, under and in consideration of the sum of \$ 10.00— and after valuable considerations, receipt whereof is hereby acknowledged; hereto having, willing, able, lawful, relevant, solvent and conforms unto the grantee, all that certain land situate in Dade County, Florida, to-wit:

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

SUBJECT TO:

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 unknown; and that said land is free of all encumbrances, except those arising subsequent to December 31, 1976.

THIS WARRANTY DEED IS SUBJECT TO THAT CERTAIN MORTGAGE LARIES BY CHARLES HEINEN TO CHAIRS FEDERAL SAVINGS & LOAN ASSOCIATION, LTD IN THE FIELD SIGNED US - Dade COUNTY FLORIDA APPROX-
~~XXXXXXXXXXXX Simultaneously herewith~~

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

Signed, sealed and delivered in our presence:
[Signature] *Helen Szumliz* **US**
Cheylt Gensere Szumliz **US**

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 acknowledgments, personally appeared Helen Szumliz a/k/a Helen Szumlicz, a single woman,

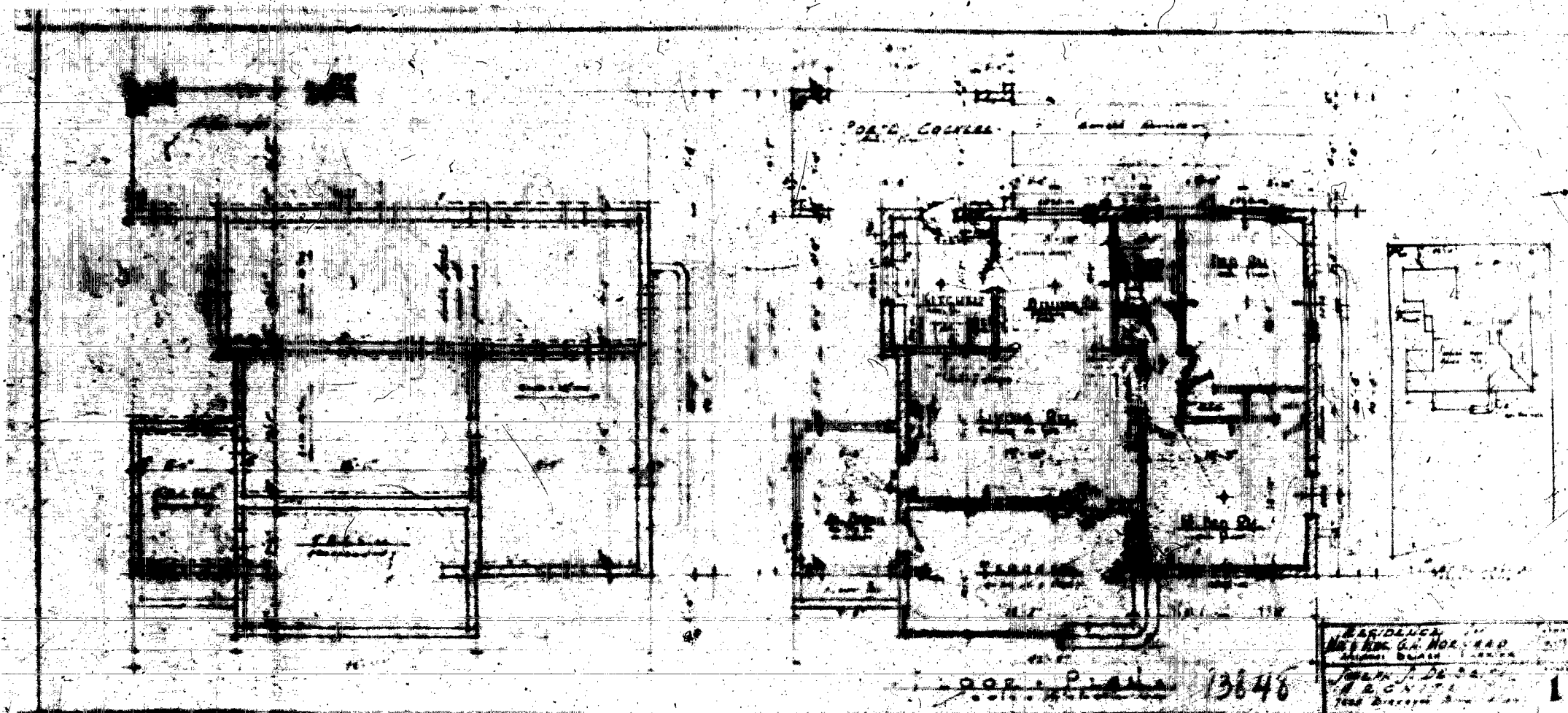
to me known to be the person described in and who executed the foregoing instrument and SHE acknowledged before me that she executed the same.

