

**ZONED:**  
**RM-1 - RESIDENTIAL MULTIFAMILY, LOW INTENSITY**

**SITE RESTRICTIONS:**  
**ALL SITE RESTRICTIONS WERE OBTAINED PER MIAMI BEACH, FLORIDA - CODE OF ORDINANCES - SUBPART B - LAND DEVELOPMENT REGULATIONS - CHAPTER 142-ZONING DISTRICTS AND REGULATIONS - ARTICLE II-DISTRICT REGULATIONS - DIVISION 3--RESIDENTIAL MULTIFAMILY DISTRICTS - SUBDIVISION II-RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY.**

**FOR OFFICIAL INFORMATION, PLEASE REFER TO THE MIAMI BEACH, FLORIDA - CODE OF ORDINANCES.**

SEC. 142-155. - DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS.

(a)The development regulations in the RM-1 residential multifamily, low density district are as follows:

- (1)Max. FAR: 1.25; west side of Collins Avenue between 76th and 79th Streets—1.4.
- (2)Public and private institutions: Lot area equal to or less than 15,000 square feet—1.25; lot area greater than 15,000 square feet—1.4.
- (3)Exterior building and lot standards:

- a.Minimum yard elevation requirements.
  - 1.The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply.
  - 2.Exemptions. The minimum yard elevation requirements shall not apply to properties containing individually designated historic structures, or to properties designated as "contributing" within a local historic district, or a National Register Historic District.
- b.Maximum yard elevation requirements. The maximum elevation of a required yard shall be in accordance with the following, however, in no instance shall the elevation of a required yard exceed the minimum flood elevation, plus freeboard:

- 1.Front yard, side yard facing a street, and interior side yard. The maximum elevation within a required front yard, side yard facing a street, and interior side yard shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required yard, constructed in compliance with section 142-1132(h), "Allowable encroachments within required yards" shall be measured from existing grade.
- 2.Rear yard. The maximum elevation for a required rear yard, (not including portions located within a required side yard or side yard facing the street), shall be calculated according to the following:
  - (A)Waterfront. The maximum elevation shall not exceed the base flood elevation, plus freeboard.
  - (B)Non-waterfront. The maximum elevation shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater.
- c.Stormwater retention. In all instances where the existing elevation of a site is modified, a site shall be designed with adequate infrastructure to retain all stormwater on site in accordance with all applicable state and local regulations.

- d.Retaining wall and yard slope requirements.
  - 1.Retaining walls shall be finished with stucco, stone, or other high quality materials, in accordance with the applicable design review or appropriateness criteria.
  - 2.Within the required front yard and side yard facing a street, the following shall apply:
    - (A)The first four feet of the property line, the maximum height of retaining walls shall not exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.
    - (B)When setback a minimum of four feet from property line, the maximum height of a retaining wall shall not exceed 30 inches above adjacent grade.
    - (C)The maximum slope of the required front and side yard facing a street shall not exceed 11 percent (5:1 horizontal; vertical).
- e.Lot coverage. The maximum lot coverage for a lot or lots greater than 65 feet in width shall not exceed 45 percent. In addition to the building areas included in lot coverage, as defined in section 114-1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.

- 1.Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:
  - 1.A minimum height of 12 feet shall be provided, as measured from base floor elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.
  - 2.All ceiling and sidewall conduits shall be internalized or designed in such a manner as to be part of the architectural language of the building in accordance with the design review or certificate of appropriateness criteria, as applicable.
  - 3.All parking and driveways shall substantially consist of permeable materials.
  - 4.Active outdoor spaces that promote walkability, social integration, and safety shall be provided at the ground level, in accordance with the design review or certificate of appropriateness criteria, as applicable.
- 5.At least one stair shall be visible and accessible from the building's main lobby (whether interior or exterior), shall provide access to all upper floors, shall be substantially transparent at the ground level and shall be located before access to elevators from the main building lobby along the principal path of travel from the street. Such stair, if unable to meet minimum life-safety egress requirements, shall be in addition to all required egress stairs.

