

BIBLIOGRAPHY

- n.d. "1960s Abe Gefter's Cromwell Hotel, Miami Beach, FL Judaica Postcard." *ebay*.
<https://www.ebay.com/itm/264637421418>.
- c. 1969. "Aerial view of the Doral hotel at Miami Beach." *Florida Memory*.
<https://www.floridamemory.com/items/show/322291>.
- n.d. "America's Cup Building, Valencia, Spain." *Architectuul*.
<http://architectuul.com/architecture/americas-cup-building>.
2017. "Amorepacific Headquarters / David Chipperfield Architects." *ArchDaily*.
<https://www.archdaily.com/915298/amorepacific-headquarters-david-chipperfield-architects>.
- Ancestry.com. 2006. "1910 United States Federal Census [database on-line]." *Ancestry.com*.
www.ancestry.com.
- . 2017. "1915 New Jersey State Census [database on-line]." *Ancestry.com*.
www.ancestry.com.
- . 2010. "1920 United States Federal Census [database on-line]." *Ancestry.com*.
www.ancestry.com.
- . 2002. "1930 United States Federal Census [database on-line]." *Ancestry.com*.
www.ancestry.com.
- . 2012. "1940 United States Federal Census [database on-line]." *Ancestry.com*.
www.ancestry.com.
2017. "Another one bites the dust: HFZ cancels Fasano condo project at Shore Club hotel." *The Real Deal*. November 1. <https://therealdeal.com/miami/2017/11/01/another-one-bites-the-dust-hfz-cancels-fasano-condo-project-at-shore-club-hotel/>.
- Architectural Forum*. 1962. "100 Largest Architectural Firms in the U.S." May: 16-18.
- Arthur J. Marcus P.A. 2016. "1434-1440 Washington Avenue + 400-418 Espanola Way and 506-516 Espanola Way + 1438 Drexel Avenue." Historic Resources Report.
- n.d. "Bulgari Hotel Receives Design Approval From Miami Beach Historic Preservation Board." *RE Miami Beach*. <https://www.remiamibeach.com/mid-beach/bulgari-hotel-receives-design-approval-from-miami-beach-historic-preservation-board/>.
- City of Miami Beach. n.d. *Historic Property Viewer*.
<https://apps.miamibeachfl.gov/histpropviewer/>.

City of Miami Beach Planning Department. 2009. "Morris Lapidus / Mid 20th Century Historic District." Designation Report.

c. 1957. "Close-up view of Deauville in Miami Beach." *Florida Memory*.
<https://www.floridamemory.com/items/show/328734>.

n.d. "Cromwell Hotel." Permit Card.

Ctjf83 - own work, (CC BY-SA 3.0). 2010. "Figge Art Museum 2." *Wikimedia Commons*.
https://commons.wikimedia.org/wiki/File:Figge_Art_Museum_2.jpg.

n.d. "David Chipperfield." *Wikipedia*. https://en.wikipedia.org/wiki/David_Chipperfield.

David Chipperfield Architects. 1997. "Shore Club Hotel." Historic Resource Report.

n.d. *David Chipperfield Architects*. <https://davidchipperfield.com/>.

1950s. "DiLido Hotel." *Miami Beach Visual Memoirs*. <https://miamibeachvisualmemoirs.com/>.

n.d. "Discriminatory Language of the 1940's." *Miami Design Preservation League*.
<https://mdpl.org/archives/2020/04/discriminatory-language-of-the-1940s/>.

Edwardx – own work, (CC BY-SA 4.0). 2016. "One Kensington Gardens." *Wikipedia*.
https://en.wikipedia.org/wiki/One_Kensington_Gardens#/media/File:One_Kensington_Gardens,_September_2016_06.jpg.

El Miami Herald. 1981. "Fin De Semana Del 4 de Julio." June 28: 14.

n.d. "Espanola Way District (local)." *Miami Beach Historic Districts*.
<https://www.ruskinarc.com/mdpl/EspanolaWay>.

Faiola, Anthony. 1994. "Hoteliers Banking on Gay Tourist Trade." *Miami Herald*, September 19: 47.

Florida Memory. 1969. "Roney Plaza Apartments."
<https://www.floridamemory.com/items/show/55217>.

Fullerton Diaz Architects; David Chipperwill Architects. 1998-2000. "Shore Club." Architectural Drawings.

2021. *Google Earth*.

Heritage Architectural Associates. 2020. "Shelborne Hotel." Historic Resources Report.

1921, 1947. "Image 13 of Sanborn Fire Insurance Map from Miami Beach, Dade County, Florida." *Library of Congress*.

https://www.loc.gov/resource/g3934mm.g3934mm_g013101947/?sp=13&r=0.485,0.182,0.533,0.232,0.

1921 - Nov 1951. "Image 13 of Sanborn Fire Insurance Map from Miami Beach, Dade County, Florida." *Library of Congress*.
https://www.loc.gov/resource/g3934mm.g3934mm_g013101951/?sp=40&r=0.446,0.814,0.56,0.274,0.

Imagery ©2021 Google, Imagery ©2021 CNES/Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, Map data ©2021. 2021. *Google Maps*.
<https://www.google.com/maps>.

Klepser, Carolyn. 2014. *Lost Miami Beach*. Charleston, SC: The History Press.

Marcus, Arthur J. 2014. "Shore Club Hotel." Historic Resource Report.

1947-1956. "Melvin Grossman." Membership Application, American Institute of Architects.

c. 1957. "Miami Beach Florida 1950s Postcard The Dunes Resort Hotel." *ebay*.
<https://www.ebay.com/itm/392761209841>.

n.d. *Miami Beach Historic Districts*. <https://www.ruskinarc.com/mdpl/mb>.

1955. "Miami Beach Street Scenes in the 1950s." *FIU Libraries dPanther Repository*.
<http://dpanther.fiu.edu/dpanther/items/itemdetail?bibid=MB00000098&vid=00001#dvFilePanel>.

n.d. *Miami Beach Visual Memoirs*. <https://miamibeachvisualmemoirs.com/>.

n.d. "Miami Beach, FL Code of Ordinances, Sec. 118-593." *Municode*.
https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPBLADERE_CH118ADREPR_ARTXHPR_DIV4DE_S118-593HIPRDE.

Miami Herald. 1922. "\$21,000 Building Begun By Roney." July 27: 8.

Miami Herald. 1955. "Beach Hotel Gets Eight-Story Addition." November 13: 138.

Miami Herald. 1947. "Cabana and Locker Memberships." January 24: 46.

Miami Herald. 1930. "Club Project Begins at Cost of \$500,000." August 1: 1.

Miami Herald. 1951. "Construction is scheduled to begin..." January 7: 75.

Miami Herald. 1984. "Decline in Tourism Hurts Beach." December 9: 26.

Miami Herald. 1950. "Emphasizing a contemporary trend..." February 5: 91.

Miami Herald. 1921. "Fittings in New Cigar Store to Cost \$25,000." January 17: 7.

Miami Herald. 1926. "Flagler Theater Opened to the Public." October 28: 8.

Miami Herald. 1995. "Gay-oriented Beach resort calls it quits." January 26: 138.

Miami Herald. 1957. "Informal Air of Elegance." October 20: 117.

Miami Herald. 1947. "Lincoln Road Site Leased For \$2,971,000." July 20: 51.

Miami Herald. 1936. "Miami Beach to Construct Modern Police Station." April 23: 2.

Miami Herald. 1950. "Miami To Get \$2,500,000 Hotel." January 29: 99.

Miami Herald. 1952. "Nearing Completion..." December 14: 100.

Miami Herald. 1950. "New Hotels Started On Oceanfront." May 28: 89.

Miami Herald. 1947. "Newest Addition." July 20: 51.

Miami Herald. 1988. "Old Hotel to House Cuban Club." August 11: 183.

Miami Herald. 1940. "Pioneer to Announce 1940 Hotel." January 7: 56.

Miami Herald. 1922. "Rook's Arcade to Become Movie Theater." March 31: 4.

Miami Herald. 1945. "Shore Club Sold for \$300,000." February 25: 1.

Miami Herald. 2001. "Shore Club stakes high-end claim in Beach." July 2: B1-2.

Miami Herald. 1997. "Sold Miami Beach properties to be recast as luxurious rivals to Delano." September 19: 27, 29.

Miami Herald. 1940. "Spacious Beach to Feature Improvements." March 17: 29.

Miami Herald. 1944. "Structure To Be Known As Cobbs Building." April 21: 19.

Miami Herald. 1940. "The Shore Club." January 7: 64.

Miami Herald. 1949. "The Shore Club Hotel." December 30: 30.

Miami Herald. 1962. "There's No Match..." August 31: 80.

Miami Herald. 1965. "This One's Biggest of Them All." August 1: 143.

Miami Herald. 1949. "Traditional Friday Night Dinners in the New Orleans Room." December 23: 23.

Miami Herald. 1981. "Why Pay More?" March 27: 67.

Miami Herald. 1942. "Wooten Makes Cromwell GHQ." May 1: 10.

Miami Herald. 1955. "Work On Seville Starts Tuesday." February 20: 194.

Miami News. 1940. "\$400,000 Hotel Cromwell Now Open at Beach." January 7: 35.

Miami News. 1944. "\$465,000 Paid for Cromwell." December 10: 1.

Miami News. 1940. "\$85,000 Wolfshire Arms Apartments Planned." July 14: 27.

Miami News. 1949. "150 Room Hotel Designed for 19th and Collins Site." May 8: 33.

Miami News. 1952. "300 Room Hotel Opens." December 21: 57.

Miami News. 1945. "A 200-Room Hotel..." February 25: 30.

Miami News. 1948. "A New Hotel, the Sagamore..." June 27: 19.

Miami News. 1964. "Anis, 74, Beach Builder." August 30: 31.

Miami News. 1951. "Announcing the Completion of the Biscayne Terrace Hotel." March 18: 38.

Miami News. 1942. "Army Steals a Little of the Navy's Thunder." June 10: 12.

Miami News. 1940. "Attention Beach Voters." May 4: 3.

Miami News. 1948. "Brazil Hotel." October 31: 40.

Miami News. 1927. "Completed Bath Club Will Look Like This." July 17: 8.

Miami News. 1941. "Easter Sunday Dinner." April 13: 26.

Miami News. 1941. "Formal Opening of the Mangareva Room of the Shore Club." January 4: 10.

Miami News. 1948. "Hotel To Rise On Site Of John Collins Home." October 31: 40.

Miami News. 1924. "Miami Beach Bank & Trust Co. Building." February 19: 16.

Miami News. 1939. "Miami Beach Plans New Life Guard Station." September 10: 35.

Miami News. 1949. "Modern Building Designed For Historic Beach Corner." May 22: 34.

Miami News. 1951. "Mystery Room." December 18: 29.

Miami News. 1940. "Neptune is Your Nearest Neighbor." January 7: 35.

Miami News. 1940. "New Beach Hotel is Ready for Season's Opening." January 7: 35.

Miami News. 1951. "New Episcopal Church Planned for Pine Tree Drive, Miami Beach."
February 18: 36.

Miami News. 1934. "New Structure for Miami Beach." November 4: 13.

- Miami News*. 1935. "Normandie Opens Today For Initial Beach Season." December 22: 14.
- Miami News*. 1949. "Opening December 10 for its Inaugural Season..." December 4: 49.
- Miami News*. 1940. "Razing of Lincoln Hotel, Beach Landmark, Begun As Largest Single Development Since Boom Nears ." May 12: 30.
- Miami News*. 1930. "Roney Project to Start Soon." August 26: 1.
- Miami News*. 1944. "Roney Sells Hotel Cromwell in Miami Beach." December 10: 20.
- Miami News*. 1939. "Tatem Wofford Builder of New Hotel at Beach." January 8: 23.
- Miami News*. 1939. "The Tatem Is Now Open." January 8: 23.
- Mont_r – own work, (CC BY-SA 3.0). 2007. "Das Literaturmuseum des Moderne des Deutschen Literaturarchivs Marbach." *Wikimedia Commons*.
https://commons.wikimedia.org/wiki/File:Das_Literaturmuseum_der_Moderne_in_Marbach.jpg.
- Morning Post (Camden, New Jersey)*. 1909. "Camden Man Winner in Rich Competition." October 2: 1.
- Morning Post (Camden, New Jersey)*. 1909. "Fragments of Fact of Local Coloring." October 5: 7.
- Motmit – own work, (CC BY-SA 3.0). 2008. "RiverRowMuseum01." *Wikimedia Commons*.
<https://commons.wikimedia.org/wiki/File:RiverRowMuseum01.JPG>.
2013. "Museo Jumex / David Chipperfield." *ArchDaily*. www.archdaily.com/641093/museo-jumex-david-chipperfield-architects.
- n.d. "Museum Historic District (local)." *Miami Beach Historic Districts*.
<https://www.ruskinarc.com/mdpl/Museum>.
2015. "Museum of Cultures Completes in Milan." *ArchDaily*.
https://www.archdaily.com/617947/museum-of-cultures-completes-in-milan/55271cede58eecd820001c3-01_mudec_esterno-jpg.
- Nash, Eric P., and Randall C. Robinson, Jr. 2004. *MiMo Miami Modern Revealed*. San Francisco: Chronicle Books.
- n.d. "Ocean Drive-Collins Avenue Historic District (Local)." *Miami Beach Historic Districts*.
<https://www.ruskinarc.com/mdpl/Ocean-CollinsDistrict>.
- Office of the Property Appraiser, Miami-Dade County. n.d. "1901 Collins Avenue." Tax Building Jacket.

- n.d. "Property Search, 1901 Collins Avenue, Miami Beach." *Miami-Dade Property Appraiser*.
<https://www.miamidade.gov/Apps/PA/propertysearch/#/>.
1935. *Real Estate Plat Book of the City of Miami Beach, Florida*. Philadelphia: G. M. Hopkins Co.
2014. "Shore Club changes hands in \$175 million transaction." *The Real Deal*. January 3.
<https://therealdeal.com/miami/2014/01/03/shore-club-changes-hands-in-175m-transaction/>.
- n.d. "Shore Club Hotel." Permit Card.
2013. "Shore Club Hotel." Florida Site Master File.
2012. "Shore Club Hotel, Pool and Cabana Colony - Miami Beach, Florida." *Cardboard America*.
 August 1. <http://motelpostcards.blogspot.com/2012/08/shore-club-hotel-pool-and-cabana-colony.html>.
1925. "Street view photograph of Collins Avenue, north from below Fifth Street." *FIU Libraries dPanther Repository*. October 6.
<http://dpanther.fiu.edu/dpanther/items/itemdetail?bibid=MB17072418&vid=00114>.
- Strohm, Adam, interview by Deborah Griffin. 2021. *Director of University Archives & Special Collections, Illinois Institute of Technology* (September 22).
2013. "The Cromwell Hotel." Florida Site Master File.
- 1904-1920. "U. S. City Directories - Camden, New Jersey." *Ancestry.com*. www.ancestry.com.
- 1912-1925. "U. S. City Directories - Chicago, Illinois." *Ancestry.com*. www.ancestry.com.
- 1956-1960. "U. S. City Directories - Miami Beach, Florida." *Ancestry.com*. www.ancestry.com.
- 1921-1960. "U. S. City Directories - Miami, Florida." *Ancestry.com*. www.ancestry.com.
- 1940-1947. "U.S., World War II Draft Cards Young Men." *Ancestry.com*. www.ancestry.com.
2012. *Vintage Las Vegas*. December 17.
<https://vintagelasvegas.com/post/186024192964/construction-caesars-palace-1965>.
- 1917-1918. "World War I Draft Registration Cards." *Ancestry.com*.
<https://www.ancestry.com/search/collections/6482/>.

