



# Miami Shores Village

10050 N. E. SECOND AVENUE  
MIAMI SHORES, FLORIDA 33138  
(305) 758-8000

L. R. FORNEY, JR.  
VILLAGE MANAGER

May 26, 1983

Mr. Richard Johnson  
548 Grand Concourse  
Miami Shores, Florida 33138

Dear Mr. Johnson:

I am pleased to inform you that your home at 548 Grand Concourse has been nominated for designation as a Historic Landmark of Miami Shores Village.

The purpose of the landmark program is to protect those buildings which serve as visible reminders of the history and cultural heritage of the Village.

You are invited to attend the meeting of the Miami Shores Historic Preservation Board, Monday, June 20, 1983, at 7:30 p.m., at the Village Hall, 10050 N.E. 2nd Avenue, to discuss the nomination. Please bring any information, supporting data, abstract, records or photographs which you feel will assist the Board. The Preservation Board will review all information available to determine if your home qualifies for Historic Landmark Designation under the provisions of Ordinance No. 439-82 and the guidelines adopted by the Board.

The recommendation of the Board will be forwarded to the Village Council for final action. The Council will not award Historic Landmark Designation without the owner's consent.

A detailed explanation of the effect of this designation is provided in the Ordinance which is available at the Village Hall. Briefly, it states that before any changes in the exterior appearance of the property are made, approval of the proposed alterations must be obtained from the Historic Preservation Board. It has no effect on the interior or areas not visible from public access.

If you have any questions in the meantime, please call me at 758-1957.

Sincerely,

*Marty Stofik (gm)*  
(Mrs.) Marty Stofik, Chairman  
MIAMI SHORES HISTORIC PRESERVATION  
BOARD

MS:gm  
certified

*Approved 7/5/83*

LANDMARK FACT SHEET

WORK SHEET



NAME -- DATE 6/20/83

LOCATION 548 Grand Concourse, Miami Shores

CLASSIFICATION structure CATEGORY residential

PERMIT NO. DATE CONSTRUCTED 1929 CONDITION good

ARCHITECT Robert Law Weed BUILDER D.V. Godard

ORIG. OWNER J. Avery Guyton PRESENT OWNER & ADDRESS

Richard & Evelyn Johnson

548 Grand Concourse, Miami Shores, FL 33138

CURRENT ZONING R-23 residential

SIGNIFICANCE: A - A physical (architectural or archeological) description of the site. Photograph should accompany this description.

Two-story Georgian structure; masonry/stucco construction. Central mass with symmetrical wings set back from front building line. Flat roof with masonry balustrades across front. Modified classical entry portico with plain columns, decorative capitals. Entry door has rectangular glass-paned transom. Brick entry steps. Double-hung sash windows, symmetrical but of various sizes. Plain raised decoration stripe splits first and second floor. East wing has French door on front first floor. Landscaping includes two large sapodilla trees in front of each wing.

SIGNIFICANCE: B - A brief description of the site's relationship to the history, development, architecture, archeology and/or culture of Miami Shores, Dade County, the State of Florida or the nation.

This structure is the only one of Classical design from the 1920's in Miami Shores. It is significant for its large size and location. It was designed by Robert L. Weed, one of the prominent architects working in South Florida in the 1920s and 1930s.

HISTORICAL SUMMARY (continued)

HISTORIC DISTRICT REPORTS WILL CONTAIN THE SAME INFORMATION AS THOSE FOR INDIVIDUAL SITES WITH THE ADDITION OF THE FOLLOWING:

1) DATA:

- A. A map with the location of the district, property lines, buildings, streets and major topographical features.



2)

- A. A brief description of the relationship of the sites within the district to each other and the district's relationship to the surrounding area and the Village as a whole.



PREPARED BY: Marty Stofik

DATE: 6/20/83

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): \_\_\_\_\_

ADDRESS OF PROPERTY: 548 Grand Concourse

NAME(S) OF APPLICANT(S): MARK & MARGARITA OWEN  
(NOTE: IF THE APPLICANT IS A PERSON OTHER THAN THE OWNER(S), EVIDENCE OF THAT PERSON'S AUTHORITY AS AGENT MUST BE ATTACHED TO THE APPLICATION.)

TELEPHONE OF APPLICANT(S): (305) 754-9020, (305) (786) 402-3330

ADDRESS OF APPLICANT(S): 548 Grand Concourse  
(if different than address of property)

PRESENT USE OF PROPERTY: Residence

CLASSIFICATION OF WORK FOR WHICH CERTIFICATE IS DESIRED:  
(circle the letter next to the appropriate classification)

A.

**MAINTENANCE OR REPAIR:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. Samples of material must be submitted with the Application.

**B. RESTORATION:** The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. All applications for restoration shall include site plans (if required by the Building Permit), a statement with bibliography historically justifying the work, and any additional photos or information to support the proposed work.

**C. REHABILITATION:** The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: site plans (if required by Building Permit), and any other supplementary information, such as drawings, that will support the proposed project.

**D. DEMOLITION:** The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archeological site or a part thereof. The applicant shall include a report explaining why the proposed action should occur. If this action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.

**E. NEW CONSTRUCTION:** The process of constructing a building or structure that has never existed at that location. Applications shall include: a site plan, elevations, floor plan and/or landscape plan.

**DESCRIPTION OF THE PROPOSED PROJECT** (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

Repaint house with same color.

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**CERTIFICATION**

I (WE) CERTIFY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT ALL INFORMATION IN THIS APPLICATION AND ITS ATTACHMENTS IS TRUE AND CORRECT.

SIGNATURE OF APPLICANT(S):  DATE: 9-26-01

DATE: \_\_\_\_\_

SIGNATURE OF OWNER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

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**FOR BOARD USE ONLY**

APPLICATION DATE (date application received by Secretary of the Board): \_\_\_\_\_

DECISION OF THE BOARD (circle the appropriate number):

1. APPROVED

2. APPROVED WITH CONDITIONS (set forth conditions below):

3. DENIED

SIGNATURE OF CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_



PERMIT APPLICATION

Master Permit No. \_\_\_\_\_

Subsidiary Permit No. \_\_\_\_\_

**INSTRUCTIONS - The following steps must be taken to obtain a permit from the Miami Shores Village:**

- Step 1. Complete the attached permit application which must be signed by the property owner and qualifier. Both signatures must be notarized. Please print or type to allow for a more accurate processing of your application. If roofing work will be done, a roofing application must be submitted along with this permit application.
- Step 2. Submit the completed application with all necessary documents to the Building, Planning and Zoning Department for processing. During the processing of your application, you may be asked to submit additional information.

