

HISTORIC RESOURCES REPORT

**7801 Atlantic Way
Miami Beach, Florida**



7801 Atlantic Way, Miami Beach, May 2021.

Prepared For:

SDH Studio Architecture + Design
18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

Compiled By:

Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, Florida 33137
www.heritagearchitectural.com

March 15, 2023

TABLE OF CONTENTS

INTRODUCTION.....	3
7801 ATLANTIC WAY.....	4
NEIGHBORHOOD CONTEXT.....	5
Altos Del Mar Historic District.....	7
Neighborhood Description.....	9
HISTORY OF 7801 ATLANTIC WAY.....	16
Carlos B. Schoepl.....	19
Arnold R. Southwell	24
Schoepl & Southwell	26
DESCRIPTION OF 7801 ATLANTIC WAY.....	28
Site	28
Building	31
BIBLIOGRAPHY	35

APPENDICES

A – PERMIT CARDS

B – SITE SURVEY REPORT

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at the property located at 7801 Atlantic Way, Miami Beach. (Figure 1-2) The building is a contributing resource in the locally-designated Altos Del Mar Historic District. Therefore, the project is subject to review by the HPB.

Heritage Architectural Associates (HAA) has been commissioned by SDH Studio Architecture + Design, on behalf of the property owner, 7801 AW LLC, to provide an Historic Resources Report to be included in the Certificate of Appropriateness submission packet, per the requirements of the Miami Beach Historic Preservation Ordinance.

In 2021, HAA was commissioned by a previous owner to prepare an Historic Resources Report for the property. The anticipated project was abandoned, and the Certificate of Appropriateness packet was not submitted. HAA was contracted to update the existing report for the current owner. In addition to modifications to the narrative, photographs of two properties that were under construction in 2021 have been updated with publicly-available photography.

To prepare the report, HAA conducted research using sources that included books, magazines, newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they existed at the time of the initial effort. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of 7801 Atlantic Way, a biography of the architects and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin and Lisa Schmidtke of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov and Gordon Loader of HAA.



Figure 1. 7801 Atlantic Way, Miami Beach, May 2021.

7801 ATLANTIC WAY



Figure 2. 7801 Atlantic Way, Miami Beach, May 2021.

Name:	7801 Atlantic Way, Miami Beach
Date of Construction:	1935
Architect:	Schoepl & Southwell
Architectural Style:	Mediterranean Revival
Historic Status:	Contributing
Historic District:	Altos Del Mar Historic District (Local), 1987

NEIGHBORHOOD CONTEXT

Between 1875 and 1885, the United States Life-Saving Service (which later became the U.S. Coast Guard) constructed 11 houses of refuge along the Florida Coast to provide shelter and supplies to shipwrecked mariners. The Biscayne House of Refuge was located near present-day 72nd Street, a few blocks south of the subject property. The Tatum brothers – Johnson, Bethel and Smiley – were developers who filed plats for large subdivisions in many parts of Dade County. In 1917, they incorporated Tatum’s Ocean Park Company to develop land in North Beach. In 1919, they filed a plat for the Altos Del Mar Subdivision in the North Beach area. Within the next six years, they platted Altos Del Mar Subdivision #2 (1919), Subdivision #3 (1923), Subdivision #4 (1925), Subdivision #5 (1923), and Subdivision #6 (1924). (Figure 3) Only Subdivisions 1, 2 and 3 are within the current boundaries of Miami Beach. The North Beach area was added to the City of Miami Beach in 1924.

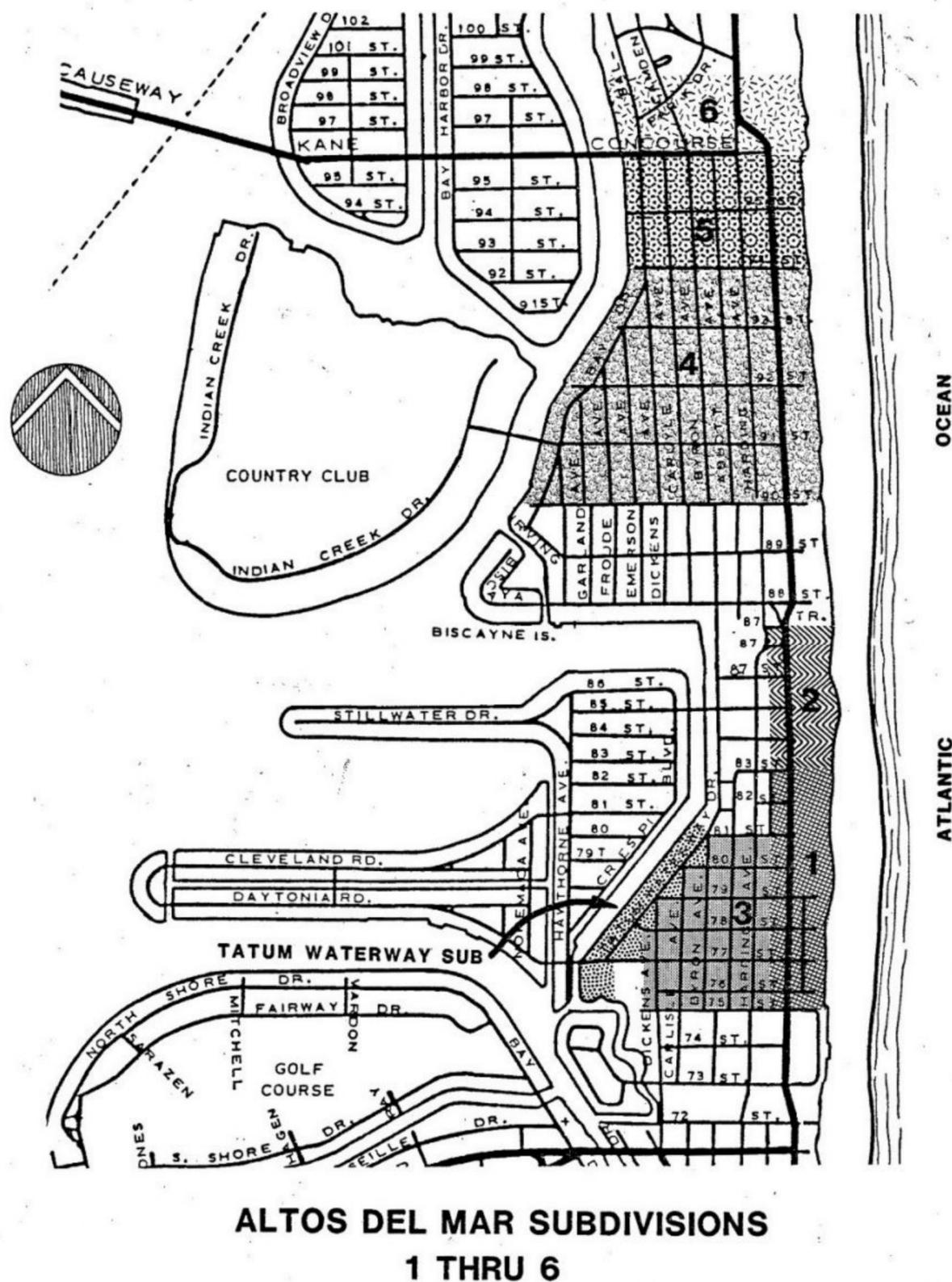


Figure 3. Altos Del Mar Subdivisions, 1987.
(Altos Del Mar Historic Preservation District Designation Report)

Although land sales (and resales) were brisk in Altos Del Mar, very few buildings were constructed, possibly due to the remote location. Although the plat for Altos Del Mar Addition #1 was filed in 1919, the first house was not completed until 1925. The 1926 opening of the Deauville Hotel and Casino at Collins Avenue and 67th Street promised to bring people to this somewhat remote area. However, that possibility was quashed by the devastating hurricane that struck Miami and severely damaged the hotel in September 1926. The hurricane and subsequent real estate crash further contributed to lack of development of the North Beach area. However, in the mid- to late-1930s, several smaller hotels were constructed along the beach and along Collins and Harding Avenues.

The residence at 7801 Atlantic Way is located in Altos Del Mar Subdivision #1, which includes the area from Collins Avenue to the beach, between 75th and 83rd Streets. (Figure 4)



Figure 4. Altos Del Mar Subdivision #1, 1919.
(Miami-Dade County Recording Book 4, Page 157)

According to the 1935 Miami Beach Plat Book, only six of the 24 lots that later comprised the Altos Del Mar Historic District had been developed by 1935. The subject property was not yet depicted as developed. Of the 24 lots that later comprised the District, 13 had been developed by 1951, including the property at 7801 Atlantic Way. (Figure 5)

As part of its Save Our Coasts Initiative, the State of Florida began purchasing lots in Altos Del Mar in 1983. Eventually, 22 lots were purchased, half of which were contiguous. The project did not come to fruition, and the State sold the 11 non-contiguous lots for development in 2003. The 11 contiguous lots, located between 76th and 77th Streets, Collins Avenue and the beach, became Altos Del Mar Park, which opened in 2019.