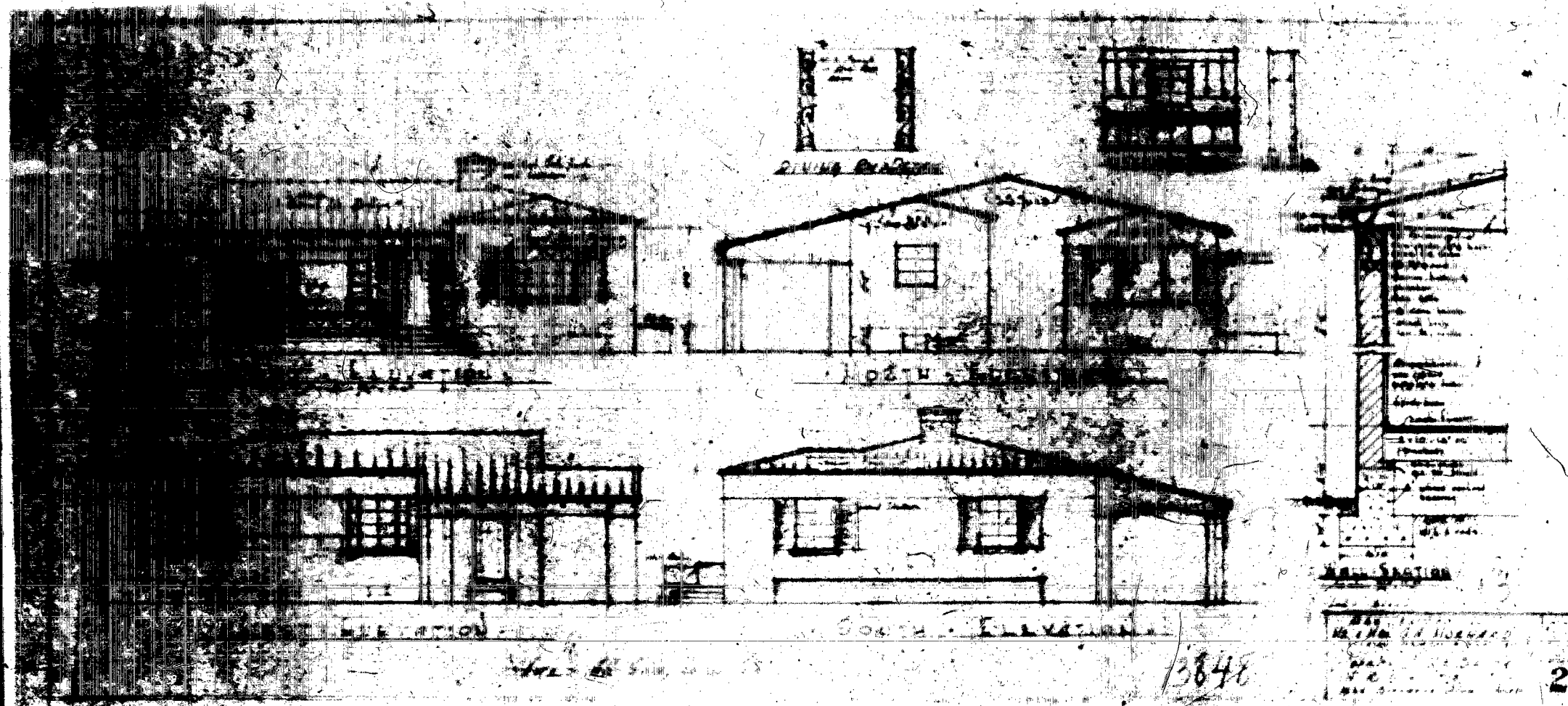
WITNESS my hand and official seal in the County and State last aforesaid this 29th day of September, A.D. 1977.