- g.Lot aggregation. No more than two contiguous lots may be aggregated for development purposes, with the exception of projects classified as affordable and/or workforce housing.
- (4)In the Flamingo Park Local Historic District, the following shall apply:
  - a.Notwithstanding the provisions of section 142-1161 of these land development regulations, roof-top additions shall not be permitted on any contributing building and any stairwell or elevator bulkhead shall meet the line-of-sight requirements of section 142-1161, but not to exceed allowable building heights. The historic preservation board reserves the right to re-classify the contributing status of any structure in the district, prior to rendering a decision on any application that may contemplate a rooftop addition.
  - b.Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of at least ten feet. The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.
  - c.The height of any ground level addition to an existing structure, whether attached or detached, shall be limited to one story, not to exceed 12 feet above the height of the main roof of the existing structure. In the event the existing structure is two stories in height or higher, the proposed addition shall not exceed a total of three stories and 35 feet.
  - d.Ground level additions, whether attached or detached, shall follow the established lines of the interior side setbacks of the main existing structure on the site. For the first two floors of the addition, any non-conforming interior side setback may be extended, provided the minimum interior and/or street side setback is five feet; the third floor, if permitted, shall meet the minimum side yard requirements. Notwithstanding the foregoing, the historic preservation board may, on a case-by-case basis, allow ground level additions to exceed one side of the established interior side setbacks of the main existing structure on the site, provided the sum of the interior side setbacks is a minimum of 15 feet.

- e.No more than two contiguous lots may be aggregated for development purposes.
- f.For any new construction or additions, whether attached or detached, on multiple or aggregated lots, a minimum building separation of ten feet at the center of the aggregated lots shall be required. The historic preservation board may, on a case-by-case basis, allow for a connection in the rear of the property, provided the depth of such connection does not exceed 25 percent of the lot depth and that the connection does not contain any parking spaces.
- g.Only those portions of a contributing building that were not part of the original structure on site, or that have not acquired any type of architectural significance, as determined by staff or the historic preservation board, may be proposed to be demolished.

- h.For contributing buildings or properties, no building or structure shall be permitted within an existing historic courtyard. For purposes of this subsection, an historic courtyard shall be defined as a grade level space, open to the sky, which is enclosed on at least two sides by an existing building or structure on the same property and is an established architectural or historic component of the site or building design by virtue of significant features and/or finishes, including, but not limited to, paving patterns, fountains, terraces, walkways or landscaping.
- i.Each level of new construction or additions, whether attached or detached, shall have a maximum floor to floor height of 12 feet. The historic preservation board may, on a case-by-case basis, waive the maximum floor to floor height requirement and allow for loft or mezzanine space within the allowable volume of the building, provided the total floor area of any such loft space or mezzanine does not exceed one-third the total floor area in that room or story in which the loft space or mezzanine occurs.

- j.Stairwell bulkheads shall not be permitted to extend above the maximum building height.
- k.Elevator bulkheads extending above the main outline of a building shall be required to meet the line-of-sight requirements set forth in section 142-1161 herein and such line-of-sight requirement cannot be waived by the historic preservation board.
- l.If an alley exists, no front curb cut shall be permitted. If no alley exists, any curb-cut required shall not exceed 12 feet in width.
- m.No variances from these provisions shall be granted.

- (5)For properties located in the North Shore and Normandy Isles National Register Historic Districts, see chapter 142, article III, division 13.
- (b)The lot area, lot width, unit size and building height requirements for the RM-1 residential multifamily, low density district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
5,600	50	New construction—550 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Rehabilitated buildings—400 Hotel units: 15%: 300—335 85%: 335+ For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life safety and accessibility regulations, provided the 200 square foot minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.	New construction—800 Non-elderly and elderly low and moderate income housing—400 (except as provided in section 142-1161) Otherwise—50 Rehabilitated buildings—550. The number of units consisting of non-habitable parking and/or amenity uses—55 For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55 For properties located north of Normandy Drive having a lot area greater than 30,000 square feet, which are individually designated as an historic site—80.	Historic district—40 Flamingo Park Local Historic District—35

2/15/22, 12:08 PM Miami Beach, FL Code of Ordinances

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
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SEC. 142-156. - SETBACK REQUIREMENTS.

(a)The setback requirements for the RM-1 residential multifamily, low density district are as follows:

2/15/22, 12:08 PM

	Front	Side, Interior	Side, Facing a Street	Rear
At-grade parking lot on the same lot except where (c) below is applicable	20 feet	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	5 feet abutting an alley, otherwise 10% of the lot depth
Subterranean and pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.
Tower	20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First Ocean Front Subdivision—50 feet.	The required pedestal setback shall 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Sum of the side yards shall equal 16% of the lot width. Minimum 10 feet or 8% of lot width, whichever is greater	15% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.