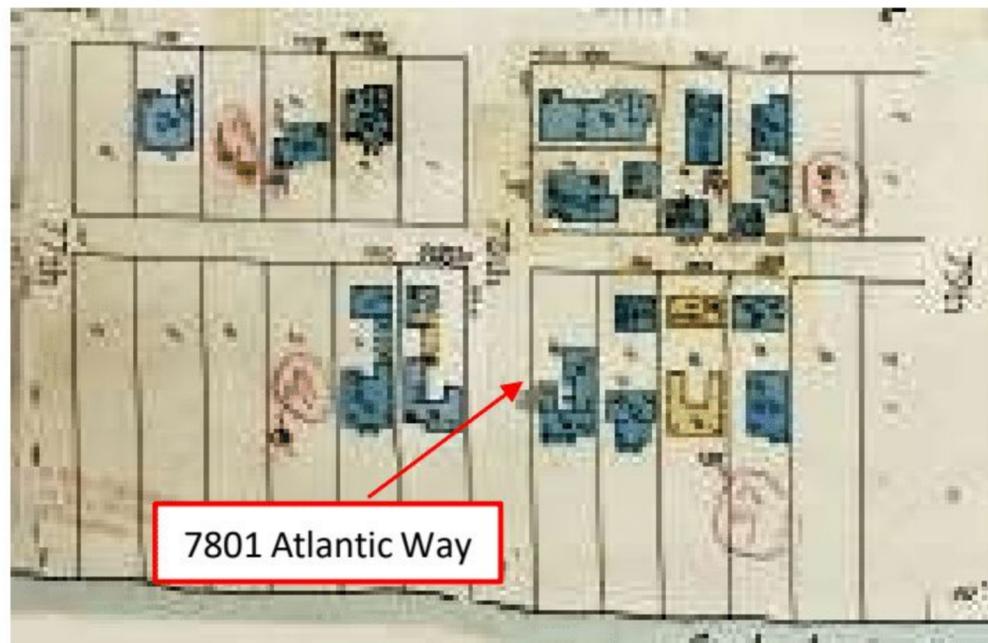


Figure 5. Sanborn Map showing future Altos Del Mar Historic District, 1951.
(Sanborn Map, 1921-Nov 1951)

Altos Del Mar Historic District

The Altos Del Mar Historic District was designated as a local historic district by the City of Miami Beach in 1987. A preliminary evaluation for the proposed District set the southern boundary at 77th Street. On October 2, 1986, the Historic Preservation Board directed the City's Historic Preservation Office to prepare a designation report that extended the southern boundary to 76th Street. However, according to the Miami Beach Code (M.B.C. 118-593 (e)(2)c), the District was established with the southern boundary at 77th Street, as originally proposed. The District is bordered by 79th Street to the north, 77th Street to the south, Collins Avenue to the west, and the beach to the east. (Figure 6)



Figure 6. Altos Del Mar Historic District, designated 1987.
(Altos Del Mar Historic District (local))

When the District was created in 1987, there were 13 (54%) developed lots and 11 (46%) vacant lots. A residential structure was located on each of the 13 developed lots. Two of the buildings dated from the 1920s, seven dated from the 1930s, three dated from the 1940s and one dated from the 1950s. Seven of the 13 residences were situated on oceanfront lots. Prominent South Florida architects that were represented in the District included August Geiger, George Pfeiffer, Carlos Schoeppl, L. Murray Dixon, Albert Anis, Alexander Lewis, Gerard Pitt, Harry O. Nelson and Don Reiff.

In its discussion of the styles and dates of the residences in the District, the Altos Del Mar Historic District Designation Report stated, "...The remaining homes in Altos Del Mar were constructed through the 1940's and 1950's in styles increasingly removed from the traditional and clearly lacking in the homogeneity (sic) that so successfully bound their neighbors into a distinct, unified neighborhood."¹ This statement makes

¹ City of Miami Beach Planning Department, *Altos Del Mar Historic Preservation District Designation Report* (1987), 10.

the assertion that, of the 13 occupied lots at the time of designation, only nine had structures that fit the criteria for designation. Thus, at the time of designation, only 37.5 % of the total number of lots in the District had a contributing structure.

The two most important characteristics of the District, as identified in the Designation Report, were the integrity of location and the Mediterranean Revival architecture. The Report stated:

Integrity of location is the nominated district's most outstanding characteristic, as it is the last remaining single-family oceanfront neighborhood in a city in which oceanfront land was historically developed for this purpose.²

The Designation Report further stated:

Homes in the Atlantic Way District (sic) are unusually uniform in their adherence to traditional architectural styles, particularly Mediterranean Revival, throughout the first three decades of its construction history. Thick stucco or masonry walls, clay barrel-tile roofs, arched windows and wrought iron grill work are all common Mediterranean influenced design features which establish the neighborhoods. strength, solidity and propriety as well as an underlying coherence.³

Since 1987, when the Historic District was created, the structures on seven of the 13 developed lots (54%) have been demolished and replaced. Four of the seven demolished structures were constructed in the 1930s. Six lots (46% of developed lots) retain the structures that were present at the time of the creation of the District. Additionally, of the seven waterfront structures that existed when the District was created, only three (43%) remain.

Of the total of 24 lots within the Historic District, including the 11 lots that were vacant at the time the District was created, only six lots (25%) have structures that existed at the time of Historic Designation. There are 16 residences that have been built since the late 1990s. Of the two remaining lots, one has a swimming pool associated with the adjacent property, and one lot is currently undeveloped.

Consequently, while the Altos Del Mar Historic District remains a “single family oceanfront neighborhood”, over 72% of the structures that comprise this neighborhood are less than 25 years in age.

² Ibid., 10.

³ Ibid., 11.

Neighborhood Description

7801 Atlantic Way is located on the northeast corner of Atlantic Way and 78th Street, one block east of Collins Avenue. It lies within the Altos Del Mar Historic District. (Figure 6) North Beach Oceanside Park is located immediately north of the District between 79th and 87th Streets. (Figure 7) Altos Del Mar Park is located to the south of the District between 76th and 77th Streets. (Figure 9, Figure 10) The west side of Collins Avenue features low- to mid-rise multi-family units/condominiums. (Figure 8)



Figure 7. North Beach Oceanside Park, May 2021.



Figure 8. Condominiums on west side of Collins Avenue at 76th Street, June 2021.



Figure 9. Altos Del Mar Park looking north toward 77th Street, June 2021.



Figure 10. Altos Del Mar Park looking east toward ocean, June 2021.

Atlantic Way is a private residential street lying one block from the Atlantic Ocean. The street, which is paved with brick (Figure 11), is gated at the intersections of 77th, 78th and 79th Streets. (Figure 12) Each of these cross streets feature red brick pedestrian sidewalks and provide public access to the ocean walk that runs parallel to the beach. (Figure 13, Figure 14)



Figure 11. Brick paving at Atlantic Way, May 2021.



Figure 12. Gate at Atlantic Way and 78th Street, May 2021.



Figure 13. Beach access path from 78th Street, May 2021.



Figure 14. Ocean Walk, May 2021.

The immediate area around 7801 Atlantic Way is an assemblage of one- and two-story residential housing that dates from the late-20th and early-21st centuries, with a scattering of houses constructed in the early- to mid-20th century. Two lots are under construction (Figure 26, Figure 28) and one lot is currently vacant. (Figure 40) Over 72% of the residences in the District were constructed in the last 25 years.

West side of Atlantic Way (north to south)



Figure 15. 7840 Atlantic Way / 7841 Collins Avenue (constructed 2010), May 2021.



Figure 16. 7838 Atlantic Way / 7833 Collins Avenue (constructed 2010), May 2021.



Figure 17. 7830 Atlantic Way/ 7829 Collins Avenue (constructed 2019), May 2021.



Figure 18. 7823 Collins Avenue (constructed 1927), May 1921.



Figure 19. 101 78th Street (constructed 1938), May 2021.

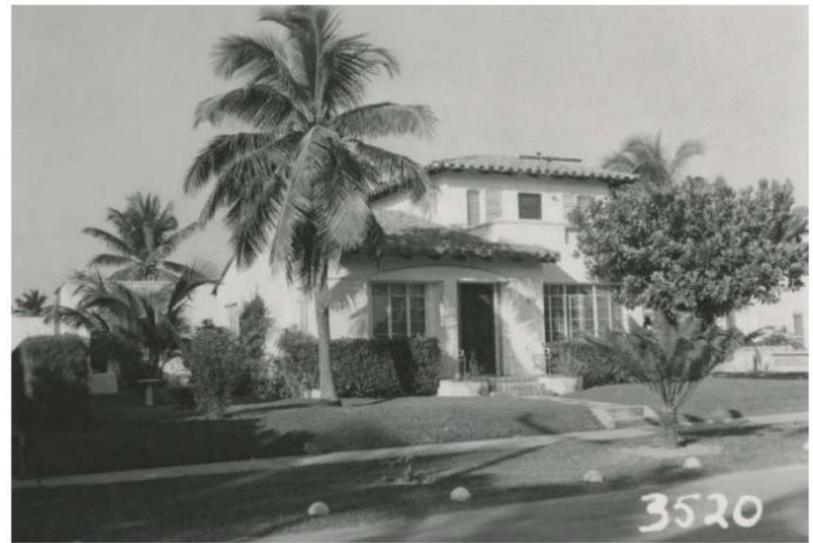


Figure 20. 101 78th Street (constructed 1938), January 1955. (Miami-Dade Public Library).



Figure 21. 7801 Collins Avenue (constructed 2016), May 2021



Figure 22. 7740 Atlantic Way (constructed 2010), May 2021.



Figure 23. 7732 Atlantic Way / 7735 Collins Avenue (constructed 2010), May 2021.



Figure 24. 7735 Collins Avenue (constructed 1935), January 1953. (Miami-Dade Public Library)



Figure 25. 7729 Collins Avenue (constructed 1930), May 2021.



Figure 26. 7711 Collins Avenue (under construction), August 2022. (©Google Street View)



Figure 27. 7701 Collins Avenue (constructed 1998), May 2021.

East side of Atlantic Way (north to south)



*Figure 28. 7845 Atlantic Way (under construction), July 2022.
(©Google Street View)*



Figure 29. 7833 Atlantic Way (constructed 2019), May 2021.



Figure 30. 7827 Atlantic Way (constructed 1925), May 2021.



Figure 31. 7825 Atlantic Way (constructed 2015), May 2021.



Figure 32. 7815 Atlantic Way (constructed 2015), May 2021.



*Figure 33. 7815 Atlantic Way (constructed 1936), October 1947.
(Miami-Dade Public Library)*



Figure 34. 7801 Atlantic Way (constructed 1935), May 2021.



Figure 35. 7747 Atlantic Way (constructed 1948), May 2021.



Figure 36. 7737 Atlantic Way (constructed 2012), May 2021.



Figure 37. 7725 Atlantic Way (constructed 2012), May 2021.



Figure 38. 7717 Atlantic Way (constructed 2017), May 2021.



Figure 39. 7709 Atlantic Way (constructed 2019), May 2021.



Figure 40. 7701 Atlantic Way, May 2021.

HISTORY OF 7801 ATLANTIC WAY

On November 12, 1935, C. G. Thompson was granted a permit to construct a two-story residence and a garage at 75 78th Street in Miami Beach. The architects were Schoeppl and Southwell, and the contractor was A. H. Higgins. The estimated cost was \$8,100. The residence and garage were to be of concrete block construction on a foundation of reinforced concrete. The residence was completed in early 1936. At an unknown time, the address of the property was changed to 7801 Atlantic Way.