Cheylt Gensere Notary Public, State of Florida at Large.
The Instrument prepared by: Raymond VonderZeyde, Esq., 202 Miami Shores, Fla. 33138

Address

RECORDED BY MICHAEL J. HARRIS
ON SEP 29 1977
FILED AT MIAMI
MICHAEL J. HARRIS
CLERK OF DISTRICT COURT
MIAMI, FLORIDA



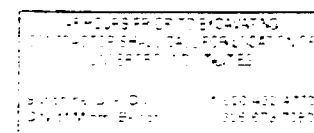


PERMIT #

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 prior
to 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 Date: 04/25/2002

25

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

Building Work Permit

03-27-2002

Receipt

Activity Number: 00202308
APPROVED

Entered By: BETH WILK

Date Applied: 03/25/2002
Date Completed:

Date Issued: 03/27/2002
Date Expired: 09/23/2002

Balance Due: \$0.00
V. Amount: \$25,000.00

Site Address: 4727 N BAY RD MCHN
Parcel #: 322391-0020

Owner: STEVEN JACOBSON A.W. JO
4727 N BAY RD
MIAMI BEACH FL 331402B3

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

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

Payments made for this receipt:

Date: Amount: Description: Activity:

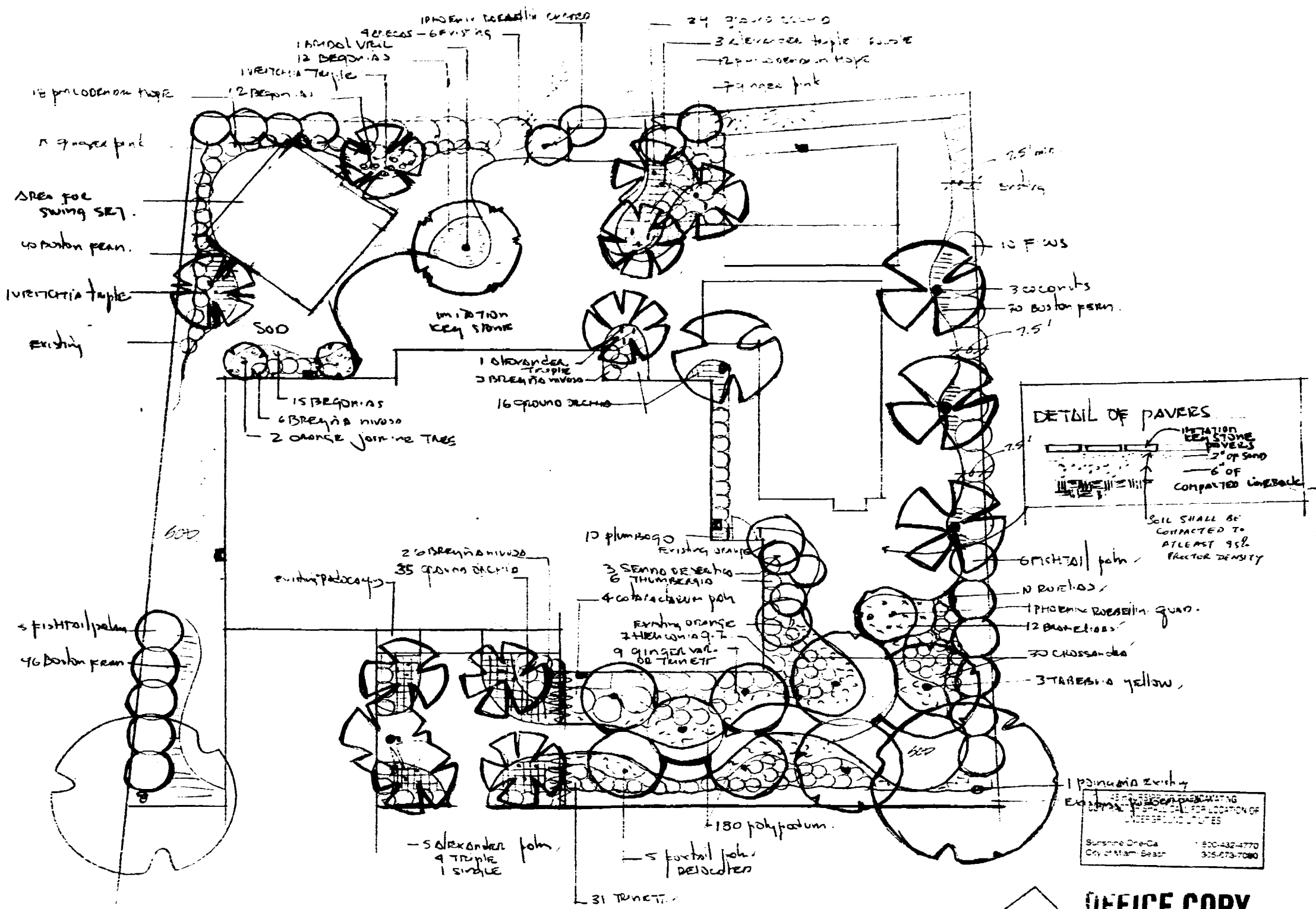
Payment: \$25,000.00
Total Payment: \$25,000.00

