

## HISTORIC RESOURCES REPORT

November 7th, 2021  
TROY 333 LLC  
333 Jefferson Avenue  
Miami Beach, Florida 33139  
**Year Built:** 1939  
**Folio Number:** 02-4203-009-5250

The subject structure is located on 333 Jefferson Avenue, occupies lots 13 and 14 of Block 76 of the Ocean Beach Subdivision, platted January 1914. There are 2 buildings on each lot. On May 12, 2017, a Unity of title was recorded. (See Exhibit 1)

### **PERMIT CARD EXHIBIT 2**

#### **343 Jefferson Avenue:**

*Architect: Rowan & Schaffer*

*Property Owner: M. H. Farr*

**July 5<sup>th</sup>, 1922** – by-owner building permit (#239) to 4-Unit apartment-garage and 2 apartment unit. Certification of Occupancy was issued on October 29, 1948.

#### **Alterations & Additions:**

**January 30, 1945** – remodel front bldgs. (Remodeling old non-conforming bldg.) remove front stairs and new concrete stairs on side.

**May 1, 1952** – Rear bldgs. Remodeling for six-unit apartments (6 efficiencies and 1-bath each)-concrete stairs to front of the building.

Various minor improvements from 1943-1975 such as plumbing fixtures, painting, appliances, and electrical outlet, and switch, re-roof (1953 and 1974), etc.

### **PERMIT CARD EXHIBIT 3**

#### **333, 335, 337, & 339 Jefferson Avenue**

*Architect: H. George Fink*

*Contractor: Scott-Perry*

*Property Owner: Mrs. Shophie Selik*

**May 22, 1939** – building permit (#12513) was issued to build Apartment house, 4-units and 4 hotel rooms.

#### **Alterations & Additions:**

**December 13, 1948** – the owner filed for a building permit #29077 to construct a patio 11x28.

**September 27, 1950** – remodeling permit #33645 converting one apartment unit out of 2 hotel rooms with a new door and concrete stairs (rear of building) – builder Wm. Weinstock & Sons

**October 18, 1955** - by-owner building remodeling permit #48900 to convert 4-hotel rooms into, two 1-bedroom and 1-bath apartments.

#### **PERMIT CARD EXHIBIT 4**

##### **337 & 339 Jefferson Avenue**

*Owner: Mr. George Englehardt*

*Architect: T. H. Henderson*

*Contractor: Sam Levine*

**July 29, 1955** – Permit 48188 to build a 2-story, 6 efficiency apartments.

#### **Alterations & Additions:**

Various by owner permits issued for painting, re-roof, installation of water heater, and outlets for appliances.

#### **CURRENT PERMIT HISTORY – EXHIBIT 5:**

Historically the property primary use was apartments with 4-hotel rooms. Through the years it evolved slightly converting the hotel rooms into apartment and efficiencies. The last issued business license to Michell Apartment and it expired October 1, 2016,

We proposed sixteen (16) Hotel units and four (4) Apartment units, as originally intended.

The following permits have been issued:

- **BC1704595 Main Building Permit Active**
- **RFC1700673 Re-Roof Active Pending Final Inspection**
- **BC1705904 Window Permit Active**
- **PLC2106761 Plumbing Permit Active**

The following permits are pending processing:

- **RFC2101624 Re-Roof Pending**
- **RFC2101626 Re-Roof Pending**
- **RFC2101784 Re-Roof Pending**
- **MEC2102759 Mechanical Pending**
- **BOA2110906 Fire Alarm Being Processes**
- **Sprinklers Being Processes**

Inspection History **EXHIBIT 6**

**ACCESSIBILITY ADVISORY COUNCIL BC 1704595 EXHIBIT 7:**

Final Order #VW2020-083 – State waiver to Section 553-509 vertical accessibility to all levels above.

**MICROFILMS RECORDS EXHIBIT 8:**

The original microfilm records found in the city are legible and clearly depicts the original permits issued in 1922 and the intent and purpose use of the property. The only microfilm plans found was for the electrical service repairs for buildings 345 and 343. Said electrical service riser is attached to the exterior west wall facing the rear alley servicing buildings 345 and 343.

# EXHIBIT 1



CFN 2017R0269539  
OR BK 30531 Pgs 4077-4080 (4Pgs)  
RECORDED 05/12/2017 13:13:46  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
Michael I. Bernstein, Esq.  
The Bernstein Law Firm  
3050 Biscayne Boulevard, Suite #403  
Miami, Florida 33137  
Tel. (305) 672-9544

## UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property (the "Property") legally described as:

**See, Exhibit "A" attached hereto and made a part hereof.**

The address of which is 333 Jefferson Avenue, Miami Beach, Florida 33139 [Folio No. 02-4203-009-5250] and 343 Jefferson Avenue, Miami Beach, Florida 33139 [Folio No. 02-4203-009-5260].

Owner recognizes and acknowledges that for the public health, safety and welfare, the herein described property shall not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of permits for the subject property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees to restrict the use of the subject property in the following manner:

That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

**City Inspection.** As further part of this Unity of Title, it is hereby understood and agreed that any official inspector of the City of Miami Beach, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

(space reserved for Clerk)



**Covenant Running with the Land.** This Unity of Title on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

**Term.** This Unity of Title is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Unity of Title is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Unity of Title has first been modified or released by the City of Miami Beach,

**Modification, Amendment, Release.** This Unity of Title may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owners) of all of the Property, including joinders by all mortgagees, if any, provided that the same is also approved by the Director of the Miami Beach Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence.

Should this Unity of Title be so modified, amended or released, the Director of the Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

**Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

**Authorization for the City to Withhold Permits and Inspections.** In the event the terms of this Unity of Title are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with

**Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

**Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Unity of Title.

**Severability.** Invalidation of any one of these covenants, by judgment of Court; shall not affect any of the other provisions which shall remain in full force and effect:

WITNESS the due execution and seals this 26 day of February, 2017.