**APPLICATION**

✓ Job Address: 548 GRAND CONCOURSE MIAMI SHORES 33138  
Address Apt. City State Zip

Folio Number \_\_\_\_\_ Description of Work PAINTING HOUSE

Lot \_\_\_\_\_ Block \_\_\_\_\_

Subdivision \_\_\_\_\_ PB \_\_\_\_\_ PG \_\_\_\_\_ Zoning \_\_\_\_\_ Linear Feet \_\_\_\_\_

✓ Current Use of Property Single Family House Square Feet \_\_\_\_\_ Units \_\_\_\_\_ Floors \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_ Value of Work \$ 8000.00 Bldg Value \_\_\_\_\_

Tenant Information \_\_\_\_\_ Tax Assessed/Appraised Value \_\_\_\_\_

Flood Zone \_\_\_\_\_ Base Floor Elev. \_\_\_\_\_

PERMIT TYPE (✓)	
Building	
Electrical	
Mechanical	
Plumbing	
LPGX	
Roofing	
Fence	
Other	

PERMIT CHANGE (✓)	
Chg. Contractor	
Renewal	
Revision	
Extension	
Supplement	
Reinspection	

TYPE OF MANAGEMENT (✓)			
New Construction		Enclosure	
Alteration Exterior		Repair	
Alteration Interior		Demolish	
Relocation of Structure		Shell Only	
Foundation Only		Add'l Attachment	
Other		Add'l Detachment	
Other			

ARCHITECT
Name
License No.
Address
Telephone
Fax

ENGINEER
Name
License No.
Address
Telephone
Fax

PROPERTY OWNER
Name <u>MARK OWEN</u>
Address <u>549 GRAND CONCOURSE MIAMI SHORES</u>
Home Telephone <u>305 784 9020</u>
Business Telephone <u>305 685 2949</u>
Fax <u>305 687 1322</u>

CONTRACTOR
Name
License No.
Address
Telephone
Fax
Qualifier Name

**IMPORTANT NOTICES**

1. DO NOT BEGIN ANY WORK WITHOUT HAVING RECEIVED YOUR VALIDATED PERMIT AND PERMIT CARD. Applying for a permit does not grant the right to begin construction. HOURS OF CONSTRUCTION are limited to: Monday through Friday from 7:30 a.m. to 6:00 p.m., and Saturday from 8:00 a.m. to 5:00 p.m. No inspections will be conducted on weekends or holidays.
2. All construction of demolition areas MUST BE MAINTAINED IN A CLEAN, NEAT AND SANITARY CONDITION free from construction debris.
3. STREETS AND NEIGHBORING PROPERTIES SHALL BE KEPT FREE FROM DIRT AND DEBRIS.
4. SWALES MUST BE PROTECTED FROM BEING DAMAGED BY EQUIPMENT OR VEHICLES, AND MAY NOT BE USED FOR STORAGE. A bond is required for work in or near the street/sidewalk.
5. CONSTRUCTION TRAILERS ARE PROHIBITED ON SINGLE FAMILY RESIDENTIAL CONSTRUCTION SITES. Other construction may have a trailer which requires a separate permit.
6. PORTABLE TOILETS for a construction site require a separate permit.
7. DO NOT DISCHARGE WATER INTO THE RIGHT OF WAY OR STORM DRAINS without approval from the Building, Planning and Zoning Department.
8. EQUIPMENT AND MATERIALS SHALL BE STORED at least 10 feet from the edge of pavement.
9. Department of Health and Rehabilitative Services (HRS) approval is required for applications involving septic tanks. Department of Environmental Resources Management (DERM) and/or Miami-Dade Water and Sewer Department (MDWASD) approval is required for applications involving sewers.

**AFFIDAVIT - Please read carefully.**

Application is hereby made to obtain a permit to do work and installation as indicated. I, the OWNER of the property, certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for ELECTRICAL, PLUMBING, POOL, EXTERIOR DOOR, MECHANICAL, WINDOW, FENCE, DRIVEWAY, ROOFING and SIGNS and there may be additional permits required from other governmental agencies.

I, the OWNER of the property, have disclosed all information related to any work at the property performed in the prior twelve months to the Building Official. Further, I am fully aware that if the cumulative cost of work to my home or business under this and any other permit equals or exceeds fifty percent (50%) of the fair market value of the structure, the entire structure must meet the present federal flood criteria for finished floor elevation. I am also fully aware that if the total cost of work to my home or business under this and any other permit exceeds fifty percent (50%) of the replacement cost of the structure, then the entire structure must conform to the current code requirements of the Building Code.

**WARNING TO OWNER:** Your failure to record a NOTICE OF COMMENCEMENT may result in you paying twice for improvements to your property. If you are spending more than \$2,500 or intend to obtain financing, you may wish to consult with your attorney or lender before recording your Notice of Commencement. The Notice of Commencement must be recorded at: 22 N.W. 1st Street, 1<sup>st</sup> Floor, (305) 679-1078. Once recorded, the Notice of Commencement must be POSTED AT THE JOB SITE in accordance with Section 713-35 of Florida Statutes. Review the brochure at Village Hall on Construction Lien Law and Choosing a Contractor.

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

McGowan  
Signature of Owner / Builder

\_\_\_\_\_  
Signature of Contractor / Qualifier

MARK G C OWEN  
Print Name

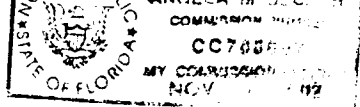
\_\_\_\_\_  
Print Name

Sworn to and subscribed before me this 13 day of Sept, 2001.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_.