Current Payment Made on the Following Items:

Account Summary for Fees and Payments:

Work Description	Amount	Payment
12 Building Permit	2100.00	2100.00
200 Building	2100.00	2100.00
400 SPM - Application Fee	2100.00	2100.00
410 Structural Impact Fee	2100.00	2100.00
420 Structural Impact Fee	2100.00	2100.00

26



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

As per Florida Building Code Section 10.5
REVIEWED FOR CODE COMPLIANCE

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:
 BUILDING: SLA 3/2/02
 ZONING: SLA 3/2/02
 DRB/MPE: SLA 3/2/02
 CONCURRENCY: SLA 3/2/02
 PLUMBING: SLA 3/2/02
 ELECTRICAL: SLA 3/2/02
 MECHANICAL: SLA 3/2/02
 FIRE PREVENTION: SLA 3/2/02
 ENGINEERING: SLA 3/2/02
 PUBLIC WORKS: SLA 3/2/02
 STRUCTURAL: SLA 3/2/02
 ACCESSIBILITY: SLA 3/2/02

PLANT LIST

Qty.	Description	Size
1	PHOENIX ROSEBELL CURVED	12"
4	ARECA PALM	12"
1	BACAL VEL	12"
2	LEITCHA TRIPLE	16"
1	ALBAE ANDER SINGLE	16"
2	ALBAE ANDER DOUBLE	16"
1	POCUS	8"
3	COCONUT PALM	12"
1	FEICHAL PALM	12"
1	PHOENIX ROSEBELL QUAD	12"
3	TABESUA YELLOW	15"
3	SENNA DESERTICA	6"
4	CATARACTA PALM	2 x 4
7	RELOCATION OF PORTAL PALM	
5	RELOCATION OF PHOENIX ROSEBELL	
1	CLEANING UNWANTED PLANTS	
24	BEDONIA METEOROPHYCA	1 GAL
30	PHLODENDRUM HOPE	3 GAL
22	UNGER PINK	3 GAL
18	BOSTON FERN	3 GAL
26	BRENTIA NYDIA	3 GAL
2	ORANGE LASMINE STD	
75	GROUND ORCHID	3 GAL
21	RUELLIAS	3 GAL
12	BROMELIADS	
30	CROSSA LONIA	1 GAL
10	PLUMBAGO	3 GAL
6	THUMBESIA	3 GAL
7	HELICONIA QT	7 GAL
3	GAUDER VAR	3 GAL
190	POLYPODIUM	1 GAL
31	TRINETT	3 GAL
125	MULCH	
2	PALLETS OF SOG	

LANDSCAPE PLANTING SPECIFICATIONS

1. NATURAL SPECIES

ALL PLANTING SHALL BE INSTALLED IN A SOUND MANNER WITHIN THE MANNER AND ACCORDING TO ACCEPTED PLANTING PROCEDURES WITH THE USE OF THE PLANT MATERIALS AS HEREIN AFTER DESCRIBED.

