

City of Miami Beach

ZBA23-0155

# Domenico D'Addio

CEO

Gelato-go

By

Dolci Di Sicilia

Addendum: Elevations, plans, surveys

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# MIAMI BEACH FL. 33141





## SCOPE OF WORK

# ALTERATION LEVEL II

-INSTALL NEW TOILET AND VANITIES -COUNTER AREA & A.D.A BATHROOM ARE EXISTING TO REMAIN

# NOTES

-ALL NEW FINISHES (VALL,CEILING,FLODE,TRIM,BECOR) ARE TO COMPLY VITH FOE CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION VORK VILL COMPLY VITH FLORIDA FIRE PREVENTION COMPLETED WITH BE CONTROLLED WITH SET COMPLETED DURING CONSTRUCTION CALL LIFE SAFETY SYSTEMS WILL REMAIN ACTIVE DURING CONSTRUCTION—DESTINATED EGRESS WILL REMAIN UNDESTRUCTED DURING CONSTRUCTION—DESTINATED EGRESS WILL REMAIN UNDESTRUCTED DURING CONSTRUCTION

CONSTRUCTION
-CONSTRUCTION MATERIALS WILL BE STORED ON LOCATION THAT DOES
NOT OBSTRUCT ECRESS.
-PLUMBING FIXTURES TO COMPLY WITH FBCp 2017 6TH ED. SEC. 406 | IHRQUIGH 421. -BATHROOMS FIXTURES TO COMPLY WITH FBCp 2017 6TH ED. SEC. 405:31.7 SEC. 2406.2.

# **APPLICABLE CODES & REGULATIONS**

JURISIDITIUM MAMI BEACH, FL.

- 2009 FLORIDA BULDING CODE SEVENTH EDITIDN(FBC).

- 2014 NATIONAL ELECTRICAL CODE (WEC).

- 2014 NATIONAL ELECTRICAL CODE (WEC).

- 2016 FLORIDA BULDING CODE PLUMBING SEVENTH EDITIDN (FBC).

- 2018 FLORIDA FIRE PREVENTION CODE SEVENTH EDITIDN (FFPC).

- 2017 NATIONAL FIRE PROTECTION ASSOCIATION (WFPA).

# CODE IN EFFECT: 2020 FLORIDA BUILDING CODE, SEVENTH EDITION CLASSIFICATION OF WORK; ALTERATION LEVEL 2

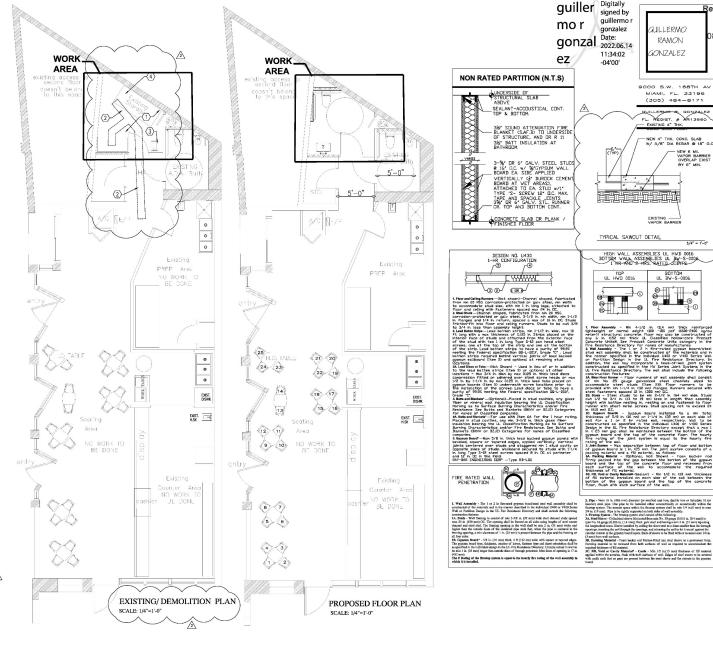
### DEMOLITION NOTES

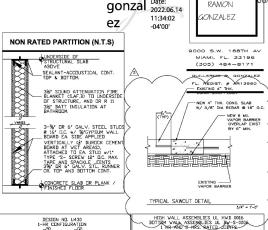
1 REMOVE EXISTING ACOUSTICAL TILE CEILING

2 SAWCUT EXISTING SLAB FOR NEW PLUMBING LINES

(3) REMOVE PLUMBING FIXTURE AND CAP SEWER LINE

(4) REMOVE EXISTING STORAGE BIN





guiller Digitally signed by guillermo r

gonzalez

Date:

GUILLERMO

RAMON

mo r

DESIGN NO. U430 1-HR CONFIGURATION

oceanmenton features:

