



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
NAC		BLD-2019-3681	/PWK-2019-1087	
Job Address: <u>8120 SW 151 Street</u>		<u>Palmetto Bay</u>	<u>FL</u>	<u>33158</u>
Address		Unit number	City	State Zip Code

Folio Number: <u>33 5022 008 0040</u> Lot: _____ Block: _____ Subdivision: _____ PB: _____ PG: _____ Current Use of Property: _____ Proposed Use of Property: _____ Description of Work: <u>pavers Driveway</u> Dumpster permit to be included? Yes _____ NO _____ Zoning: _____ Square Feet: <u>1300</u> Tenant Information: _____ Unit Number: _____	Linear Feet: _____ Units: _____ Stories: _____ Value of Proposed Work: <u>1000</u> Est. Bldg. Value: _____ Tax Assessed Value: _____ Flood Zone: _____ Base Floor Elev.: _____ Homeowner's Association: _____ <i>I affirm that there <input type="checkbox"/> are or <input type="checkbox"/> 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.</i>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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		PACE Program		Repair due to Fire		Stairs	
Sign				Demolish		Windows/Doors	
Public Works				Screen Enclosure		Roofing	
Other				Driveway	✓	Re-Roof	
				Fence		Seal-cote	
				Pool		Other	

4/11/19
ISSUED

Architect Information	Engineer Information
Name:	Name:
License Number:	License Number:
Address:	Address:
Telephone Number:	Telephone Number:
Email address:	Email address:

Property Owner	Contractor
Name: <u>Rene Izquierdo</u>	Company Name:
Address: <u>8804 69 ROAD NY</u>	Qualifier:
Home Telephone: <u>646 206 9001</u>	License Number:
Business Telephone:	Address:
Email Address: <u>reneizquierdo@hotmail.com</u>	Telephone Number:
Fax Number:	Fax Number:

Plans Processing Contact Person	
Name:	Email:
Telephone Number:	

Bond Company (if applicable)	Mortgage Lender
Name:	Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Does Property have Homestead Exemption:	Email Address:

Classification Of Proposed Work		
Residential <input checked="" type="checkbox"/>	Duplex <input type="checkbox"/>	Townhouse <input type="checkbox"/> Multi Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input type="checkbox"/>
Effective Code _____	Occupancy _____	Construction Type _____
Zoning: _____	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 of 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 for ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, FENCE, DRIVEWAYS 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 be 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 of 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 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 cost of work to my home 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 code 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 based upon applicable deeds, covenants, declarations, easements and any other legal restriction. By issuing a permit, the Village of Palmetto Bay makes no representation as to 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 construction 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 of Owner _____
 State of Florida, County of New York

Signature of Qualifier _____
 State of Florida, County of _____

Sworn to (or affirmed) and subscribed before this 25 day
 of February, 2019.
 by (print name) _____

Sworn to (or affirmed) and subscribed before this _____ day
 of _____, 20____.
 by (print name) _____

Notary Name HENRY CALDERON

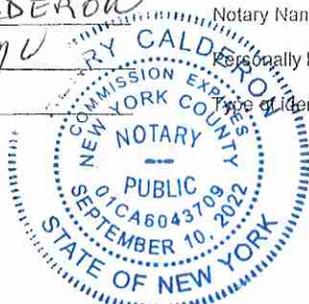
Notary Name _____

Personally known or I.D. WYS DMU

Personally known or I.D. _____

Type of identification produced: _____


Type of identification produced: _____





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 from work of this nature. You 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 _____ BLOCK _____ SUBDIVISION _____

ADDRESS _____

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

 Signature Date Signed 02/25/2019

STATE OF FLORIDA) New York
 COUNTY OF MIAMI DADE) New York
 Sworn to and subscribed before me this 25 day of February 202019

 Notary Public



IMPORTANT NOTICES

- Do not begin work without receiving your 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)

- | | | |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> OWNER-BUILDER FORM
(Attached) | <input type="checkbox"/> HEALTH DEPARTMENT APPROVAL
(Septic/Sewer) | <input type="checkbox"/> PERMIT CLERK REVIEW
By: _____ |
| <input type="checkbox"/> FIRE DEPARTMENT APPROVAL
(Commercial/multi (family only)) | <input type="checkbox"/> IMPACT FEE
(New Construction) | <input type="checkbox"/> Complete Application |
| <input type="checkbox"/> CONCURRENCY
(New Construction) | <input type="checkbox"/> SCHOOL REVIEW
(New Construction) | <input type="checkbox"/> Current liability ins. |
| <input type="checkbox"/> PROOF OF OWNERSHIP
(Attached) | <input type="checkbox"/> DERM REVIEW
(New Construction/Additions/Tree Removal) | <input type="checkbox"/> Worker's Comp. |
| <input type="checkbox"/> CONDO ASSOCIATION APPROVAL | <input type="checkbox"/> PUBLIC WORKS | <input type="checkbox"/> Cont. Lic. Check |
| <input type="checkbox"/> UPFRONT FEES AMOUNT: _____ | | <input type="checkbox"/> OTHER
(Specify and Attach) |
| | | <input type="checkbox"/> FLORIDA DEPARTMENT OF
BUSINESS AND
PROFESSIONAL REGULATION
APPROVAL (RESTAURANTS) |