APPENDIX A

PERMIT CARDS

The legal description of this property is: Lots 5, 6, 8, 9, 10 and part of Lots 4 & 7, Block 1, FISHER'S FIRST and part of Lots 3 & 1, Block B, M.B. IMPR. CO. OCEAN FRONT

SHORE CLUB HOTEL c/o Wolf Muller
Lessee--Owner 1906 COLLINS CORP Mailing Address I. Kipnis Permit No 29975 Cost \$ 595,000.
* Lot See survey Block 1 Subdivision FISHER'S FIRST Address 1901 Collins avenue
General Contractor Robert L. Turchin 5002 Bond No. 4108
Architect Albert Anis Engineer A. Oboler & Henry J. Nelson
Zoning Regulations: Use RE Area 12 & 15 Lot Size 192 x 536
Building Size: Front 180' Depth 265' Height 40' Stories 3,
Certificate of Occupancy No. Use HOTEL (150 Rooms) DINING RM & COCKTAIL LOUNGE
Type of Construction #2 CBS Foundation Spread footing Roof Flat Date May 20, 1949
Plumbing Contractor #28213 Markowitz Bros: Sewer Connection 1, Date May 18, 1949
#28358 Markowitz Bros: 1 6" Sewer - -6/20/49 Temporary Closet 2,
Plumbing Contractor #28358: Date
Water Closets 163 Bath Tubs 150 Floor Drains 8, Safe wastes 6,
Lavatories 163 Showers 6 Grease Traps Down Spouts 6,
Urinals 2 Sinks (slop) 6 Drinking Fountains 1, Sewer Lift --- 1,
Fire Standpipes 4,
Gas Stoves Gas Heater Rough Approved T. A. O'Neill Date Nov. 22, 1949
Gas Radiators Gas Turn On Approved T. A. O'NEILL Dec. 9, 1949
Septic Tank Contractor Tank Size Date
Oil Burner Contractor #28747 Belcher Oil Co: 1----- Tank Size 4,000 gals ----- Date Sept. 20, 1949
Sprinkler System
Electrical Contractor #29074 Angler Electric Address Date June 30, 1949
Switch 570 Range Motors 19, Fans 3, Temporary Service #28819--5/19/1949
OUTLETS Light 1025 HEATERS Water Space Angler Electric:
Receptacles 785 Centers of Distribution 39, Service 1,
Appliances 8, Radio 150,
#29325 -Claude Southern Corp: Refrigerators 3 Sign Outlets 12,
34 Neon transformers :
August 8, 1949 : Irons
No. FIXTURES 1025 Electrical Contractor Date
FINAL APPROVED BY Woodmansee Date of Service January 11, 1950

Building Permits: # 31832 Galvanized wire fence 6 ft. high- on north lot line-Chastain Fence Co., contr. \$ 330. Jan. 11, 1950
 # 33144 Baffle wall for "Noise" from cooling tower -A. Oboler, engr.: J. Y. Gooch Co. Inc., contr. \$ 1,460..... July 24, 1950
 # 34082 Replace 110' of 3' high wall on ocean front- J. Y. Gooch \$ 684..... Nov. 9, 1950
 # 34448 Re-roofing - Giffen Industries, Inc., contr. \$ 1,743..... Dec. 5, 1950
 # 35060 Re-roofing - Giffen Industries, Inc., contr. \$ 188..... Feb. 2, 1951
 # 42724 Remodeling: Enlarge existing 3-ft. doors to 6-ft. opening in laundry room - to \$ 100: Sept 21, 1953
 be used as accessory to hotel (see plan): owner:
 # 43069 Remodeling: New Location for Cocktail Lounge: Albert Anis, arch: owner builds: \$ 500: Oct 26, 1953
 \$ 500: Dec 1, 1953
 # 43458 Painting: Morris Mudick: \$ 100: April 20, 1954
 # 44377 Owner: PAINTING...(Insurance with Danross Agent) \$ 2,000 pound capacity.
 # 48404 Westinghouse Electric Corp: One elevator - passenger, \$ 26,000 August 23, 1955
 (Eastern Elevator Co) This elevator in new addition \$ 24 000 Oct. 6, 1955
 Elevator K, Plaag 2/16/66 48788 Hill York Corp: Install 80 tons of A. C. System
 49397 ADDITION OF WALK-WAY AND TERRACE: Note: --Gates inside yard and five foot set-
 back on south lot line. M. Grossman, architect: M. Fellman, engineer:
 Feldman Building Corp, contractor \$ 4 000 December 8, 1955
 \$ 450.00 Dec. 22, 1955
 50002 Claude Neon Sign Co: Sign on Covered Driveway
 #66394 Rite Way Painting Co.: Paint front of building - \$600. - 11/20/61
 #67241 Amber Fuel Oil, Inc.: Replace 4,000 gallon fuel oil tank - Fire Dept. location approval #8047 - \$500. - 5/10/62
 #70291 Louis T. Jones: Approx. 100' of decorative block railing 34" high at Collins Ave. entry; remove parapet wall
 over rear lobby. - \$1400. - 10/3/63
 #76310 Giffen Industries, Inc.: Reroofing - \$1650 - 5/18/66 OK McLaughlin 1/19/67
 #76951 Giffen Industries, Inc.: Reroof - \$542 - 8/29/66
 #77345 - Edw. Powers: Paint exterior - \$2390. - 11/9/66
 #77605 Claude Southern: Vert. wall sign SHORE CLUB - \$1800 - 12/28/66
 #81254 Edward Powers: Exterior painting, must comply with ord. #1060 \$1200 10/29/68
 #05639-Gelfand Roofing-Re-roof 5 sqs-\$300-5-29-74
 #06556-Joseph Morano-Install 4 triple aluminum windows into existing openings-\$850-11-25-74
 #07514-Hicks Signs-Paint 3 sign-1905 Collins Ave-El Dorado Travel Agency-\$250-6-27-75
 #07741-Owner-1901 Collins-Painting plaster and tile floor in kitchen-\$3000-8-7-75
 #3596-Say Service Inc.- 1 15ton cooling towers-\$5500-5-4-76
 #09198-Chastain Fence- install 573' of 42" chain link on top of cabanas-\$1100-6-1-76
 #09886-Owner-Painting and paneling and clean up-\$600-9-30-76
 #17048-Gordon Roofing and Sheet Metal - Re-roof 200 sqs-\$15,000-11-12-79
 M 04575-Evercool A/C- 1 65ton cooling tower-1-28-80
 #20777--Owner--Paneling and replace old wood--\$2,000.00--8/26/81

Plumbing Permits:

1901 Collins Ave-#52781-Sully Rapkin- pool repairs-7-29-75

#56687-Silver Plumbing- general repairs-11-27-78

1901 Collins-#57331-Pitsch Plumbing- hot water piping overhead-6-11-79

#57832-S and R Plumbing- gas line 250 ft-11-2-79

#58437 Ringerman repipe 1 gas pipe 5-13-80

7/7/80 #58629 S.&R. Plumbing gas piping

7/21/80 #58702 Silver Plumbing Repipe water

#58901 sewer utility, soakage pit-1000'/Nautilus/10-1-80

#58935 Action Septic/soakage pit/10-10-80

#58964 RRepublic Plumbing/gas burns/10-23-80

12-11-80/#59070/1 gas meter set/Peoples Gas System/\$5

#MO6303 7/19/83 Hill York Sales & Services - 2-75 ton cooling towers (elevauation 12,000. replacement of exist tower in same location

#27360 8/28/85 Germain Canvas & Awning erect awnings over entrance of hotel only \$1,400.

Electrical Permits:

#64285 Claude Southern: 2 neon transformers - 12/28/66

#77445 9/8/81 Carmen Electric Inc - 2 receptacles - 1 a/c window - 5 fixtures

ALTERATIONS OR REPAIRS

30029 Two Elevators: 2,000 lbs. each: \$ 40,000... May 26, 1949
 Westinghouse Electric Corporation.

AIR CONDITIONING: #30384 150--ton Air Conditioning: James Owens, engineer:
 Airtemp Construction Corporation: \$ 100,470... July 20, 1949
 #30488 Four Flat Wall Signs: (2--- 94 sq ft each and
 Claude Neon Corp.: (2--- 60 sq ft each) \$ 1,400... Aug. 8, 1949
 # 30785 Room to be used as a solarium (not to be used as an
 apartment) Albert Anis, Architect: R. Turchin, contr: \$ 2,000... Sept. 19, 1949

SWIMMING POOL: (Note - this pool was built to be an accessory use for the Cromwell Hotel on
 Lot 1, Block B. M.B.I.C.O.F. - It is now (1949) a part of the SHORE CLUB HOTEL)
 Lots 5 & 6 --- #13128 Swimming Pool 30' x 80' Robt. A. Taylor, architect:
 W.B.T. Roney --- Fred Howland, contractor: \$ 10,000... Oct. 20, 1939...
 # 13420 Garden paving -- Fred Howland, contractor: \$ 5,000... Dec. 7, 1938

#21372 Painting: I. Moskowitz, painter \$ 1,250... Nov. 17, 1945
 #21418 Painting & Sandblasting: A.L. Milenski, painter: \$ 900... Nov. 23, 1945
 #21952 Pole Sign: M. Landesman \$ 50... Feb. 15, 1946
 #23667 Pole Sign: 4' x 7' Carney Neon: \$ 300... Nov. 22, 1946
 #27771 Painted sign - Karl Zaret \$ 25... July 13, 1948

CABANAS #30884 22 Cabanas - 2 buildings - North side Type #1 construction 19x136x9 - South side
 LIFE GUARD STATION Type #2 construction 19 x 130 x 9 - and One life guard station - 1 building -
 Spread Footing 12x27 - Flat roof - Albert Anis, architect: Robert L. Turchin, contr. \$ 65,000... Sept. 28, 1949

#31442 Pole sign - all on private property - Fennell Neon Corp. \$ 1,200.... Nov. 17, 1949

Plumbing Permits:

TREATMENT ROOM: #28750 Markowitz Bros: 2 Water closets: 4 Lavatories: 2 Bath tubs: Sept. 21, 1949:
 SWIMMING POOL: #12708 P.M. Levi: 13 Drains, Nov. 13, 1939
 #29071 Markowitz Bros: 7 Gas ranges, Nov. 22, 1949
 #34627 N & R Plumbing Co: 1 Water Treatment Tank: March 3, 1953 OK, E. Cox, 3/13/53
 #35486 N & R Plumbing Co: 1 Floor Drain, 2 Safe Waste Drains: Oct 27, 1953 Cox, 11/3/53
 CANCEL 11-7-55 37484 F. Chastain (Apex Plumbing) one swimming pool trap October 26, 1955 CANCEL
 37524 Hohauser Plumbing: one swimming pool trap November 7, 1955
 #58935 Action Septic/soakage pit/10-10-80

LOT 2-5 BLOCK B SUBDIVISION M.D. IMPRO. CO. P. ADDRESS 150 20 STREET

ALTERATIONS & ADDITIONS

Building Permits:

Plumbing Permits: #63423 - Federico Bonillo - Water repair - 7-14-87

Electrical Permits:
#74209-Courtesy Electric- 7 1/2 aa/c; 15KW strip heater-7-18-77

ALTERATIONS & ADDITIONS

Building Permits:

#MO6913 8/22/84 Demotts Boiler & Burner 1 steam boiler replace damanged boiler
#30602 - 6-21-87 - Owner - Interior painting & patching minor repairs - \$2,640.00
#92326 - 11-16-87 - Owner - Interior Remodeling - \$3,000.00 *OK*

Plumbing Permits:

#61171 8/19/83 Hernandez Plumb - piping repairs

Electrical Permits:

#80908 3/10/86 Mesa Brothers Inc 10 switch outlets, 2 water heater, 4 motor 0-1 hp
10 fixtures
#80964 4/3/86 Anchor Elec - 1 service temp
#80963 4/3/86 Anchor Elec - 18 switch outlets, 86 light outlets, 64 recept, 400 amp serv size, 2 motor 0-1 hp, 25 ton
air cond, 319 lamps fixtures
#80965 4/3/86 Mesa Bros - 10 switch outlets, 20 light outlets, 1-50 hp motor, 1 special purpose, 1-100 amp subfeeder,
2 exist replace panels 200 amps, 1 disconnect motor 50 hp,
#80999 4/18/86 Ocean Elec - violation repair

FRIDAY, OCTOBER 7, 1988 -9:00 A.M.
1700 Convention Center Drive
Commission Chambers -Third Floor
Miami Beach, Florida 33139

J. W.

JAM
OCT 18 1988

1. FILE NO. 1890-C OTTOMAN RESTAURANT
 1903 COLLINS AVENUE
 LOTS 2 & 3; BLOCK B
 OCEAN FRONT SUBDIVISION; PB 5/7
 PART OF LOT 7; BLOCK I
 ALTON BEACH FIRST SUBDIVISION; PB 2/77

"THIS CASE WAS DEFERRED BY THE APPLICANT FROM THE MEETING OF AUGUST 19, 1988."

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A RESTAURANT WITH INDOOR/OUTDOOR TABLE SERVICE:

1. Applicant wishes to waive 7 of the required 8 off-street parking spaces in order to operate a restaurant with a total of 30 seats (15 indoor and 15 outdoor).

APPROVED with the following conditions, as agreed to by the applicant:

1. The applicant and his successors shall contribute an amount of money equivalent to the purchase of three and one-half parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payment shall be received annually on the anniversary date that the Certificate of Occupancy for the restaurant was issued. Funds generated through the receipt of the cash-in-lieu of parking decal program shall be placed in a City account entitled, "Lower Collins Avenue Improvement Program", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area;
2. The project shall reflect the improvements shown on the plans. The awning shall be canvas and the sign limited to 20 square feet; however, it shall not be box or panel type sign;
3. The applicant shall submit plans to the Department which indicate all the exterior improvements. A building permit shall not be issued until the Department approves the improvements to the exterior of the building and an Occupational License shall not be issued until the Department approves the installed materials; and,
4. The applicant shall provide proper grease interceptor and garbage facilities.

COASTAL CONTROL ZONE

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.
11-16-87		Interior Remodeling	\$3,000.00					92326

5002

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A RESTAURANT WITH INDOOR/OUTDOOR TABLE SERVICE:

1. Applicant wishes to waive 7 of the required 8 off-street parking spaces in order to operate a restaurant with a total of 30 seats (15 indoor and 15 outdoor).

DEFERRED by request of applicant to the meeting of October 7, 1988.

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.	VALUE BEFORE REMODEL %	COMMENTS	PERMIT NO.
------	---------	-------------	------	------------	-----------------	------------------------	----------	------------

<u>CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED</u>	
<u>COASTAL CONTROL ZONE</u>	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139



DEPARTMENT OF PLANNING

5002

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

AUGUST 12, 1988

FROM: JUD KURLANCHEER
PLANNING & ZONING DIRECTOR

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

FILE NO. 1890-B

OTTOMAN RESTAURANT, INC.
1903 COLLINS AVENUE
LOTS 2 & 3; BLOCK B
OCEAN FRONT SUBDIVISION; PB5/7
PART OF LOT 7; BLOCK 1
ALTON BEACH FIRST SUBDIVISION; PB 2/77

It is recommended that the request be approved with the following conditions:

1. The applicant and his successors shall contribute an amount of money equivalent to the purchase of three and one-half parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payment shall be received annually on the anniversary date that the Certificate of Occupancy for the restaurant was issued. Funds generated through the receipt of the cash-in-lieu of parking decal program shall be placed in a City account entitled, "Lower Collins Avenue Improvement Program", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area; and,
2. The project shall reflect the improvements shown on the plans. The awning shall be canvas and the sign limited to 20 square feet; however, it shall not be box or panel type sign;
3. The applicant shall submit plans to the Department which indicate all the exterior improvements. A building permit shall not be issued until the Department approves the improvements to the exterior of the building and an Occupational License shall not be issued until the Department approves the installed materials.

