

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Permit Type: Building - Residential Work Class: Marine Application Date: 04/04/2022 Status: Applied

Reviewed For Compliance

Address: 94 PALM AVE

Permit: BR2206644

BR2206644

Item Review Type	Status	Version	Completed Date	Assigned User
Permit Landscape Review	Pass	1	04/09/2022	Jorge Nunez
Public Works (Building Permits)	Pass	1	04/25/2022	Eugene Egemba
Electrical Review	Pass	1	04/21/2022	Diego Martinez
Planning Review - VDR	Pass	1	05/02/2022	Antonio Atala
Building Review	Pass	1	04/19/2022	Armando Lopez
Urban Forestry Group Review	Pass	1	04/19/2022	Jorge Nunez
Structural Review	Pass	1	04/19/2022	Jaime Cynamon
Environmental Review	Pass	2	05/11/2022	Jorge Nunez
Permit Intake Review	Pass	3	05/31/2022	Brittany Washington
Submittal Version Complete	Pass	3	06/01/2022	Haidenys Monzon

06/01/2022 5:46:09 PM

INITIAL ORGANIZATIONAL WRITTEN CONSENT  
OF  
PALM ISLAND HOLDINGS, LLC

The undersigned, being the sole Member and the sole Manager of **Palm Island Holdings, LLC**, a Delaware limited liability company (the "Company"), hereby waive any and all requirements for notice of the time and place of an organizational meeting of the Company and do hereby agree, declare and consent, pursuant to the provisions of the Delaware Limited Liability Company Act, to the adoption of the following by written consent, effective as of August 4, 2021:

1. **Certificate of Formation.** The Certificate of Formation of the Company was filed with the Delaware Secretary of State on August 4, 2021, as evidenced by the certified copy of the Certificate of Formation attached hereto and incorporated herein by reference.

2. **Limited Liability Company Agreement.** The affairs of the Company and the Company's conduct of business shall be governed by the Delaware Limited Liability Company Act and the Company's Limited Liability Company Agreement, a copy of which is attached hereto and incorporated herein by reference, the form of which is hereby confirmed, ratified and approved.

3. **Manager.** The business and affairs of the Company shall be managed by the Manager. The Manager shall direct, manage and control the business of the Company and shall have full and complete authority, power and discretion to make any and all decisions and to do any and all things which the Manager shall deem to be reasonably required to accomplish the business and objectives of the Company subject to the authority of the Member under Delaware law to take over the management of the business of the Company at any time, as more specifically set forth in the Company's Limited Liability Company Agreement. **DLC Capital Management, LLC** is hereby appointed the initial Manager of the Company to serve until the earlier of (A) the next annual meeting of the Members, (B) its resignation, or (C) its successor is duly elected and qualified.

4. **Member.** The name of the initial Member of the Company and its membership units in the Company are as set forth below. The Member has made, or upon execution of this written consent shall make, the following capital contribution to the Company:

<u>Member Name</u>	<u>Capital Contribution</u>	<u>Number of Membership Units</u>
<b>DLC Capital Management, LLC</b>	\$100.00	100 Common Units

5. **Bank Account.** The Manager of the Company is hereby authorized, empowered and directed as an agent of the Company to open an account with any commercial banking institution and to deposit therein all funds of the Company. For the avoidance of doubt, said Manager is also authorized to open any such account on behalf of any other entity for which the Company is acting as a manager, trustee or other fiduciary and to deposit only funds or other assets of such other entity in such account, and not to commingle any other assets with such assets, and to direct the payment of funds from such account to pay expenditures incurred in connection with the

business of such Company. All checks, drafts and notes of the Company or such other entity, as the case may be, payable on said account will be made in the name of the Company or such other entity, as appropriate, and be signed by such individuals as are properly designated. Copies of such resolutions as are required by such banking or other financial institution(s) to affect the foregoing are hereby made a part hereof, and they are hereby approved and adopted.

6. **Employer Identification Number.** The future and past actions of the Manager of the Company (or any agent thereof) undertaken to execute and file with the Internal Revenue Service an Application for Employer Identification Number on Internal Revenue Service (Form SS-4) are hereby ratified, adopted and approved in all respects and all such actions shall be binding upon the Company to the same extent as if authorized by this Consent.

7. **Foreign Authority.** The Manager of the Company is hereby authorized, empowered and directed as an agent of the Company to make and file such certificates, reports or other instruments as may be required by law to be filed in any state, territory or dependency of the United States, or in any foreign country in which said officers shall find it advisable, to file the same to authorize the Company to transact business in such state, territory, dependency or foreign country.

8. **General Authority.** The Manager of the Company is hereby authorized and directed to take any and all actions and to execute any and all further agreements, instruments and documents as the Manager shall determine to be necessary or appropriate to effect the foregoing resolutions, the taking of any such action to be conclusive evidence that the same was deemed to be necessary or appropriate and was hereby authorized. All prior actions taken by the Member and/or the Manager in connection with the foregoing resolutions be, and they hereby are, ratified and approved.

This Consent may be executed separately in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same consent. In the event that any signature is delivered by facsimile transmission or by the signature page being sent via e-mail to the other party as a portable document format (.pdf) file or image file attachment, such signature shall have the same force and effect as if such signature page were an original thereof.

[Signature appears on the following page.]

IN WITNESS WHEREOF, this Consent has been executed as of the date first written above.

DLC CAPITAL MANAGEMENT, LLC

By:   
Jamie Mandel, President

True and correct copies of each of the following documents are appended to this Consent:

- I. Certificate of Formation
- II. Limited Liability Company Agreement

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BR2206644

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CONSTRUCTION COST AFFIDAVIT

For Office Use Only

Permit/Process No	
Date of Submittal	

I, Palm Island Holdings LLC TRS, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor), Southeast Marine Construction, Inc do hereby attest that the construction costs indicated herein are accurate for the construction project located at: 94 Palm Avenue, Miami Beach, Florida 33139

Master Permits:

Total project cost: \$ 120,000 Building cost (excludes roofing, windows, railings, and MEP) \$: \_\_\_\_\_

Stand alone and sub permits

Roofing \$: \_\_\_\_\_ Windows \$: \_\_\_\_\_ Railings \$: \_\_\_\_\_  
 Electrical \$: \_\_\_\_\_ Mechanical \$: \_\_\_\_\_ Plumbing \$: \_\_\_\_\_  
 Other \$: \_\_\_\_\_ Description: \_\_\_\_\_

Registered Owner/Sub-contractor: Palm Island Holdings LLC TRS

Signature of Owner/Sub-contractor: [Signature]

Printed Name: Jamie Mandel

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Registered Contractor: Southeast Marine Construction, Inc

Signature of Contractor: [Signature]

Printed Name: Joseph Thomas

STATE OF FLORIDA  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 21 day of December, 2021 by Jamie Mandel, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has taken an oath.

The foregoing instrument was acknowledged before me this 5th day of April, 2022 by Joseph Thomas, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has taken an oath.

[Signature]  
Notary Public, State of Florida

Printed Name: William W. Riley

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

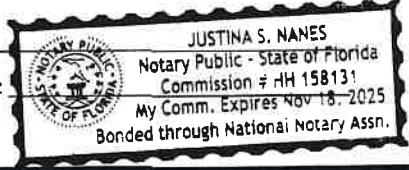


[Signature]  
Notary Public, State of Florida

Printed Name: Justina S. Nanes

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



### National Pollutions Discharge Elimination System (NPDES) Construction Site Sediment and Erosion Control Affidavit

The quality of Biscayne Bay and its interconnected waterbodies is critical to environmental, economic, and recreational prosperity, and to the health, safety and welfare of the citizens of the City of Miami Beach. The City of Miami Beach participates as a co-permittee with Miami-Dade County in the [National Pollution Discharge Elimination System \(NPDES\) program](#). The program aims to improve water quality of stormwater. The City of Miami Beach must comply with permit conditions, which require the City to reduce erosion and control sedimentation from construction sites (construction activity means the act of developing or improving land that involves the disturbance of soils and includes clearing, grading, and excavation. The Florida Department of Environmental Protection has determined that demolition activities also meet the definition of construction activity):

The City of Miami Beach requires the following to ensure permit conditions are met and construction sites are in compliance with Chapter 46, Article X of the municipal code.

- 1. Sediment & Erosion Control Plan:** Applicants for new construction projects or substantial improvements (i.e., additions, demolitions, pools, etc.) shall submit as part of the mandatory permit submittal documents of erosion and sedimentation control details, notes, or plan for the development of the site. The qualifier for the permittee shall attest by his notarized signature that the erosion and sedimentation controls will be maintained for the duration of the permitted construction activities (see below).
- 2. Best Management Practices (BMPs) for Erosion and Sedimentation Control:** Mandatory erosion and sedimentation control best management practices that shall be implemented at each development site are:
  - a. **Temporary Gravel Construction Entrance & Exit** (See Attachment A).
  - b. **Storm Drain Inlet Protection** (See Attachment B).
  - c. **Silt Fence** (See Attachment C).
  - d. **Floating Turbidity Barrier** (as applicable for waterfront construction) Attachment D

**NOTE:** The preceding elements of the plan must be implemented at the development site, inspected, and approved by the Environment & Sustainability Department director, or designee prior to the acceptance of the first mandatory Florida Building Code inspection request.

**3. Compliance with Erosion and Sedimentation Control Plan and/or Mandatory BMPs:** Mandatory Florida Building Code and environmental inspections for erosion and sedimentation control shall be performed simultaneously with construction inspections. Failure to maintain erosion and sedimentation control measures during the entire construction phase will result in a rejected inspection request from the Building Official and/or Code Compliance Department action to be treated as a violation of the Florida Building Code or the City's Code.

I hereby agree to maintain a sediment and erosion control plan and/ or BMPs for the duration of the construction phase. Failure to maintain sediment and erosion control measures during the construction phase will result in a violation of the Florida Building Code by the Building Official. If compliance is not achieved, a stop work order may be issued. In addition, pursuant to Chapter 46, Article X, City of Miami Beach Municipal Code, failure to maintain sediment and erosion controls may result in fines and penalties.

[SIGNATURES ON THE FOLLOWING PAGE]

# MIAMI BEACH BUILDING DEPARTMENT

Reviewed For Compliance

## BR2206644

06/01/2022 5:46:14 PM

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, by Joseph Thomas who is personally known to me or who has produced \_\_\_\_\_ as identification.

Southeast Marine Construction, Inc  
General Contractor - Company Name

Joseph Thomas  
Name of Qualifier

Joseph Thomas  
Signature of Qualifier

Date: 04/26/2022

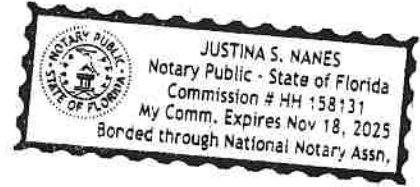
License of Qualifier: CGC1524635

Justina Nanes  
Notary Signature

Name: Justina Nanes

My commission expires: NOV 18TH 2025

[Notary Seal]



STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Address

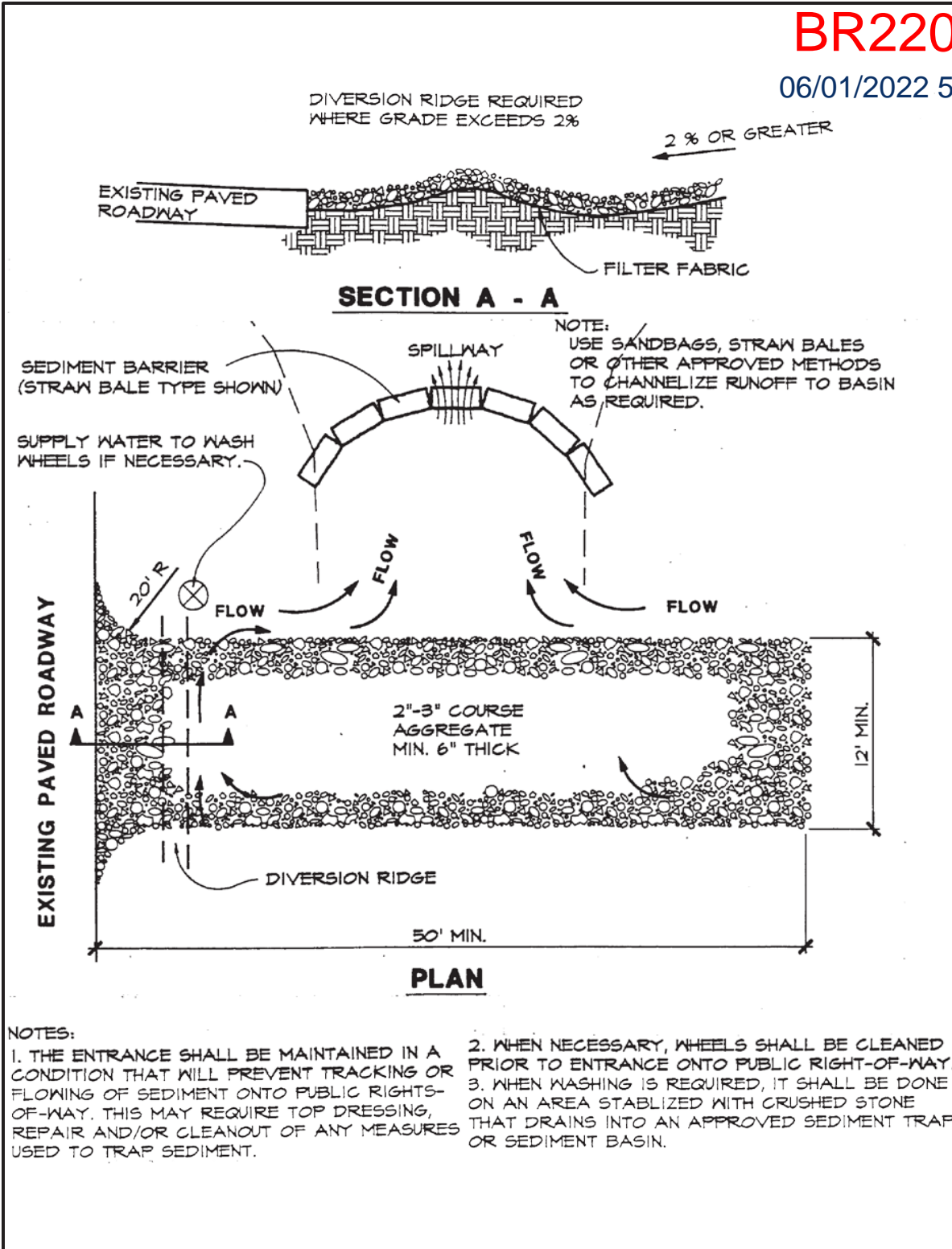
\_\_\_\_\_  
Permit Number

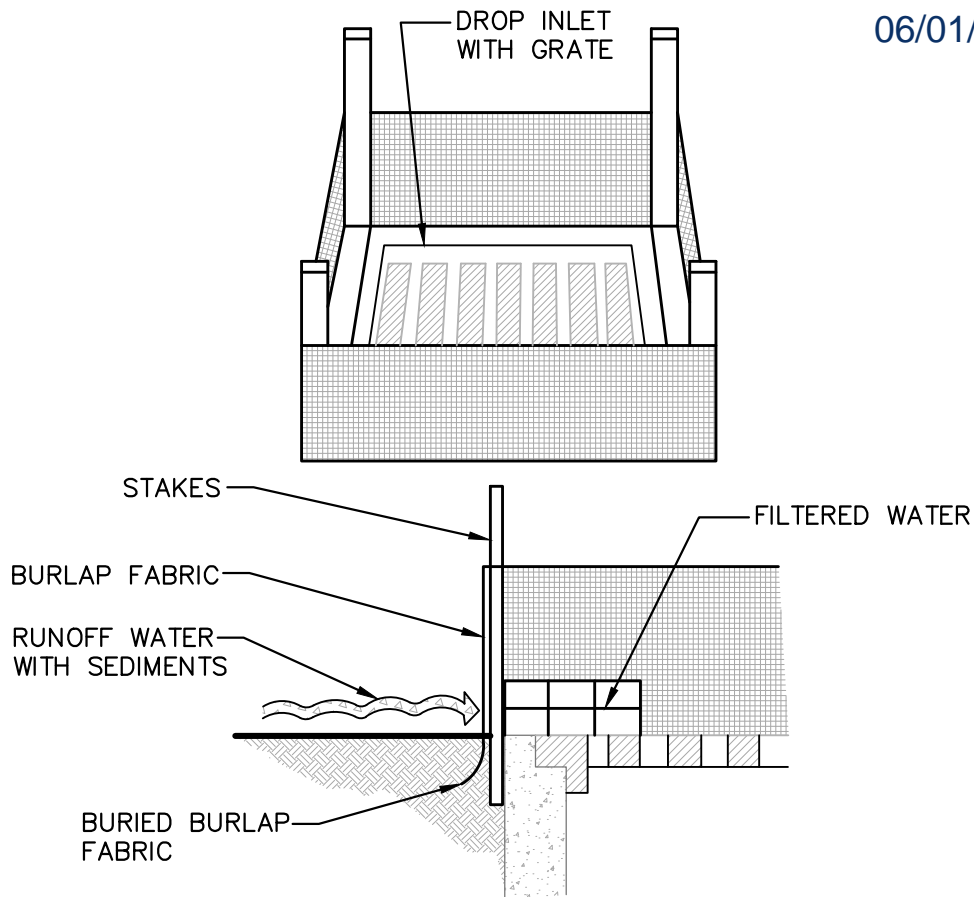
\_\_\_\_\_  
Notary Signature

Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

[Notary Seal]



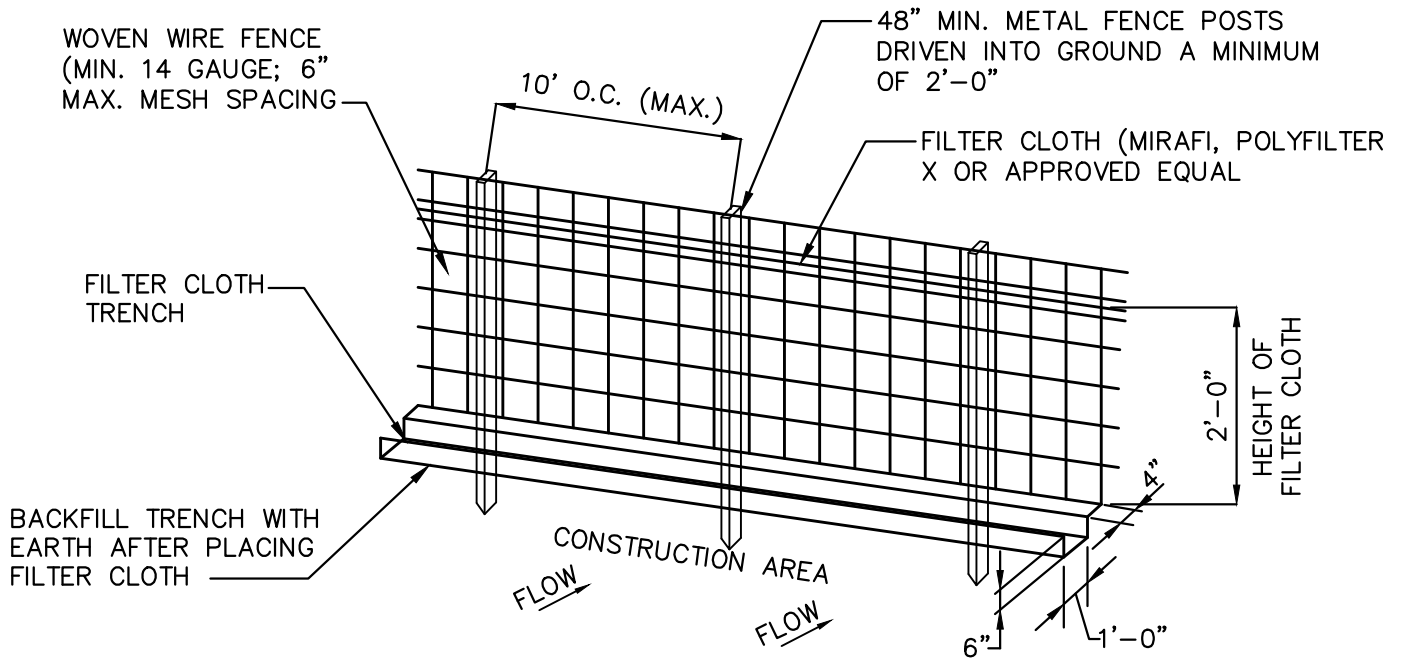


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER  
N.T.S.

F:\WORK\ALL\CAD-DWG\STANDARDS\CMB-STANDARD-DETAILS\Public Works Manual (2015)\CMB Site Earthwork Details\Earthwork Detail.dwg



CONSTRUCTION SPECIFICATIONS:

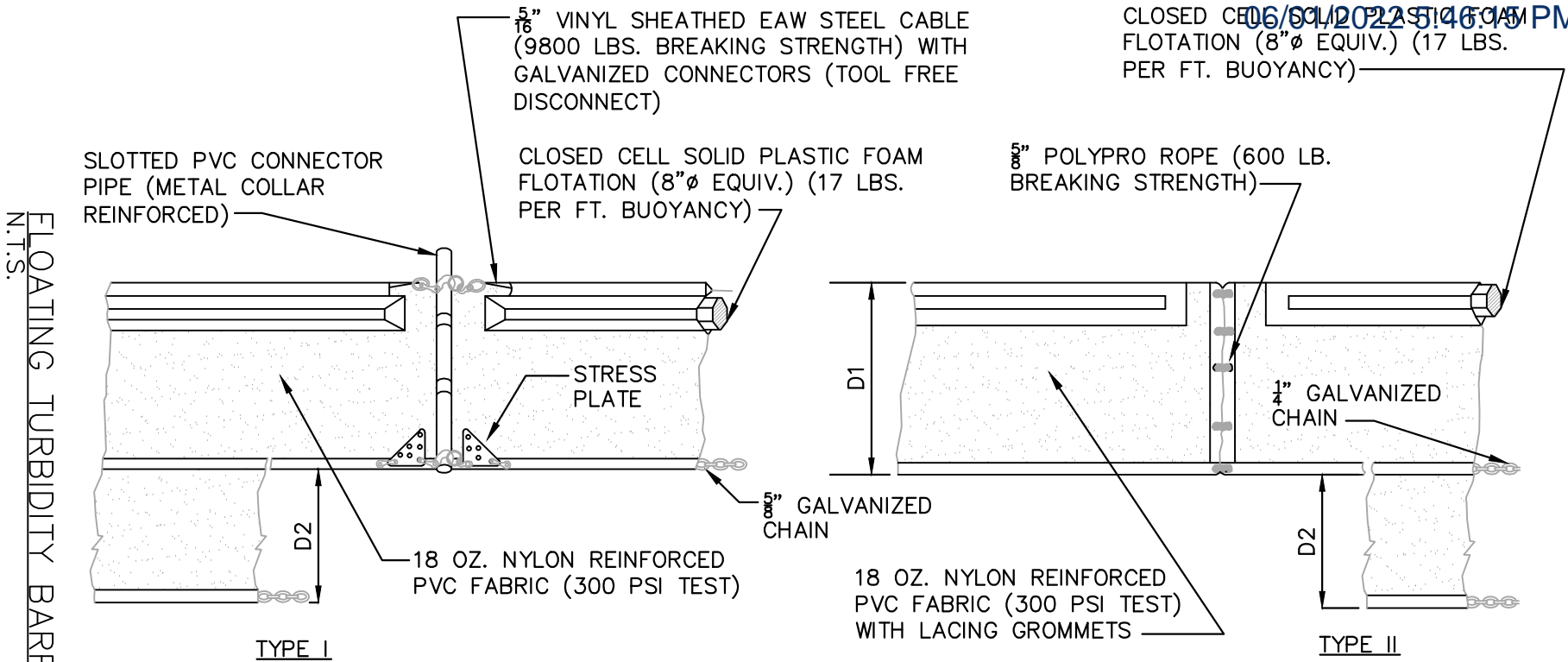
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

FILTER FENCE  
N.T.S.

F:\WORK\ALL\CAD-DWG\STANDARDS\CMB - STANDARD - DETAIL\Public Works Manual (2015)\CMB Site Earthwork Details\Earthwork Detail.dwg

BR2206644

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CLOSED CELL SOLID PLASTIC FOAM FLOTATION (8"Ø EQUIV.) (17 LBS. PER FT. BUOYANCY)



D1 = 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).  
 D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').  
 CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.  
 TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

MIAMI BEACH  
 PUBLIC WORKS DEPARTMENT  
 1700 CONVENTION CENTER DRIVE MIAMI BEACH FL 33139

APPROVED  
 05/10/2010

REVISIONS

TITLE:  
 SITE EARTHWORK DETAILS NO. 2  
 FLOATING TURBIDITY BARRIER

SES12

FLOATING TURBIDITY BARRIER  
 N.T.S.

General Sediment and Erosion Control Notes

Reviewed For Compliance

BR2206644

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1. The contractor is responsible for following the best erosion and sediment control practices as outlined in the plans specification, applicable permit(s), and the prevention, correction, control, and abatement of erosion and water pollution in accordance with chapter 62-302, Florida Administrative Code.
2. Erosion and sediment control barriers shall be placed where there is potential for downstream water quality degradation.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. The site contractor is responsible for the maintenance of BMPs to make sure they are functioning as designed at all times.
5. The BMP structures shall be inspected after each rain and BMP repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
6. Correctly installed silt fences will be used along the limits of construction to minimize offsite siltation migration.
7. Sod shall be placed in areas which may require immediate erosion protection to ensure water quality standards are maintained and where no active construction is occurring.
8. The contractor shall pay for any water quality control violations from any agency that results in fines being assessed to the owner because of the contractor's failure to eliminate turbid runoff from leaving the site and raising background levels of turbidity above existing background levels.

Inlet Protection

9. Wire mesh shall be laid over the top drop inlet so that the wire extends a minimum of 1 foot beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with ½ - inch opening shall be used. If more than one strip of mesh is necessary the strips shall be overlapped.
10. FDOT NO. 1 coarse aggregate shall be placed over the wire mesh as indicated on detail. The depth of stone shall be at least 12 inches over the entire inlet opening. The stone shall extend beyond the inlet opening at least 18 inches on all sides.
11. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.
12. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet and width of a bale to a minimum depth of four inches. After the bales are stacked, the excavated soil shall be backfilled and compacted against the filter barrier.
13. Bale shall be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.
14. Bales shall be placed lengthwise in single row surrounding the inlet with the ends of adjacent bales pressed together.
15. Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.
16. Loose straw should be wedged between bales to prevent water from entering between bales.

Turbidity Barriers

17. Floating turbidity barriers will be placed at all outfall locations connected to the work area during active construction. If seagrasses are present barriers will not be placed over them. The floating turbidity barriers shall be installed in a manner to prevent manatee entanglement.
18. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

EROSION AND SEDIMENT CONTROL GENERAL NOTES  
N.T.S.

F:\WORK\ALL\CAD-DWG\STANDARDS\CMB-STANDARD\_DETAILS\Public Works Manual (2015)\CMB Site Earthwork Details\Earthwork Detail.dwg

APPROVED	REVISED
05/01/2010	12/16/2011
	11/15/2012
	07/11/2017

TITLE:	SITE EARTHWORK DETAILS NO.2
	EROSION AND SEDIMENT CONTROL
	GENERAL NOTES

SES14
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## MIAMI BEACH

### Permit Application

### Reviewed For Compliance

Building Department  
 1700 Convention Center Drive, 2nd Floor  
 Miami Beach, Florida 33139  
 Phone: 305-673-7810, Fax: 305-673-7857  
 http://www.miamibeachfl.gov/building/

**BR2206644**  
 06/01/2022 5:46:15 PM  
 Violation # (If applicable):

Application Date: 04/01/2022  
 Permit #: BOA2216301

Parcel / Folio Number:  
 0242050010330

Property Address:  
 94 PALM AVE Miami Beach

Unit #:

Master Permit Number (If applicable):

Permit Type: Building Online Application  
 Square Feet: 0.00

Permit Workclass: Building Online Application  
 Valuation: \$120,000.00

Occupancy Classification:  
 OPT In / Opt Out : Opt Out - Not Participate

Description of Work: Installation of a new concrete seawall and riprap boulders.

