

Exhibit A

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 11 OF BISCAYNE BEACH FIRST ADDITION, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 47 AT PAGE 19 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Exhibit C

PROPERTY RECORD CARD

Property record card, attached, shows the given lot size sf per the county records.

Juan Alayo

From: Egemba, Eugene <EugeneEgemba@miamibeachfl.gov>
Sent: Friday, January 24, 2025 12:21 PM
To: Juan Alayo
Cc: aaronosborne@miamibeachfl.gov
Subject: RE: Future crown of road - 845 82nd street
Attachments: Road elevations - Priortization Map.pdf

Good afternoon Juan,

The future Crown of the Road elevation adjacent to 845 82nd St, Miami Beach on 82 St is projected at 4.6 feet NAVD.

The future Crown of the Road elevation adjacent to 845 82nd St, Miami Beach on Hawthorne Ave is projected at 4.6 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for *non-state roads* like Hawthorne Ave and 82nd Street at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy ([Road Elev 200228 reduced.pdf](#))

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a *target* and *can be adjusted* to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Biscayne Pointe A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

Eugene Egemba, P.E., Principal Engineer
PUBLIC WORKS DEPARTMENT, Engineering Division
1700 Convention Center Drive, Miami Beach, FL 33139
Tel:305-673-7000, Ext 6738 / Fax:305-673-7028 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscientious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.

 **Please do not print this e-mail unnecessarily**

From: Juan Alayo <jalayo@alayo.com>
Sent: Friday, January 24, 2025 11:41 AM
To: Right Of Way <RightOfWay@miamibeachfl.gov>
Cc: Egemba, Eugene <EugeneEgemba@miamibeachfl.gov>; aaronosborne@miamibeachfl.gov
Subject: RE: Future crown of road

Some people who received this message don't often get email from jalayo@alayo.com. [Learn why this is important](#)

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good morning:
Following up on this request. Thank you

Juan J. Alayo, RA
Principal

Alayo Architects
2307 Douglas Road
Suite 204
Miami, FL 33145
T. 917.208.1439
O.305.322.1280

www.alayo.com

From: Juan Alayo
Sent: Thursday, January 23, 2025 8:18 AM
To: RIGHTOFWAY@miamibeachfl.gov

Cc: eugeneegemba@miamibeachfl.gov; aaronosborne@miambeachfl.gov

Subject: Re: Future crown of road

Good morning Mr. Osborne. I am following up on my request for information on the future crown of the road for the address at 845 82nd St. Thank you.

Juan J. Alayo, RA
Alayo Architects PC
www.alayo.com

917.208.1439

On Jan 20, 2025, at 1:46 PM, Juan Alayo <jalayo@alayo.com> wrote:

Good afternoon:

We are currently designing a project at 845 82nd street at the corner of Hawthorne and 82nd street. We would like to know what the future crown of the road elevations are for both streets along our site.

This building will be an understory building with parking at the lower level. Please confirm if the parking needs to be at the future crown of the road elevation.

Thank you for your assistance.

Juan J. Alayo, RA
Principal

Alayo Architects
2307 Douglas Road
Suite 204
Miami, FL 33145
T. 917.208.1439
O.305.322.1280

www.alayo.com

Exhibit C

PROPERTY RECORD CARD

Property record card, attached, shows the given lot size sf per the county records.

PROPERTY RECORD CARD

Generated Date: 03/01/2025

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

CURRENT OWNER AND MAILING:	LEGAL DESCRIPTION:	ACCOUNT FLAGS:	VALUE
ANGEL G MARTINEZ	BISCAYNE BEACH 1ST ADD PB 47-19	# CAT TYPE DESCRIPTION	
ROSA B MARTINEZ	LOT 1 BLK 11		
845 82 ST	LOT SIZE 6328 SQ FT M/L		
MIAMI BEACH FL 33141	OR 26323-689		

MCD: 0200 Miami Beach	ZONING 1: 3900 MULTI-FAMILY - 38-62 U/A
CTCASE: N % CAP: 100.00	DISTRICT: 6 ZONING 2: 0000
HEX BASE YR: 2000	PORT YR: 0 GPAR: 0 NON-HEX BASE YR: 0
AG: N	NFC: N EEL/CONS EASMNT: N EEL/CONS COVENANT: N NH CD: 90.00 BISCAYNE POINT

ADDITIONAL PROPERTY INFORMATION

LOT SIZE: 6,328 S BUILDING AREA: 1,215 L/B RATIO: 5.21 POOL: N AVG UNIT SIZE: 1,215.00
 BUILDINGS: 1 YEAR BLT: 1951 EFF AGE: 1951 UNITS: 1
 BDRM: 2 BATH: 1 1/2 BTH: 0 EFF: 0
 1BD: 0 2BD: 0 3BD: 0 4BD: 0