**WITNESSES**

Print name: Heen Allen

Print Name: Steven Allen

**333 JEFFERSON HOLDINGS, LLC**, a Florida  
limited liability company

By: [Signature]

Print Name: Nathanael Cohen

Its: Manager

**APPROVED:**

[Signature]  
Director of Planning

5-3-17  
Dated

**APPROVED AS TO FORM AND  
LANGUAGE AND FOR EXECUTION**

[Signature]  
City Attorney

5-3-17  
Dated

NK

STATE OF FLORIDA }

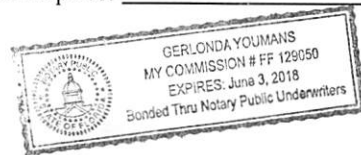
COUNTY OF MIAMI-DADE } ss:

**THIS INSTRUMENT WAS ACKNOWLEDGED** before me this 10<sup>th</sup> day of February, 2017, by **NATHANAEL COHEN**, as Manager of **333 JEFFERSON HOLDINGS, LLC**, a Florida limited liability company. He is [ ] personally known to me, or [ ] produced \_\_\_\_\_ as identification.

Gerlonda Youmans  
Notary Public, State of Florida

Print Name: Gerlonda Youmans

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



METRO ORD. #75-34  
RECERTIFICATION DATE: 9-21-77  
10-8-87

Owner *Mrs. Anna M. Farr* M. H. FARR Mailing Address **EXHIBIT 2** Permit No. 239 Date July 5-1922  
Lot 14 Block 76 Subdivision Ocean Beach Address 343 Jefferson avenue *4203-09-526*  
General Contractor owner Address *CO#653*  
Architect Rowan & Schaffer Address *10/29/1948*  
Front 47' Depth 65' Height 13' Stories 2 *CO #920 for*  
Type of construction c-b-s- Cost \$ 3,700.00 Foundation Reinf. concrete *4 unit apt-*  
Plumbing Contractor George McDonald Address Date Aug. 2-1922  
Plumbing Fixtures 10 Rough approved by H. Scheibll Date  
Gas Stoves - 1 - # 12184- People's Gas & Water Co. - July 1- 1939 *Garage and*  
Gas Heaters Address Date *Use 2 apartment unit*  
Final approved by Date  
Pates- 5/20/1927  
Sewer connection 1 Septic tank Make Date  
Electrical Contractor Biscayne Electric Co. Address Date Aug. 1-1922  
Switch Range Motors Fans Temporary service  
OUTLETS Light 14 HEATERS Water  
Receptacles Space Centers of Distribution  
Electrical Contractor Address Date  
No. fixtures set Final approved by Date  
Date of service #9903-- J.F. Ambrose- 1 motor- 5 h.p. April 2-1925  
#9903-- Bankier Bros - 1 switch & 3 light outlets- Nov. 17-1937- Final OK HCl-  
Alterations or repairs #278- Addition - 1 story garage c-b-s- \$ 3,000.00 Date Oct. 5-1922  
# 1694- Repairs- (Herendeen, contractor) \$ 500.00 Date Jan. 23-1925  
Elec. permit --J. F. Ambrose- 1 motor 1/2 hp (alterations) Oct. 2-1925  
Elec. permit -- J.F. Ambrose- 20 outlets- Nov. 30-1926



## ALTERATIONS & ADDITIONS

**Building Permits:** # 19667... Painting ... day labor \$ 50.00 January 30, 1945  
 Front Bldgs--- # 27536 Remodeling old non-conforming building- remove front stairs and new concrete stairs on side- August Swarz , architect: W.S. Green, contractor- \$ 7,500: June 14, 1946

#1777-5/1/52  
 Rear Building # 37840 Remodeling for six unit apartment (6 efficiencies & 1 bath each)-Concrete Stairs to front building- Discussed by Zoning Board 11/6/1951- Spread Footing 12 x 24, foundation - T.Hunter Henderson, arch: J.C.Woodruff, contr. \$ 18,000..... Jan. 14, 1952

Engelhardt Crown RE #24  
 5-1-52

(Seashore Food Products Company)

**Plumbing Permits:** # 17161- Markowitz & Resnick .. 1 safe waste drain. Oct.21,1943

# 18073.. C.R.Martin.. 1 gas range and 1 gas water heater Feb.5,1945 GAS OK O'Neill 4/2/47  
 # 24861 Herman March - 1 sink, 1 floor drains, 1 gas water heater, March 5, 1947  
 # 26862 Stolpmann Plumbing: 4 water closets, 4 lavatories, 4 showers, 4 sinks, 4 gas ranges-6/25/48  
 # 26974 H. March: 1 water closet, 1 lavatory - July 26, 1948 Rough Gas-O'Neill 6-30-48  
 # 27015 Stolpman - 4 gas ranges, 1 gas water heater, July 29, 1948  
 # 30011 Herman March: 5 gas ranges replaced - June 26, 1950  
 # 30471 Service Plumbing: 1 Water closet, 1 lavatory, Sept.20,1950

**Electrical Permits:** # 19708 - Ace Electric Co: 1 light outlet ( Seashore Food Products Co) Oct.19,1943  
 # 21888-Dave Freeman-6 centers of distribution, 1 service-equipment----1-12-46  
 # 23984 Astor Electric: 3 switch outlets, 4 light outlets, 4 fixtures, 4 motors, 3 centers of distribution, March 11,1947  
 # 26367 Trail Electric: 5 switch outlets, 16 light outlets, 14 receptacles, 10 fixtures, 2 iron outlets, 2 refrigerator outlets, 2 space heaters(bath), 1 temporary service, May 26, 1948  
 Final OK - Woodmansee 9-30-48  
 # 26838 Trail Electric: 10 switch outlets, 12 receptacles, 18 receptacles, 2 refrigerator outlets, 2 iron outlets, 2 space heaters(bath), July 26, 1948  
 # 27077 Trail Electric: 24 fixtures, - August 30, 1948

