

Exhibit A

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LEGAL DESCRIPTION:

LOT 1 IN BLOCK 11 OF BISCAYNE BEACH FIRST ADDITION, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 47 AT PAGE 19 OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Exhibit C

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PROPERTY RECORD CARD

Property record card, attached, shows the given lot size sf per the county records.

## Juan Alayo

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**From:** Egemba, Eugene <EugeneEgemba@miamibeachfl.gov>  
**Sent:** Friday, January 24, 2025 12:21 PM  
**To:** Juan Alayo  
**Cc:** aaronosborne@miamibeachfl.gov  
**Subject:** RE: Future crown of road - 845 82nd street  
**Attachments:** Road elevations - Priortization Map.pdf

Good afternoon Juan,

The future Crown of the Road elevation adjacent to 845 82nd St, Miami Beach on 82 St is projected at 4.6 feet NAVD.

The future Crown of the Road elevation adjacent to 845 82nd St, Miami Beach on Hawthorne Ave is projected at 4.6 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for *non-state roads* like Hawthorne Ave and 82<sup>nd</sup> Street at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy ( [Road Elev 200228 reduced.pdf](#))

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Biscayne Pointe A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

# MIAMIBEACH

Eugene Egemba, P.E., Principal Engineer  
PUBLIC WORKS DEPARTMENT, Engineering Division  
1700 Convention Center Drive, Miami Beach, FL 33139  
Tel:305-673-7000, Ext 6738 / Fax:305-673-7028 / [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

#### **Public Works Department Mission**

*We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.*

*We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscientious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.*

#### **Public Works Department Vision**

*To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.*

 **Please do not print this e-mail unnecessarily**

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**From:** Juan Alayo <[jalayo@alayo.com](mailto:jalayo@alayo.com)>  
**Sent:** Friday, January 24, 2025 11:41 AM  
**To:** Right Of Way <[RightOfWay@miamibeachfl.gov](mailto:RightOfWay@miamibeachfl.gov)>  
**Cc:** Egemba, Eugene <[EugeneEgemba@miamibeachfl.gov](mailto:EugeneEgemba@miamibeachfl.gov)>; [aaronosborne@miamibeachfl.gov](mailto:aaronosborne@miamibeachfl.gov)  
**Subject:** RE: Future crown of road

Some people who received this message don't often get email from [jalayo@alayo.com](mailto:jalayo@alayo.com). [Learn why this is important](#)

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Good morning:  
Following up on this request. Thank you

Juan J. Alayo, RA  
Principal

**Alayo Architects**  
2307 Douglas Road  
Suite 204  
Miami, FL 33145  
T. 917.208.1439  
O.305.322.1280

[www.alayo.com](http://www.alayo.com)

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**From:** Juan Alayo  
**Sent:** Thursday, January 23, 2025 8:18 AM  
**To:** [RIGHTOFWAY@miamibeachfl.gov](mailto:RIGHTOFWAY@miamibeachfl.gov)



Cc: [eugeneegemba@miamibeachfl.gov](mailto:eugeneegemba@miamibeachfl.gov); [aaronosborne@miamibeachfl.gov](mailto:aaronosborne@miamibeachfl.gov)

Subject: Re: Future crown of road

Good morning Mr. Osborne. I am following up on my request for information on the future crown of the road for the address at 845 82nd St. Thank you.

Juan J. Alayo, RA  
Alayo Architects PC  
[www.alayo.com](http://www.alayo.com)

917.208.1439

On Jan 20, 2025, at 1:46 PM, Juan Alayo <[jalayo@alayo.com](mailto:jalayo@alayo.com)> wrote:

Good afternoon:

We are currently designing a project at 845 82<sup>nd</sup> street at the corner of Hawthorne and 82<sup>nd</sup> street. We would like to know what the future crown of the road elevations are for both streets along our site.

This building will be an understory building with parking at the lower level. Please confirm if the parking needs to be at the future crown of the road elevation.

Thank you for your assistance.

Juan J. Alayo, RA  
Principal

**Alayo Architects**  
2307 Douglas Road  
Suite 204  
Miami, FL 33145  
T. 917.208.1439  
O.305.322.1280

[www.alayo.com](http://www.alayo.com)

Exhibit C

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PROPERTY RECORD CARD

Property record card, attached, shows the given lot size sf per the county records.

