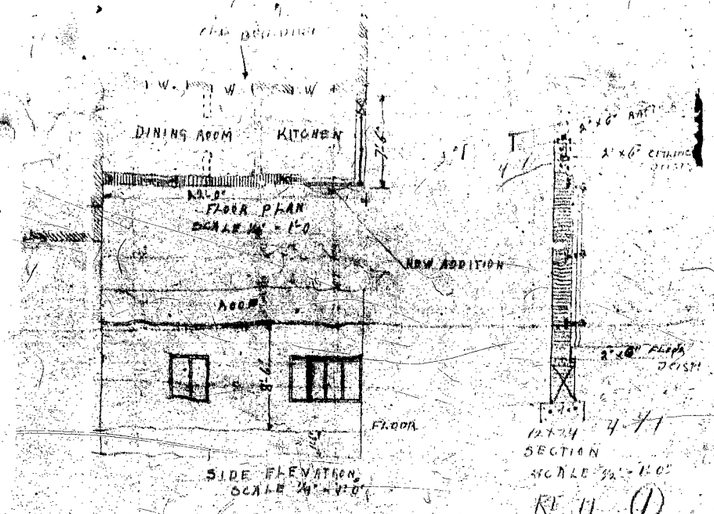
10043

13

FIRST FLOOR PLAN
SECOND FLOOR PLAN

10043

LIVING ROOM
APARTMENT No. 1
DINETTE
DINETTA
DRESSING RM.
BATH
LIVING ROOM
APARTMENT No. 2
LIVING ROOM
APARTMENT No. 4
TERRACE
FIRST FLOOR PLAN
BEDROOM
APARTMENT No. 3
BEDROOM
APARTMENT No. 5
BEDROOM
APARTMENT No. 6
BEDROOM
APARTMENT No. 1
SECOND FLOOR PLAN

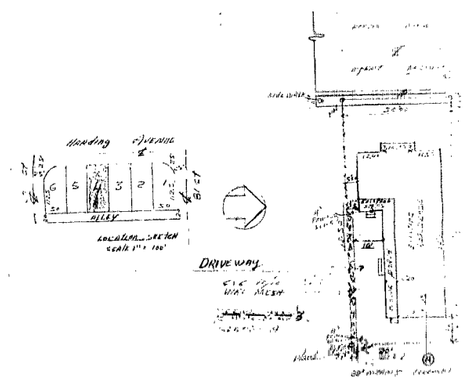

DINING ROOM
KITCHEN
FLOOR PLAN
NEW ADDITION
FLOOR
SIDE ELEVATION
SECTION
24478
ALTERATION
FOR MR. RICHARD D. MORALES
8081 HARDING AVE.
MIAMI BEACH FLA.

28002

28002

[redacted]

No 5217 HARDING A. E.
Miami Beach Fla



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:

RECEIVED

28002

[redacted]

Owner Mr. & Mrs. William Halper | Permit No. 50935 | Cost $ 32 000

Lot 5 | Block 6 | Subdivision Altos Del Mar #3 | Address 8011 Harding Avenue 233-8057

General Contractor Escot Construction Company | Bond No. 6203

Architect Lester Avery 27171 | Engineer

Zoning Regulations: Use RE | Area 17 | Lot Size 50' x 112+

Building Size: Front 39' | Depth 96' | Height 21' | Stories 2

Certificate of Occupancy No. 3164 October 24, 1956 | Use Apartment House: Eight Apartment Units 8 - one bedroom, one bath apartments

Type of Construction #3 CBS | Foundation spread footing 12x27 | Roof flat | Date July 9, 1956

PLUMBING Contractor #38231 Service Plumbing Company | Sewer Connection 1 - 4" | Date July 9, 1956

Temporary Water Closet 1

Water Closets 8
Lavatories 8
Bath Tubs 8
Showers
Urinals
Sinks 8
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
Down Spouts
Wells

ROUGH APPROVAL OK, Cox 7/16/56
FINAL APPROVAL OK, Cox 10/24/57

GAS Contractor | Date
Gas Ranges 8
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL OK, Rothman 9/6/56
GAS FINAL APPROVAL OK, Cox 10/24/56

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor #48004 Jonesey Electric | Date July 18, 1956

	Switches 32	Ranges	Temporary Service
OUTLETS	Lights 58	Irons 8	Neon Transformers
	Receptacles 82	Refrigerators 8	Sign Outlets
		Fans	Meter Change
		Motors 16	Centers of Distributions 8
HEATERS	Water 9	Appliances 1	Service 1
	Space 8		Violations

FIXTURES 58 | Electrical Contractor | Date

FINAL APPROVAL
By OK, Fidler
Date 10/22/1956

Alterations or Repairs—Over

spot survey ns

[redacted]

Owner Mr. & Mrs. William Halper | Permit No. 50935 | Cost $ 32 000

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Bath Tubs 8
Showers
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Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
Down Spouts
Wells

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FINAL APPROVAL OK, Cox 10/24/57

GAS Contractor | Date
Gas Ranges 8
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL OK, Rothman 9/6/56
GAS FINAL APPROVAL OK, Cox 10/24/56

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor #48004 Jonesey Electric | Date July 18, 1956

OUTLETS: Switches 32, Lights 58, Receptacles 82

Ranges
Irons 8
Refrigerators 8
Fans
Motors 16
Appliances 1

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions 8
Service 1
Violations

HEATERS: Water 9, Space 8

FIXTURES 58

Electrical Contractor | Date

FINAL APPROVAL
By OK, Fidler
Date 10/22/1956

Alterations or Repairs—Over

spot survey ns

[redacted]

ALTERATIONS & ADDITIONS

Building Permits:

#06417- G & L Roofing-Re-roof 20 sqs-$1890-11-1-74

#06454- G & L Roofing- Remove oled roof 2nd story and apply new 4 ply gravel roof-16 sqs-$2035-11-8-74

7/21/80 #18496 Sheppard Roofing 19 squares $2845.