The property was sold to Charles H. and Anna B. Bear in 1940. Charles Bear was the president of the Bear Department Store in York, Pennsylvania. Charles Bear died in 1949, but his wife continued to own the house until her death in 1963. The residence was sold by her estate to Harold and Ruth Friedman in 1966, and they sold it to Polly Davis in 1967. Davis sold it to Arthur M. and Alice B. Bettman in 1971. The property was sold by the estate of Alice B. Bettman in 1990 to Frank J. Bona. It was acquired by Manuel & Geraldine Chavez of Cincinnati, Ohio in the early 1990s. Susan Assaad purchased the property from the estate of Geraldine Chavez in 2019. Ms. Assaad transferred the property to Atlantic Way Holdings, LCC in February 2022, which then sold the property to the current owner, 7801 AW LLC, in June 2022.

Other than maintenance, fencing, and the conversion to sewer from the original septic tank, there were no significant changes to the property from the time of its construction until 1994. In that year, the living area was enlarged by the enclosure of an open porch on the east elevation. (Figure 41, Figure 42) Other work included a new shingle roof, new kitchen, new electric service, plumbing repairs, new windows, new tile floors, new central air conditioning and replacement of some doors. (Figure 43) Also in 1994, a permit was issued for granite repair for a cracked overhead slab (location not specified).

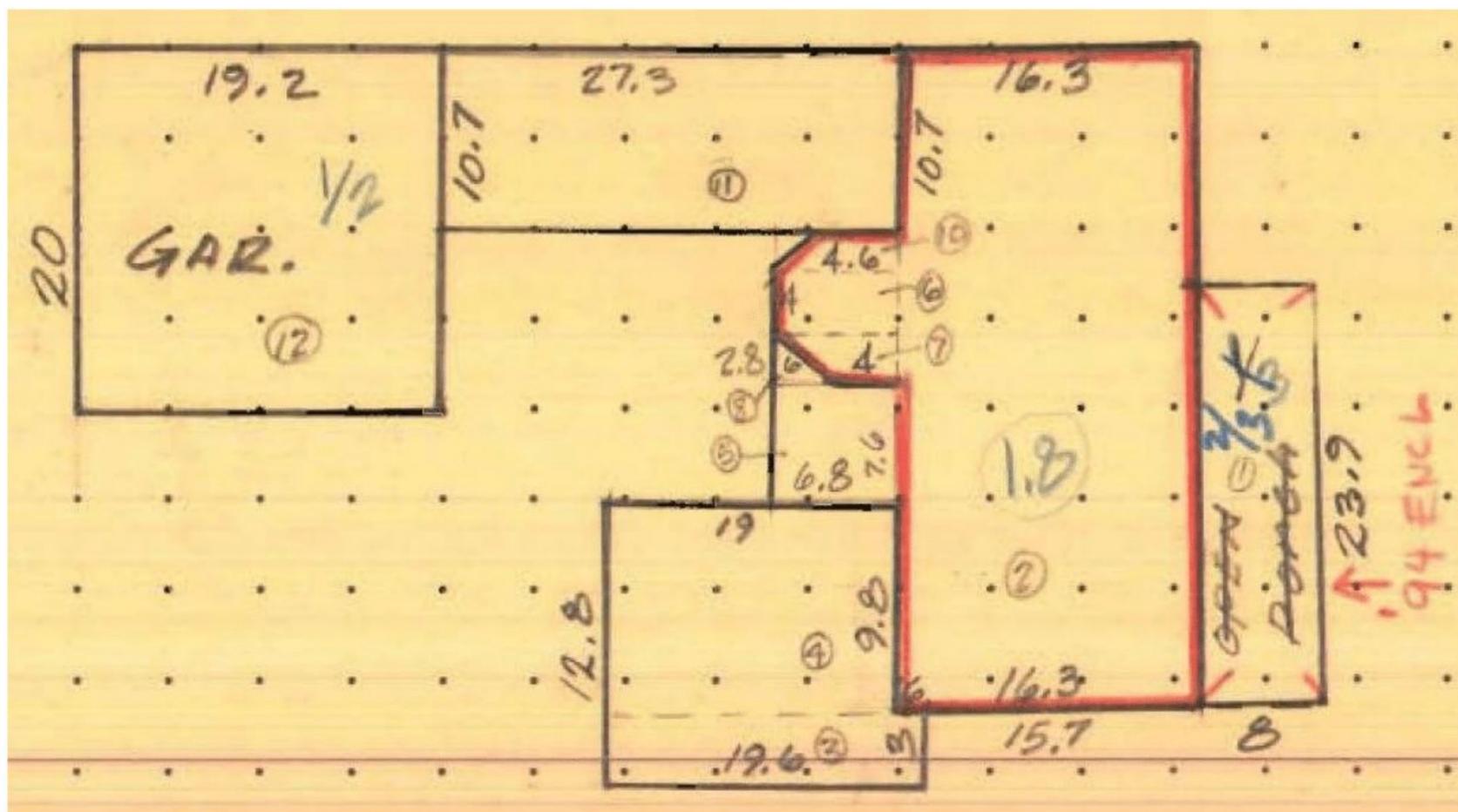


Figure 41 . Diagram of footprint of 7801 Atlantic Way indicating enclosure of east porch, 1994.
(Office of the Property Appraiser, Miami-Dade County)



*Figure 42. View of east elevation showing enclosed porch, February 1995.
(Office of the Property Appraiser, Miami-Dade County)*



*Figure 43. View of front façade of 7801 Atlantic Way, February 1995.
(Office of the Property Appraiser, Miami-Dade County)*

In 2014, permits were issued for the installation of a single impact window and the demolition of a failing site wall along north side of the property. Also in 2014, a permit was issued for the installation of helical piles to reinforce the existing footings. Between 2016 and 2021, permits were issued for site revisions, including new fencing, driveway and walkway.

Carlos B. Schoeppl

Carlos B. Schoeppl was born in Comfort, Texas on April 12, 1898. The family moved to San Antonio before 1910. Schoeppl was listed with an occupation of draftsman in the 1917 San Antonio City Directory. In 1918, he was working as a civilian engineer and draftsman for the Federal government “yards and docks” in Washington D.C. After the end of World War I, he returned to San Antonio and was employed by architect W. N. Hagy. It appears that he did not attend college or receive any formal post-secondary architectural training.⁴

By 1922, he had founded his own firm, C. B. Schoeppl & Company, Architects and Builders. The firm was located in San Antonio’s Gunter Building, which Schoeppl helped to design while he was with the Hagy firm. He moved his company to Houston and was located in the Humble Oil Building in 1925. While in Houston, he designed several notable residences, including the National Register-listed Fred J. Heyne house.

Due to health reasons, he relocated to St. Augustine, Florida in 1926, where he was associated with the firm Hedrick and Schoeppl. After about two years, he established a practice in Jacksonville. His earliest known commission in the Miami area was completed in 1929, while he was still in Jacksonville. The Cadillac “Salon” was a Cadillac dealership located at 532 Lincoln Road in Miami Beach. The building features bas relief images of the Cadillac emblems and automobiles. (Figure 44, Figure 45) Also in 1929, he designed a store building at 1675-77 Alton Road.



Figure 44. Cadillac “Salon”, 532 Lincoln Road, Miami Beach, June 2021.

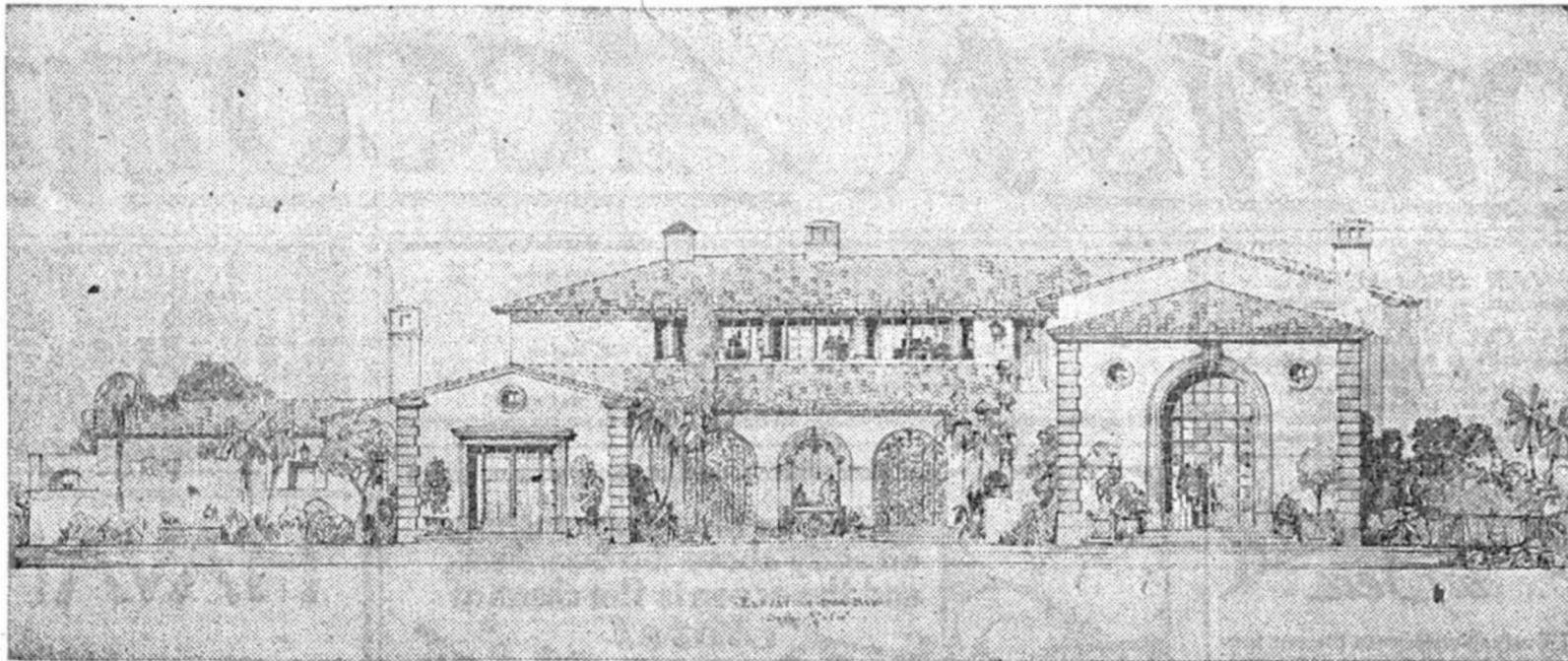


Figure 45. Detail of bas relief at former Cadillac dealership, June 2021.