1.4. Study - Well financing to consist of role 15-58 in. (92 mm) wide stool channel study spaced max 26 in. (610 mm) OC. The opening shall be fixured on all sides using lengths of steel rouner channel and steel stud. The financing opening in the well shall be min 2 in. (51 mm) wider and higher than the scended claim of the insulated pipe such that, when the pipe is contracted in

BOTTOM UL BW-S-0006 UL HWD 0016

71 STREET MIAMI BEACH FL RENOVATION AND ADD S GELATO TO GO 725 INTERIOR

SEATING

33141

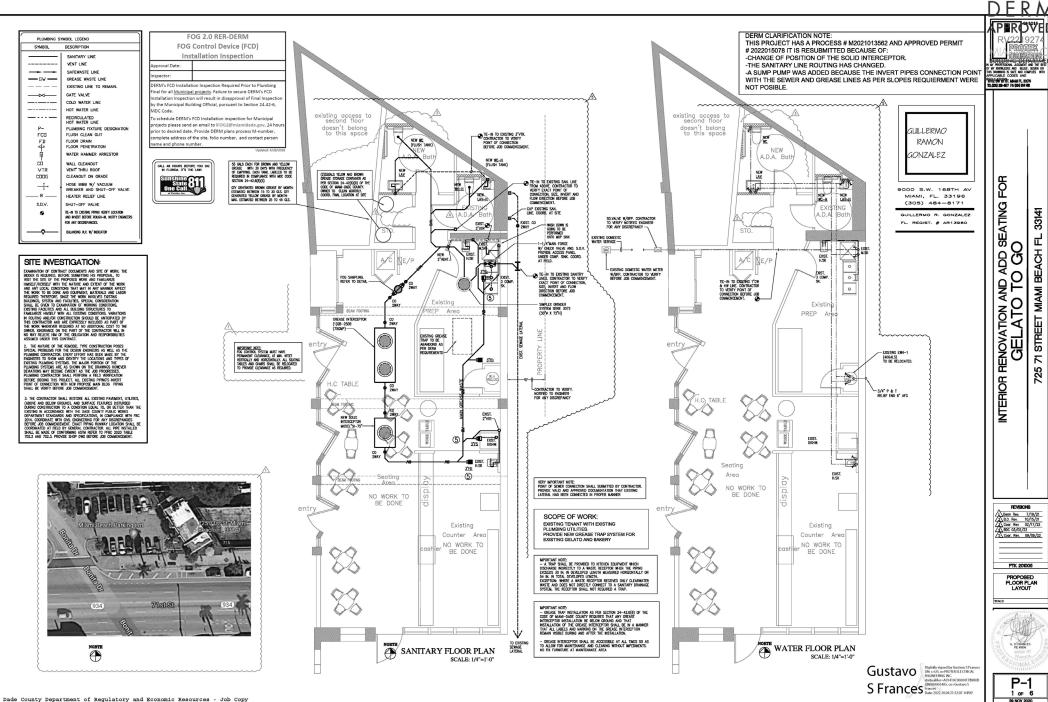
REVISIONS 1 Derm Rev. 7/19/21 2 City Rev. 6/11/22 PTK 201005