#29105 9/8/86 owner paint exterior bright white only all $1,500.

Plumbing Permits:

Electrical Permits: #82433 - Miami Beach Electric - 8 Smoke Detectors - 10-2-87

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
2-13-89		REROOF 1900 sq ft. GRAVEL ROOF	$3,300.00					SB890696
6-1-89		PAINT-REPAIR/C.E. CASE #32413, WINDOWS 10	$2,100.00					SB891380

BUILDING PERMITS: #SB890696 - 2-13-89 - C.E. Sheppard Roofing - Reroof 1900 sq.ft. - $3,300.00

#SB891380 - 6-1-89 - Owner - Paint-repair/C.E. Case #32413, windows 10 - $2,100.00

ELECTRICAL PERMITS: #BE891201 - Maynard Electric - New central a/c unit - 6-14-89

Dr.E.J. Wiley

Owner W. FINLEY WRIGHT | Mailing Address [redacted] | Permit No. 12842 | Date Aug.21-1939

Lot 4 | Block 6 | Subdivision Altos del Mar #3 | Address 8017 Harding avenue

General Contractor Ray Del Valle | Address

27170

Architect Donald G. Smith | Address

Front 39-7 | Depth 80 | Height 24½ | Stories 2 | Use Apartment house 4 units

Type of construction c-b-s- | Cost $ 15,600.oo | Foundation concrete pile | Roof Tile

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Plumbing Contractor Odom & Robertson # 12376 | Address | Date Aug.22-1939

8 water closets; 8 lavatories; 8 bath tubs; 8 sinks;

Plumbing Fixtures | Rough approved by GAS -OK T J Bell- Oct.4-1939 | Date

Gas Stoves 16

Gas Heaters | Address | Date

Final approved by | Date

1 temp closet;

Sewer connection 1 | Septic tank | Make | Date

Electrical Contractor Rafel # 13266 | Address | Date Aug.30-1939

Switch 20 | Range 80 | Motors | Fans | Temporary service

OUTLETS Light 30 | HEATERS Water

Receptacles | Space | Centers of Distribution 10

Electrical Contractor Rafel Electric # 14032 | Address | Date Dec.5-1939

8 refrigerators: 8 irons: 2 water heaters:

No. fixtures set 45 | Final approved by Lincoln Brown, jr. | Date

Date of service December 5- 1939

VAN Alterations or repairs # 23698 Painting - Levine & Wright, painters $ 465.... | Date Nov.26,1946

Dr. E.J.Wiley # 41726 "For Sale" sign as per Ord. #1024 Owner $2.oo June 3,1953

Over

METRO ORD. #75-34
RECERTIFICATION DATE: 2-28-80

Building Permits:

#01469-Youngblood Co., Inc.-Re-Roof-$2400-7-19-72

#26935 5/24/85 J. Valiente Painting - pressure clean and paint white $2,500.

#28002 2/12/86 owner driveway as per plans $2,000.

Plumbing Permits:

12-17-80/#59085/2 pipings/CJ Pitsch Plumbing Cont Inc/$5.60

Electrical Permits: #70647-M.Berkovitz- replacing distribution center-7-3-73

RON.

CITY OF MIAMI BEACH
PLANNING DEPARTMENT
INTER-OFFICE MEMORANDUM

TO: PHIL AZAN
Building Director

FROM: JORGE G. GOMEZ
Planning & Zoning Director

VIA: RICHARD LORBER
Senior Planner

DATE: July 27, 1999

RE: Retention of Illegally Subdivided Units and Illegally Installed Kitchens
8017 Harding Avenue, Miami Beach, Florida

This memorandum serves to notify you formally that the Planning Department has completed the review of an application for the retention of illegally subdivided units and illegally installed kitchens at the subject property under our File # K1093. (These procedures and review have been completed pursuant to City Commission's Resolution #89-19664 and Section 118-399 of the Land Development Regulations of the Code of the City of Miami Beach, Florida).

Please instruct your staff to revise the building card of the subject property to reflect the following breakdown of the total number of units in the building:

8 TOTAL UNITS = FOUR (4) 1 BEDROOM APTS
FOUR (4) EFFICIENCIES

Time is of the essence. I would ask that you ensure that a note indicating today's date and the above mentioned change is typed on the front page of the building card immediately and forward a copy to Richard Lorber in the Planning Department. The above information will also be entered into the Permits Plus System by Richard Lorber.

Thank you for your cooperation.