Schoeppl moved to Miami Beach around 1930 and established Schoeppl and Skinner with John and Coulton Skinner. That firm designed a number of houses for prominent people, including vice presidents of General Motors (Figure 46) and Welch’s Grape Juice Company. They also designed several apartment buildings.

⁴ The book *Lost Miami Beach* (p. 66) states that Schoeppl studied architecture at UCLA. However, this is unlikely since UCLA did not have an architecture program until 1966. In addition, the 1940 census record for Schoeppl states that his highest education level was high school.

CONSTRUCTION OF \$150,000 HOME WILL START WITHIN FEW DAYS



Construction work on this new residence for Mr. and Mrs. Irving Reuter, 1141 Coral Way, Miami, is scheduled to be started within a few days at 2946 N. Bay road, Miami Beach. Estimated cost of the building, patterned after an Italian villa, is \$150,000. Carlos D. Schoeppl, John Skinner and Coulton Skinner are associated architects.

*Figure 46. Rendering of home for Mr. and Mrs. Irving Reuter (VP of General Motors), 2946 N. Bay Road, Miami Beach, 1931.
(Miami Herald, 3/18/1931, p. 9)*

Schoeppl formed a partnership with Arnold Southwell in early 1931, and the firm was dissolved in 1936. This partnership is detailed below. Schoeppl continued his practice and produced designs for large estates on North Bay Road, Sunset Islands, Rivo Alto Island and other locations in the Miami Beach area. An example is the Sunset Island home built for William A. Fisher, President of the Fisher Body Co., the largest division of General Motors. (Figure 47)



*Figure 47. W. A. Fisher House, Sunset Island, 1939.
(Library of Congress)*

Another lavish home was Villa Carlesia, designed for Mr. and Mrs. Charles Bohn and located at 5003 North Bay Road. (Figure 48) Schoeppl also designed a home on Pine Tree Drive for S. S. Kresge, the 5 and 10 cent store magnate.



Figure 48. Villa Carlesia, 5030 N. Bay Road, Miami Beach, 1939.
(www.shorpy.com)

In addition, Schoeppl did some commercial work, such as Longmire’s Food Store (Figure 49) and a gas station at 5th Street and Alton Road (Figure 50), both of which were constructed c. 1938. He formed a construction company and constructed a model home at Coral Isles in Fort Lauderdale. During World War II, Schoeppl designed hospitals for the U.S. government.



Figure 49. Longmire’s Food Store, Biscayne & 55th Terrace, Miami, 1938.
(Miami Herald, 8/7/1938, p. 17)



Figure 50. Orange State Oil Company gas station, 5th Street & Alton Road, Miami Beach, 1938.
(Miami News, 8/14/1938, p. 29)

Prior to World War II, Schoeppl primarily worked in the Mediterranean Revival style, and some of his multi-family and commercial work featured Art Deco or Streamline Moderne styling. However, Schoeppl fully embraced modernism in the post-war era. He formally resumed his practice in early 1947 and opened an office at 2701 Biscayne Boulevard. In the immediate post-war era, he continued to design

houses and apartments. Around 1950, he began to focus on the leisure industry. He designed the North Bay Marina in 1950, but his attention soon moved to hotels and motels. One of his first hotels was the Blue Waters, which was located at 7336 Ocean Terrace in Miami Beach. (Figure 51)

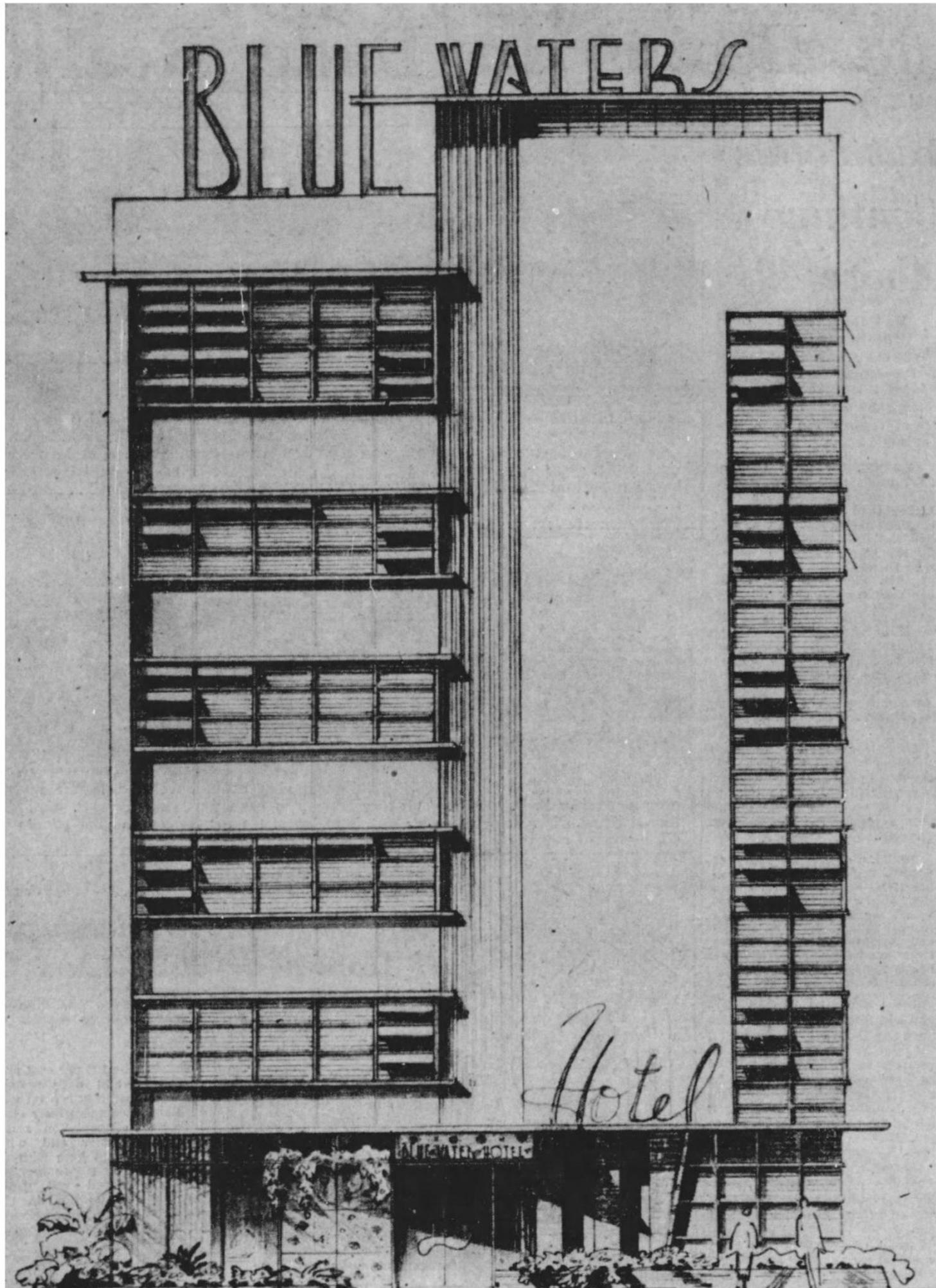


Figure 51. Rendering of the Blue Waters Hotel in Miami Beach, .
(Miami Herald, 5/14/1950, p. 95)

Other hotels and motels in the Miami Beach area included the Pan American at 178th Street and Collins Avenue, the Sahara at 183rd Street and Collins (Figure 52), the Balmoral at 9801 Collins and the Lucerne at 4101 Collins. (Figure 53)



*Figure 52. Postcard of the Sahara Motel, Sunny Isles Beach, c. 1954.
(ebay.com)*



*Figure 53. Lucerne Hotel, Miami Beach, c. 1955.
(Florida Memory)*

He partnered with architect Robert Karl Freese to establish the Golden Host line of motels in the mid-1950s. Golden Host motels were constructed in a number of cities throughout the country, including Sarasota, St. Petersburg and Denver, Colorado. Schoeppl acted as a consultant to other architects on hotel/motel design and construction in both the United States and internationally. He was involved in several hotel projects in Mexico and the Fort Montagu Beach Club in Nassau, Bahamas.

He moved to Clearwater early 1960s, and by this time, most of his work involved motels and hotels. He designed a condominium complex that opened in 1970 in Tampa, and a professional building that was constructed c. 1973 in Belleair, Florida. It appears that he retired in the early 1970s. He died at his home in Belleair in 1990, at the age of 91.

Arnold R. Southwell

Arnold R. Southwell was born April 20, 1903, in Tacoma, Washington. He was listed in the Tacoma City Directory as a draftsman from 1919 to 1923. In 1922, he graduated from Oregon Agricultural College (now Oregon State University), where he won the Architecture Medal for the best record in architecture. He then enrolled in the University of Oregon and graduated with a bachelor's degree in architecture in 1925. Southwell moved to Florida and worked with Rudolph Weaver, who was the architect for the State Board of Control and was also a professor at the University of Florida. Southwell served as an instructor at the University under Weaver. In 1927, he moved to New York City and worked as a designer for three years at the firm of Shreve, Lamb and Harmon, where he reportedly worked on early drawings of the Empire State Building. He became a member of the American Institute of Architects in 1930. In 1931, he moved to Miami and formed a partnership with Carlos B. Schoeppl. When that partnership dissolved in 1936, he started a solo practice in Miami Beach.