VALUE HISTORY:	2022	2023	2024	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	506,240	506,240	569,520	90.00	
BUILDING VALUE	53,363	53,224	53,084	43.69	
MARKET VALUE	559,603	559,464	622,604	512.43	622,604.00
ASSESSED VALUE	141,913	146,170	150,555		
TOTAL EXEMPTION VALUE	50,000	50,000	50,000		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
07	750,000	10/25/2024	I	Qualified	01	34507	4400	ANGEL G MARTINEZ	L&E RE INVESTMENT LLC
01	100	11/17/2014	I	Unqualified	11	29415	1575	FRANK C MCGUINNESS & W MICHELLE E &	ANGEL G MARTINEZ
02	95,000	08/01/1998	I	Qualified	00	18234	4545		
03	77,000	11/01/1988	I	Qualified	00	13890	1796		
04	71,000	01/01/1984	I	Qualified	00	12025	2377		
05	70,000	03/01/1980	I	Qualified	00	10699	0522		
06	49,000	06/01/1978	I	Qualified	00	10077	1040		

PREVIOUS OWNER INFORMATION

01 JACOB MINTZ &W MARY	02 ARTHUR H DIAMOND	03 ALICE LA ROCHE & RACHEL RHEAU
04 OR 10077 1040 0678 1	05 JUAN LASZEWSKI &W EDUVIGIS	06 OR 10699-522 0380 1
07 FRANCISCO CARCASSES &W MERCEDES	08 OR 12025-2377 0184 1	09 ALFRED NAU
10 OR 13890-1796 1188 1	11	12

EXEMPTIONS:	2022	2023	2024
Homestead	25,000	25,000	25,000
Second Homestead	25,000	25,000	25,000

LAND RECORD CARD

Generated Date: 03/01/2025

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

TOT LOT SIZE: 6,328 S USE CODE: 0101 ZONING 1: 3900 MULTI-FAMILY - 38-62 U/A

MKT LND VAL: 569,520 OVERALL RATE: 0.00 ZONING 2: 0000

AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0

ZNG ORDN: LND CHG: S LND CHG DATE: 7/18/2014 12:00:00 AM

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	3900 S	0.00	0.00	1.0000	1.00	6,328.00	90.00	90.00	569,520	
INF CODE REASON										
0										

CLASSIFIED AG

MARKET AG

BUILDING RECORD CARD

Generated Date: 03/01/2025

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	1	1951	1951	0001	01	B	2	119.00	100	119.00	1,157	137,683

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	50.00	0.00	30.00	0.00	41,305	0	1,157	02	Duplex Residential	

BEDROOMS: 2 BATHROOMS: 1 HALF-BATHS: 0 FLOORS: 1 UNITS: 1

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
One Story	1951	986	986	35,200
Porch, Flat	1951	72	24	857
Enclosure w/o Plumbing	1951	220	147	5,248

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior Wall	31.00
Electrical	5.00
Plumbing	11.00
Interior Walls	30.00
Interior Flooring	9.00
Roofing Structure	8.00
Roofing Cover	6.00
TOTAL	100.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVAL	OVERRVAL
0034 Chain-link Fence 4-5 ft high	1	300	10.00	1979	1979	02		0	0	435	
0012 Carport - Aluminum - With Floor	1	240	12.00	1989	1989	02	Permit SB891041	0	0	490	
0087 Patio - Concrete Slab	1	500	4.00	2006	2006	01		1	1	1,660	
0052 Wood Fence	1	80	16.00	2006	2006	02		1	1	1,088	
0087 Patio - Concrete Slab	1	1,440	4.00	2014	2014	01		1	1	5,242	
TOTAL XF VALUE BLDG 1:										8,915	

BUILDING RECORD CARD

Generated Date: 03/01/2025

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	2	2006	2006	0001	01	B	2	119.00	100	119.00	58	6,902

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	50.00	0.00	41.50	0.00	2,864	0	58	02	Duplex Residential	

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Building Addition w/o Plumbing	2006	87	58	2,864

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	100.00
Foundation	0.00
Interior	0.00
Roofing Cover	0.00
Roofing Structure	0.00
TOTAL	100.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVAL	OVERRVAL
TOTAL SEG ADJ VALUE BLDG 1:		44,169									
TOTAL XF ADJ VALUE BLDG 1:		8,915									
TOTAL SEG AND XF ADJ VALUE BLDG 1:		53,084									
TOTAL SEG AND XF SITE VALUE BLDG 1:		53,084									

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF :	53,084
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS :	1,215
TOTAL SITE VALUE OF ALL BUILDINGS AND XF :	0
TOTAL IMPROVEMENT VALUE :	53,084

Exhibit D

BUILDING DEPARTMENT CORRESPONDENCE REGARDING USE OF NEW FEMA
MAP

Juan Alayo

From: Chamoun, Gabi <GabiChamoun@miamibeachfl.gov>
Sent: Thursday, December 19, 2024 10:42 AM
To: Juan Alayo
Cc: Guerrero, Carlos
Subject: Re: 845 82nd street/New Project
Attachments: 12086C0307M.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Juan

Please see attached the new Map for your area. It is in AE 7 NAVD Zone

Regards,

MIAMIBEACH

Gabi Chamoun, Building Plans Examiner / Reviewer.