JGG\RGL\rgl
F:\PLAN\$PLB\MISC\KFILES\APPR1093.WPD

cc: A. Childress, Code Compliance
C. Phelps, Fire Department
B. Gonzales, Licensing Division
R. Lorber, Planning Department
T. Mooney, Planning Department
C. Ford, Planning Department

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
8-18-89		Replacing 12 sq.ft. meter room	$250.00					BS891908

~~L. W. Patton~~ * R.D. Morales [redacted]

Owner GARNETT & YOCOM Mailing Address Permit No. 1711

Lot 3 Block 6 Subdivision Altos del Mar No. 3 No. 8021 Street Harding Ave Date Feb.5- 1926

General Contractor Owner Bond 351 27169 Address 3202-07-028

Architect Address

Front 36-0 Depth 35-6 Height Stories Use Residence

Type of construction blocks Cost $ 5,000.oo Foundation Reinf. concrete Roof Comp

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Plumbing Contractor Address Date

No. fixtures Rough approved by Date

~~No. Receptacles~~ # 16557- Alex. Orr,Inc. 1 SEWER - 2/6/1942

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection Septic tank Make Date

Electrical Contractor The Landis Co. Address Date May 3-1926

Fixtures- 10

No. outlets Heaters Stoves Motors Fans Temporary service

Rough approved by Date

Electrical Contractor Address Date

No. fixtures set Final approved by Date

Date of service

Alterations or repairs # 19612.. Painting - outside - day labor - $ 50.oo Date Jan.10,1945

Morales - BUILDING PERMIT # 24978 Enlarging kitchen and dining room: 7' x 22' x 10' -$ 700...7/18/47 Owner builds.

ELECTRICAL PERMIT #24711: 2 switch outlets, 2 light outlets, 2 receptacles, 2 fixtures, 1 applicance outlet.....Emanuel..... August 25, 1947

BUILDING PERMIT #38918 New bath room & new tile in old bath- new floor in bed room-Norman Rubinson, contr. $ 1,000...July 15, 1952

#04956-Reynolds-Paint exterior-$355-1-28-74

#11871-Youngblood Roofing-Re-roof 10 sqs-$1100-8-4-77

#13555-Youngblood Roofing-Re-roof 4 sqs-$500-8-3-78

#15096-Youngblood Roofing-Re-roof ~~6~~ 5 sqs-$1200-6-1-79

PLUMBING PERMIT # 33630 Markowitz Plumbing Service: 1 water closet, 1 lavatory, 1 bath tub-July 17,1952
Rough L.R. 7-22-52 OKL.Rothman 9-4-52

ELECTRICAL PERMIT # 37285 Gray & Company: 5 switch outlets, 10 receptacles, 4 light outlets, 4 fixtures, 1 space heater, 2 centers of distribution, 1 service-equipment-Aug.13, 1952
HOR 9-22-52

CASA D'OR APTS

Owner STEINHARDT CONSTR. CO. Mailing Address [redacted] Permit No. 10043

Lot 2 Block 6 Subdivision Altos del Mar No.3 No. 8035 Street Harding ave. Date July 3-1937

General Contractor Irving Construction Co. Bond 1646 Address 3202-07-027

Architect B. Kingston Hall 27160 Address

Front 40 Depth 32 Height Stories 2 Use Apartment house 4 units

Type of construction c/b/s/ Cost $ 12,000.oo Foundation reinf. concrete Roof built-up

Certificate of occupancy #106

Plumbing Contractor Fixzit (Wentz) #10188 Address Date July 8-1937

No. fixtures 16 Rough approved by gas ok JJ Farrey- 7-27th-1937 Date

~~No. Receptacles~~ Gas stove 1 Gas heater 3

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection 1** Septic tank Make Date

METRO ORD. #75-34 RECERTIFICATION DATE: 4-3-89

Electrical Contractor Queen # 9088 Address Date Aug. 4-1937

No. outlets 26 27 Heaters Stoves Motors Fans Temporary service

Receptacles 28 Refrigerators 4

Rough approved by Centers of distribution 10 Date

Electrical Contractor Queens- # 9626 Address Date Oct.20-1937

8 extra light outlets-

No. fixtures set 33 Final approved by H. C. Inman Date

13045- Miller- 12 switch outlets; 8 light outlets;

Date of service Dec. 20-1937 8 fixtures; - 7/20/1939

Alterations or repairs Date

Plumbing permit # 12226- Wm. Harper- 4 water closets - 1 sewer *- 4 lavatories- 4 showers- 1 gas- July 18-1939----

BUILDING PERMIT # 25843 Painting - Hilborn Painters - $ 500.... Oct. 29, 1947

Probst - ELECTRICAL PERMIT #33023 Emanuel Electric: 5 Centers of distribution, 1 Service, Dec.29,1950 OK Rosser 12/29/50

BUILDING PERMITS: #46166 The Carr Company...wet sandblasting with covers and painting...$ 600.00
October 22, 1954

#69642 Appliance Consumer Service Co.: One 1-hp a.c. wall unit - $300. - 6/27/63 OK A. Plagg 7/16/63

