

*please rush



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

Approved
Edward Silva, Village Manager
Date

REQUEST FOR PUBLIC RECORDS

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

DATE: 6/19/18

NAME: KRISTY REESE

COMPANY: _____

ADDRESS: _____

PHONE: 786-516-0322 FAX: _____

EMAIL: KRISTY REESE 001@GMAIL.COM

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

PERMIT HISTORY REQUEST: LISTING
18220 SW 92 AVE
FROM 2002 - PRESENT

33-5033-024-0240

FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2018-182

DATE FORWARDED: ~~6/11/18~~ 6/20/18 ASSIGNED DEPT: Building

DATE REQUEST FILLED: 6/22/18 NUMBER OF COPIES: 25

ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____

HOW WAS REQUEST FILLED? _____

IF NOT FILLED, REASON: _____

BY: AH

Permit number	Permit type code	Permit name	Permit description	Permit Address	Customer Last Name	Application date	Issue date	Approval state
BRF-2014-1456	bshrf	SHINGLE ROOF	SHINGLE RE-ROOF 2656 SQFT 2010 FBC	18220 SW 92 AVE	INVESTMENTS	9/8/2014	9/10/2014	final
BLD-2010-0472	bsham n	SHED AMNESTY	SHED AMNESTY (8X10) (Resolution # ADJ-10-040)	18220 SW 92 AVE	SALVATORE	7/26/2010	5/4/2011	final



5P

847?

PLANS PROCESSING

Process Number: BCD 2010 - 0472

Description of Work: Shed amnesty

Property Address: 18220 SW 92 Ave

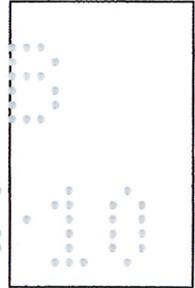
1013011

Department	Date In	Date Out	Total Business Days	Approved	Denied	Comments
Zoning	07/26/10	7/26/10	1	✓		23
Building	07/27/10	7/29/10	2	✓		
Structural						
Electrical						
Mechanical						
Plumbing						
Planning & Zoning	07/30/10					
Public Works						
Final Signature						
Code Enforcement Verification				✓		
Pricing		5/3/11				
Call for Pick up	05/03/11	05/03/11	1	✓		



Village of Palmetto Bay Permit Application

Building Division
 8950 S.W. 152nd Street
 Palmetto Bay, Florida 33157
 (305) 259-1250 Fax: (305) 259-1291 Inspections: (305) 259-1253
 A division of the Department of Planning, Zoning, and Building Services



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 3:00 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
MR	B00-2010-0472			

Job Address: 18220 SW 92 Ave Palmetto Bay FL 33157
 Address Unit number City State Zip Code

Folio Number: <u>33 50 33 024 0240</u> Lot: <u>5</u> Block: <u>59</u> Subdivision: <u>16 Bel Air</u> PB: <u>92</u> PG: <u>7</u> Current Use of Property: <u>Home</u> Proposed Use of Property: <u>Home</u> Description of Work: <u>shed</u> Zoning: _____ Square Feet: <u>8x10</u> Tenant Information: _____ Unit Number: _____	Linear Feet: _____ Units: _____ Stories: _____ Value of Proposed Work: _____ 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				Repair due to Fire		Stairs	
Sign				Demolish		Windows/Doors	
Public Works				Screen Enclosure		Roofing	
Other (Shed)	✓			Driveway		Re-Roof	
				Fence		Seal-cote	
				Pool		Other	

5/4/14

Architect Information	Engineer Information
Name:	Name:
License Number:	License Number:
Address:	Address:
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
Other:	Other:

Property Owner	Contractor
Name: <u>Mary Ellen Salvatore</u>	Company Name
Address: <u>18220 SW 92 Ave</u>	Qualifier
Home Telephone: <u>786-242-8210</u>	License Number
Business Telephone: <u>305-377-2975</u>	Address
Other Telephone: <u>305-205-8303 - Cell</u>	Telephone Number
Fax Number: <u>305-377-2980</u>	Fax Number
Does Property have Homestead Exemption <u>Yes</u>	Other

Bond Company (if applicable)	Mortgage Lender
Name:	Name: <u>Wells Fargo</u>
Address:	Address:
City: State: Zip	City: State: Zip

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 IMPROVMENTS 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.

Mary Ellen Salvatore
Signature of Owner

State of Florida, County of Dade

Sworn to (or affirmed) and subscribed before this 6th day of July, 2010

by (print name) Daniella Cervantes

Notary Name Daniella Cervantes

Personally known or I.D. _____
Type of identification produced: Drivers license

Signature of Qualifier

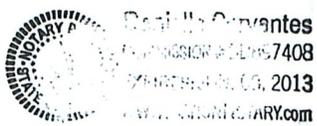
State of Florida, County of _____

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

by (print name) _____

Notary Name _____

Personally known or I.D. _____
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)

- | | | |
|---|---|---|
| <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)

Scanning Fees Small (1.85 per sheet)	Art in Public Places
Scanning Fees Large (3.50 per sheet)	Certificate of Use and Occupancy
Village of Palmetto Bay Permit Fees	Concurrency Fee (7.35%)
Miami-Dade County Fees (sq. ft. x \$65//1000x0.60)	Technology Fee (6.3%)
Radon-Inspector State Educational Fund and DCA State fee	Zoning Inspection Fee (167.50 per application)
Code Enforcement Fine	Administration Fee
Certificate of Completion	Express Fee (25.00)
Construction Sign Fee	Public Works Fee
Roll-off Waste Container Fee (105.00 per container site)	Landscape Review Fee (175.00 per hour)
Rework Fee	Special Review Fee (89.25 per hour)
	Other

\$ 85.00

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	<i>KM</i>	7/26/10.			
ZONING					
ELECTRICAL					
MECHANICAL					
PLUMBING					
FIRE					
ROOFING					
PUBLIC WORKS					
PLANNING					
STRUCTURAL	<i>AC</i>	7/29/10			
BUILDING					
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: 7/29/10

CONDITIONS OF APPROVAL

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked in	Date	Clerk

PLEASE NOTE THAT THE RECEIPT OF AN APPLICATION AND /OR ANY ATTACHMENTS THERETO IS MERELY A MINISTERIAL ACTION. SUCH MINISTERIAL ACTION IS NOT AN APPROVAL OR ACCEPTANCE OF THE APPLICATION. PLEASE BE ADVISED THAT A MORATORIUM ORDINANCE IS PENDING, A COPY OF WHICH IS AVAILABLE FROM THE VILLAGE CLERK. DUE TO THE MORATORIUM ORDINANCE THAT IS PENDING, THE VILLAGE PUTS YOU ON NOTICE OF "ZONING IN PROGRESS"

Signed for by Applicant: Mary Ellen Salvatore

Date: _____

My Home

miamidade.gov

ACTIVE TOOL: SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Portability S.O.H. Calculator

Summary Details:

Folio No.:	33-5033-024-0240
Property:	18220 SW 92 AVE
Mailing Address:	MARY ELLEN SALVATORE
Address:	18220 SW 92 AVE MIAMI FL 33157-5727

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,953
Lot Size:	8,720 SQ FT
Year Built:	1972
Legal Description:	BEL AIRE SEC 16 PB 92-7 LOT 5 BLK 59 LOT SIZE 80,000 X 109 OR 18776-1379 0899 1 F/A/U 30-5033-024-0240 OR 18776-1379 0899 00

Assessment Information:

Year:	2009	2008
Land Value:	\$73,801	\$158,145
Building Value:	\$120,534	\$136,643
Market Value:	\$194,335	\$294,788
Assessed Value:	\$127,716	\$127,589

Exemption Information:

Year:	2009	2008
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/ \$77,716	\$50,000/ \$77,589
County:	\$50,000/ \$77,716	\$50,000/ \$77,589
City:	\$50,000/ \$77,716	\$50,000/ \$77,589
School Board:	\$25,000/ \$102,716	\$25,000/ \$102,589

Sale Information:

Sale Date:	8/1999
Sale Amount:	\$125,000



Aerial Photography - 2009

0 113 ft

Legend

- Property Boundary
- Selected Property

- Street
- Highway
- Miami-Dade County
- Water



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| [My Neighborhood](#) | [Property Appraiser](#)

[Home](#) | [Using Our Site](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

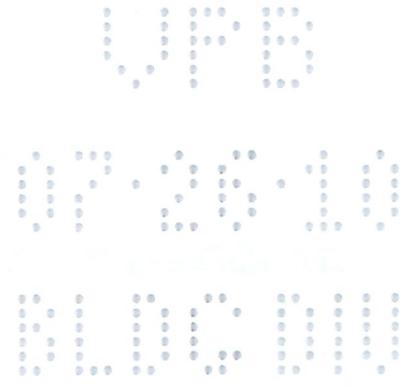
If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at [Webmaster](#).