(b)In the RM-1, residential district, all floors of a building containing parking spaces shall incorporate the following:

- (1)Residential uses at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2)Residential uses above the first level along every facade facing a waterway.
- (3)For properties less than 60 feet in width, the total amount of residential space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential uses; the total amount of residential space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.
- (c)In cases where the city commission approves after public hearing a public-private parking agreement for a neighborhood based upon an approved street improvement plan, the minimum front yard setback for parking subject to the agreement shall be zero feet. The street improvement plan must be approved by the design review board if outside an historic district, or the historic preservation board if inside an historic district.

**TITLE COMMITMENT PER CHICAGO TITLE INSURANCE COMPANY,**  
**ISSUING OFFICE FILE NUMBER: 394788, ORDER NO.: 10122031, REVISION NUMBER: 2 - JANUARY 10, 2022**  
**COMMITMENT DATE: 12/09/2021 AT 11:00 PM:**

#### SCHEDULE B SECTION II EXCEPTIONS

**ITEM NO. 1**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 2**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 3**  
**A. SURVEY SHOWN ON PAGE 2**  
**OF THIS ALTA SURVEY**  
**B. NOT A SURVEYING MATTER**  
**C. NOT A SURVEYING MATTER**  
**D. NOT A SURVEYING MATTER**

**ITEM NO. 4**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 5**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 6**  
**PLAT OF NORMANDY GOLF**  
**COURSE SUBDIVISION**  
**PLAT BOOK 44, PAGE 62**  
**AFFECTS PROPERTY**  
**BLANKET IN NATURE**

**ITEM NO. 7**  
**INTENTIONALLY DELETED**

**ITEM NO. 8**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 9**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**ITEM NO. 10**  
**INTENTIONALLY DELETED**

**ITEM NO. 11**  
**ORDERS AND APPLICATIONS**  
**ORB 24227, PAGE 3273**  
**ORB 25133, PAGE 2373**  
**ORB 25865, PAGE 269**  
**ORB 26979, PAGE 625**  
**ORB 27972, PAGE 835**  
**ORB 28539, PAGE 2374**  
**AFFECTS PROPERTY**  
**BLANKET IN NATURE**

**ITEM NO. 12**  
**DECLARATION OF**  
**RESTRICTIVE COVENANT**  
**ORB 24997, PAGE 546**  
**AFFECTS PROPERTY**  
**PLOTTED AS SHOWN**

**ITEM NO. 13**  
**INTENTIONALLY DELETED**

**ITEM NO. 14**  
**CONDITIONAL BUILDING PERMIT**  
**AND ESTOPPEL NOTICE**  
**ORB 25568, PAGE 2154**  
**AFFECTS PROPERTY**  
**PLOTTED AS SHOWN**

**PROPERTY ADDRESS:**  
**300-280 S. SHORE DRIVE**  
**MIAMI BEACH, FL 33141**

**FOLIO NUMBERS:**  
**02-3203-007-1160**  
**02-3203-007-1170**

**LAND AREA:**  
**30,600± SQ.FT. (0.70± ACRES)**

**CONTACT PHONE NUMBERS:**  
**MIAMI-DADE COUNTY DEVELOPMENT SERVICES**  
**DIVISION: (305)375-2800**  
**MIAMI-DADE COUNTY**  
**LAND DEVELOPMENT DIVISION: (305) 375-2141**  
**MIAMI BEACH BUILDING DEPARTMENT: (305) 673-7610**

#### UTILITY COMPANIES:

Florida Power & Light — 305-377-6108  
AT&T — 786-489-6418  
Water & Sewer — NIFTA RINCON 305-372-6639

#### STATEMENT OF ENCROACHMENTS:

WOOD FENCE ON WEST PROPERTY LINE ENCROACHES 0.69' ONTO PROPERTY.  
CONCRETE STRIP AND METAL FENCE ON EAST PROPERTY LINE ENCROACHES ONTO PROPERTY.

**NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS HAVE BEEN NOTICED.**

**THERE IS NO PHYSICAL EVIDENCE THAT THE SITE WAS EVER USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.**

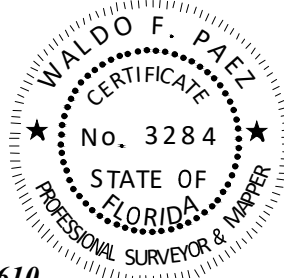
**ITEM NO. 15**  
**NOT A SURVEYING MATTER**  
**NOT PLOTTABLE**

**INFORMATIONAL NOTE:**  
**PERMIT NOTICE**  
**ORB 24302, PAGE 3184**  
**DOES NOT AFFECT PROPERTY**  
**NOT PLOTTABLE**

**THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON MARCH 2, 2022 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.**

**DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

**THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON MARCH 2, 2022.**



#### CERTIFICATION

To:  
1. The Housing Authority of the City of Miami Beach  
2. Vista Breeze, Ltd

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 17 and 18 of Table A thereof. The fieldwork was completed on 12-14-2021. Date of Plat or Map: 02-15-2022

By: \_\_\_\_\_  
Waldo F. Paez,  
Professional Surveyor and Mapper No. LS3284  
State of Florida

DELTA MAPPING AND SURVEYING, INC.  
13301 S.W. 132ND AVENUE  
SUITE 117  
MIAMI, FL 33186  
LB No. 7950

TEL: 786-429-1024  
FAX: 786-592-1152

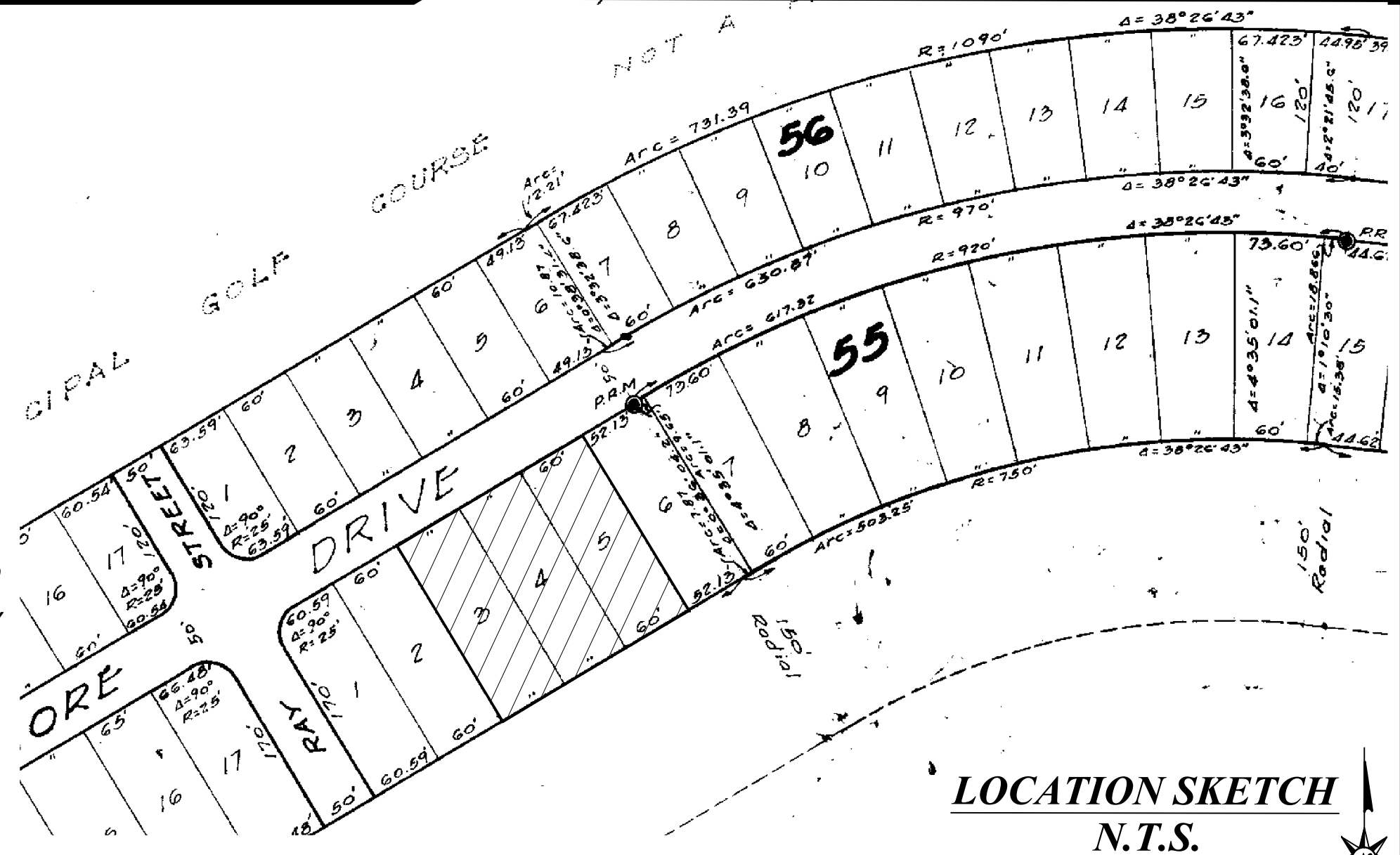
#### LEGEND

- TREE
- HANDICAP PARKING SPACE
- TRAFFIC BOX
- ELECTRIC BOX
- WOOD POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- CONCRETE
- LIGHT POLE
- FOUND OR SET POINTS
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FPL MANHOLE
- UTILITY POLE
- OFFICIAL RECORDS BOOK
- PAGE
- ENCROACHMENT
- TEMPORARY BENCHMARK
- OVERHEAD POWERLINES

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO S. SHORE DRIVE, A DEDICATED PUBLIC STREET.