JK:hm
Variance

BUILDING PERMITS: #M8801022 - International Equipment Co. - Violation, double fine, commercial hood 8', mandatory 303.3 - 6-7-88 *OK*
#SB881185 - 7-7-88 - Eddy's Painting - Pressure cleaning only - \$2,000.00 *OK*
#B8801116 - 7-8-88 - Owner - Restaurant with no seats, remodeling take out only - \$3,000.00 *OK*
#5358 - Certificate of Occupancy - Ottoman Restaurant, Inc. - Temporary - 7-7-88 *OK*
#5385 - Certificate of Occupancy - Ottoman Restaurant, Inc. - Temporary Extn. - 8-24-88 *OK*
#5422 - Certificate of Occupancy - Ottoman Restaurant, Inc. - 11-30-88 *OK*

ELECTRICAL PERMITS: #83237 - Holloway Electric - 4 Light outlets-, 6 receptacles, 1 service size in amp
1 motors - 5-10-88 *OK*

PLUMBING PERMITS: #65384 - Serota Plumbing - Gas piping - 5-19-88 *OK*

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.
7-7-88		PRESSURE CLEANING ONLY.	\$2,000.00					B881185
7-7-88		RESTAURANT WITH NO SEATS	\$3,000.00					B880116

Electrical Permits:

	# 21751	Astor Electric: 8 Light outlets: 3 Receptacles, 8 Fixtures, Dec. 4, 1945
	# 22114	Astor Electric: 1 Switch outlet, 1 Light outlet, 1 Fixture, Feb. 1, 1946
SHORE CLUB	# 22602	Astor Electric: 1 Appliance outlet: 3 Motors, 3 Centers: May 28, 1946
1901 Collins	# 26781	B. Haskell: 3 Centers of distribution, 1 Service equipment, 1 temporary, 7-16-48
1901 Collins	# 29748	Angler Electric: 1 Temporary service: October 10, 1949
1901 "	# 30175	Fennell Neon Corp: 4 Neon transformers, Nov. 17, 1949
	# 30368	Angler Electric: 1 temporary service - Dec. 9, 1949
1903 Collins	# 35241	Claude Southern Corp: 2 Neon transformers: Oct. 15, 1951 HOR 10/18/51
1901 Collins	# 46385	Astor Electric: 1 center of distribution, 2 motors, 1 motor, 6-10, 1 motor, OK, Rosser 1/24/1956 over 25hp Dec. 13, 1955
1901 Collins	# 46451	Claude Southern Corp: two neon transformers December 22, 1955
1901 Collins	# 46528	Angler Electric: 1 switch outlet, 1 receptacle, 10 light outlets, 10 fixtures, 1 center of distribution, 1 motor, 2-5hp, 1 motor, 6-10hp January 9, 1956
OK 5/22/57 Fidler		
1901 Collins	46562	Astor Electric: 2 switch outlets, 4 receptacles, 2 light outlets, 2 fixtures OK, Rosser 1/24/1956 Jan. 16, 1956
1901 Collins	47647	Jones Electric Service: one telephone booth June 4, 1956 OK, Meginniss 6/25/5

BUILDING

#19206 Cercas Isla Island Fence/chain link fence/\$2,500/11-4-80

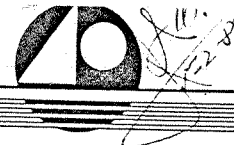
#M05381 8/12/81 Amber Boiler retune 60 hp stein boiler value 1,800.

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



BUILDING PERMITS

DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

APRIL 29, 1988

FROM: JUD KURLANCHEK
PLANNING & ZONING DIRECTOR

5002

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:
MAY 7, 1988 MEETING

FILE NO. 1890A

OTTOMAN RESTAURANT, INC.
1903 COLLINS AVENUE

It is recommended that the request be approved with the following conditions:

1. The applicant and his successors shall contribute an amount of money equivalent to the purchase of three and one-half parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payment shall be received annually on the anniversary date that the Certificate of Occupancy for the restaurant was issued. Funds generated through the receipt of the cash-in-lieu of parking decal program shall be placed in a City account entitled, "Lower Collins Avenue Improvement Program", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area; and,
2. The project shall reflect the improvements shown on the plans. The awning shall be canvas and the sign limited to 20 square feet; however, it shall not be box or panel type sign;
3. The applicant shall submit plans to the Department which indicate all the exterior improvements. A building permit shall not be issued until the Department approves the improvements to the exterior of the building and an Occupational License shall not be issued until the Department approves the installed materials.

PLUMBING PERMITS

ELECTRICAL PERMITS

JK:cmf
VAR 1

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

MARCH 25, 1988

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:
APRIL 7, 1988 MEETING

5002

FILE NO. 1890

OTTOMAN RESTAURANT, INC.
1903 COLLINS AVENUE

It is recommended that the request be approved with the following conditions:

1. The applicant and his successors shall contribute an amount of money equivalent to the purchase of three and one-half parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payment shall be received annually on the anniversary date that the Certificate of Occupancy for the restaurant was issued. Funds generated through the receipt of the cash-in-lieu of parking decal program shall be placed in a City account entitled, "Lower Collins Avenue Improvement Program", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area; and,

PLUMBING PERMITS

2. The project shall reflect the improvements shown on the plans. The awning shall be canvas and the sign limited to 20 square feet; however, it shall not be box or panel type sign;
3. The applicant shall submit plans to the Department which indicate all the exterior improvements. A building permit shall not be issued until the Department approves the improvements to the exterior of the building and an Occupational License shall not be issued until the Department approves the installed materials.

ELECTRICAL PERMITS

Owner SHORE CLUB HOTEL

Lot 5,6,7,8,9 Block 1

Subdivision FISHER'S FIRST

General Contractor Feldman Building Corp:

Architect Melvin G. Grossman

Zoning Regulations: Use REE

Area 12 & 15

Building Size: addition Front 100'

Depth 52'

Height 84'

Stories 8

Certificate of Occupancy No. Final C. O. #2846 Feb. 2, 1956

Use ADDITION of 72 rooms & 72 baths, Elevator

Type of Construction #1 CBS

Foundation Spread Footing and Basement---

Roof Flat

Date June 20, 1955

PLUMBING Contractor #37217 Dade Plumbing Company

Sewer Connection 1 - 6"

Date July 13, 1955

Temporary Water Closet

Water Closets 78

Lavatories 78

Bath Tubs 78

Showers

Urinals

Sinks 1 - 8 slop sinks

Dish Washing Machine

Laundry Trays

Dry Washing Machines

Drinking Fountains

Floor Drains 2

Grease Traps

Safe Wastes 1

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps

Steam or Hot Water Boilers 1

ROUGH APPROVAL OK, Rothman 8/4/1955

FINAL APPROVAL OK, Rothman 12/4/1955

GAS Contractor

Gas Ranges

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

Down Spouts 4

Wells

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

METRO ORD. #75-34

REPERIFICATION DATE 9-25-89 (A)

ELECTRICAL Contractor #45292 Astor Electric Ser. Date August 5, 1955

OK, Rosser 1/24/1956

Switches 104 Ranges

OUTLETS Lights 160 Irons

Receptacles 288 Refrigerators

Fans

Motors

HEATERS Water Appliances

Space 12 radio outlets

FIXTURES 160 Electrical Contractor

Temporary Service #45000/

Neon Transformers 45022 Astor Electric: July 5, 1955

Sign Outlets

Meter Change

Centers of Distributions 12

Service 1

Violations

Date

FINAL APPROVAL

By OK, Rosser

Date 1/24/1956

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

SWIMMING POOL #48854 ADDITION OF POOL 30' x 80' D. E. Britt, architect: Mr. Houha, engineer
Bunnell Pools, contractor \$ 35 000 October 13, 1955

#55225 Morris Mudrick: Exterior Painting - \$400 - December 19, 1957

#37470 Hurst Drilling & Equipment Co: one, 3" supply well for A. C. October 21, 1955

Plumbing Permits:

Electrical Permits:

USAFTTC 4-9-42
returned to owner Nov. 17, 1945

BLDG

#6915

Sharon Hotel

N. B. T. RONEY Mailing Address Permit No 12779 (all plans) Cost \$192,000.....
Lot 1 Block 8 Subdivision M. B. Impr. Co. Address 110 20th street see below
General Contractor Fred Howland, Inc. Ocean Front
Architect Robert A. Taylor 17004
Engineer R. A. Belsham
✓ Zoning Regulations: Use BA Area 19 Lot Size
Building Size: Front 117' Depth 72' Height 75'10 Stories 7
Certificate of Occupancy No. Use HOTEL - 103 rooms:
Type of Construction Fireproof Foundation Concrete Piling Roof B- Date Aug. 3, 1939
Plumbing Contractor # 12462 Chas. M. Ewing Sewer Connection 1 Date Sept. 20, 1939
Temporary Closet
Plumbing Contractor Date
Water Closets 102, Bath Tubs 97 Floor Drains 4, 2 water closets, 2 lavatories
Lavatories 103, Showers 6 Grease Traps 1, 1 urinal, 1 showers,
Urinals Sinks 6 Drinking Fountains Nov. 12, 1939
Gas Stoves 1, Gas Heater 15, Rough Approved Date 12-19-39
Gas Radiators Gas Turn On Approved T. J. Bell, December 15, 1939
Septic Tank Contractor Tank Size Date
Oil Burner Contractor # 13903 1 Oil Burner (\$200) Tank Size 500 gallons Date Apr. 15, 1940
Ewing
Sprinkler System
Electrical Contractor # 13558 Miami Beach Electric: Address Date Oct. 16, 1939
Switch 260 Range Motors 2, 1, Fans Temporary Service #13157 - Aug. 8, 1939
OUTLETS Light 380 HEATERS Water M.B. Electric: 1
Receptacles 470 Space Centers of Distribution 15,
Refrigerators #13824 Miami Beach Electric: Nov. 17, 1939
Irons Sign Outlets 1 Temporary service:
Electrical Contractor # 14174 - M.B. Electric: Date Dec. 18, 1939
No. FIXTURES 410
FINAL APPROVED BY Date of Service

Building Permits:		105 ton	
# 31365	Air conditioning - Fluzit System-Miami Station, Inc.	\$55,000...	Nov. 9, 1949
# 31914	Garbage shed- 35' x 20' x 7' - L. B. Taylor, architect: Plaks Construction Company	\$ 1,000...	Jan. 26, 1950
# 36382	One flat wall sign- Claude Neon	\$ 400...	July 20, 1951
# 37358	Remodeling for kitchen - Owner	\$ 200...	Nov. 5, 1951
49199	T. Goddard: Painting	\$ 5 000	Nov. 15, 1955
49199	xxxTxx		

#53883 Acme Air Cond: 1 - 75 ton built up air conditioner-\$1600-July 11, 1957 OK 10/21/57 Plaag

#62117 Claude Neon Sign Co: 1 Pole neon sign 6 x 5 = 30 sq. ft. - \$650 - June 10, 1960

#62487 Sears Roebuck:1-1 HP window unit air cond.,\$200,7/22/60 OK 7/27/60 Plaag

#63104 Snapp, Inc: Sandblasting protecting adj. property with water & tarp - \$4900 - Oct. -4, 1960

#75916 Acme Air Cond. Service: Replace air cond. condenser - \$200 - 3/7/66 OK Plaag 4/14/66

#77178 Neon Sign and Service, Inc.: 2 signs (wall) SHARON - metal channel letters - \$1400 - 10/13/66

#83246 - Gordon Roofing - Reroof 8 square's \$600.00 11/5/69

#48126X-XP00P1esXXasXXIXgasXX8PXX6XXXXX12X10X70X

#86493 - owner - stairway enclosure \$500.00

#02791-Amber Oil Corp- 1-560000BTU hot water boilers-\$2875-11-8-73

#04599-Gordon Roofing-Install 4 ply built up roof-\$350-11-19-73

#07544-Tuten Fence-8' fence installation-\$300-7-3-75

#3440-Century A/C- 1 5ton central a/c-12-16-75

#89437-Nu Prime of Miami-Replace windows(295)-\$17,379-10-25-77

#12282-Eddys Painting-Pressure cleaning and painting-\$6000-11-2-77

#19235 B&J Chattahoochee Service/resurface existing patio, pool area in rear/\$11,036/11-10-80

#M-05286--Century A/C--45-A/C wind--wall units--6/30/81

#21194 11/13/81 owner interior painting hotel rooms only \$5,000.

#MO5501 11/16/81 Central Air Design Inc. - duct work only, violation-no permit (valuation \$400.)

#21213 11/12/81 owner italian tile on existing floor - \$1,800.

#MO5641 2/16/82 Quality Air Inc. - 1 range hood, 1 exhaust fan

• #90594 3/3/82 Jet Pool Corp - office partition, new bar remodeling existin coffee shop, wood platfrom, and general minor repair \$20,000.

#MO5661 3/3/82 Lazaro Paz violation no permit

#22192 5/14/82 owner interior only minor repair and paint. replace 70 existing doors make 22 openings for air cond units \$4,700.