FOLIO 02 3202 001 0010 PROP ADDR 845 82 STAGENDA: 24-07401(V)

PROPERTY RECORD CARDGenerated Date: 03/01/2025

2024 CurrentPROPERTY APPRAISER OF MIAMI-DADE COUNTYRoll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNITSTATUS: ACTIVEEFLG:

\*\* Note: values are subject to change due to tax roll corrections \*\*

CURRENT OWNER AND MAILING:LEGAL DESCRIPTION:ACCOUNT FLAGS:

ANGEL G MARTINEZBISCAYNE BEACH 1ST ADD PB 47-19# CAT TYPE DESCRIPTIONVALUE

ROSA B MARTINEZLOT 1 BLK 11

845 82 STLOT SIZE 6328 SQ FT M/L

MIAMI BEACH FL 33141OR 26323-689

MCD: 0200 Miami BeachZONING 1: 3900 MULTI-FAMILY - 38-62 U/A

CTCASE: N% CAP: 100.00DISTRICT: 6ZONING 2: 0000

HEX BASE YR: 2000PORT YR: 0GPAR: 0NON-HEX BASE YR: 0

AG: NNFC: NEEL/CONS EASMNT: NEEL/CONS COVENANT: N NH CD: 90.00 BISCAYNE POINT

ADDITIONAL PROPERTY INFORMATION

LOT SIZE: 6,328 SBUILDING AREA: 1,215 L/B RATIO: 5.21 POOL: N AVG UNIT SIZE: 1,215.00

BUILDINGS: 1YEAR BLT: 1951 EFF AGE: 1951 UNITS: 1

BDRM: 2BATH: 1 1/2 BTH: 0 EFF: 0

1BD: 02BD: 03BD: 04BD: 0

VALUE HISTORY:	2022	2023	2024	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	506,240	506,240	569,520	90.00	
BUILDING VALUE	53,363	53,224	53,084	43.69	
MARKET VALUE	559,603	559,464	622,604	512.43	622,604.00
ASSESSED VALUE	141,913	146,170	150,555		
TOTAL EXEMPTION VALUE	50,000	50,000	50,000		

SALE HISTORY									
#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
07	750,000	10/25/2024	I	Qualified	01	34507	4400	ANGEL G MARTINEZ	L&E RE INVESTMENT LLC
01	100	11/17/2014	I	Unqualified	11	29415	1575	FRANK C MCGUINESS &W MICHELLE E &	ANGEL G MARTINEZ
02	95,000	08/01/1998	I	Qualified	00	18234	4545		
03	77,000	11/01/1988	I	Qualified	00	13890	1796		
04	71,000	01/01/1984	I	Qualified	00	12025	2377		
05	70,000	03/01/1980	I	Qualified	00	10699	0522		
06	49,000	06/01/1978	I	Qualified	00	10077	1040		

PREVIOUS OWNER INFORMATION

01 JACOB MINTZ &W MARY	02 ARTHUR H DIAMOND	03 ALICE LA ROCHE & RACHEL RHEAU
04 OR 10077 1040 0678 1	05 JUAN LASZEWSKI &W EDUVIGIS	06 OR 10699-522 0380 1
07 FRANCISCO CARCASSES &W MERCEDES	08 OR 12025-2377 0184 1	09 ALFRED NAU
10 OR 13890-1796 1188 1	11	12

EXEMPTIONS:	2022	2023	2024
Homestead	25,000	25,000	25,000
Second Homestead	25,000	25,000	25,000

FOLIO 02 3202 001 0010 PROP ADDR 845 82 ST

AGENDA: 24-07401(V)

LAND RECORD CARD

Generated Date: 03/01/2025

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE

EFLG:

\*\* Note: values are subject to change due to tax roll corrections \*\*

TOT LOT SIZE: 6,328 S

USE CODE: 0101

ZONING 1: 3900 MULTI-FAMILY - 38-62 U/A

MKT LND VAL: 569,520

OVERALL RATE: 0.00

ZONING 2: 0000

AG MKT VAL: 0

AG VALUE: 0

AG DIFF: 0

ZNG ORDN:

LND CHG: S

LND CHG DATE: 7/18/2014 12:00:00 AM

MARKET LAND												
CODE DESCRIPTION		ZONE TYP		FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00	GENERAL	3900	S	0.00	0.00	1.0000	1.00	6,328.00	90.00	90.00	569,520	
INF CODE		REASON										
0												

CLASSIFIED AG

MARKET AG

[illegible]

2024 Current

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Roll Year: 2024

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE

EFLG:

\*\* Note: values are subject to change due to tax roll corrections \*\*

BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	2	2006	2006	0001	01	B	2	119.00	100	119.00	58	6,902

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	50.00	0.00	41.50	0.00	2,864	0	58	02	Duplex	Residential

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Building Addition w/o Plumbing	2006	87	58	2,864