Lot 14

Block 76

Subdivision OCEAN BEACH #3

343 Jefferson Avenue

## ALTERATIONS &amp; ADDITIONS

Building Permits: # 38388 Stuccoing front of old building- J. C. Woodruff \$ 900... April 16, 1952  
 # 42598 Re-roofing: Ideal Roofing & Sheet Metal: \$ 400: Sept 3, 1953  
 ok--10-27-53 Plaag # 43073 Install four 3/4-ton Air Cond. Units: E.M. Brandon Co, contr: \$ 800: Oct 26, 1953  
 OK, Plaag 6/29/54 # 44641 Tropicaire: Install 5 - 1 Ton A. C. Units: \$1000: May 19, 1954  
 #87383 - I. Rene Yncian - paint and cleaning exterior - \$500.00 8/17/71

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Plumbing Permits: # 32963 Stolpmann Plumbing Co: 1 sewer-4", 6 water closets, 6 lavatories, 6 showers,  
 6 sinks, 6 gas ranges- Feb. 4, 1952 Final ok Plumbing & gas 4- 23-52 LR  
 # 33073 Belcher Oil Co: 1 oil burner- 275 gal. tank - March 4, 1952  
 #45160 Peoples Gas System: 1 gas range - 2/15/66

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Electrical Permits: #36105 Lyon Electric Co: 1 temporary service - Feb. 11, 1952  
 #36107 Lyon Electric Co: 30 switch outlets, 42 receptacles, 30 light outlets,  
 Final -H. Rosser 30 fixtures, 6 refrigerator outlets, 6 iron outlets, 2 appliance outlets,  
 4-25-52 18 centers of distribution, 1 service- equipment - Feb. 11, 1952  
 #40675 Lyon Elec Co: 2 Motors (1 HP): Oct 21, 1953 - OK, Al Plaag, 10-23-53  
 #41027 Emanuel Elec: 2 Receptacles, 2 Motors (1 HP): Nov 3, 1953 Plaag, 2/9/54  
 #41715 Lyon Elec. Co: 2 Motors 1HP....April 13, 1954 OK, Plaag 4/20/54

Lot

Block

Subdivision

## ALTERATIONS & ADDITIONS

### Building Permits:

#05501-A.B. Martin Roofing-Re-roof 30 sqs-\$1975-5-3-74  
#07655-Owner-Painting and minor repair-\$2000-7-24-75

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### Plumbing Permits:

#55639-Peoples Gas- meter set(gas)1-6-78  
#60929 3/31/83 County Contractors - repipe (1)

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### Electrical Permits:



APARTMENTS ROB-HANA APTS: EXHIBIT 3  
Owner Mrs. Sophie Selik Mailing Address Permit No. 12513 see #33303 Date May 22-1939  
Lot 13 Block 76 Subdivision Ocean Beach Address 333, 335, 337 & 339 Jefferson Av.  
General Contractor Scott- Perry 3203 Address  
Architect H. George Fink Bond 2014 Address 4203-09-525  
Front 35 Depth 62 Height 21 Stories 2 Use Apartment house  
Type of construction c-b-s- Cost \$ 16,500.00 Foundation spread footing Roof 4 units & 4 hotel rms  
FILE

Plumbing Contractor Markowitz & Resnick # 12068 Address Date May 27-1939  
6 water closets - 1 temp closet - 10 lavatories - 6 bath tubs - 1 sink -  
Plumbing Fixtures Rough approved by Date

Gas Stoves 1 GAS --OK JJ Farrey- June 19-1939

Gas Heaters 1 Address Date

Final approved by Date

Sewer connection 1 Septic tank Make Date

Electrical Contractor Unity Electric Co. # 12933 Address Date June 23-1939

Switch 20 Range Motors Fans Temporary service - May 26-1939

OUTLETS Light 20 HEATERS Water " # 12813- Unity Electric Co.

Receptacles 46 Space Centers of Distribution 10

Refrigerators 4 Iron 4 Address Date

No. fixtures set 20 Final approved by Lincoln Brown, Jr. Date

Date of service Oct. 4-1939 # 13085- Bankier Bros; 1 oil burner- 7/ 26/ 1939 final OK Brown

Electrical permit # 14729 - F.C.Ast- 1 motor for oil burner- Apr. 8- 1940  
Alterations or repairs Date

BUILDING PERMIT # 17641 -Painting day labor... \$ 150:... Oct. 4, 1943

BUILDING PERMIT # 19848 Painting - outside - Owner \$ 150.... Mar. 22, 1945

PLUMBING PERMIT # 19932....Florida Fuel Oil.... 1 oil burner 250 gal, must have approval from  
fire & Exhibit 3 (333 thru 339 Jefferson Ave) 7-8-46



# ALTERATIONS & ADDITIONS

**Building Permits:** # 27297 Painting, exterior and interior - V.S. Baliashny - \$ 480...May 20, 1948  
 # 29077 PATIO - 11 x 28 - (not roffed over)- Owner builds -\$110..Dec. 13, 1948  
 CANCEL-----# 33303 Addition to apartment Hotel rooms- Making (4) New apartments- 8 Units in all-  
 Aug; -22-1951----- 39 x 33 x 25- 2 stories- 12 x 30 spread footing, foundation- P. Turner, arch:  
 R. Adler Constr. Co.Inc ,contr. \$ 12,000....Aug. 7, 1950  
 # 33645 Remodeling - making one apartment unit out of 2 hotel rooms- new door &  
 concrete stairs ( rear of building)- Wm. Weinstock & Sons, contr.  
 \$ 950.....Sept. 27, 1950  
 48900 by owner: Remodel four hotel rooms into - two, one bedroom, one bath  
 apartments \$ 100 Oct. 18, 1955  
 #80358 Belcher Oil Co.: Install one 275 gal. tank underground, fire permit #0158 - \$100 - 5/21/68 OK 7/11/68 6/13/68

#337 Plumbing Permits: # 30593 J. W. Plumbing: 2 sinks, 2 gas ranges - Oct. 11, 1950 L. Rothman- 11/16/50  
 Rough OK-Pushkin 10/16/50 Gas OK- L. Rothman- 11/16/50  
 #337 # 35102 Florida Fuel Oil Co: 1 Oil Burner: 275-gals- July 15, 1953  
 plbg. L. Rothman-11/16/50

## Electrical Permits:

rear of lot

spot survey ns

Owner Mr. George Englehardt

EXHIBIT 4

Permit No. 48188

Cost \$ 25 000

Lot 13 Block 76 Subdivision Ocean Beach

Address 337 and 339 Jefferson Avenue

General Contractor Sam Levine

Bond No. 6019

Architect T. H. Henderson

Engineer

Zoning Regulations: Use RE Area 24

Lot Size ?

