Approved
Gregory H. Truitt, Interim Village Manager
Date

VILLAGE OF PALMETTO BAY
9705 E. HIBISCUS STREET
PALMETTO BAY, FLORIDA 33157
(305) 259-1234 Fax: (305) 259-1290

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 2-6-20

NAME: Anonymous

COMPANY: _____

ADDRESS: _____

PHONE: 305-259-3180 FAX: _____

EMAIL: _____

REQUEST (Attach additional page, if necessary): Copies of the following documents:

Copy of fence permit file including copy of survey for property address: 15700 SW 88 Ct.

* *

FOR USE BY VILLAGE STAFF ONLY

TRACKING NO.: 2020-052

DATE FORWARDED: 2-6-20

ASSIGNED DEPT: Building

DATE REQUEST FILLED: 2/7/20

NUMBER OF COPIES: _____

ESTIMATED TIME (IF APPLICABLE): _____

ESTIMATED COST: _____

HOW WAS REQUEST FILLED? _____

IF NOT FILLED, REASON: _____

BY: _____

RUSH

☐ Owner Builder
☐ All of contractors info
☐ State License
☐ Occupation License
☐ Liability Insurance
☐ Workers' Comp or Workers' Comp Exemption

PLANS PROCESSING

Process Number:_____BLD-2019-4770

Description of Work:_____REPLACE CHAINLINK FENCE WITH ALUMINUM 46' LINEAR FEET. TOTAL 46'

Property Address:_____15700 SW 88 CT

Folio Number: _____3350280051940

Department	Date In	Date Out	Total Business Days	Approved	Denied	Comments
Planning & Zoning	10/23/19	10/28/19		✓		
Building	10-28-19	10/28/19		—		
~~FLOOD~~ REVIEW						
ADA Review						
Structural						
Electrical						
Mechanical						
Plumbing						
Public Works						
Pending Corrections						
Code Enforcement Verification						
Job Cost/ Value of Work (Inspector Approval)						
Building Official approval						
Final Signature						
Pricing						
Call for Pick up						

10/28/19

MB 10/28

Village of Palmetto Bay Permit Application

Department of Building & Capital Projects
9705 E. Hibiscus Street
Palmetto Bay, Florida 33157
Phone: (305) 259-1250 Fax: (866) 927-5576 Inspections: (305) 259-1253

GENERAL INFORMATION: Please read these instructions carefully before submitting the work for review.

This application must be completed and signed by both the property owner and qualifier. Both of these signatures must be notarized. Please print legibly or type in order not to delay your application. For roofing permits, in addition to this permit you must also fill out a roofing permit application. Express permits require an additional fee and will only be accepted between the hours of 8:00 A.M. and 10:00 A.M., Monday through Friday. All other permits/plans must be dropped off before 4:30 p.m. for regular processing. During the processing of your application you may be asked to submit additional information. There may be additional permits and reviews required from other governmental agencies not affiliated with Palmetto Bay.

APPLICATION:

Clerk's Initials	Plan Process Number	Master Permit Number	Subsidiary Permit Number(s)	Expiration Date
MM		BLD-2019-4779		

Job Address: 15700 SW 88 ct Palmetto Bay FL 33157
Address / Unit number / City / State / Zip Code

Folio Number: 33 02 80 05 1940
Lot: 2 **Block:** 13
Subdivision: Coral Reef Estates **PB:** _____ **PG:** _____
Current Use of Property: _____
Proposed Use of Property: _____
Description of Work: Replace chain link fence Aluminum fence
Dumpster permit to be included? Yes _____ **NO** X
Zoning: _____ **Square Feet:** _____
Tenant Information: **Unit Number:**

Linear Feet: 46' **Units:** _____ **Stories:** _____
Value of Proposed Work: 1500.- **Est. Bldg. Value:** _____
Tax Assessed Value: _____
Flood Zone: _____ **Base Floor Elev.:** _____
Homeowner's Association: _____

I affirm that there ☐ are or ☐ are no restrictive covenants associated with the underlying property that would affect the pending application. Failure to disclose this information shall result in the immediate revocation of any type of permit or certificate of use/occupancy.