#17177-Owner-Concrete driveway and car pipe cover and fence gate-$650-12-6-79

ELECTRICAL PERMITS: #59694 Lyon Elec: 8 motors 0-1 HP, 1 meter change-6/10/63

PLUMBING PERMITS: #44509 Robt. L. Estes: 1 solar water heater repair - 11/10/64

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	DATA_STATUS	DESCRIPTION	PARCEL_NO	REET_I	STREET_NAME
B9600986	BSBUILD	OTH	29-Jan-96	29-Jan-96	13-Aug-96	FINAL	REROOF FLAT TO BUILTUP MOD BITUMEN	32020070300	8011	HARDING AV
B9600998	BSBUILD	OTH	30-Jan-96	30-Jan-96	13-Nov-01	FINAL	EXTERIOR PAINTING	32020070300	8011	HARDING AV
BS911697	BSBUILD	OTH	17-Jun-91	17-Jun-91	14-Dec-91	CLOSED	TENT FUMIGATION	32020070300	8011	HARDING AV
BMS1501993	BMISC	DOC HIST	8-May-15			CLOSED	13 MF	32020070300	8011	HARDING AV
BE000766	BELEC		2-Feb-00	2-Feb-00	31-Jul-00	CLOSED	SECURITY ALARM SYSTEM (UNIT # 7)	32020070300	8011	HARDING AV
BR960016	BREC	OTH	7-Nov-95	5-Jan-96	4-Jan-06	CLOSED		32020070300	8011	HARDING AV
BE111459	BELEC	SRVCS	29-Mar-11	16-May-11	12-Nov-11	FINAL	BE102999... Replace 8 fuse panels for 8 breaker panels.	32020070300	8011	HARDING AV
BE111906	BELEC	ALTRMDL	16-May-11	17-May-11	13-Nov-11	FINAL	Replace 1 fuse panel (House service panel), one 60A pull out, and 8 existing light.	32020070300	8011	HARDING AV
BV11000433	BVIO	COMBO	1-Mar-11	1-Mar-11	3-Aug-11	CLOSED	New electrical panels installed in units, new electrical house panel installed without any permits. Also appears to be mold in ceiling of unit 4, leaking from unit 8 tub area. Licensed plumbing contractor must verify source of leak and make all ncessary repairs.	32020070300	8011	HARDING AV
BCU1200560	BCU	PRIMARY	27-Mar-12	19-Apr-12		APPROVED	APARTMENT BUIDING @ 8011 HARDING AVE; 8 UNITS	32020070300	8011	HARDING AV
B1004816	BSBUILD	PAINT	16-Sep-10	16-Sep-10	15-Mar-11	FINAL	Paint exterior	32020070300	8011	HARDING AV
B1004856	BSBUILD	PAVING	20-Sep-10	22-Sep-10	30-Mar-11	FINAL	WOOD DECK ACROSS HALL ON THE PATIO	32020070300	8011	HARDING AV
BR060217	BREC		23-Aug-06	25-Jan-07	25-Jan-17	APPROVED	Building Recertification.	32020070300	8011	HARDING AV
BMS92535	BMISC		11-Jun-99			VOID	BOND PERMIT B9903341 (ROOF)	32020070300	8011	HARDING AV
BE102999	BELEC	ALTRMDL	30-Sep-10	30-Sep-10	1-Jul-11	FINAL	REMOVE AND REPLACE OUTLET LAUNDRY 1 OUTLET WASHING MACHINE AND 1 OUTLET DRYER	32020070300	8011	HARDING AV
B9903341	BSBUILD		10-Jun-99	11-Jun-99	16-Jan-00	FINAL	REROOF FLAT TO FLAT 1800 SQ FT	32020070300	8011	HARDING AV
BCU1001082	BCU	PRIMARY	17-Sep-10	19-Nov-10		APPROVED	Apartment Building at 8011 Harding Ave with 8 apts Total # of Apts=8	32020070300	8011	HARDING AV
BMS0701215	BMISC	RESEARCH	13-Jan-07			CLOSED	RESEARCH	32020070300	8011	HARDING AV
BMS91707	MISC	OTH	21-Aug-89	21-Aug-89		CLOSED	ONE MICROFILM COPY	32020070290	8017	HARDING AV
BMS92550	BMISC		16-Jun-99			VOID	CITATION NO 222 A - OBTAIN DOORS PERMIT	32020070290	8017	HARDING AV
BR900077	BREC	OTH	19-May-98	19-May-98	18-May-08	CLOSED	BUILDING RECERTIFICATION 10YR	32020070290	8017	HARDING AV