#39610 Southern Drilling & Equipment: 11" Supply Well- June 25, 1957
#39713 Futch & Associates, Inc: 2 Water Connections for 2 Water Towers - July 31, 1957
~~#46257 Edwin M. Green, Inc. Repair swimming pool piping - 11/30/67~~
#48126 - Peoples Gas - 1 gas dryer 12/10/70

#49488-Peoples Gas- 1 coffee maker-11-21-72

#49615-Peoples Gas System- 1 comm oven-12-227-22

#53210-Morgen Plumbing-repair gas line-12-16-75

#55455-Ed Michel Plumbing- 48 lavatory-11-9-77

#57372-McGrath and Assoc- pool piping-6-15-79

#57903-Ovidio Ventura- one discharge well-11-16-79

12-31-80/#59112/1 discharge well/South Fla Well Drilling/\$10

6/16/81 - #59575 - Silver Plumbing - Gas Repair - \$5.00

#59603--Silver Plumbing--Grease trap hook up, sink, Pot/3-comp hook up, sink hook up--6/23/81

#59690 7/29/81 Peoples Gas - 1 meter set gas

Electrical Permits:

#50301 Miller Elec: 2 Motors(2-5HP), 1 Motor(6-10HP), 1 Motor(over 25HP)-7/5/57

#55268 Claude Neon: 4 Neon Transformers - June 10, 1960

#55533 Astor Elec: 1 Motor (1HP)- July 26, 1960

#61891 Astor Elec. Service, Inc.: 1 appliance outlet; 1 cent. of dist. - 1/11/65

#64021 Neon Sign and Service: 4 neon transformers - 10/13/66

#72770-Electronic Detection- 1 fire alarm control, 14 bells, 14 pull stations-12-3-75

#75980-Ocean Electric- 4 special purpose in kitchen-1-15-80

#76745 CountyWide Electric Inc/telephone booth/11-14-80

5/14/81 - #77203 - Ocean Electric Co. - 45 window a/c - \$225.00

#77574 11/10/81 Ocean Electric Co - 3 switch outlets, 4 light outlets, 3 receptacles, repairs (will file amended permit at time we know what is to be done)

ALTERATIONS & REPAIRS

Building Permits: # 13132 Elevator - Elevator Equipment Company: \$ 9,336: Oct. 20, 1939

13082 - 52 Cabanas: Location: So. of foot of 20th Street & East of Lots 1, 2, 3, Block B, M.B.I.CO.O.F. and East of Lots 3, 4, 5, 6; Fisher's First Sub:: Approved with revised plan and agreement Between City Council, Mr. N. B. T. Roney & Mr. C. W. Renshaw:

Fred Howland, contractor: Robert A. Taylor, architect: Cost \$ 15,000. Oct. 12, 1939

Wood on spread footing One story:

13419 - Men & Women's Locker Room: Lots, 1, 7, 8, \$ 11,000: Dec. 7, 1939

CBS on Spread footing: R.A. Taylor, architect: Fred Howland, contractor:

Size: 20' x 67': 2 story:

13426 2 Signs - Claude Neon Southern Corp: \$ 400: Dec. 8, 1939

14820 Addition of pent house - 24' x 24' x 15' \$ 4,000: Oct. 14, 1940

Fred Howland, contractor: R. A. Taylor, architect:

14819 Enlarging basement: Fred Howland, contractor: \$ 2,000: Oct. 14, 1940

15207 Moving sign: Claude Neon Southern Corp: \$ 100: Dec. 11, 1940

21408 Painting - Vernon Allison, painter \$ 10,000: Nov. 21, 1945

21565 Painting - furniture only. Clark & Freeman, painters \$ 260: Dec. 7, 1945

21580 New shoe mold, threshold, repairs to floor on roof: \$ 1,000: Dec. 15, 1945

21654 Flat wall sign - Tropicalites, Inc. \$ 800: Dec. 15, 1945

Pool # 24805 Swimming Pool & addition of room for pool equipment: \$ 35,000: June 26, 1947

25'x60' (Priority #4-10-2381) Albert Anis, arch: room 34x22x21/

R.A. Belsham, engineer: S.C. Davis Construction Co. contractor #1 -CBS -con. pile:

Cabanas # 25071 15 Cabanas: Priority 4-10-2381 141' x 11' x 10' \$ 16,000: Aug. 1, 1947

Albert Anis, architect: S.C. Davis Construction Co. contractor: #3 CBS - conc. pile

29872 Wrecking existing building- Marks Brothers, contr. \$ 1,000: May 9, 1949

Plumbing Permits:

12838 Chas. Ewing: 6 water closets, 1 Sewer connection: 6 lavatories, 6 showers, 3 floor drains, 2 urinals, 1 gas: Dec. 12, 1939 Gas OK Ball 1/2/ 1940

12854 Chas. Ewing: 1 Grease trap - December 15, 1939

14246 H. Brunson: Change sewer - October 7, 1940

14379 H. Brunson: 6 water closets, 7 lavatories, 2 sinks, 2 showers, 4 floor drains, 3 urinals, 1 sump sewer, 3 gas stoves, October 21, 1940 Rough OK 1/6/40

14994 H. Brunson: 1 water closet, 1 lavatory, 1 bath tub, 1 sink, Jan. 24, 1941

15017 H. Brunson: 2 sinks, 1 safe waste drain, Jan. 28, 1941

15533 H. Brunson: 1 floor drain, July 1, 1941

16737 USAAFTTC (Crawford) 1 Sewer(4"), 2 Gas, Aug. 4, 1942 (2 Gas OK Inman 8/5/42

18909 C. Ray Martin: 2 floor drains; Dec. 12, 1945

19999 Roy Martin: 1 Safe waste drain: July 24, 1946

25473 Leinecker: 2 water closets, 2 lavatories, 15 showers, 1 uninal, 1 drinking fountain, 8/19/4

32568 Pitsch & Morgan: 2 Sinks, 2 Grease traps, 2 Floor drains, 1 Gas range,

1 gas water heater, 1 gas steam heater, 1 frylator: Nov. 5, 1951 Rough ok 11-13

Gas rough 11-13-LR -Final Plbg. OK-LR-11/29/51

36686 Amber Fuel Oil Co replace storage tank December 22, 1954 OK, Rothman 12/28/54

Final -OK- 11/30/51 L

BUILDING PERMITS: #31130 - 10-13-87 - Polonia Restoration - Painting (outside) - \$4,000.00

(This Permit is void) CH. See letter attached to original Permit

#31321 - 11-16-87 - A. Acme Sandblasting Inc. - Sandblast designated areas - \$1,500.00 *CH.*

#31438 - 12-7-87 - Polonia Restoration - Painting of exterior - \$7,000.00 *CH.*

plete landscape and lighting plan shall be
ted to staff for review and approval. This
include a landscape buffer between the pool
nd the beach, planting of the dune overlay
ct, and the south side of the property. The
side of the pool area shall be landscaped, and
rees provided on the beach.

haust fan presently located in the rear of the
a shall be screened with landscaping. This
ing shall be shown on the landscape plan.

licant shall provide a south elevation of the
; to be reviewed by staff.

lot lighting shall be provided by the use
al halide lights to be mounted on the
ig.

control on the south side of the building
be provided through the use of crime
ion gates at the southeast and southwest
of the building. The design of the gates
e submitted to the Department for approval.

at the appropriate staff is aware of these
ecord this action on the building card for
If the building permit is not issues within
aeting date (August 8, 1989) Design Review
come void.

istance in this matter.

Electrical Permits:

- # 14269 Miami Beach Electric: 280 Light outlets, 4 motors, 150 Fixtures,
6 centers of distribution, Dec. 28, 1939
- # 14051 Claude Neon Southern Corp: 2 Neon transformers: December 8, 1939
- # 16764 Bankier Bros: 4 switch outlets, 6 light outlets, 11 receptacles, 1 refrigerator,
1 iron. 1 range, 1 motor, 3 centers of distribution, Jan. 23, 1941
- # 16765 Bankier Bros: 6 Fixtures, January 23, 1941 Final L. Brown, jr. 2/15/41
- # 17583 Neon Sign & Display: 1 Neon transformer: September 10, 1941
- # 18885 USAAFTTC 2 switch outlets, (air conditioning for bar) Oct. 31, 1942
- # 19643 USAAFTTC 2 switch outlets, 4 lught outlets, 8 receptacles, 4 fixtures,
3 refrigerators, 2 appliances, 1 fan, 4 motors, Sept. 15, 1943
- # 21518 ARMY 20 light outlets, 8 appliance outlets, 1 bell transformer, Oct. 30, 1945
- # 21752 Astor Electric: 4 switch outlets, 10 light outlets, 10 fixtures, 1 center: 12/4/45
- # 21856 Tropicalites: 1 neon transformer: December 15, 1945
- # 22042 Astor Electric: 3 centers of distribution, Jan. 16, 1946
- # 22112 Astor Electric: 3 switch outlets, 3 light outlets, 27 fixtures, 1 motor,
1 center of distribution, February 1, 1946
- # 22173 Astor Electric: 3 switch outlets, 6 light outlets, 2 receptacles, 5 fixtures,
1 motor, 1 center of distribution, February 11, 1946
- # 22399 Astor Electric: 8 light outlets, 16 Fixtures, April 2, 1946
- # 22675 Astor Electric: 3 motors, 5 centers of distribution, June 15, 1946
- # 23668 Astor Electric: 1 appliance outlet, January 6, 1947
- # 23782 Astor Electric: 3 switch outlets, 1 receptacle, 1 motor, January 20, 1947
- # 25088 Dade Electric: 20 switch outlets, 20 light outlets, 27 receptacles, 20 fixtures-
10-29-47
- # 25509 Tropicalites: 2 Neon Transformers - Dec. 22, 1947
- # 25880 Astor Electric: 1 water heater outlet, 1 center of distribution- Feb. 20, 1948
- # 26479 Astor Electric: 7 motors, 2 centers of distribution - June 9, 1948
- # 27425 Fla. Power & Light Co: 1 transformer vault - Oct. 18, 1948
- # 27439 Lyon Electric: 10 light outlets, 10 fixtures, 102 fan outlets, 5 motors, 1 meter
change - Oct. 19, 1948 Final Ok Woodmansee - Dec.13,1948
- # 28812 Friedman: television antenna - May 16, 1949
- # 30312 Astor Electric: 2 switch outlets, 6 light outlets, 14 fixtures - Dec. 5, 1949-PM
1-13-1950
- # 34732 Claude Neon: 5 neon transformers - July 20, 1951
- # 35566 Astor Elec.Service: 2 receptacles, 3 appliance outlets, 2 centers of distribution,
1 motor - Nov. 21, 1951 ok 1- 10-52 HOR

BUILDING PERMITS: #31130 - 10-13-87 - Polonia Restoration - Painting (outside) - \$4,000.00

(This Permit is void) Off. See letter attached to original Permit

#31321 - 11-16-87 - A. Acme Sandblasting Inc. - Sandblast designated areas - \$1,500.00 *CV*

#31438 - 12-7-87 - Polonia Restoration - Painting of exterior - \$7,000.00 *CV*

6. A complete landscape and lighting plan shall be submitted to staff for review and approval. This shall include a landscape buffer between the pool deck and the beach, planting of the dune overlay district, and the south side of the property. The south side of the pool area shall be landscaped, and palm trees provided on the beach.
7. The exhaust fan presently located in the rear of the kitchen shall be screened with landscaping. This screening shall be shown on the landscape plan.
8. The applicant shall provide a south elevation of the cabanas to be reviewed by staff.
9. Parking lot lighting shall be provided by the use of metal halide lights to be mounted on the building.
10. Access control on the south side of the building shall be provided through the use of crime prevention gates at the southeast and southwest corners of the building. The design of the gates shall be submitted to the Department for approval.

order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for subject property. If the building permit is not issues within (1) year of the meeting date (August 8, 1989) Design Review approval will become void.

Thank you for your assistance in this matter.

D/ga
ET\1405J-a

DEPARTMENT OF PLANNING

Enly
JAM
AUG 1 8 1989

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

004

TO: Paul Gioia
Building Director

FROM: Jud Kurlancheek *P*
Planning and Zoning Director

SUBJECT: FILE NO. 1405J-A
ALTON PLAZA HOTEL
110 TWENTIETH STREET

August 15, 1989
CITY OF MIAMI BEACH
BUILDING DEPARTMENT
AUG 17 AM 11:23

At the August 8, 1989 meeting, the Design Review Board and Historic Preservation Board granted final approval of the above noted project subject to the following conditions:

1. The applicant shall work with staff to develop a landscape plan for the off-street parking lot for Department review and approval.
2. Plans shall specify future use and type of windows on the west elevation which are currently shuttered.
3. Plans shall note the removal of existing chattahoochee stone on building entry, steps, and terraces and replacement with keystone as indicated by the applicant. A detail of the porch railings shall also be provided.
4. Plans shall show replacement of the existing chattahoochee stone on the swimming pool deck with a more attractive material.
5. The applicant shall provide a detail to staff of the security fence proposed for the beach side of the property.

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.
10-13-87		Painting(outside)	\$14,000.00					31130
11-16-87		Sandblast designated AREAS.	\$1,500.00					31321
12-7-87		Exterior Painting	\$7,000.00					31438

COASTAL CONTROL ZONE

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.
10-18-88		5000 sq ft.	\$20,000.00					58880072
11-7-88		REPLACE 294 existing windows	\$2,537,645					58880184
1-9-89		EXTERIOR PAINTING	\$19,000.00					58890494

BUILDING PERMITS: #SB880072 - 10-18-88 - All Dade Roofing - 5000 sqs. reroof - \$20,000.00 *OK*
#SB880184 - 11-7-88 - Sunshine Glass Inc. - Replace 294 existing windows -
\$2,537,645 *OK*
#SB890494 - 1-9-89 - Eddys Painting - Exterior painting - \$19,000.00 *OK* .

ELECTRICAL PERMITS: #83215 - Elna Inc. - 1 Service temporary, 1 general repairs for temporary lighting
and safety - 5-6-88 *OK*
#BE891292 - K&R Electric - Temporary power (Security) - 7-6-89 *OK*