Check Permit Type		Check Permit Change		Check Type of Improvement			
Building		Change of Contractor		New Construction		Deck/Concrete flatwork	
Electrical		Permit Renewal		Exterior Alteration		Window Replacement	
Mechanical		Plan Revision		Interior Alteration		Shutters	
Plumbing		Permit Extension		Attached Addition		Garage Doors	
LPGX		Supplement		Detached Addition		Storage Shed	
Roofing		Re-Inspection Fee		Repair		Railings	
Fence				Repair due to Fire		Stairs	
Sign				Demolish		Windows/Doors	
Public Works				Screen Enclosure		Roofing	
Other				Driveway		Re-Roof	
				Fence		Seal-cote	
				Pool		Other	

Aluminum _____ ft 46'

10/30/19.

Architect Information	Engineer Information
ame:	Name:
cense Number:	License Number:
ddress:	Address:
elephone Number:	Telephone Number:
mail address	Email address

Property Owner	Contractor
ame: Richard Duarte	Company Name
ddress: 15730 SW 88 Ct 33157	Qualifier
ome Telephone:	License Number
usiness Telephone: 786 503 5665	Address
mail Address rduarte5036@gmail.com	Telephone Number
ax Number:	Fax Number

Owner builder

Plans Processing Contact Person	
ame: Guillermo Chea	Email: cheagg@yahoo.com
elephone Number: 305 763 6654	

Bond Company (if applicable)	Mortgage Lender
ame:	Name:
ddress:	Address:
ity: State: Zip	City: State: Zip
oes Property have Homestead Exemption	Email Address

Classification Of Proposed Work

esidential ☐ Duplex ☐ Townhouse ☐ Multi Family ☐ Commercial ☐ Industrial ☐ Other ☐

ffective Code _____ Occupancy _____ Construction Type _____

oning: Variance Number: Remarks:

OWNER AFFIDAVIT

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured r ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, FENCE, RIVEWAYS and AIR CONDITIONERS, ETC. In addition to the requirements of this permit, there may be additional restrictions found in the Public Records, and there may additional permits required from other governmental entities.

I, the owner of the property, have disclosed all information related to any work that has been performed in the prior twelve months to the Building Division as part this application. 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 of the ir 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 cost of work to my me or business under this and any other permit equals or exceeds fifty per cent of the replacement cost of the structure, then the entire structure must conform to current de requirements of the Florida Building Code.

I, the owner of the property, understand that a permit application is subject to denial and a validated permit or permit card is subject to revocation or modification sed upon applicable deeds, covenants, declarations, easements and any other legal restriction. By issuing a permit, the Village of Palmetto Bay makes no representation as the existence or validity of any property restriction.

I, the owner of the property certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating nstruction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature (Owner) _____

Printed Richard Duarte

FOR AN OATH OR AFFIRMATION:
STATE OF FLORIDA COUNTY OF _____
Sworn to (or affirmed) and subscribed before me this 23 day of Oct 20 19 by (Name of person making statement).

Signature Rosa M Perez

Printed _____

Notary Public State of Florida
Rosa M Perez
My Commission GG 215881
Expires 05/09/2022

Personally Known _____ OR Produced Identification FL DL
Type of Identification Produced _____

Signature (Contractor) _____

Printed _____

FOR AN OATH OR AFFIRMATION:
STATE OF FLORIDA COUNTY OF _____
Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20_____, by (Name of person making statement)

Signature _____

Printed _____

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

IMPORTANT NOTICES

- Do not begin work without receiving you validated permit and permit card. Applying for a permit does not grant you the right to commence construction. Construction can only occur during the hours of 7:00 a.m. to 7:00 p.m., Monday thru Saturday and from the hours of 9:00 a.m. to 6:00 p.m. on Sundays and Federal holidays.
- All construction sites must be maintained in a clean and orderly condition free from construction debris. Failure to do so will result in a fine and a suspension of inspections until said property is cleaned.
- Streets and neighboring properties shall be kept free from dirt and debris.
- Swales must be protected from damage by equipment or vehicles and sidewalks cannot be blocked.
- Portable Toilets for construction jobs require a separate permit. If toilet is not available the inspection will not be performed.
- Water cannot be discharged into the right of way or storm drains without the approval of the Public Works Department.
- No equipment or materials can be stored on the right of way; they must only be stored on your property.
- Florida Department of Health approval is required for applications involving Septic Tanks. Department of Environmental Resources Management (DERM) and /or Miami-Dade Water and Sewer Department approval is required for applications involving sewers and water. The tree section of the Department of Environmental Resources Management (DERM) approval is required on all landscape plans and on all tree removal applications.

