



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: April 18, 2023

Item Number:

To: Honorable Mayor Glenn Singer &
Town Council Members

3

From: Alexander Diaz,
Town Manager

Subject: Resolution No. 2865.23 – Approving The Application for a
Waiver of Plat for 254 and 260 Ocean Boulevard.

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2865.23 as presented.

Background:

The requested Waiver of Plat for the properties 254 and 260 Ocean Boulevard meets all of the required conditions for approval.

The 22,454 total combined square foot of the lots will be separated into two separate Parcels. Parcel A contains 11,238 sq. ft. with frontage of 75' and Parcel B contains 11,216 square feet of property with frontage of 75.12' as measured from the center cord of the property. The Waiver of Plat was reviewed and approved by Administration on April 13, 2023.

Chapter 54 of the Town Code requires confirmation of approval of the Waiver of Plat by Resolution.

Fiscal Impact:

None.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2865.23

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING AN APPLICATION FOR WAIVER OF PLAT FOR THE PROPERTIES LOCATED AT 254 AND 260 OCEAN BOULEVARD; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

WHEREAS, the owner, YD NYACK INC., the properties located at 254 and 260 Ocean Boulevard, Golden Beach Florida 33160, (collectively the “Properties”), filed an application for approval of a Waiver of Plat (the “Application”) for the Properties; and

WHEREAS, the Town Council has considered the Application and finds that the proposed subdivision conforms with the minimum lot size and frontage requirements as varied pursuant to Town of Golden Beach Resolution No. 2864.23.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Application and Waiver of Plat attached hereto as Exhibit “A” is hereby approved.

Section 4. Implementation. The Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. Further, this Resolution shall be recorded in the Public Records of Miami-Dade County, Florida.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Judy Lusskin	_____
Councilmember Bernard Einstein	_____
Councilmember Jaime Mendal	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 18th day of April, 2023.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

STEPHEN J. HELFMAN
TOWN ATTORNEY

Packages for submittal will not be accepted by courier delivery. Information submitted must be stamped and documented at Town Hall by the applicant submitting the request.

Town of Golden Beach
Application Form
Replat/Waiver of Plat
For Division of Land without Plat

1. Property Owner: YD NYACK INC. Ph: _____

Mailing Address: 11 ORCHARD STREET, NYACK, NY 10960

2. Folio Numbers: Parcel A: 19-1235-003-0420, Parcel B: 19-1235-003-0410
Parcel C: _____, Parcel D: _____

Legal Description of Proposed Waiver of Plat Parcels:

A. The North 25 feet of Lot 12 and all of Lot 13, in Block 5 of Sec C of Golden Beach, PB 9-52

B. Lots 11 and 12, LESS the North 25 feet thereof, in Block 5 of Sec C of Golden Beach, PB 9-52

C. _____

3. Date when cutout parcel was separated from original Tract (if already sold)

4. Folio number of original Tract: N/A

Legal description of original Tract: N/A

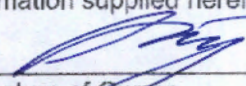
5. Street Boundaries: OCEAN BOULEVARD

6. Name of owner of balance of original tract: N/A
Address: _____ Ph: _____

7. Name of Surveyor: JAF SURVEYING SERVICES, INC. License # 5044
Address: 3546 Wst 86 Terrace, Hialeah, FL 33013 Ph: 786-416-1018

8. Proposed use of property and purpose of request:
Single Family/Residential

Owner Certification: This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

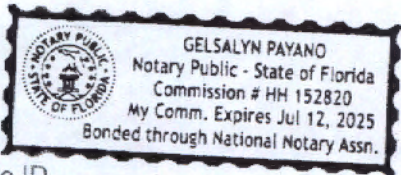


Signature of Owner

Sworn to and subscribed before me this 8 day of, December 2022

[Handwritten Signature]

Notary Public State of Florida at Large (seal) Personally known X, Produce ID _____



**Town of Golden Beach
Application Form
Replat/Waiver of Plat
For Division of Land without Plat
Power of Attorney Affidavit**

I, being duly sworn, depose and say that I am the owner of the property described in this application and that I am aware of the nature and request for: WAIVER OF PLAT

Relative to my property and I am hereby authorizing: _____
GARY H. KORNIK or ROSEMARIE BACALLAO
to act on my behalf as my legal representative before the Building Regulation Advisory Board and Town Council Hearing.

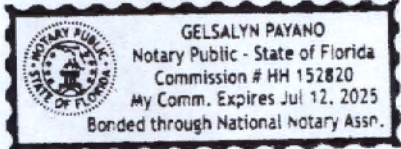
[Handwritten Signature]

Signature of Owner

Sworn to and subscribed before me this 8 day of, December 2022

[Handwritten Signature]

Notary Public State of Florida at Large (seal)



Personally known X, Produce ID _____

Town of Golden Beach
Application Form
Replat/Waiver of Plat
For Division of Land without Plat

KNOW ALL MEN BY THESE PRESENTS:

That the Town of Golden Beach, Florida, has granted a REPLAT/WAIVER OF PLAT pursuant to Ordinance No. 354-87 for the following described properties:

Folio Numbers: Parcel A: 19-1235-003-0420, Parcel B: 19-1235-003-0410
Parcel C: _____, Parcel D: _____

Legal Description of Parcels:

- A. The North 25 feet of Lot 12 and all of Lot 13, in Block 5 of SEC C of Golden Beach, PB 9-52
- B. Lots 11 and 12, LESS the North 25 feet thereof, in Block 5 of Sec C of Golden Beach, PB 9-52
- C. _____
- D. _____

The Waiver of Plat is filed pursuant to Ordinance No. 354-87, Town of Golden Beach.