Building Size: Front 38' Depth 35'

Height 20' Stories 2

Certificate of Occupancy No. 2785 November 18, 1955

Use APARTMENT HOUSE: 6 Units 6 efficiency apartments

Type of Construction #3 CBS Foundation spread footing 12x30 Roof flat

Date July 29, 1955

PLUMBING Contractor #37289 Service Plumbing:

Sewer Connection

Date Aug. 10, 1955

Temporary Water Closet

Water Closets 6  
Lavatories 6  
Bath Tubs 6  
Showers  
Urinals  
Sinks 6

Swimming Pool Traps  
Steam or Hot Water Boilers

Down Spouts  
Wells

ROUGH APPROVAL OK, Rothman 8/12/1955

FINAL APPROVAL OK, Rothman 11/14/1955

Dish Washing Machine  
Laundry Trays  
Laundry Washing Machines  
Drinking Fountains  
Floor Drains  
Grease Traps  
Safe Wastes OK, Plaag 6/18/1956

GAS Contractor  
Gas Ranges 6  
Gas Water Heaters  
Gas Space Heaters  
Gas Refrigerators  
Gas Steam Tables  
Gas Broilers

Date  
Gas Frylators  
Gas Pressing Machine  
Gas Vents for Stove

GAS Rough APPROVAL OK, Rothman 9/20/1955

GAS FINAL APPROVAL

AIR CONDITIONING Contractor #50098 C. E. Morgan: Install 10 - 3/4 ton Units \$ 2 000 April 9, 1956

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #45359 L. R. Goddard Elec. Date August 12, 1955

OUTLETS Switches 42 Ranges  
Lights 39 Irons 6  
Receptacles 40 Refrigerators 6

Temporary Service  
Neon Transformers  
Sign Outlets  
Meter Change  
Centers of Distributions 6

HEATERS Water  
Space 6 Appliances

Service 1  
Violations

FIXTURES 39 Electrical Contractor

Date

FINAL APPROVAL

By OK, Rosser

Date 10/24/1955

## ALTERATIONS & ADDITIONS

Building Permits: #87617 - owner - exterior and interior painting fix screen

\$1,000

9/23/71

#21163 11/6/81 owner minor repair min hous violation 12397 \$1,000.

#24392 8/22/83 Pierce Roof - reroof 20 sqs \$3,000.

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### Plumbing Permits:

#58546 - Pitsch Plumb - 1 heater new install, 1 gas piping

6/10/80

#58731 8/4/80 Peoples Gas - 1 meter set gas

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OK, Fidler 12/5/1955

Electrical Permits: #46064 L. R. Goaddard: 2 refrigerator outlets, 2 iron outlets, 1 center of distribution, 2 meter changes, 6 motors Nov. 3, 1955

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.

EXHIBIT 4 (200 & 220 Jefferson)

# PERMIT HISTORY

## EXHIBIT 5

Case Number	Type	Status	Project Name	Issued Date	Applied Date	Expiration Date	Finalized Date	Module Name	Address	Main Parcel	Description
BMS1600436	ZZConverted - Converted Permits	Applied			11/17/2015			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	COPIES
BRR2110433	Building Records Requests	Closed			10/4/2021		10/4/2021	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	BC1704595 333 Jefferson Ave
MEC2102759	Sub-Permit-Commercial - Mechanical - New Installations (including condominiums)	Applied			4/29/2021			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	BC1704595/ NEW A/C AND BATHROOM EXHAUST PER PLANS
40YR1901317	Building 40yr Recertification - Building 40yr Recertification	Applied			3/13/2019	7/19/2021		Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	RECERTIFICATION OF BUILDING 40 YEAR OLD - MIAMI DADE COUNTY CODE Ordinance Section 8-11(f).
BC1704595	Commercial Buildings (Including Condo) - Alterations	Issued		9/30/2020	7/7/2017	3/7/2022		Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	R2 TO R1 INTERIOR REMODEL 26 APT. REDUCE TO 20, CONFORMING APARTMENT BLDG TO HOTEL.
BRR2110194	Building Records Requests	Closed			9/21/2021		9/21/2021	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	Record request for plans final in 2019
RFC2101784	Commercial Buildings (Including Condo) - Re-Roof	Applied			9/30/2021			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	RE-ROOFING BUILDING 333 -HIP ROOF/ SPANISH TILES
PLC2106761	Sub-Permit- Commercial - Plumbing Alterations (including condominiums)	Issued		1/28/2021	1/22/2021	3/7/2022		Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	BC1704595/ Replacing sanitary sewer lines, A/C drainage, 15 bathrooms and 13 kitchens. Connecting to existing sewer connection per plans
RV2114565	Revisions General	Finald		3/10/2021	2/24/2021	9/7/2021	3/10/2021	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	REVISION to BC1704595/ Missing reinf. Masonry sheet of 1st fl to build 343 & 337 plan for structural set
RFC2101626	Commercial Buildings (Including Condo) - Re-Roof	Applied			3/16/2021			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	RE-ROOFING - BUILDING 337 FLAT ROOF
RFC2101624	Commercial Buildings (Including Condo) - Re-Roof	Applied			3/16/2021			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	RE-ROOFING BUILDING 343 FLAT ROOF
PWG0919-1273	Garbage - Multi-Family	Issued		9/27/2019	9/24/2019			Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	
B1600477	ZZConverted - Converted Permits	Void			10/28/2015		5/30/2017	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	Remove and replace railing
BOA2107054	Building Process Initiation (BPI)	Closed			2/23/2021		2/24/2021	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	(RV2114565) REVISION
BOA2110906	Building Process Initiation (BPI)	Closed			7/26/2021		7/28/2021	Permit	333 JEFFERSON AVE, MIAMI, BCH	2.4203E+11	install new fire alarm system
RWP0318-2892	Underground Utilities	Void			3/30/2018		5/8/2018	Permit	360 MERIDIAN AVE Unit: ROW MIAMI BEACH FL - 331390000	9404152431ROW	COMCAST Communications: Directional Bore- Install 2-2" HDPE conduit and pull FOC Voided on request of utility owner - 05/08/2018