CHECKLIST (OFFICE USE ONLY)

☐ OWNER-BUILDER FORM (Attached)

☐ FIRE DEPARTMENT APPROVAL (Commercial/multi (family only)

☐ CONCURRENCY (New Construction)

☐ PROOF OF OWNERSHIP (Attached)

☐ CONDO ASSOCIATION APPROVAL

☐ UPFRONT FEES AMOUNT: _____

☐ HEALTH DEPARTMENT APPROVAL (Septic/Sewer)

☐ IMPACT FEE (New Construction)

☐ SCHOOL REVIEW (New Construction)

☐ DERM REVIEW (New Construction/Additions/Tree Removal)

☐ PUBLIC WORKS

☐ PERMIT CLERK REVIEW
By: _____

☐ Complete Application
☐ Current liability Ins.
☐ Worker's Comp.
☐ Cont. Lic. Check

☐ OTHER (Specify and Attach)

☐ FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION APPROVAL (RESTAURANTS)

PERMIT FEES (OFFICE USE ONLY)

Village of Palmetto Bay Permit Fees	210.00	Art in Public Places	
Miami-Dade County Fees (sq. ft. x $65//1000x0.60)	120	Certificate of Use and Occupancy	
Flood Zone Review		Zoning Inspection Fee ($50.00 per application)	1560
Radon-Inspector State Educational Fund and DCA State fee	210	Administration Fee	4560
Code Enforcement Fine	210	Express Fee (25.00)	2500
Certificate of Completion		Public Works Fee	
Construction Sign Fee		Landscape Review Fee (175.00 per hour)	
Roll-off Waste Container Fee (105.00 per container site)		Special Review Fee (89.25 per hour)	
Rework Fee		Other	

375.60

PLAN REVIEWER APPROVAL AREA (OFFICE USE ONLY)

SECTION	REVIEWER APPROVAL'S NAME	APPROVAL DATE	REJECTED DATE NUMBER 1	REJECTED DATE NUMBER 2	REJECTED DATE NUMBER 3
COMMUNITY DEVELOPMENT					
ZONING					
ELECTRICAL					
MECHANICAL					
PLUMBING					
FIRE					
ROOFING					
PUBLIC WORKS					
PLANNING					
STRUCTURAL					
BUILDING	DNG	10/28/19			
BUILDING OFFICIAL					

REWORKS: A fee of $105.50 may be charged for failure to make required corrections previously indicated. The fee shall be charged after the initial review plus one follow up review per trade. Please note that Florida Statutes 553.80 section 2(b) states "with respect to evaluation of design professionals documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically noted in each rejection, including but not limited to egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose, each time after third such review the plans are rejected for that code violation a fee of **four times the amount** of the proportion of the permit fee attributed to plans review".

ISSUING OFFICIAL

FINAL PLAN REVIEWED AND PREPARED FOR ISSUANCE BY: _____ DATE:_____

CONDITIONS OF APPROVAL

1- FENCE AND GATES THAT SERVE AS A COMPONENT OF THE REQUIRED POOL BARRIER SHALL CONFORM WITH THE REQUIREMENTS OF THE F.B.C. (2017) SECTION R4501.17.

2- PER MAY 18, 2017 (BORA) INTERPRETATION OF FBC(2014) SECTIONS R4501.17.1.4 AND SECTION 454.17.1.5 HORIZONTAL PICKETS IN A POOL BARRIER SHALL **NOT** HAVE ANY GAPS, OPENINGS, INDENTATIONS OR PROTRUSIONS.