PERMIT FEES (OFFICE USE ONLY)

Village of Palmetto Bay Permit Fees	150.95	Art in Public Places	
Miami-Dade County Fees (sq. ft. x \$65//1000x0.60)	.60	Certificate of Use and Occupancy	
Flood Zone Review		Zoning Inspection Fee (\$50.00 per application)	\$45.60
Radon-Inspector State Educational Fund and DCA State fee	1.51	Administration Fee	45.00
Code Enforcement Fine	1.51	Express Fee (25.00)	\$25.00
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	10.00

\$ 280.77
PW \$ 59.25

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	<i>pm</i>	<i>3/25/19</i>	<i>pm 3/5/19</i>		
ELECTRICAL					
MECHANICAL					
PLUMBING					
FIRE					
ROOFING					
PUBLIC WORKS	<i>DC</i>	<i>3/27/19</i>	<i>DC 3/11/19</i>		
PLANNING					
STRUCTURAL					
BUILDING	<i>DC</i>	<i>3-5-19</i>			
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

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked In	Date	Clerk



**Department of Public Works
Building Permit Comment Sheet**

Project: Driveway

Project Site: 8120 SW 151 ST

Permit No: PWK-2019-1087

Reviewer: Danny Casals

Date: March 11, 2019

Comment:

1. Provide Driveway approaches measurements on plan sheet.



EXPRESS PERMIT FEE

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

Authorization: Rene Izquierdo Date: 3-4-2019

EXPEDITED PLAN REVIEW

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

Authorization: _____ Date: _____



RUSH

PLANS PROCESSING

Process Number: BLD-2019-3681 / PWK-2019-1087

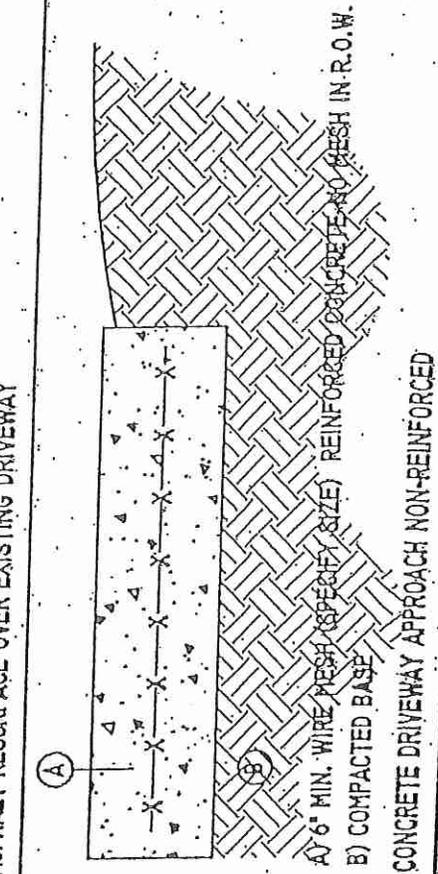
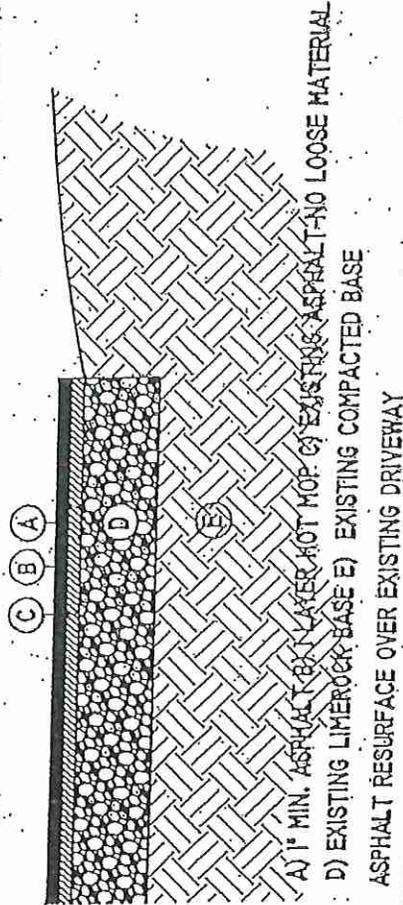
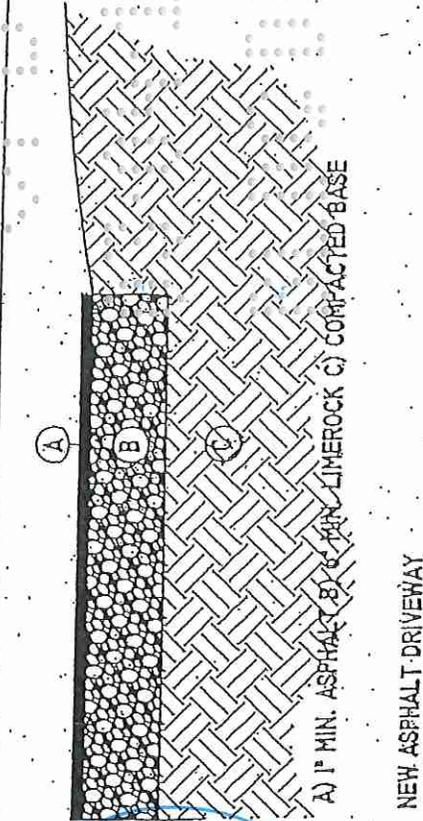
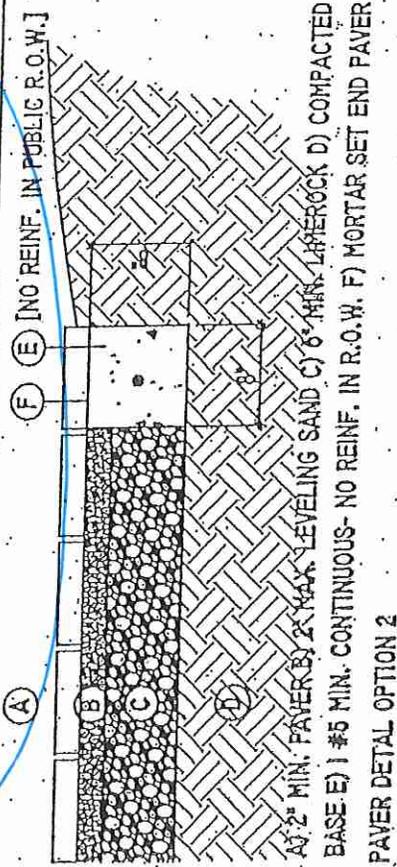
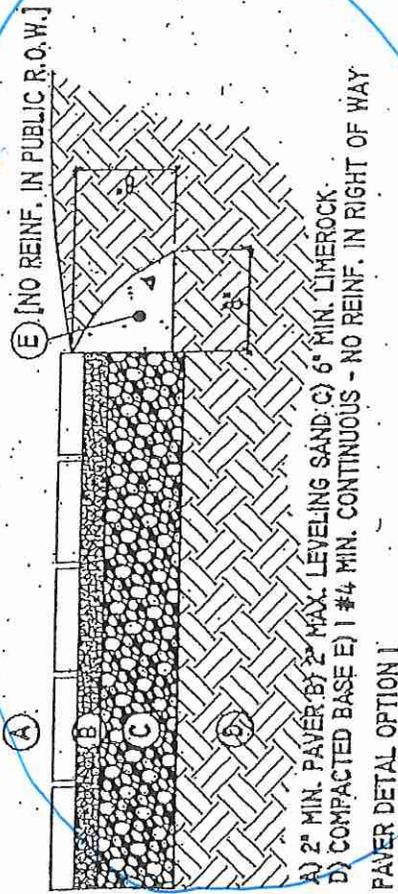
Description of Work: BLD & PUBLIC WORKS FOR CONCRETE PAVER DRIVEWAY VIA MAIL RECEIVED 03012019