APPENDIX B

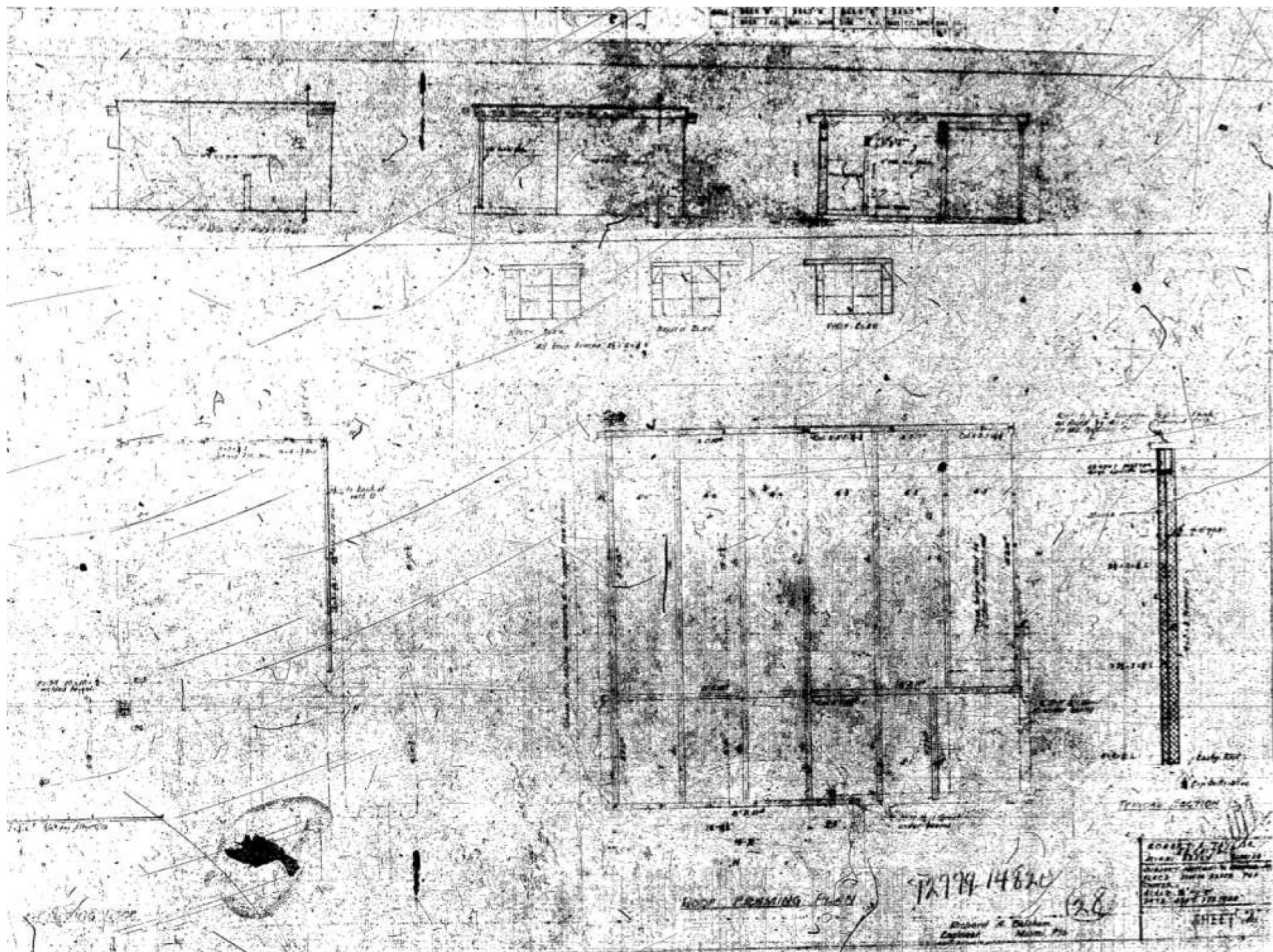
MICROFILMED ORIGINAL DRAWINGS
CROMWELL HOTEL

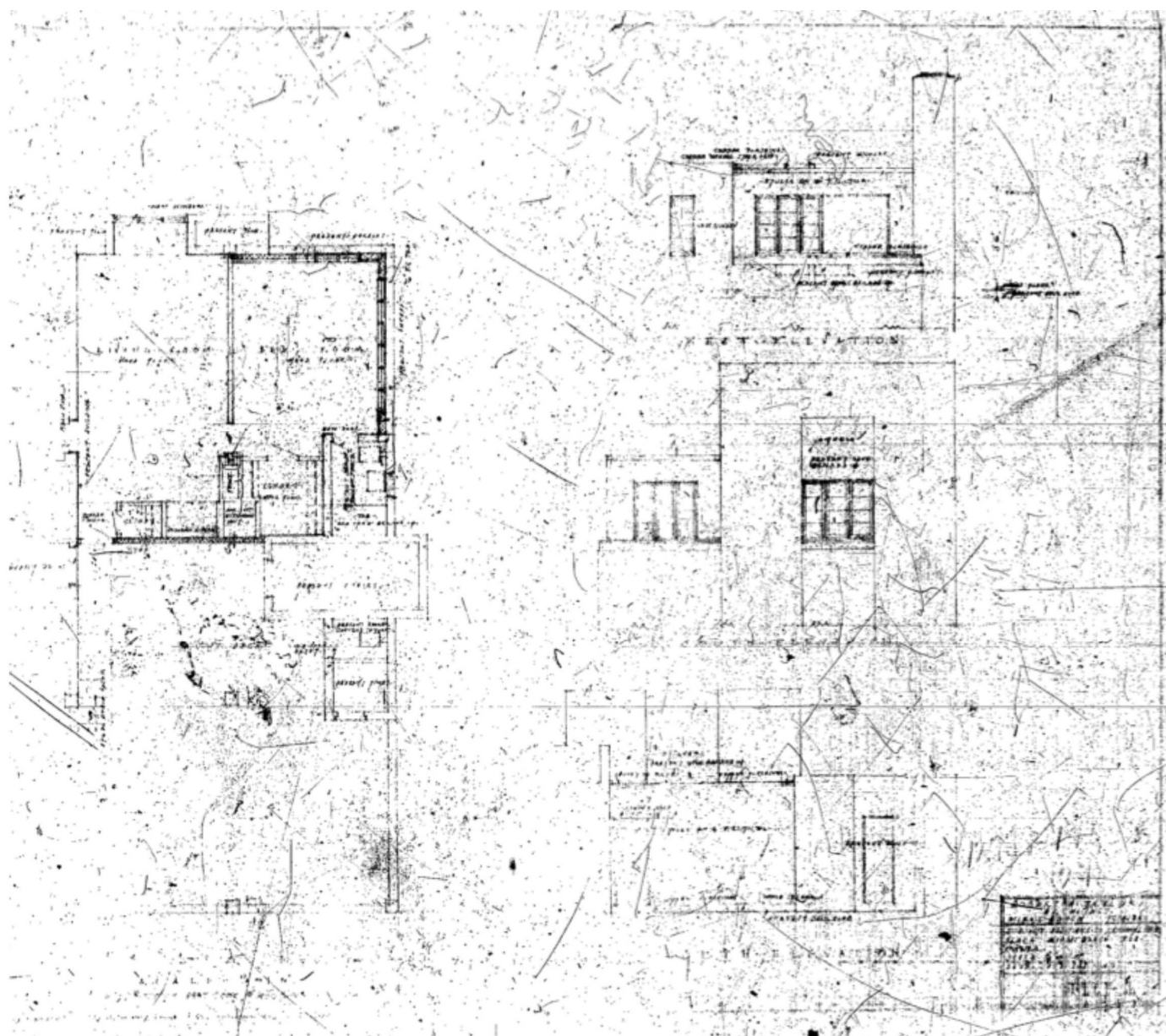


12779-13082

(23)

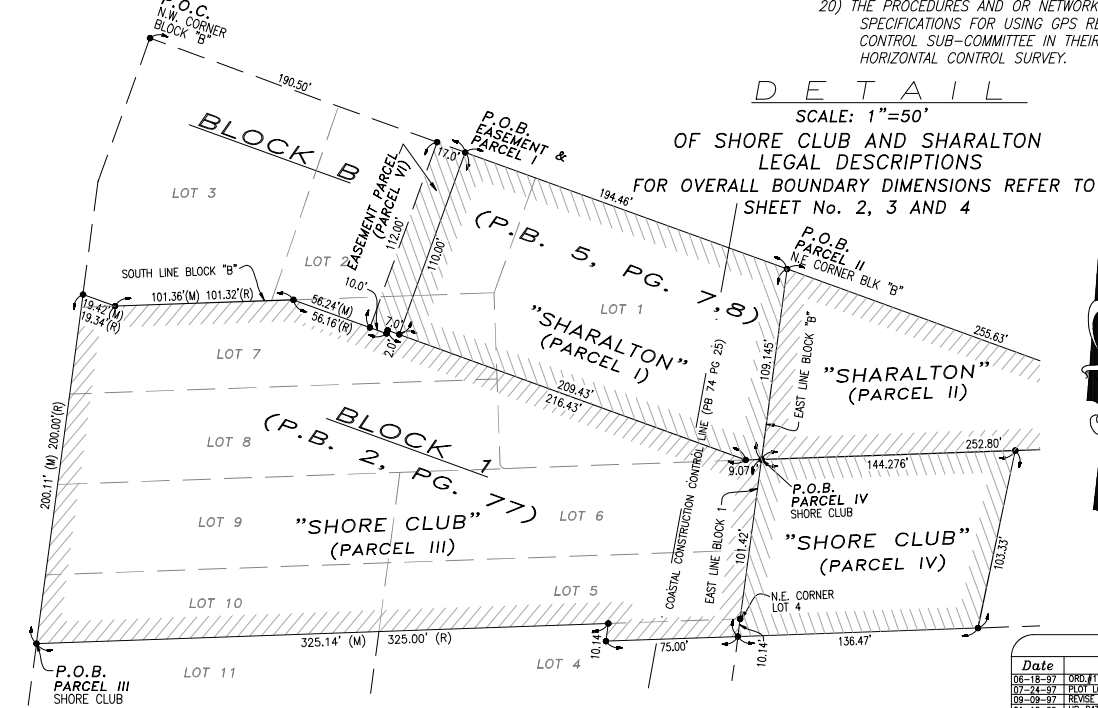
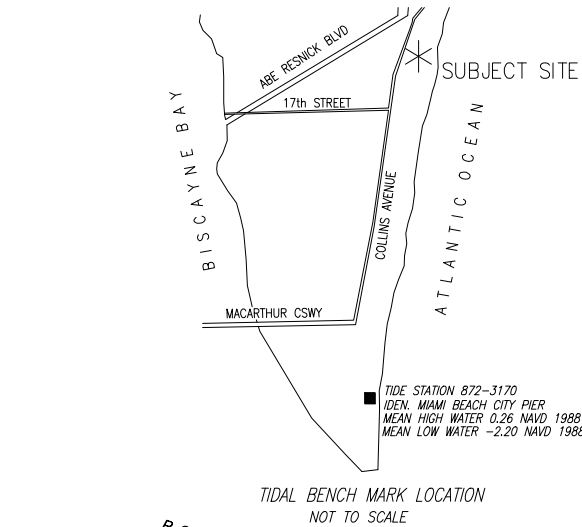
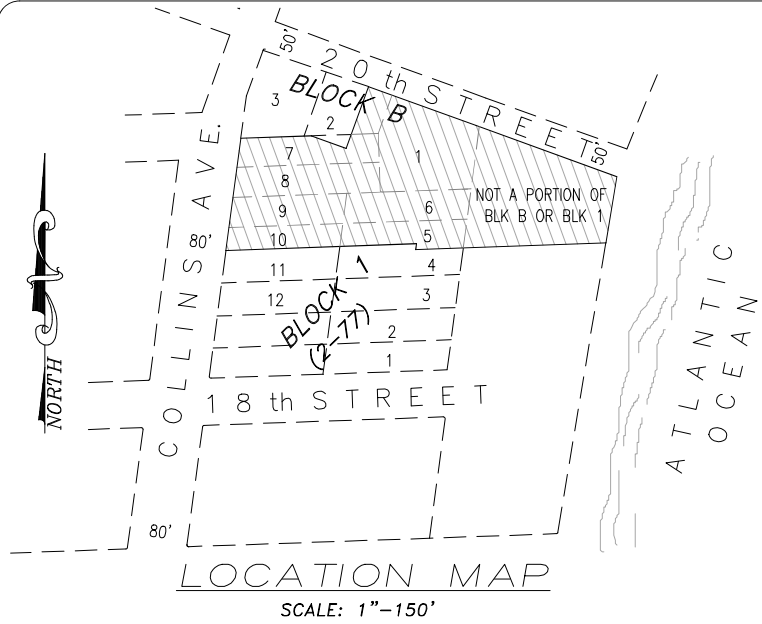
CHIEF OF ROUTE
WIRING & MOUNTING
ALUMINUM LEECH
REPORT & DESIGN
RECOMMENDATION





APPENDIX C

SITE SURVEY REPORT



GLOBAL POSITION SYSTEM STATION
DESIGNATION - RICHMOND HEIGHTS STATION
CODE - RIND
STATE/COUNTY - FL/MIAMI-DADE
NAD 83(1990) POSITION - 25° 36' 49.58922"N 80° 23' 2.14116"W ADJUSTED
North East Units Scale Factor Converg.
SPC FL E - 465,790.414 859,175.156 ft 0.999988437 +0 15 58.81658

THIS IS A "BOUNDARY SURVEY"

08-24-2021 ORD#213974 UP-DATE SURVEY I.E.G.

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTES:

- OWNER NAME: SHORE CLUB PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
- BEARINGS SHOWN HEREON REFER TO FDEP COASTAL CONSTRUCTION CONTROL LINE FOR DADE COUNTY, RECORDED IN PLAT BOOK 74, PAGE 25 AS SHOWN
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- ORDERED BY: SHORE CLUB JV LLC
- THE PROPERTY SHOWN HEREON CONTAINS 2.88± ACRES
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE X AND FEDERAL FLOOD HAZARD ZONE AE-B PER F.I.R.M. COMMUNITY PANEL NO. 120651, MAP NUMBER 12086C0317L, DATE SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- THERE ARE NO GAPS, HIATUS, OVERLAPS OR GORES BETWEEN THE "SHARALTON PROPERTY" AND THE "SHORE CLUB PROPERTY" AS DESCRIBED HEREON.
- THIS SURVEY REFLECTS PLOTTABLE EASEMENTS, RIGHTS OF WAY AND OTHERS MATTERS LISTED IN TITLE COMMITMENT No. FA-C-9660 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AUGUST 15, 2005 AT 8:00 A.M. THE F.D.O.T. EASEMENTS DESCRIBED IN EXCEPTIONS 10 & 11 DO NOT AFFECT THE SUBJECT PROPERTY SINCE THEY ARE LOCATED AT 24th AND 26th STREET
- THERE ARE NO STRIPED PARKING SPACES ON SITE
- PARCEL IV AS DESCRIBED IN THE SUBJECT TITLE COMMITMENT IS A SEPARATE PARCEL OF THE LANDS AND THEREFORE IS SHOWN ON A SEPARATE SURVEY
- VISIBLE ENCROACHMENTS (EITHER WAY) ACROSS PROPERTY LINE ARE SHOWN.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.
CONVERSION: N.G.V.D. (1929) - 1.56' = N.A.V.D. (1988)
- BENCHMARK
A) MIAMI-DADE BENCHMARK D-160, ELEV. 5.36' (NGVD 1929)/3.80' (NAVD 1988)
LOC1 22 ST --- 232' SOUTH OF C/L
LOC2 HWY A-1-A (COLLINS AVE) --- 25' EAST OF C/L
BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.
B) MIAMI-DADE BENCHMARK Y-310-R, ELEV. 5.62' (NGVD 1929)/4.06' (NAVD 1988)
LOC1 17 ST --- 52' NORTH OF C/L
LOC2 WASHINGTON AVE --- 52' WEST OF C/L
BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEAR TRAFFIC CONTROL BOX.
- THE SQUARE FOOTAGES OF THE BUILDING SHOWN HEREON ARE CALCULATED USING THE EXTERIOR FOOTPRINT DIMENSIONS AT GROUND LEVEL ONLY.
- STATE PLANE COORDINATES SHOWN HEREON REFERENCED TO N.A.D. 83/CORS96. STATE PLANE COORDINATES DETERMINED BY DIFFERENTIAL GLOBAL POSITION SYSTEM SURVEY OCCUPATION OF N.G.S. CONTROL MONUMENT DESIGNATION RICHMOND, AND VERIFIED USING N.G.S. O.P.U.S. POST-PROCESSING.
- THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON WERE PROVIDED IN DIGITAL FORMAT BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND COASTAL SYSTEMS AND MAY BE SUBJECT TO FINAL VERIFICATION BY THIS AGENCY.
- MEAN HIGH WATER ELEVATION 0.26' N.A.V.D 1988, BASED ON EXTENDED TIDAL DATUM FROM F.D.E.P. MEAN HIGH WATER SURVEY IDENTIFIERS 872-3170 - MIAMI BEACH CITY PIER MEAN HIGH WATER VALUE REFERENCED TO TIDAL EPOCH 1983-2001.
- THE COASTAL CONSTRUCTION CONTROL LINE WAS NAVIGATED TO THE SITE BY THE USE OF GLOBAL POSITIONING SYSTEM EQUIPMENT. THE MONUMENTS THAT WERE USED ESTABLISHING THE PORTION OF THE BASELINE ACROSS THE SUBJECT PROPERTY WERE D.A.R. MONUMENT "DA R-64" (NAD 83/90 DATUM, NORTHING 532,116.65 EASTING 943,354.30) AND D.A.R. MONUMENT "DA R-65" (NAD 83/90 DATUM, NORTHING 531,158.71 EASTING 942,917.93). THE EQUIPMENT USED IN THE SURVEYING WORK RELATED TO THE COASTAL CONSTRUCTION CONTROL LINE WAS LEICA G.P.S.500, (SUB-CENTIMETER ACCURACY)
- THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS ST FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3rd ORDER CLASS 1 HORIZONTAL CONTROL SURVEY.

PARCEL I

(Sharalton Property)

THAT PART OF LOTS 1 AND 2, IN BLOCK B, OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THAT PART OF BLOCK 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING (P.O.B.), COMMENCE AT A POINT ON THE NORTHERLY BOUNDARY OF SAID BLOCK B, 190.50 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK B, AS THE SAME IS SHOWN ON THE OCEAN PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE, RUN SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHERLY BOUNDARY LINE OF SAID BLOCK B, 110.00 FEET TO A POINT; THENCE RUN SOUTHEASTERLY PARALLEL TO THE NORTHERLY BOUNDARY OF SAID BLOCK B, 209.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK B, AS AFORESAID; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK B, 9.071 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK B; THENCE RUN, NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK B, 109.145 FEET, TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK B; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID BLOCK B, 194.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (P.O.B.).