Web Site
© 2002 Miami-Dade County.
All rights reserved.

Sale O/R:	18776-1379
Sales	
Qualification	Sales which are qualified
Description:	
View Additional Sales	

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Zoning Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments





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 \$2,500 or less. The building must be for your own use and occupancy; it may not be built for sale or lease, which is a violation of this exemption. **You may not hire an unlicensed person as you 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, 11800 SW 26 St, Miami, FL 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 5 BLOCK 59 SUBDIVISION Section Sixteen Bel aire
 ADDRESS 18220 SW 92 ave, Village of Palmetto Bay, FL
 I have read the foregoing instructions and am aware of my responsibilities.

MaryEllen Salvatore 7/6/10
 Signature Date Signed

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)
 Sworn to and subscribed before me this 6th day of July, 20 10.

Daniela Cervantes
 Notary Public





AFFIDAVIT OF SURVEY

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The undersigned Affiant Mary Ellen Salvatore (Property Owner), does hereby attest that the attached survey, prepared by All South Surveyors, Inc. (Surveyor's Company), performed on the 18th day, of August, 1999 (Date of Survey), is an accurate representation of the existing conditions and locations of all structures on the property as of this date.

The purpose of this Affidavit of Survey is to induce the Village of Palmetto Bay to issue a building permit for the property without first providing a survey less than (1) year old. The Affiant, as property owner, further agrees to remove or obtain permits for any structures which now may exist on the property which are not permitted or which may violate building or zoning code regulations. The Affiant further understands that the existence of any such structures will affect final inspections as applicable to this or other permits.

Further, Affiant sayeth naught.

Peggy S. Oliver Peggy S. Oliver Mary Ellen Salvatore
Witness (Sign and Print Name) Affiant (Sign and Print Name)

Onesky R. Estrella
Witness (Sign and Print Name)

Mary Ellen Salvatore

SWORN TO AND SUBSCRIBED before me this 6th day of July, 2010. Affiant is personally known to me, Drivers License produced as identification.

By Daniela Cervantes

Seal

Print/Type or Stamp name of Notary.

Village of Palmetto Bay
Building Division
8950 S.W. 152nd Street
Palmetto Bay, Florida 33157
(305) 259-1250 Fax: (305) 259-1291



Daniella Cervantes
COMMISSION # DD897408
EXPIRES: JUN. 08, 2013
WWW.AARONNOTARY.COM



PALMETTO BAY BUILDING & ZONING DEPARTMENT,
8950 SW 152 ST REEF,
PALMETTO BAY, FL 33157
P#305-259-1250/1251
FAX# 305-259-1291

OWNER'S AFFIDAVIT (EASEMENT)

Permit No. _____

Re: Property Locate at (address and legal description)
18220 SW 92 Ave, Miami, FL 33157 - Lot 5, Blk 59, Subdiv. Section
Sixteen Bel Aire, Plat BK 92, at page # 7, Dade Cty, FL.

As legal owner(s) of the above referenced property, I hereby acknowledge that I am requesting the above referenced permit construct on an easement. I understand that if at any time any work needs to be performed on that easement by the holder of the easement, the holder of the easement may remove or cause to remove the work that is being requested under the above cited permit number. It will my responsibility to rebuilt, with the proper permit the permitted work that was removed.

I agree to hold Palmetto Bay, its agent and authorize personnel harmless and relieve them from any responsibility or liability for any legal actions or damage, cost or expense (including attorney's fee) resulting from the removal of the permitted work cited above. I furthermore assume responsibility for work involved with this affidavit. In event there is a change of ownership of the property, I will inform the new owner of the existing of this affidavit and the new owner assumes the responsibility under this affidavit.

Legal Owner(s) of Property
Owner: Mary Ellen Salgado Owner: _____
Owner: _____ Owner: _____

State of FI
County of Dade) SS:

The person(s), whose signature(s) appear (s) above, deposes that he/she (they) is (are) the legal owner(s) of the above property.

SWORN TO AND SUBSCRIBED

Before me this 6th day of July 2010

By: Daniella Cervantes
(Seal)

 Daniella Cervantes
COMMISSION # DD897408
EXPIRES: JUN. 08, 2013
www.AARONNOTARY.com

(Print/type or stamp name of notary)

Personally known Or Produce Identification

Type of Identification Produced Drivers License



PO Box 1067; 14915 US Hwy 27 South - Lake Wales, Fl. 33859-1067
Tel. (863) 638-1294 - Fax (863) 638-2648

Mary Ellen Salvatore
18220 SW 92 Ave.
Palmetto Bay, Fl. 33157

7-16-2010

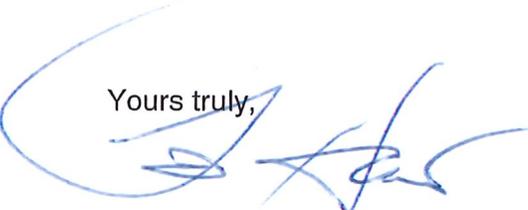
Dear Mary:

You have requested information to obtain a local building permit for DCA #C77595. Our records indicate this building was built 7-22-1997 and delivered to an independent dealer known as Sheds America in Perrine. This building is an 8x10 Suburban model, color Colonial/Green. This building was built under the Florida Dept. of Community Affairs Manufactured Building Act of 1979 as amended.

You indicated you have misplaced your original DCA approved drawings that were provided at time of manufacture. I have included a copy of a state approved DCA drawing that would be relevant to a building manufactured during that time period. I have also included a copy of the Manufacturer's approval letter for Robin Builders for 1997 and a copy of a manufactured building program Q&A copied from the DCA website. The Q&A in Section 12 explains that existing buildings built under the old SBC code are "grandfathered in."

If your local building official needs additional information concerning this building, he can visit the Manufactured Building website under www.floridabuilding.org.

Yours truly,



Lewis Hartley
Robin Builders, Inc.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Helping Floridians create safe, vibrant, sustainable communities"

LAWTON CHILES
Governor

JAMES F. MURLEY
Secretary

June 17, 1997

Mr. Lewis Hartley
Robin Builders
P O Box 1067
Lake Wales FL 33859

RE: 1996-97 Annual Renewal Based on the 1994-SBC's
Manufacturer's I.D. Number: RBI-18
This Approval Expires June 30, 1998

Dear Mr. Hartley:

It is my pleasure to inform you that the Department of Community Affairs has renewed Robin Builders approval to manufacture guard shacks, commercial, storage buildings and residential lawn storage sheds for installation in Florida. These buildings must meet the windspeed of the geographic area they are installed. This renewal is granted pursuant to inspection of your submitted plans which were found by this department and your inspection/plans review agency to be in compliance with the applicable codes.

On site installation requirements are specifically and entirely reserved to local government. These requirements must be reasonable and uniformly applied the same as for conventional construction.

A state certified building must bear a Department of Community Affairs insignia of approval. The insignia is evidence to local government that the building is constructed to meet minimum safety standards and is safe, sanitary and structurally sound.

A copy of this letter must be attached to the approved plans when making application for local building permits.

Sincerely,

Lawrence H. Jordan, Building Official
Codes and Standards Office

LHJ:sc
cc: FSC

FLORIDA KEYS
Area of Critical State Concern
Field Office
2796 Overseas Highway, Suite 212
Marathon, Florida 33050-2227

GREEN SWAMP
Area of Critical State Concern
Field Office
155 East Summerlin
Bartow, Florida 33830-4641

SOUTH FLORIDA
RECOVERY OFFICE
P.O. Box 4022
8600 N.W. 36th Street
Miami, Florida 33159-4022

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 904.488.8466/Suncom 278.8466 FAX: 904.921.0781/Suncom 291.0781
Internet address: <http://www.state.fl.us/comaff/dca.html>

MANUFACTURED BUILDINGS PROGRAM Q & A

I. NEWLY MANUFACTURED BUILDINGS:

1. What type of manufactured building is governed by the Department of Community Affairs (DCA) Manufactured Buildings Program?

Answer: As defined in Rule 9B-1 FAC, A closed structure, building assembly or system of subassemblies,manufactured for installation or erection..... as a finished building or as part of a finished building.....". "Closed construction is defined as a building, component, assembly, etc.....manufactured in such a manner that all portions cannot be readily inspected at the installation site without disassembly or destruction thereof"

2. Are manufactured buildings bearing a DCA insignia required to comply with the Florida Building Code (FBC)?

Answer: Yes. Manufactured buildings constructed on or after March 1, 2002, are required to comply with all technical and applicable administrative sections of the 2001 FBC. Buildings built prior to March 01, 2002, must comply with the applicable code in effect at the time of construction or renovation. All site related work (erection, assembly and construction at the site, plus all foundation, utility connection, etc.) are subject to local permitting and inspections. (Chapter 1, FBC & Ch 533.80 FS).