Angela M Becker  
Signature of Notary Public - State of Florida

\_\_\_\_\_  
Signature of Notary Public - State of Florida

SEAL: 

SEAL:

Personally known \_\_\_\_\_ OR. Produced Identification

Personally known \_\_\_\_\_ OR. Produced Identification \_\_\_\_\_

Type of Identification Produced: F2 DL 0500-547-64-464-0  
etp 12-24-05

Type of Identification Produced: \_\_\_\_\_

# MIAMI SHORES VILLAGE

## Paint Color Approval and Agreement

DATE: 9/13/01  
 OWNER'S NAME: MARK OWEN PHONE: 305 754 9020  
 ADDRESS: 548 GRAND CONCOURSE

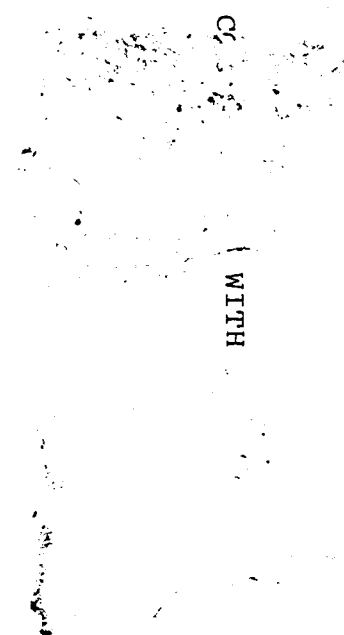
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ADDRESS OF SITE: 548 GRAND CONCOURSE  
 CONTRACTOR & LICENSE (if applicable) \_\_\_\_\_  
 COMPANY NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

\*\*\*\*\*

**All Elements on the site must be listed and indicate the color to be painted.**

Walls YELLOW  
 Fascia WHITE  
 Drip Cap/Drip Edge NA  
 Soffit NA  
 Roof NA  
 Flower Bins NA  
 Shutters NA  
 Awnings NA  
 Chimney YELLOW  
 Doors and door jams NA  
 Garage Doors NA  
 Railings \_\_\_\_\_  
 Fences \_\_\_\_\_  
 Decorative Metal NA  
 All brick (simulated or regular) \_\_\_\_\_  
 Stucco Banding \_\_\_\_\_  
 Any other stucco features \_\_\_\_\_  
 Accessory Buildings \_\_\_\_\_  
 Other \_\_\_\_\_



**OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. I authorize the above-named contractor, if applicable, to do the work stated. Furthermore, the paint colors will be as per the attached samples.

Mark Owen 9.13.01  
 Signature of Owner Date

\_\_\_\_\_  
 Signature of Contractor Date

\*\*\*\*\*

APPROVED:

**WHEN PAINTING IS FINISHED,  
 CALL FOR FINAL INSPECTION**

\_\_\_\_\_  
 Building Official Date

4/23/01



MIAMI SHORES VILLAGE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NAME OF PROPERTY (If applicable): \_\_\_\_\_

ADDRESS OF PROPERTY: 548 GRAND CONCOURSE

NAME(S) OF APPLICANT(S): ROY R. CATHERINE SCHECHTER

(Note: If the applicant is a person other than the owner(s), evidence of that person's authority as agent other than the owner(s), evidence of that person's authority as agent must be attached to the application.)

CONTACT TELEPHONE NUMBERS: 305.756.5275 / 305.343.4031

APPLICANT ADDRESS : \_\_\_\_\_  
(If different than property address)

PRESENT USE OF PROPERTY: RESIDENCE

INDICATE CLASSIFICATION OF PROPOSED WORK:

MAINTENANCE OR REPAIRS       RESTORATION       REHABILITATION

DEMOLITION       NEW CONSTRUCTION

OTHER (PLEASE EXPLAIN) \_\_\_\_\_

DESCRIPTION OF THE PROPOSED PROJECT: PLEASE SEE ATTACHED

PLEASE PROVIDE THE FOLLOWING SUPPLEMENTARY INFORMATION:

SITE PLAN (W/ DIMENSIONS)       FLOOR PLANS (W/ DIMENSIONS)       ELEVATION (W/DIMENSIONS)

LABELED PHOTOS       SURVEY (WITHIN 5 YEARS)       COLOR SAMPLE

MATERIAL SAMPLE       OTHER Fence Material Specifications and general info.

CERTIFICATION

UNDER PENALTY OF PERJURY, I (WE) CERTIFY THAT ALL INFORMATION IN THIS APPLICATION AND THE ATTACHMENTS HERETO IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF, THAT THE WORK FOR WHICH APPROVAL IS SOUGHT HEREIN IS BEING PROPOSED IN GOOD FAITH AND WILL BE PROMPTLY PERFORMED IN THE EVENT OF THE APPROVAL OF THIS APPLICATION AND THE GRANTING OF A BUILDING PERMIT, AND THAT I (WE) DESIRE THAT THIS APPLICATION BE GRANTED AND SUPPORT THE GRANTING OF THIS APPLICATION.

SIGNATURE OF APPLICANT(S): \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF OWNER(S): [Signature] DATE: 7/1/02

[Signature]  
R. Schechter

DATE: \_\_\_\_\_

DATE: 7/1/02

Description of the proposed project:

A CHAIN LINK FENCE WITH GREEN PLASTIC COATING WILL BE INSTALLED, AROUND THE ENTIRE PROPERTY WITH THE EXEPTION OF THE FRONT OF THE HOME THIS FENCE WILL BE BEHIND THE EXISTING HEDGES SURROUNDING THE PROPERTY.

IN THE AREAS WHERE THERE ARE NO HEDGES THE FENCE WILL BE INSTALLED AND A HEDGE WILL BE PLANTED IN FRONT OF IT. (PLEASE SEE ATTACHED PLANS).

ANYONE LOOKING FROM THE STREET WILL NOT KNOW THE FENCE IS THERE AS ALL THE HEDGES WILL BE KEPT FULL AT ALL TIMES.

THE MAIN REASON FOR WANTING THIS FENCE IS FOR THE PROTECTION OF OUR THREE DOGS AND FOR ADDED SECURITY.

6/08/2002 14:43

3059475107

(A) Chain Link fence in excess of 12 feet in height shall be designed according to the loads as specified in Section 2303.2(b).