PARCEL II

THE PARCEL OF LAND SHOWN ON THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING (P.O.B.), COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B AS SHOWN ON THE PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK B, 109.145 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B; THENCE RUN EAST ALONG THE PROLONGATION OF THE EXTENSION EASTERLY OF THE SOUTHERLY BOUNDARY LINE OF LOT 1, BLOCK B, A DISTANCE OF 252.80 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN THE PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN NORTHERLY, DEFLECTING 78 DEGREES 32 MINUTES 47.4 SECONDS TO THE LEFT, ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 12.36 FEET TO THE NORTHERLY LINE OF SAID BLOCK B AND ITS EXTENSION EASTERLY; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK B AND ITS EXTENSION EASTERLY, A DISTANCE OF 255.63 FEET TO THE POINT OF BEGINNING (P.O.B.) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B.

PARCEL III

(Shore Club Property)

ALL OF LOTS 5, 6, 8, 9 AND 10 AND PART OF LOTS 4 AND 7, IN BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 10, 9, 8 AND 7, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A DISTANCE OF 192.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 1; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY LINE OF LOT 3, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 10, 9, 8 AND 7, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A DISTANCE OF 192.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 1; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY LINE OF LOT 3, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA A DISTANCE OF 7.33 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 3, BLOCK "B", A DISTANCE OF 19.34 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF SAID LOT 3, BLOCK "B" SAID POINT BEING 19.16 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK "B"; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 3 AND 2, BLOCK "B" OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 101.32 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B" A DISTANCE OF 56.16 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE A DISTANCE OF 2.0 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 216.43 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF LOT 1, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 9.071 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK "B" OF THE AFORESAID SUBDIVISION SAID CORNER BEING ALSO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 6, 5 AND 4, A DISTANCE OF 101.42 FEET TO A POINT, SAID POINT BEING 10.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 75 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINE OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 10.14 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF LOT 5, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 5 AND 10, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING (POB).

PARCEL IV

BEGIN AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 6, 5 AND 4, BLOCK 1, OF THE FORESAID SUBDIVISION, A DISTANCE OF 101.42 FEET TO A POINT, SAID POINT BEING 10.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE EASTERLY PARALLEL TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1, A DISTANCE OF 136.47 FEET TO THE HIGH-WATER MARK OF THE ATLANTIC OCEAN, BEING THE FACE IF STEEL BULKHEAD; THENCE NORTHERLY ALONG THE FACE IF THE STEEL BULKHEAD A DISTANCE OF 103.33 FEET, MORE OR LESS, TO A POINT WHERE THE NORTHERLY LINE OF LOT 6, BLOCK 1 OF THE AFORESAID SUBDIVISION EXTENDED EASTERLY INTERSECTS THE FACE OF THE STEEL BULKHEAD; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 6, BLOCK 1, OF THE AFORESAID SUBDIVISION, A DISTANCE OF 144.276 FEET MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT THE USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN AND OVER THE FOLLOWING DESCRIBED PROPERTY.

EASEMENT PARCEL

BEGIN AT A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 2, BLOCK "B" OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT 190.5 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK "B" OF SAID PLAT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO HE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 110.00 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 7 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.0 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B" A DISTANCE OF 10 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B"; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 17 FEET TO THE POINT OF BEGINNING (POB).

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

BOUNDARY SURVEY

Portion of Block B, " THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, " FISHERS FIRST SUBDIVISION OF ALTON BEACH ", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach. Miami-Dade County, florida.

SECTION 34-53-42

PARCEL V IS NOT PART OF THIS SURVEY

PARCEL VI

EASEMENT PARCEL

BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THE SAME BEING KNOWN AS:
COMBINED LEGAL DESCRIPTION (SHORE CLUB & SHARALTON PROPERTY)

LEGAL DESCRIPTION:

ALL LOT 1 AND A PORTION OF LOTS 2 AND 3, BLOCK "B" OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF LOTS 5, 6, 8, 9 AND 10 AND A PORTION OF LOTS 4 AND 7, BLOCK 1 FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND A PORTION OF LAND LYING EAST OF AND CONTIGUOUS TO THE EAST LINE OF SAID BLOCKS B AND 1(ONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK B, THENCE RUN SOUTH 70°04'39" EAST, ALONG THE NORTH LINE OF SAID BLOCK B AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF 20 TH STREET, FOR A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE, SOUTH 70°04'39" EAST, ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 450.09 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH 09°26'43" WEST, ALONG SAID EROSION CONTROL LINE, FOR A DISTANCE OF 114.40 FEET TO A POINT ON A LINE 10.14 FEET SOUTHERLY, AS MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 BLOCK 1, OF THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1; THENCE RUN SOUTH 87°58'58" WEST, ALONG SAID LINE PARALLEL WITH SAID NORTH LINE OF LOT 4, FOR A DISTANCE OF 324.39 FEET; THENCE RUN NORTH 07°36'11" EAST, PARALLEL WITH THE EAST LINE OF SAID LOTS 4 AND 5, BLOCK 1, FOR A DISTANCE OF 10.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE RUN SOUTH 87°58'58" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 10, BLOCK 1, FOR A DISTANCE OF 325.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE; THENCE RUN NORTH 07°56'11" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 70°08'36" EAST FOR A DISTANCE OF 19.34 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOTS 2 AND 3, BLOCK B; THENCE RUN NORTH 87°59'00" EAST, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 101.32 FEET TO A POINT ON A LINE 112.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 TH STREET; THENCE RUN SOUTH 70°04'39" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 56.16 FEET; THENCE RUN N 19°55'21" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 2.00 FEET; THENCE RUN SOUTH 70°04'39" EAST, ALONG A LINE 110.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE AND AT RIGHT ANGLES TO THE PREVIOUS AND NEXT COURSES, FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 19°55'21" EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.88 ACRES, MORE OR LESS, TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT TO USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN AND OVER THE FOLLOWING DESCRIBED PROPERTY:

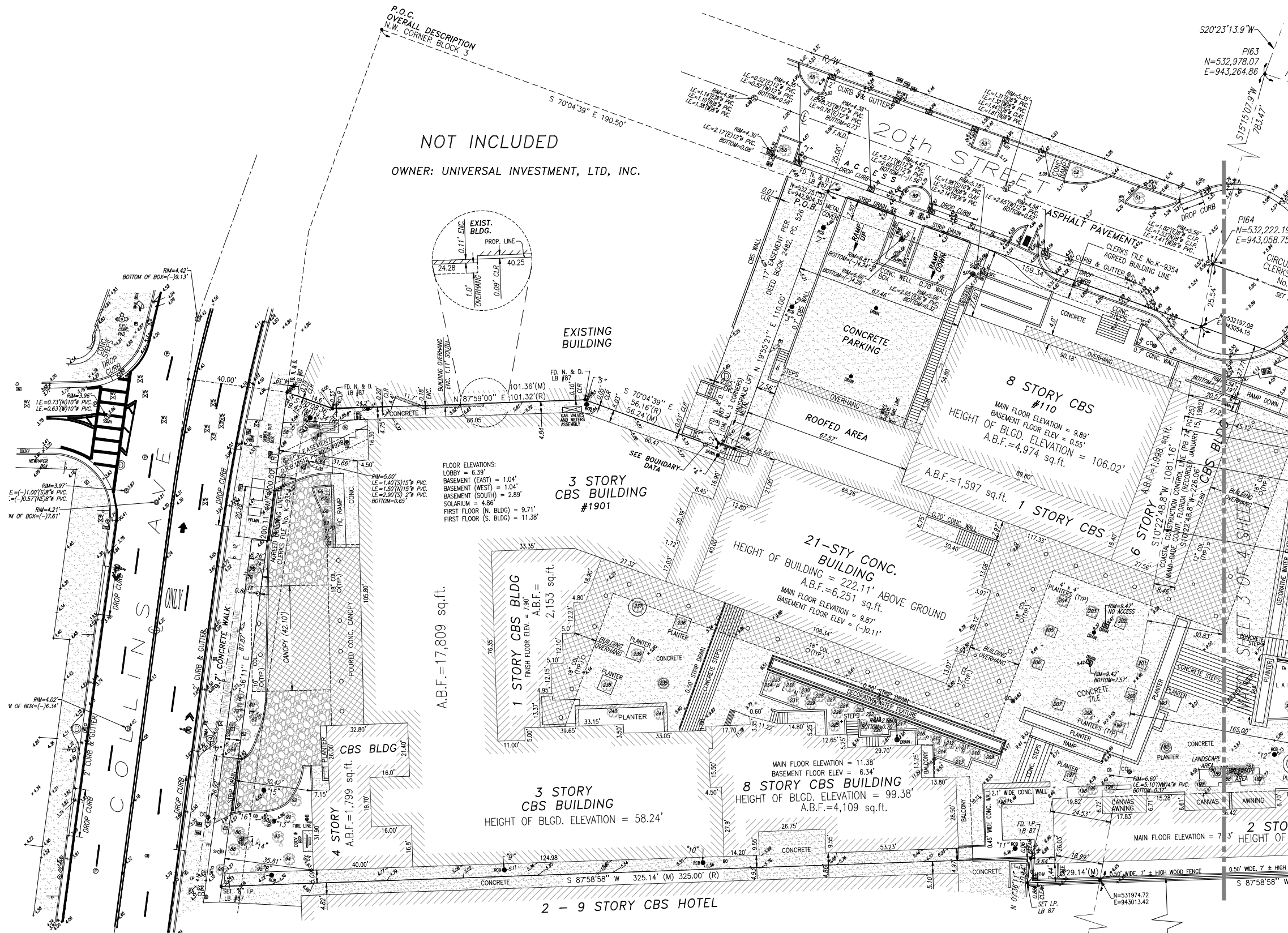
BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE.

Schwelbke-Shiskin & Associates, Inc.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775
BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR NO. 4775
STATE OF FLORIDA

LAND PLANNERS		ENGINEERS		LAND SURVEYORS		LB #87	
3240 CORPORATE WAY		MIRAMAR, FLORIDA 33025		TEL: (954) 435-7010		FAX: (954) 438-3288	
By: _____		Drawn By: J.B.B. Date: 05-01-97		Checked By: _____		Date: _____	
Registered Land Surveyor No. 2408 State of Florida		Order No. 176069 FB. 2113 Pg. 26		Sketches & Scale: 1" = 20'		Sheet No. 1 of 5 Sheets	
Registered Engineer No. _____ State of Florida		File No. PSI-182 B					



LEGEND:

● DENOTES BOLLARD	--- DENOTES CHAIN LINK FENCE
○ DENOTES WOOD POWER POLE	—+— DENOTES CENTER LINE
○ DENOTES LIGHT POLE	FD DENOTES FOUND
○ DENOTES WATER VALVE	IP DENOTES IRON PIPE
○ DENOTES WATER METER	N. & D. DENOTES NAIL AND DISC
○ DENOTES FIRE HYDRANT	CLR DENOTES CLEAR
○ DENOTES SIAMSE FIRE CONNECTION	ENC. DENOTES ENCROACHMENT
○ DENOTES BACKFLOW PREVENTER	CONC. DENOTES CONCRETE
○ DENOTES DOUBLE DETECTOR CHECK VALVE	(Typ.) DENOTES TYPICAL
○ DENOTES CATCH BASIN	(M) DENOTES MEASURED
○ DENOTES ROUND CATCH BASIN	(R) DENOTES RECORD
○ DENOTES CLEAN OUT	COL. DENOTES COLUMN
○ DENOTES SANITARY SEWER MANHOLE	P.B., PG. DENOTES PLAT BOOK AND PAGE
○ DENOTES STORM DRAINAGE MANHOLE	P.O.C. DENOTES POINT OF COMMENCEMENT
○ DENOTES FLORIDA POWER & LIGHT MANHOLE	P.O.B. DENOTES POINT OF BEGINNING
○ DENOTES SOUTHERN BELL CLOSURE	CLR. DENOTES CLEAR
○ DENOTES PULL BOX	ENC. DENOTES ENCROACHES
○ DENOTES GAS VALVE	A.B.F. DENOTES AREA OF BUILDING FOOTPRINT
○ DENOTES GAS METER	○ DENOTES EXISTING CONCRETE
○ DENOTES PHONE KIOSK	○ DENOTES EXISTING ASPHALT
○ DENOTES SEWER VALVE	
○ DENOTES FIRE LINE INDICATOR POST	
○ DENOTES SHOWER	
○ DENOTES FIRE ALARM	
○ DENOTES FIRE HOSE VALVE	
○ DENOTES WATER MANHOLE	

NOTE:
PARKING FOR THE SUBJECT PROPERTY IS OFF-SITE BY VALET SERVICES

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

BOUNDARY DATA

NUMBER	DIRECTION	DISTANCE
L1	S 70°04'39" E	7.00'
L2	N 19°55'21" E	2.00'

REVISIONS

Date	Remarks	By
06-18-97	ORD 1178255 ADDED ELEVATIONS	EAC
07-24-97	PILOT LOCATION OF "K" MONUMENTS PER TOPP	JHB
08-09-97	REVISED LEGAL DESC. PER COMMENTS	COF
01-12-99	UP-DATE SURVEY	COF
04-02-99	ADDED THE EASEMENT	HPS
12-10-99	ORD 1181061 UP-DATE (UNDER CONST.)	DRS
02-14-00	ORD 1181094 LOCATE POOL FORMS	EAC
03-01-00	ORD 1181540 POOL (AS-BUILT)	EAC
05-01-00	ORD 1184448 UP-DATE SURVEY (ALTA)	JGH
07-07-03	ORD 1188367 UP-DATE SURVEY (ALTA)	JGH
08-01-06	ORD 1192012 UP-DATE SURVEY (ALTA)	DRS
10-18-06	REVISED PER LENDER REQUEST	DRS
04-01-14	ORD 202575 UP-DATE BOUNDARY SURVEY	AS/JGH
05-06-14	ORD 1207136 AND BRCH INFO. FOR REP. SUB.	JGH
07-10-14	REVISED PER F.D.E.P. COMMENTS	JGH
07-17-14	REVISED PER L.S.I. COMMENTS	JGH
08-01-16	ORD 2051113 UP-DATE SURVEY	JGH
04-20-16	ORD 205479 UP-DATE SURVEY	E.W.
08-26-16	ORD 206006 UP-DATE SURVEY (INVERTS ELEV.)	E.W.

08-24-2021 ORD #213974 UP-DATE SURVEY E.G.

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

BOUNDARY SURVEY

Portion of Block B, "THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, "FISHERS FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

SECTION 34-53-42

Schwabke-Shiskin & Associates, Inc.