3- IF EXISTING SCREEN ENCLOSURE WILL BE USED AS THE REQUIRED POOL BARRIER IT MUST BE IN CONPLIANCE WITH THE F.B.C. (2017) SECTION R4501.17

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked in	Date	Clerk

Department of Regulatory and Economic Resources
Board Administration Section
11805 S.W. 26 Street (Coral Way) Rm. 230
Miami, Florida 33175
Tel (786) 315-2573 Fax (786) 315-2570
www.miamidade.gov/development

MEMO

TO: All Building Officials in Miami-Dade County

FROM: Secretary of the Board
Board of Rules and Appeals (BORA)

DATE: May 24th, 2017

SUBJECT: BORA Interpretation
Horizontal Pickets in a Swimming Pool Barrier

At their meeting of May 18th, 2017, the Board considered the content of Section 454.17.1.5 of the 5th Florida Building Code (2014) (Building) and Section R4501.17.1.4 of the 5th Florida Building Code (2014) (Residential) in relation to the allowable spacing between horizontal pickets for a pool barrier application.

The Board interpreted that any spacing between horizontal pickets will create a climbable condition, defeating the intention of a pool barrier protection, in doing so the Board rendered the following interpretation:

"***When horizontal pickets are used for a private or residential pool barrier, the horizontal pickets shall not have any gaps, openings, indentations or protrusions.***"

Should you have any questions, please contact Michael Goolsby, Board and Code Administration Division Chief 2 at (786) 315-2508.

EXPRESS PERMIT FEE-REVIEW ONLY

I understand that an additional fee of $25.00 (Per-Review) will be applied to my permit at final fee.

Authorization: Guillermo Chea **Date:** 10/23/2019

EXPEDITED PLAN REVIEW-PER TRADE,PER REVIEW

I understand that an additional fee of $85.89(per trade &review only) Will be applied to a RUSH review for permits with plans.
(For Example: New Construction, Additions, and Remodeling & Revisions to plans).

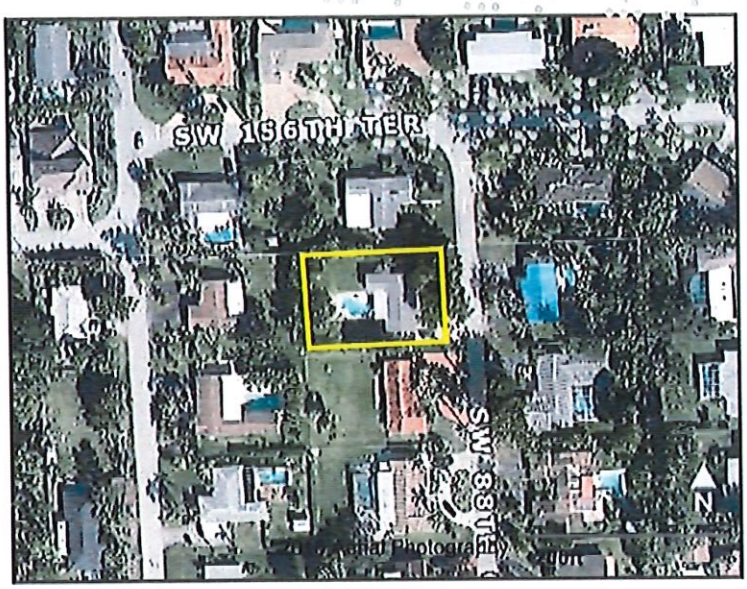
Authorization: _____ ***Date:*** _____

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/23/2019

Property Information	
Folio:	33-5028-005-1940
Property Address:	15700 SW 88 CT Palmetto Bay, FL 33157-2029
Owner	RICHARD DUARTE LAURA J DE CORES
Mailing Address	15700 SW 88 CT MIAMI, FL 33157 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,404 Sq.Ft
Living Area	1,640 Sq.Ft
Adjusted Area	1,955 Sq.Ft
Lot Size	15,096 Sq.Ft
Year Built	1971



Assessment Information			
Year	2019	2018	2017
Land Value	$210,672	$210,672	$210,672
Building Value	$165,549	$167,817	$161,288
XF Value	$28,963	$29,230	$29,499
Market Value	$405,184	$407,719	$401,459
Assessed Value	$318,626	$312,685	$306,254