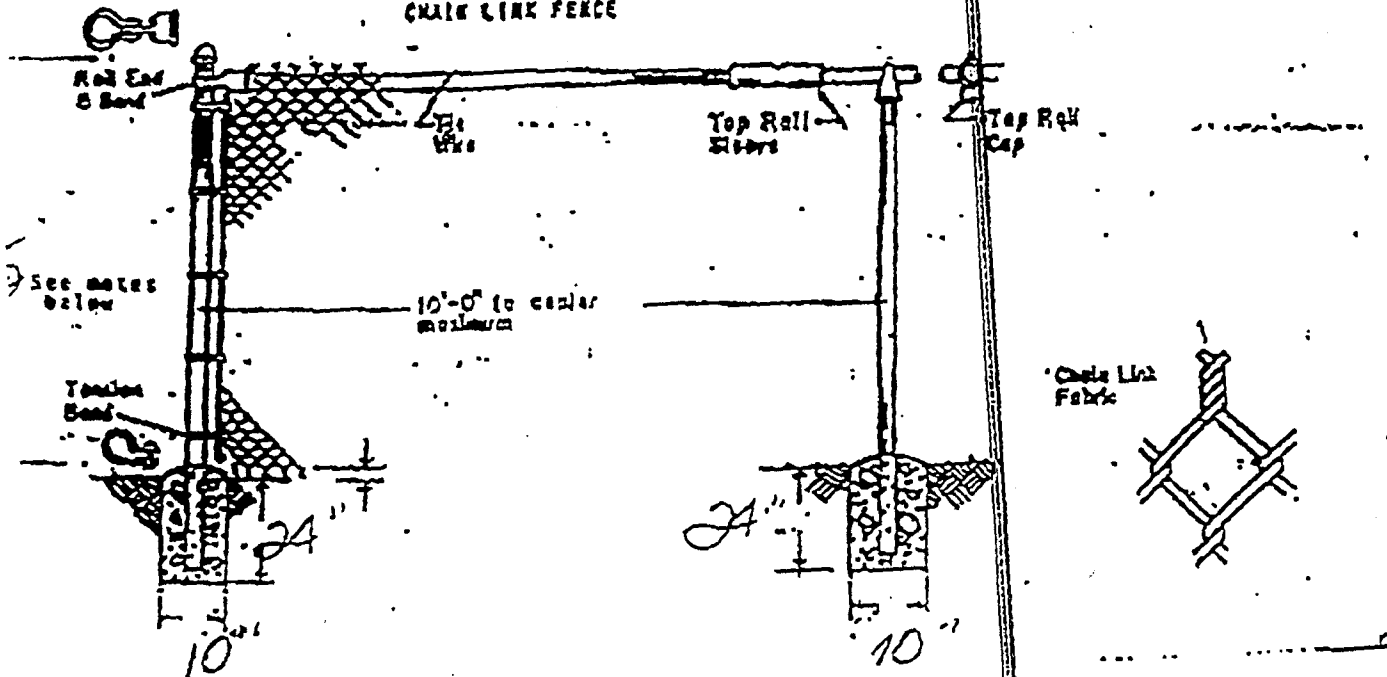
(B) Chain link fences less than 12 feet in height shall be designed according to the loads as specified in Section 2303.2(b) or may be constructed to meet the minimum requirements specified in Table 28-A.

Table 28-A

Chain Link Fence Minimum Requirements

Fence Height	Terminal Post Dimensions (o.d. x wall thickness)	Line Post Dimensions (o.d. x wall thickness)	Terminal Post Concrete Foundation Size (Diameter x Depth)	Line Post Concrete Foundation Size (Diameter x Depth)
Up to 4'	2-3/8" x .042"	1-5/8" x .047"	10" x 24"	8" x 24"
Over 4' to 5'	2-3/8" x .047"	1-7/8" x .055"	10" x 24"	8" x 24"
Over 5' to 6'	2-3/8" x .042"	1-7/8" x .055"	10" x 24"	8" x 24"
Over 6' to 8'	2-3/8" x .110"	2-3/8" x .055"	10" x 36"	10" x 36"
Over 8' to 10'	2-7/8" x .110"	2-3/8" x .110"	12" x 40"	10" x 40"
Over 10' to 12'	2-7/8" x .160"	2-7/8" x .120"	12" x 42"	12" x 42"

STANDARD SHOP DRAWING  
CHAIN LINK FENCE



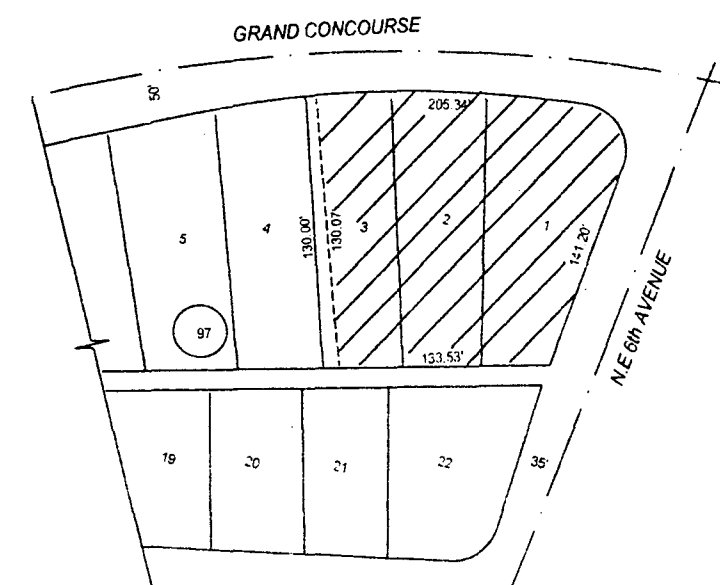
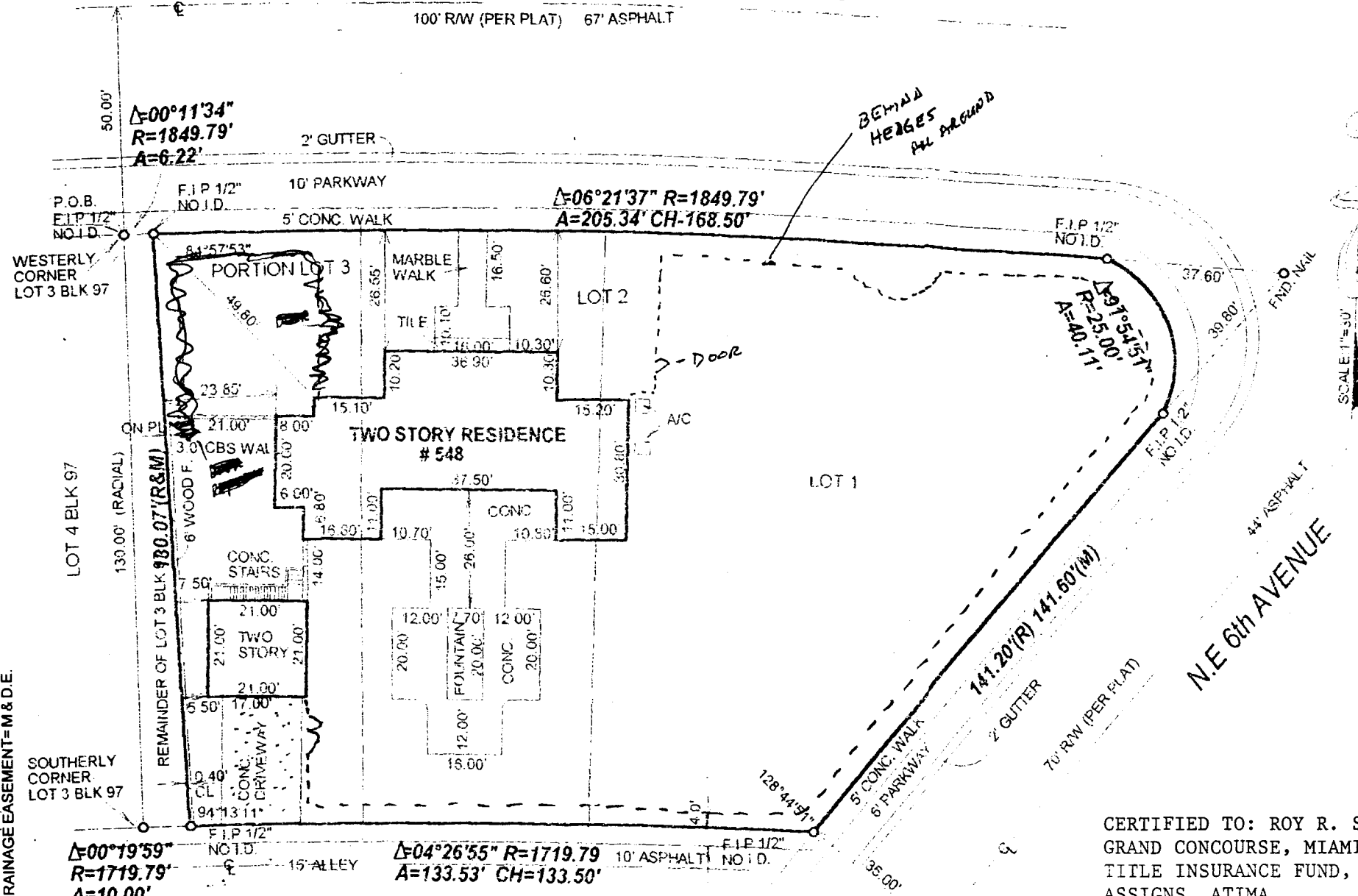
TERMINAL POST		LINE POST		TOP RAIL	
SIZE	WALL THICKNESS	OD SIZE	WALL THICKNESS	OD SIZE	WALL THICKNESS
1/2	.042	1 7/8"	.055	1 3/8	.042