#### Property Owner

Name: Palm Island Holdings LLC TRS Jamie Mandel  
 Email: andrea@inspiratamgmt.com  
 Business Phone: (305) 921-9344

#### Contractor

Company Name: Southeast Marine Construction, Inc  
 License Num: CGC1524635  
 Name: Joseph Thomas  
 Email: semarine@semarineconstruction.com  
 Business Phone: 954-630-2300

#### Notice & Certification

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

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

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

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

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

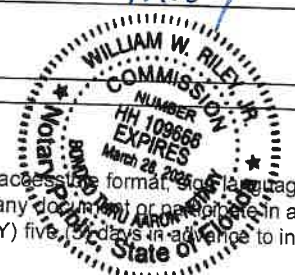
**OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

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

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

*Jamie Mandel*  
 PRINT NAME: Jamie Mandel  
 STATE OF FLORIDA MIAMI-DADE COUNTY  
 Sworn to and subscribed before me this 4  
 day of April, 2022  
 by Jamie Mandel  
 Signature of Notary Public [Signature]

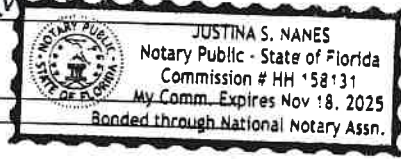
Print Name: William W. Riley  
 (SEAL)  
 Personally know  
 or Produced Identification



Signature of Qualifier:

*Joseph Thomas*  
 PRINT NAME: Joseph Thomas  
 STATE OF FLORIDA MIAMI-DADE COUNTY  
 Sworn to and subscribed before me this 5th  
 day of April, 2022  
 by Joseph Thomas  
 Signature of Notary Public [Signature]

Print Name: Justina S. Nanes  
 (SEAL)  
 Personally know  
 or Produced Identification



#### ADA Information

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

# Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PALM ISLAND HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SIXTH DAY OF MAY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "PALM ISLAND HOLDINGS, LLC" WAS FORMED ON THE FOURTH DAY OF AUGUST, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

6141627 8300

SR# 20222359879

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 203530619

Date: 05-26-22

**MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY**

Reviewed For Compliance  
**Survey Project No. 202206644**  
4348 SW 74TH AVENUE  
Tel: 305.767.8802  
www.survey.com/01/2022-5:46:13 PM

LOCATION MAP:  
NOT TO SCALE



**LEGEND**

- ABBREVIATIONS:**  
 AC = AIR CONDITIONER PAD  
 BCR = BROWARD COUNTY RECORDS  
 BM = BENCH MARK  
 CBS = CONCRETE BLOCK & STUCCO  
 (C) = CALCULATED  
 CLF = CHAIN LINK FENCE  
 COL = COLUMN EASEMENT  
 D.I.E.P. = DRAINAGE & MAINTENANCE EASEMENT/DRIVEWAY  
 EB = ELECTRIC BOX  
 EW = EDGE OF WATER TABLE  
 FFE = FINISHED FLOOR ELEVATION  
 FIP = FOUND IRON PIPE (NO ID)  
 FM = FOUND NAIL (NO ID)  
 FEL = FLORIDA POWER & LIGHT  
 L.E. = LANDSCAPE EASEMENT  
 M.E. = MAINTENANCE EASEMENT  
 MDR = MIAMI-DADE COUNTY RECORDS  
 M.M. = MONUMENT LINE  
 (P) = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PCP = PERMANENT CONTROL POINT  
 PG = PAGE EQUIPMENT PAD  
 PL = PLANTER INTERSECTION  
 PAB = POINT OF BEGINNING  
 PRC = POINT OF REVERSE CURVATURE  
 M.M. = MIAMI-DADE COUNTY RECORDS  
 PE = POINT OF TANGENCY  
 (P) = RECORD  
 R/W = RIGHT-OF-WAY  
 SIP = SET NAIL & DISK LBR#023  
 SWK = SIDEWALK  
 (UP) = UTILITY POLE  
 U.E. = UTILITY EASEMENT  
 W/F = WOOD FENCE

- SYMBOLS:**  
 TELEPHONE RISER  
 CABLE TV RISER  
 WATER METER  
 X 0.00 = ELEVATION  
 (00) = ORIGINAL LOT DISTANCE  
 G = ORIGINAL LOT DISTANCE ANGLE  
 C = CENTER LINE  
 WATER VALVE  
 CURB INLET  
 FIRE HYDRANT  
 LIGHT POLE  
 CATCH BASIN  
 SEWER MANHOLE  
 DRAINAGE MANHOLE  
 UTILITY POLE  
 METAL FENCE  
 CHAIN LINK FENCE  
 EASEMENT LINE  
 OVERHEAD UTILITY LINE  
 ASPHALT CONCRETE PAVERS / TILES  
 COVERED AREA

**TREE TABLE:**

NO.	DBH(D)	HEIGHT	CANOPY
1	PODCACARIUS	21'	30'
2	PALM CLUSTER	12'	10'
3	PALM	10'	10'
4	PALM	15'	15'
5	PALM	21'	30'
6	PALM	21'	30'
7	PALM	18'	15'
8	KING PALM	18'	20'
9	KING PALM	18'	20'
10	KING PALM	21'	30'
11	KING PALM	21'	30'
12	KING PALM	15'	15'
13	BODHI	22'	15'
14	BODHI	18'	15'
15	BODHI	22'	15'
16	BODHI	18'	15'
17	PALM	12'	10'
18	PALM	12'	10'
19	PALM	12'	10'
20	PALM	12'	10'
21	PALM	12'	10'
22	PALM	12'	10'
23	PALM	12'	10'
24	PALM	12'	10'
25	PALM	12'	10'
26	PALM	21'	30'
27	PALM	21'	30'
28	PALM	16'	15'
29	PALM	16'	15'
30	PALM	21'	30'
31	KING PALM	16'	20'
32	KING PALM	16'	20'
33	KING PALM	16'	20'
34	PALM	21'	30'
35	PALM	21'	30'
36	PALM	21'	30'
37	PALM	21'	30'
38	PALM	21'	30'
39	PALM	21'	30'
40	PALM	21'	30'
41	PALM	12'	10'
42	PALM	12'	10'
43	PALM	12'	10'
44	KING PALM	16'	25'
45	KING PALM	16'	25'
46	KING PALM	16'	25'
47	KING PALM	16'	25'
48	KING PALM	16'	25'
49	KING PALM	16'	25'
50	PALM	12'	25'
51	PALM	12'	20'
52	PALM	16'	25'
53	PALM	16'	25'
54	PALM	21'	40'
55	PALM	21'	40'
56	PALM	15'	15'
57	PALM	15'	15'
58	PALM	15'	15'
59	PALM	10'	10'
60	PALM	10'	10'

IN CASE OF A DISPUTE AN ARBITRIST REPORT WILL GOVERN.

**PROPERTY ADDRESS:**  
84 PALM AVENUE, MIAMI BEACH, FL 33139

**LEGAL DESCRIPTION:**  
LOTS 36 AND 37, IN BLOCK 1, OF "PALM ISLAND", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO  
 A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOT 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 20 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEASTERN CORNER OF LOT 36; THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY LINE OF LOT 36 EXTENDED SOUTHERLY FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE WESTERLY ALONG THE WESTERN BOUNDARY LINE OF LOTS 36 AND 37 TO A POINT WHERE THE WESTERN BOUNDARY LINE OF LOT 37 EXTENDED SOUTHERLY INTERSECTS SAID LINE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE OF LOT 37 FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE WESTERLY ALONG THE EASTERN BOUNDARY LINE OF LOT 36 AND 37 TO THE POINT OF BEGINNING.

**FLOOD ZONE INFORMATION:**  
THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE (COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651)

**SURVEYORS NOTES:**  
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NOV 1929).  
 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES.  
 3. THE LANS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.  
 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED ON THIS DRAWING AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THE SURVEYOR.  
 5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LBR #023.  
 6. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.  
 7. FENCE OWNERSHIP IS NOT DETERMINED.  
 8. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.  
 9. BEARINGS WHEN SHOWN ARE TO PALM AVENUE MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF PALM AVENUE BEARS N04°57'24"W.

**BENCHMARK INFORMATION:**  
NAME: D-135  
ELEVATION(D29): 5.31  
LOCATION: MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT  
DESCRIPTION: FOUNTAIN ST --- 15' SE OF PROJECTED C/L  
DESCRIPTION2: PK NAIL AND BRASS WASHER IN CONC CURB.  
DESCRIPTION3: SEE ALSO E-01 4.5 SW

**CERTIFIED TO:**  
PALM ISLAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

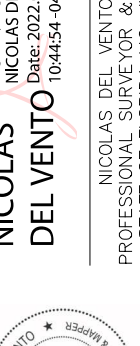
**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 120, PART 120.02, AND MAPMERS IN CHAPTER 5-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE.

**NICOLAS DEL VENTO**  
Digitally signed by  
NICOLAS DEL VENTO  
DN: c=US, o=NICOLAS DEL VENTO  
104454-0400

**DEL VENTO**  
Professionally signed by  
NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA, L.C. # 6945

**ADRIEL**  
Professionally signed by  
ADRIEL  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA, L.C. # 6945

**DATE OF ORIGINAL FIELD WORK:** 08/06/2021  
JOB #: 21086824  
DRAWN BY: ADRIEL  
CAD FILE: PALM ISLAND  
SHEET 1 OF 1



Authentic copies of this survey shall bear the original signature and seal of the attesting registered surveyor and mapper.

**GENERAL NOTES:**

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2020 EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

**DESIGN CRITERIA**

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2020 EDITION.
  - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
  - ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
  - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
  - EM 1110-2-1100 (PART V) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

**CONCRETE:**

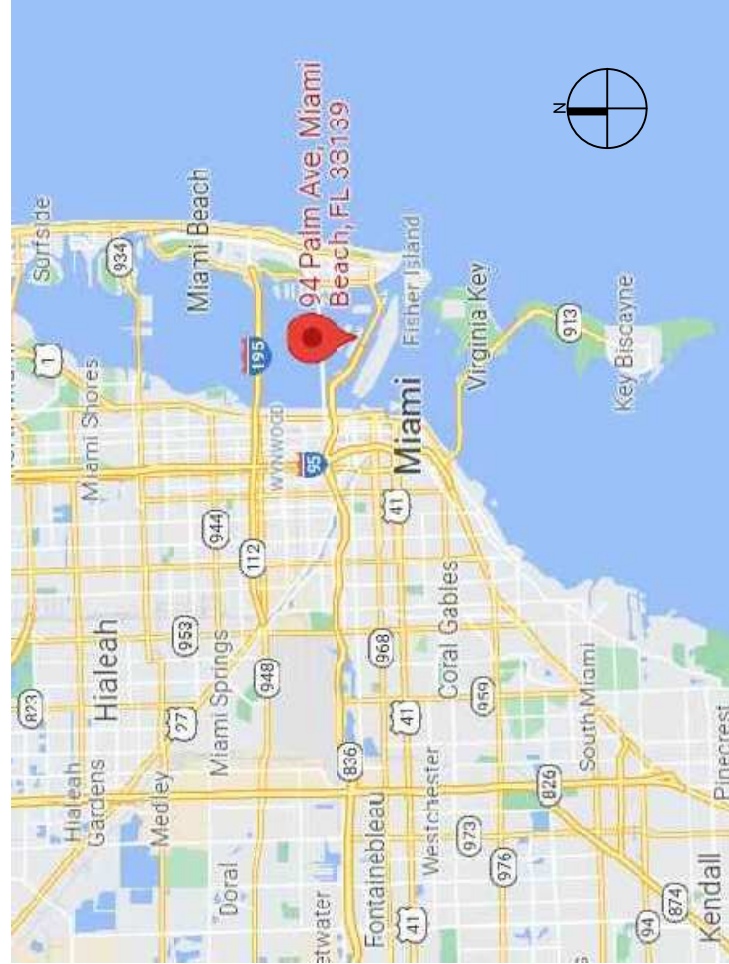
- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

**LATITUDE:** 25°47'28.35"N  
**LONGITUDE:** 80° 9'29.93"W

**FOLIO No.:** 02-4205-001-0330

**LEGAL DESCRIPTION:**

32.53 42 4-5 54 42  
 PALM ISLAND PB 6-54  
 LOTS 36 & 37 & 20FT STRIP IN BAY  
 ADJ EACH BLK 1  
 OR 18142-1043 0698 1  
 COC 25980-4788 09 2007 1



PROJECT SITE

**LOCATION MAP AND LEGAL DESCRIPTION**

**PROJECT SITE LOCATION:**

94 Palm Ave  
 Miami Beach, FL 33140

**SEAL / SIGNATURE / DATE**

Digitally signed by Adolfo J Gonzalez  
 Date: 2022.04.05 14:51:34 -04'00'

Digitally signed by Adolfo J Gonzalez  
 Date: 2022.03.22 14:43:36 -04'00'

Adolfo J. Gonzalez PE  
 Lic. No. 58620

**PERMIT DRAWINGS**

**Issue # Issue Date**

① March 22, 2022

PROJECT: 21-11465

**PROJECT LOCATION & NOTES**

SCALE: AS SHOWN  
 SHEET NO.