#### PARKING NOTE

**THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS, INCLUDING DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES.**



#### LEGAL DESCRIPTION

Lots 3, 4 and 5, Block 55, of NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida.

#### SURVEYOR'S NOTES

- 1) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A", BASE: 8'(NGVD29) or 6.45'(NAVD88), BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12086C0307L, WITH A DATE OF IDENTIFICATION OF 09-11-09, FOR COMMUNITY NUMBER 120651, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 4) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 5) TYPE OF SURVEY: ALTA/NSPS SURVEY
- 6) LEGAL DESCRIPTION: FURNISHED BY CLIENT
- 7) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 8) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 9) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 10) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 11) WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1:10,000FT.
- 12) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 13) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 14) BEARINGS SHOWN ARE ASSUMED AND ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY OF S. SHORE DRIVE, BEING N 56°03'45"E.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
+0.0 DENOTES EXISTING ELEVATION

BENCHMARK: A-23-R  
DESCRIPTION: BRASS BAR IN TOP OF CATCH BASIN AT SW CORNER OF INTERSECTION.  
LOCATION: NORMANDY DRIVE-30.7' SOUTHERLY OF C/L, RUE NOTRE DAME-62.5' WEST OF C/L  
ELEVATION: +2.26'(NAVD88)

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

FIELD SURVEY DATE: 12-14-2021 SCALE: 1"=20' DRAWN BY: M.G.  
DRAWING DATE: 02-15-2022 FB: SKETCH DRAWING NO.: 22-0052B

THIS DOCUMENT CONSIST OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**Delta Mapping and Surveying, INC**  
EST. 2017  
13301 SW 132nd AVENUE MIAMI, FL 33186  
SUITE 117 PHONE: (786) 429-1024