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$268,626	$262,685	$256,254
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$293,626	$287,685	$281,254
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$268,626	$262,685	$256,254
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$268,626	$262,685	$256,254

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	$86,558	$95,034	$95,205
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/23/2015	$100	29909-2684	Corrective, tax or QCD; min consideration
11/25/2013	$390,000	28938-1575	Financial inst or "In Lieu of Forclosure" stated
03/14/2013	$303,200	28555-1463	Financial inst or "In Lieu of Forclosure" stated
05/23/2011	$100	27744-2748	Corrective, tax or QCD; min consideration

Short Legal Description
28 55 40
CORAL REEF ESTS PB 65-4
LOT 2 BLK 13
LOT SIZE 102.000 X 148
OR 10411-2439 0579 1

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Department of Building & Capital Projects
9705 E Hibiscus Street
Palmetto Bay, Florida 33157
Tel: 305-259-1250
www.palmettobay-fl.gov

OWNER-BUILDER AFFIDAVIT

You have made application for a Building Permit as an Owner-Builder. State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. Please be advised of the following provisions and requirements.

RESPONSIBILITY: The exemption for which you have applied allows you, as the owner of your property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence of a farm outbuilding. You may also build or improve a commercial building at a cost of $25, 0000 or less. The building must be for your own use and occupancy; it may not be built it for sale or lease, which is a violation of this exemption. **You may not hire an unlicensed person as your contractor**. Your construction must be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

INSURANCE: Most regular home insurance policies do not cover any damage to persons or property resulting form work of this nature. Your are advised to investigate your liability.

WITHHOLDING TAXES, ETC.: You are advised to investigate your responsibility for withholding Social Security, Federal, and State Unemployment Insurance Taxes, as well as Federal Income taxes from the wages of persons employed by you on this construction, and for making returns thereof to the proper agencies.

APPROVED PLANS: The Building Official shall retain one set of the approved plans and the other set shall be kept at the building site, open to inspection by the Building Official, at all reasonable times. The Building Official may stop work, if such plans are not available at the building site. **THE BUILDING PERMIT AND THIS NOTICE MUST BE POSTED AT THE JOB SITE.**

NOTICE OF COMMENCEMENT: If the improvements cost more than $2,500, you must file a Notice of Commencement before beginning the project. This department can provide the form. You must record the form at the Miami-Dade County Recording Department, 22 NW First Street, Miami, Florida and Room
Failure to record a Notice of Commencement or incorrect information on the Notice of Commencement could contribute to having to pay twice for the same work or materials. It could also prevent the property from passing code inspection.

INSPECTIONS: You will be responsible as Owner-Builder to see that all inspections are called for; you are not to continue work until each inspection has been approved.

ACKNOWLEDGEMENT: I hereby swear and affirm that I am the owner of the property described as:

LOT 2 BLOCK 13 SUBDIVISION Coral Reef Estates

ADDRESS 15700 SW 88 Ct Palmetto Bay, FL 33157

I have read the foregoing instructions and am aware of my responsibilities.