Owner of Property: YD NYACK INC.

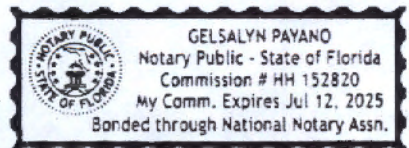
Mailing Address: 11 ORCHARD STREET, NYACK, NY 10960

I, the undersigned, certify that I am the owner of the above described real property and that I agree to comply with all the terms and conditions of this approval and any and all The Town of Golden Beach, and Miami-Dade County Ordinances relating thereto.

[Signature]
Signature of Owner

Sworn to and subscribed before me this 8 day of December 2022

[Signature]
Notary Public State of Florida at Large (seal)
Personally known X, Produce ID _____



Surveyor Verification: A location and survey sketch prepared by:

JAF SURVEYING SERVICES, INC.
3546 WEST 86 TERRACE
HIALEAH, FL 33018
PHONE # 786-416-1018
LICENSE # 5044

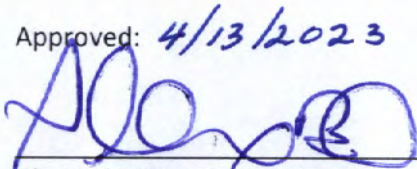
A Florida registered land surveyor, license no. 5044, showing and describing the property, henceforth to be legally described as, attached hereto:

Waiver of Plat 02/2022
APPROVED BY THE TOWN OF GOLDEN BEACH

Town of Golden Beach
Application Form
Replat/Waiver of Plat
For Division of Land without Plat

Approval for Subdivision of properties into 75' of Frontage and 11,238 sq feet of lot area – 260 Ocean Boulevard - Parcel "A", and 75.12' of Frontage and 11,216 sq. feet of lot area – 254 Ocean Boulevard – "Parcel B" – Per the application dated 12/8/2022

Approved: 4/13/2023



Alexander Diaz, Town Manager

Waiver of Plat Approval
254 Ocean Boulevard and 260 Ocean Boulevard –
19-1235-003-0420 and 19-1235-003-0410

Prepared by:

Arianna Goldman, Esq.
320 SE 18th Street
Fort Lauderdale, FL 33316
(954) 565-4311
File No 1907-004GR

and return to:

Joanna Plessis, Esq.
Serber & Associates, PA
2875 NE 191st St., Ste 801
Aventura, FL 33180

Parcel Identification No 19-1235-003-0410

[Space Above This Line For Recording Data]

CORRECTIVE WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 19th day of July, 2019 between **Bruce Fleischer, a married man, joined by his wife, Sara L. Fleischer** whose post office address is **PO Box 600126 North Miami Beach, FL 33160**, of the County of Miami-Dade, State of Florida, Grantor, to **YD Nyack Inc., a New York Corporation**, whose post office address is 11 Orchard Street, Nyack, NY 10960, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade, Florida, to-wit:

Lots 11 and 12, Block 5, of Section "C", of Golden Beach, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

NOTE TO RECORDER: THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED. THE ORIGINAL WARRANTY DEED WAS RECORDED ON JULY 29, 2019, IN BOOK 31546 AT PAGE 32 IN THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

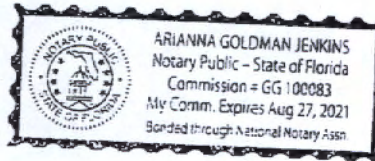
[Signature]
 WITNESS #1 Signature
Arianna Goldman Jenkins
 WITNESS #1 Printed Name
[Signature]
 WITNESS #2 Signature
Jessica Russell
 Witness #2 Printed Name

[Signature]
 Bruce Fleischer
[Signature]
 Sara L. Fleischer

STATE OF FL
COUNTY OF BROWARD


The foregoing instrument was acknowledged before me this 29 day of August, 2019, by Bruce Fleischer and Sara L. Fleischer.

[Signature]
 Signature of Notary Public
 Print, Type/Stamp Name of Notary



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

STATE OF FLORIDA, COUNTY OF BROWARD
 I HEREBY CERTIFY that this is a true copy of the original filed in this office on Aug 1st day of 2019, AD.
 WITNESS my hand and Official Seal.
 HARVEY RUVIN, Clerk of Circuit and County Courts
 By *[Signature]* D.C.
ERIC STRINGER #172204



WARRANTY DEED

Prepared by:

Daniel J. Serber, Esquire
Serber & Associates, P.A.
The Turnberry Plaza – Suite 801
2875 N.E. 191st Street
Aventura, Florida, 33180

Return to:

Serber & Associates, P.A.
The Turnberry Plaza – Suite 801
2875 N.E. 191st Street
Aventura, Florida, 33180

Property Appraisers Parcel
Tax ID #19-1235-003-0420

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 7 day of November, 2018 between Jesus Sardinero Roscales, a married man joined by his wife Renata DeWeert, whose post office address is 1540 SW 171th Terrace, Pembroke Pines, Florida 33027 (party of the first part), and YD Nyack, Inc., a New York Corporation, whose post office address is 11 ORCHARD Street NYACK, NY (party of the second part).

10960

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

Lot 13, Block 5, Section "C" of Golden Beach, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 52, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority without intent to reimpose same.
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision.
4. Public utility easements of record.