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	100.00
Foundation	0.00
Interior	0.00
Roofing Cover	0.00
Roofing Structure	0.00
TOTAL	100.00

EXTRA FEATURES INFORMATION

XFCD	DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVAL	OVERRVAL
	TOTAL SEG ADJ VALUE BLDG 1:		44,169									
	TOTAL XF ADJ VALUE BLDG 1:		8,915									
	TOTAL SEG AND XF ADJ VALUE BLDG 1:		53,084									
	TOTAL SEG AND XF SITE VALUE BLDG 1:		53,084									

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF : 53,084

TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS : 1,215

TOTAL SITE VALUE OF ALL BUILDINGS AND XF : 0

TOTAL IMPROVEMENT VALUE : 53,084

Exhibit D

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BUILDING DEPARTMENT CORRESPONDENCE REGARDING USE OF NEW FEMA  
MAP



## Juan Alayo

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**From:** Chamoun, Gabi <GabiChamoun@miamibeachfl.gov>  
**Sent:** Thursday, December 19, 2024 10:42 AM  
**To:** Juan Alayo  
**Cc:** Guerrero, Carlos  
**Subject:** Re: 845 82nd street/New Project  
**Attachments:** 12086C0307M.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Juan

Please see attached the new Map for your area. It is in AE 7 NAVD Zone

Regards,

# MIAMIBEACH

**Gabi Chamoun**, Building Plans Examiner / Reviewer.

BUILDING DEPARTMENT, Review Section.

1700 Convention Center Drive, 2nd floor, Miami Beach, FL 33139

Tel: 305.673.7610 X 26648 / [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

*"A careless worker needs nothing more to encompass their end than that a good worker should look on errors and deficiencies in their scope and do or say nothing."*

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**From:** Chamoun, Gabi <GabiChamoun@miamibeachfl.gov>  
**Sent:** Monday, December 16, 2024 8:46 AM  
**To:** Juan Alayo <jalayo@alayo.com>  
**Cc:** Jarahpour, Mohsen <MohsenJarahpour@miamibeachfl.gov>; Singh, Narinder <NarinderSingh@miamibeachfl.gov>  
**Subject:** Re: 845 82nd street/New Project

Good Morning Juan

Just to clarify further, based on the Code section below, you may have only one open Stairway connecting up to four levels in detached 1&2 family Houses and Townhouses.

### **FBCB 1006.3.1 Adjacent story.**

The path of egress travel to an exit shall not pass through more than one adjacent story.

**Exception:** The path of egress travel to an exit shall be permitted to pass through more than one adjacent story in any of the following:

1. In Group R-1, R-2 or R-3 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit or sleeping unit or live/work unit.

### **FREE CONSULTATION WITHOUT AN OPEN PERMIT.**

**Please acknowledge that my response is only advisory in nature, and should not be taken as a professional 3rd party Accessibility Consultation.**





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)**

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A,V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
	Limit of Study	
	Jurisdiction Boundary	

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

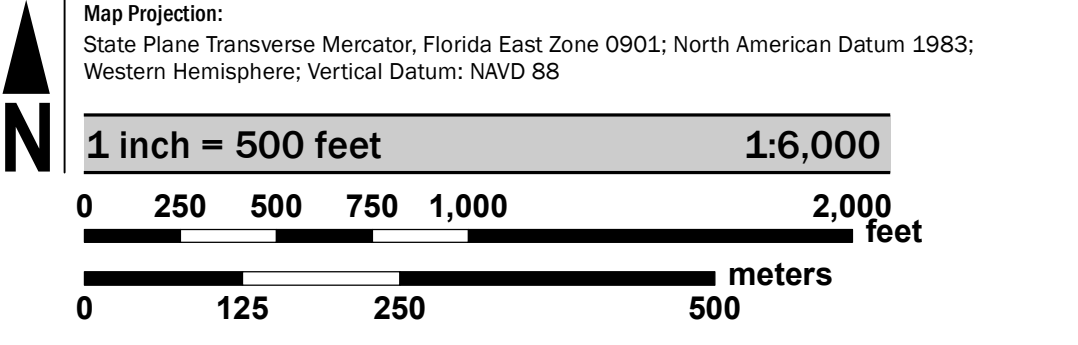
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-636-6620.

Base map information shown on this FIRM was provided in digital format by Miami-Dade County, dated 2001, 2018 and 2019; the South Florida Water Management District, dated 2003; the U.S. Army Corps of Engineers, dated 2020; and the U.S. Department of Agriculture, dated 2020.