Property Address: 8120 SW 151 ST

Department	Date In	Date Out	Total Business Days	Approved	Denied	Comments
Planning & Zoning	3/5/19	3/5/19		✓		
Building	3-25-19	3/25/19		✓		
FLOOD REVIEW	3/1/19	3/5-19				
ADA Review						
Structural						
Electrical						
Mechanical						
Plumbing						
Public Works	3-5-19	3/10/19			✓	COMMENT SHEET
Pending Corrections	3-25-19	3/27/19		✓		
Code Enforcement Verification	3-11-19					
Job Cost/ Value of Work (Inspector Approval)						
Building Official approval						
Final Signature						
Pricing						
Call for Pick up						

3/12/19
 Ticket Approval
 1. Survey filed
 2. Survey filed
 3. Survey filed

INSTRUCTION NOTE: Reinforcing steel for pavers concrete edge will be checked at base rock inspection.

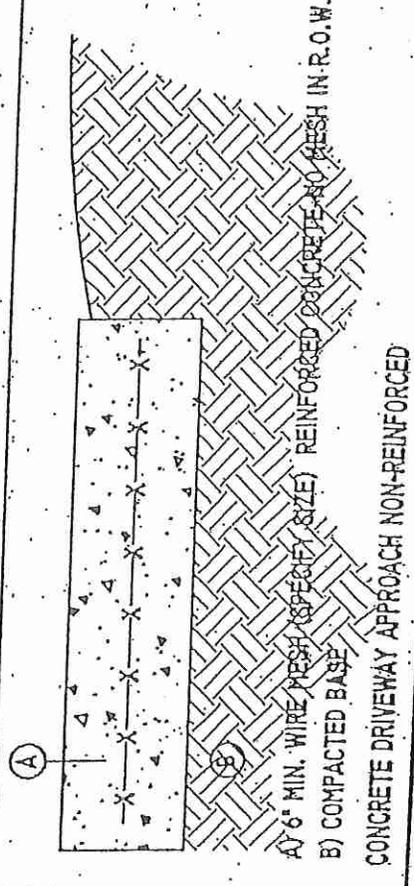
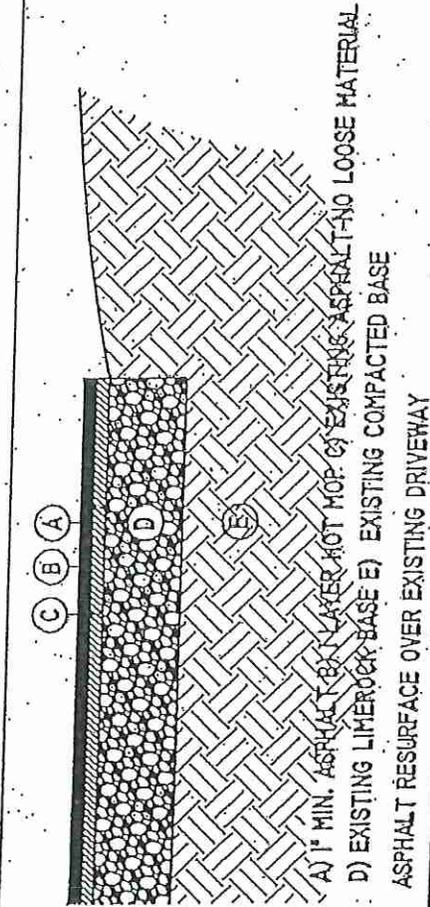
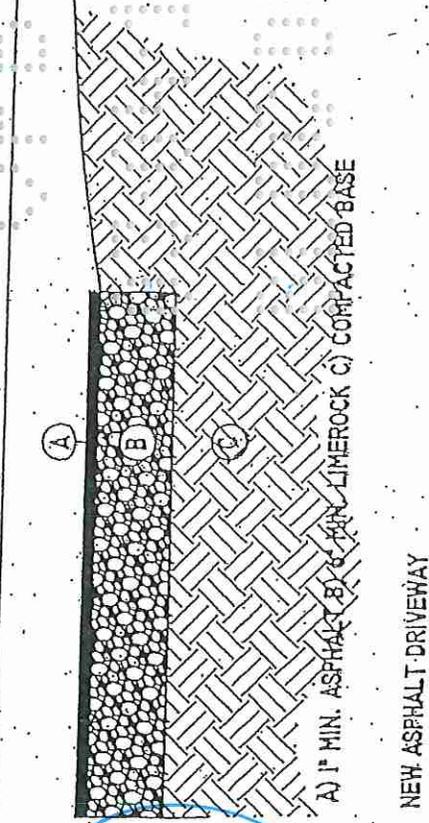
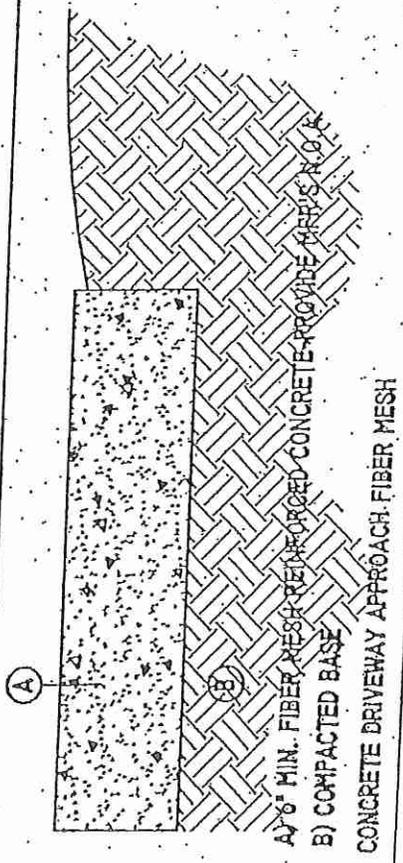
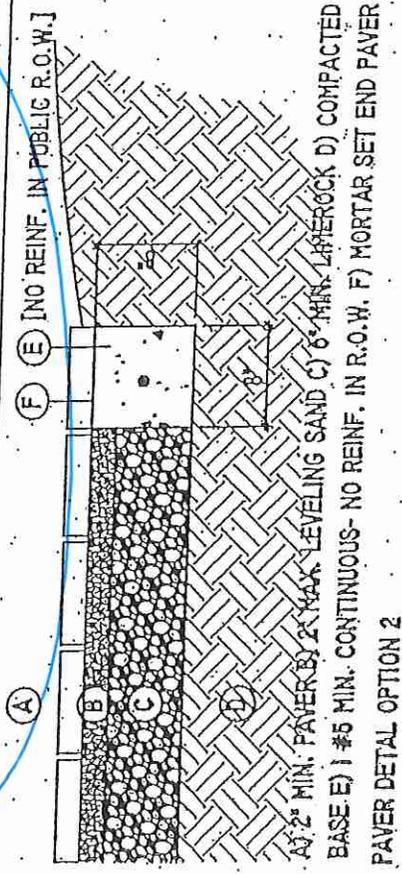
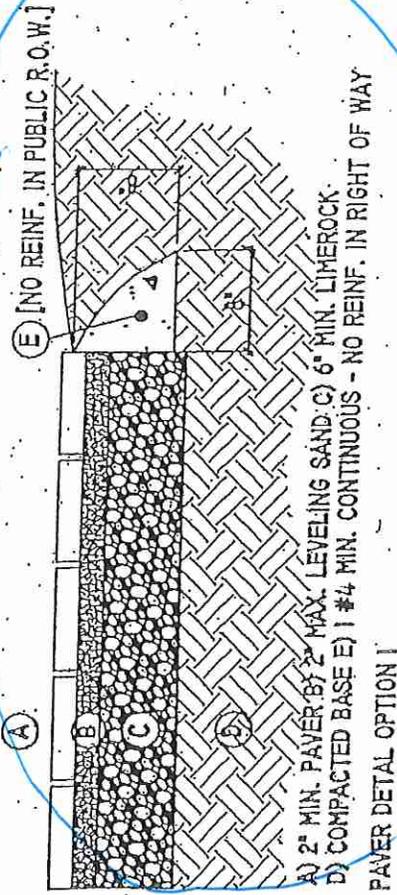