BMS0604190	BMISC	ELEVATOR	13-Jul-06	13-Jul-06	9-Jan-07	CLOSED	1 SUPRA BOX	32020070290	8017	HARDING AV
BA902172	AUTOPROJ	OTH	15-Feb-90			CLOSED	BUILDING RECERTIFICATION 10YR	32020070290	8017	HARDING AV
BCU1201043	BCU	PRIMARY	14-Sep-12	25-Sep-12		APPROVED	8017 Harding Ave #7 - Homebased Business - Alterations	32020070290	8017	HARDING AV
B9903389	BSBUILD		15-Jun-99	16-Jun-99	13-Dec-99	CLOSED	CHANGE HALL WAY DOOR AND INSTALL 1 NEW CLOSET DOOR 2 OPNGS	32020070290	8017	HARDING AV
BR090068	BREC		18-Dec-08	23-Jan-09	23-Jan-19	APPROVED	RECERTIFICATION OF BUILDING 40 YEAR OLD - MIAMI DADE COUNTY CODE Ordinance Section 8-11(f).	32020070290	8017	HARDING AV
BS891908	SBUIL	OTH	18-Aug-89	18-Aug-89	14-Feb-90	CLOSED	REPLACING 12 SQ.FT. METER ROOM	32020070290	8017	HARDING AV
BE891486	ELEC	OTH	4-Aug-89	4-Aug-89	28-Mar-90	CLOSED	NEW SERVICE REPAIRS & FEERDERS TO APTS	32020070290	8017	HARDING AV
BA910808	AUTOPROJ	OTH	4-Aug-89			CLOSED	NEW SERVICE REPAIRS & FEERDERS TO APTS	32020070290	8017	HARDING AV
BA911070	AUTOPROJ	OTH	18-Aug-89			CLOSED	REPLACING 12 SQ.FT. METER ROOM	32020070290	8017	HARDING AV
BA911089	AUTOPROJ	OTH	21-Aug-89	21-Aug-89		CLOSED	ONE MICROFILM COPY	32020070290	8017	HARDING AV
BMS31517	BMISC	OTH	25-Jun-93	25-Jun-93		CLOSED	REINSPECTION FEE BLDG P #BS931982	32020070290	8017	HARDING AV
BS931982	BSBUILD	OTH	21-Apr-93	21-Apr-93	8-Jan-94	CLOSED	REROOF 2000 SQ FT CATEGORY 95/SEE COMM	32020070290	8017	HARDING AV
B0706731	BSBUILD	ADDTN	12-Sep-07	12-Sep-07	10-Mar-08	CLOSED	Rnw b0403291/New five unit condominium bldg. 4 floors (9 doors/16 wndw/ele/plum/mec)	32020070280	8021	HARDING AV
BMS01312	BMISC	OTH	16-Jul-90	16-Jul-90		CLOSED	ONE (1) MICROFILM COPY	32020070280	8021	HARDING AV
BE910625	BELEC	OTH	26-Feb-91	26-Feb-91	31-Aug-91	CLOSED	OUTLETS,APPLS,SERVICE	32020070280	8021	HARDING AV
BE072259	BELEC	SRVCS	5-Jun-07	5-Jun-07	10-Mar-08	CLOSED	TEMP FOR CONSTRUCTION.	32020070280	8021	HARDING AV
BP071301	BPLUM	DEMO	24-May-07	24-May-07	18-Feb-08	CLOSED	Water service for demo (1hose bib)	32020070280	8021	HARDING AV
BSL0900006	BSECLIEN		12-Dec-08		5-Aug-10	CLOSED	REPLACED 15 FEET OF FENCING TO SECURE PROPERTY	32020070280	8021	HARDING AV
BM920350	BMECH	NEW	6-Feb-92	6-Feb-92	4-Aug-92	CLOSED	INST 3T SYS ST HT DT WK	32020070280	8021	HARDING AV
B0403291	BUILD	ADDTN	4-May-04	9-Jan-07	8-Jul-07	VOID	New five unit condominium bldg. 4 floors (9 doors/16 wndw/ele/plum/mec)	32020070280	8021	HARDING AV
BV08000957	BVIO	STRUCT	15-Aug-08	21-Aug-08	6-Aug-10	CLOSED	N.O.V. ISSUED FOR FAILURE TO SECURE PROPERTY. NEED TO INSTALL AND MAINTAIN FENCE TO PREVENT ANY ACCESS TO PROPERTY. NEED TO OBTAIN PERMIT IN ORDER TO CORRECT THIS VIOLATION.	32020070280	8021	HARDING AV
BMS41025	BMISC	OTH	28-Apr-94	28-Apr-94		CLOSED	RESEARCH FEES ON BLDG VIOLATIONS	32020070280	8021	HARDING AV
BS910184	BSBUILD	OTH	26-Oct-90	26-Oct-90	24-Apr-91	CLOSED	REPL WOOD JOISTS/BEAMS-INT & EXT PAINTNG	32020070280	8021	HARDING AV
BC900577	BCOMPL	OTH	3-Jul-90	5-Jul-90	4-Aug-90	CLOSED	ELEC-PLBG-STRUCTURAL WORK W/O PERMITS	32020070280	8021	HARDING AV