## INSPECTION HISTORY

## EXHIBIT 6

Case Number	Type	Status	Requested Date	Scheduled Date	Module Name	Address	Main Parcel
CE14009519-2105-200000-A002245489	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
FI16000053-3202-5000-A002762001	Converted Inspection	Passed			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
BR100169-1294-400000-A001078002	Converted Inspection	Passed			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
FI15004280-3200-5000-A002695560	Converted Inspection	In Violation			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002242334	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002259451	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002261007	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
FI15004280-3200-5000-A002695561	Converted Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002245675	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
BR100169-1194-200000-A001071231	Converted Inspection	Passed			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
BR100169-1294-400000-A001080029	Converted Inspection	Passed			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002242333	Initial Code Inspection	In Violation			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
CE14009519-2105-200000-A002409442	Initial Code Inspection	Pending			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
BR100169-1294-400000-A001071071	Converted Inspection	Passed			Inspection	333 JEFFERSON AV Miami Beach	2.4203E+11
USI-304978-2019	Unsafe Structures Inspection	In Violation	4/11/2019	4/16/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
PBI-458831-2021	Plumbing Underground Inspection	Partial Pass	5/21/2021	5/21/2021	Inspection	333 JEFFERSON AVE Miami Beach FL 33139-6802	2.4203E+11

PBI-437155-2021	Plumbing Underground Inspection	Reinspection Required	2/10/2021	2/10/2021	Inspection	333 JEFFERSON AVE Miami Beach FL 33139-6802	2.4203E+11
PBI-478969-2021	Plumbing Underground Inspection	Reinspection Required	8/27/2021	8/27/2021	Inspection	333 JEFFERSON AVE Miami Beach FL 33139-6802	2.4203E+11
BDI-445922-2021	Foundation Inspection	Partial Pass	3/24/2021	3/24/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-477631-2021	Unsafe Structures Inspection	In Violation	8/19/2021	9/20/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-296329-2019	Unsafe Structures Inspection	In Violation	3/7/2019	4/9/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-419357-2020	Unsafe Structures Inspection	In Violation	10/30/2020	1/27/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-380477-2020	Unsafe Structures Inspection	In Violation	2/24/2020	4/30/2020	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-445178-2021	Columns Inspection	Partial Pass	3/19/2021	3/19/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-445924-2021	Columns Inspection	Partial Pass	3/24/2021	3/24/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
346326-2019	Garbage Inspection	Passed	9/24/2019	9/25/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-391227-2020	Unsafe Structures Inspection	Passed	4/30/2020	6/1/2020	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
PBI-481285-2021	Plumbing Underground Inspection	Partial Pass	9/8/2021	9/8/2021	Inspection	333 JEFFERSON AVE Miami Beach FL 33139-6802	2.4203E+11
PBI-445916-2021	Plumbing Underground Inspection	Partial Pass	3/24/2021	3/24/2021	Inspection	333 JEFFERSON AVE Miami Beach FL 33139-6802	2.4203E+11
USI-304354-2019	Unsafe Structures Inspection	In Violation	4/9/2019	4/10/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-381660-2020	Unsafe Structures Inspection	In Violation	2/28/2020	6/10/2020	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-437694-2021	Columns Inspection	Reinspection Required	2/11/2021	2/11/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
092510-2017	Code Compliance Inspection	Pass	2/27/2017	4/10/2017	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11

Exhibit 6 (Inspection History)



AFI-177338-2017	Annual Fire Inspection	Pending	11/14/2017		Inspection	333 JEFFERSON AVE MIAMI BEACH FL 33139-6802	2.4203E+11
USI-419358-2020	Unsafe Structures Inspection	In Violation	10/30/2020	1/27/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-295711-2019	Unsafe Structures Inspection	In Violation	3/6/2019	3/7/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-381661-2020	Unsafe Structures Inspection	In Violation	2/28/2020	7/16/2020	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-437170-2021	Foundation Inspection	Concealed Work Without Inspections	2/10/2021	2/10/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-458854-2021	Framing Inspection	Reinspection Required	5/21/2021	5/21/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-493304-2021	Unsafe Structures Inspection	Pending	10/28/2021	11/30/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
BDI-493301-2021	Document Posting Inspection	In Violation	10/28/2021	10/29/2021	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
AFI-100552-2017	Annual Fire Inspection	Reinspection Required	1/6/2017	1/6/2017	Inspection	333 JEFFERSON AVE MIAMI BEACH FL 33139-6802	2.4203E+11
CPMPINS-415051-2020	Parking CPMP Inspection	Pass	10/7/2020	10/7/2020	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11
USI-286416-2019	Unsafe Structures Inspection	In Violation	1/28/2019	3/6/2019	Inspection	333 JEFFERSON AVE MIAMI BEACH FL -331396802	2.4203E+11

Exhibit 6 (Inspection History)



EXHIBIT 6-A

MIAMIBEACH		BUILDING PERMIT AND INSPECTION RECORD	
PERMIT NO		DATE	
BC1704595		09/30/2020	
DESCRIPTION OF WORK			
R2 TO R1 INTERIOR REMODEL 26 APT. REDUCE TO 20, CONFORMING APARTMENT BLDG TO HOTEL.			
OWNER		ADDRESS	
MIGUEL A MORALES DULCE MORALES		333 JEFFERSON AVE	
CONTRACTOR		LICENSE NO.	
UNIVERSAL GROUP INC CGC1517453		CGC1517453	

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.