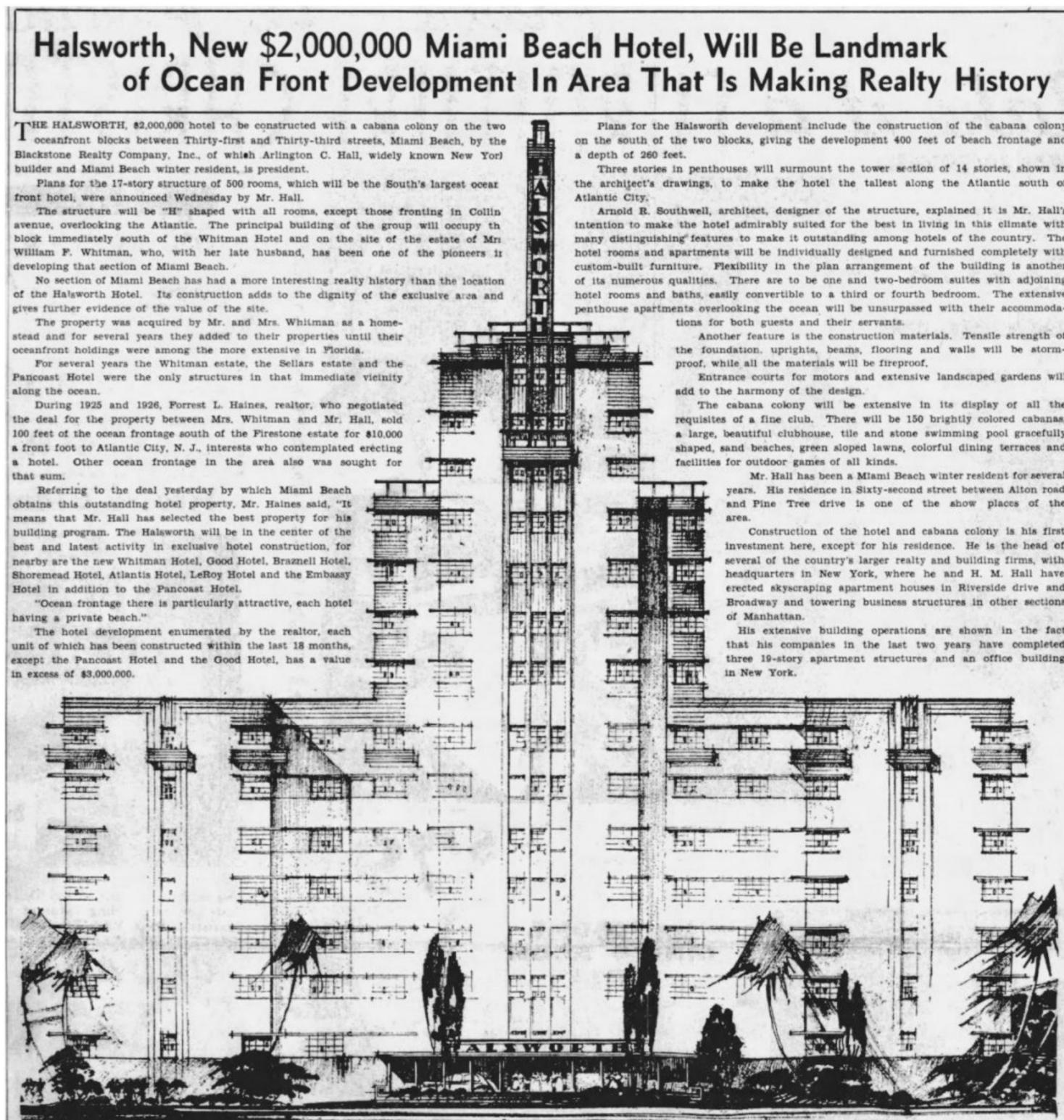


Figure 54. Rendering of the Halsworth Hotel, 1936.
(Miami Herald, 12/20/1936, p. 26)

Southwell was slated to be the architect for the Halsworth Hotel, a \$2 million dollar oceanfront development that was to be located on Collins Avenue between 31st and 33rd Streets. (Figure 54) The hotel was to be 17 stories with 500 rooms and would be the largest oceanfront hotel in the South. After much fanfare in December 1936, the project apparently was abandoned, as there was no further mention of it in the newspapers.

Most of Southwell's practice was residential. Many of the homes were lavish, but his work also included more modest homes. (Figure 55-Figure 57) He produced some designs for housing tract developments prior to World War II. He was the architect for the second Howard Johnson's restaurant in the Miami area. He also designed major modifications to the Le Roy Hotel, and he designed a commercial building at 215 Lincoln Road.



ORNAMMENTING a tropically landscaped tract at N. Bay and N. Alton road, Miami Beach, this home of modified Spanish architecture is being completed by the Nelson R. Boice company for Mr. and Mrs. J. R. Roney of Chicago. The residence was designed by Arnold Southwell, architect with offices on Lincoln road. The home, in the \$50,000 class, has various features adapted to influence of the tropics. Included in arrangement of the residence, on the first floor is a large living room, dining room, powder room, screened in porch, guest room, two maids' rooms. The living room fireplace wood mantel is modernized colonial. The living room, stair hall and porch floors are terrazzo tile, with decorated Spanish tile floor in the dining room. A marble stairway leads to the second floor, where there are three master bedrooms with three baths, a dressing room and large closets, all with oak floors. There is a two-car garage, and terrazzo terraces on both sides of the house.

*Figure 55. Rendering of house at N. Bay and N. Alton Roads, Miami Beach, 1937.
(Miami News, 7/11/1937, p. 19)*



*Figure 56. 118 W. Di Lido Drive, Miami Beach, c. 2014.
(Miami Beach Historic Districts)*



*Figure 57. 5970 N. Bay Road, Miami Beach, 1942.
(Library of Congress)*

He listed in the 1940 census as working in Washington D.C. as an architect, although he still had an office in Florida. In late 1943, he moved back to Oregon and resided there for the rest of his life. In 1946, he was working as chief architect for Prefabricated Engineering Company. He died at his home in Oswego, Oregon in 1954 at the age of 51.

Schoeppl & Southwell

In early 1931, a partnership was formed between Carlos B. Schoeppl and Arnold Southwell, which was known as “The Office of Carlos B. Schoeppl, Architects.” The office was located at 528 Lincoln Road in Miami Beach. They ran their small practice with efficiency, and their methods were detailed in a magazine article by Southwell in the May 1935 edition of *American Architect* magazine.⁵ In 1934, they produced complete sets of drawings and specifications for 73 unique house designs ranging in cost from \$4,000 to \$100,000, and 69 of those houses were constructed.⁶

The practice was successful, and they moved to larger quarters at 627 Lincoln Road in November 1935. By that time, they had completed drawings for 89 construction jobs for the year.⁷ Around the beginning of 1935, the practice was identified as Schoeppl and Southwell. The partnership split in late 1936. Schoeppl remaining in the existing office space and Southwell moved to new quarters.

The work was almost exclusively residential, and most designs were in the Mediterranean Revival style. (Figure 58, Figure 59) A feature of several houses was a round or octagonal tower (Figure 60, Figure 61), as is present at 7801 Atlantic Way. Arnold Southwell used this feature frequently in his later work after the partnership was dissolved.



Figure 58. *George Van Wickle residence, 1222 W. 36th Street, Miami Beach, 1935.*
(Library of Congress)



Figure 59. *H.T. Morgan residence, 31 La Gorce Circle, Miami Beach, 1940..*
(Library of Congress)

⁵ Southwell, Arnold R. “To This Small Office Come Profits From Small Houses.” *American Architect* (May 1935): 10.

⁶ “Firm of Architects Prepares 89 Plans.” *Miami Herald*, December 1, 1935.

⁷ *Ibid.*



Figure 60. W.T. Knapp residence, 5645 N. Bay Road, Miami Beach, 1933.
(House & Garden, p. 53)

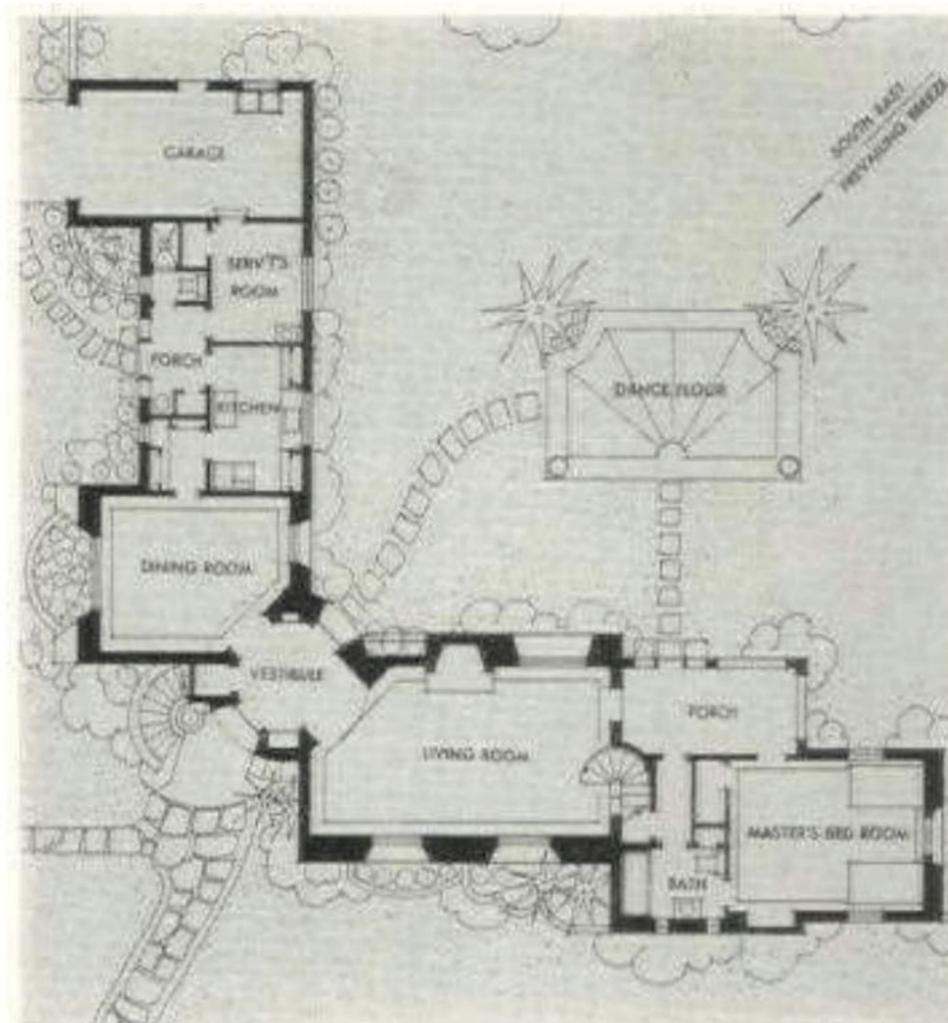


Figure 61. Plan of the L-shaped Knapp House with central tower, 1933.
(House & Garden, p. 53)

DESCRIPTION OF 7801 ATLANTIC WAY

Site

The residence at 7801 Atlantic Way is situated on the northeast corner of Atlantic Way and 78th Street in Miami Beach, Florida. (Figure 62) Directly to the north and south of the site are residences constructed from the early- to mid- 20th century and in the early 21st century.