[signature]
Signature

10-22-2019
Date Signed

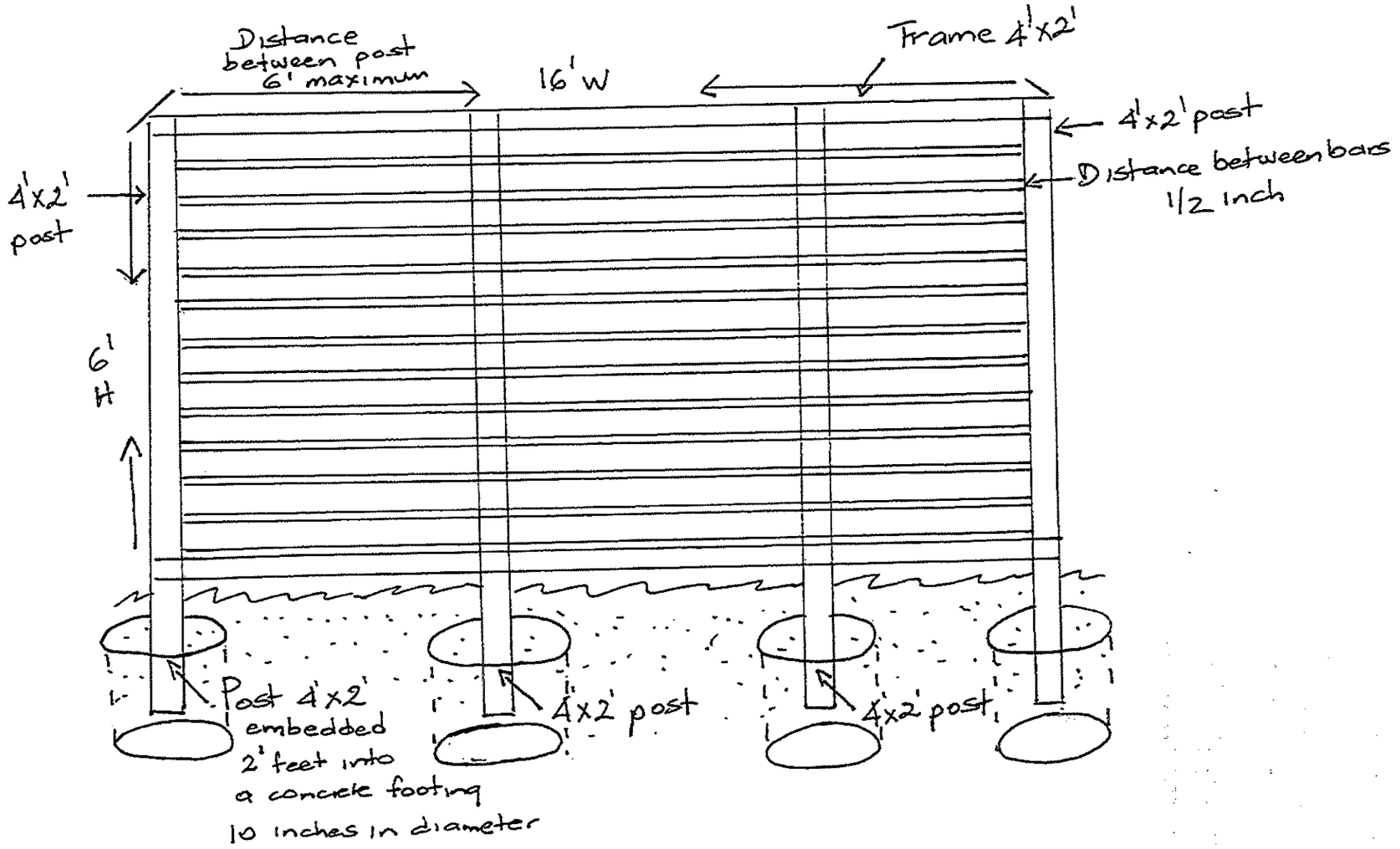
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 23 day of Oct, 20 19.