3. Do manufactured buildings bearing the DCA Insignia require a plan review and approval by a local building department?

Answer. No. Exception 1 of Section 106.3, FBC exempts state approved manufactured buildings from a plan review at the local level, except for provisions of the code relating to erection, assembly or construction at the site. A copy of the structure construction plans, which includes the Third Party Agency Stamp, must be submitted with the building permit application. These plans are not required to have an original signature and raised seal, but foundation plans have to be signed and sealed by a design professional.

4. Are additional inspections of a manufactured building required by the local building department?

Answer. No. Section 553.37(5) F.S. states: Manufactured buildings which have been issued and bear the insignia of approval pursuant to this part upon manufacture or first sale shall not require an additional approval or insignia by a local government in which they are subsequently sold or installed. However, local code enforcement personnel may walk through the manufactured building during their site visit/inspection to verify insignia, confirm that the building has not been altered from the approved plans and/or damaged.

5. Can a manufactured building be treated any differently than a conventionally constructed (site built) building?

Answer. No. Section 553.38 FS, states: "The department shall enforce every provision of the Florida Building Code adopted pursuant hereto, Such local requirements and rules which may be enacted by local authorities must be reasonable and uniformly applied and enforced without any distinction as to whether a building is a conventionally constructed or manufactured building." (This does not apply to the deed restrictions contained in the covenants of a homeowners' association). "A local government shall require permit fees only for those

inspections actually performed by the local government for the installation of a factory built structure. Such fee shall be equal to the amount charged for similar inspections on conventionally built housing”.

6. Can a new manufactured building be installed anywhere in Florida?

Answer. Yes, provided it meets the conditions stated in 553.38 F.S., bears the DCA insignia, and meets the requirements of #5 above.

7. Can a new factory built public school building be constructed of Type III-B or V-B (combustible) materials?

Answer. No. Section 423.27.3 FBC, states: "All new relocatables constructed, purchased or otherwise acquired by a board shall be noncombustible Type I, II or IV construction."

8. Can a factory built private school building be constructed of Type V-B (combustible) materials?

Answer. Yes, provided it does not exceed the limits of Table 503 of the 2004 FBC.

9. Do the High Velocity Hurricane Zone (HVHZ) requirements in the FBC apply to a manufactured building bearing a DCA insignia?

Answer. Yes, if the building was constructed after March 01, 2002. No, if the building was constructed prior to March 01, 2002.

10. Can a modular residence be installed on a HUD type (15C) foundation with pads, dry stacked blocks and tie-downs?

Answer. No. Chapter 428.4 FBC requires a residence be designed only for installation on a site built, permanent foundation that is not designed to be moved, once so erected or installed.

II. EXISTING MANUFACTURED BUILDINGS:

11. How does a local government permit an existing manufactured building which is being moved to a new jurisdiction, without a copy of the plans and an existing DCA insignia?

Answer. If the original approved plans are not available, the following options exist:

- 1) The owner may request a copy of the plans from the manufacturer or Third Party Agency;*
- 2) The owner may obtain a copy of the plans from the Department's electronic files, if available online;*
- 3) An "as built" set of plans may be prepared, signed and sealed by a Florida registered engineer or architect, and a Certificate of Occupancy issued by the local building official, in lieu of a DCA insignia.*

12. Does a manufactured building produced under the old Standard Building Code (SBC) have to be up-graded to the new requirements of the Florida Building Code (FBC)?

Answer. No, unless it is altered or has a change in occupancy.

13. If an existing manufactured building is moved to a new location. What conditions apply?

Answer. The relocated building shall comply with wind speed requirement of the new location (Also, see answer to question 6). If the existing building was manufactured in compliance with the SBC, the SBC wind speed map shall be applicable. If the existing building was manufactured in compliance with the FBC, the FBC wind speed map shall be applicable.

14. How do I know if a manufactured building is DCA approved?

Answer. All DCA approved buildings will bear an insignia affixed to the inside cover of the electric panel inside the dwelling. The insignia will have printed: State of Florida Seal, the Department of Community Affairs, Occupancy, and a MB number. The manufacturer shall affix a data plate containing: manufacturer's name, date of manufacture, serial number, occupancy, construction type, wind velocity, floor load, etc.

15. What is the purpose of the "Certification Letter"?

Answer. The Certification Letter attests to the currency (active or inactive status) of the manufacturer or Third Party Inspection Agency. It does not attest to the currency of the constructions plans or compliance of the building with the latest version of the Florida Building Code.

In cases of manufacturers who have closed their business, or have been bought out and/or changed names, and no copies of the Certification Letter still exist, validation that the manufacturer was once certified can be had by performing an "Organizational Search" on the Manufactured Buildings website.

III. OBTAINING MANUFACTURED BUILDING INFORMATION ON WEB SITE:

16. How do I view issued insignias and electronically transmitted plans?

Answer. Follow these steps: Go to: www.floridubuilding.org, Click on the Manufactured Building Button (4th icon down on the left side of the screen, Click on either "Insignias" or "Plans".

TO VIEW INSIGNIAS:

Click on "INSIGNIAS" tab at top of page; Click on Insignia; See message advising that "you are about view pages over a secure connection". Click OK. Click on the drop down title "Insignia Status" and choose option "Issued". Note: To narrow your search you may choose a manufacturer and/or any other pertinent Information, e.g. Florida Insignia Number.

The Insignia Number and/or Serial Number are the most pertinent pieces of information. Click on search. Records will be displayed for which an insignia has been issued, in a matrix which provides Insignia Tracking Number, Plan Tracking Number (number needed when searching for approved planes), Agency Plan Number, etc. Click on Insignia Tracking Number to view the insignia detail page. This page provides all information relative to the issuance of the insignia.

DATA PLATE

STATE OF FLORIDA
MANUFACTURED BUILDINGS
COMPONENT CONSTRUCTION

STATE
REGULATORY
NUMBER

C 77595

DO NOT
REMOVE

Manufacturer	ROBIN BUILDERS INC.
Size	TYPE
Model	SUBURBAN
Serial #	100247
Allowable Floor Load	50 psf
Wind Loading	115 mph
Occupancy Type	RES
Construction Type	
Fire Rating of Exterior Walls	

ROBIN BUILDERS INC.
P.O. Box 1067
Lake Wales, Florida 33853

This Building has been manufactured and inspected
in accordance with the Florida Department of
Community Affairs Manufactured Building Act of

DATA PLATE

STATE OF FLORIDA
MANUFACTURED BUILDINGS
COMPONENT CONSTRUCTION

STATE REGULATORY NUMBER: **C 77595**

ISSUED: 10/11/92

Manufacturer	ROBIN BUILDERS INC.
Model	0240
Serial #	SHB10644
Minimum Floor Load	10000
Wind Loading	50
Seismic Type	1.1

ROBIN BUILDERS INC.
P.O. Box 1067
Lake Wales, Florida 33853

This Building has been manufactured and inspected in accordance with the Florida Department of Community Affairs Manufactured Buildings Act of 1979 as amended.