And the said party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; and that the party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Marycarmen Soto
Print Name: MARYCARMEN SOTO
(Witness #1)

Jesus Sardinero Roscales
Jesus Sardinero Roscales

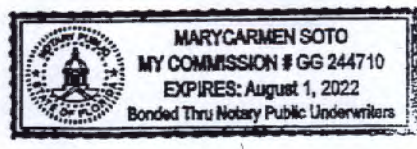
Renata DeWeert
Print Name: Renata DeWeert
(Witness #2)

Renata DeWeert
Renata DeWeert

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, **Jesus Sardinero Roscales and Renata DeWeert** [who are personally known to me] or [who produced Florida Drivers License as identification].

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of November, 2018.



Marycarmen Soto
NOTARY PUBLIC, State of Florida
My Commission Expires: 08/01/2022

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that the foregoing is true and correct copy of the original filed in this office. 9/9 AD 2022
HARVEY RUVIN, Clerk of Circuit and County Courts
Duty Clerk



JOSE SILVA #311082



OCTOBER 24, 2022

SENT VIA EMAIL TO GOTERO@FPK-LAW.COM
254 OCEAN BLVD
GOLDEN BEACH FL, 33160

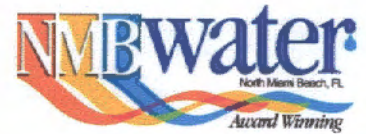
Re: 254 OCEAN BLVD

Effective 12/27/21, FPL has removed the meter and disconnected the FPL service wire to the above referenced address. However, before demolishing the structure, you should have the premises checked by a qualified individual to assure that electricity is not being supplied to the structure from any possible source. If there are any questions, or if I may be of further assistance in this matter, please contact me at the telephone number below.

Sincerely,

A handwritten signature in black ink that reads 'Jesse Gonzalez' in a cursive script.

Jesse Gonzalez
Associate Engineer
305-626-4654



October 28, 2022

Linda Epperson
Assistant Town Manager
Town of Golden Beach
1 Golden Beach Drive
Golden Beach, FL 33160

Re: Letter of Water Availability
Owner name: YD Nyck Inc.
Location: 254 Ocean Blvd. Golden Beach, FL 33160
Folio: 19-1235-003-0410

Dear Ms. Epperson:

This letter shall serve as confirmation that NMB Water is able and willing to serve the above referenced property with water service only for a new single family residence. There is service to the existing residence.

Sewer service would be provided by the County, as such they need to confirm their ability to serve the site.

Feel free to contact me should you have any questions on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Karim Rossy".

Karim Rossy
Infrastructure Development Manager
NMBWater



To:

Gelsalyn "Gigi" Payano, Legal Assistant
Fromberg, Perlow & Kornik, P.A.
20295 NE 29th Place, Suite 200
Aventura, Florida 33180

September 19, 2022

Address: 254 Ocean Blvd. Golden Beach Florida

Revised Letter.

After a review of our facilities within the above referenced area, we are informing you; TECO Peoples Gas has completed a cut and cap at the above address on 1-10-2022

In addition, please contact 811 - Sunshine State One Call of Florida

At: 1-800-432-4770 at least 48 hours in advance, as there might be other underground utilities.

By contacting SSOCOF, the risk of personal injury and property damage can be reduced.

You can obtain the latest information on SSOCOF by visiting their website at www.callsunshine.com

Should you have any additional questions concerning the above, please contact me at my email address: igonzalez@tecoenergy.com

Sincerely,

Ily Gonzalez

Prepared by Ily Gonzalez for:
David Diaz
Supervisor
N Miami Division

DD//IG

*Administrative Specialist II Dade – Broward Counties
15779 W Dixie Hwy, North Miami Beach, FL 33162
igonzalez@tecoenergy.com
Cell: 239-292-6485
Fax: 305-945-0171*



November 4, 2022

gotero@fpk-law.com or gkornik@fpk-law.com

Gary H. Kornik, Esq.
 20295 NE 29th Place, Suite 200
 Aventura Florida 33180

**Re: Water and Sewer Availability for Project 254 Ocean Blvd
 LOA Number:2023 - 1476**

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Folio #	Subdivision	Lot	Block	Address
1912350030410				

Types of Units to be Constructed

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)		0	510

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all

applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contact us.

Very truly yours,

Maria Capote
Utilities Supervisor



Water and Sewer
 PO Box 330316 • 3575 S. Lejeune Road
 Miami, Florida 33233-0316
 T 786-268-5360 F 786-268-5150

POINT OF CONNECTION

PROJECT NAME:	254 Ocean Blvd		
LOA NUMBER:	2023 - 1476		
WATER GALLONS PER DAY:	0	SEWER GALLONS PER DAY	0
PROJECT LOCATION:			
PROJECT DESCRIPTION:	Owner is apply for Waiver of Plat and demolishing the current structure. Thereafter he will rebuild residential structure.		
EXISTING ZONING:	R1	ATLAS PAGE:	A1

WATER:

N/A. North Miami Beach Water Service Area.

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Oversizing Credit	No
-------------------	----

Water – Oversizing Credit		
No.	Pipe Size	Linear Foot

SEWER:

This property is connecting to M-D WASD sewer system for the first time.

The developer shall connect to an existing eight (8)-in gravity sewer main (ES6310-11) in Ocean Blvd., abutting the

eastern boundary of the property.

There will be no proposed public sewer main extensions within the property.

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Gravity Sewer Oversizing Credit	No
---------------------------------	----

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No
------------------------------	----

Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

Existing Public PS.

Based on that, the allocation can be accepted without any conditions or restrictions.