DRIVEWAY & APRON STANDARDS AND CONDITIONS

1

1

CONSTRUCTION NOTE: Reinforcing steel for pavers concrete edge will be checked at base rock inspection.



DRIVEWAY & APRON STANDARDS AND CONDITIONS

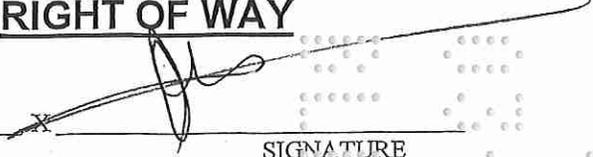
1



CFN 2019R0139494
 DR BK 31350 Pgs 4865-4866 (2Pgs)
 RECORDED 03/04/2019 12:31:40
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA



**COVENANT OF CONSTRUCTION WITHIN
 RIGHT OF WAY**

WHEREAS, Rene Izquierdo  X
 SIGNATURE

Hereinafter referred to as the Owner of the following described property:
8120 SW 150 Street Palmetto Bay FL 33158

Requests permission to install Pavers in Driveway

Within the public road right of way of _____

In CONSIDERATION of the approval of this permit by Village of Palmetto Bay Public Works Department, the Owner agrees as follows:

1. To maintain and repair, when necessary, the above mentioned item(s) installed within the dedicated right of way. If it becomes necessary for the County and / or Village of Palmetto Bay to makes repairs of maintain said item(s) within public right of way including restoration of streets by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.
2. The Owner does hereby agree to indemnify and hold harmless Dade County and / or Village of Palmetto Bay from any and all liability which may arise by virtue of Dade County and / or Village of Palmetto Bay permitting the installation of these item(s) within the public right of way.
3. The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days notice by the Public Works Department to do so. Failure to comply with this notice will result in County and /or Village of Palmetto Bay causing the item(s) to be removed and a lien being placed on the property and /or assessed against the owner for all costs incurred in the removal and disposal of the item(s).
4. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned; their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Dade County, Florida by the Director of the Public Works Department (or his/her full authorized representative).

Signed, sealed executed and acknowledged on the 4 day of March, 2019 at Miami, Florida.

Signed, sealed and delivered in the presence of:
Claudia Sotolongo (SEAL)
 STATE OF FLORIDA) (SEAL)





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/1/2019

Property Information	
Folio:	33-5022-008-0040
Property Address:	8120 SW 151 ST Palmetto Bay, FL 33158-2063
Owner	RENE IZQUIERDO
Mailing Address	8804 69 RD NEW YORK, FL 11375 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	2,996 Sq.Ft
Living Area	1,838 Sq.Ft
Adjusted Area	2,305 Sq.Ft
Lot Size	14,930 Sq.Ft
Year Built	1959



Assessment Information			
Year	2018	2017	2016
Land Value	\$223,950	\$223,950	\$194,090
Building Value	\$219,252	\$155,933	\$157,201
XF Value	\$24,207	\$24,294	\$24,381
Market Value	\$467,409	\$404,177	\$375,672
Assessed Value	\$467,409	\$307,874	\$301,542

Benefits Information				
Benefit	Type	2018	2017	2016
Save Our Homes Cap	Assessment Reduction		\$96,303	\$74,130
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

Short Legal Description
22 55 40
MANGOWOOD PART 2 PB 68-57
LOT 4 BLK 5
LOT SIZE SITE VALUE
OR 17335-4790 0896 1

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$467,409	\$257,874	\$251,542
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$467,409	\$282,874	\$276,542
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$467,409	\$257,874	\$251,542
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$467,409	\$257,874	\$251,542

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/29/2017	\$550,000	30617-2970	Qual by exam of deed
12/01/2003	\$350,000	21882-2624	Sales which are qualified
08/01/1996	\$184,000	17335-4790	Sales which are qualified
04/01/1986	\$120,000	12874-1487	Sales which are qualified