BUILDING DEPARTMENT, Review Section.

1700 Convention Center Drive, 2nd floor, Miami Beach, FL 33139

Tel: 305.673.7610 X 26648 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

"A careless worker needs nothing more to encompass their end than that a good worker should look on errors and deficiencies in their scope and do or say nothing."

From: Chamoun, Gabi <GabiChamoun@miamibeachfl.gov>
Sent: Monday, December 16, 2024 8:46 AM
To: Juan Alayo <jalayo@alayo.com>
Cc: Jarahpour, Mohsen <MohsenJarahpour@miamibeachfl.gov>; Singh, Narinder <NarinderSingh@miamibeachfl.gov>
Subject: Re: 845 82nd street/New Project

Good Morning Juan

Just to clarify further, based on the Code section below, you may have only one open Stairway connecting up to four levels in detached 1&2 family Houses and Townhouses.

FBCB 1006.3.1 Adjacent story.

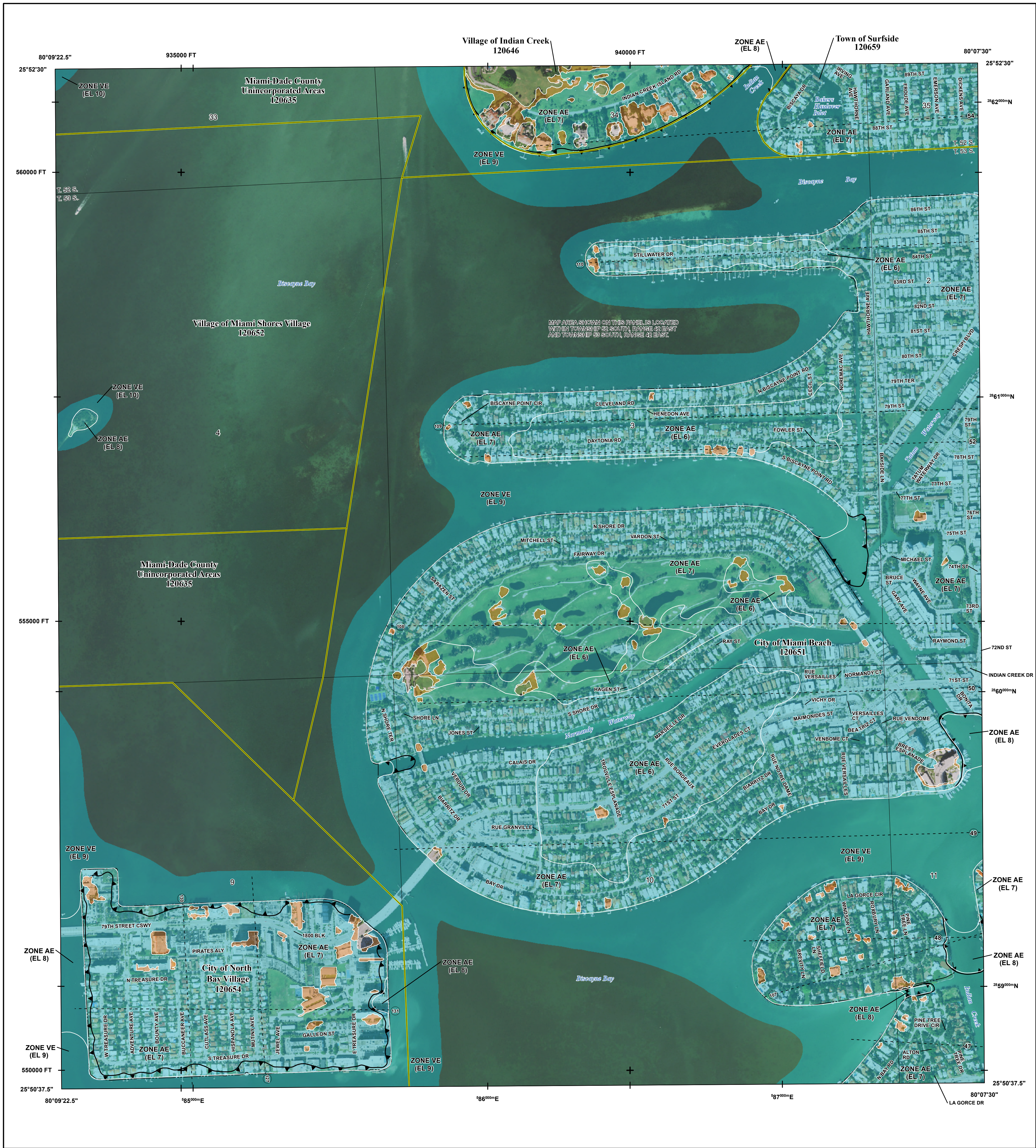
The path of egress travel to an exit shall not pass through more than one adjacent story.