X [Signature]

**SURVEY**  
**GRAND CONCOURSE**

**LOCATION SKETCH**  
**SCALE: NTS**

**ABBREVIATIONS:**  
 SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL-CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RM=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL-CENTER LINE, O-DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER  
 WOOD FENCE=  
 MASONRY WALL=  
 CONCRETE=  
 MAINTENANCE & DRAINAGE EASEMENT=M & D E.



CERTIFIED TO: ROY R. SCHECHTER, JR. AND CATHERINE J. SCHECHTER, HIS WIFE, 548 GRAND CONCOURSE, MIAMI SHORES, FLORIDA 33138., NEAL S. LITMAN, P.A., ATTORNEYS' TITLE INSURANCE FUND, INC., NORTHERN TRUST BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, ATIMA.

**LEGAL DESCRIPTION:**  
 LOTS 1, 2 AND 3, LESS THE FOLLOWING DESCRIBED PORTION OF LOT 3; BEGIN AT THE MOST WESTERLY CORNER OF LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF THE LOT 3 AND ALONG A CIRCULAR CURVE HAVING A RADIUS OF 1849.79 FEET; THROUGH A CENTRAL ANGLE OF 00 DEGREES 11'34" FOR AN ARC DISTANCE OF 6.22 FEET TO A POINT; THENCE SOUTHEASTERLY FOR A DISTANCE OF 130.07 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 3, SAID POINT BEING LOCATED 10.00 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY BOUNDARY LINE OF THE MOST SOUTHERLY CORNER OF THE SAID LOT 3; AS MEASURED ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE MOST SOUTHERLY CORNER OF THE SAID LOT 3, ALONG A CIRCULAR CURVE HAVING A RADIUS OF 1719.79 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 19'59" FOR AN ARC DISTANCE OF 10.00 FEET TO THE MOST SOUTHERLY CORNER OF THE SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 3 FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING ALL OF THE ABOVE DESCRIBED PROPERTY LYING IN BLOCK 97 OF THE AMENDED PLAT OF MIAMI SHORES SECTION NO. 4, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 14 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:** 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE. 2) EXAMINATION TO THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY. 3) NO UNDERGROUND IMPROVEMENTS WERE LOCATED. 4) ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. 5) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC RECORDS OF MIAMI-DADE COUNTY. 6) LEGAL DESCRIPTION PROVIDED BY CLIENT. 7) UNLESS OTHERWISE NOTED RECORDED OR MEASURED DATA ARE IN SUBSTANTIAL AGREEMENTS. 8) BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED. 9) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PERMITTING, DESIGN OR OTHER USE WITHOUT THE WRITTEN CONSENT OF THIS COMPANY. 10) BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB \_\_\_\_\_ PAGE \_\_\_\_\_

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



REVISED:

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

*Adis N. Nunez*  
 ADIS N. NUNEZ  
 REGISTERED LAND SURVEYOR  
 STATE OF FLORIDA #5924

SINCE 1987  
**BLANCO SURVEYORS INC.**  
 Engineers • Land Surveyors • Planners • LB # 0007059  
 555 NORTH SHORE DRIVE  
 MIAMI BEACH, FL 33141  
 (305) 865-1200 Fax: (305) 865-7810

FLOOD ZONE: X	SUFFIX: J	DATE: 7/17/95	BASE: N/A
PANEL: 0093	COMMUNITY #	120652	
DATE: 4-28-02	SCALE: 1" = 30'	DWN. BY: F. Blanco	JOB No. 02- 888

MIAMI SHORES VILLAGE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NAME OF PROPERTY (If applicable): \_\_\_\_\_

ADDRESS OF PROPERTY: 548 GRAND CONCOURSE

NAME(S) OF APPLICANT(S): CATHERINE SCHECHTER

(Note: If the applicant is a person other than the owner(s), evidence of that person's authority as agent other than the owner(s), evidence of that person's authority as agent must be attached to the application.)