Surveyors,  
Land Planners  
& Mappers

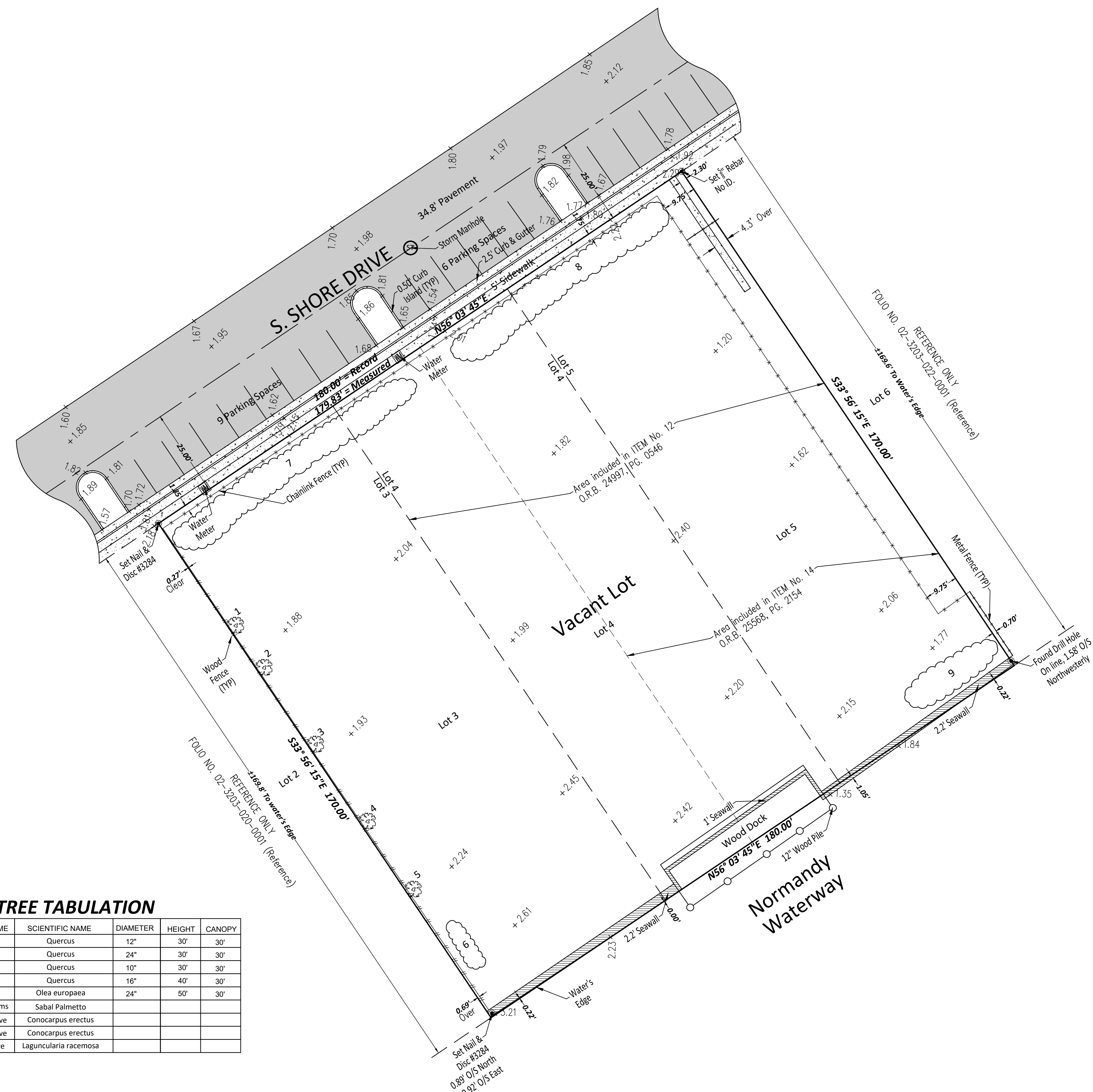
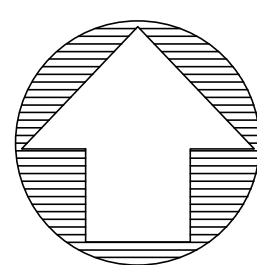
ALTA/NSPS SURVEY

REVISIONS  
DATE  
REMARKS

DATE: 02-15-2022  
SCALE:

DRAWN BY: M.G.  
DRAWING NO: 22-0052B  
SHEET NO.





NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Oak	Quercus	12"	30'	30'
②	Oak	Quercus	24"	30'	30'
③	Oak	Quercus	10"	30'	30'
④	Oak	Quercus	16"	40'	30'
⑤	Olive Tree	Olea europaea	24"	50'	30'
⑥	7 Palmetto Palms	Sabal Palmetto			
⑦	Button Mangrove	Conocarpus erectus			
⑧	Button Mangrove	Conocarpus erectus			
⑨	White Mangrove	Laguncularia racemosa			

THIS DOCUMENT CONSIST OF TWO (2) SHEETS  
AND EACH SHEET SHALL NOT BE CONSIDERED  
FULL , VALID AND COMPLETE UNLESS  
ATTACHED TO THE OTHER.

# ALTA/NSPS SURVEY

[illegible]