BCD 2010-0472

18220 SW 92 Ave

FLORIDA BUILDING CODE
EFFECTIVE 3/01/2009

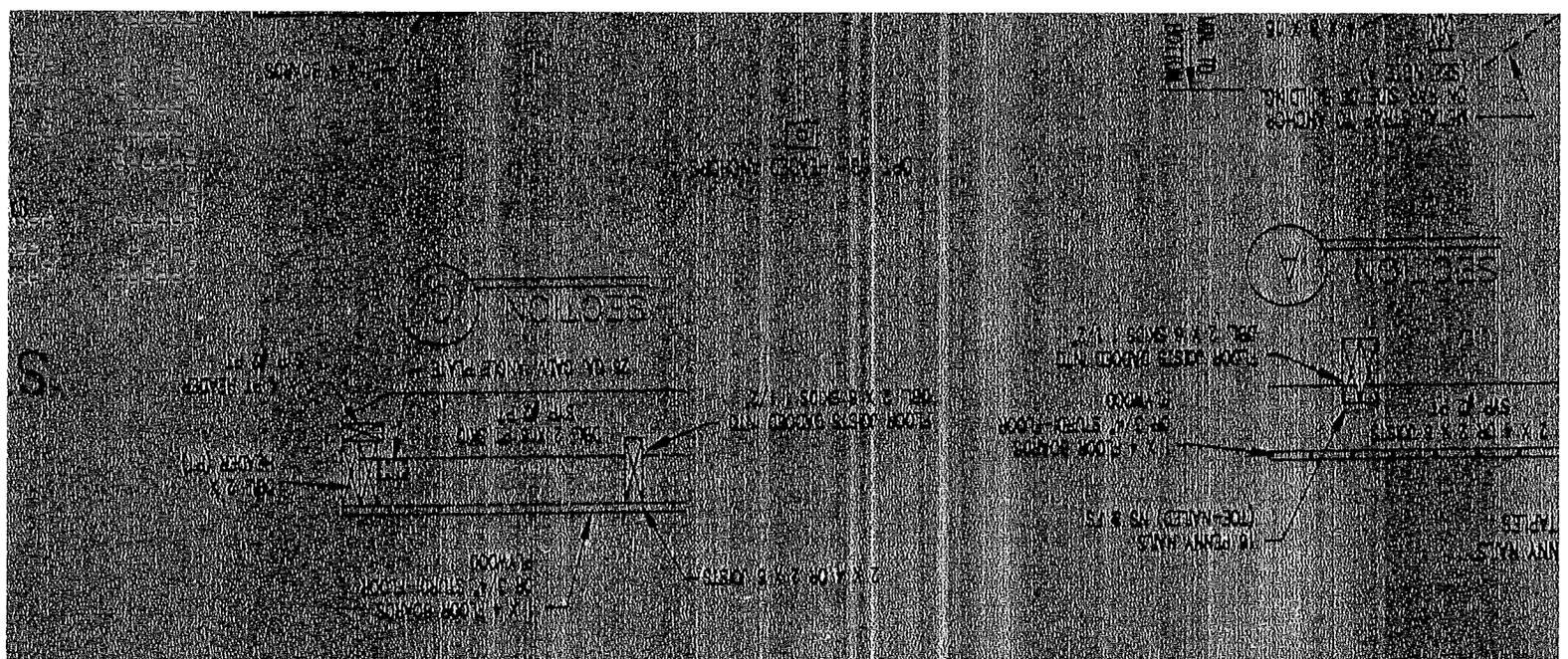
ADJ
2010-040
807

OFFICE COPY

VILLAGE OF PALMETTO BAY				
THIS COPY OF PLAN MUST BE AVAILABLE ON THE BUILDING SITE OR NO INSPECTION WILL BE GIVEN				
BUILDING SITE OR NO INSPECTION		APPROVED		DISAPPROVED
SECTION	BY	DATE	BY	RE
ZONING	MM	7/26/00		
LANDSCAPING				
PUBLIC WORKS				
BUILDING	ARC	7/29/10		
UTILITIES				
HANDICAP				
STRUCTURAL				
ELECTRICAL				
PLUMBING				
MECHANICAL				
ENERGY				
FIRE				
BUILDING OFFICIAL				

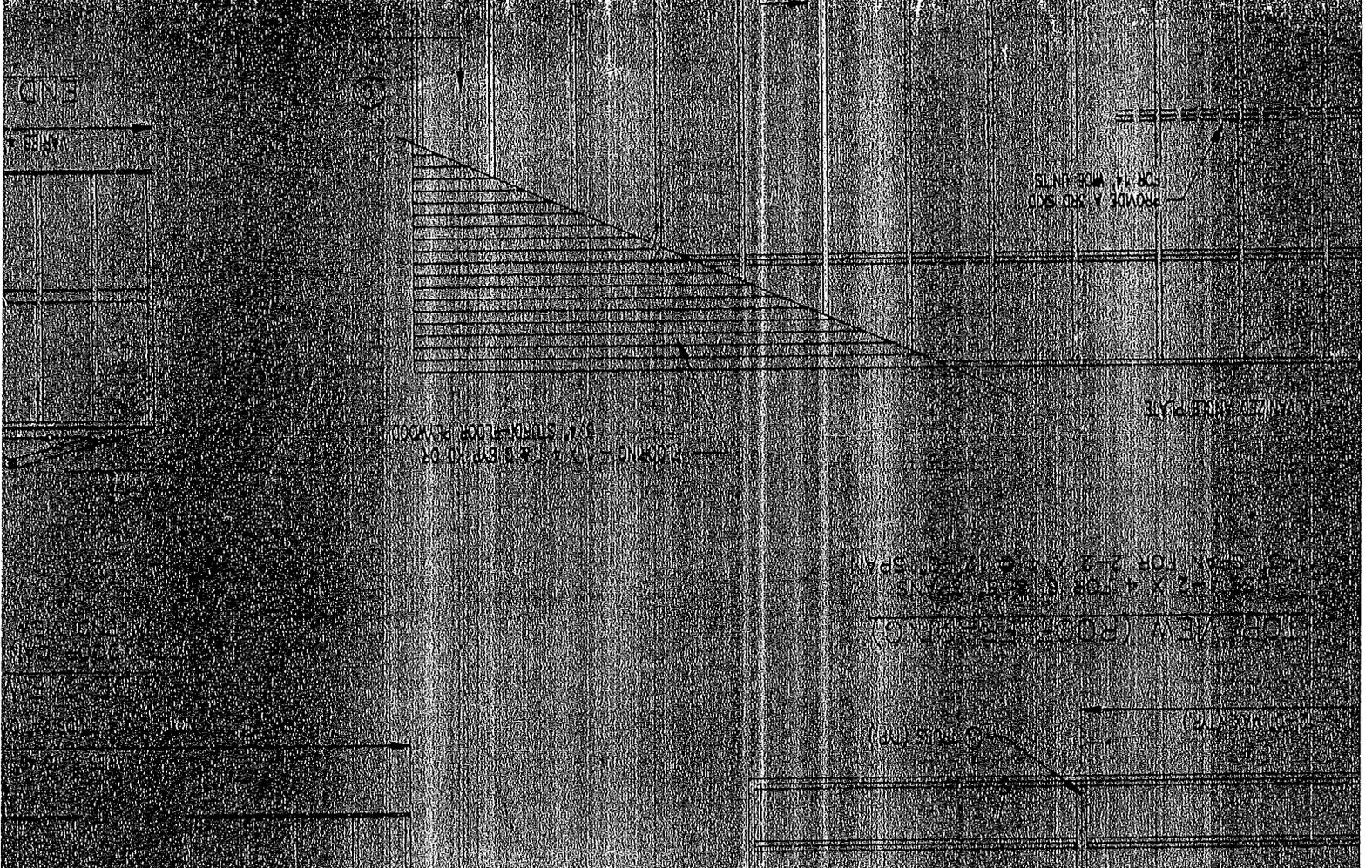
Subject to compliance with all federal, state, and county law, rules and regulations. The Village of Palmetto Bay assumes no responsibility for accuracy of all results of these plans.

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



1	DOOR
2	WINDOW
3	PARTITION
4	STAIR
5	TOILET

FLOOR PLAN & BRACING LAYOUT

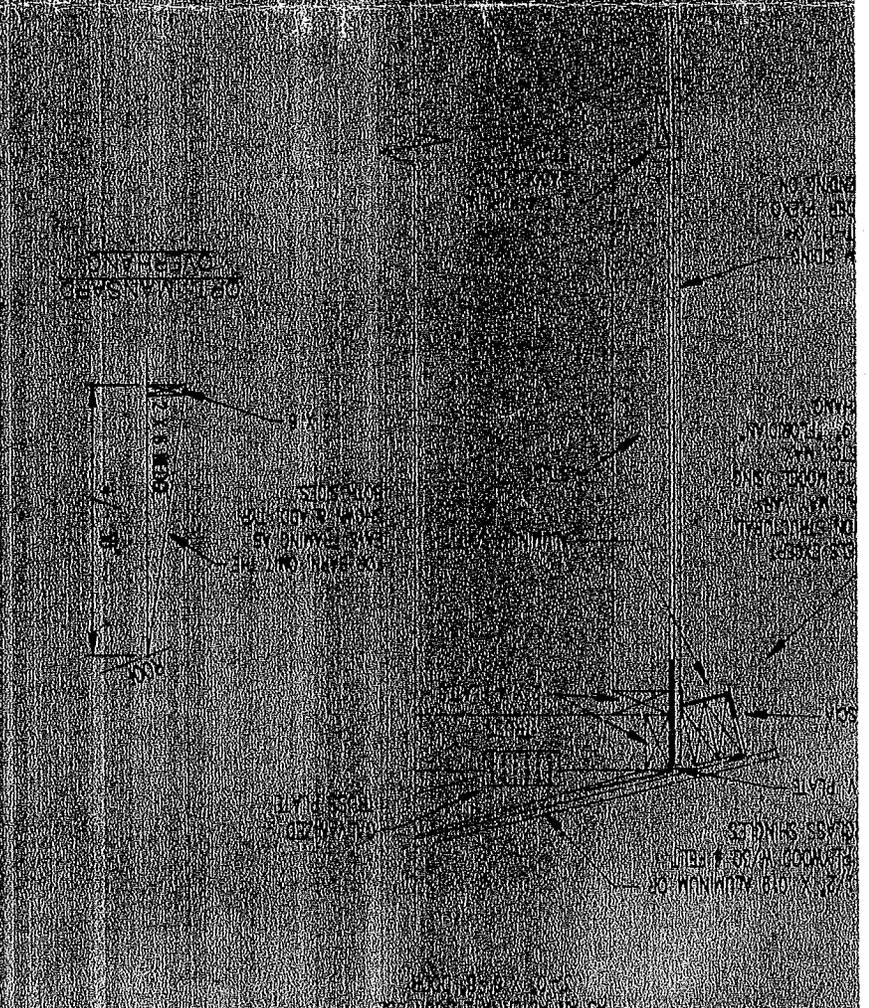


PROVIDE A RED SKID FOR ALL JOISTS

BRACING LAYOUT FOR 12" x 12" COLUMNS

THE STATE OF TEXAS,
 COUNTY OF []
 do hereby certify that []
 is the true and correct copy of the []
 as the same appears from the records of this office.
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said office, at the City of Austin, this [] day of [] 19[]

