

# HPB21-0480



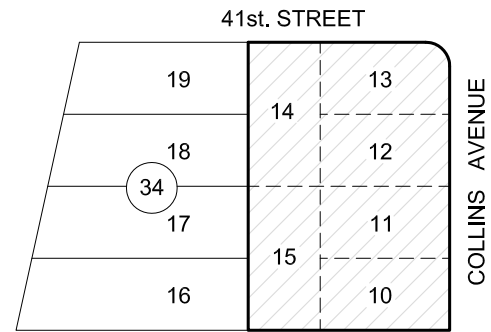
Scope: Modification of condition of approval under HPB17-0097 to permit retail shelves 5' from exterior walls.

Applicant: Boos Development Group, Inc.

Owner: Sukkah Miami Beach Acquisitions LLC

Final Submittal: 9/7/21

Hearing Date: 11/9/2021



PROPERTY ADDRESS:  
4000 COLLINS AVE MIAMI BEACH, FLORIDA 33140  
Folio# 02-3226-034-0001


Lots 10 thru 15 inclusive, Block 34, LESS a part of lot 13 at the Northeasterly corner thereof, bounded by tangents to an arc of a circular curve having a central angle of 90°00'00", a radius of 20.00 feet, said excepted part of lot 13 recorded in Deed Book 2723, at Page 294, MIAMI-DADE COUNTY, FLORIDA, all shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO, Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.

1. The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3. There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Accuracy:  
The expected use of the land, as classified in the Standards of Practice (53-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9. The surveyor does not determine fence and/or wall ownership.
10. Ownership subjects to OPINION OF TITLE.
11. Type of Survey: BOUNDARY SURVEY.
12. The North arrow shown hereon are based on recorded plot of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO", Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.
13. All measurements shown hereon are made in accordance with the United States Standard Feet.
14. Flood Zone Data: Community/ Panel "120651/0336/L  
Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +7.0'
15. Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
16. Benchmark Used: B-313. Elevation = +4.31'.
17. This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to sections 473.022, 473.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 1/23/2017 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

 <b>ROYAL POINT</b> <b>LAND SURVEYORS, INC.</b> L.B.# 7282	6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 */* 305-698-9468 FAX. 305-827-9669		TYPE OF PROJECT: <b>BOUNDARY SURVEY</b>		PREPARED FOR: <b>SUKKAH MIAMI BEACH ACQUISITIONS, LLC</b> 4000 COLLINS AVE MIAMI BEACH, FLORIDA 33140		NO. DATE DESCRIPTION BY APP. DATE DESCRIPTION BY APP.	
	DRAWN: A.C.		CHECKED: P.J.A.		SCALE: 1" = 20'		FIELD DATE: 1/23/2017	
JOB No.: RP17-0071		SHEET:		RECORD OF REVISIONS		RECORD OF REVISIONS		
1		OF 1 SHEET						