2. PLANT MATERIALS USED AS SPECIFIED ON THE PLAN SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN THE STANDARDS AND STANDARDS FOR FLORIDA NO. 1 AND PART 3, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR EQUAL, THERE TO. IN CASE OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN AND QUANTITY TAKEOFTS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

3. PLANTS TO BE PLANTING SHALL BE NURSERY GROWN STOCK AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM PLANT DISEASES, INSECT PESTS OR THE EDGES AND SHALL HAVE NORMAL HEALTHY ROOT SYSTEMS.

4. ROOT PROTECTION SHALL BE FIRMLY WRAPPED WITH BURLAP BALLS BROKEN BEFORE AND DURING PLANTING AND SHALL NOT BE ACCEPTED BALLED AND WRAPPED PLANTS SHALL BE MULCHED AND WATERED REGULARLY IF NOT PLANTED IMMEDIATELY. PLANTS MAY BE PROVIDED IN "CANS" PROVIDED THE SIZE OF THE CAN MEETS THE ACCEPTED BALL SIZE AS STANDARD TRADE PRACTICE. PLANTS SHALL BE HELED IN IMMEDIATELY UPON DELIVERY.

5. TOP SOIL SHALL BE SUPPLIED BY THE CONTRACTOR AND BE SUBJECT TO APPROVAL. THE OWNER OR LANDSCAPE ARCHITECT THE TOPSOIL SHALL BE NATURAL, FERTILE, FINE, SOFT, PROCESSING CHARACTERISTICS OF PRODUCTIVE SOIL IN THE VICINITY IT SHALL BE FREE OF WEEDS, STONE, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER.

6. PEAT SHALL BE A FINE QUALITY MICHIGAN/CANADIAN PEAT CONTAINING 15% MORE THAN 10% MOISTURE.

7. COMMERCIAL FERTILIZER SHALL PROVIDE A SLOW RELEASE, PARTIALLY CHARGING TYPE CONTAINING THE FOLLOWING MINIMUM PERCENTAGES BY WEIGHT:

A. TREES, SHRUBS AND GRASS COVERS: A 15-15-15 NPK FERTILIZER

B. LAWNS: A 2-1-1 OR 3-1-1 NPK FERTILIZER

C. PROVIDE 20% FIVE POUNDS FERTILIZER IN ORIGINAL UNOPENED CONTAINERS. DISEASE INSECTS, RODENTS OR LARVAE WITHIN 12" LAYERS AROUND TREES AND SHRUBS AND 2" ON GROUND COVERS BEING STAMING AND WRAPPING MATERIAL.