CONTACT TELEPHONE NUMBERS: 305-756-5275 / 305-343-4031

APPLICANT ADDRESS: 548 GRAND CONCOURSE  
(If different than property address)

PRESENT USE OF PROPERTY: \_\_\_\_\_

INDICATE CLASSIFICATION OF PROPOSED WORK:

- MAINTENANCE OR REPAIRS
- RESTORATION
- REHABILITATION
- DEMOLITION
- NEW CONSTRUCTION
- OTHER (PLEASE EXPLAIN) \_\_\_\_\_

DESCRIPTION OF THE PROPOSED PROJECT: PLEASE SEE ATTACHMENT.

ALREADY APPROVED BY HISTORIC, HOWEVER DUE TO ZONING

PLEASE PROVIDE THE FOLLOWING SUPPLEMENTARY INFORMATION: TYPE OF FENCE HAS CHANGED.

- SITE PLAN (W/ DIMENSIONS)
- FLOOR PLANS (W/ DIMENSIONS)
- ELEVATION (W/DIMENSIONS)
- LABELED PHOTOS
- SURVEY (WITHIN 5 YEARS)
- COLOR SAMPLE
- OTHER \_\_\_\_\_

CERTIFICATION

UNDER PENALTY OF PERJURY, I (WE) CERTIFY THAT ALL INFORMATION IN THIS APPLICATION AND THE ATTACHMENTS HERETO IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF, THAT THE WORK FOR WHICH APPROVAL IS SOUGHT HEREIN IS BEING PROPOSED IN GOOD FAITH AND WILL BE PROMPTLY PERFORMED IN THE EVENT OF THE APPROVAL OF THIS APPLICATION AND THE GRANTING OF A BUILDING PERMIT, AND THAT I (WE) DESIRE THAT THIS APPLICATION BE GRANTED AND SUPPORT THE GRANTING OF THIS APPLICATION.

SIGNATURE OF APPLICANT(S): [Signature] DATE: 8/1/02

SIGNATURE OF OWNER(S): CATHERINE SCHECHTER DATE: \_\_\_\_\_

SIGNATURE OF OWNER(S): [Signature] DATE: 8/1/02

CATHERINE SCHECHTER DATE: \_\_\_\_\_

Description of the proposed project for 548 Grand Concourse

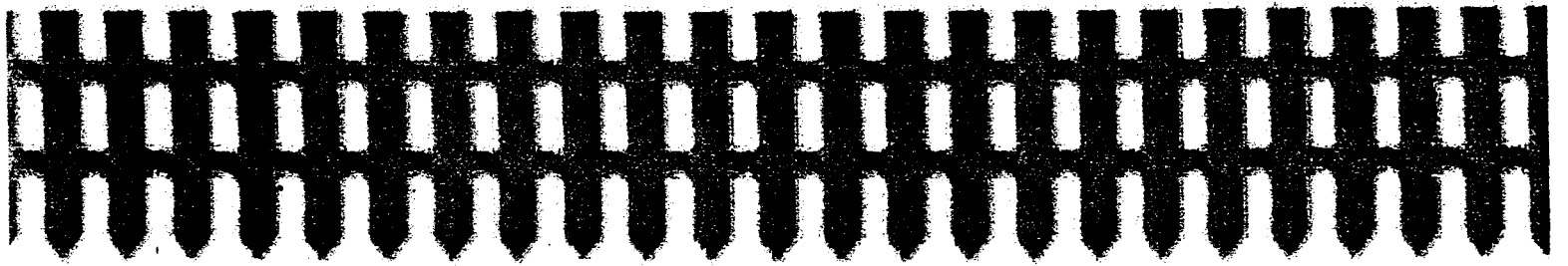
A WOOD PICKET FENCE WILL BE INSTALLED, AROUND THE ENTIRE PROPERTY WITH THE EXEPTION OF THE IMMEDIATE FRONT OF THE HOME, THIS FENCE WILL BE BEHIND THE EXISTING HEDGES SURROUNDING THE PROPERTY.

A 3.5'ft. WOOD PICKET FENCE WILL BE INSTALLED ON THE FRONT AND A 5'ft. WOOD PICKET FENCE ON THE SIDE AND BACK OF THE PROPERTY.

IN THE AREAS WHERE THERE ARE NO HEDGES THE FENCE WILL BE INSTALLED AND A HEDGE WILL BE PLANTED IN FRONT OF IT. (PLEASE SEE ATTACHED PLANS).

ANYONE LOOKING FROM THE STREET WILL NOT KNOW THE FENCE IS THERE AS ALL THE HEDGES WILL BE KEPT FULL AT ALL TIMES.

THE MAIN REASON FOR WANTING THIS FENCE IS FOR THE PROTECTION OF OUR THREE DOGS AND FOR ADDED SECURITY.