**S-1**

**PRELIMINARY APPROVAL**  
 NAME Romina Cores  
 DATE 03/25/2022

CLIENT: **BR2206044**  
 06/01/2022 5:46:16 PM

3921 Alton Road, Suite 421  
 Miami Beach Florida 33140

ENVIRONMENTAL CONSULTANT:  
**OCEAN CONSULTING, LLC.**  
 340 Minorca Avenue, Suite 7  
 Coral Gables, Florida 33134  
 Tel: (305) 921-9344  
 Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:  
**ADOLFO J. GONZALEZ P.E.**  
 2050 Coral Way Suite 502  
 Miami, FL 33145  
 Office - 305-415-8782

SEAL / SIGNATURE / DATE

Digitally signed by Adolfo J. Gonzalez  
 Date: 2022.04.05 14:52:27 -04'00'

Digitally signed by Adolfo J. Gonzalez  
 Date: 2022.03.22 14:43:59 -04'00'

Adolfo J. Gonzalez PE  
 Lic. No. 58620

**PERMIT DRAWINGS**

Issue # Issue Date  
 ① March 22, 2022

PROJECT: 21-11465

EXISTING CONDITIONS

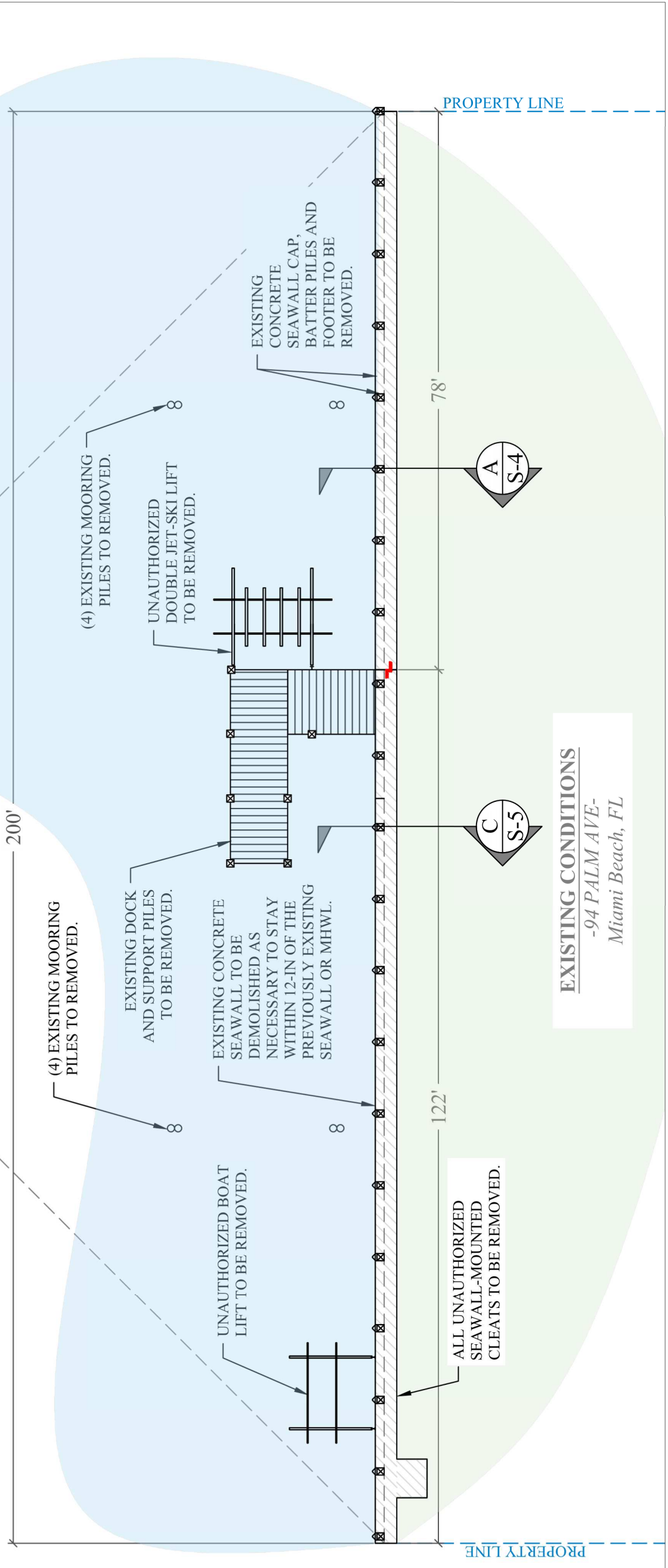
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**S-2**

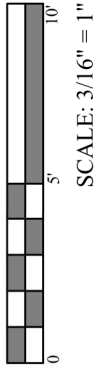
B I S C A Y N E B A Y

R.E.R D-5 BOUNDARY

RER - NATURAL RESOURCES DIVISION  
**PRELIMINARY APPROVAL**  
 NAME Romina Cores  
 DATE 03/25/2022



**EXISTING CONDITIONS**  
 -94 PALM AVE-  
 Miami Beach, FL



CLIENT: **BR2206044**  
 06/07/2022 5:46:16 PM

3921 Alton Road, Suite 421  
 Miami Beach Florida 33140

ENVIRONMENTAL CONSULTANT:  
**OCEAN CONSULTING, LLC.**  
 340 Minorca Avenue, Suite 7  
 Coral Gables, Florida 33134  
 Tel: (305) 921-9344  
 Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:  
**ADOLFO J. GONZALEZ P.E.**  
 2050 Coral Way Suite 502  
 Miami, FL 33145  
 Office - 305-415-8782

SEAL / SIGNATURE / DATE

Digitally signed by Adolfo J. Gonzalez  
 Date: 2022.04.05 14:52:53 -04'00'  
 Digitally signed by Adolfo J. Gonzalez  
 Date: 2022.03.22 14:45:28 -04'00'

Adolfo J. Gonzalez PE  
 Lic. No. 58620

**PERMIT DRAWINGS**

Issue # Issue Date

① March 22, 2022

PROJECT: 21-11465

**PROPOSED CONDITIONS**

SCALE: AS SHOWN  
 SHEET NO.

**S-3**

B I S C A Y N E B A Y

R.E.R.D-5 BOUNDARY

**RER - NATURAL RESOURCES DIVISION  
 PRELIMINARY APPROVAL**  
 NAME Romina Cores  
 DATE 03/25/2022

**NOTE: TURBIDITY CURTAIN  
 TO SURROUND ALL AREAS  
 OF CONSTRUCTION.**

200'

(42) NEW PROPOSED 12"x12" P.S. CONCRETE KING & BATTER PILES SPACED 10-FT O.C. MAX; (21) KING PILES AND (21) BATTER PILES.

NEW REINFORCED CONCRETE SEAWALL PANELS AND CAP TO BE INSTALLED.

NEW 18"-24" DIA. LIME ROCK RIP-RAP TO BE INSTALLED AT A 2H:1V SLOPE PLACED 8-FT MAX FROM WET-FACE OF NEW SEAWALL ALONG ENTIRE PROPERTY SHORELINE. (118.5 CY)

NEW 10-FT SG-750 VINYL SHEET PILE RETURN WALL.

D S-5

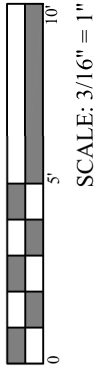
PROPERTY LINE

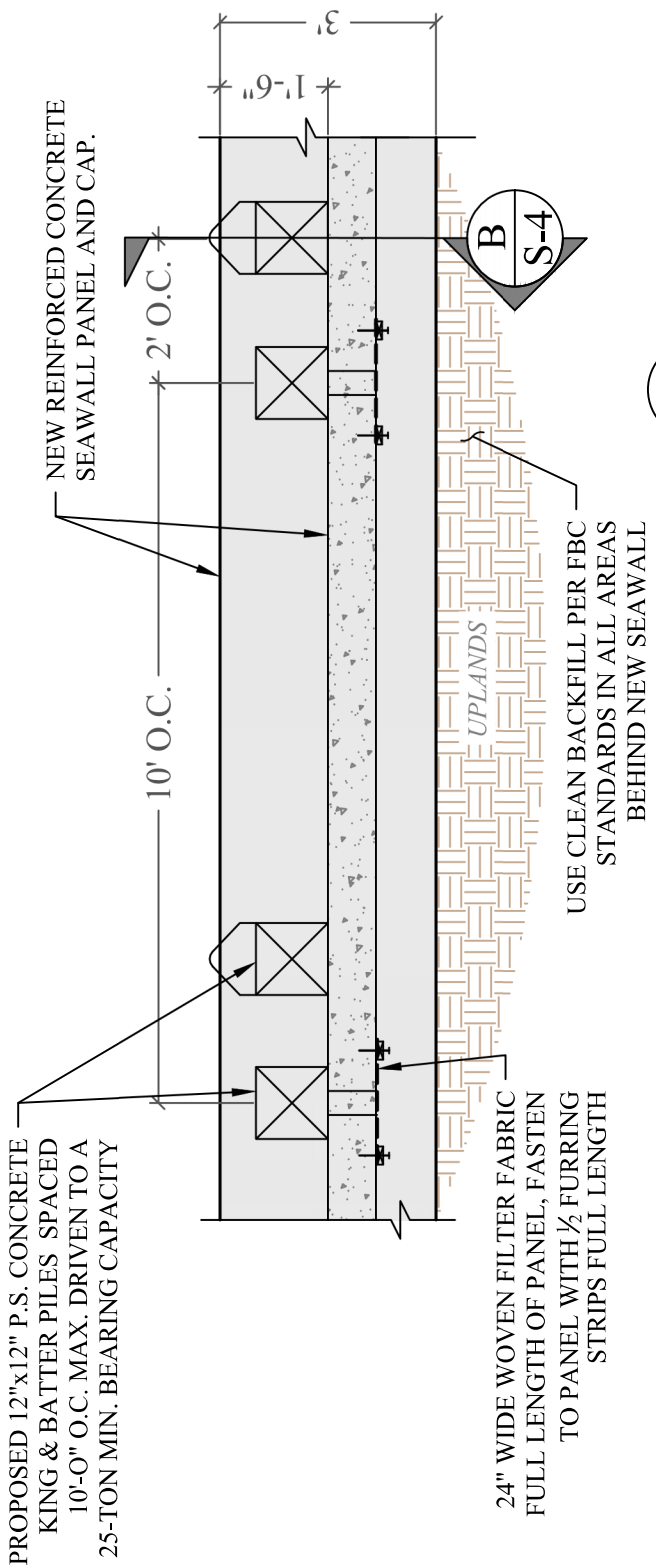
PROPERTY LINE

NEW 10-FT SG-750 VINYL SHEET PILE RETURN WALL.