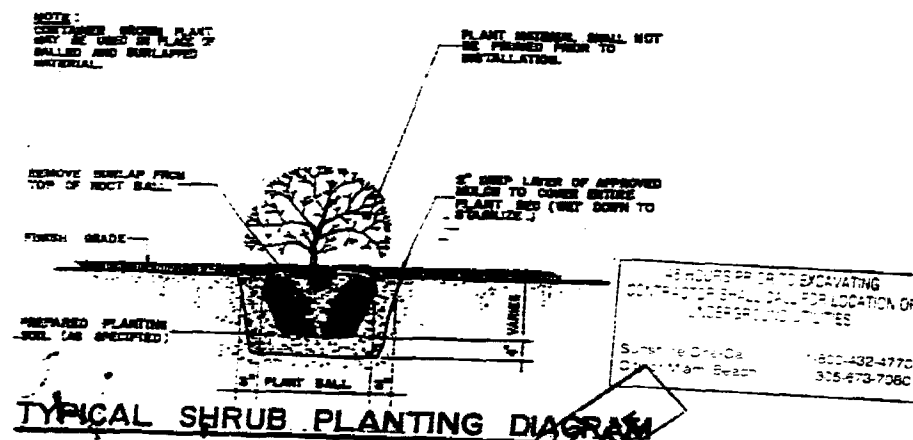
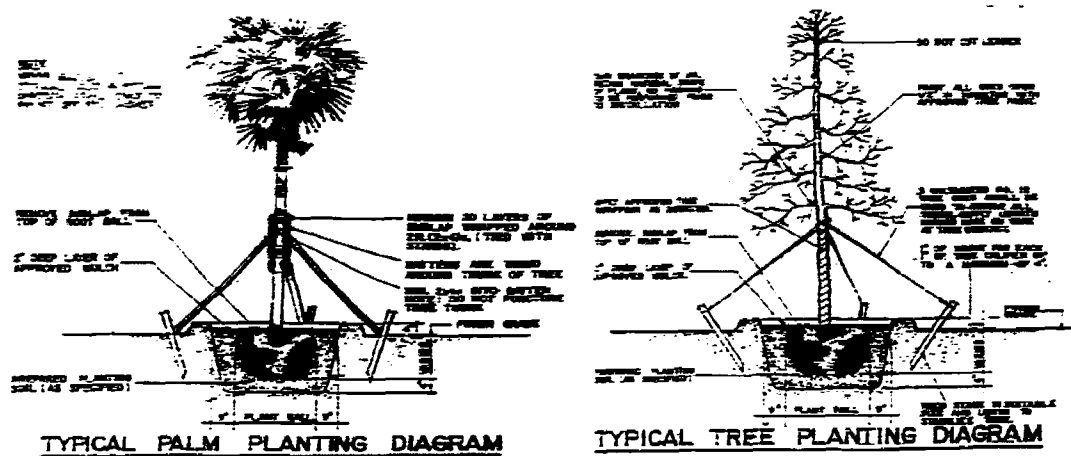
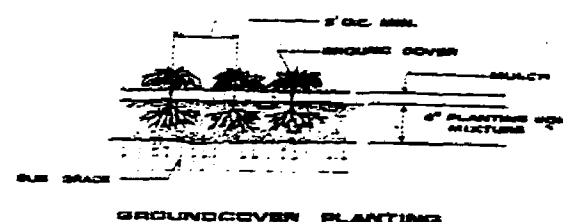
A. STAKES FOR SUPPORTING TREES SHALL BE 1" OR 1 1/2" LIGHT GREEN PAINTED IRON FENCE POSTS 7' IN LENGTHS OR HARDWOOD 2" x 2" x 2'.

B. TREE GUYS AND 1/2" x 2" STRAND TWISTED PLUMBE GALVANIZED IRON 1/2" GA IRON WIRE.

C. GUYS (NEW OR USED) TWO (2) x 1/2" SHOCK CORDS HOUSE 1/2" x 1/2" MINIMUM.

D. WRAP NO LESS THAN 4" NEW CLEAN STANDARD TREE WRAP.

E. NO SUBSTITUTES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT/LANDSCAPE DESIGNER.



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

As per Florida Building Code Section 10
 REVIEWED FOR CODE COMPLIANCE

DATE: 11/11/11
 BY: [Signature]
 FOR: [Signature]
 TITLE: [Signature]

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

MIAMI BEACH

BUILDING DEPARTMENT

Reviewed For Compliance

ELC2109895

12/14/2021 3:06:20 PM

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 Reviewed For Compliance
ELC2109895
Important: Follow the instructions on pages 1–9.

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

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 State ZIP Code
MIAMI BEACH Florida 33141

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 License Number
ARMANDO GARCIA, P.L.S. 3109

Title
PROFFESIONAL. SURVEYOR & MAPPER

Company Name
CBS SERVICES

Address
8765 CORAL WAY

City State ZIP Code
MIAMI Florida 33155

Place
Seal
Here

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

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

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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 MIAMI BEACH	State Florida	ZIP Code 33141
---------------------	------------------	-------------------

FOR INSURANCE COMPANY USE
 Policy Number

ELC2109895

Company NAIC Number

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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
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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

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
Policy Number:

ELC2109895

Company NAIC Number

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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



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

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

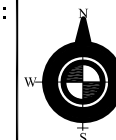
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS 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

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'



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

LEGEND OF SURVEY ABBREVIATIONS

W.H.	= MAN HOLE	P/L	= PROPERTY LINE
M	= MEASURED	R	= RECORDED
M	= MONUMENT	R	= RADIUS
M/L	= MONUMENT LINE	RES.	= RESIDENCE
N.T.S.	= NOT TO SCALE	R.W.	= RIGHT OF WAY
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	S	= SEWER MANHOLE
O.E.	= OVERHEAD ELECTRIC LINES	SEC.	= SECTION
P.B.	= PLAT BOOK	S.I.P.	= SET IRON PIPE NAIL
P.C.P.	= PERMANENT CONTROL POINT	S/L	= SET BACK LINE
P.G.	= PAGE	STY.	= STORY
R.M.	= PERMANENT REFERENCE MONUMENT		

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

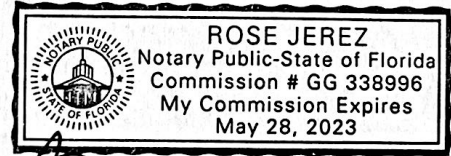
Survey is not covered by
Professional Liability
Insurance.