INSPECTION RECORD

Inspection Name	IVR Code	Inspection Date	Inspector	Comment
Bldg - IN - Notice Of Commencement - Certificate				
Bldg - IN - Foundation	1110			
Bldg - IN - Pile Log Report - Certificate				
Bldg - IN - Termite Treatment - Certificates				
Bldg - IN - Slab	1112			
Bldg - IN - Elevation Cert - Under Construction				
Bldg - IN - Floodproof Cert - Under Construction				
Bldg - IN - Columns	1115			
Bldg - IN - Beams	1117			
Fire - IN - Preliminary Fire Safety	3081			
Bldg - IN - Framing	1120			
Bldg - IN - Thermal Insulation	1130			
Bldg - IN - Trusses	1135			
Bldg - IN - Sheathing	1140			
Bldg - IN - Drywall / Metal Lath	1150			
Bldg - IN - Penetration Protection	1180			
Bldg - IN - Fire Stopping Affidavits				
Fire - IN - Fire Final	3099			
Work - IN - Public Works Final	5199			
Bldg - IN - Elevation Certificate - Final				
Bldg - IN - Floodproofing Certificate - Final				
Plan - IN - Planning Final	7099			
Bldg - IN - Building Final	1199			

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.

**EXHIBIT 7 - Final Order- State Waiver**

**Reviewed For Compliance**

07/24/2020 2:18:18 PM

**GROUND'S FOR APPROVAL**

- **Economic Hardship**
  - Does the cost of providing vertical accessibility meet or exceed 20% of the cost of the alteration to the primary function area?
  - If the 20% threshold is met, the waiver SHALL be granted.
  - Does not apply to new construction.
    - Fit-outs/Build-outs are considered new construction
- **Historic Nature**
  - Has the applicant provided documentation of the historic significance of the building?
  - Would the historic significance of the structure be negatively impacted by the alterations applicant would have to make to provide accessibility?
  - Can be combined with Technical Infeasibility or Economic Hardship
- **Technical Infeasibility**
  - Is the structure built in a way that would otherwise place unnecessary, unreasonable, or extreme hardship on the applicant, if they were required to provide accessibility?
    - Has the applicant provided comments from a licensed design professional?
    - Would have to rebuild, demolish, encroach on property lines, etc.

**333 Jefferson Holdings, LLC - WAV # 453****Reviewed For Compliance**

07/24/2020 2:18:19 PM

**Issue:** Vertical accessibility to the second floor.**Project Type:** Alteration to an existing building or facility**Project Progress:** In Plan Review**Compliance estimate + Amount spent on accessible features:** \$533,851+\$82,611 = \$616,462**Project Construction Cost + Construction Cost Over Past 3 Years:** \$470,435.30

$$\frac{616,462}{470,435.30} = 131\%$$

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to the second floor of a 2 story hotel. This is a change of use from four apartment buildings to a hotel. The 4 buildings are building 343 - a 2 story building with 2,716 SF and 4 units, building 345 - a 1-story building with 3,123 SF and 6 units, building 337 - a 2 story building with 2,702 SF and 4 units and building 333 - a 2 story building with 3,782 SF and 6 units. The lots for the four buildings are being connected by a unity of title and converted into 20 units with a staffed lobby and a new handicap accessible ramp. The project alteration cost is \$ 470,435.30. The alteration will include a new ramp, new accessible room, structural repairs, new flooring and new plumbing fixtures. Estimates for three elevators were submitted as follows: \$175,223 and \$178,246 for building 333, \$176,755 and 178,246 for building 337 and, \$186,521 and \$181,873 for building 343. The total cost of the three elevators is \$533,851. The Architect stated that the addition of the elevators would significantly alter the structure of the buildings. The buildings are located on a confined site that does not allow for further development due to established setbacks. The applicant alleges that the hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general and that substantial financial costs will be incurred by the owner if the waiver is denied.

**Uploaded Documents:**

1. Owner Authorization
2. Construction Cost
3. Cost Estimates For Compliance
4. Project Plans/ Photos
5. Licensed Design Professional Comments

**STAFF RECOMMENDATION:**

Staff recommends granting the request for waiver for vertical accessibility on the grounds of economic hardship.

**Items to be waived:**

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
  - (b) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
  - (c) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.
  - (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
  - (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
  - (f) All employee areas as exempted in s. 203.9 of the standards.
  - (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the

applicant if the specific requirements were imposed.

**MOTIONS**

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of \_\_\_\_\_.
  - Economic Hardship
  - Historic Nature
  - Technical Infeasibility
- I move to recommend that the Florida Building Commission deny this application.
  - No rationale necessary.
- I move to recommend that the Florida Building Commission defer this request for waiver to the next meetings of the Council and the Commission for the purpose of allowing the applicant to \_\_\_\_\_.
  - Submit requested information
  - Contact building official or building department
  - Etc.



EXISTING PANEL "A" (TYPICAL OF 4) TYPE "A" UNIT (520 SQFT, 1 BEDROOM UNIT)										VOLTS: 120/240V, 18.3W 125 A M.L.O.									
VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No	CKT No	DESCRIPTION	POLE	TRIP	WIRE	COND	VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No
1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	3	2	BATHROOM	1	20	12	1/2"	1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	3
800	1/2"	14	15	1	REFRIGERATOR	3	4	KITCHEN RECEPTS.	1	20	12	1/2"	800	1/2"	14	15	1	REFRIGERATOR	3
1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	5	6	WALL A/C UNIT	2	20	12	1/2"	1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	5
1500	1/2"	14	15	1	MICROWAVE	7	8	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	MICROWAVE	7
1500	1/2"	14	15	1	SPACE	9	10	GENERAL LIGHTS & RECS.	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	9
1500	1/2"	14	15	1	SPACE	11	12	KITCHEN RECEPTS.	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	11

NOTES: 1. (\*) PART OF THE 3VA/SQFT LOAD  
2. RANGE IS GAS POWERED.