Continental Garage



04-27-21



Continental Garage



04-27-21



Continental Garage



04-27-21





SWC Collins Ave & 41st St  
Miami Beach, FL

Aerial View North





SWC Collins Ave & 41st St  
Miami Beach, FL

Aerial View South





SWC Collins Ave & 41st St  
Miami Beach, FL

Aerial View East





SWC Collins Ave & 41st St  
Miami Beach, FL

Aerial View West

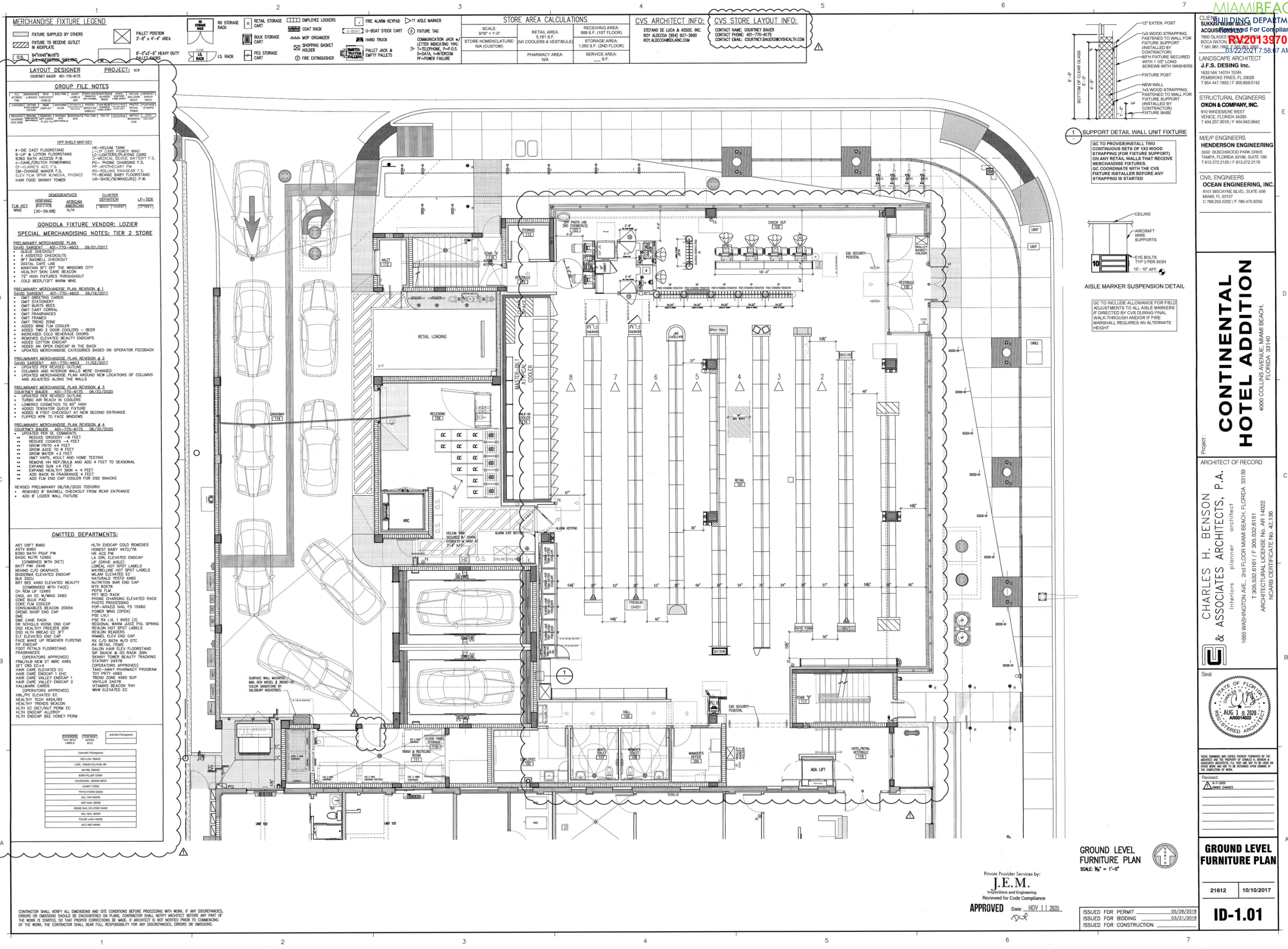




SWC Collins Ave & 41st St  
Miami Beach, FL

Overhead View





MIAMI BEACH  
BUILDING DEPARTMENT  
SUCCEEDING For Compliance  
REV 2013970  
20220717:58:47 AM

LANDSCAPE ARCHITECT  
J.F.S. DESING INC.  
1833 NW 140TH TERR  
PEMBROKE PINES, FL 33028  
T 904.447.1852 / F 305.556.0142

STRUCTURAL ENGINEERS  
OKON & COMPANY, INC.  
910 WINDERMERE WEST  
VENICE, FLORIDA 33595  
T 404.287.2019 / F 404.842.0642

M/E/P ENGINEERS  
HENDERSON ENGINEERING  
3550 BUSCHWOOD PARK DRIVE  
TAMPA, FLORIDA 33618, SUITE 100  
T 813.272.2120 / F 813.272.2176

CIVIL ENGINEERS  
OCEAN ENGINEERING, INC.  
8701 BRISCAVE BLVD., SUITE 508  
MIAMI, FL 33157  
C 786.253.5252 / F 786.475.8250

Project:  
ARCHITECT OF RECORD  
CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.  
interiors planner architect  
1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE NO. AR 14022  
NCARB CERTIFICATE NO. 42,136

Seal  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
AUG 1 6 2020  
A0001022

THIS SEAL AND COPIES HEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A. THEY ARE NOT TO BE USED ON OTHER WORK NOR BE LOANED, REPRODUCED, COPIED, OR FOR ANY OTHER PURPOSE.