LAND PLANNERS ENGINEERS LAND SURVEYORS LB #87

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288

By: _____ Drawn By: J.B.B. Date: 05-01-97 Checked By: _____ Date: _____

Registered Land Surveyor No. _____ State of Florida Order No. 179069 FB. 2113 Pg. 26 Scale: 1" = 20'

Registered Engineer No. _____ State of Florida File No. PSI-182 B Sheet No. 2 of 5 Sheets

THIS IS A "BOUNDARY SURVEY"

TREE TABLE

COMMON NAME	DIAMETER	HEIGHT	CHUNKY	COMMON NAME	DIAMETER	HEIGHT	CHUNKY
TREE NO.	NAME	FT.	FT.	TREE NO.	NAME	FT.	FT.
1	JELLY PALM	18	20	127	ROYAL PALM	18	20
2	JELLY PALM	18	20	128	ROYAL PALM	18	20
3	JELLY PALM	18	20	129	ROYAL PALM	18	20
4	JELLY PALM	18	20	130	ROYAL PALM	18	20
5	BUTTERNUT	12	18	131	ROYAL PALM	18	20
6	BUTTERNUT	12	18	132	ROYAL PALM	18	20
7	BUTTERNUT	12	18	133	ROYAL PALM	18	20
8	BUTTERNUT	12	18	134	TRAVELERS PALM	10	15
9	COCONUT PALM	7	22	135	TRAVELERS PALM	10	15
10	BUTTERNUT	12	18	136	TRAVELERS PALM	10	15
11	BUTTERNUT	12	18	137	TRAVELERS PALM	10	15
12	BUTTERNUT	12	18	138	TRAVELERS PALM	10	15
13	BUTTERNUT	12	18	139	TRAVELERS PALM	10	15
14	BUTTERNUT	12	18	140	TRAVELERS PALM	10	15
15	BUTTERNUT	12	18	141	TRAVELERS PALM	10	15
16	BUTTERNUT	12	18	142	TRAVELERS PALM	10	15
17	BUTTERNUT	12	18	143	TRAVELERS PALM	10	15
18	BUTTERNUT	12	18	144	TRAVELERS PALM	10	15
19	SEAGRASS	18	28	145	TRAVELERS PALM	10	15
20	SEAGRASS	18	28	146	TRAVELERS PALM	10	15
21	SEAGRASS	18	28	147	TRAVELERS PALM	10	15
22	COCONUT PALM	18	48	148	TRAVELERS PALM	10	15
23	COCONUT PALM	18	48	149	TRAVELERS PALM	10	15
24	COCONUT PALM	18	48	150	TRAVELERS PALM	10	15
25	COCONUT PALM	18	48	151	TRAVELERS PALM	10	15
26	COCONUT PALM	18	48	152	TRAVELERS PALM	10	15
27	COCONUT PALM	18	48	153	TRAVELERS PALM	10	15
28	COCONUT PALM	18	48	154	TRAVELERS PALM	10	15
29	COCONUT PALM	18	48	155	TRAVELERS PALM	10	15
30	COCONUT PALM	18	48	156	TRAVELERS PALM	10	15
31	COCONUT PALM	18	48	157	TRAVELERS PALM	10	15
32	COCONUT PALM	18	48	158	TRAVELERS PALM	10	15
33	CABBAGE PALM	8	12	159	TRAVELERS PALM	10	15
34	COCONUT PALM	18	48	160	TRAVELERS PALM	10	15
35	COCONUT PALM	18	48	161	TRAVELERS PALM	10	15
36	COCONUT PALM	18	48	162	TRAVELERS PALM	10	15
37	COCONUT PALM	18	48	163	TRAVELERS PALM	10	15
38	COCONUT PALM	18	48	164	TRAVELERS PALM	10	15
39	COCONUT PALM	18	48	165	TRAVELERS PALM	10	15
40	COCONUT PALM	18	48	166	TRAVELERS PALM	10	15
41	COCONUT PALM	18	48	167	TRAVELERS PALM	10	15
42	COCONUT PALM	18	48	168	TRAVELERS PALM	10	15
43	COCONUT PALM	18	48	169	TRAVELERS PALM	10	15
44	COCONUT PALM	18	48	170	ROYAL PALM	18	20
45	BUTTERNUT	12	18	171	ROYAL PALM	18	20
46	BUTTERNUT	12	18	172	ROYAL PALM	18	20
47	SEAGRASS	18	28	173	ROYAL PALM	18	20
48	SEAGRASS	18	28	174	ROYAL PALM	18	20
49	BUTTERNUT	12	18	175	ROYAL PALM	18	20
50	BUTTERNUT	12	18	176	ROYAL PALM	18	20
51	BUTTERNUT	12	18	177	ROYAL PALM	18	20
52	BUTTERNUT	12	18	178	ROYAL PALM	18	20
53	BUTTERNUT	12	18	179	ROYAL PALM	18	20
54	COCONUT PALM	7	22	180	TRAVELERS PALM	10	15
55	BUTTERNUT	12	18	181	TRAVELERS PALM	10	15
56	BUTTERNUT	12	18	182	TRAVELERS PALM	10	15
57	CABBAGE PALM	8	12	183	TRAVELERS PALM	10	15
58	COCONUT PALM	18	48	184	TRAVELERS PALM	10	15
59	COCONUT PALM	18	48	185	TRAVELERS PALM	10	15
60	COCONUT PALM	18	48	186	TRAVELERS PALM	10	15
61	COCONUT PALM	18	48	187	TRAVELERS PALM	10	15
62	COCONUT PALM	18	48	188	TRAVELERS PALM	10	15
63	CABBAGE PALM	8	12	189	TRAVELERS PALM	10	15
64	CABBAGE PALM	8	12	190	TRAVELERS PALM	10	15
65	COCONUT PALM	18	48	191	TRAVELERS PALM	10	15
66	COCONUT PALM	18	48	192	TRAVELERS PALM	10	15
67	CABBAGE PALM	8	12	193	TRAVELERS PALM	10	15
68	CABBAGE PALM	8	12	194	TRAVELERS PALM	10	15
69	COCONUT PALM	18	48	195	TRAVELERS PALM	10	15
70	TRAVELERS PALM	10	15	196	TRAVELERS PALM	10	15
71	TRAVELERS PALM	10	15	197	PITCH APPLE	5	10
72	TRAVELERS PALM	10	15	198	PITCH APPLE	5	10
73	TRAVELERS PALM	10	15	199	WAX LEAF FRUIT	12	12
74	COCONUT PALM	18	48	200	WAX LEAF FRUIT	12	12
75	COCONUT PALM	18	48	201	WAX LEAF FRUIT	12	12
76	COCONUT PALM	18	48	202	WAX LEAF FRUIT	12	12
77	COCONUT PALM	18	48	203	WAX LEAF FRUIT	12	12
78	COCONUT PALM	18	48	204	WAX LEAF FRUIT	12	12
79	COCONUT PALM	18	48	205	WAX LEAF FRUIT	12	12
80	COCONUT PALM	18	48	206	WAX LEAF FRUIT	12	12
81	COCONUT PALM	18	48	207	WAX LEAF FRUIT	12	12
82	COCONUT PALM	18	48	208	WAX LEAF FRUIT	12	12
83	COCONUT PALM	18	48	209	PITCH APPLE	5	10
84	COCONUT PALM	18	48	210	PITCH APPLE	5	10
85	COCONUT PALM	18	48	211	PITCH APPLE	5	10
86	CABBAGE PALM	8	12	212	PITCH APPLE	5	10
87	CABBAGE PALM	8	12	213	PITCH APPLE	5	10
88	CABBAGE PALM	8	12	214	PITCH APPLE	5	10
89	BUTTERNUT	12	18	215	PITCH APPLE	5	10
90	COCONUT PALM	18	48	216	PITCH APPLE	5	10
91	COCONUT PALM	18	48	217	PITCH APPLE	5	10
92	COCONUT PALM	18	48	218	PITCH APPLE	5	10
93	COCONUT PALM	18	48	219	PITCH APPLE	5	10
94	COCONUT PALM	18	48	220	PITCH APPLE	5	10
95	COCONUT PALM	18	48	221	PITCH APPLE	5	10
96	COCONUT PALM	18	48	222	PITCH APPLE	5	10
97	COCONUT PALM	18	48	223	PITCH APPLE	5	10
98	ROYAL PALM	18	48	224	PITCH APPLE	5	10
99	ROYAL PALM	18	48	225	PITCH APPLE	5	10
100	ROYAL PALM	18	48	226	PITCH APPLE	5	10
101	ROYAL PALM	18	48	227	PITCH APPLE	5	10
102	SEAGRASS	18	28	228	PITCH APPLE	5	10
103	SEAGRASS	18	28	229	PITCH APPLE	5	10
104	SEAGRASS	18	28	230	PITCH APPLE	5	10
105	SEAGRASS	18	28	231	PITCH APPLE	5	10
106	SEAGRASS	18	28	232	PITCH APPLE	5	10
107	SEAGRASS	18	28	233	PITCH APPLE	5	10
108	TRAVELERS PALM	10	15	234	PITCH APPLE	5	10
109	WAX	8	8	235	PINK TRUMPET	12	15
110	WAX	8	8	236	PINK TRUMPET	12	15
111	FICUS	36	40	237	PINK TRUMPET	12	15
112	TRAVELERS PALM	10	15	238	PINK TRUMPET	12	15
113	TRAVELERS PALM	10	15	239	FOXTAIL PALM	12	15
114	TRAVELERS PALM	10	15	240	TRAVELERS PALM	10	15
115	WOMANS TONGUE	12	18	241	TRAVELERS PALM	10	15
116	TRAVELERS PALM	10	15	242	SEAGRASS	18	28
117	TRAVELERS PALM	10	15	243	SEAGRASS	18	28
118	ROYAL PALM	18	48	244	SEAGRASS	18	28
119	ROYAL PALM	18	48	245	SEAGRASS	18	28
120	ROYAL PALM	18	48	246	WAX	8	8
121	ROYAL PALM	18	48	247	WAX	8	8
122	TRAVELERS PALM	10	15	248	PITCH APPLE	5	10
123	ROYAL PALM	18	48	249	TRAVELERS PALM	10	15
124	ROYAL PALM	18	48	250	PITCH APPLE	5	10
125	ROYAL PALM	18	48	251	TRAVELERS PALM	10	15
126	ROYAL PALM	18	48	252	PITCH APPLE	5	10

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

NOTE:

Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

LEGEND:

<p> DENOTES BOLLARD DENOTES WOOD POWER POLE DENOTES LIGHT POLE DENOTES WATER VALVE DENOTES WATER METER DENOTES FIRE HYDRANT DENOTES SIAMSE FIRE CONNECTION DENOTES BACKFLOW PREVENTER DENOTES DOUBLE DETECTOR CHECK VALVE DENOTES CLEAN OUT DENOTES ROUND CATCH BASIN DENOTES CATCH BASIN DENOTES STORMY SEWER MANHOLE DENOTES SLOTTED SEWER MANHOLE DENOTES FLOUNDER POWER & LIGHT MANHOLE DENOTES SOUTHERN BELL CLOSURE DENOTES PULL BOX DENOTES GAS VALVE DENOTES GAS METER DENOTES PHONE KIOSK DENOTES SEWER VALVE DENOTES FIRE LINE INDICATOR POST DENOTES SHOWER DENOTES FIRE ALARM DENOTES FIRE HOSE VALVE DENOTES WATER MANHOLE </p>	<p> DENOTES CHAIN LINK FENCE DENOTES CENTER LINE DENOTES FOUND DENOTES IRON PIPE DENOTES NAIL AND DISC DENOTES CLEAR DENOTES ENCROACHMENT DENOTES CONCRETE DENOTES TYPICAL DENOTES MEASURED DENOTES RECORD DENOTES COLUMN DENOTES PLAT BOOK AND PAGE DENOTES POINT OF COMMENCEMENT DENOTES POINT OF BEGINNING DENOTES CLEAR DENOTES ENCROACHES DENOTES AREA OF BUILDING FOOTPRINT </p>
---	---

NOTE:
PARKING FOR THE SUBJECT PROPERTY IS OFF-SITE BY VALET SERVICES



OWNER: YOIL INTERNATIONAL, INC AND EMILIO PUENTES

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE EXPRESSED IN FEET.

BOUNDARY SURVEY

Portion of Block B, "THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, "FISHERS FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

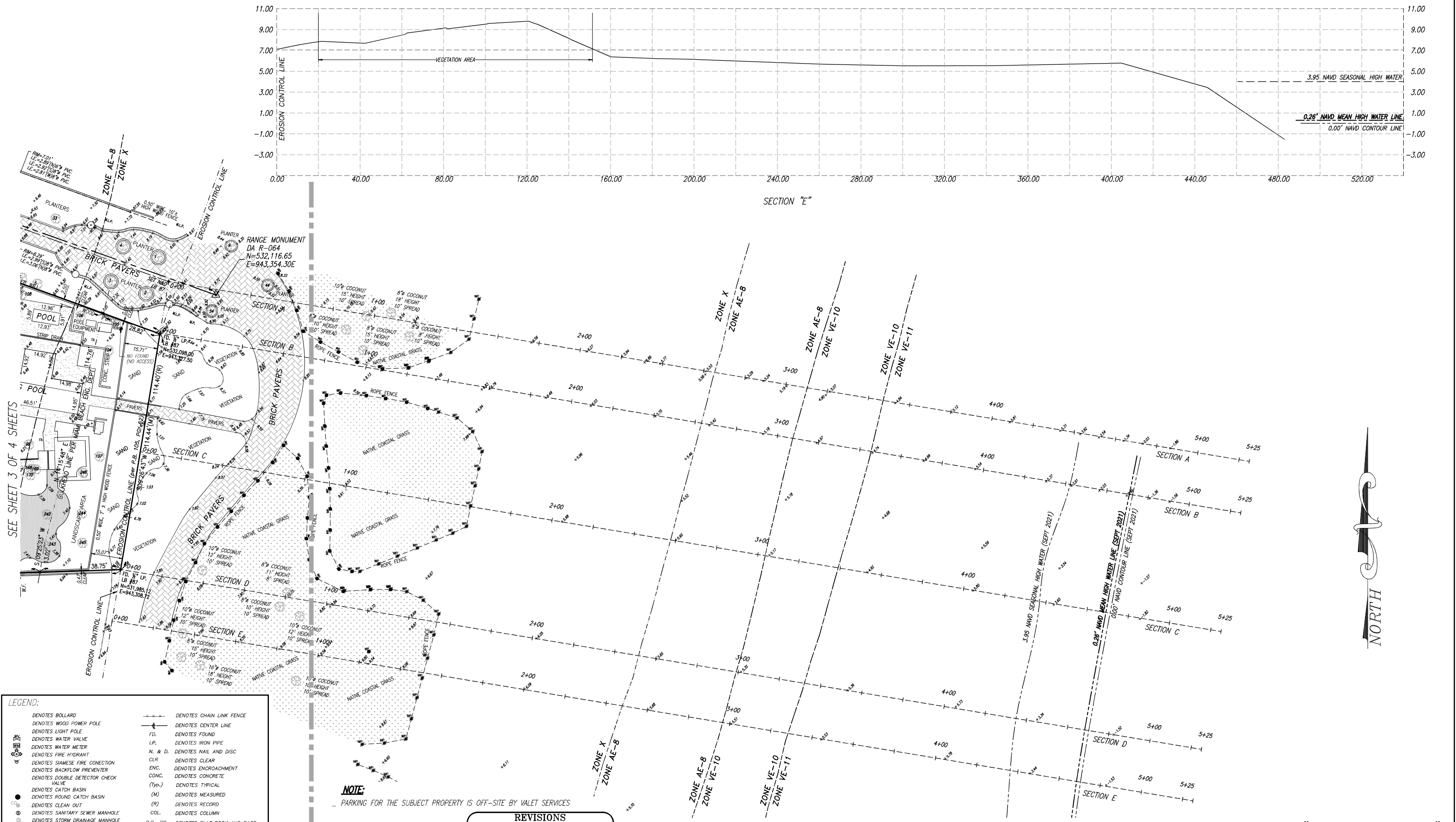
SECTION 34-53-42

Schubbe-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3288

By: _____ Date: 05-01-97
 Registered Land Surveyor No. _____ State of Florida
 Registered Engineer No. _____ State of Florida