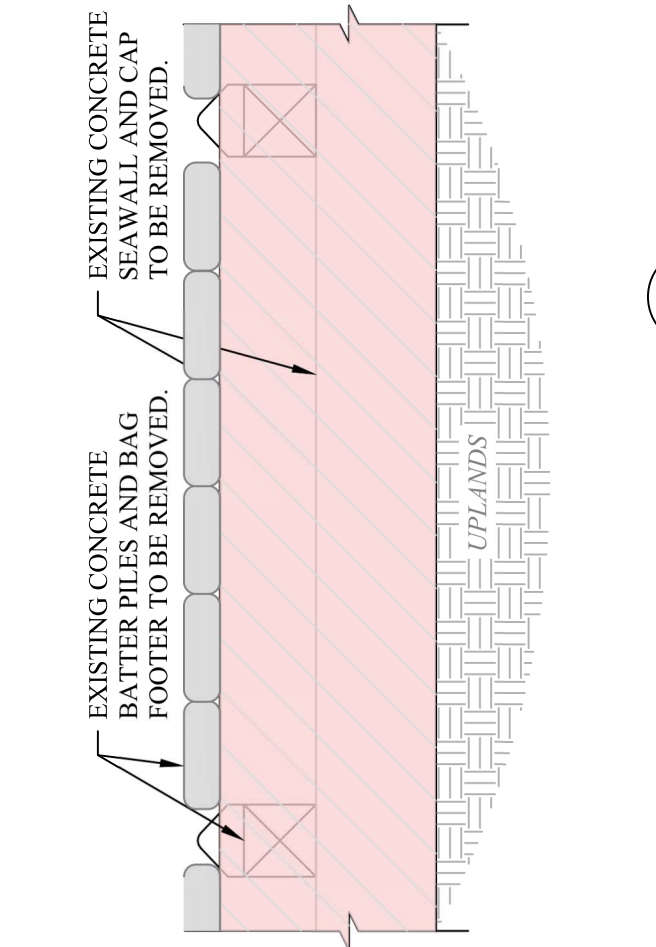
E S-6

**PROPOSED CONDITIONS**  
 -94 PALM AVE-  
 Miami Beach, FL



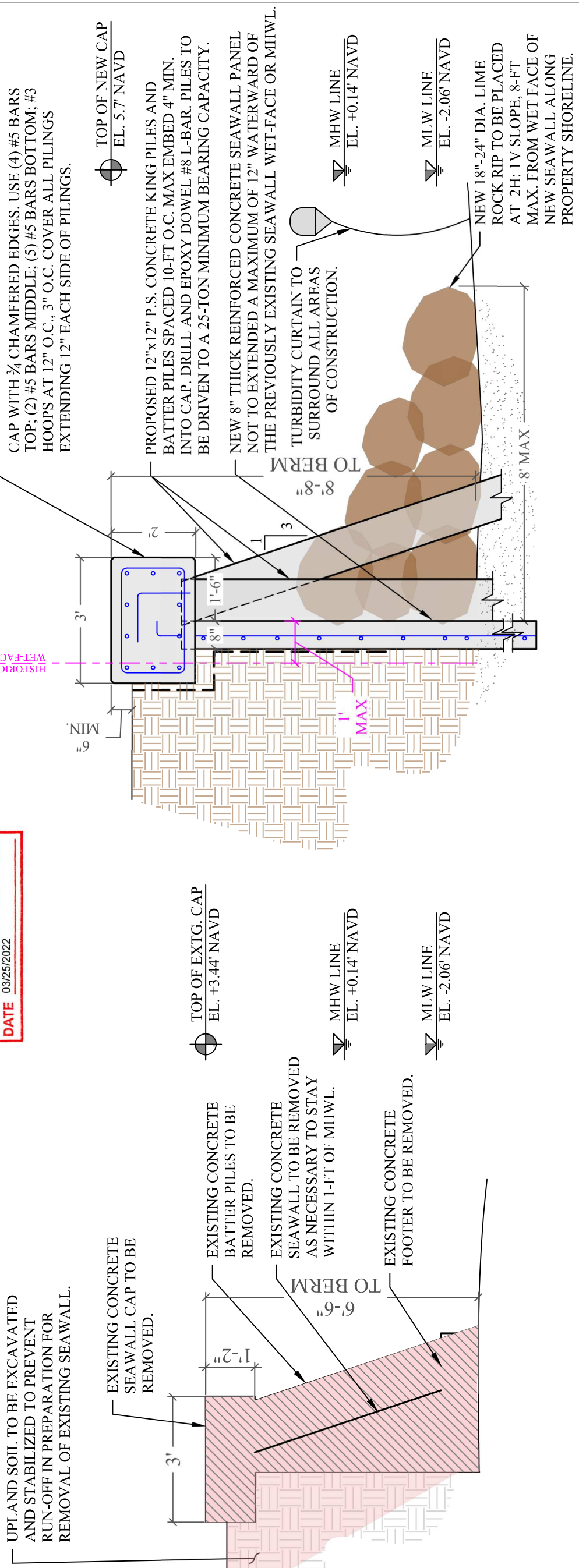


**PROPOSED CONDITIONS 2**  
 SCALE: 3/8" = 1'-0"  
**S-4**



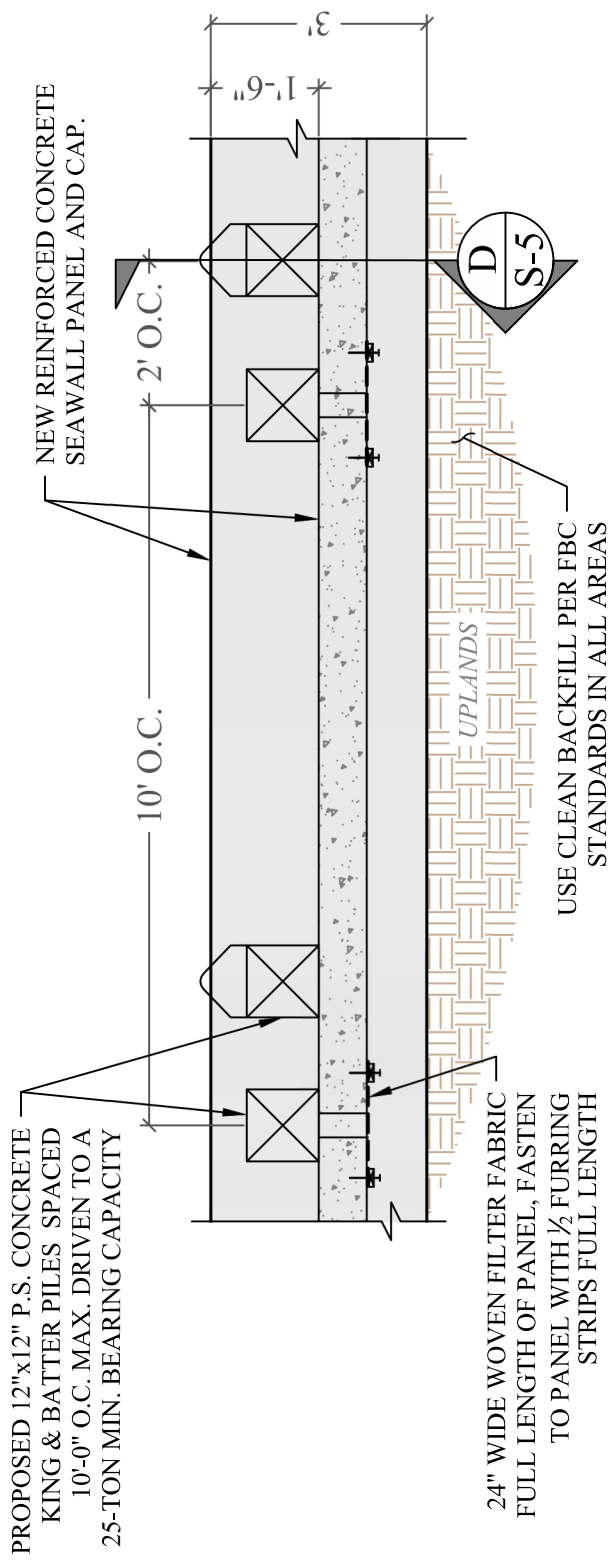
**EXISTING CONDITIONS 1**  
 SCALE: 3/8" = 1'-0"  
**S-4**

**RER - NATURAL RESOURCES DIVISION**  
**PRELIMINARY APPROVAL**  
 NAME Romina Cores  
 DATE 03/25/2022



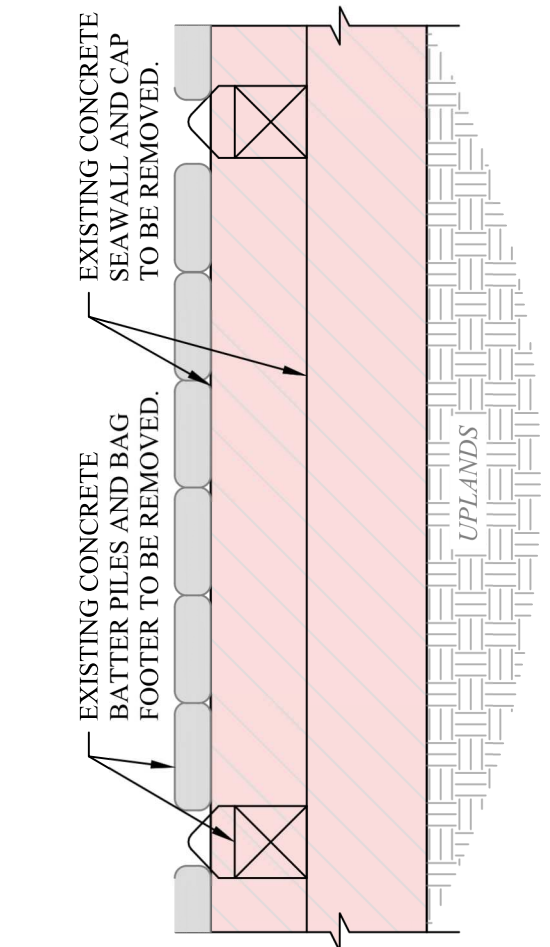
**EXISTING SEAWALL SECTION A**  
 SCALE: 3/8" = 1'-0"  
**S-4**

**PROPOSED SEAWALL SECTION B**  
 SCALE: 3/8" = 1'-0"  
**S-4**

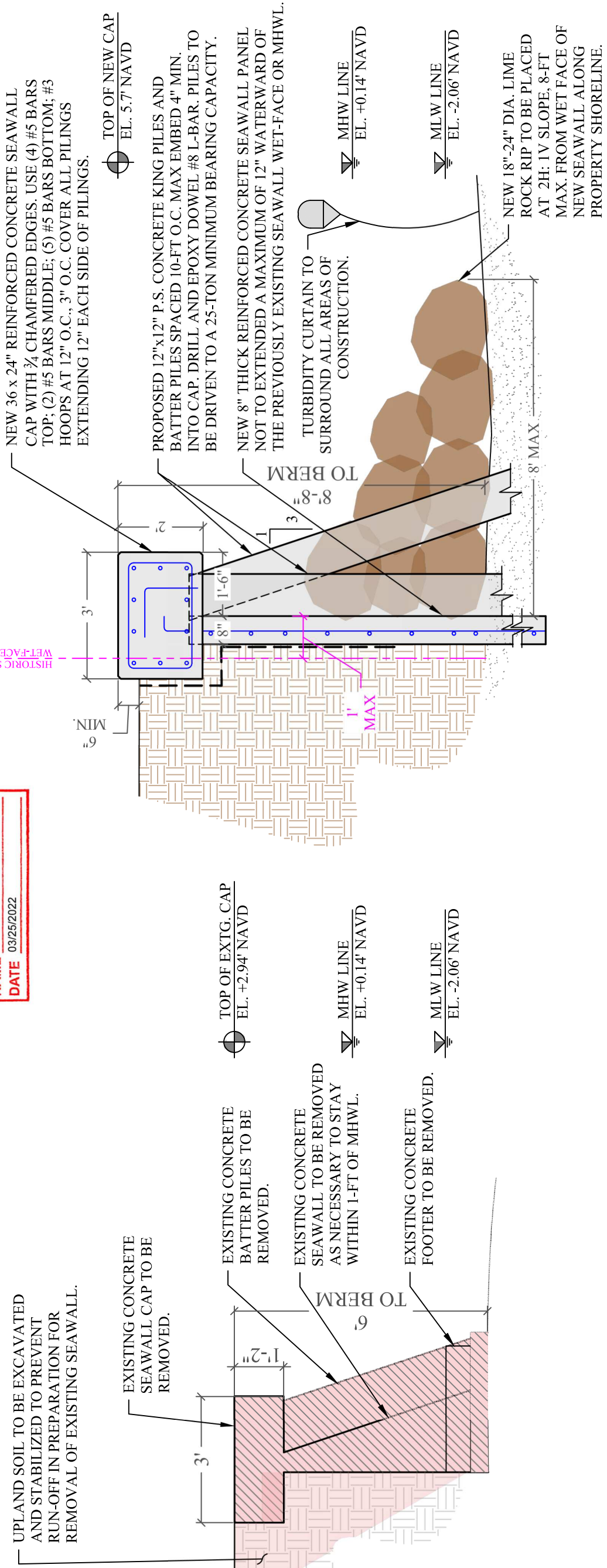


**PROPOSED CONDITIONS 4**  
 SCALE: 3/8" = 1'-0"  
**S-5**

**RER - NATURAL RESOURCES DIVISION**  
**PRELIMINARY APPROVAL**  
 NAME Romina Cores  
 DATE 03/25/2022



**EXISTING CONDITIONS 3**  
 SCALE: 3/8" = 1'-0"  
**S-5**



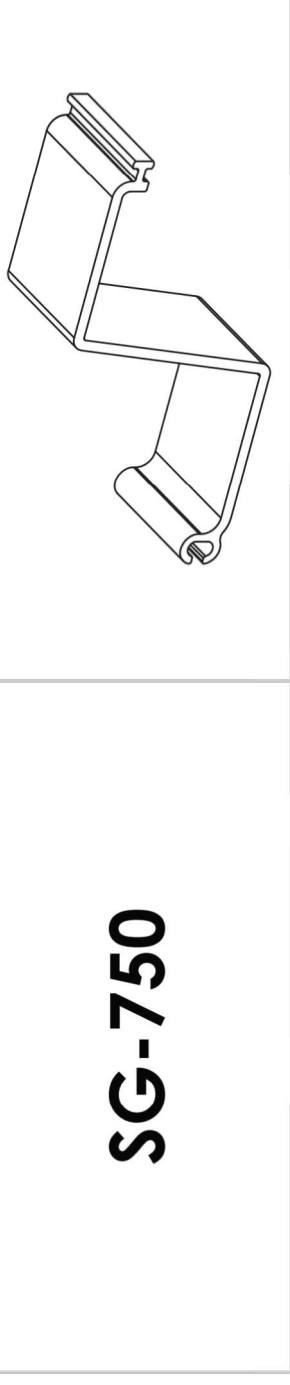
**PROPOSED SEAWALL SECTION D**  
 SCALE: 3/8" = 1'-0"  
**S-5**

**EXISTING SEAWALL SECTION C**  
 SCALE: 3/8" = 1'-0"  
**S-5**



Reviewed For Compliance  
Via Technical Support  
BR-200044

CLIENT:  
06/07/2022 5:46:16 PM



# SG-750

3921 Alton Road, Suite 421  
Miami Beach Florida 33140  
ENVIRONMENTAL CONSULTANT:  
**OCEAN CONSULTING, LLC.**  
340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254  
CONTRACTOR:

PROJECT ENGINEER:  
**ADOLFO J. GONZALEZ P.E.**  
2050 Coral Way Suite 502  
Miami, FL 33145  
Office - 305-415-8782

SEAL / SIGNATURE / DATE  
Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2022.04.05  
14:53:43 -04'00'



Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2022.03.22  
14:46:13 -04'00'



**PERMIT DRAWINGS**  
Issue # Issue Date  
① March 22, 2022

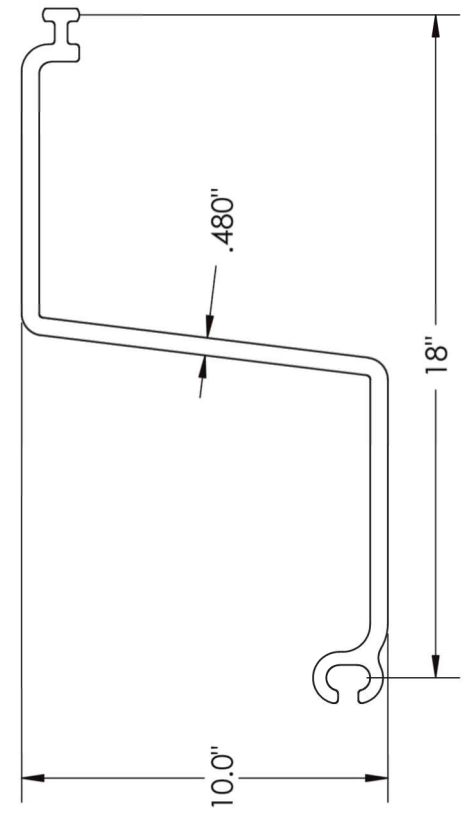
PROJECT: 21-11465

RETURN WALL DETAILS

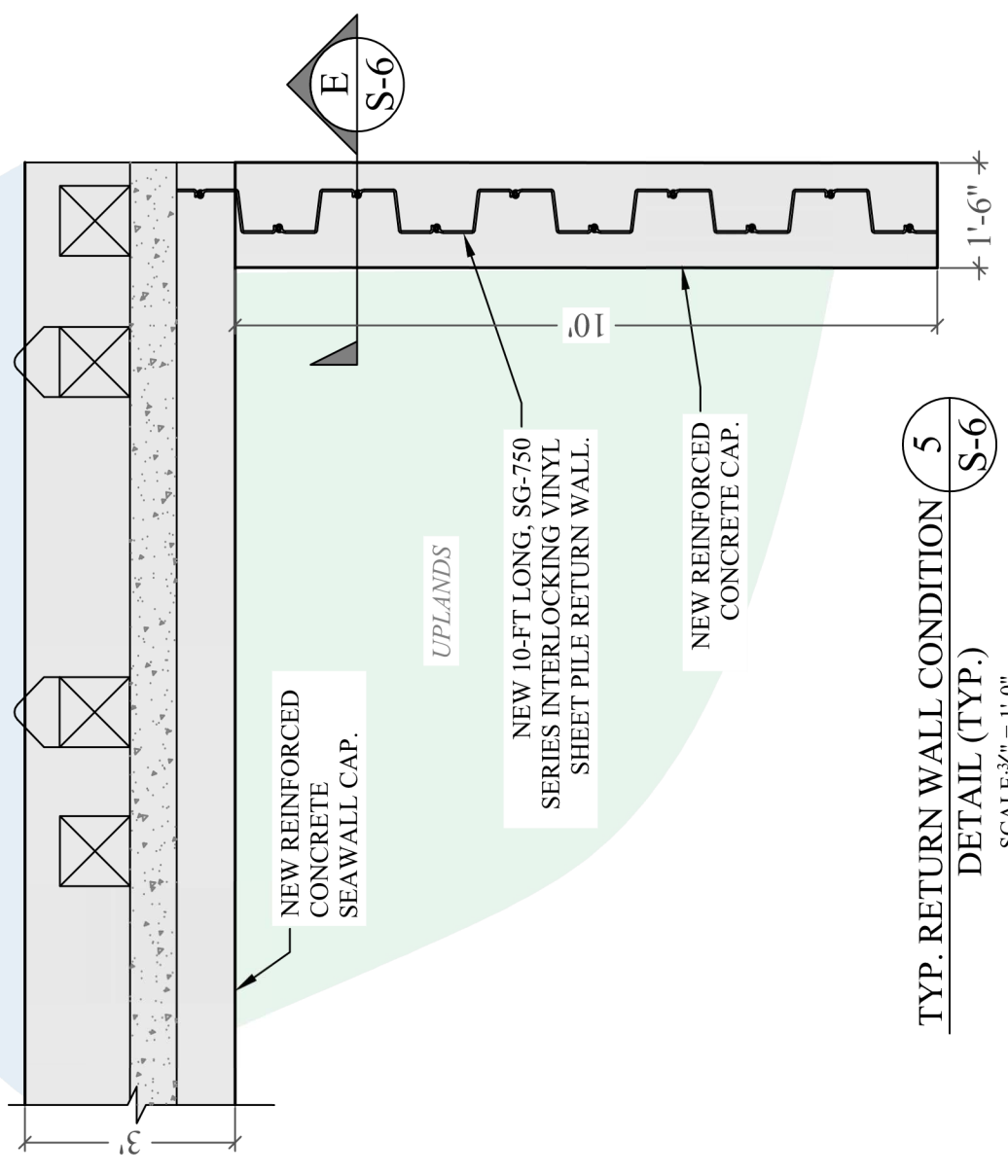
SCALE: AS SHOWN  
SHEET NO.