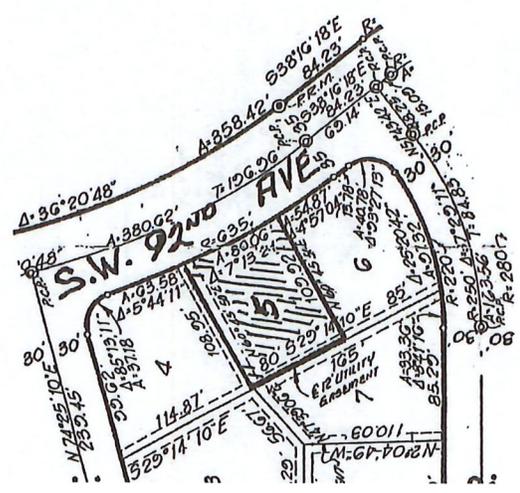
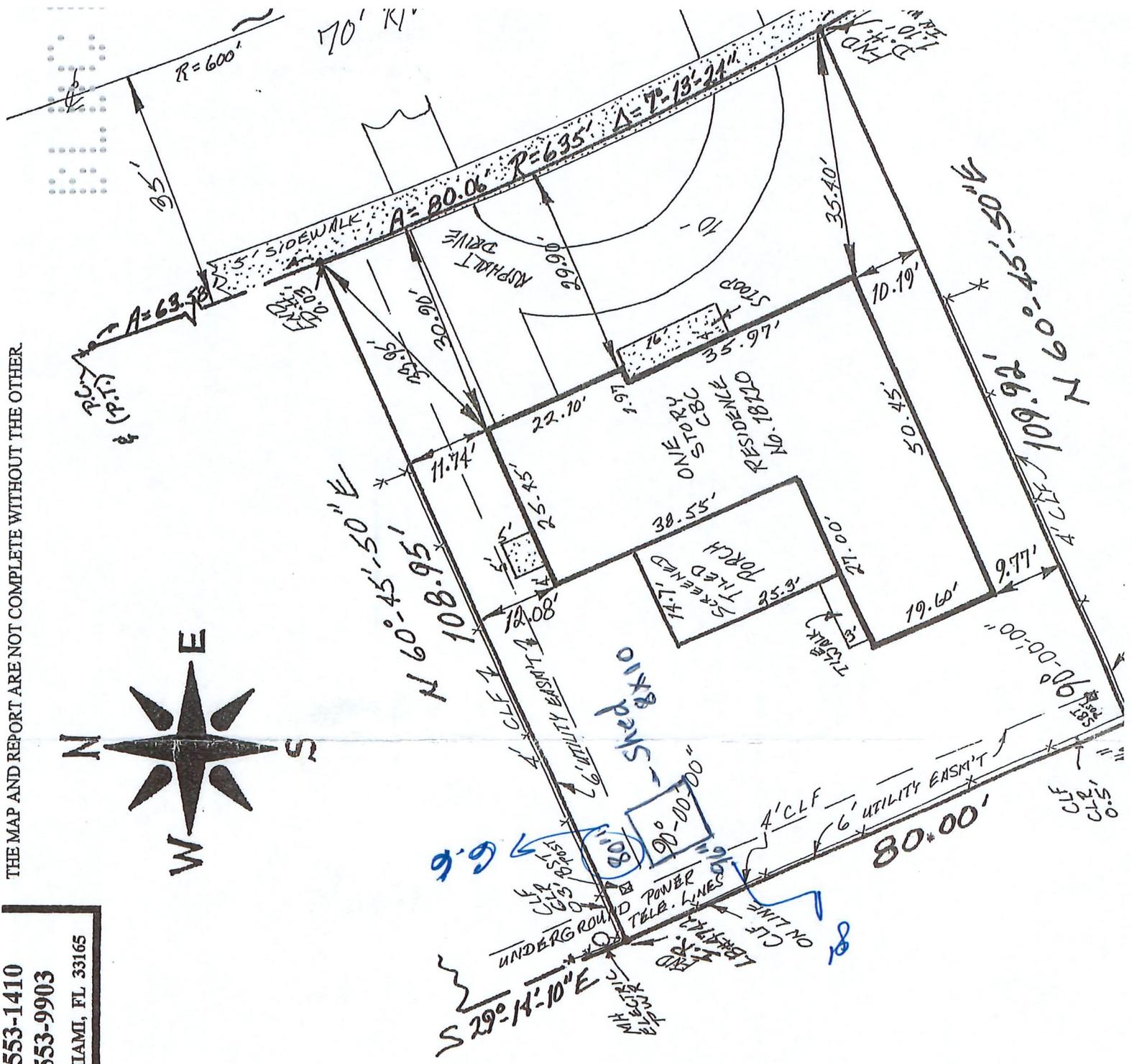
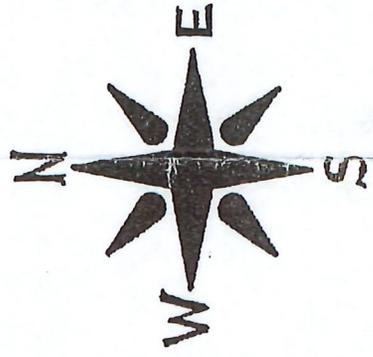
THE STATE OF TEXAS,
 COUNTY OF []
 do hereby certify that []
 is the true and correct copy of the []
 as the same appears from the records of this office.
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said office, at the City of Austin, this [] day of [] 19[]



THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER.

PHONE (305) 553-1410
 FAX (305) 553-9903

9245 S.W. 44th STREET, MIAMI, FL 33165



TR	TRANSFORMER
VE	VE
ER	ER
ELE	ELE. LINES
ID	ID
OVER	OVER
BLOCK	BLOCK STRUCTURE
LITE	LITE POLE
WER	WER & LIGHT
AS	ASD ON 1929 NGVD
ON	ON ROD
CH	CHMENT
SH	SH FENCE
E	E
C	C
IT	IT MONUMENT
SPACE	SPACE
NT	NT
LP	LP PARKING
E	E
MENT	MENT (UTIL ESM'T)

RIDA



PLANS PROCESSING

Process Number: BRF-2014-1456

Description of Work: Shingle Re-roof

Property Address: 18220 SW 92 Ave

✓ Exhibits

Department	Date In	Date Out	Total Business Days	Approved	Denied	Comments
Zoning						
<u>Building</u>	<u>9/8/14</u>	<u>9/8/14</u>	<u>1</u>	<u>✓</u>		<u>22</u>
Structural						
Electrical						
Mechanical						
Plumbing						
Planning & Zoning						
Public Works						
ADA Review						
<u>Code Enforcement Verification</u>	<u>9/8/14</u>			<u>WUB</u>		<u>this NOL please see Attached</u>
<u>Final Signature Pricing</u>						
<u>Call for Pick up</u>						

✓



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
SL	BPF-2014-1456			

Job Address: 18220 SW 92nd Ave Palmetto Bay, FL 33157
 Address Unit number City State Zip Code

Folio Number: <u>33-5033-024-0240</u> Lot: <u>5</u> Block: <u>59</u> Subdivision: _____ PB: _____ PG: _____ Current Use of Property: <u>residential</u> Proposed Use of Property: <u>residential</u> Description of Work: <u>shingle re-roof</u> Zoning: _____ Square Feet: <u>2656 sqft</u> Tenant Information: _____ Unit Number: _____	Linear Feet: _____ Units: <u>1</u> Stories: <u>1</u> Value of Proposed Work: <u>\$10,900</u> Est. Bldg. Value: <u>\$106,811.00</u> Tax Assessed Value: <u>\$141,546</u> Flood Zone: _____ Base Floor Elev.: _____ Homeowner's Association: <u>no</u> <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				Repair due to Fire	Stairs
Sign				Demolish	Windows/Doors
Public Works				Screen Enclosure	Roofing
Other				Driveway	Re-Roof
				Fence	Seal-cote
				Pool	Other