B O U N D A R Y S U R V E Y

ABBREVIATIONS AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.Pk.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

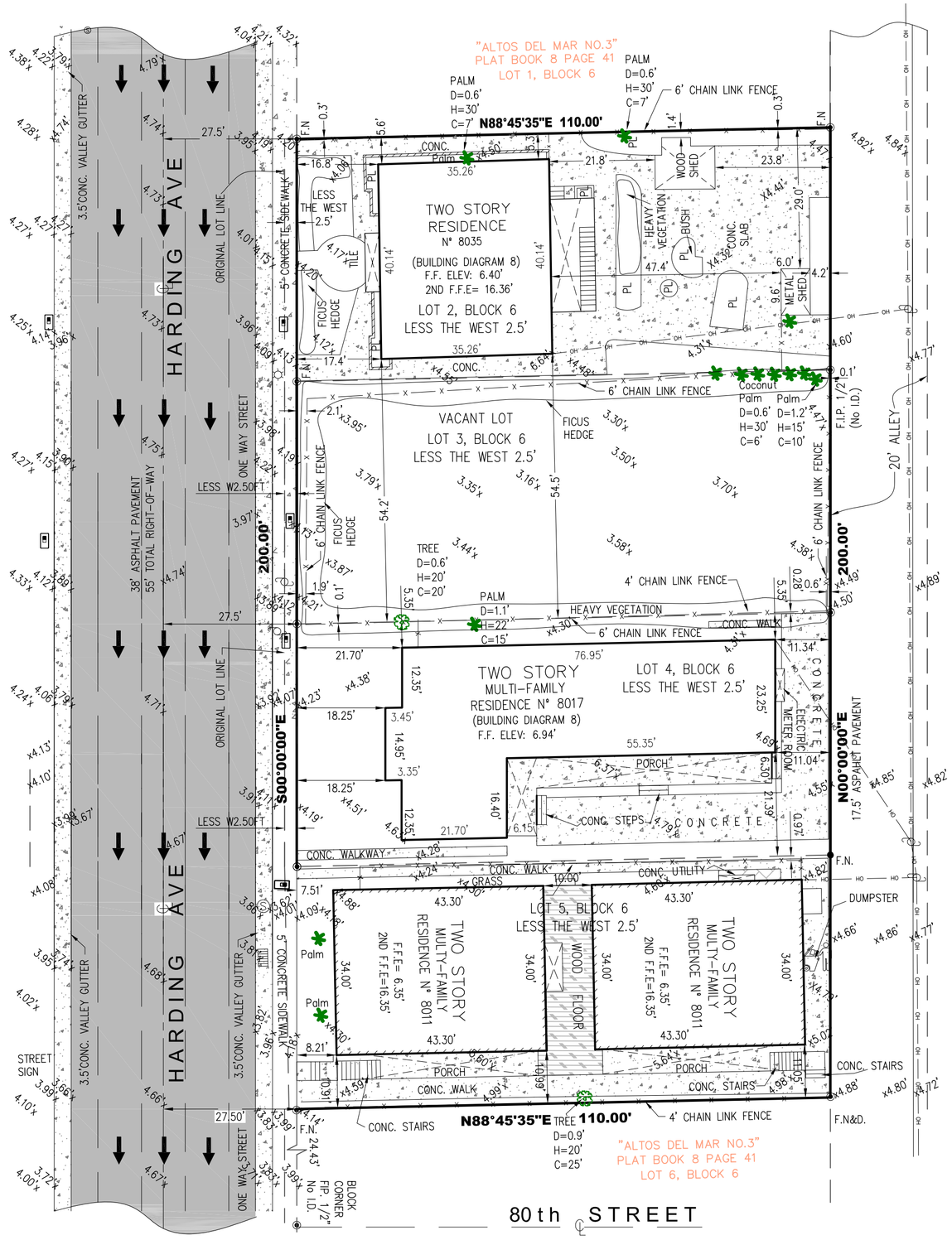
R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
//	WOOD FENCE
X	CHAIN LINK FENCE
	IRON/ALUMINUM FENCE
M	MONUMENT LINE
℄	CENTERLINE
PL	PROPERTY LINE

=AIR CONDITIONER
=BELLSOUTH BOX
=CABLE BOX
=CATCH BASIN
=CONTROL VALVE BOX
=ELECTRIC BOX
=ELECTRIC METER
=ELECTRIC SERVICE BOX
=EXISTING ELEVATIONS
=FIRE HYDRANT
=DUMSTER
=FLORIDA POWER & LIGHT BOX
=HANDICAP SPACE
=INLET
=LIGHT POLE
=METAL LIGHT POLE
=SANITARY MANHOLE
=SATELLITE DISH
=WATER METER
=WATER VALVE
=WOOD POLE
=LIGHT POLE

GRAPHIC SCALE

20 0 10 20

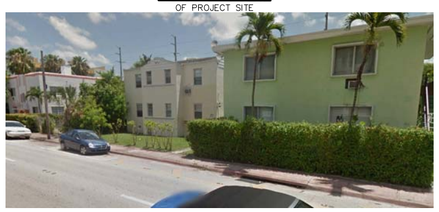
(IN FEET)
1 inch = 20 ft



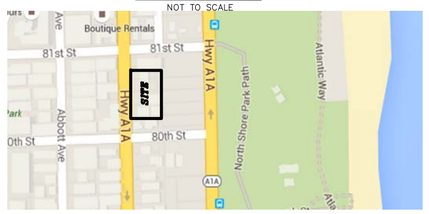
FOLIO NO:

02-3202-007-0270
02-3202-007-0280
02-3202-007-0290
02-3202-007-0300

FRONT VIEW
OF PROJECT SITE



VICINITY MAP
NOT TO SCALE



CERTIFY TO:

A) UNION HARDING, LLC
B) MIAMI TITLE GROUP, INC
C) FIRST AMERICAN TITLE INSURANCE CO.

LEGAL DESCRIPTION

Lots 2,3,4 AND 5 of Block 6 Less the Westerly two and half (2.5) feet thereof "ALTOS DEL MAR NO. 3" according to the map or plat thereof as recorded in Plat Book 8 Page 41, Public Records of Miami-Dade County, Florida.