Reviewed:  
DATE: 8-17-2020  
(NAME) (DESIGN)

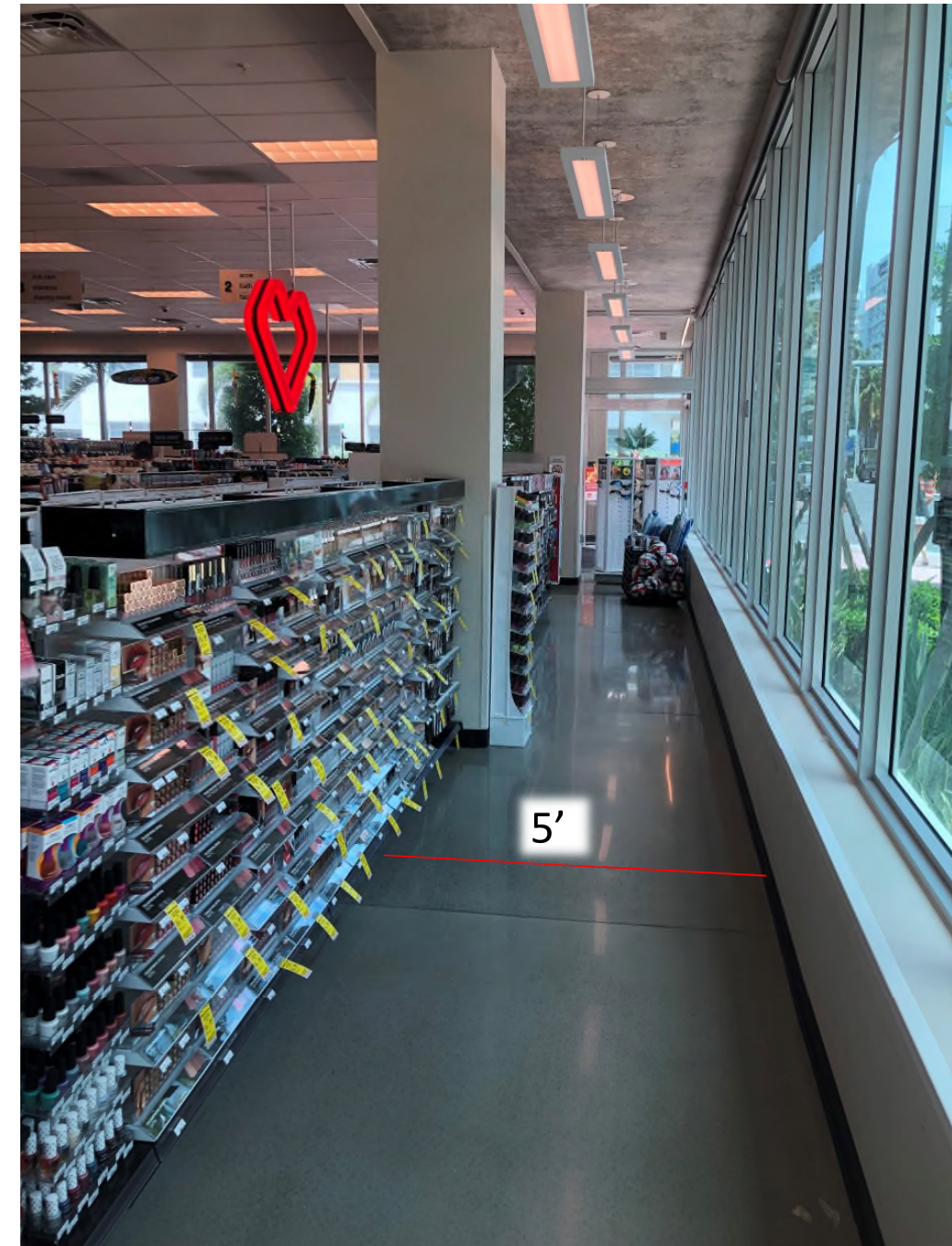
GROUND LEVEL  
FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

21612 10/10/2017

ID-1.01

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.





Interior Shelving along Collins Avenue frontage