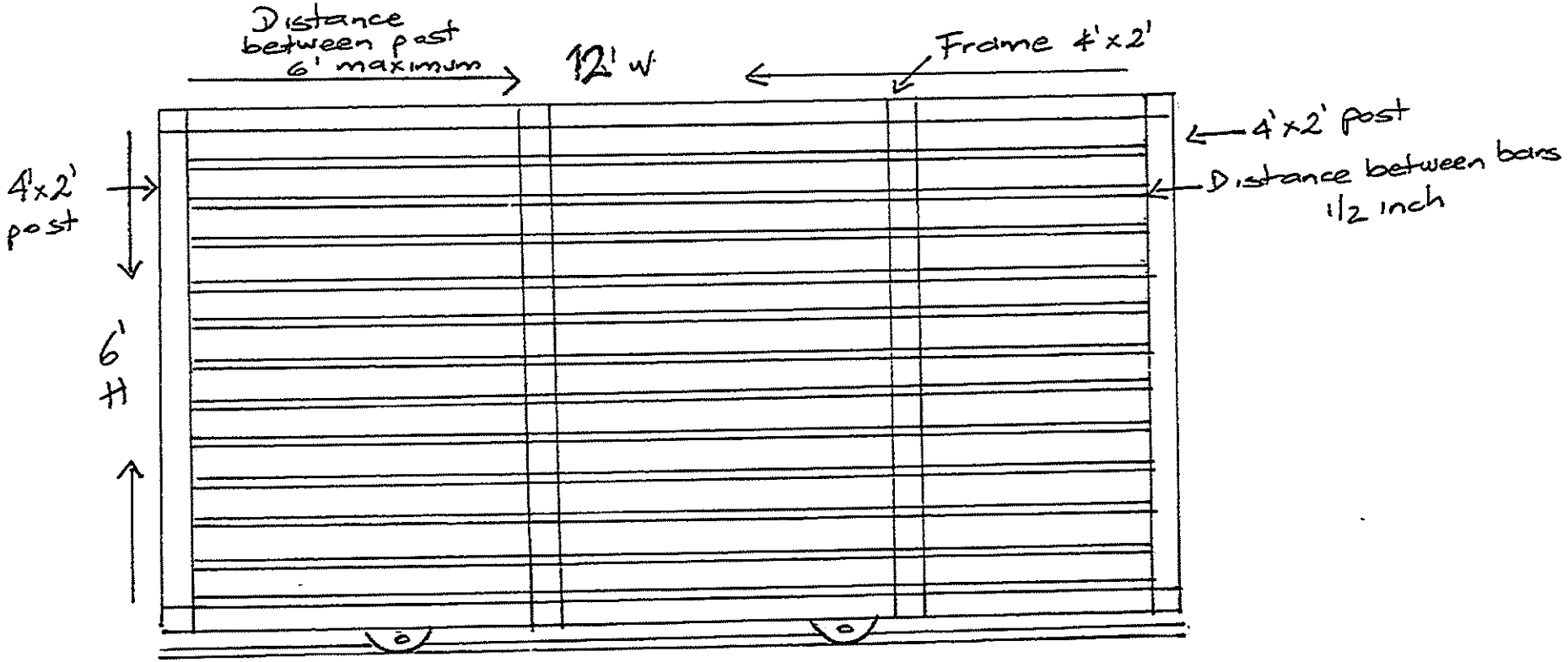
Rosa M. Perez
Notary Public

Notary Public State of Florida
Rosa M Perez
My Commission GG 215861
Expires 05/09/2022

ALUMINIUM PANEL



ALUMINUM SLIDING GATE



VILLAGE OF PALMETTO BAY

THIS COPY OF PLAN MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTIONS WILL BE GIVEN

	APPROVED	DISAPPROVED	
	BY	BY	DATE
SECTION			
ZONING			
P & Z			
LANDSCAPING			
FLOOD			
PUBLIC SERVICES			
*BUILDING	10/28/19		
HANDICAP			
STRUCTURAL			
ELECTRICAL			
MECHANICAL			
PLUMBING			
UTILITIES			
BUILDING OFFICIAL			

Subject to compliance with all Federal, State and County Laws, rules and regulations. The Village of Palmetto Bay assumes no responsibility for accuracy of all results of these plans.

NOTICE: In addition to the requirements of these permits, there may be additional restrictions applicable to this in the public record of this county and village.

*NOT A POOL BARRIER

OFFICE COPY

BLD-2019-4770

15700 SW 88 CT

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
30' 15' 0 15' 30'
(IN FEET)
1 INCH = 30 FT.

LOCATION MAP

SECTION 27, TOWNSHIP 55 SOUTH, RANGE 40 EAST
LYING AND BEING IN DADE COUNTY FLORIDA
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 2, BLOCK 13, OF "CORAL REEF ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 4,OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 33-5028-005-1940