*Figure 62. Tax parcel map showing 7801 Atlantic Way property lines, 2021.
(Miami-Dade County Property Appraiser)*

The irregularly-shaped residence has a modest setback from Atlantic Way and is fronted by a yard with mature palm and deciduous trees, hedges, and various ground plants. Curved brick sidewalks meander through the planting beds. (Figure 63). The property is bordered by hedges, metal fencing and a stucco wall. A metal gate is located off Atlantic Way and provides access to a parking pad. (Figure 64) The main access to the property is via a brick driveway off 78th Street at the south (Figure 65).



Figure 63. Curved sidewalks and planting beds and hedges at front yard, May 2021.



Figure 64. Metal gate and parking pad off Atlantic Way, May 2021.

Access to the residence is gained through a curved, stucco knee wall with four simple piers and a wooden gate. (Figure 66) The curved wall connects the garage and the south wing of the residence, enclosing planting beds and a clay tile sidewalk that leads to the front door. Tile walkways are situated along the north and south borders of the property and provide access to the rear patio. (Figure 67, Figure 68)



Figure 65. Brick driveway from 78th Street, May 2021.



Figure 66. Curved front entrance gate connecting the garage to the south wing, May 2021.

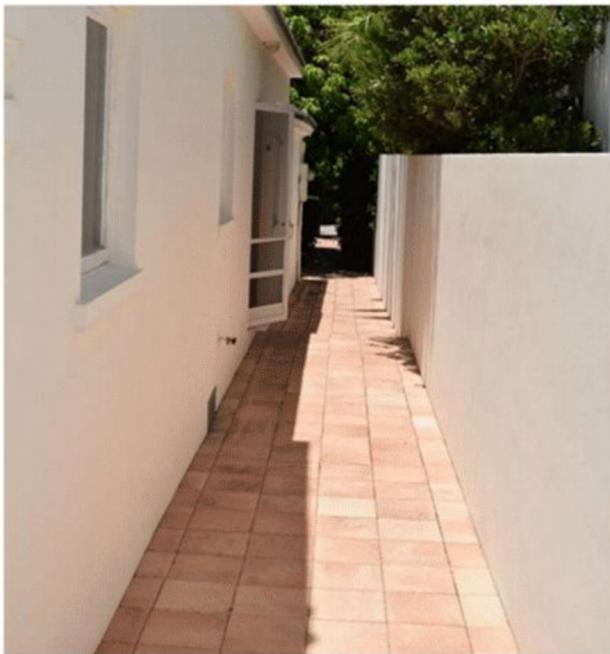


Figure 67. Walkway at the north side of the residence, looking west, May 2021.



Figure 68. Walkway at the south side of the residence looking west, May 2021.

The deep, tiled rear patio is bordered at the east by metal fencing with a centered gate that provides access to the lawn via tile steps. (Figure 69, Figure 70) A grass lawn extends from the rear patio to a hedgerow along the east property line, adjacent the beach walk. The lawn is dotted with a few palm trees and is bordered by hedges at the north and fencing at the south. (Figure 71, Figure 72)



Figure 69. Patio, metal fence and steps leading to back yard, May 2021.



Figure 70. Tile patio and back yard, looking east, May 2021.



Figure 71. Grass lawn, fencing and vegetation at back yard, looking west, May 2021.



Figure 72. Hedge border at rear of property adjacent beach walk, May 2021.

The residence, as were others of its era, was constructed below current flood elevations. Its location on the Atlantic Ocean side of a barrier island subjects it to a harsh marine environment. This environment is intensified by the effects of sea level rise caused by climate change.

Building

The building at 7801 Atlantic Way is a stucco-clad one- and two-story irregularly-shaped residence with Mediterranean-Revival styling. (Figure 73) The two-story portion of the residence is oriented north-south and has a low-pitched side gable roof. One-story gable-roofed wings project west from the northwest and southwest corners of the two-story block, forming a J-shape. The northern wing, which is longer than the southern wing, is connected to a south-facing double garage. A one-story enclosed porch at the east elevation has a flat roof that serves as a 2nd story veranda.



Figure 73. 7801 Atlantic Way, Miami Beach, May 2021.

West Elevation – Front Façade (facing Atlantic Way)

The front façade, which faces Atlantic Way, features a shed-roofed recessed entrance (Figure 74) with a single-light, wood-plank door with a patterned screen door. (Figure 76) North of the entrance is a projecting, two-story octagonal stair tower with simple cornices at the roofline and corbelled detailing between the first and second stories. (Figure 75) A variety of window types appear on this elevation, including a narrow picture window, horizontal sliding windows, and small 4/4 double hung windows. The west elevation of the one-story southern wing features two casement windows and a pair of scuppers at the gable end. (Figure 77)



Figure 74. View of west elevation, May 2021.



Figure 75. Detail of octagonal stair tower with cornice and corbelled detailing, May 2021.



Figure 76. Detail of front entrance, May 2021.



Figure 77. View of west elevation of southern wing, May 2021.

South Elevation (facing 78th Street)

The westernmost bay of the south elevation is a double garage with a segmented, paneled garage door. (Figure 78) Wood trim around the door features a centered “keystone” detail. (Figure 80) Windows at the wings and two-story portion of the residence are obscured by foliage. (Figure 79) A chimney projects slightly from the center of the south elevation gable end of the two-story block. (Figure 80)



Figure 78. View of garage with wood molding and centered "keystone" detail, May 2021.



Figure 79. View of north wing between garage and two-story portion of residence, May 2021.



Figure 80. View of south elevation of southern wing, May 2021.



Figure 81. Detail of keystone at garage door, May 2021.

East Elevation (facing the Atlantic Ocean)

The two-story east elevation has an attached one-story enclosed porch that spans two-thirds of the width of the elevation. (Figure 82) It features picture and slider windows and a pair of single-light doors. The veranda on the roof of the porch is enclosed by knee walls with sections of rectangular breeze block. (Figure 83) The two-story block features picture and casement windows, and a door at the second level leads to the veranda. The windows and doors on this elevation appear to be replacement. Paired horizontal moldings are situated approximately six feet above grade (Figure 84), and a belt course is situated below the second story windows. (Figure 85)



Figure 82. View of east elevation with one-story enclosed porch, May 2021.



Figure 83. Detail of breezeblock at veranda, May 2021.



Figure 84. Detail of paired horizontal molding, May 2021.



Figure 85. Detail of belt course below second story windows, May 2021.

North Elevation (facing 7815 Atlantic Way)

The north elevation has what appears to be casement windows and a secondary entrance at the one-story wing. (Figure 67)

BIBLIOGRAPHY

U.S. City Directories, multiple jurisdictions. 1822-1995. www.ancestry.com.

"101 78th Street, Miami Beach, FL 33141." *Miami-Dade Public Library System Digital Collections.* January 6, 1955. <https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/8587/rec/1>.

"7735 Collins Avenue, Miami Beach, FL 33141." *Miami-Dade Public Library System Digital Collections.* January 2, 1953. <https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/3253/rec/1>.

"7801 Atlantic Way." Permit Card, 1935-1989.

"7801 Atlantic Way." Permit History, 1990-2021.

"7815 Atlantic Way, Miami Beach, FL 33141." *Miami-Dade Public Library System Digital Collections.* October 7, 1947. <https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/702/rec/4>.

"Altos del Mar." *North Beach News.* n.d. <https://www.northbeachnews.com/neighborhood/altos-del-mar/>.

"Altos Del Mar Historic District (local)." *Miami Beach Historic Districts.* n.d. <https://www.ruskinarc.com/mdpl/mb>.

"Arnold R. Southwell." Membership Application, American Institute of Architects, 1930.

"Ben B. Gaines Sahara Miami Beach Florida." *Ebay.* c. 1954. ebay.com.

City of Miami Beach. *Historic Property Viewer.* n.d. <https://apps.miamibeachfl.gov/histpropviewer/>.

City of Miami Beach Planning Department. "Altos Del Mar Historic Preservation District." Designation Report, 1987.

"County Recorder's Official Record Search - Recording Book 7310, Page 826 ." *Miami-Dade County Clerk of the Courts.* 1971. <https://onlineservices.miamidadeclerk.com/officialrecords/StandardSearch.aspx>.

"County Recorder's Official Record Search - Recording Book 14683, Page 2739." *Miami-Dade County Clerk of the Courts.* 1990. <https://onlineservices.miamidadeclerk.com/officialrecords/StandardSearch.aspx>.

"County Recorder's Official Record Search - Recording Book 31699, Page 3407." *Miami-Dade County Clerk of the Courts.* 2019. <https://onlineservices.miamidadeclerk.com/officialrecords/StandardSearch.aspx>.

"County Recorder's Official Record Search - Recording Book 4, Page 157." *Miami-Dade County Clerk of the Courts.* 1919. <https://onlineservices.miamidadeclerk.com/officialrecords/StandardSearch.aspx>.

"County Recorder's Official Record Search - Recording Book 5057, Page 394." *Miami-Dade County Clerk of the Courts*. 1966. <https://onlineservices.miami-dadeclerk.com/officialrecords/StandardSearch.aspx>.

"County Recorder's Official Record Search - Recording Book 5452 , Page 735 ." *Miami-Dade County Clerk of the Courts*. 1967. <https://onlineservices.miami-dadeclerk.com/officialrecords/StandardSearch.aspx>.

"George Van Wickle, residence in Miami Beach, Florida. Entrance facade." *Library of Congress*. 1935. <https://www.loc.gov/item/2018734914/>.

"H.T. Morgan, residence at 31 LaGorce Cir., Miami Beach, Florida. Entrance facade from right." *Library of Congress*. 1940. <https://www.loc.gov/item/2018737001/>.

Heritage Architectural Associates. "Sorrento Villas." Historic Resources Report, 2021.

"Hotel Lucerne - Miami Beach, Florida." *Florida Memory*. c. 1955. <https://www.floridamemory.com/items/show/42461>.

House & Garden. February 1933: 53.