9/10/14

 1

Architect Information	Engineer Information
Name:	Name:
License Number:	License Number:
Address:	Address:
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
Other:	Other:

Property Owner	Contractor
Name: LABRADA INVESTMENTS, LLC	Company Name: Hardtop Roofing
Address: 383 WESTWARD DR.	Qualifier: Jason Garcia
Home Telephone:	License Number: CC 1328894
Business Telephone: 786 497 4286	Address: 12125 SW 25th St Miami, FL 33132
Other Telephone:	Telephone Number: 786-523-3773
Fax Number:	Fax Number: 786-523-0633
Does Property have Homestead Exemption: No	Phone Number for Pick Up: 786-523-3773

Bond Company (if applicable)	Mortgage Lender
Name:	Name:
Address:	Address:
City: State: Zip	City: State: Zip

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 IMPROVMENTS 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: *[Signature]*
 State of Florida, County of Dade
 Sworn to (or affirmed) and subscribed before this 8 day of Sept, 2014
 by (print name) Maria Garcia
 Notary Name Maria Garcia

Signature of Qualifier: *[Signature]*
 State of Florida, County of Dade
 Sworn to (or affirmed) and subscribed before this 8 day of Sept, 2014
 by (print name) Maria Garcia
 Notary Name Maria Garcia

Personally known or I.D.
 Type of Identification produced: _____

Personally known or I.D. Florida Owner's 6620-422-87-111-0
 Type of Identification produced: Florida Owner's License

MARIA GARCIA
 NOTARY PUBLIC, STATE OF FLORIDA
 COMMISSION NO. EE 168978
 MY COMMISSION EXPIRES MARCH 13, 2016

MARIA GARCIA
 NOTARY PUBLIC, STATE OF FLORIDA
 COMMISSION NO. EE 168978
 MY COMMISSION EXPIRES MARCH 13, 2016

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 6:00 p.m., Monday thru Friday and from the hours of 9:00 a.m. to 5:00 p.m. on Saturdays. No construction activity is permitted on Sunday.
- 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: <u>[Signature]</u> |
| <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: <u>125.00</u> | | <input type="checkbox"/> OTHER
(Specify and Attach) |
| | | <input type="checkbox"/> FLORIDA DEPARTMENT OF
BUSINESS AND
PROFESSIONAL REGULATION
APPROVAL (RESTAURANTS) |

PERMIT FEES (OFFICE USE ONLY)

Scanning Fees Small (1.85 per sheet)		Art in Public Places	
Scanning Fees Large (3.50 per sheet)		Certificate of Use and Occupancy	
Village of Palmetto Bay Permit Fees	<u>332.14</u>	Concurrency Fee (7.35%)	
Miami-Dade County Fees (sq. ft. x \$65//1000x0.60)		Technology Fee (6.3%)	
Flood Zone Review		Zoning Inspection Fee (157.50 per application)	
Radon-Inspector State Educational Fund and DCA State fee	<u>2.17</u> <u>2.17</u>	Administration Fee	
Code Enforcement Fine		Express Fee (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	

\$ 353.08

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	<i>AK 9/18/14</i>				
ROOFING					
PUBLIC WORKS					
PLANNING					
STRUCTURAL					
BUILDING					
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: *9/18/14*

CONDITIONS OF APPROVAL

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked in	Date	Clerk



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/8/2014

Property Information	
Folio:	33-5033-024-0240
Property Address:	18220 SW 92 AVE
Owner	LABRADA INVESTMENTS LLC
Mailing Address	383 WESTWARD DR MIAMI SPRINGS , FL 33166
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,953 Sq.Ft
Lot Size	8,720 Sq.Ft
Year Built	1972



Assessment Information			
Year	2014	2013	2012
Land Value	\$83,127	\$64,880	\$44,605
Building Value	\$106,811	\$99,875	\$110,113
XF Value	\$0	\$0	\$0
Market Value	\$189,938	\$164,755	\$154,718
Assessed Value	\$141,546	\$139,455	\$137,124

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$48,392	\$25,300	\$17,594
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).

Short Legal Description
BEL AIRE SEC 16 PB 92-7 LOT 5 BLK 59 LOT SIZE 80.000 X 109 OR 18776-1379 0899 1 F/A/U 30-5033-024-0240

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$91,546	\$89,455	\$87,124
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$116,546	\$114,455	\$112,124
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$91,546	\$89,455	\$87,124
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$91,546	\$89,455	\$87,124

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/08/2014	\$235,000	29271-2037	Qual by exam of deed
08/01/1999	\$125,000	18776-1379	2008 and prior year sales; Qual by exam of deed
05/01/1997	\$115,500	17728-4830	2008 and prior year sales; Qual by exam of deed

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-Dade County HVHZ Electronic Roof Permit Form

"Delivering Excellence Every Day"

Section A (General Information)

Master Permit No: Process No:

Contractor's Name: Hardtop Roofing

Job Address: 18220 SW 92 Ave Miami, Florida

Roof Category

- Low Slope
- Asphaltic Shingles
- Sprayed Polyurethane Foam
- Mechanically Fastened Tile
- Metal Panel/Shingles
- Other:
- Mortar/Adhesive Set Tile
- Wood Shingles/Shakes

Roof Type

- New Roof
- Re-Roofing
- Recovering
- Repair
- Maintenance

Are there Gas Vent Stacks located on the roof? Yes No If yes, what type? Natural LPGX

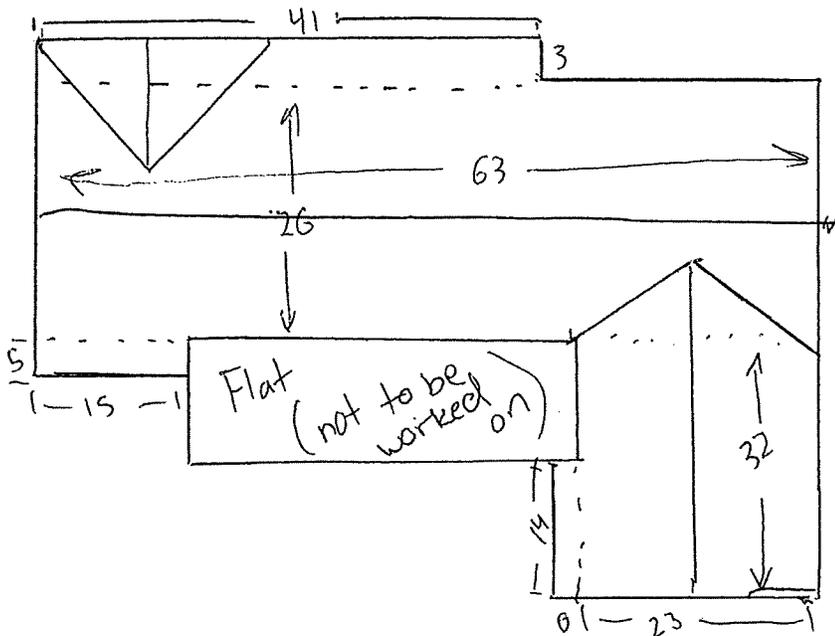
Roof System Information

Low slope roof area (ft.²) Steep Sloped area (ft.²) 2656 sqft Total (ft.²) 2656 sqft

Section B (Roof Plan)

Sketch Roof Plan: Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.

Perimeter Width (a'): 3 Corner Size (a' x a'): 3x3





"Delivering Excellence Every Day"

HVHZ Electronic Roof Permit Form Section D Shingle Roof System

Roof System Manufacturer:

Notice of Acceptance Number:

Fill in the specific roof assembly components. If a component is not required, insert not applicable (n/a) in the text box.



Deck Type:

Optional Insulation:

Optional Nailable Substrate:

Optional Nailable Substrate Attachment:

Underlayment/Base Sheet Type:

Fastener Type for Basesheet Attachment:

Optional Peel & Stick Membrane:

Shingle Type:

Drip Edge Size & Gauge:

Drip Edge Material Type:

Drip Edge Fastener Type:

Hook Strip/Cleat gauge or weight:

Roof Slope: "/12"

Roof Mean Height: ft.

(Maximum roof mean height 33 ft.)

Optional Ridge Venting: Yes No

Ridge Vent NOA Number:

Installed Ridge Venting: lineal ft.

Installed Ridge Venting: ft.²

Existing Soffit Intake: ft.²

Note: In no case shall the amount of exhaust ventilation at the ridge exceed the amount of soffit ventilation.

SECTION 1524

HIGH VELOCITY HURRICANE ZONES— REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

1524.1 Scope. As it pertains to this section, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the Florida Building Code, Building govern the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner's initial in the designated space indicates that the item has been explained.