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Agency (FEMA) Community-Panel Number :City of Miami Beach/120651, 12086 C Map No. 0326 Suffix L, Effective Date: September 11, 2009.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and based on the above legal description provided by the client.
2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Undergound utilities are not depicted hereon.
3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
4) Wall ties are to face to the wall
5) Ownership subject to opinion of the Title.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9) The surveyor does not determine Ownership of fences or/and walls.
10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
11) The purpose of this survey is for use in obtaning Title Insurance and Financing and should not be used for Construction.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S) AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

STATE OF FLORIDA
NO. 2804
WILLIAM HERRYMAN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
REGISTERED LAND SURVEYOR NO. 2804

NOTE: NOT VALID UNLESS SIGNED AND SEALED

NO.	DATE	DESCRIPTION OF REVISION
1	01/12/2016	UPDATE- TOPOGRAPHIC SURVEY

RECORD OF REVISION

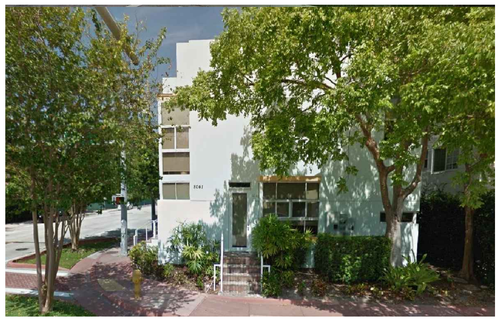
SCALE: 1" = 20'
DATE: 05/08/2015
DRAWN BY: F. CORDOVA
FIELD BK: N/A
PROJECT No: ASI 3676-15
SHEET: 1 of 1 SHEETS

TYPE OF PROJECT: BOUNDARY SURVEY

PROJECT LOCATION: 8011, 8017, 8021 & 8035 HARDING AVENUE
CITY, STATE & ZIP CODE MIAMI BEACH FLORIDA 33141

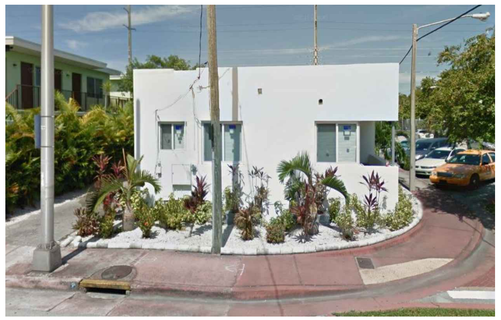
NOTES:

AUTHENTIC SURVEYORS, INC
LAND SURVEYORS • LAND PLANNERS • MAPPERS LB # 7555
11605 S.W. 84th AVENUE
MIAMI, FLORIDA 33156
PHONE (305) 514-0000
FAX (305) 514-0087