# S-6

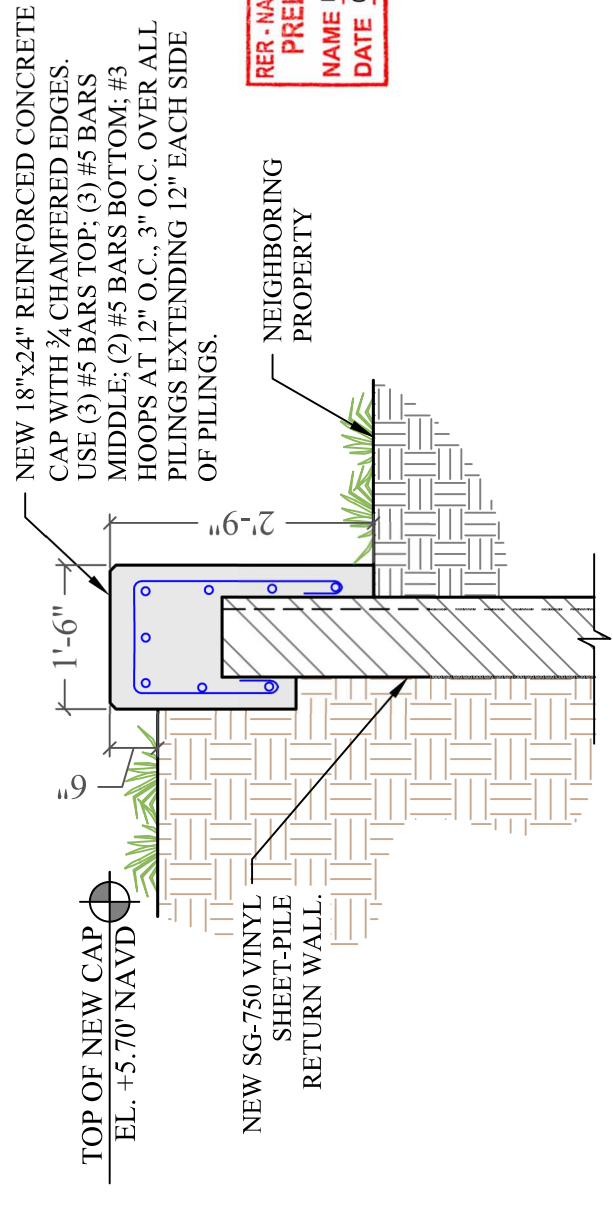
<b>Allowable Moment (M)</b>	8,480 ft-lb/ft	37.71 kN-m/m
<b>Section Modulus (Z)</b>	31.8 in <sup>3</sup> /ft	1,710 cm <sup>3</sup> /m
<b>Moment of Inertia (I)</b>	159 in <sup>4</sup> /ft	21,700 cm <sup>4</sup> /m
<b>Impact Strength</b>	15,000 in-lbs/in <sup>2</sup>	2,625 N-mm/mm <sup>2</sup>
<b>Thickness (t)</b>	0.480 in	12.2 mm
<b>Section Depth</b>	10.0 in	254 mm
<b>Section Width</b>	18 in	457 mm
<b>Material</b>	Weatherable Rigid Vinyl	
<b>Standard Colors</b>	Grey, Clay	
<b>Technology</b>	Z Profile, I-Beam Lock, XCR™	
<b>Standard Packaging</b>	12 sheets/bundle	



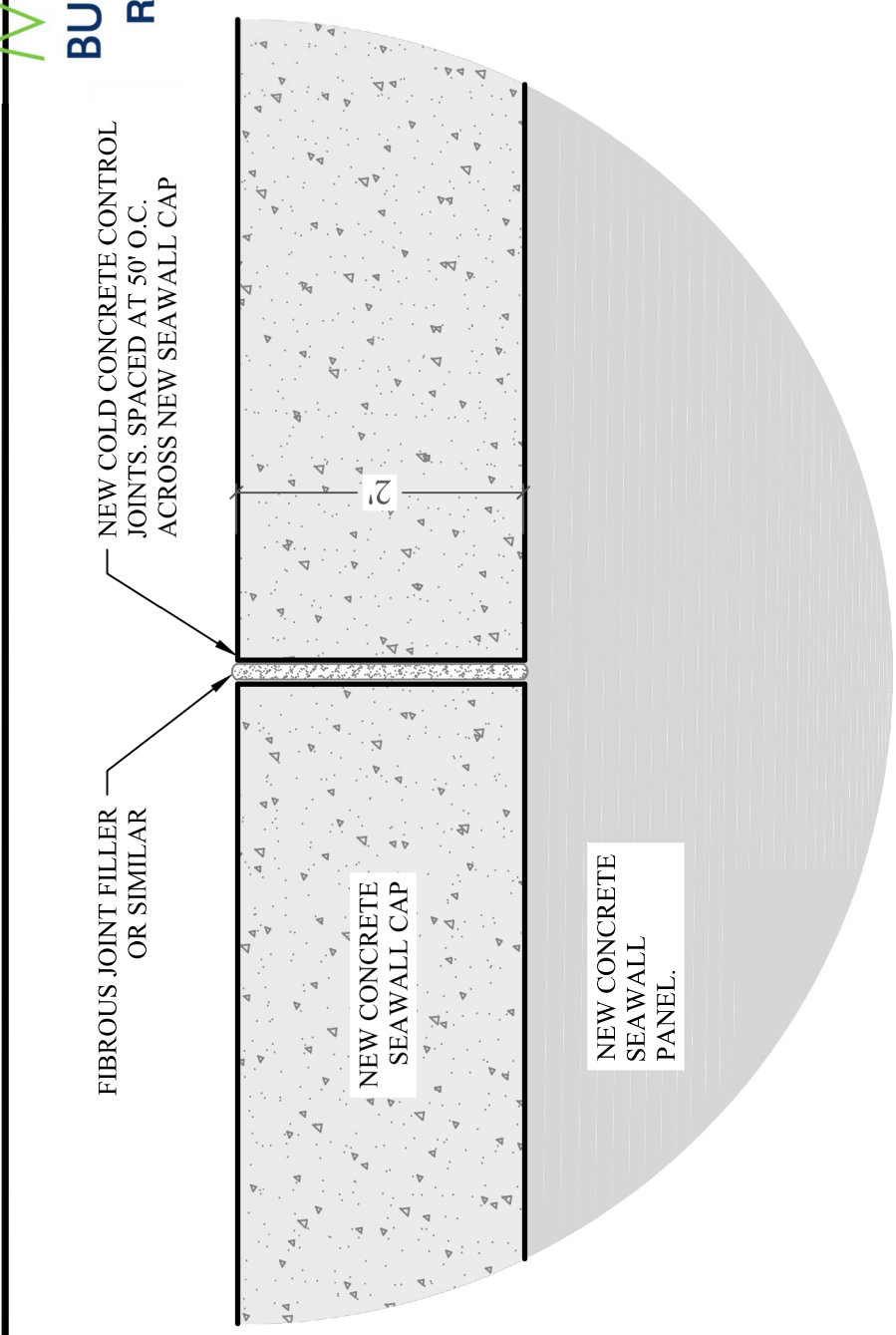
**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**  
NAME Romina Cores  
DATE 03/25/2022



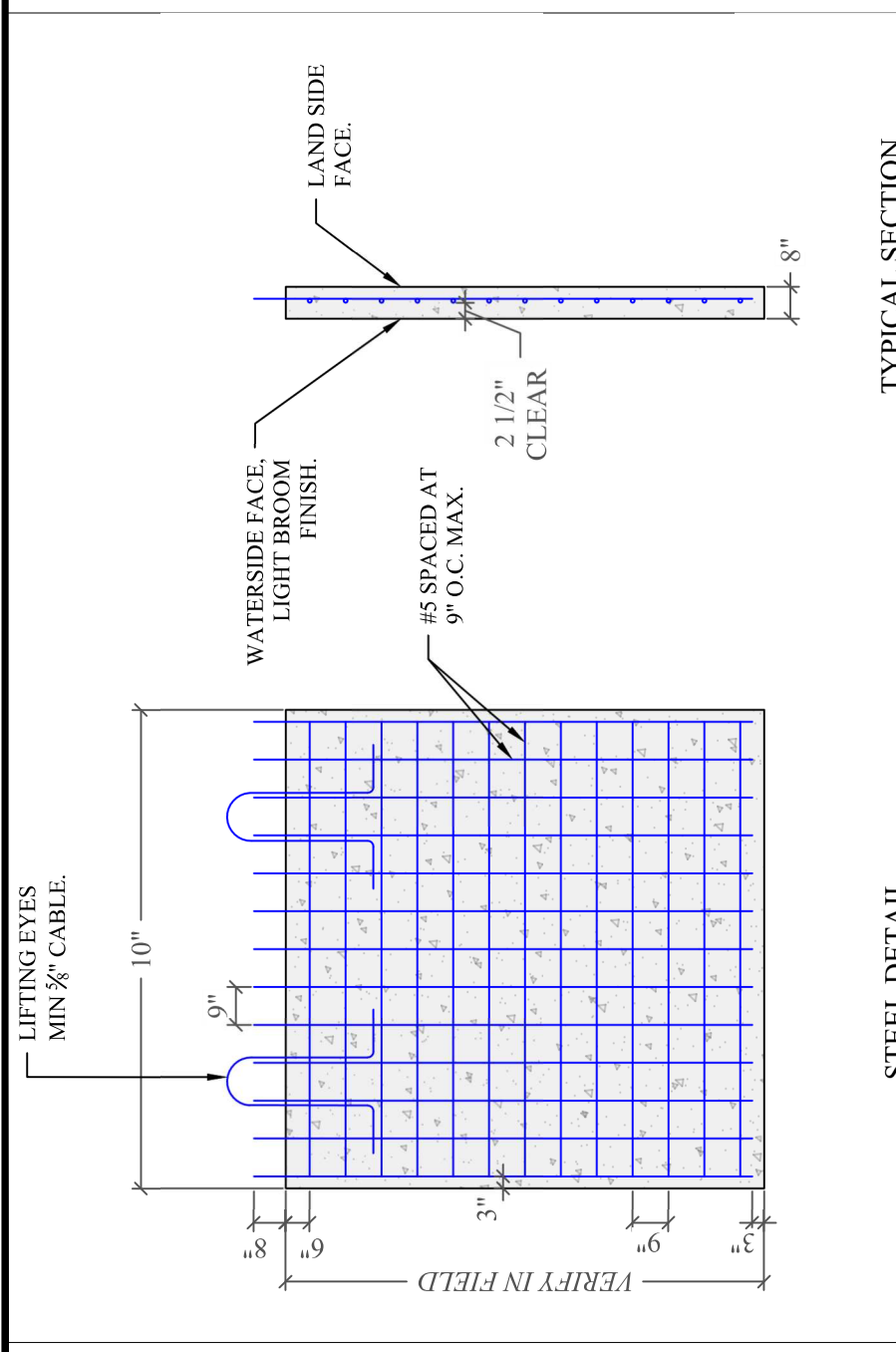
**TYP. RETURN WALL CONDITION**  
DETAIL (TYP.)  
SCALE: 3/8" = 1'-0"