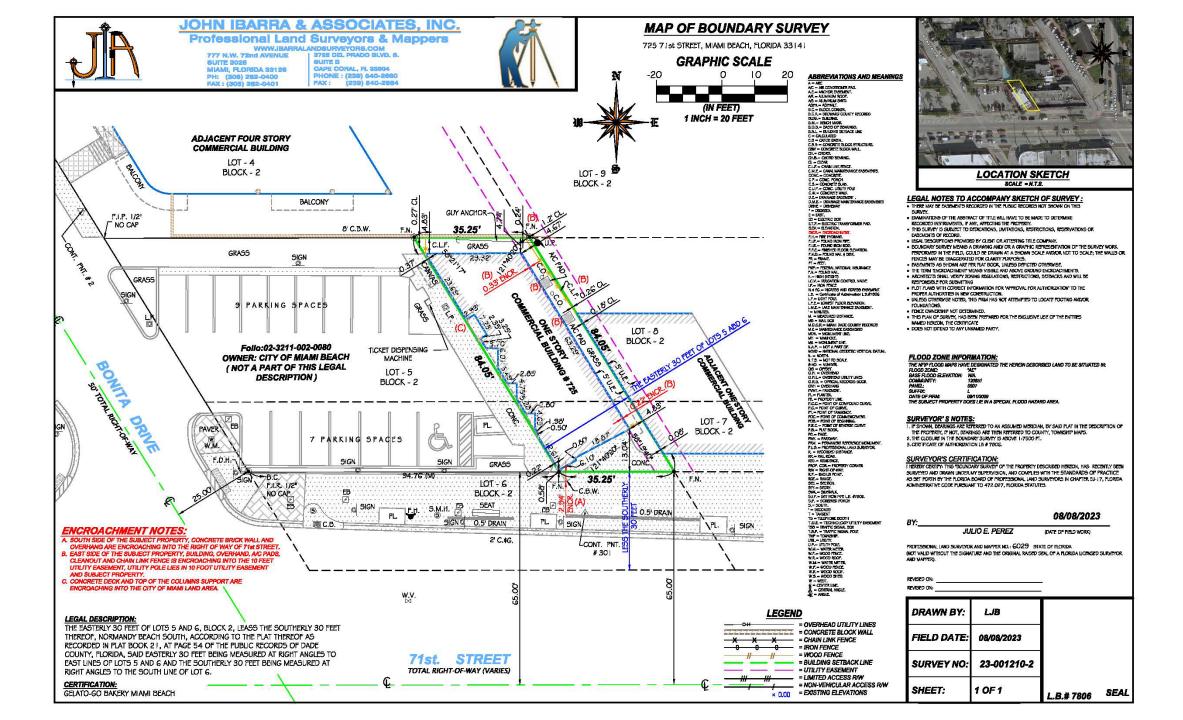
PROPOSED + EXIST/DEMO FLOOR PLAN

SCALD









R: BELLA BONITA APARTMENT ADDRESS: 7136 BONITA DR FOLIO: 02-3211-092-0018 APARTMENT BLDG.

**Professional Land Surveyors & Mappers** 

9UITE 3026 MIAMI, FLORIDA 33126 PH: (308) 262-0400 FAX: (308) 262-0401

3725 DEL PRADO BLVD. S. BUITE # B CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 640-2664

OWNER: WILL CONSULTING & REFERRAL SVCS ADDRESS: 7156 DIDMAN CREEK DR APT 406 FOUND: 02-3211-037-0401 (REFERENCE



# SPECIFIC PURPOSE SURVEY 300 FT. RADIUS MAP

725 71st STREET MIAMI BEACH, FL 33141 PREPARED FOR: GELATO-GO, MIAMI BEACH FLORIDA, 33141



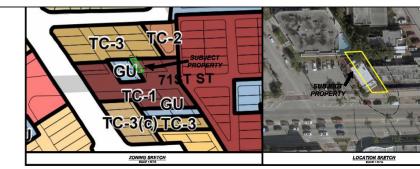
OWNER: KG 72ND LLC AND CARLYLE INVESTMENTS LLC ADDRESS: 850 72 ST FOLIO: 82-3211-082-0170 APARTMENT BLDG

OWNER: NOPRE \$15 LLC LOGRESS: 7121 DICKENS AVE FOLIO: \$2-1211-002-0190

OWNER: NOPRE 815 LLC ADDRESS: 621 71 ST FOLIO: 62-3211-062-0200

NAVARRO DISCOUNT PHARMACY #10705 621-631 71ST ST

DICKENS



# SITE PLAN

OWNER: TAMIAM LLC ADDRESS: 7:43 BONITA DR POLIC: 03-3211-092-4000

OWNER: BONI-VISTA COADO (Reference ADORESS: 7121 BONTA DR FOLIO: 02-3211-034-0901 (Reference)

OWNER: CITY OF MIAM BEAC CITY HALL ADDRESS: 7113 BOUTA DR POLIO: 82-3211-082-4680 (PARWING ARBA)



SUBJECT PROPERTY
MAIN ENTRANCE - 71st STREET

SUBJECT PROPERTY SIDE ENTRANCE - PARKING LOT

LEGAL DESCRIPTION:
IT READTRIX OF ET OF 10/15 AND G, BLOCK 2, LEASS THE SOUTHERLY 30 FEET THEREOF, NORMAND TEACH SOUTH, ACCORDING TO THE FAX THEREOF AS RECORDED IN TAIT DOOK 21, AT PAGE 34 OF THE FURBLE RESOLUTION OF OR DMC COUNTY, FLORING, ASI DESTINEY 30 FEET BRING MASSURED AT RIGHT MAGES TO EAST LIMES OF LOTS 3 AND 6 AND THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE ACTION OF THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE ACTION OF THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE ACTION OF THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE ACTION OF THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE ACTION OF THE SOUTHERLY 30 FEET BRING MASSURED AT RIGHT MAGES TO RES OUTHER OF THE MASSURED AT RIGHT MAGES TO RESOLUTION OF THE MASSURED AT RIGHT MAGES TO RESOLUTION.