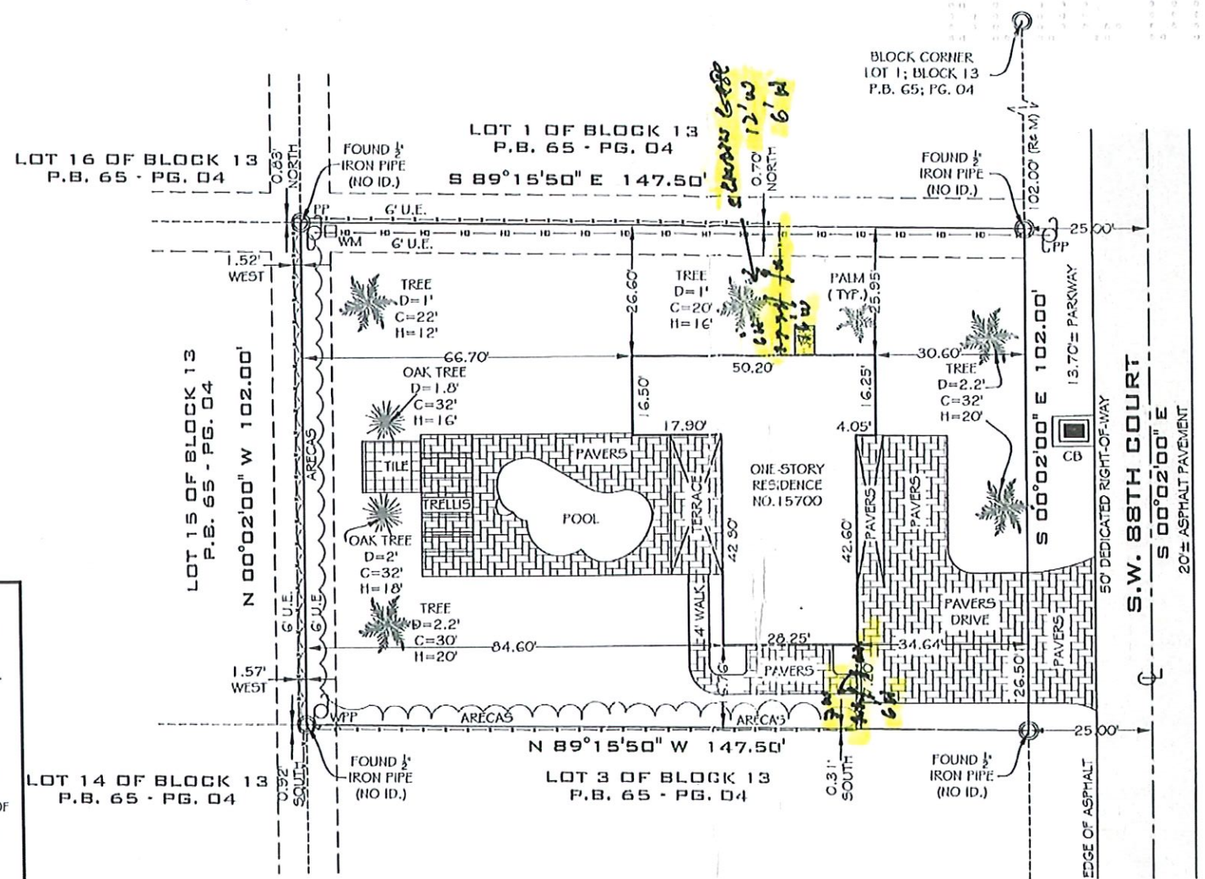
15700 SW 88TH COURT
PALMETTO BAY, FLORIDA 33157-2029

AREA OF PROPERTY: 15,096 SQUARE FEET AND/OR 0.346 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- RICHARD DUARTE AND LAURA J. DE CORES



SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51 FAC), IS 'RESIDENTIAL' THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS 'CORAL REEF ESTATES' RECORDED IN PLAT BOOK 65, AT PAGE 4.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS 'MAP OF BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK
SURVEYING & ASSOCIATES, INC.
LB No. 7693
PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE '201'
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND:

AC	=DENOTES AIR CONDITIONING UNIT
APPR.	=DENOTES APPROXIMATE
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—//—	=DENOTES WOOD FENCE
—x—	=DENOTES CHAIN LINK FENCE
—o—	=DENOTES IRON FENCE
○	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120687
PANEL:	12086C0602L
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	10-31-2018
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
11-02-2018	J.FEE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
N/A	N/A

JOB No.
1810-271

MAP OF BOUNDARY SURVEY