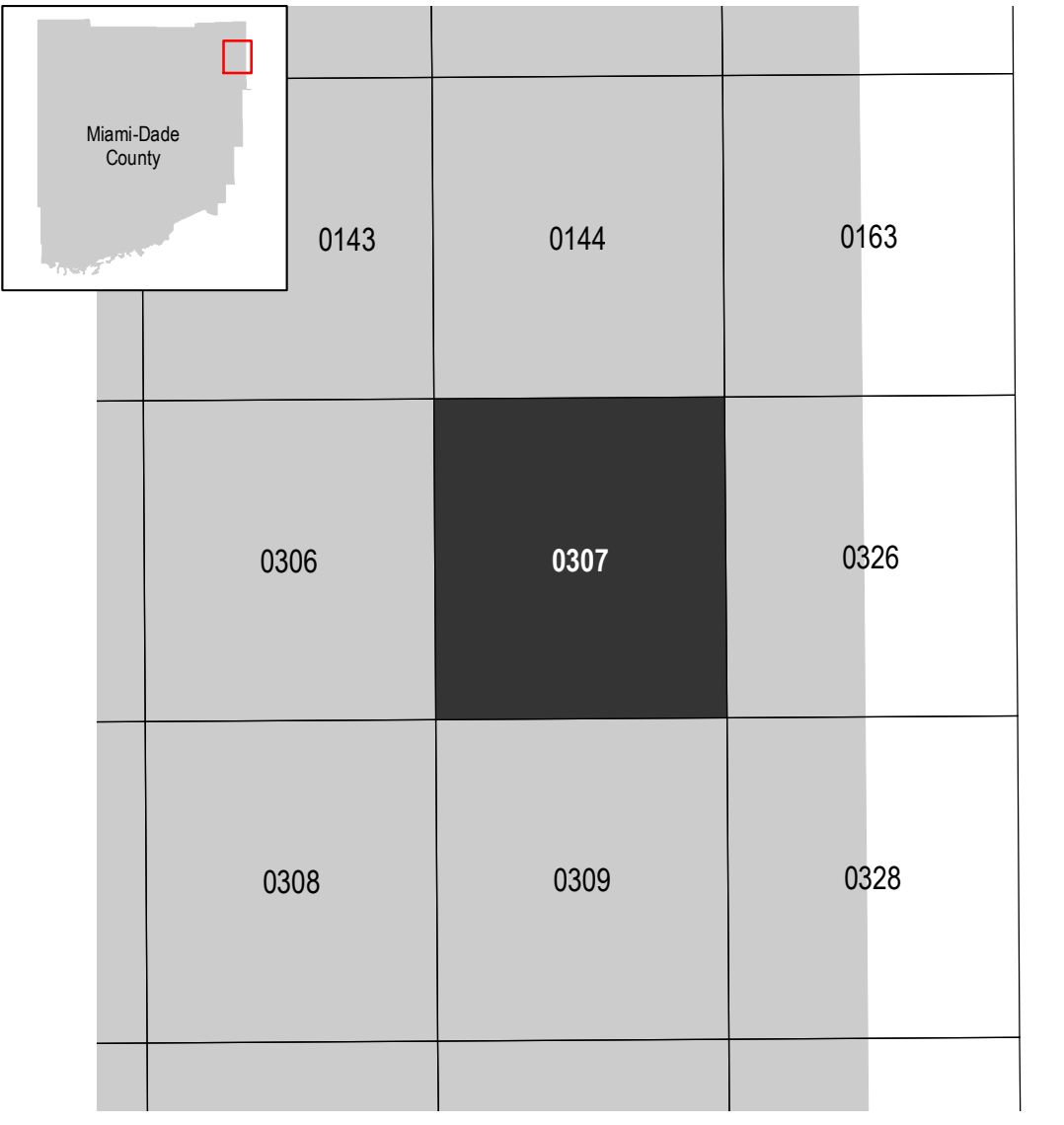
LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LIMWA (or between the shoreline and the LIMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LIMWA)

SCALE



PANEL LOCATOR



**FEMA**

**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP

**MIAMI-DADE COUNTY, FLORIDA**  
and Incorporated Areas

PANEL 307 OF 1031

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
INDIAN CREEK VILLAGE, VILLAGE OF	120646	0307	M
MIAMI BEACH, CITY OF	120651	0307	M
MIAMI-DADE COUNTY	120635	0307	M
MIAMI SHORES VILLAGE, VILLAGE OF	120652	0307	M
NORTH BAY VILLAGE, CITY OF	120654	0307	M
SURFIDE, TOWN OF	120659	0307	M

**PRELIMINARY**  
**2/25/2021**

VERSION NUMBER  
2.6.3.5  
MAP NUMBER  
12086C0307M  
MAP REVISED