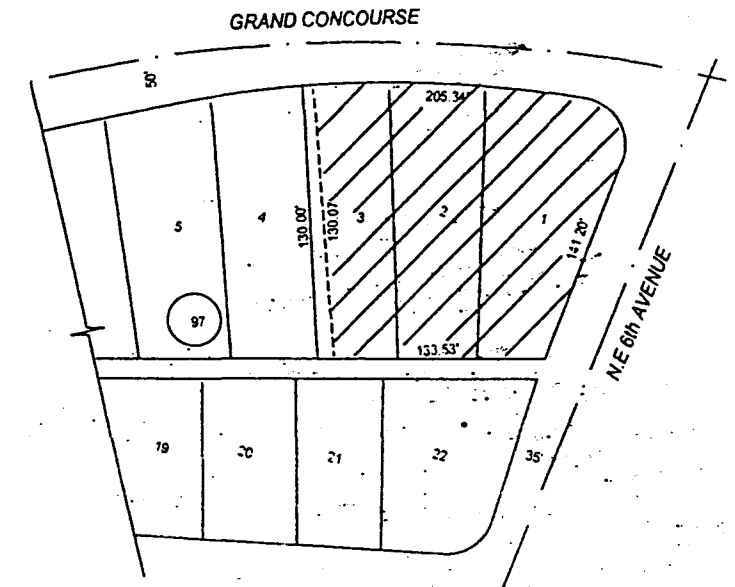
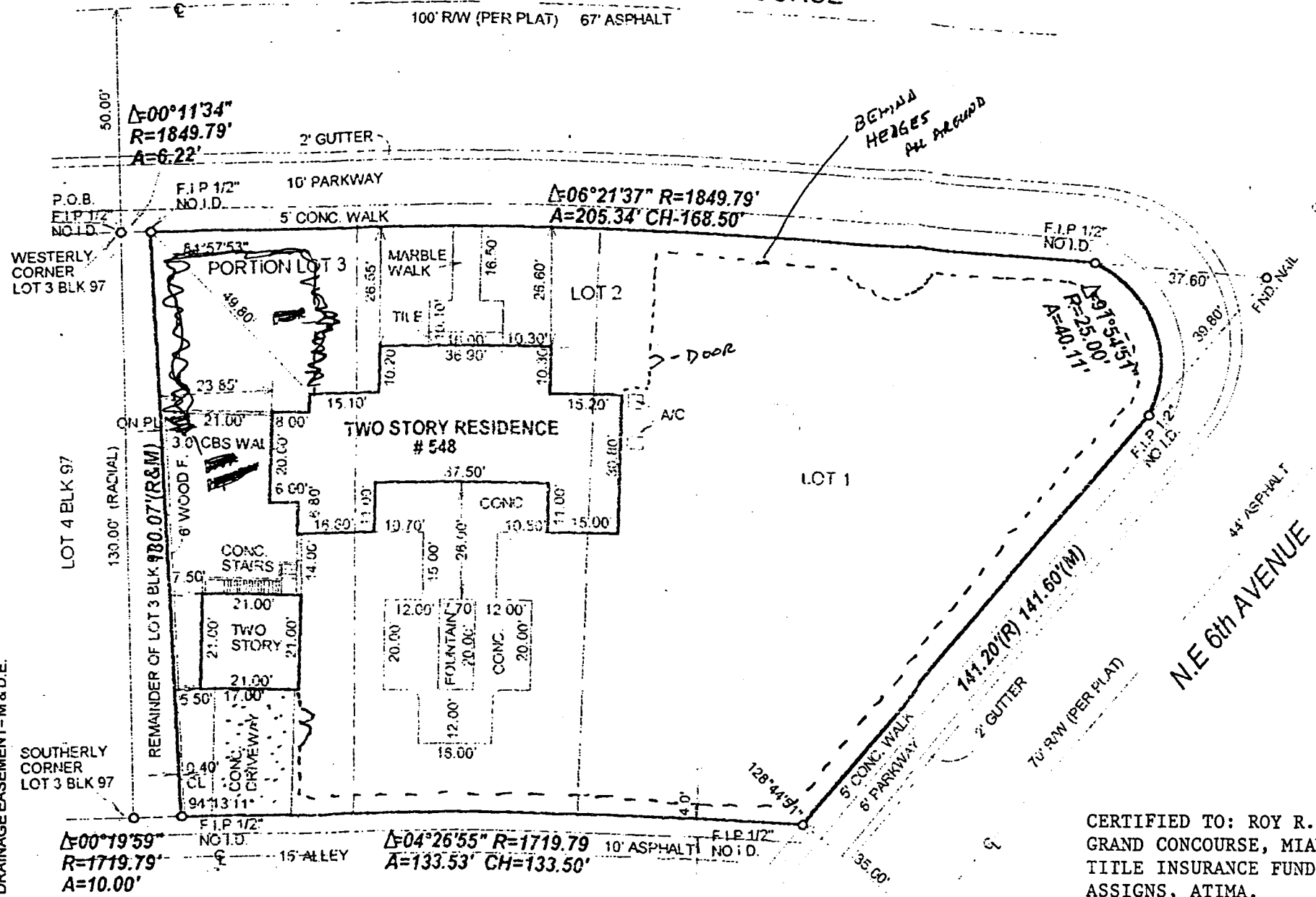


**SURVEY**

**GRAND CONCOURSE**

**LOCATION SKETCH**

SCALE: NTS



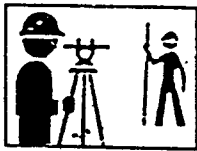
**ABBREVIATIONS:**  
 SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL-CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL-CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFF-SET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER, WOOD FENCE=  
 MASONRY WALL=  
 CONCRETE=  
 MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

**LEGAL DESCRIPTION:**  
 LOTS 1, 2 AND 3, LESS THE FOLLOWING DESCRIBED PORTION OF LOT 3; BEGIN AT THE MOST WESTERLY CORNER OF LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF THE LOT 3 AND ALONG A CIRCULAR CURVE HAVING A RADIUS OF 1849.79 FEET; THROUGH A CENTRAL ANGLE OF 00 DEGREES 11'34" FOR AN ARC DISTANCE OF 6.22 FEET TO A POINT; THENCE SOUTHEASTERLY FOR A DISTANCE OF 130.07 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY BOUNDARY OF SAID LOT 3, SAID POINT BEING LOCATED 10.00 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY BOUNDARY LINE OF THE MOST SOUTHERLY CORNER OF THE SAID LOT 3; AS MEASURED ALONG THE SOUTHEASTERLY BOUNDARY OF THE SAID LOT 3, ALONG A CIRCULAR CURVE HAVING A RADIUS OF 1719.79 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 19'59" FOR AN ARC DISTANCE OF 10.00 FEET TO THE MOST SOUTHERLY CORNER OF THE SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 3 FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING ALL OF THE ABOVE DESCRIBED PROPERTY LYING IN BLOCK 97 OF THE AMENDED PLAT OF MIAMI SHORES SECTION NO. 4, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 14 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:** 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE. 2) EXAMINATION TO THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY. 3) NO UNDERGROUND IMPROVEMENTS WERE LOCATED. 4) ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. 5) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC RECORDS OF MIAMI-DADE COUNTY. 6) LEGAL DESCRIPTION PROVIDED BY CLIENT. 7) UNLESS OTHERWISE NOTED RECORDED OR MEASURED DATA ARE IN SUBSTANTIAL AGREEMENTS. 8) BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED. 9) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PERMITTING, DESIGN OR OTHER USE WITHOUT THE WRITTEN CONSENT OF THIS COMPANY. 10) BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB PAGE

CERTIFIED TO: ROY R. SCHECHTER, JR. AND CATHERINE J. SCHECHTER, HIS WIFE, 548 GRAND CONCOURSE, MIAMI SHORES, FLORIDA 33138., NEAL S. LITMAN, P.A., ATTORNEYS' TITLE INSURANCE FUND, INC., NORTHERN TRUST BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, ATIMA.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



REVISED:

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.