FOLIO: 02-3211-002-0090

PROPERTY ADDRESS: 725 71st STREET, MIAMI BEACH, FLORIDA 3314

# SURVEYOR'S NOTE:

DISTANCE FROM CHURCH OR PUBLIC SCHOOLS: FROM A CHURCH, THE DISTANCE SHALL BE BY MEASUREMENT MADE OR TAKEN FROM THE MAIN FRONT ENTRANCE OF THE PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A CHURCH OR PARCEL OF LAND SET ASIDE FOR AND USED OR PROPOSED TO BE. USED FOR PUBLIC SCHOOL PURPOSES, AND THE MEASUREMENT SHALL BE MADE ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

# SURVEYOR'S NOTES:

10. THIS SHOT A BUILDLAY SUMMY.

3. THE STREAM PRIVING EMBERY WAS RESPONDED ON AUGUST 14, 2021.

3. THE PROPOSE OF THIS SUMMY IS TO ESTABLISH THE DISTANCE BETWEEN REQULATED USE, OTHER REGULATED USE, OTHER SHEWLATED USE OF THIS SUMMY IS TO ESTABLISH THE DISTANCE ARE WESTIRED AS FOLLOWS:

DISTANCE FROM OTHER ALCOHOL ESTABLISHMENTS: DISTANCE REQUIREMENTS SHALL BE MASURED AND COMPUTED OF AVERLINE MEMBERSHET FROM MORPHY UNE TO PROPERTY LIBE.

AND COMPUTED BY ARIJAN EMASISPEMENT FROM PROPERTY LIBE.

DISTANCE FROM ORDERO OF PRICE SCHOOLS FROM A CHIRCH, THE DISTANCE SHALL BE BY

MESISPEMENT MIDGE OF TAKEN FROM THE MINI FROM TEHTRANCE OF THE PLACE OF BISNESS TO THE

REMERST FORM OF A PARCEL OF HOM COLORIDED BY A CHIRCH OR PARCE OF LAND SET ADDER FOR

AND USED OR PROPOSED TO BE USED FOR PRUID SCHOOL PURPOSES, AND THE MESISPEMENT SHALL

BE MAKE AND THE ROTLET OF CHORNINY PEDISTRIAN FRANCE.

THE METHOD OF IDENTIFYING THE LOCATION OF THE VARCOUS STREAMENTS WAS VISUAL.

THE CONTROL OF THE PROPOSED LIGHT STREAMS HOW TO THE TOTAL THE TAKEN AND STREAM

IN THE LOCATION OF THE PROPOSED LIGHT STREAMS HOW TO TREAT THE TOTAL THAN BEACH PLISTIF

BE LOCATION OF THE PROPOSED LIGHT STREAMS HOW TO TREAT THE TOTAL THAN BEACH PLISTIF

BE FOLIATIONS.

REGULATIONS.

7), L.B - CERTIFICATE OF AUTHORIZATION L.B. # 7806

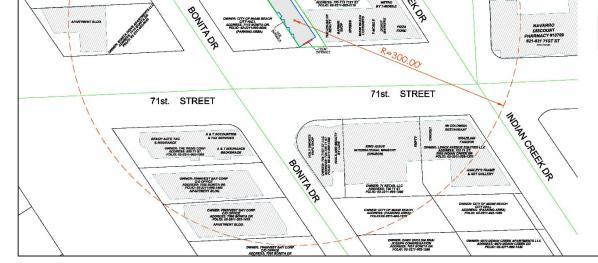
8). FUTURE STREETS AND AVENUES ARE APPROXIMATE

ESTABLISHMENT DISTANCE ANALYSIS		
ALCOHOL RELATED ESTABLISHMENTS:	ADDRESS	Dist (Ft)
PEZA FIORE (BEV. 8 NOT AVAILABLE)	703 71st Street, Miami Beach, FL 33141	Т
NAVARRO DISCOUNT PHARMACY	631 71st Sirect,	Т

CHURCHES: 720 71st STREET, Miami Bosch, FL 3314 VOTEINIA LAWOTTAVATTONAL BINISTRY

Digitally signed in JOHN A BAIRA Date: 3/23/08:15 15/02/16:04/07 JOHN IBARRA (DATE OF FIELD PROFESSIONAL LAND SURVEYOR NO : 5204 STATE OF FLORIDA

DRAWN BY:	DA	Junio.
FIELD DATE:	08/07/2023	
SURVEY NO:	23-001210-1	Digitally signed b
SHEET:	1 OF 1	Date: 2023.08.15 15:02:43 -04°00°



OWNER: DELMAR INVESTMENTS LLC ADDRESS: 7120 INDIAN CREEK DR POLIO: 62-2211-042-0120











