



BUILDING PERMIT AND INSPECTION RECORD

PERMIT NO	DATE	FLORIDA BUILDING CODE
BC2322732	06/02/2025	FBC2020

DESCRIPTION OF WORK

PP2300224 //// Private Provider Reviews & Inspections - Pacifica Engineering / New construction of 10 story mixed use / Multi-family residential building (95 units)

OWNER	ADDRESS
6940 NORTH BEACH PROPERTY LLC C/O CONSTELLATI	6940 ABBOTT AVE

CONTRACTOR	LICENSE NO.
ORTEGA CONSTRUCTION COMPANY LLC [CGC1514662]	CGC1514662

CERTIFICATE OF APPROPRIATENESS	HISTORIC DISTRICT
If this property is located within a Historic District, the subject permit complies with all applicable requirements of the Land Development Regulations (LDR's). Additionally, the permit application includes a Certificate of Appropriateness (COA), which was reviewed in accordance with Sec. 2.13.7(c)(4) and 2.13.7(d) of the LDR's for approval of the building permit.	N/A

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 MUST BE RECORDED AND POSTED WITH APPROVED, PERMITTED PLANS AT THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Planning approval, for purposes of complying with the Land Development Regulations of the City Code (LDR's) is limited to the documents submitted and approved on the Planning approval date. Any proposed scope of work or use that is not included in the required documents, including, but not limited to architectural and landscape plans, shall not be deemed approved by planning and not approved for purposes of compliance with the LDR's.

It is the applicant's responsibility to ensure that any and all portions of a permit application, including any revisions, fully comply with the requirements of the LDR's and any applicable Land Use Board Order. If any modification is made to a permit subsequent to Planning approval ("Pass") or determined to be ("Not Required") that requires a review for compliance with the LDR's, the permit application shall be resubmitted and routed to the Planning Department for re-evaluation. The applicant shall notify and request routing of the modified plans/documents at time of submittal to the Building Department. The applicant shall update the application, scope of work and plans in a manner that clearly identifies all changes. Inconsistencies between approved Master Permit and all revisions to the Master Permit, as well as onsite built improvements or uses not previously approved by Planning, may result in failed final inspections, the need for additional revisions and possible Land Use Board approval.

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE
DO NOT REMOVE THIS CARD BEFORE COMPLETION
UNDER SECTION 304.1 OF THE FLORIDA BUILDING CODE
APPROVED, PERMITTED PLANS MUST BE KEPT AT THE JOB SITE.
 For Inspections, log in to CSS (Citizen Self Service):
<https://eservices.miamibeachfl.gov/energovprod/selfservice#/home>

For any other trade, you must check the associated permit card to see the required inspections.

NOTICE: 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 county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

A Public Work's ROW Permit shall be required for any obstruction of any street or sidewalk in the City or impeded the general movement of vehicular or pedestrian traffic, working within the public right-of-way, or crossing of right-of-way as defined in Chapter 82, PUBLIC PROPERTY; Article IV. Uses in Public Rights-of-Way of the City of Miami Beach Code of Ordinances.

PERMIT NO

BC2322732

City of Miami Beach - Building Department
BUILDING AND PERMITTING DIVISION

INSPECTION RECORD

Inspection Name	IVR Code	Inspection Date	Inspector	Comment
Bldg - IN - Elevation Cert - Under Construction				
Fire - IN - Preliminary Fire Safety	3081			
Bldg - IN - Private Provider Cert/Reports/Logs				
Bldg - IN - Threshold Engineer Log				
Bldg - IN - Elevation Certificate - Final	1194			
Fire - IN - Fire Final	3099			
Plan - IN - Planning Final	7099			
Work - IN - Public Works Final	5199			
Bldg - IN - Elevator Final	1699			
Bldg - IN - Building Final	1199			

REQUIRED SUB-PERMITS

- Building - Awnings
- Building - Railings
- Building - Stairs
- Building - Fence
- Building - Windows/Curtain Walls/Storefronts/Glass Doors
- Building - Doors
- Building - Demolition
- Roofing - Waterproofing
- Roofing - New Roofing
- Mechanical - New Mechanical
- Mechanical - Duct
- Mechanical - Stands for Rooftop Equipment
- Electrical - Generator
- Electrical - New Electrical
- Plumbing - New Plumbing
- Plumbing - Irrigation
- Plumbing - Pool Piping
- Plumbing - Site Work
- Plumbing - Well