Pump Station Compliance Section provided recommendations for Pump Station No. 30-0492 on 11.04.2022

New Pump Station	No
New generator, including building	N/A
Existing Pump Station improvement	N/A
Pump Station Number	30-0492
Proposed N.A.P.O.T. (hours)	15.11

Pump Station Status	CH: Conditional Moratorium - HAMA Limited
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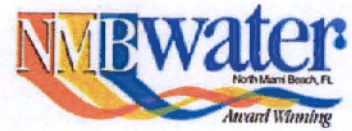
PREPARED BY:

Printed Name of Reviewer

APPROVED BY:

Maria Capote

Printed Name of Supervisor



October 28, 2022

Linda Epperson
Assistant Town Manager
Town of Golden Beach
1 Golden Beach Drive
Golden Beach, Fl 33160

Re: Letter of Water Availability
Owner name: YD Nyck Inc.
Location: 254 Ocean Blvd. Golden Beach, Fl 33160
Folio: 19-1235-003-0410

Dear Ms. Epperson:

This letter shall serve as confirmation that NMB Water is able and willing to serve the above referenced property with water service only for a new single family residence. There is service to the existing residence.

Sewer service would be provided by the County, as such they need to confirm their ability to serve the site.

Feel free to contact me should you have any questions on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Karim Rossy".

Karim Rossy
Infrastructure Development Manager
NMBWater

YD NYCK INC

Town Of Golden Beach

1Golden Beach Dr.

Golden Beach Fl. 10960

ATTN.Ms Linda Epperson


RE: Waver of Plat 260-254

Ocean Blvd.

Dear Madam,

Please allow this correspondents act as an information/commitment that after approval of the Waver of Plat for above properties, 254 Ocean Blvd is being planned to be demolish within six months(maximum) after approval of Demolition Application by ALL appropriate authorities.

Sincerely,



Yan Kutsy.

11 ORCHARD STREET NYACK , NY 10960

TOWN OF GOLDEN BEACH

BUILDING DEPARTMENT
 1 Golden Beach Drive
 Golden Beach, FL 33160
 Office: 305-932-0744 Fax: 305-933-3825
 www.goldenbeach.fl.us

Master Permit Number: _____

PERMIT APPLICATION

Master Sub-Permit

1. OWNER INFORMATION	Owner <u>YD NYACK INC</u> Address <u>31 Orchard Street</u> City <u>NYACK</u> ST <u>NY</u> Zip <u>10960</u> Job Address <u>254 Ocean Blvd</u> Phone No. <u>854-709-7800</u>	2. CONTRACTOR INFORMATION	Company Name <u>Florida Demolition and Concrete Works, Corp.</u> Qualifier Name <u>Josue I. Poroz - President</u> Address <u>1726 NW 36Th Street, Suite: 18</u> City <u>Miami</u> ST <u>FL</u> Zip <u>33142</u> Lic. No. <u>12BS00513</u> Phone No. <u>305-501-4770</u>
3. PERMIT TYPE	Choose only One <input checked="" type="checkbox"/> Building Electrical Mechanical Plumbing Landscape Roofing	4. TYPE OF IMPROVEMENT	Choose only One New Construction Roof Pool Addition Attached Driveway Gazebo-Pergola Alteration Interior Fence <input checked="" type="checkbox"/> Demolition/ Partial Alteration Exterior Windows Generator Repair/Replace Doors
5. ARCHITECT/ENGINEER INFO	Name _____ Address _____ City _____ ST _____ Zip Code _____ Lic. No. _____ Discipline _____ Phone No. _____	7. LEGAL/USE/WORK VALUE	
6. CONTACT INFO	Name _____ E-mail _____ Phone No. _____	Folio No. <u>19-1235-003-0410</u> Lot(s) <u>11&12</u> Block <u>5</u> PG <u>9-52</u> Square FT. <u>12 500</u> Linear FT. _____ Estimated Value of the Work: <u>\$30,000.00</u> Description of Work: <u>Complete demolition of all structures and on property</u>	

Note: This form is made to be completed in accordance with applicable Florida building codes, and the contractor shall be responsible for obtaining all of the required permits and that all work will be performed to meet the applicable building code requirements. All construction, including but not limited to, electrical, plumbing, mechanical, and other trades, shall be completed in accordance with the applicable Florida building codes. All trades shall be completed in accordance with the applicable Florida building codes. All trades shall be completed in accordance with the applicable Florida building codes.

NOTICE REGARDING BUILDING PERMIT APPLICATIONS
 The completion and verification of a Building Permit Application is a prerequisite for issuing a Building Permit. The Town will rely upon the information contained in the Application to determine whether a Building Permit should be issued. The applicant of a Building Permit is responsible for providing all information in the Application and shall accept the Building Permit to serve as complete authorization and the individual applying for the permit, to accept all the benefits and other requirements contained in the Florida Building Code and the Florida Building Code.

WARNING: YOU WANT TO BE RESPONSIBLE TO RECORD A NOTICE OF CONVEYANCE THAT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF CONVEYANCE.

8. OWNER INFORMATION	<u>YAN KURTZ</u> Print Name <u>12.8.21</u> Date Notary Public, State of Florida at Large	9. QUALIFIER INFORMATION	<u>Josue I. Poroz - President</u> Print Name <u>12/8/21</u> Date Notary Public, State of Florida at Large
-----------------------------	--	---------------------------------	---

DO NOT WRITE BELOW - FOR OFFICE USE ONLY

Approvals	APPROVED/DATE	DISAPPROVED/DATE	FEE CATEGORIES:	FEES \$
Building			Permit Fee	
Structural			Street Sweeping	
Electrical			Trash Removal	
Mechanical			Scanning	
Plumbing			Infrastructure	
Landscape			BCCD	
Zoning			Education	
Building Dir			State Surcharge	
Publics Works			Sub-Total	
Planning / Design			Process Fee	
			Total Fees	



To: Josue Perez

1726 NW 36th Street Suite 18. Miami Florida

January 10, 2022

Proposed Demolition Address: 254 Ocean Blvd. Golden Beach Florida

After a review of our facilities within the above referenced area, we are informing you; TECO Peoples Gas has completed a cut and cap at the above address on 1-10-2022.