Exception: The path of egress travel to an exit shall be permitted to pass through more than one adjacent story in any of the following:

1. In Group R-1, R-2 or R-3 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit or sleeping unit or live/work unit.

FREE CONSULTATION WITHOUT AN OPEN PERMIT.

Please acknowledge that my response is only advisory in nature, and should not be taken as a professional 3rd party Accessibility Consultation.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

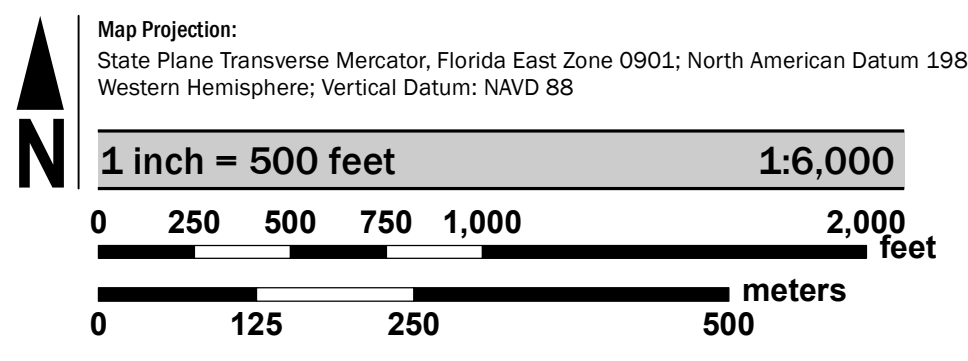
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by Miami-Dade County, dated 2001, 2018 and 2019; the South Florida Water Management District, dated 2003; the U.S. Army Corps of Engineers, dated 2020; and the U.S. Department of Agriculture, dated 2020.

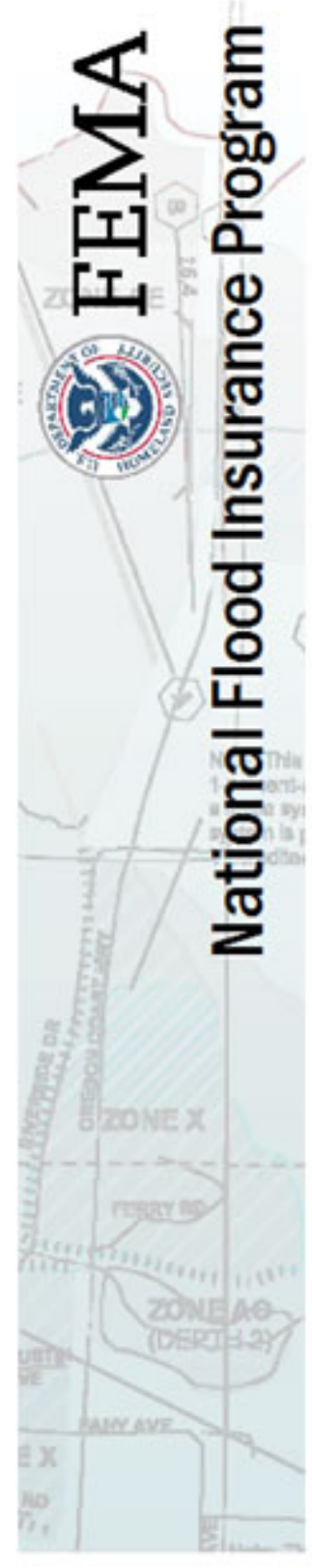
LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LMWA (or between the shoreline and the LMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LMWA)

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, Florida and Incorporated Areas

PANEL 307 OF 1031

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
INDIAN CREEK VILLAGE, VILLAGE OF	120646	0307	M
MIAMI BEACH, CITY OF	120651	0307	M
MIAMI-DADE COUNTY	120635	0307	M
MIAMI SHORES VILLAGE, VILLAGE OF	120652	0307	M
NORTH BAY VILLAGE, CITY OF	120654	0307	M
SURFSIDE, TOWN OF	120659	0307	M

PRELIMINARY
2/25/2021

VERSION NUMBER
 2.6.3.5
 MAP NUMBER
 12086C0307M
 MAP REVISED