*Adis N. Nunez*  
 ADIS N. NUNEZ  
 REGISTERED LAND SURVEYOR  
 STATE OF FLORIDA #5924

SINCE 1987.  
**BLANCO SURVEYORS INC.**  
 Engineers • Land Surveyors • Planners • LB # 0007059  
 555 NORTH SHORE DRIVE  
 MIAMI BEACH, FL 33141  
 (305) 865-1200 Fax: (305) 865-7810

FLOOD ZONE: X	SUFFIX: J	DATE: 7/17/95	BASE: N/A
PANEL: 0093	COMMUNITY #	120652	
DATE: 4-28-02	SCALE: 1" = 30'	OWN. BY: F. Blanco	JOB No: 02- 288



# South Florida HOME

The Miami Herald   
www.miamiherald.com/real\_estate

RESIDENTIAL AND COMMERCIAL REAL ESTATE LISTINGS INSIDE

[house]  
OF THE WEEK



Outside this residence, expansive manicured gardens encircle a koi pond, originally used as a wading pool.

## Once-in-a-lifetime chance to own vintage Miami Shores property

This elegant and historic home, built in Miami Shores in 1928, is one-of-a-kind. Renowned architect Robert Law Weed designed the corner lot estate, at 548 Grand Concourse. The residence features five bedrooms and four-and-a-half baths and is priced at \$1,595,000. Located in one of the city's most prestigious areas, it showcases the splendor of yesteryear, yet offers every modern convenience.

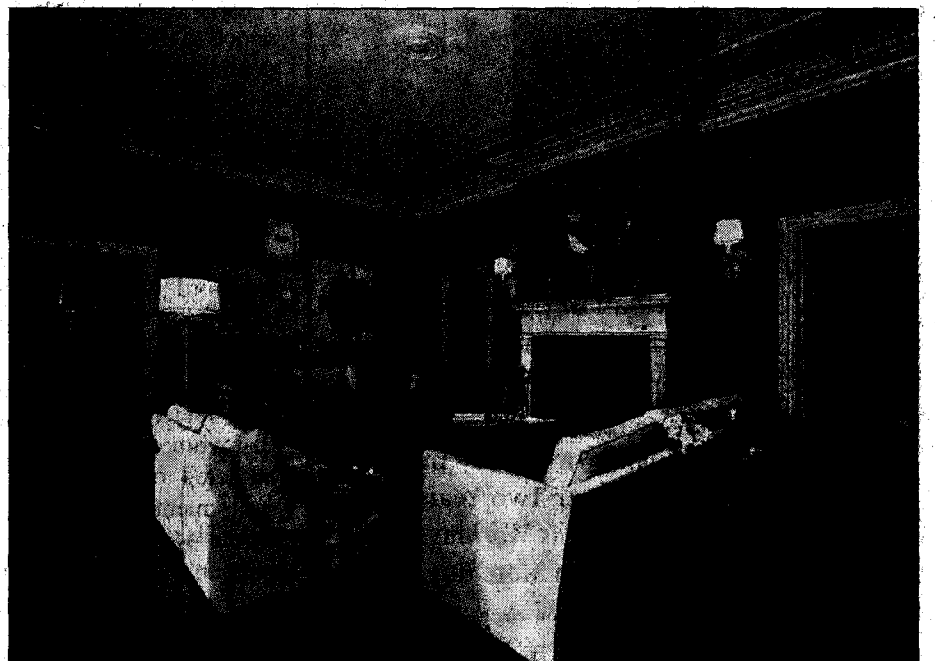
Inside, residents can enjoy more than 4,300 square feet of space. Formal, yet charming, the home is elegantly designed with a grand foyer, a living room with 12-foot volume ceilings and a fireplace. Also situated downstairs is a solarium, a formal dining room (also with fireplace), an elegant powder room and a kitchen. Upstairs are four bedrooms in addition

**EWM** REAL ESTATE  
MORTGAGE  
TITLE  
INTERNATIONAL INSURANCE

to another fireplace and library. The spacious master suite features a sitting area, large bath and walk-in closet.

Outside, expansive manicured gardens encircle a koi pond, originally used as a wading pool. A spacious detached guest home, once used as staff quarters, is an added convenience for guests. For storms and power outages, the home has an 80-kilowatt generator and hurricane shutters. A two-car garage and driveway allow for ample parking.

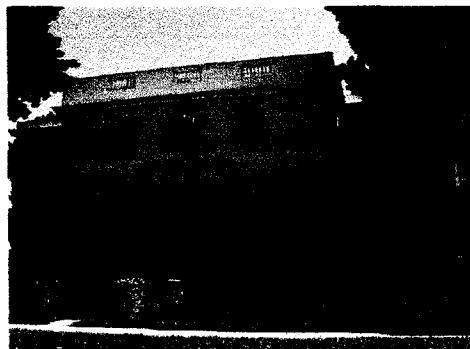
For more information, contact Kimberly O'Mahony at 305-970-6000 or Kimberli25@aol.com



The living room features wood floors, 12-foot volume ceilings and a fireplace.

RUTH ABECKJERR SELLS MIAMI SHORES  
PLEASE WELCOME YOUR NEW NEIGHBORS!!!

**RUTH JUST SOLD!!!**



**548 Grand Concourse**

5 BEDROOMS - 3 1/2 BATHROOMS - 4427 SQUARE FEET

**SOLD PRICE - \$749,900**

**If you are interested in selling your Miami Shores Home,**

**The timing is perfect! Inventory is very, very low!!!**

**Please call Ruth Abeckjerr, your Real Estate expert!!!**

Nobody knows Real Estate like Ruth does!!!

Ruth has over 15 years experience in Real Estate.

Direct pager - 305-886-7884 or 305-542-4823

E-MAIL - [RA1116@AOL.COM](mailto:RA1116@AOL.COM)

JE PARLES FRANCAIS



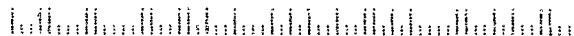
U.S. POSTAGE

0034

METER 800340

Maria T Temkin  
9935 NE 4Th Ave RD  
Miami Shores FL 33138

33138-2438 20





T. V. MOORE

Theodore Vivian Moore - known as the Pineapple King of South Florida, owned a two hundred acre pineapple plantation and fruit grove in what is today's Miami Shores business district. This property was later sold to the Shoreland Development Company.