① RESIDENCE

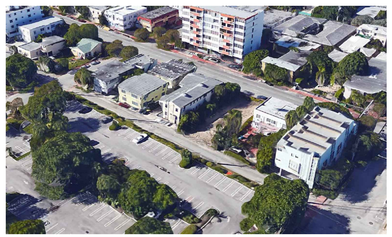
②-⑤ PROPOSED HOTEL

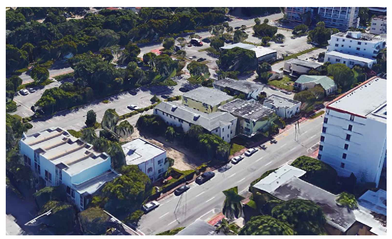


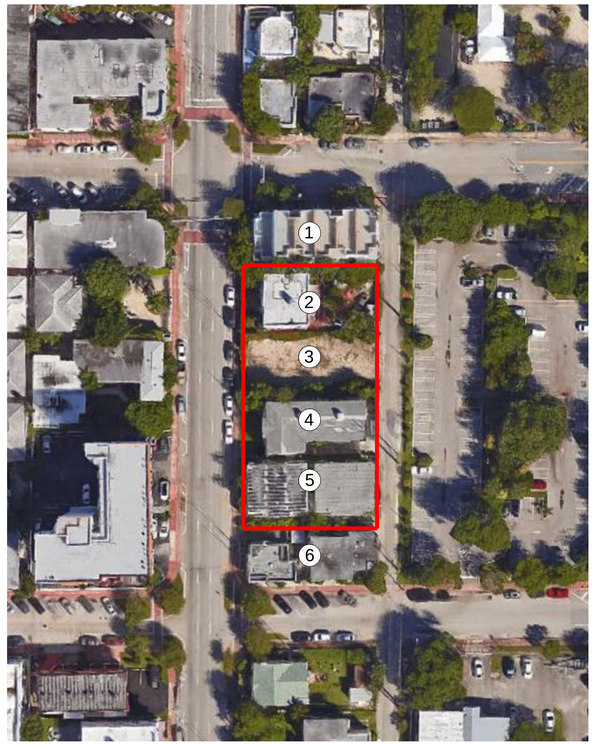
⑥ RESIDENCE

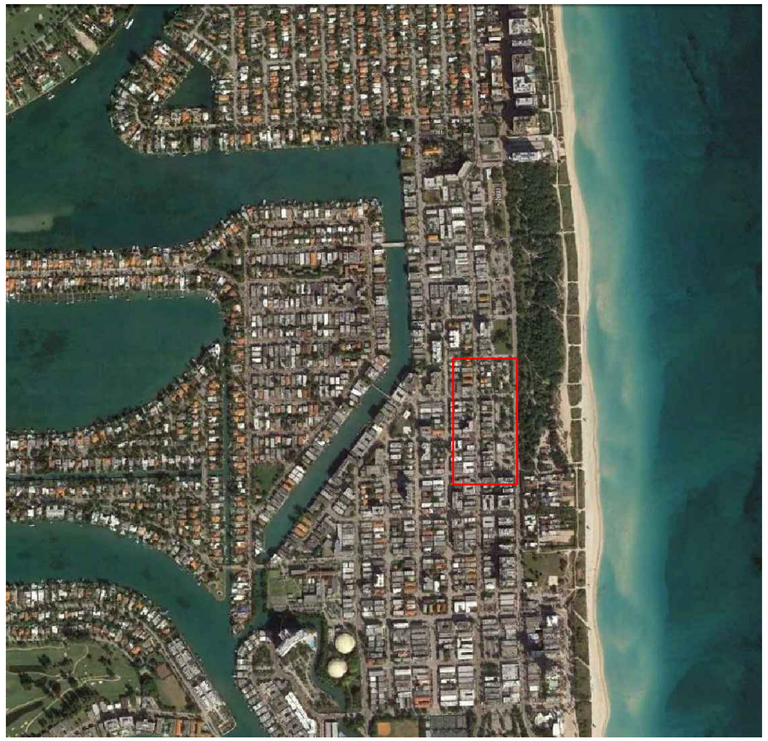
RESIDENCE

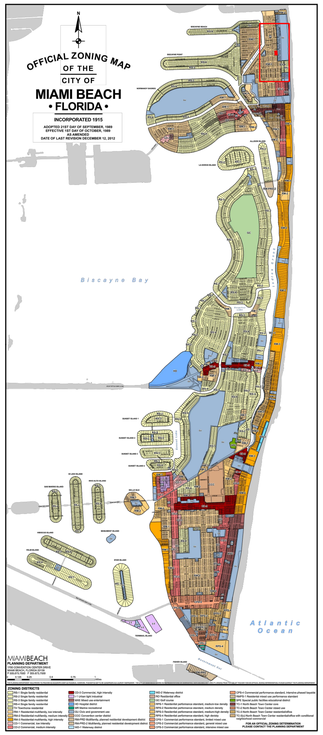
AERIAL PHOTOGRAPHS











LOCATIONAL SITE PLAN

NTS

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
Tel: 305.740.5442 Fax: 305.740.5443
E-Mail: info@beharfont.com

21 SCOTT STREET, BUFORD, GEORGIA 30518
Tel: 678.765.2008

SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

OWN HOTEL

8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

DATE: 02-12-16
PROJECT NO: 15-073
DRAWING NAME:

SHEET NO:
CP-4.0

MIAMIBEACH
PLANNING DEPARTMENT
DRAFT - Concurrency Calculation Sheet

DRAFT

Date Prepared: 01/22/2016
Name of Project: Own Hotel
Address of Site: 8011, 8017, 8021, 8035 Harding Avenue
Building Permit #: Preliminary Concurrency Calculation
Activity #:

Concurrency Management Area: North Beach

Invoice Prepared by: Daniella

Proposed Project Program

	Residential (Units)	Hotel (Rooms)	Restaurant (Seats)	Retail (SF)	General Office (SF)	Medical Office (SF)	Storage Warehouse (SF)	Supermarket (SF)	Bar (SF)	Health/Fitness Club (SF)	Proposed Total
		44									
Peak Hour Trips Generated*	N/A	32.56	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	32.56
Residential Demand	0.0	22.0								0.0	22.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Capacity Credit (Existing Uses)

	Residential (Units)	Hotel (Rooms)	Restaurant (Seats)	Retail (SF)	General Office (SF)	Medical Office (SF)	Storage Warehouse (SF)	Supermarket (SF)	Bar (SF)	Health/Fitness Club (SF)	Existing Total
			0	0							
Peak Hour Trips Generated*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
Residential Demand	0.0	0.0								0.0	0.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Trip Generation Determination

New Trips Generated: 32.56 Trips

Trip Allowances:

Transit	15%
Pass-by	30%
+ Total	45%

Net New Trips Generated: 17.91 Trips

Transportation Concurrency Mitigation Fee Calculation

17.91 Trips x $1,841.00 /Trip = **Transportation Concurrency Mitigation Fee: $32,968.63**

Parks Concurrency Mitigation Fee Calculation

Net New Residential Demand: 22.0 People

Parks Facility Type	Concurrent	Cost of New Facility	Capacity of New Facility	Residential Demand	Fair-Share Percentage	Fair-Share Cost
Recreation and Open Space Acreage	YES	N/A	N/A	22.0	N/A	N/A
Recreational Facilities Acreage	YES	N/A	N/A	22.0	N/A	N/A
Swimming Pool	YES	N/A	N/A	22.0	N/A	N/A
Golf Course	YES	N/A	N/A	22.0	N/A	N/A
Basketball Court	YES	N/A	N/A	22.0	N/A	N/A
Tennis Court	YES	N/A	N/A	22.0	N/A	N/A
Multiple-Use Courts	NO	$50,000	4,000	22.0	0.55%	$275.00
Designated Field Area	NO	$950,000	10,000	22.0	0.22%	$2,090.00
Tot Lots	YES	N/A	N/A	22.0	N/A	N/A
Vita Course	YES	N/A	N/A	22.0	N/A	N/A
Boat Ramp	YES	N/A	N/A	22.0	N/A	N/A
Outdoor Amphitheater	YES	N/A	N/A	22.0	N/A	N/A
Activity Building for Multiple Uses	NO	$600,000	10,000	22.0	0.22%	$1,320.00

Park Concurrency Mitigation Fee: $3,685.00

Administration Cost

Determination Fee: $125.00 + Inquiry & Reservation Fee: $275.00 = **Administration Fee: $400.00**

Total Concurrency Mitigation Fees Due

Note: This is a draft invoice for reference only. These fees are subject to change. For an official invoice please see the City of Miami Beach Planning Department.

Total Fees Due: $37,053.63