In addition, please contact Sunshine State One Call of Florida by dialing 811 or

1-800-432-4770 at least 48 hours in advance, as there might be other underground utilities.

By contacting SSOCOF, the risk of personal injury and property damage can be reduced.

You can obtain the latest information on SSOCOF by visiting their website at www.callsunshine.com

Should you have any additional questions concerning the above, please contact me at my email address: igonzalet@tecoenergy.com

Sincerely,

Ily Gonzalez

Prepared by Ily Gonzalez for:
David Diaz
Supervisor
N Miami Division

DD/IIG

PEOPLES GAS
North Miami, Florida 33162
An Equal Opportunity Company

Administrative Specialist II Dade-Broward
15779 W Dixie Hwy, North Miami Beach, FL 33162
igonzalet@tecoenergy.com
Office: 239-690-5525



December 27, 2021

SENT VIA EMAIL TO YKUTSY@GMAIL.COM

254 OCEAN BLVD
GOLDEN BEACH FL, 33160

Re: 254 OCEAN BLVD

Effective 12/27/21, FPL has removed the meter and disconnected the FPL service wire to the above referenced address. However, before demolishing the structure, you should have the premises checked by a qualified individual to assure that electricity is not being supplied to the structure from any possible source. If there are any questions, or if I may be of further assistance in this matter, please contact me at the telephone number below.

Sincerely,

A handwritten signature in black ink that reads "Jesse Gonzalez". The signature is written in a cursive, flowing style.

Jesse Gonzalez
Associate Engineer
305-442-5472



TOWN OF GOLDEN BEACH

One Golden Beach Drive, Golden Beach, FL 33160
Phone: (305) 932-0744 Facsimile: 933-3825
Building Department hours 8:30am-12:00pm and 1:30pm-3:30pm
Closed On Fridays at 12 Noon

WET DEMOLITION ACKNOWLEDGEMENT

Florida Demolition and Concrete Works, Corp.
I, Josue I. Perez - President acknowledge the requirement of providing wet
demolition during the demolition process.

Date: 12/08/2021

Signature: 

Print Name Josue I. Perez - President

Company Name: Florida Demolition and Concrete Works, Corp.

Company Email Address: Jperez@fldemoworks.com

Main Company phone number: 305-501-4770

Cellular Phone Number: 305-205-7879

Wet Demolition acknowledgment letter- number 23 on demolition checklist



TOWN OF GOLDEN BEACH

One Golden Beach Drive, Golden Beach, FL 33160
Phone (305) 932-0744 Facsimile 933-3825

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL

Introduction: The Town of Golden Beach participates, as a co-permittee with Miami-Dade County, in the National Pollution Discharge Elimination System (NPDES) program. The program is aimed at improving storm runoff water quality. The Town of Golden Beach must address specified activities and program compliance stated within the Annual Reports and permit conditions. The permit conditions require that the Chief Building Official and the Town of Golden Beach Building & Zoning Department enforce the following activities as part of Construction Site Erosion and Sediment Control:

1. Submission of Erosion & Sediment Control plan. Applicants for new construction projects or substantial improvements (i.e., additions, pools, etc.) shall submit as part of the mandatory permit submittal documents an erosion and sediment control plan for the development of the site. The qualifier for the permittee shall attest by his notarized signature that the erosion and sediment control plan will be maintained for the duration of the permitted construction activities (see below).
2. Best Management Practices (BMPs) for Erosion and Sediment Control. Two (2) mandatory erosion and sediment control best management practices shall be implemented at each development site. These are:
 - a. Temporary Gravel Construction Entrance & Exit (See attachment 4 03 and Plate 4 03a)
 - b. Storm Drain Inlet Protection (See attachment 4 08 and Plates 4 08a and 4 08g)

Note: The preceding two elements of the plan must be implemented at the development site, inspected and approved by the Chief Building Official or designated inspector prior to the acceptance of the first mandatory Florida Building Code inspection request.

3. Compliance with Erosion and Sediment Control Plan. Mandatory Florida Building Code inspections and inspections for erosion and sediment control shall be performed simultaneously with construction inspections. Failure to maintain erosion and sediment control measures during the entire construction phase will result in rejected inspection request and/or Code Enforcement action to be treated as a violation of the Town's Code of Ordinances by the Code Enforcement Officer.

I hereby agree to maintain the attached erosion and sediment control plan for the duration of the construction phase, at the property location, 254 Ocean Blvd Golden Beach, FL 33160.