1. Aesthetics-workmanship: The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

2. Renailing wood decks: When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. (The roof deck is usually concealed prior to removing the existing roof system).

3. Common roofs: Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

4. Exposed ceilings: Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.

5. Ponding water: The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

6. Overflow scuppers (wall outlets): It is required that rainwater flow off so that the roof is not overloaded from a build up of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the Florida Building Code, Plumbing.

7. Ventilation: Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. Exception: Attic spaces, designed by a Florida-licensed engineer or registered architect to eliminate the attic venting, venting shall not be required.

Owner's/Agent's Signature:

Date: / /

Contractor's Signature:

Permit Number:

Property Address:



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION

11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786)315-2590 F (786) 31525-99

www.miamidade.gov/economy

GAF

1361 Alps Rd.
Wayne, NJ 07470

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: GAF Timberline HD®, Timberline® Natural Shadow®, and Timberline® American Harvest® Shingles

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

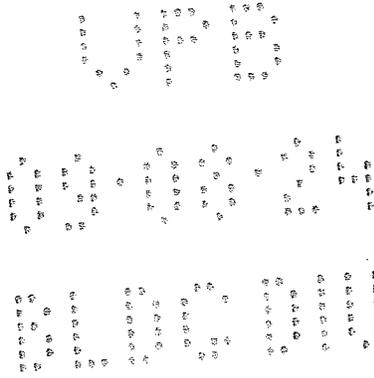
This revises NOA # 11-1122.04 and consists of pages 1 through 6.
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 13-0419.04
Expiration Date: 02/21/17
Approval Date: 07/11/13
Page 1 of 6

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Asphalt Shingles
Materials: Laminate
Deck Type: Wood



SCOPE

This approves GAF Timberline HD®, Timberline® Natural Shadow®, and Timberline® American Harvest® Shingles as manufactured by GAF as described in Section 2 of this Notice of Acceptance.

PRODUCT DESCRIPTION

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
GAF Timberline HD® <i>Manufacturing Locations #1, 2, 3, 4, 5, 6, 7, 8</i>	13 ¹ / ₄ " x 39 ³ / ₈ "	TAS 110	Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile
GAF Timberline® Natural Shadow® <i>Manufacturing Locations #1, 2, 3, 4, 5, 6, 7, 8</i>	13 ¹ / ₄ " x 39 ³ / ₈ "	TAS 110	Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile
GAF Timberline® American Harvest® <i>Manufacturing Locations #2, 5, 6, 7, 9</i>	13 ¹ / ₄ " x 39 ³ / ₈ "	TAS 110	Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile

MANUFACTURING LOCATION

1. Tampa, FL
2. Michigan City, IN
3. Mobile, AL
4. Baltimore, MD
5. Myerstown, PA
6. Ennis, TX
7. Tuscaloosa, AL
8. Dallas, TX
9. Fontana, CA.



NOA No.: 13-0419.04
 Expiration Date: 02/21/17
 Approval Date: 07/11/13
 Page 2 of 6

EVIDENCE SUBMITTED

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Underwriters Laboratories, Inc.	ASTM D3462	11CA48924	10/24/11
Underwriters Laboratories, Inc.	ASTM D3462	10CA21994	04/22/11
Underwriters Laboratories, Inc.	ASTM D3462	10CA28717	07/26/11
Underwriters Laboratories, Inc.	ASTM D3462	05CA47541	11/10/06
Underwriters Laboratories, Inc.	ASTM D3462	06CA31580	11/30/06
PRI Asphalt Technologies, Inc.	ASTM D3462	GAF-101-02-02	11/02/05
Underwriters Laboratories, Inc.	ASTM D3462	06NK05159	08/09/06
PRI Asphalt Technologies, Inc.	ASTM D3462	GAF-098-02-02	11/08/05
Underwriters Laboratories, Inc.	ASTM D3462	02NK41809	08/11/02
Underwriters Laboratories, Inc.	ASTM D3462	03NK26444	10/17/03
Center for Applied Engineering	ASTM D3462	257989	05/13/97
Underwriters Laboratories, Inc.	TAS 107	01NK45803	04/13/94
Underwriters Laboratories, Inc.	TAS 107	06NK05159	08/09/06
Underwriters Laboratories, Inc.	TAS 107	04NK04273	02/20/04
Underwriters Laboratories, Inc.	TAS 107	05CA42840	11/11/05
Underwriters Laboratories, Inc.	TAS 107	02NK41811	11/11/02
Underwriters Laboratories, Inc.	TAS 107	03CA35209	10/17/03
Underwriters Laboratories, Inc.	TAS 107	04CA13850	08/30/04
Center for Applied Engineering	TAS 100	257989	04/01/97
PRI Asphalt Technologies, Inc.	TAS 100	GAF-044-02-01	01/13/04
PRI Asphalt Technologies, Inc.	TAS 100	GAF-098-02-01	11/08/05
PRI Asphalt Technologies, Inc.	TAS 100	GAF-101-02-01	11/09/05
PRI Asphalt Technologies, Inc.	TAS 100	GAF-116-02-02	03/23/06
PRI Asphalt Technologies, Inc.	TAS-100	ELK-083-02-01	10/16/02
		ELK-084-02-01	10/15/02
		ELK-085-02-01	10/14/02
		ELK-086-02-01	10/24/02
		ELK-087-02-01	10/21/02
		ELK-088-02-01	10/16/02
		ELK-107-02-01	10/09/03
		ELK-108-02-01	10/09/03
		ELK-109-02-01	10/09/03

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Shall not be installed on roof mean heights in excess of 33 ft.
3. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.



INSTALLATION

1. Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
2. Flashing shall be in accordance with Roofing Application Standard RAS 115
3. The manufacturer shall provide clearly written application instructions.
4. Exposure and course layout shall be in compliance with Detail 'A', attached.
5. Nailing shall be in compliance with Detail 'B', attached.

LABELING

1. Shingles shall be labeled with the Miami-Dade Seal as seen below, or the wording "Miami-Dade County Product Control Approved".



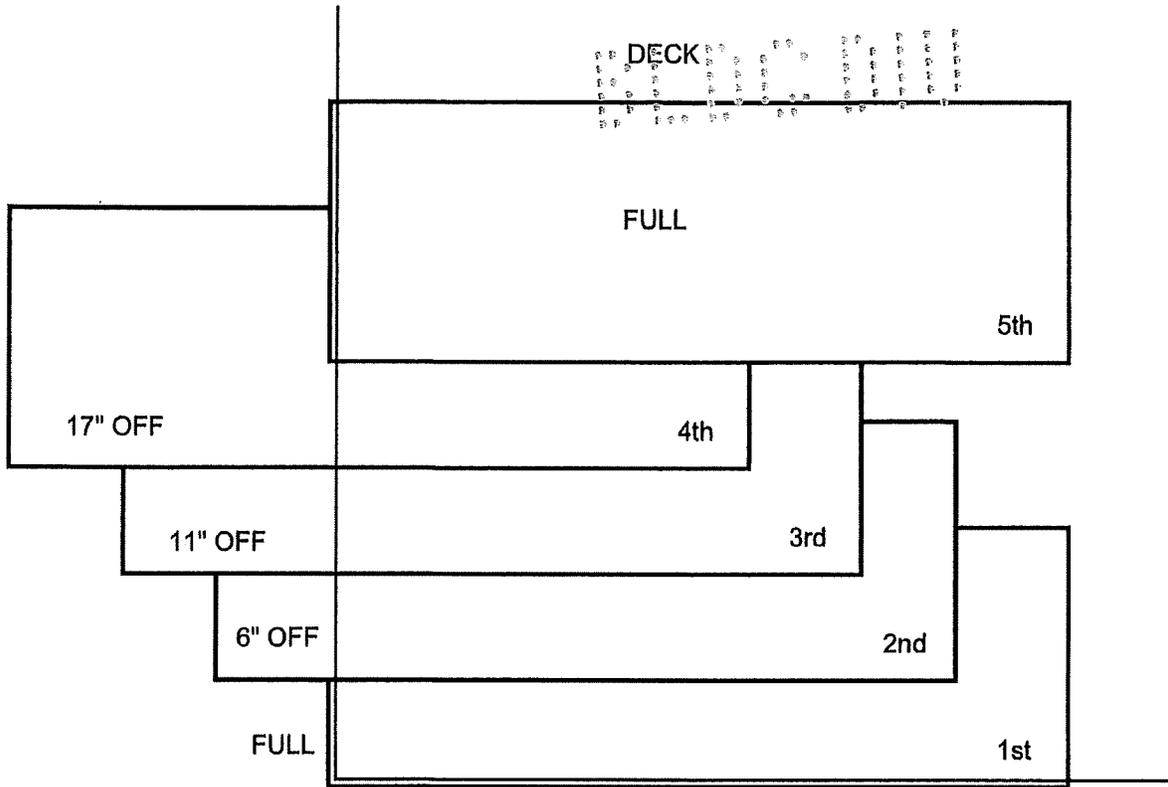
BUILDING PERMIT REQUIREMENTS

1. Application for building permit shall be accompanied by copies of the following:
 - 1.1 This Notice of Acceptance.
 - 1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.