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

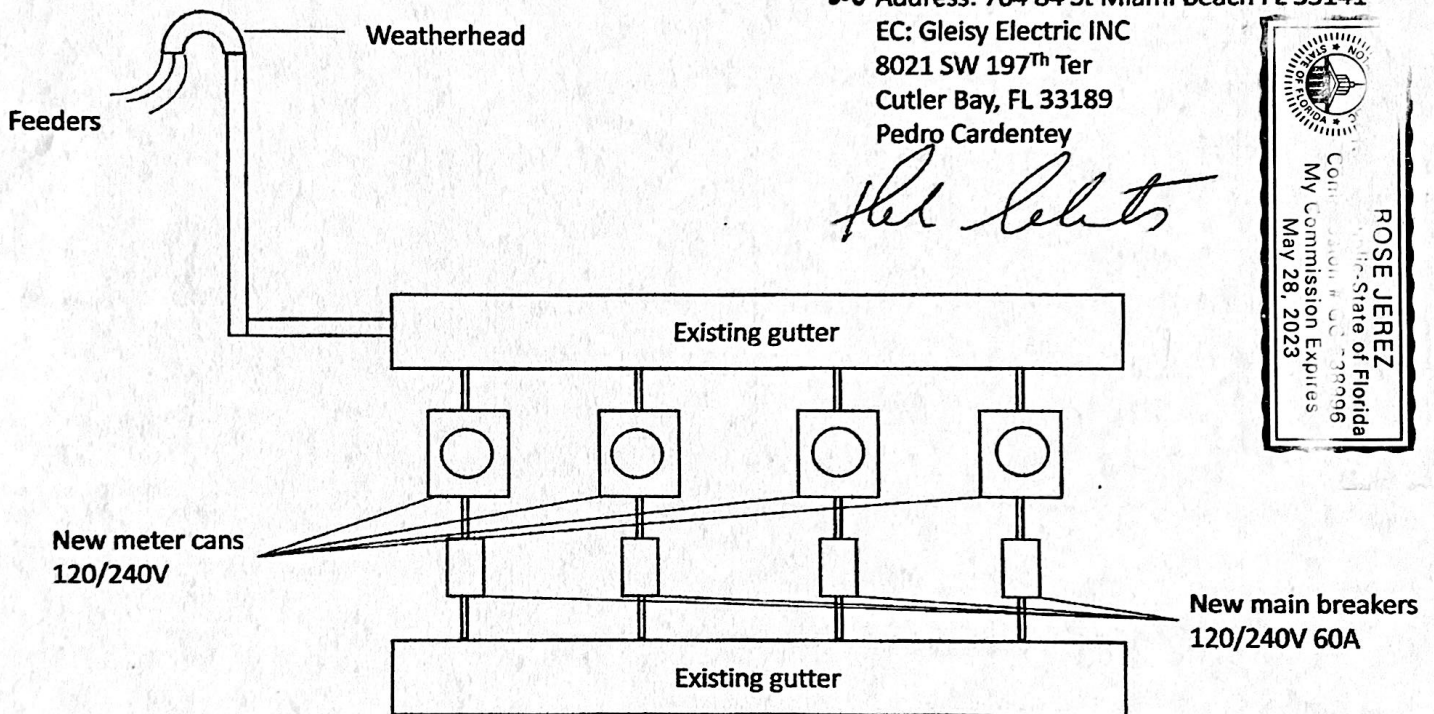
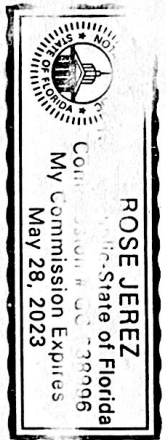
EC: Gleisy Electric INC

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