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:

Miami, February 25, 2019

Village of Palmetto Bay

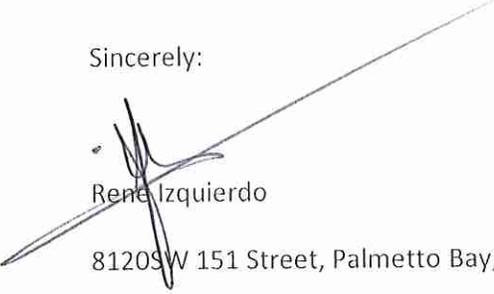
Department of Building & Capitol Projects

My name is Rene Izquierdo, Owner of the property located at 8120 SW 151 Street, Palmetto Bay FL 33158. I would like to apply for a work permit to fix my driveway. This is how I would do this improvement:

- The material I will use will be concrete pavers
- The Pavers will be place over a sand that will be leveled and compacted.
- After the pavers are installed, I will put concrete on the edges of the driveway to prevente the pavers to move.
- The pavers will be leveled with the street, with the existing driveway and with the entrance of the house, so no gap or unlevelled will be between them.
- A fine sand will be place over the pavers at the end of the installation.

The work will be done by me. Therefore I would like to apply for this work permit as a homeowner.

Sincerely:


Rene Izquierdo

8120 SW 151 Street, Palmetto Bay, FL 33158

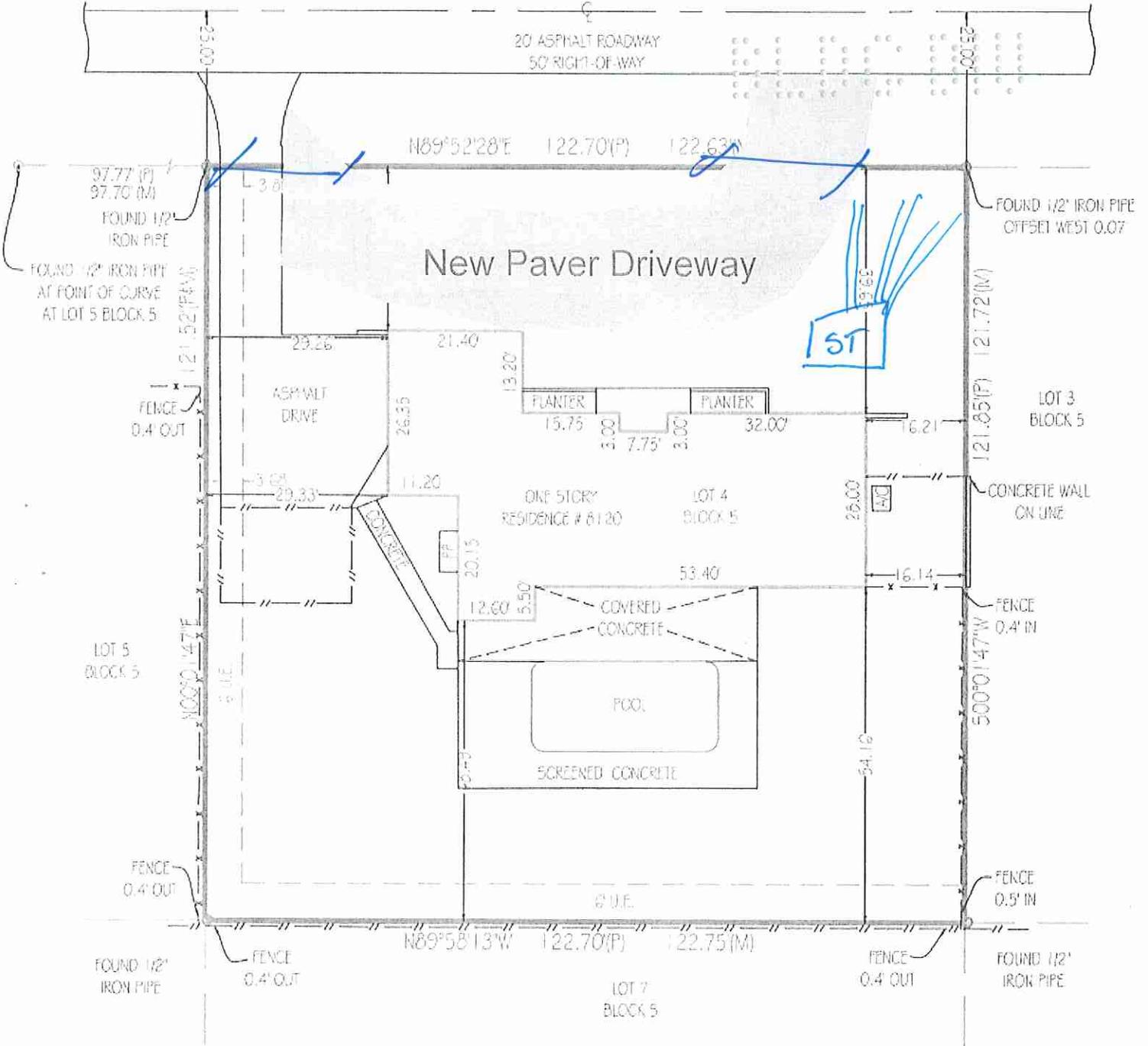
Phone: (646) 206 9001

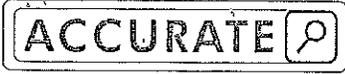
STATE OF NEW YORK
COUNTY OF NEW YORK
SWORN TO BEFORE ME
THIS 26 DAY OF February 20 19
NOTARY PUBLIC