Agreed to and Accepted by:

Florida Demolition and Concrete Works, Corp.
General Contractor- Company Name

Josue I. Perez - President
Print Qualifier's Name

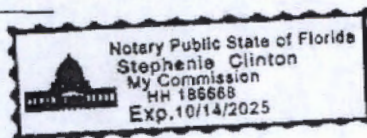
Signature of the Qualifier for the Corporation

12BS00513

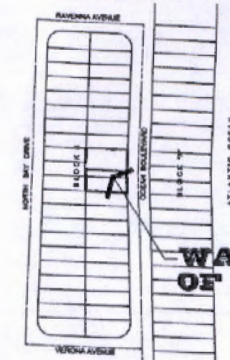
License Number of Qualifier:

Sworn to and subscribed before me this 8 day of 12, 2021

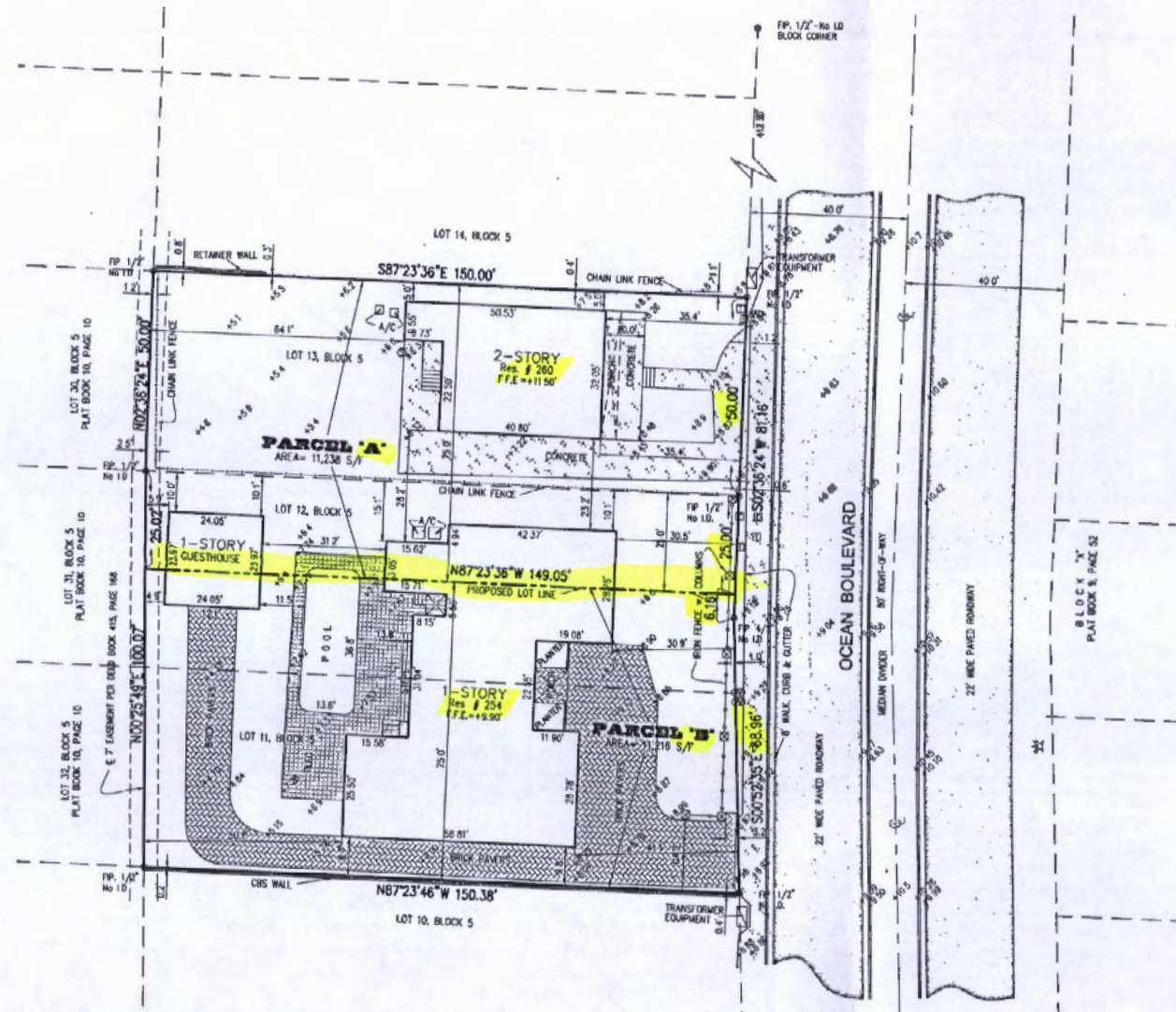
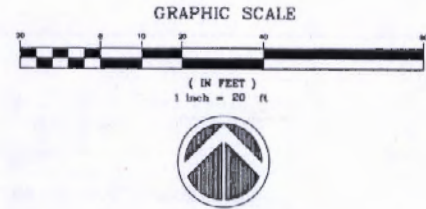
Notary Public State of Florida (seat)



**BOUNDARY & TOPOGRAPHIC SURVEY
FOR WAIVER OF PLAT**
Lots 11, 12 and 13, in Block 5 of "SECTION "C" OF GOLDEN BEACH" according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
Lying in the S.E. 1/4 of Section 35, Township 51 South, Range 42 East



LOCATION MAP
PORTION S.E. 1/4 OF SECTION 35-51-42
SCALE: 1" = 300'



- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - The surveyor does not determine fence and/or wall ownership.
 - Ownership subjects to OPINION OF TITLE.
 - Type of Survey: BOUNDARY/ TOPOGRAPHIC SURVEY.
 - The North arrow shown as per recorded plat of "SECTION "C" OF GOLDEN BEACH" according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
 - ZONING INFORMATION: R-1 (Single-family Residential District)
 - Flood Criteria: +7.0' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
 - Site development data: 2 single family residential units
 - All utilities are available for this site.
 - This BOUNDARY/ TOPOGRAPHIC SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