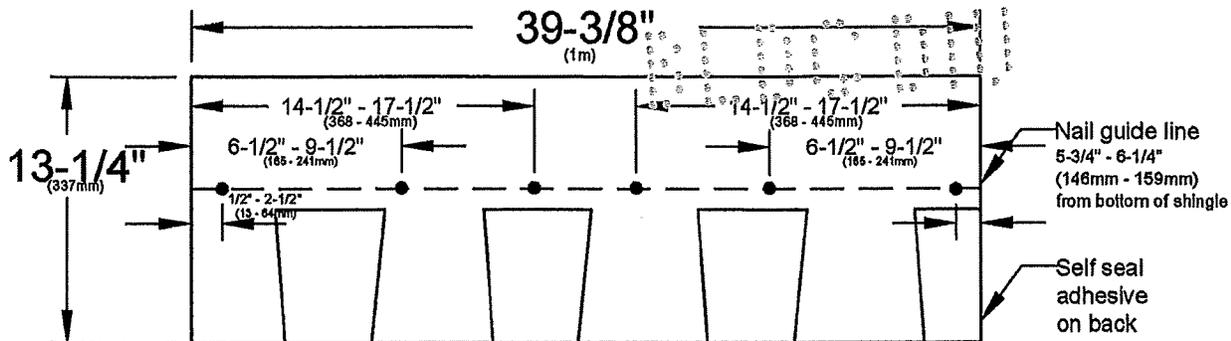


NOA No.: 13-0419.04
Expiration Date: 02/21/17
Approval Date: 07/11/13
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DETAIL A
COURSE LAYOUT



DETAIL B
OVERALL DIMENSIONS AND NAILING PATTERN



ENHANCED NAILING PATTERN - six nails per shingle*

* required by some local codes and required for enhanced wind coverage on certain products.
 See limited warranty for details.

These shingles **MUST** be nailed a nominal 6" (152mm) from bottom of of shingle, above the cut outs, as shown. Nails must not be exposed.

END OF THIS ACCEPTANCE



NOA No.: 13-0419.04
 Expiration Date: 02/21/17
 Approval Date: 07/11/13
 Page 6 of 6

9/29/2014

**Inspection Schedule for aramos
Scheduled for September 29, 2014**

Permit# BRF-2014-1456 **Address** 18220 SW 92 AVE **Folio** 3350330240240 **Contractor** HARDTOP ROOFING CORP
(786) 523-3773

Master Permit# **Owner** LABRADA INVESTMENTS

Description
SHINGLE RE-ROOF 2656 SQFT 2010 FBC

Previous: Action	Description	Complete	Result	Staff
700	NOC	9/23/14 12:06 pi	cancel	gurgelles
700	NOC	9/25/14 1:58 pr	apprve	aramos
760	SHEATHING AFFIDAVIT MITIGATION REPORT	9/23/14 12:06 pi	cancel	gurgelles
760	SHEATHING AFFIDAVIT MITIGATION REPORT	9/25/14 1:58 pr	apprve	aramos
761	TIN CAP/BASE PLY	9/23/14 12:06 pi	cancel	gurgelles
761	TIN CAP/BASE PLY	9/25/14 1:57 pr	apprve	aramos
763	APPROVED AR INSTALLATION/IN-PROGRESS	9/25/14 2:00 pr	cancel	ahewlett
TIN CAP, NOC AND AFFIDAVIT WERE DONE INSTEAD. 9/25/2014				

Type: 700 NOC Time: 08:00

09/25/2014

Notes:
[Handwritten initials]

Comments: _____

Date: 9/29/14

Signature: *[Handwritten Signature]*

9/25/2014

Inspection Schedule for aramos
Scheduled for September 25, 2014

Permit#
BRF-2014-1456

Address
18220 SW 92 AVE

File#
3350330240240

Contractor
HARDTOP ROOFING CORP
(786) 523-3773

Master Permit#

Owner
LABRADA INVESTMENTS

Description
SHINGLE RE-ROOF 2656 SQFT 2010 FBC

Type: 763

INSTALLATION/IN-PROGRESS

Time: 08:00

Notes:

TIN CAP

Comments:

OK

Date:

9/25/14

Signature:

[Signature]

NOC

OK

AFFIDAVIT

OK



Sheathing Affidavit/ Secondary Water Barrier (FBC 2004)

Job Address: 18220 SW 92 Ave Permit No.: BRF-2014-145C
miami, Florida

Name of Roofing Company: Hardtop Roofing

Name of Qualifier: Jason Garcia License No.: CC-328894

Address: 12,25 SW 251 st, Miami, FL

I, Jason Garcia, do hereby affirm:
(Print Name of Qualifier)

That I have personally inspected the re-nailing of the existing roof sheathing as required by Florida Building Code (FBC) Section 201.1 for the area covered by the roofing permit referenced above and further state that the re-nailing of the sheathing meets the requirements of the current edition of the Florida Building Code sections FBC Section 201.1. Nail spacing shall be 6 (six) inches on center at panel edges, 6(six) inches on center at intermediate supports, and where applicable 4 (four) inches on center over gable ends and sub-fascia. Existing fasteners may be utilized to achieve such minimum spacing. I also certify that a secondary water barrier that meets the requirements of F.B.C. Section 201.2 been achieved and hereby provide the accompany photos for verification.

Jason Garcia ca/08/14
Qualifier/Contractor Signature * Date

Jason Garcia, having first been duly sworn, does affirm
(Print Name of Qualifier/Contractor) the statement above to be true and correct by his/her own personal knowledge.

Maria Garcia 9/8/14
Notary (Seal/Stamp) Date

Personally Known to me
 Produced photo ID- Type of ID G 620-422-81-111-0

* An Owner/Builder acting as contractor is considered the qualifier for this code.



Maria Garcia



**OWNER'S AFFIDAVIT OF EXEMPTION
ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR
EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES
PURSUANT TO SECTION 553.844 F.S.**

To: Building & Capital Projects Department
9705 E Hibiscus Street
Palmetto Bay, Fl 33157

Re: Owner's Name: Labrada Investments
Property Address: 18220 SW 92 Ave, Miami, FL
Roofing Permit Number: BRF-2014-1456

Dear Building Official:

I Carlos Fox certify that I am not required to retrofit the roof to wall connections of my residence because:

The just valuation for the structure for purposes of ad valorem taxation is less than \$300,000.00 or the insured amount does not exceed \$300,000.00 (Provide copy of Insurance)

The Building was constructed in compliance with the provisions of the Florida Building Code (FBC) or with the provisions of the 1994 edition of the South Florida Building Code (1994 SFBC).

Signature of Property Owner

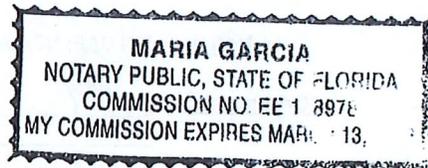
Carlos Fox
Print Name

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 8th

Day of September, 20 14

Personally Known
 Or Produced Identification



When the just valuation of the structure for purposes of ad valorem taxation is equal to or more than \$300,000.00, and the building was not constructed in compliance with the FBC nor with 1994 SFBC and affidavit of Roof to Wall Connection Hurricane Mitigation Retrofit must be provided.

9/26/2014

Inspection Schedule for ahewlett
Scheduled for September 26, 2014

Permit# BRF-2014-1456 Address 18220 SW 92 AVE Folio 3350330240240 Contractor HARDTOP ROOFING CORP
(786) 523-3773

Master Permit# Owner LABRADA INVESTMENTS

Description
SHINGLE RE-ROOF 2656 SQFT 2010 FBC

Previous: Action	Description	Complete	Result	Staff
700	NOC	9/23/14 12:06 pi	cancel	gurgelles
700	NOC	9/25/14 1:58 pr	apprve	ahewlett
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763	APPROVED AR INSTALLATION/IN-PROGRESS	9/25/14 2:00 pr	cancel	ahewlett
TIN CAP, NOC AND AFFIDAVIT WERE DONE INSTEAD. 9/25/2014				

Type: 763 INSTALLATION/IN-PROGRESS Time: 08:00

09/25/2014

Notes: TIN CAP, NOC AND AFFIDAVIT WERE DONE INSTEAD. 9/25/2014

Comments: AM

Date: 9/26/14 Signature: AM