**RETURN WALL SECTION**  
SCALE: 1/2" = 1'-0"



**COLD JOINT DETAIL 7**  
 SCALE: 3/4" = 1'-0"

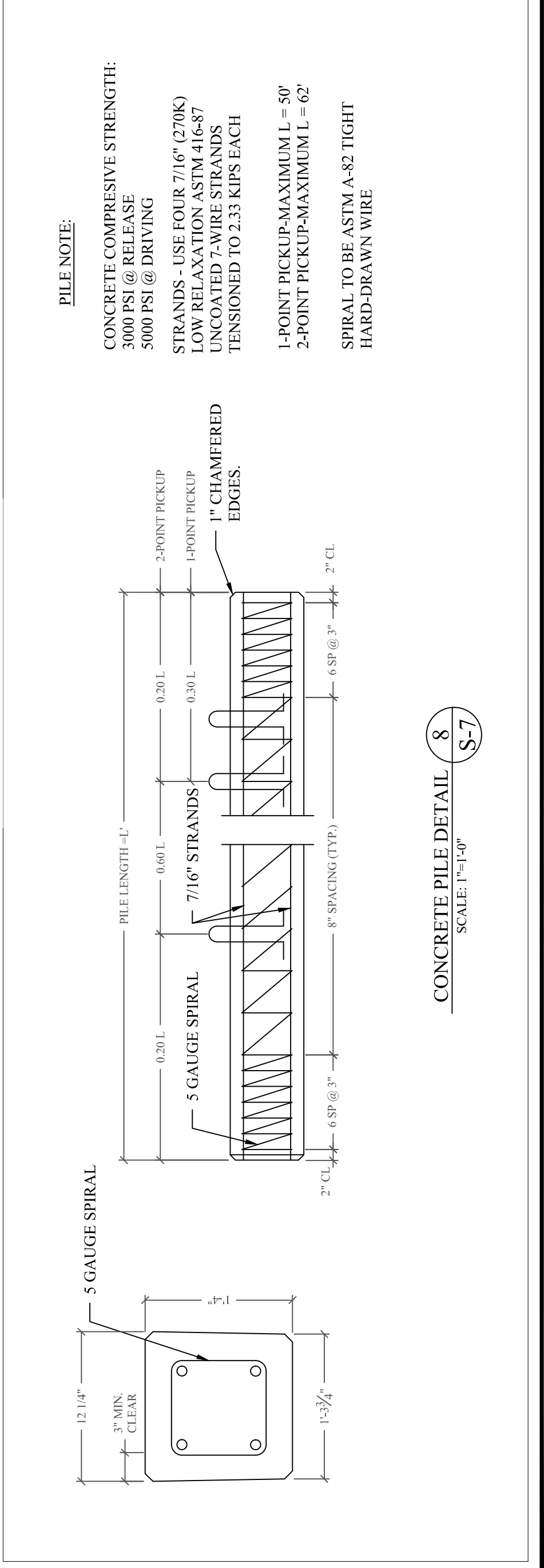


**CONCRETE PANEL DETAIL 6**  
 SCALE: 1/4" = 1'-0"

**TYPICAL SECTION**

**STEEL DETAIL**

**RER - NATURAL RESOURCES DIVISION**  
**PRELIMINARY APPROVAL**  
 NAME: Romina Cores  
 DATE: 03/25/2022



**CONCRETE PILE DETAIL 8**  
 SCALE: 1" = 1'-0"

**PILE NOTE:**

- CONCRETE COMPRESSIVE STRENGTH: 3000 PSI @ RELEASE
- 5000 PSI @ DRIVING
- STRANDS - USE FOUR 7/16" (270K) LOW RELAXATION ASTM 416-87 UNCOATED 7-WIRE STRANDS TENSIONED TO 2.33 KIPS EACH
- 1-POINT PICKUP-MAXIMUM L = 50'
- 2-POINT PICKUP-MAXIMUM L = 62'
- SPIRAL TO BE ASTM A-82 TIGHT HARD-DRAWN WIRE

BR2206644

06/01/2022 5:46:12 PM

**NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE (6<sup>th</sup> Edition, 2017)**

I have been retained by: Palm Island Holdings LLC TRS Jamie Mandel to perform special inspector services at the 94 Palm Ave Seawall project on the below listed structures as of 04/04/2022 (date). I am a registered architect or a professional engineer licensed in the State of Florida.

Process Number: BR2206644 Master Permit (IF APPLICABLE): \_\_\_\_\_

- Special Inspector for Pilings, [CMDC Sect. 8-22](#)
- Special Inspector for Lightweight Insulating Concrete, CMDC Sect. 8-22
- Special Inspector for Soil Compaction, CMDC Sect. 8-22
- Special Inspector for Precast Units and Attachments, CMDC Sect. 8-22
- Special Inspector for Reinforced Masonry, [FBC 2122.2.4](#) & [CMDC Sect. 8-22](#)
- Special inspector for Steel Bolted & Welded Connections, CMDC Sect. 8-22
- Special Inspector for Trusses over 35 feet long or 6 feet high, CMDC Sect. 8-22
- Special Inspector for Curtain Wall, CMDC Sect. 8-22
- Special Inspector for Structural Glazing, CMDC Sect. 8-22
- Special Inspector for Composite Floor System, CMDCC Sect. 8-22
- Special Inspector for \_\_\_\_\_

**NOTE: Only the marked boxes apply.**

The following individuals employed by this firm or me are authorized representatives to perform inspections

- |                                  |          |
|----------------------------------|----------|
| 1. <u>Adolfo J Gonzalez P.E.</u> | 2. _____ |
| 3. _____                         | 4. _____ |

\* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I understand that **all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department.** A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer's Printed Name and Signature: Adolfo J Gonzalez Digitally signed by Adolfo J Gonzalez  
Date: 2022.04.05 14:54:41 -04'00'

Address, Telephone, and E-mail: 2050 Coral Way, Suite 502, Miami, Florida 33145, (305)415-8782, adolfogonzalezpe@gmail.com

License Number: 58620



Digitally signed by Adolfo J Gonzalez  
Date: 2022.04.05 14:55:11 -04'00'

Signed and Sealed: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted at the Building Department by: \_\_\_\_\_ Date: \_\_\_\_\_

ADOLFO GONZALEZ, P.E.  
Lic No. 58620  
2050 Coral Way, Suite 502  
Miami, FL 33145  
(305) 415 8782

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## STRUCTURAL CALCULATIONS

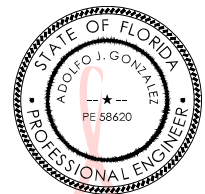
JOB NO. 21-22465

### 94 PALM AVE SEAWALL PROJECT

94 Palm Ave Miami Beach, FL 33140

CALCULATED BY J. Alvarez  
CHECKED BY A. Gonzalez

DATE 3/22/22  
DATE 3/22/22



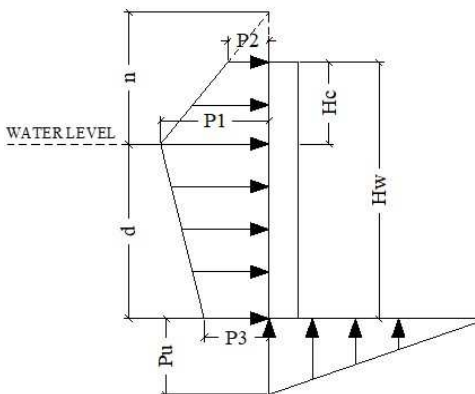
Digitally signed by  
Adolfo J Gonzalez  
Date: 2022.03.22  
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CONCRETE SEAWALL

General Data

Hw	8.70	ft	Overall Height of structure
Hc	5.76	ft	Heigh of structure above MLW
wall b	0.67	ft	
Cap b	2.00	ft	
Cap h	3.00	ft	
$\gamma \omega$	62.40	pcf	
$\gamma$ soil	110.00	pcf	
H1	5.76	ft	
H2	2.00	ft	
H3	0.94	ft	



**Stability**

Case I Water at mean low level

ds	0.94	ft	Structure depth
Hb	0.73	ft	Breaking wave height

Case II Water level and wave height

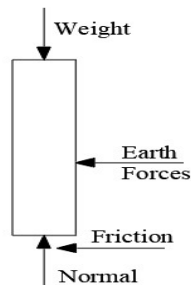
ds	2.94	ft	Structure depth
Hb	2.29	ft	Breaking wave height

**Case I Water at mean low level**

Forces

a) Structural weight	5.18	ton/feet
b) Normal force	5.18	ton/feet
c) Friction	2.99	ton/feet
d) Earth forces	0.62	ton/feet
e) Hydrostatic Forces	0.01	ton/feet

Weight



a) Structural weight

	L (ft)	h (ft)	$\gamma$ (pcf)	weight (plf)	arm	M
cap	2.0	3	150	900.00	1.50	1350.00
new wall	8.70	0.7	150	874.35	0.34	292.91
existing wall	9.00	1.0	150	1350.00	1.17	1579.50
Fill	10.20	6.30	110	7065.42	2.77	19564.56
LL		3	60	180.00	1.50	270.00
Total				10369.77		23056.97

weight per lineal feet	10369.77	plf
	5.18	ton/feet

c) Friction

$\alpha$	30	soil test	Angle of internal friction
$\mu$	0.58		$\tan \alpha$ Coefficient of static friction
Fr	5983.32	plf	$F_r = \mu N$
	2.99	ton/feet	

d) Earth forces

$\phi$	30	Angle of internal friction of backfill
$K_a$	0.33	$K_a = \tan^2(45 - \phi/2)$
FE	1231.22	plf
	0.62	ton/feet

$$FE = \frac{1}{2} \gamma_s H^2 K_a \cos \beta$$

Sliding Stability

Stability Forces	2.99	ton/feet	Friction
Anti Stability Forces	0.60	ton/feet	Earth forces
Factor of safety	4.97	Stability Forces/Anti Stability Forces	
Check	OK		

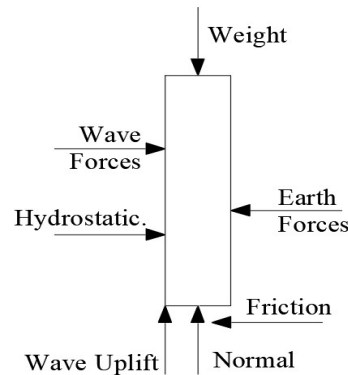
Overtuning Stability

Stability Moments	23056.97	ft-lb/ft
	11.53	ft-ton/ft
Anti Stability Moments	3356.70	ft-lb/ft
	1.68	ft-ton/ft
Factor of safety	6.87	Stability Forces/Anti Stability Forces
Check	OK	

Case II Water level and wave height

Forces

a) Structural weight	5.18	ton/feet
b) Wave forces	0.02	ton/feet
	0.37	ton/feet
c) Earth forces	0.62	ton/feet
d) Hydrostatic forces	0.13	ton/feet
e) Normal force	5.17	ton/feet
f) Friction	3.62	ton/feet



b) Wave forces

Table VI-5-53 Goda Formula for Irregular Waves Coastal Engineering Manual

Structure Type Modification Factors

$\lambda_1, \lambda_2, \lambda_3$	1	For vertical wall structures
		Wave crest height
$\eta$	3.44	ft $\eta = 0.75 (1 + \cos \beta) \lambda_1 H_{design}$
		Modification Coefficients
Bm	0	Width of rubble foundation
$\delta_{22}$	-0.51	$\delta_{22} = -0.36 \left( \frac{B_m}{L} - 0.12 \right) + 0.93 \left( \frac{H_s + d}{H_s} - 0.6 \right)$
$\delta_2$	-2.52	$\delta_{22} \leq 0 \quad \delta_2 = 4.9 * \delta_{22}$ $\delta_{22} > 0 \quad \delta_2 = 3 * \delta_{22}$
$\delta_{11}$	-0.33	$\delta_{11} = 0.93 \left( \frac{B_m}{L} - 0.12 \right) + 0.36 \left( \frac{H_s + d}{H_s} - 0.6 \right)$
$\delta_1$	-6.55	$\delta_{11} \leq 0 \quad \delta_1 = 20 * \delta_{11}$ $\delta_{11} > 0 \quad \delta_1 = 15 * \delta_{11}$
$\alpha_{11}$	0.018	$\delta_2 \leq 0 \quad \alpha_{11} = \frac{\cos \delta_2}{\cosh \delta_1}$ $\delta_2 > 0 \quad \alpha_{11} = \left( 1 / \cosh \delta_1 \right) \left( \sqrt{\cosh \delta_2} \right)$
Hdesign /d	0.78	$\alpha_{10} = \begin{cases} H_{design} / d & \rightarrow H_{design} / d \leq 2 \\ 2 & \rightarrow H_{design} / d > 2 \end{cases}$
$\alpha_{10}$	0.78	
$\alpha_1$	0.014	$\alpha_1 = \alpha_{11} * \alpha_{10}$
$\alpha_{21}$	0.013	$\frac{H_b - d}{3 H_b} \left( \frac{H_{design}}{d} \right)^2$
$\alpha_{22}$	2.56	$\frac{2d}{H_{design}}$
$\alpha_2$	0.013	Smaller of $\alpha_{21}$ and $\alpha_{22}$
$\alpha^*$	0.014	Larger of $\alpha_1$ and $\alpha_2$

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Hb 3.14 ft  $ds+5*Hb*\tan 1$   
 ts 4.5 sec Wave period  
 L 45.25 ft  $L = t_s\sqrt{g * H_b}$  Wave length at water depth

Determine pressure coefficient for Goda Formula

$\alpha^*$  0.014

$\alpha_1$  1.00  $\alpha_1 = 0.6 + 0.5 \left( \frac{4\pi H_s/L}{\sinh(4\pi H_s/L)} \right)^2$

$\alpha_2$  0.013 *Smaller of  $\alpha_{21}$  and  $\alpha_{22}$*

$\alpha_3$  0.92  $\alpha_3 = 1 - \frac{h_w - h_c}{h_s} \left( 1 - \frac{1}{\cosh(2\pi H_s/L)} \right)$

Calculate wave pressures

P1 145 psf  $P_1 = 0.5 (1 + \cos \beta)(\lambda_1 \alpha_1 + \lambda_2 \alpha^* \cos^2 \beta) \rho_w g H_{design}$

-98 psf  $(1 - h_c/\eta) P_1$

P2 0 psf  $\left\{ \begin{array}{l} (1 - h_c/\eta) P_1 \text{ for } \eta > h_c \\ 0 \text{ for } \eta \leq h_c \end{array} \right\}$

P3 134 psf  $P_3 = a_3 P_1$

Pu 132 psf  $P_u = 0.5 (1 + \cos \beta)(\lambda_3 \alpha_1 \alpha_3) \rho_w g H_{design}$

B 0.67 ft width of structure (cross section)

Levels of uncertainty		
UFH	0.9	Table VI-5-55 Coastal Engineering Manual
UFV	0.77	
UMH	0.81	
UMV	0.72	

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Calculate wave forces per linear foot of structure

F <sub>h</sub>	745.95 0.37	plf ton/ft	$F_h = UFH \left( \frac{1}{2}(P_1 + P_2)H_c + \frac{1}{2}(P_1 + P_3)H' \right)$
----------------	----------------	---------------	---