LEGAL DESCRIPTION: (PARENT TRACT)
Lots 11, 12 and 13, in Block 5 of "SECTION "C" OF GOLDEN BEACH", according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
Sold lands containing 22,454 square feet, more or less

LEGAL DESCRIPTION: (CUT-OUT PARCEL "A")
The North 25 feet of Lot 12 and all of Lot 13, in Block 5 of "SECTION "C" OF GOLDEN BEACH", according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
Sold lands containing 11,238 square feet, more or less

LEGAL DESCRIPTION: (CUT-OUT PARCEL "B")
Lots 11 and 12, LESS the North 25 feet thereof, in Block 5 of "SECTION "C" OF GOLDEN BEACH", according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
Sold lands containing 11,216 square feet, more or less

CONTACT INFORMATION

OWNER: YD NYACK INC.
11 ORCHARD STREET, NYACK, N.Y. 10960

SURVEYOR:
GINO FURLANO, PSM
JAF SURVEYING SERVICES, INC.
3546 WEST 86 TERRACE
HIALEAH, FLORIDA 33018
OFFICE: (786) 416-1018
FAX: (305) 817-9709
E-MAIL: jafsurveyorsinc@gmail.com

ABBREVIATIONS AND LEGEND		
A = AIR CONDITIONER	FR = FOUND RAIL	R = RADIUS
B = BENCHMARK	FRM = FOUND RAIL AND DISC	RE = RECORD
BG = BEARING	FRM = FOUND PARKER CALON RAIL	R/W = RIGHT-OF-WAY
C = CALCULATED	GR = GARAGE	S/P = SET POINT FOR HOV/PPV
CA = CONCRETE, GUTTER OR VALLEY OUTER	IS = SURVEYOR'S IDENTIFICATION	S/S = SET NAIL AND DISC
C&G = CURB & GUTTER	L = LATCH	TA = TARGET
CH = CHAIN	L&E = LIMITED ACCESS EASEMENT	(TP) = TYPICAL
CHD = CHORD BEARING	L&M = LINE MAINTENANCE EASEMENT	VE = VELOCITY EASEMENT
CH&L = CHAIN MAINTENANCE EASEMENT	MA = MARKER	WE = WATER'S EDGE
CLA = CORNER NOT ACCESSIBLE	MA = MARKER	
CON = CONCRETE	PA = PLAT BOOK	
DELTA = DELTA	PO = POINT OF BEGINNING	
D = DIAMETER	PCC = POINT OF CURVATURE	
E = EASEMENT	PCC = POINT OF CURVATURE	
E&P = EASEMENT & PLAT	PCC = POINT OF CURVATURE	
EL = ELEVATION	PCC = POINT OF CURVATURE	
LOP = LOCATION OF PLAT	PCC = POINT OF CURVATURE	
FO = FOUND ORIGIN	PCC = POINT OF CURVATURE	
FM = FOUND MOUND HOLE	PCC = POINT OF CURVATURE	
FE = FOUND ELEVATION	PRM = PERMANENT REFERENCE MARKER	
FE = FOUND FLOOR ELEVATION	P = POINT OF VARIETY	

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT, in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper.

GINO FURLANO
CERTIFICATE NO. 10004
FLORIDA LICENSE NO. 20000
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

SIGNED: _____
GINO FURLANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 20000
DATED THIS 4th DAY OF JUNE, 2022

J A F SURVEYING SERVICES, INC.

3546 WEST 86 TERRACE, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

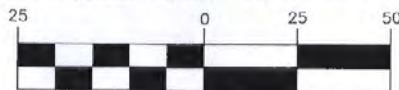
YD NYACK, INC.

BOUNDARY & TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY

DRAWN: L.R.
CHECKED: G.F.
SCALE: 1" = 20'
FIELD DATE: 06-04-2022
JOB No.: JAF-254-260
SHEET: 1 OF 1 SHEET

GRAPHIC SCALE



(IN FEET)

1 inch = 25 ft.