Drawn By: J.B.B. Date: 05-01-97
 Order No. 176069 FB. 2113 Pg. 26
 File No. PSI-182 B

Checked By: _____ Date: _____
 Scale: 1" = 20'
 Sheet No. 3 of 5 Sheets



- LEGEND:**
- DENOTES BOLLARD
 - DENOTES WOOD POWER POLE
 - DENOTES LIGHT POLE
 - DENOTES WATER VALVE
 - DENOTES WATER METER
 - DENOTES FIRE HYDRANT
 - DENOTES SIAMESE FIRE CONNECTION
 - DENOTES BACKFLOW PREVENTER
 - DENOTES DOUBLE DETECTOR CHECK VALVE
 - DENOTES CATCH BASIN
 - DENOTES ROUND CATCH BASIN
 - DENOTES CLEAN OUT
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES STORM DRAINAGE MANHOLE
 - DENOTES FLORIDA POWER & LIGHT MANHOLE
 - DENOTES SOUTHERN BELL CLOSURE
 - DENOTES PULL BOX
 - DENOTES GAS VALVE
 - DENOTES GAS METER
 - DENOTES PHONE KIOSK
 - DENOTES SEWER VALVE
 - DENOTES FIRE LINE INDICATOR POST
 - DENOTES SHOWER
 - DENOTES FIRE ALARM
 - DENOTES FIRE HOSE VALVE
 - DENOTES WATER MANHOLE
 - DENOTES CHAIN LINK FENCE
 - DENOTES CENTER LINE
 - FD. DENOTES FOUND
 - N. & D. DENOTES NAIL AND DISC
 - CLR. DENOTES CLEAR
 - ENC. DENOTES ENCROACHMENT
 - CONC. DENOTES CONCRETE
 - (Typ.) DENOTES TYPICAL
 - (M) DENOTES MEASURED
 - (R) DENOTES RECORD
 - COL. DENOTES COLUMN
 - P.B., PG. DENOTES PLAT BOOK AND PAGE
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.O.B. DENOTES POINT OF BEGINNING
 - CLR. DENOTES CLEAR
 - ENC. DENOTES ENCROACHES
 - A.B.F. DENOTES AREA OF BUILDING FOOTPRINT
 - DENOTES EXISTING CONCRETE
 - DENOTES EXISTING ASPHALT

NOTE:
PARKING FOR THE SUBJECT PROPERTY IS OFF-SITE BY VALET SERVICES

REVISIONS

Date	Remarks	By
05-18-97	ORD #178259 ADDED ELEVATIONS	EAC
07-24-97	PLAT LOCATION OF "K" MONUMENTS PER TDRP	JBB
02-26-97	REVISED LEGAL DESC. PER COMMENTS	JBB
01-12-99	UP-DATE SURVEY	DOF
04-02-99	ADDED FPL EASEMENT	RPS
12-10-99	ORD #181001 UP-DATE (UNDER CONST.)	JBB
02-14-00	ORD #181094 LOCATE POOL FORMS	EAC
03-01-00	ORD #181540 POOL (AS-BUILT)	JBB
02-10-02	ORD #186448 UP-DATE SURVEY (ALTA)	JBB
07-07-03	ORD #188387 UP-DATE SURVEY (ALTA)	JBB
02-21-06	ORD #190012 UP-DATE SURVEY (ALTA)	JBB
10-18-06	REVISED PER LENDER REQUEST	RPS
04-01-14	ORD #202575 UP-DATE BOUNDARY SURVEY	AS/JG/H
05-06-14	ORD #207746 AND BRANCH INFO. FOR SFP SURV.	JG/H
07-10-14	REVISED PER F.D.E.P. COMMENTS	JG/H
07-17-14	REVISED PER C.S.I. COMMENTS	JG/H
02-01-16	ORD #205113 UP-DATE SURVEY	J.E.S.
04-20-16	ORD #205479 UP-DATE SURVEY	E.W.
02-26-16	ORD #206006 UP-DATE SURVEY (INVERTS ELEV.)	E.W.

08-24-2021 ORD#213974 UP-DATE SURVEY L.E.G.

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

BOUNDARY SURVEY

Portion of Block B, "THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, "FISHERS FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

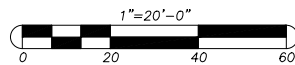
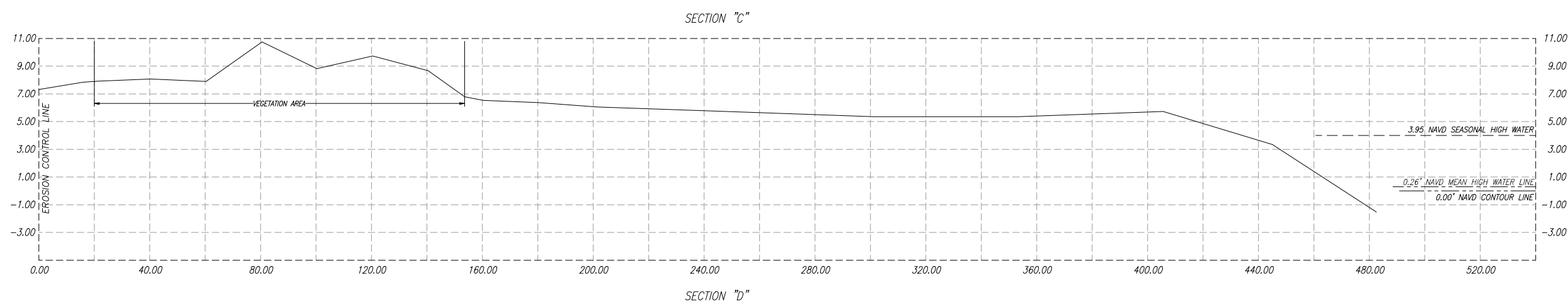
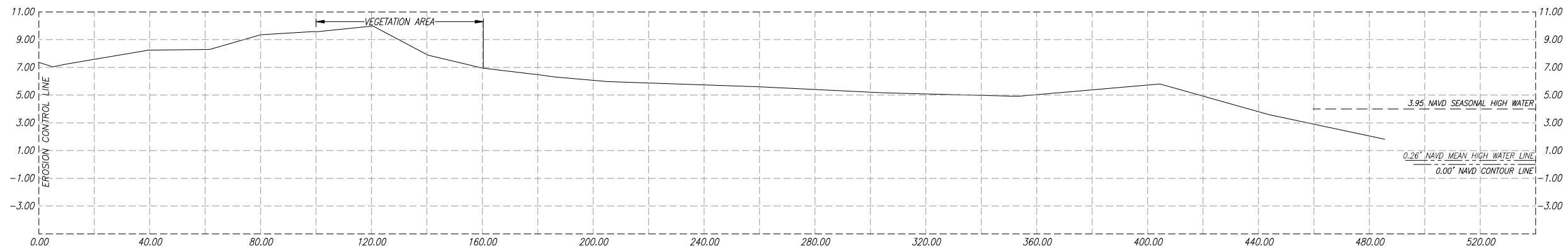
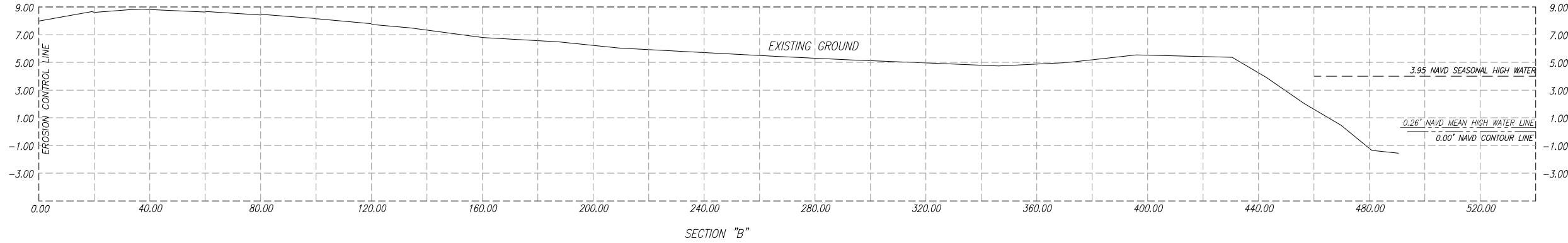
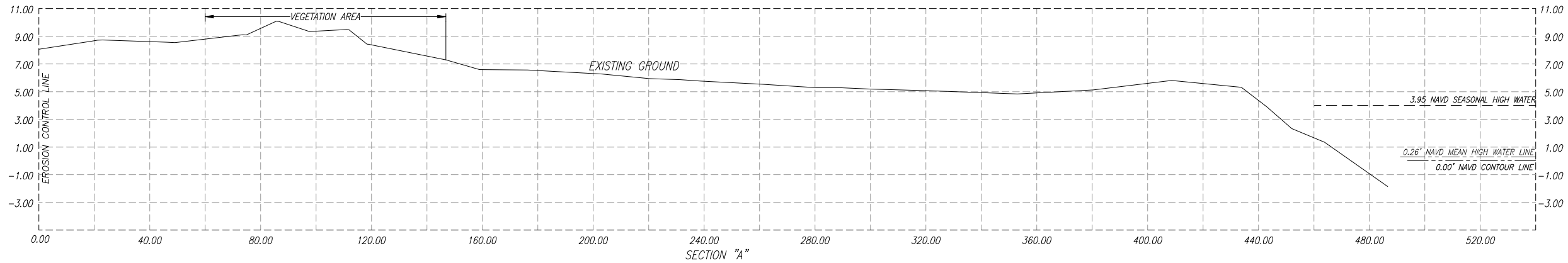
SECTION 34-53-42

Schubbe-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS LB #87
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288

By: _____
Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: J.B.B. Date: 05-01-97
Order No. 178069 FB. 2113 Pg. 28
File No. **PSI-182 B**

Checked By: _____ Date: _____
Scale: 1" = 20'
Sheet No. 4 of 5 Sheets



08-24-2021 ORD#213974 UP-DATE SURVEY L.E.G.
NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS		
Date	Remarks	By
06-18-97	ORD#178259 ADDED ELEVATIONS	EAC
07-24-97	PLAT LOCATION OF "K" MONUMENTS PER FDP	JBB
08-08-97	REVISED LEGAL DESC. PER COMMENTS	JBB
01-12-99	UP-DATE SURVEY	DOF
04-05-99	ADDED P.L. EASEMENT	RPS
12-10-99	ORD#181061 UP-DATE (UNDER CONST.)	DR
02-14-00	ORD#181094 LOCATE POOL FORMS	EAC
03-01-00	ORD#181540 POOL (AS-BUILT)	EAC
05-10-01	ORD#186448 UP-DATE SURVEY (ALTA)	DR
07-07-03	ORD#188367 UP-DATE SURVEY (ALTA)	J.G.H.
08-21-06	ORD#192012 UP-DATE SURVEY (ALTA)	DR
10-18-06	REVISED PER LENDER REQUEST	DR
04-01-14	ORD#202575 UP-DATE BOUNDARY SURVEY AS/2G.R.	J.G.H.
05-06-14	ORD#202736 ADD BEACH INFO. FOR DEP. SURV.	J.G.H.
07-10-14	REVISED PER F.D.E.P. COMMENTS	J.G.H.
07-17-14	REVISED PER F.S.I. COMMENTS	J.G.H.
08-01-16	ORD#205113 UP-DATE SURVEY	L.E.G.
04-20-16	ORD#205479 UP-DATE SURVEY	E.W.
08-26-16	ORD#206006 UP-DATE SURVEY (INVERTS ELEV.)	E.W.

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

BOUNDARY SURVEY

Portion of Block B, "THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, "FISHERS FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

SECTION 34-53-42

THIS IS A "BOUNDARY SURVEY"

Schuelke-Shiskin & Associates, Inc. LAND PLANNERS ENGINEERS LAND SURVEYORS LB #87 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288		By: _____	Drawn By: J.B.B. Date: 05-01-97	Checked By: _____ Date: _____
Registered Land Surveyor No. _____ State of Florida	Registered Engineer No. _____ State of Florida	Order No.178069 FB. 2113 Pg. 26	Scale: 1" = 20'	File No. PSI-182 B
		Sheet No. 5 of 5 Sheets		

APPENDIX D

FLORIDA MASTER SITE FILE
SHORE CLUB HOTEL AND CROMWELL HOTEL

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 _____
 Field Date September 27, 2021
 Form Date 9-16-2021
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Shore Club Hotel Multiple Listing (DHR only) _____
 Survey Project Name Search for 'shore club' in Miami Beach Historic Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☒ unknown

LOCATION & MAPPING

Street Number 1901a Direction _____ Street Name Collins Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Miami Beach In City Limits? ☐ yes ☐ no ☐ unknown County Dade
 Township 53S Range 42E Section 26 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 02-3226-001-0020 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 587300 Northing 2853256
 Other Coordinates: X: 25.7948753196 Y: -80.1291998578 Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Albert Anis Builder (last name first): Robert L. Turchin
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Moderne Exterior Plan Unspecified Number of Stories _____
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Unspecified 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) The shore club has a series of Art Deco & MiMo features such as the eyebrows that hold the Shore Club signage, but it transitions into the Miami Moder

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ <input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Other 2. _____
 Foundation Material(s): 1. Other 2. _____
 Main Entrance (stylistic details) The primary entryway is located on the west elevation, on collins and it is recessed from the facade under an over hang.
 Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input type="checkbox"/> other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) City of Miami Beach Building Department records; Miami-Dade County Property Appraiser; City of Miami Beach Planning Department records; Miami Design Preservation League records

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Carolina Richardson Affiliation _____

Recorder Contact Information Mauricio Caro
 (address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 _____
 Field Date September 30th
 Form Date 9-16-2021
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) The Cromwell Hotel Multiple Listing (DHR only) _____
 Survey Project Name Search for 'shore club' in Miami Beach Historic Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☒ unknown

LOCATION & MAPPING

Street Number 1901 Direction b Street Name Collins Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Miami Beach In City Limits? ☐ yes ☐ no ☐ unknown County _____
 Township 53S Range 42E Section 26 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 02-3226-001-0020 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 587393 Northing 2853287
 Other Coordinates: X: 25.7951479496 Y: -80.1282685472 Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1939 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Robert A. Taylor Builder (last name first): Fred Howland, Inc
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Art Deco Exterior Plan Unspecified Number of Stories 7
 Exterior Fabric(s) 1. Unknown 2. _____ 3. _____
 Roof Type(s) 1. Unspecified 2. _____ 3. _____
 Roof Material(s) 1. Unspecified 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Windows are original aluminum jalousie.

Distinguishing Architectural Features (exterior or interior ornaments) The Cromwell Hotel is an Art Deco building with strong features of symmetry with a vertical axis on the facade. The roof line of the hotel is in Ziggu

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ <input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Other 2. _____ 3. _____Foundation Type(s): 1. Other 2. _____Foundation Material(s): 1. Other 2. _____Main Entrance (stylistic details) The primary entryway is on the North elevation and has a small overhand with a stepped edge.

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input type="checkbox"/> other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) City of Miami Beach Building Department records; Miami-Dade County Property Appraiser; City of Miami Beach Planning Department records; Miami Design Preservation League records

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Carolina Richardson Affiliation _____Recorder Contact Information Mauricio Caro
(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.