F <sub>u</sub>	34.11 0.02	plf ton/ft	$F_u = UFV \left( \frac{1}{2}(P_1 B) \right)$
----------------	---------------	---------------	---

c) Earth forces

β	0		Angle of incidence of design wave
H <sub>w</sub>	8.70	ft	
γ	110	pcf	Unit weight of backfill
φ	30		Angle of internal friction of backfill
K <sub>p</sub>	2.99		$K_p = \tan^2(45 + \varphi/2)$
FE	12458.27 6.23	plf ton/feet	$FE = \frac{1}{2}\gamma_s H^2 K_p \cos \beta$

d) Hydrostatic Forces

P	269.68 0.13	plf ton/ft	$P = \frac{1}{2}\gamma_w H^2$
---	----------------	---------------	-------------------------------

e) Normal force

N	5.17	ton/ft	$N = W - F_u$
---	------	--------	---------------

f) Friction

α	35	soil test	Angle of internal friction
μ	0.70	tan α	Coefficient of static friction
Fr	7232.34 3.62	plf ton/feet	$F_r = \mu N$

Sliding Stability

Stability Forces	4.23	ton/feet
Anti Stability Forces	0.51	ton/feet
Factor of safety	8.33	Stability Forces/Anti Stability Forces
Check	OK	

ADOLFO GONZALEZ, P.E.  
 Lic No. 58620  
 2050 Coral Way, Suite 502  
 Miami, FL 33145  
 (305) 415 8782

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Overtuning Stability

	F	arm	M
Structutural weight	5.18	page 1	11.53
Wave Forces	0.37	0.76	0.29
Earth forces	0.62	2.73	1.68
Hydrostatic forces	0.13	0.98	0.13
Total Stability Moment		11.53	ft-ton/ft
Total Anti Stability Moment		2.10	
Factor of safety		5.49	
Check		OK	

LIFT STRUCTURAL MEMBER

Neptune Boat Lift

Capacity	20	kp	
I	1.1		Impact
FS	1.5		Factor of safety
Pm	16.5	kp	Load per side

$$P = \left(\frac{Cap}{2}\right) * I * FS$$

LOADS AT CAP

LL	100	psf
DL	8	psf

Horizontal Load

Case I Water at mean low level

Forces

a) Earth forces	1.23	kp/feet
b) Hydrostatic Forces	-0.03	kp/feet
	1.20	kp/feet

Case II Water level and wave height

Forces

b) Wave forces	Fu	0.75	kp/feet
c) Earth forces		-1.23	kp/feet
d) Hydrostatic forces		0.27	kp/feet
		-0.22	kp/feet

Reviewed For Compliance

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Precast Concrete Panel

L	10	ft	Pile spacing
f'c	5000	psi	
fy	60000	psi	
load	0.51	kp	
M	6.35	kp ft/ft	
H	8.70	ft	
b	12	in	
λ	1		PCI page 5-18

f'r	353.55	psi	$f_r = 5 \lambda \sqrt{f'_c}$	PCI EQ 5-7
-----	--------	-----	-------------------------------	------------

Required Section Modulus

W	17.95	in <sup>3</sup>	$W = \frac{M}{f_r}$
---	-------	-----------------	---------------------

t req	3.00	in	$W = \frac{b t^2}{6}$
t	8.00	in	

Maximum spacing for reinforcing bar

fs	40	ksi	PCI page 5-18
----	----	-----	---------------

#5	0.31	in <sup>2</sup>
----	------	-----------------

Cc	2.5	in
----	-----	----

s	9	in
---	---	----

	12	in
--	----	----

the greater of  $\left\{ \begin{array}{l} s = 15 \frac{40}{f_s} - 2.5c_c \\ s = 12 \left( \frac{40}{f_s} \right) \end{array} \right\}$  PCI EQ 5-6

s	9	in	Steel spacing
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Title Block Line 1  
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Title Block Line 6

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Engineer:  
Project ID:  
Project Descr:

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### Concrete Beam

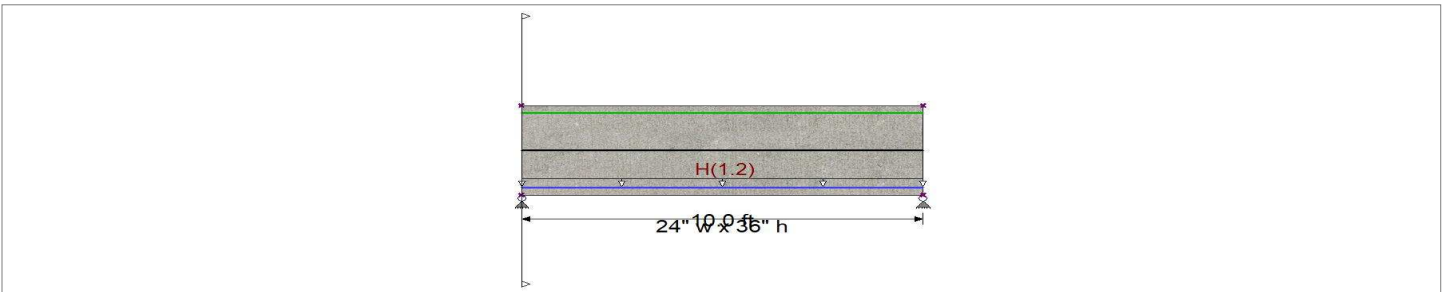
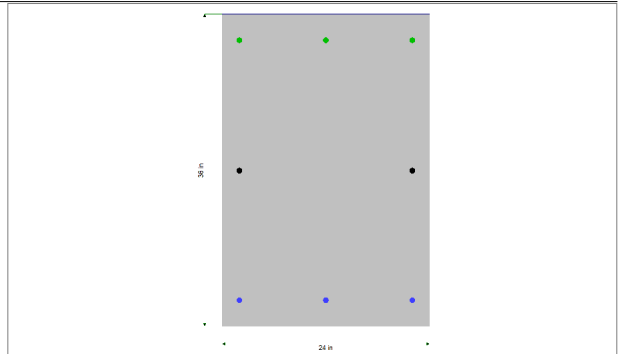
Lic. # : KW-06000001 - Plan Check Version  
Description : 36 x 24 HZTAL LOAD 1.20

### CODE REFERENCES

Calculations per ACI 318-11, IBC 2012, CBC 2013, ASCE 7-10  
Load Combination Set : ASCE 7-16

### Material Properties

$f'_c$	=	3.0 ksi	$\phi$ Phi Values	Flexure :	0.90
$f_r = f'_c^{1/2} * 7.50$	=	410.792 psi		Shear :	0.750
$\psi$ Density	=	145.0 pcf	$\beta_1$	=	0.850
$\lambda$ LtWt Factor	=	1.0			
Elastic Modulus	=	3,122.0 ksi	Fy - Stirrups	=	40.0 ksi
$f_y$ - Main Rebar	=	60.0 ksi	E - Stirrups	=	29,000.0 ksi
E - Main Rebar	=	29,000.0 ksi	Stirrup Bar Size #	=	3
			Number of Resisting Legs Per Stirrup	=	2



### Cross Section & Reinforcing Details

Rectangular Section, Width = 24.0 in, Height = 36.0 in

Span #1 Reinforcing....

3-#5 at 3.0 in from Bottom, from 0.0 to 10.0 ft in this span

3-#5 at 3.0 in from Top, from 0.0 to 10.0 ft in this span

2-#5 at 18.0 in from Top, from 0.0 to 10.0 ft in this span

### Applied Loads

Service loads entered. Load Factors will be applied for calculations.

### Load for Span Number 1

Uniform Load : H = 1.20 k/ft, Tributary Width = 1.0 ft

### DESIGN SUMMARY

Design OK

<p><b>Maximum Bending Stress Ratio</b> = <b>0.154</b> : 1</p> <p>Section used for this span <b>Typical Section</b></p> <p>Mu : Applied <b>28.50</b> k-ft</p> <p>Mn * Phi : Allowable <b>185.464</b> k-ft</p> <p>Location of maximum on span <b>5.009</b> ft</p> <p>Span # where maximum occurs <b>Span # 1</b></p>	<p><b>Maximum Deflection</b></p> <p>Max Downward Transient Deflection <b>0.000</b> in Ratio = <b>0 &lt; 360.0</b></p> <p>Max Upward Transient Deflection <b>0.000</b> in Ratio = <b>0 &lt; 360.0</b></p> <p>Max Downward Total Deflection <b>0.000</b> in Ratio = <b>0 &lt; 180.0</b></p> <p>Max Upward Total Deflection <b>0.000</b> in Ratio = <b>0 &lt; 180.0</b></p>
--	--

### Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	6.000	6.000
Overall MINimum	3.600	3.600
+D+H	6.000	6.000
+D+L+H	6.000	6.000
+D+Lr+H	6.000	6.000
+D+S+H	6.000	6.000
+D+0.750Lr+0.750L+H	6.000	6.000
+D+0.750L+0.750S+H	6.000	6.000
+D+0.60W+H	6.000	6.000
+D+0.750Lr+0.450W+H	6.000	6.000
+D+0.750S+0.450W+H	6.000	6.000

Title Block Line 1  
You can change this area using the "Settings" menu item and then using the "Printing & Title Block" selection.  
Title Block Line 6

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Engineer:  
Project ID:  
Project Descr:

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### Concrete Beam

Lic. # : KW-06000001 - Plan Check Version  
Description : 36 x 24 HZTAL LOAD 1.20

### Vertical Reactions

Support notation : Far left is #1

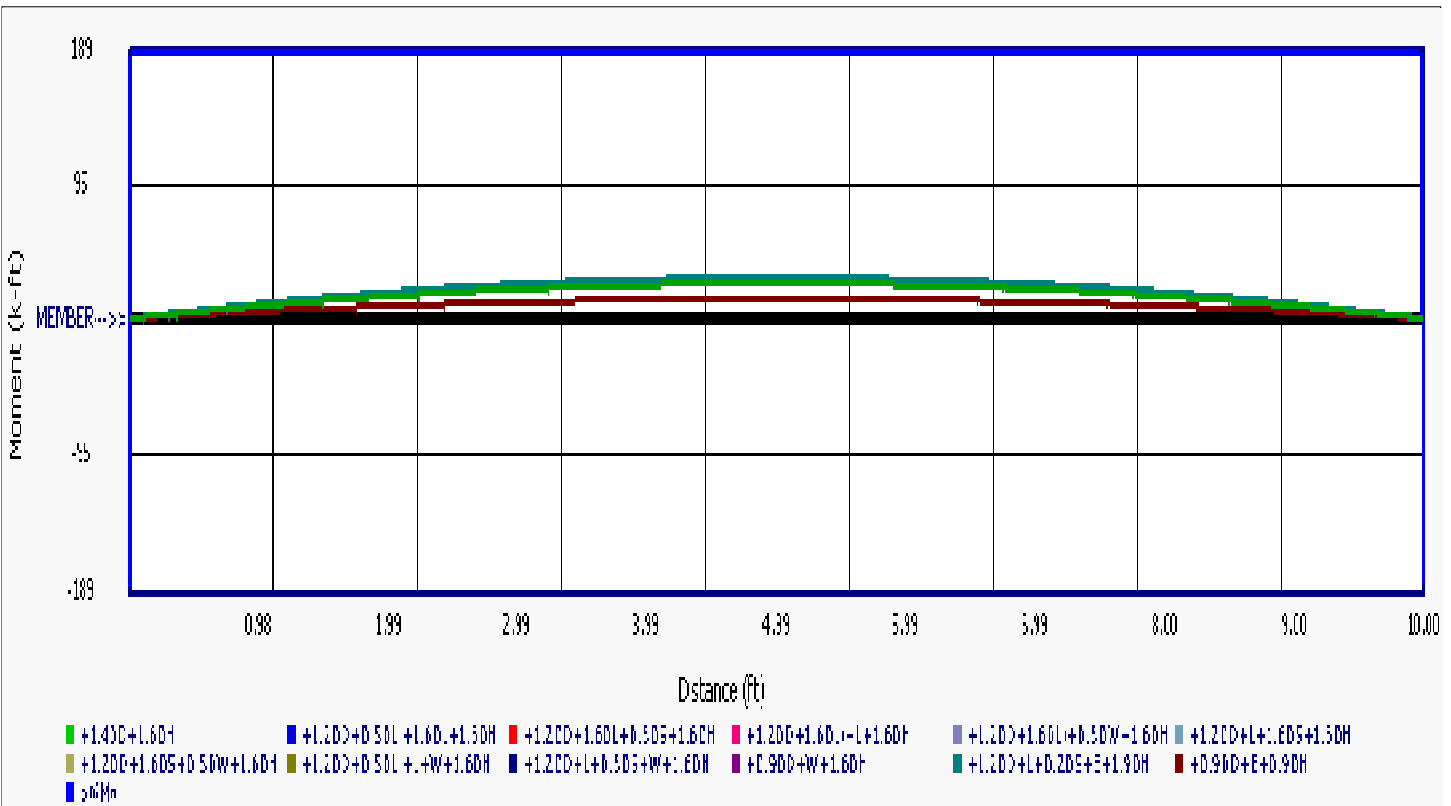
Load Combination	Support 1	Support 2
+0.60D+0.60W+0.60H	3.600	3.600
+D+0.70E+0.60H	3.600	3.600
+D+0.750L+0.750S+0.5250E+H	6.000	6.000
+0.60D+0.70E+H	6.000	6.000
D Only		
Lr Only		
L Only		
S Only		
W Only		
E Only		
H Only	6.000	6.000

### Shear Stirrup Requirements

Entire Beam Span Length :  $V_u < \Phi V_c/2$ , Req'd Vs = Not Reqd 11.4.6.1, use #3 stirrups spaced at 0.000 in

### Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl (in)	Location in Span (ft)	Load Combination	Max. "+" Defl (in)	Location in Span (ft)
H Only	1	0.0009	5.000		0.0000	0.000





ADOLFO GONZALEZ, P.E.  
 Lic No. 58620  
 2050 Coral Way, Suite 502  
 Miami, FL 33145  
 (305) 415 8782

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BATTER PILE  
 GENERAL DATA

D	12 in	
(4) 7/16 Strands		
f'c	5,000.00 psi	
fs	60,000.00 psi	G-60
fsu	270,000.00 psi	Streghth of strands
sl	1/3	Slope of batter
S	10 ft	
P	12.00 kp	
β	71.60 degrees	Slope of batter
Fc	37.95 kp	$F_c = \frac{P}{\cos \beta}$
	18.97 ton	

Check Pile capacity

Batter pile in compression

Padm	25 ton	Pile capacity geo report
Check	OK	