(SEE PANEL "A" LOAD CALCULATION)

EXISTING PANEL "B" (TYPICAL OF 6) TYPE "B" UNIT (400 SQFT STUDIO)										VOLTS: 120/240V, 18.3W 125 A M.L.O.									
VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No	CKT No	DESCRIPTION	POLE	TRIP	WIRE	COND	VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No
1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	3	2	BATHROOM	1	20	12	1/2"	1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	3
800	1/2"	14	15	1	REFRIGERATOR	3	4	KITCHEN RECEPTS.	1	20	12	1/2"	800	1/2"	14	15	1	REFRIGERATOR	3
1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	5	6	WALL A/C UNIT	2	20	12	1/2"	1500	1/2"	14	15	1	GENERAL LIGHTS & RECS.	5
1500	1/2"	14	15	1	MICROWAVE	7	8	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	MICROWAVE	7
1500	1/2"	14	15	1	SPACE	9	10	GENERAL LIGHTS & RECS.	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	9
1500	1/2"	14	15	1	SPACE	11	12	KITCHEN RECEPTS.	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	11

NOTES: 1. (\*) PART OF THE 3VA/SQFT LOAD  
2. RANGE IS GAS POWERED.

(SEE PANEL "B" LOAD CALCULATION)

NEW PANEL "H" (NEMA 3R) (CU BUS/OND. BUS)										VOLTS: 120/240V, 18.4W 125 A M.C.B.									
VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No	CKT No	DESCRIPTION	POLE	TRIP	WIRE	COND	VA	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No
1500	1/2"	14	15	1	GAS BOILER UNIT	1	2	BUILD 345 EXTERIOR LITS.	1	20	12	1/2"	1500	1/2"	14	15	1	GAS BOILER UNIT	1
1500	1/2"	14	15	1	BUILD 345 EXTERIOR LITS.	3	4	BUILD 345 CORRIDOR LITS.	1	20	12	1/2"	1500	1/2"	14	15	1	BUILD 345 EXTERIOR LITS.	3
1500	1/2"	14	15	1	BUILD 345 STAIR/CORRIDOR LITS.	5	6	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	BUILD 345 STAIR/CORRIDOR LITS.	5
1500	1/2"	14	15	1	SPACE	7	8	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	7
1500	1/2"	14	15	1	SPACE	9	10	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	9
1500	1/2"	14	15	1	SPACE	11	12	SPACE	1	20	12	1/2"	1500	1/2"	14	15	1	SPACE	11

DEMAND CONNECTED LOAD: 6,100 + 25% LIGHTING (1,525 VA) = 7,625 VA / 240V = 32 A

#### TYPICAL PANEL "A" LOAD CALCULATION

TOTAL LIVING AREA = 520 SF  
520 SF X 3 VA/SF (NEC TABLE 220.12) = 1,560 VA  
SMALL APPLIANCE CIRCUITS (2 X 1500 VA) = 3,000 VA  
MICROWAVE = 1,500 VA  
SUB-TOTAL = 6,060 VA  
WALL A/C UNIT = 2,400 VA  
TOTAL VA = 8,460 VA = 35 AMPS  
240 V

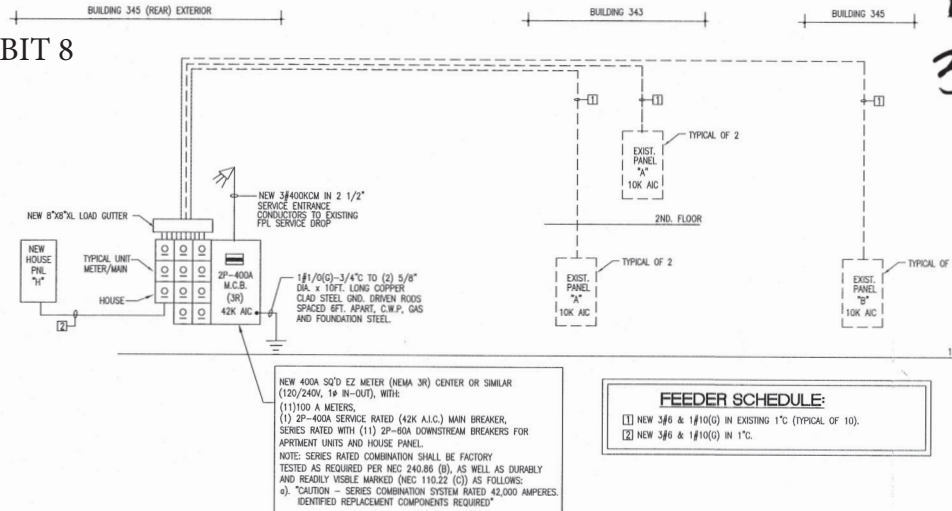
#### TYPICAL PANEL "B" LOAD CALCULATION

TOTAL LIVING AREA = 400 SF  
400 SF X 3 VA/SF (NEC TABLE 220.12) = 1,200 VA  
SMALL APPLIANCE CIRCUITS (2 X 1500 VA) = 3,000 VA  
MICROWAVE = 1,500 VA  
SUB-TOTAL = 5,700 VA  
WALL A/C UNIT = 2,400 VA  
TOTAL VA = 8,100 VA = 34 AMPS  
240 V

#### METER CENTER LOAD CALCULATION

LOAD SUBJECT TO DEMAND FACTOR OF NEC 220.42  
(6,060 VA X 4 UNITS TYPE "A") = 24,240 VA  
(5,700 VA X 6 UNITS TYPE "B") = 34,200 VA  
FIRST 3,000 VA @ 100% = 3,000 VA  
REMAINDER 55,440 VA @ 35% = 19,404 VA  
SUB-TOTAL = 22,404 VA  
OTHER LOADS:  
TYPE "A" UNITS WALL A/C (2,400 VA X 4) = 9,600 VA  
TYPE "B" UNITS WALL A/C (2,400 VA X 6) = 14,400 VA  
HOUSE PNL "H" = 7,625 VA  
SUB-TOTAL = 31,625 VA  
TOTAL CALCULATED LOAD VA = 22,404 VA + 31,625 VA = 54,029 VA = 225 AMPS  
240 V

## EXHIBIT 8



#### ELECTRICAL RISER DIAGRAM

N.T.S.