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

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

List, Vicky. "Fred J. Heyne House." National Register nomination, 1994.

Mallants, Salty. "New 79th St. Marina Opens With Auction." *Miami News*, May 21, 1950: 50.

Miami Herald. "\$22,900 in Building Permits Granted." November 13, 1929: 18.

Miami Herald. "\$225,000 in New Building Soon in Miami Beach." March 17, 1931: 1.

Miami Herald. "Carlos B. Schoeppl Opens New Offices." January 19, 1947: 33.

Miami Herald. "Change is Made by Architects." November 8, 1936: 23.

Miami Herald. "Construction of \$150,000 Home Will Start in a Few Days." March 18, 1931: 9.

Miami Herald. "Firm of Architects Prepares 89 Plans." December 1, 1935: 116.

Miami Herald. "Halsworth, New \$2,000,000 Miami Beach Hotel..." December 20, 1936: 26.

Miami Herald. "New \$1,500,000 Motel Project is Disclosed." April 26, 1953: 97.

Miami Herald. "Partnership Formed by Architects Here." February 28, 1932: 28.

Miami Herald. "Salon to be Erected for Motor Company." September 22, 1929: 19.

Miami Herald. "Still Another Addition." May 14, 1950: 95.

Miami News. "Fisher Home Will Be Built on Sunset Site." May 2, 1937: 11.

Miami News. "Four Reasons by Beach Estates are Famous." February 27, 1938: 60.

Miami News. "Model Home Erected on Coral Isles Site." January 30, 1938: 54.

Miami News. "Modern Store Building." August 7, 1938: 17.

Miami News. "Ornamenting a tropically landscaped tract..." July 11, 1937: 19.

Miami News. "Southwell Dies in Far West." July 17, 1954: 3.

Miami News. "Striking Design Used for Service Station." August 14, 1938: 29.

Nash, Eric P., and Randall C. Robinson, Jr. *MiMo Miami Modern Revealed*. San Francisco: Chronicle Books, 2004.

Office of the Property Appraiser, Miami-Dade County. "7801 Atlantic Way." Tax Building Jacket, n.d.

Real Estate Plat Book of the City of Miami Beach, Florida. G. M. Hopkins Co., 1935.

San Antonio Evening News. "Start Soon on New Gunter Building." May 17, 1919: 9.

Southwell, Arnold R. "To This Small Office Come Profits from Small Houses ." *American Architect*, May 1935: 10-14.

Tampa Bay Times. "New \$750,000 Motel Planned for 34th Street Location." June 22, 1958: 75.

Tampa Bay Times. "Schoepl, Carlos B. (obituary)." April 6, 1990: 51.

"Tatum's Ocean Park Company." *Florida Department of State, Division of Corporations*. 1917.
<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.

"The Golden Age of "Heart of City" Motor Hotels." Sales brochure, c. 1963.

"U.S., School Yearbooks 1900-1990." *Ancestry.com*. n.d. www.ancestry.com.

"U.S., World War II Draft Cards Young Men, 1940-1947." *Ancestry.com*. n.d. www.ancestry.com.

"United States Federal Census." *Ancestry.com*. 1910. www.ancestry.com.

"United States Federal Census." *Ancestry.com*. 1940. www.ancestry.com.

"Villa Carlesia." *Shorpy*. 1939. <https://www.shorpy.com/node/26169>.

"W. A. Fisher, residence, Sunset Island, Miami Beach, Florida. Bay facade." *Library of Congress*. 1939.
<https://www.loc.gov/item/2018750188/>.

"World War I Draft Registration Cards." *Ancestry.com*. 1917-1918.
<https://www.ancestry.com/search/collections/6482/>.

APPENDIX A

PERMIT CARDS

Owner C. G. THOMPSON

Mailing Address

Permit No. 7553

Lot 6 Block 5

Subdivision Altos del Mar

No. 75 Street 78th St.

Date Nov. 12-1935

General Contractor A. H. Higgins

#1
27055

Address 7801 ATLANTIC WY

Architect Schoeppl & Southwell

Address

Front 40 Depth 63 Height 24

Stories

Use Residence & garage

Type of construction cem blks. Cost \$8,100.00

Foundation reinf. conc.

Roof

Plumbing Contractor Fixzit (Bentz) #8599

Address

Date Nov. 23-1935

No. fixtures 12 Rough approved by

Date

Plumbing Contractor

Address

Date

No. fixtures set Final approved by

Date

Sewer connection see below O'Neal Block & Septic Tank Co. permit #8688
Septic tank one (600 gal) Make

Date Dec 26-1935

Electrical Contractor Hardy #6070

Address

Date Dec. 18-1935

No. outlets 30 Heaters Stoves Motors Fans Temporary service
Receptacles 20
Rough approved by

Date

Electrical Contractor B.L. Resiner Co. (Austin) #6269

Address

Date Jan. 30-1936

No. fixtures set 21 Final approved by

Date

Date of service Jan 29-1936

Alterations or repairs Building Permit # 9674- Block Fence- \$ 400.00
Approx 100 ft- not over 6-0 high - Snyder- contractor- Date Apr. 5-1937

PLUMBING PERMIT # 16666 - McGhan- 1 sewer - June 1, 1942

BUILDING PERMIT #25905 Creosoted timber bulkhead-not to be over elevation plus 5 feet-
H. H. Stringfellow - \$ 1,100..... Nov. 3, 1947

BUILDING PERMIT #38020 R epairs of fence only - Owner \$ 1,000..... Feb. 21, 1952

BUILDING PERMITS: #78142 Polly Davis, C Minor interior non-structural repairs & int. painting - \$500 - 4/20/67
#78155 Chastain Fence: 350 ft chain link fence 5 and 6 ft high - \$900 - 4/21/67 OK Brown 7/11/67
#78487 Owner, Polly Davis: Exterior painting - \$250 - 6/27/67
#80073 Youngblood Roofing Co.: re-roof 20 squares asphalt shingles - \$1,000 - 4/12/68
#22792 9/16/82 F. Bruegger exterior painting \$2,500.

ELECTRICAL PERMITS: #64591 E & E Elect. Cont. Inc.: 2 switch outlets; 2 light outlets; 1 range outlet; 1 serv.temp - 4/17/67

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.
8-24-89		RE ROOF 1800 SQ. FT.	\$3,000.00					B5891950

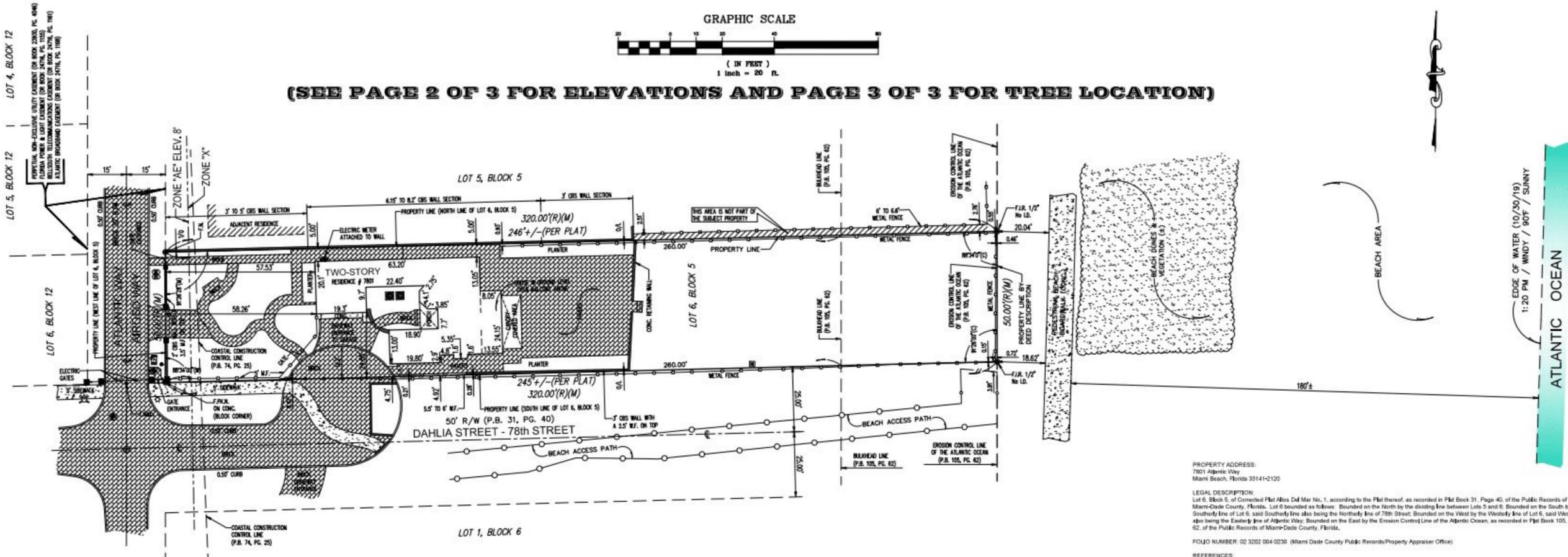
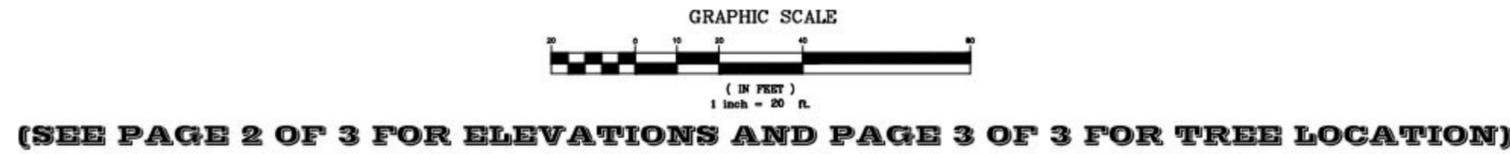
BUILDING PERMITS: #BS891950 - 8-24-89 - Segarra Roofing Inc. - Reroof 1800 sq. ft. shingle roof-
\$3,000.00 *Handwritten initials*

APPENDIX B

SITE SURVEY REPORT

SKETCH OF BOUNDARY SURVEY

JORGE L. CABRERA
 Professional Surveyor and Mapper
 State of Florida
 PLS/PSM License No. 6487
 2852 S.W. 148th Place, Miami, Florida 33185
 Phone: (305) 302-2522 Fax: (305) 207-9537