SW 151ST STREET





LIEN SEARCHES • ESTOPPELS • SURVEYS

Invoice

www.accurateliensearch.net
12000 Biscayne Blvd. Suite 106. Miami FL 33180
PH: 305-403.3405
E Fax: 305-403.3516

Date	Invoice #
5/31/2017	763

Bill To
Best Beach Title LLC 3933 Biscayne Blvd Miami, FL 33137

Quantity	Description	Rate	Amount
1	8120 SW 151st St, Miami, FL 33158	350.00	350.00
<u>Total</u>			\$350.00

All invoices are due upon closing or established agreement between the above mentioned companies. Make sure to include a copy of this invoice with every payment. Accurate Lien Search LLC, is not liable for any documented errors provided by city/county municipalities, management companies, homeowner associations, or attorney/law firms.

Accurate Lien Search is not responsible for researching private utility billing agents for master meter if a phone number are not provided. If you have any info regarding a private utility billing agent please provide to us in writing for further research.

LEGAL DESCRIPTION:

Lot 4, Block 5, Mangowood Part Two, according to the plat thereof as recorded in Plat Book 68, Page(s) 57, of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:

8120 SW 151ST STREET
MIAMI, FL 33158

INVOICE NUMBER: 82362-SE

DATE OF FIELD POSITIONS WORK: 06/09/2017

CERTIFIED TO
BEST BEACH TITLE, LLC
RENE IZQUIERDO

FLOOD ZONE: X
FLOOD MAP: 12086C
PANEL: 0464
SUFFIX: L
PANEL DATE: 09/11/2009

COMMUNITY NUMBER: 120687

General Notes:

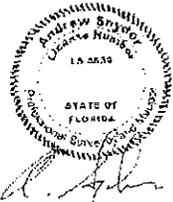
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LENDER CERTIFICATION NOTE:

BY AUTHORITY GRANTED PER 5J-17.051(3)(b)(6) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS. LANDTEC HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO EDIT ANY LENDER CERTIFICATIONS ALREADY SHOWN HEREON AS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY.

ON ELECTRONICALLY DELIVERED SURVEYS, THE LENDER CERTIFICATION SHOWN ABOVE IS AN EDITABLE FIELD THAT MAY BE CHANGED AS NEEDED. UPON EDITING, THIS DOCUMENT WILL REMAIN SIGNED AND SEALED AND CAN BE "SAVED AS" ON YOUR LOCAL DRIVES, AS WELL AS ATTACHED TO FORWARDING EMAILS.



Digitally signed by Andrew Snyder, P.S.M.
DN: cn=Andrew Snyder, P.S.M., o=Landtech Surveying, ou, email=asnycder@msn.com, c=US
Date: 2017.06.12 08:51:35 -04'00'

DATE: 06/11/217

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LANDTEC
SURVEYING

Providing Surveying Florida's Land Title & Real Estate Industries

... measurably better!

LANDTEC

SURVEYING

Proudly Serving Florida Land Title & Real Estate Companies

... measurably better!

This **BOUNDARY SURVEY** has been prepared for:

Rene Izquierdo



PROPERTY ADDRESS:

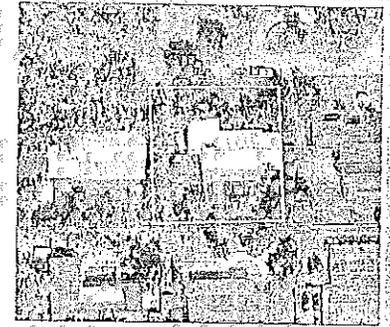
8120 SW 151ST STREET
MIAMI, FL 33158

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm. Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.