- NOTES: 1. COORDINATE NEW SERVICE AND REQUIREMENTS WITH F.P.L. REPRESENTATIVE. MR. JOEL R. GARCIA, TEL.: (305)-377-6004.  
2. THE FPL ESTIMATED FAULT CURRENT AT THE TRANSFORMER SECONDARY TERMINALS IS 53,205 SYMMETRICAL AMPS AT 120/240V. EQUIPMENT INSTALLED SHALL WITHSTAND FPL'S AVAILABLE FAULT CURRENT.  
3. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE FLOOD CRITERIA.  
4. NO ELECTRICAL WORK IS BEING PERFORMED INSIDE UNITS.  
5. NO WATER HEATER INSIDE UNITS (HOT WATER IS PROVIDED FROM A GAS BOILER SERVING ALL BUILDING OCCUPANTS).  
6. NO LAUNDRY INSIDE UNITS, NEITHER COMMON LAUNDRY AREA.  
7. ALL RANGES ARE GAS POWERED.  
8. ELECTRICAL SERVICE CLEARANCES TO BUILDING SHALL COMPLY WITH NEC 230.9.

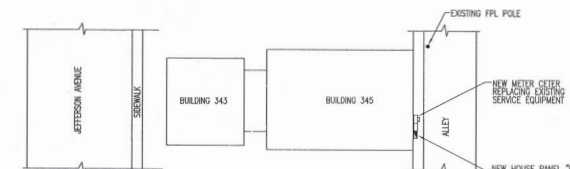
#### SHORT CIRCUIT CALCULATION

(BASED ON POINT TO POINT METHOD)

FAULT CURRENT AT TRANSFORMER SECONDARY TERMINALS: = 53,205 SYMMETRICAL AMPS.  
D1 = DISTANCE FROM FPL SERVICE DROP POINT OF ATTACHMENT TO 400A METER CENTER  
D1 = 15FT  
A) FAULT CURRENT AT METER CENTER:  
SIZE OF SERVICE ENTRANCE CONDUCTORS: 400KCM (CU)  
$$I = \frac{2 \times D1 \times I_L}{C \times E_L} = \frac{2 \times 15 \times 53,205}{17,857 \times 240} = 0.24$$
  
$$M = \frac{1}{1 + I} = \frac{1}{1 + 0.24} = 0.73$$
  
ISC SYM RMS = 53,205 X 0.73 = 38,840 AMPS  
\*USE 42,000 A.I.C. MINIMUM

#### GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL MATERIALS SHALL BE U.L. APPROVED.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
- RISER ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY DETAIL REQUIRED FOR THE INSTALLATION.
- THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- ALL CABLES SHALL BE RUN WITHOUT SPICES EXCEPT OTHERWISE INDICATED.
- ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
- GROUNDING ALL NON-CURRENT CARRYING METAL PARTS SHALL BE CONNECTED TO A SOLIDLY GROUNDING CONDUIT SYSTEM OR TO A SYSTEM GROUNDING CONDUCTOR (NOT THE SYSTEM NEUTRAL) BY A STRANDED COPPER WIRE NOT SMALLER THAN #12 AWG OR SHALL BE GROUNDING IN SOME OTHER APPROVED MANNER BY NEC 250.
- ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER NEC 250.122.
- MOLDED CASE CIRCUIT BREAKERS: CIRCUIT BREAKERS SHALL CONFORM TO APPLICABLE FEDERAL SPECIFICATIONS AND NEMA STANDARDS. CIRCUIT BREAKERS SHALL BE OF THE AMPERE RATING, VOLTAGE RATING, NUMBER OF POLES AND CLASS OR INTERRUPTING CAPACITY (I.C.) AS INDICATED. INTERRUPTING RATINGS ARE GIVEN IN ROOT MEAN SQUARE (RMS), SYMMETRICAL AMPERES BASED ON NEMA TEST PROCEDURES. LUGS AND TERMINALS SHALL BE U.L. APPROVED FOR COPPER-ALUMINUM. ACCESSORIES SHALL BE 120 VOLT. A.I.C. OF BREAKER TO BE INSTALLED ON EXIST. PANELS SHALL MATCH EXIST.
- EACH CIRCUIT BREAKER SHALL HAVE A TRIP UNIT FOR EACH POLE WITH ELEMENTS PROVIDING INVERSE TIME DELAY UNDER OVERLOAD CONDITIONS AND INSTANTANEOUS MAGNETIC TRIP FOR SHORT CIRCUIT PROTECTION UNLESS INDICATED AS NON-AUTOMATIC. TRIP ELEMENTS SHALL OPERATE A COMMON TRIP BAR TO OPEN ALL ELEMENTS. BREAKERS USED FOR SWITCHING SHALL BE RATED FOR SWITCHING DUTY.
- FUSES: FUSES SHALL CONFORM TO NEMA AND U.L. AND SHALL BE OF THE VOLTAGE, CLASS AND AMPERE RATING INDICATED.
- FUSES FOR MAIN DISCONNECT DEVICES SHALL BE HIGH INTERRUPTING CAPACITY, TIME DELAY, OR TYPE SUITABLE FOR DEVICE. PROVIDE ONE SPARE SET MOUNTED INSIDE THE CUBICLE, FOR EACH MAIN DEVICE.



#### PARTIAL LOCATION PLAN

SCALE: N.T.S.

#### SCOPE OF WORK

- REPLACE EXISTING COMMON METER CENTER FOR 2 STORY APARTMENT BUILDING #343 (4 UNITS) AND 1 STORY APARTMENT BUILDING #345 (6 UNITS).
- RUN (10) NEW FEEDERS #6 AWG. IN EXISTING CONDUITS

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



#### PROJECT:

ELECTRICAL SERVICE  
UPGRADE  
343-345 JEFFERSON AVE,  
MIAMI BEACH, FL 33139

#### SHEET INDEX:

- ELECTRICAL RISER  
DIAGRAM, NOTES  
AND PANEL SCHEDULE

SHEET SCALE: AS NOTED

DESIGN: JV

REVISED BY: VMB

DATE:

10/28/2014

E-1

FLORIDA INTERNATIONAL ENGINEERING & TESTING LAB.

V.M.B. Venkatesan, P.E. # 63107  
7500 NW 25 ST SUITE 241  
MIAMI, FL 33122

TEL: (305) 378-1991

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