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N.&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - R = Property Line
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - P.G. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL



The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property. Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Constructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, assessments, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Rights-of-Way, Egress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-built provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
 Susan Assaad
 Horseshoe Shapco, PLLC
 Old Republic National Title Insurance Company

PROPERTY ADDRESS:
 7801 Atlantic Way
 Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
 Lot 6, Block 5, of Corrected Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded on the North by the dividing line between Lots 5 and 6; bounded on the South by the Southern line of Lot 6, said Southern line also being the Northern line of 78th Street; bounded on the West by the Western line of Lot 6, said Western line also being the Eastern line of Atlantic Way; bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
 -Plat of Corrected Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
 -Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.
 -Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.
 -Perpetual Non-Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.
 -Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.
 -Beltooth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.
 -Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.
 All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
 All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12066 C, 0326 L, FIRM Date 08/11/2009 and Revised with an effective date of 08/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands cross more than one Flood Zone and a portion of the lot along the Western boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determined by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:
 Benchmark: CMB 75-01
 Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
 Location: NE INTX 78TH ST & ABBOTT AVE
 Status: Survey
 GPS: N
 Pointed: N
 Description: PK NAIL & WASHER ON TOP OF CURB
 Benchmark: CMB 90-11
 Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
 Location: NE INTX ABBOTT AVE & 80 ST
 Status: Survey
 GPS: N
 Pointed: N
 Description: PK NWSW ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-5.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

It is to certify to the above named firm and persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of ditches on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 61-17, Florida Administrative Code, under Sections 61-17.051 and 61-17.052 and is a "BOUNDARY SURVEY" as defined in Section 61-17.050.

LAST REVISION
 11/03/2019
 JLN 19-5113-B

JORGE L. CABRERA
 Professional Surveyor & Mapper, # 6487
 State of Florida



No.	Date	Description
1	12/18/2019 16:50:13-4	REVISED TO ADD ELEVATIONS
2	11/03/2020 16:41:34-8	REVISED TO UPDATE AND SHOW TREE LOCATION

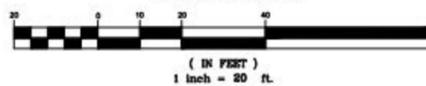
Prepared for:
Susan Assaad

CHECKED BY: J.L.C.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113

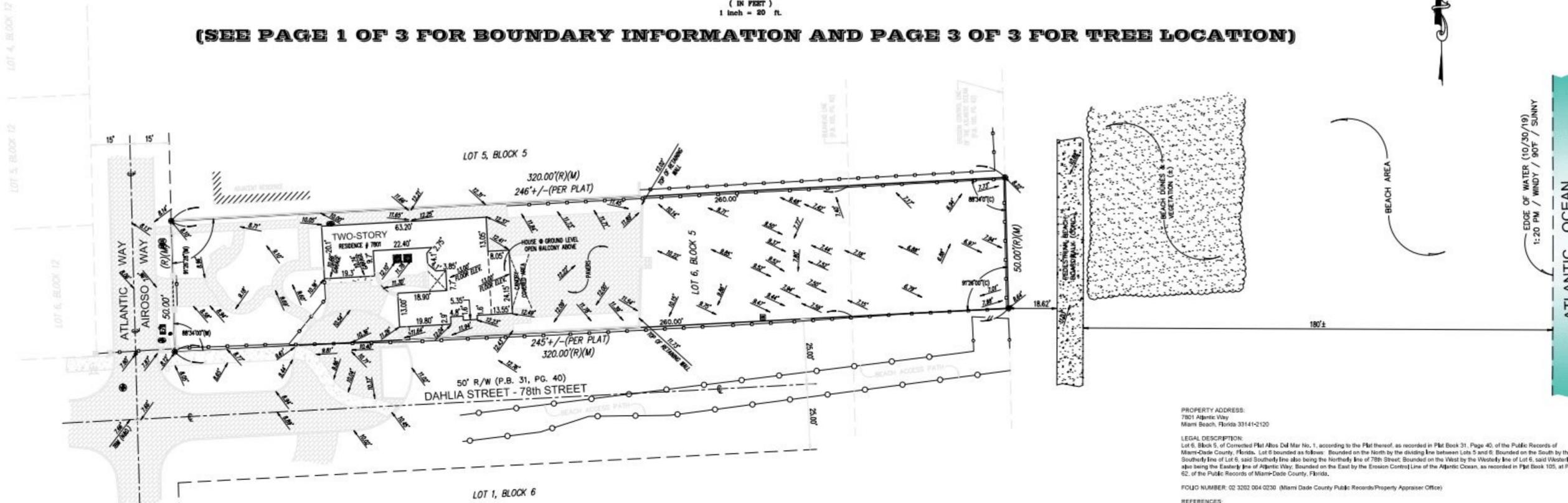
SHEET:
1 OF 3

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND PAGE 3 OF 3 FOR TREE LOCATION)



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N.&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - R = Property Line
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - P.G. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS WALL



LOCATION MAP
NOT TO SCALE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal descriptions provided to the surveyor and also from the Miami-Dade County Public Records Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months, nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Egress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-built provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Horseshoe Shapco, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded on the North by the dividing line between Lots 5 and 6; bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
-Plat of Corrected Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.
-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.
-Perpetual Non-Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.
-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.
-Bulkhead Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.
-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.
All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12066 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, identifies the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet, The Base Flood Elevation "AE" refers to NGVD Datum 1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:
Benchmark: CMB 75-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Pointed: N
Description: PK NAIL & WASHER ON TOP OF CURB
Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Pointed: N
Description: PK NSW ON TOP OF CURB
Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-5.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

It is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained hereon. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of ditches on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 61-17, Florida Administrative Code, under Sections 61-17.051 and 61-17.052 and is a "BOUNDARY SURVEY" as defined in Section 61-17.050.

LAST REVISION
11/03/2019
JN 19-5113-B

JORGE L. CABRERA
Jorge L. Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida



MIAMI BEACH BUILDING DEPARTMENT
Reviewed For Compliance
11/03/2019 10:06:47 AM

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2852 S.W. 148th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

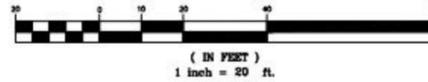
No.	Date	Description
1	12/18/2019 19-5113-B	REVISED TO ADD ELEVATIONS
2	11/03/2019 19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

Prepared for:
Susan Assaad

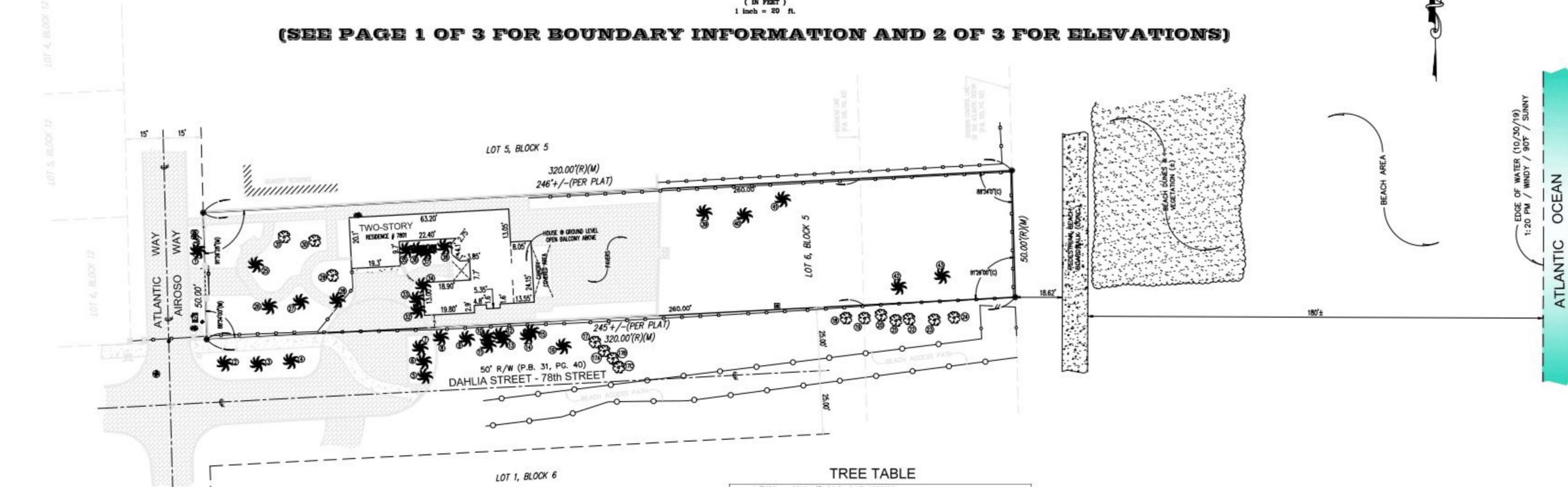
CHECKED BY: J.L.C.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND 2 OF 3 FOR ELEVATIONS)



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - R = Property Line
 - (P) = Plot
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - PG. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL



TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM
7801 Atlantic Way, Miami Beach

No.	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Culcas multiflora	Culcas palm	5"	26'	26'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonidia merrillii	Christmas palm	6"	15'	10'
6	Adonidia merrillii	Christmas palm	6"	15'	10'
7	Adonidia merrillii	Christmas palm	7"	15'	10'
8	Psychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	26'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
25	Cocos nucifera	Coconut palm	12"	28'	30'
26	Cocos nucifera	Coconut palm	10"	25'	32'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Psychosperma elegans	Solitare palm	4"	20'	12'
29	Mangifera indica	Mango	30"	30'	35'
30	Mangifera indica	Mango	15"	32'	30'
31	Mangifera indica	Mango	19"	35'	32'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonidia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicotai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded-off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Shimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArbiculture.com
www.TropicalDesigns.com
www.MalaysiaFlora.com

LAST REVISION
11/05/2020
JL 13-5113-B

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



MIAMI BEACH
BUILDING DEPARTMENT
Reviewed For Compliance
REVISED 11/03/2019
11/03/2019 10:06:47 AM

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2852 S.W. 148th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-B	REVIEWED TO ADD ELEVATIONS
2	11/03/2020	19-5113-B	REVIEWED TO UPDATE AND SHOW TREE LOCATION

Prepared for:
Susan Assaad

CHECKED BY: J.L.C.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113

SHEET:
3 OF 3