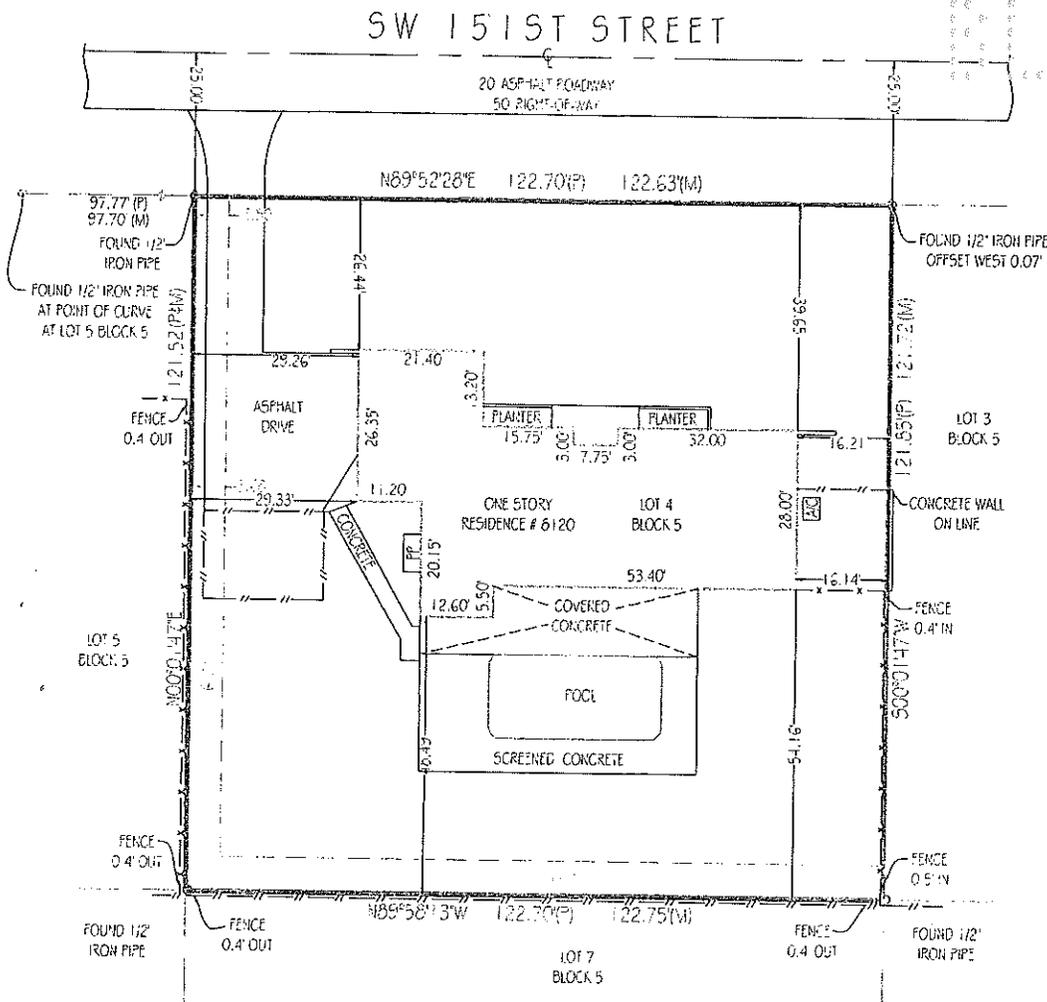
Accurate 
LIEN SEARCH



SCALE: 1"=30'



AERIAL PHOTOGRAPH
MAY NOT SHOW FIELD IMPROVEMENTS
(NOT TO SCALE)



LINETYPE LEGEND:

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

- CA DENOTES CENTRAL ANGLE
- CATV DENOTES CABLE T.V. BOX
- CH DENOTES CHORD DISTANCE
- DE DENOTES DRAINAGE EASEMENT
- FN DENOTES FOUND NAIL
- M DENOTES MEASURED
- OHC DENOTES OVERHEAD CABLE
- P DENOTES PLAT
- PP DENOTES POOL PUMP
- R DENOTES RADIUS
- TR DENOTES TELEPHONE RISER
- UE DENOTES UTILITY EASEMENT
- UP DENOTES UTILITY POLE
- WM DENOTES WATER METER

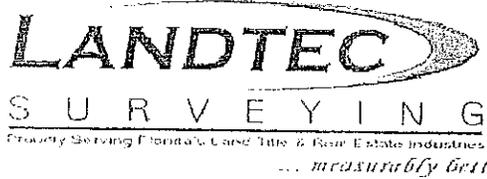
BEARING REFERENCE: CENTERLINE OF SW 151ST STREET AS S. 89°58'13" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
Notable Conditions - Please note the following:
- Fence and asphalt drive extends into the westerly easement.

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurveying.com for up to date information about our locations and coverage area.
This survey has been issued by the following Landtec Surveying office:

600 Fairway Drive - Ste. 101
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurveying.com

Job Number : 82362-SE
Drawn By : J. Santmyer
Date of Field Work : 06/09/2017
Revision :
Revision :
Revision :



OFFICE COPY

VILLAGE OF PALMETTO BAY				
THIS COPY OF PLAN MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTION WILL BE GIVEN				
SECTION	APPROVED		DISAPPROVED	
	BY	DATE	BY	DATE
ZONING	M 3/25/19		3/5/19	
P & Z				
LANDSCAPING				
FLOOD				
PUBLIC SERVICES	DC	3/27/19	DC	3/11/19
BUILDING	OMG	3-5-19		
HANDICAP				
STRUCTURAL				
ELECTRICAL				
MECHANICAL				
PLUMBING				
UTILITIES				
BUILDING OFFICIAL				

Subject to compliance with all Federal, State and County Law, 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.

BLD-2019-3681

PWK-2019-1087

8120

SW 151 ST