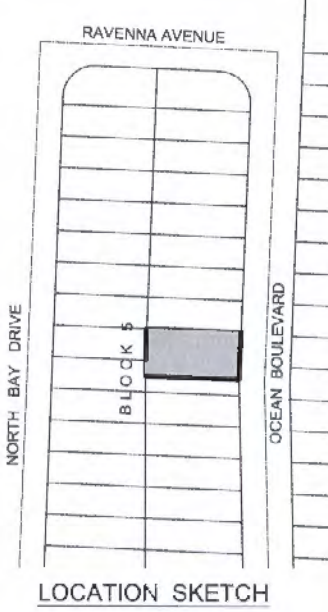
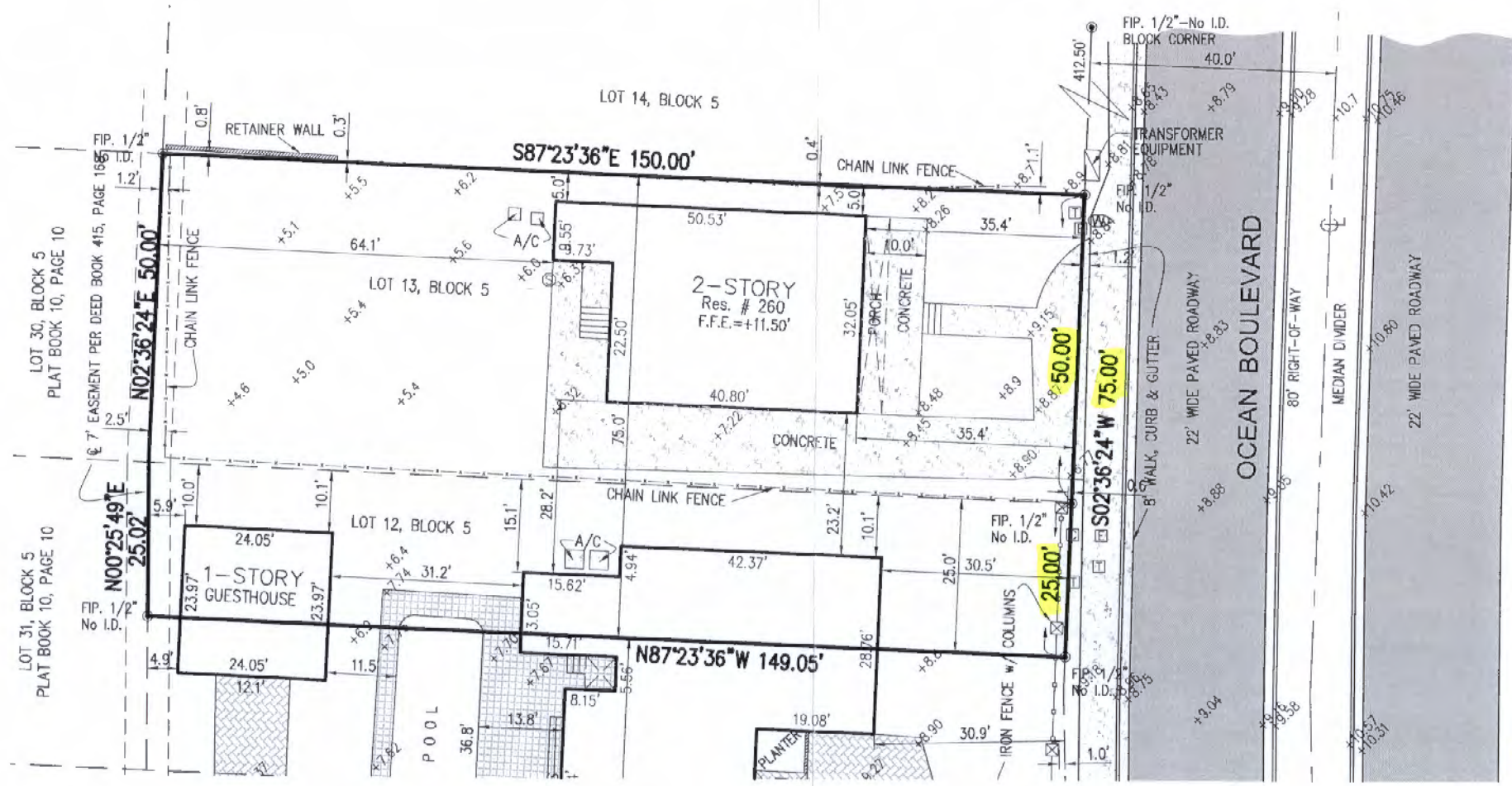
ABBREVIATIONS LEGEND

- A = ARC
- (C) = CALCULATED
- CH = CHORD
- C.N.A. = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- Δ = DELTA
- F.C. = FENCE CORNER
- F.D.H. = FOUND DRILL HOLE
- F.E. = FENCE ENDS
- F.F.E. = FINISHED FLOOR ELEVATION
- F.I.P./F.I.R. = FOUND IRON PIPE/ROD
- F.N. = FOUND NAIL
- F.N&D. = FOUND NAIL AND DISC
- F.P.K.N. = FOUND PARKER KALON NAIL
- I.D. = SURVEYOR'S IDENTIFICATION
- L = LENGTH
- (M) = MEASURED
- O/S = OFFSET
- (P) = PLATTED
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
- S.N.D. = SET NAIL AND DISC
- TAN = TANGENT
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT

- OH ——— OVERHEAD WIRE LINE
- //— WOOD FENCE
- X— CHAIN LINK FENCE
- IRON/ALUMINUM FENCE
- POLYVINYLCHLORIDE FENCE (PVC)
- MONUMENT LINE
- CENTERLINE
- PROPERTY LINE
- ASPHALT PAVING
- CONCRETE
- CONCRETE BLOCK STUCCO
- OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

- ⊠ = AIR CONDITIONER
- ⊙ = BELLSOUTH BOX
- ⊞ = CABLE BOX
- ⊞ = CATCH BASIN
- ⊞ = CONCRETE LIGHT POLE
- ⊞ = CONTROL VALVE BOX
- ⊞ = ELECTRIC BOX
- +0.00' = EXISTING ELEVATIONS
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC SERVICE BOX
- ⊞ = FIRE HYDRANT
- ⊞ = FLORIDA POWER & LIGHT BOX
- ♿ = HANDICAP SPACE
- ⊞ = INLET
- ⊞ = LIGHT POLE
- ⊞ = METAL LIGHT POLE
- ⊞ = POOL PUMP
- ⊞ = SANITARY MANHOLE
- ⊞ = SPRINKLER PUMP
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = WOOD POLE



Parcel "A"
 FOLIO NO: 19-1235-003-0420
 PROPERTY ADDRESS:
 260 OCEAN BOULEVARD
 GOLDEN BEACH, FLORIDA 33160

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

LEGAL DESCRIPTION:

The North 25 feet of Lot 12 and all of Lot 13, in Block 5 of "SECTION "C" OF GOLDEN BEACH", according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.

Said lands containing 11,238 square feet, more or less

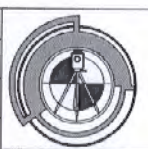
CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT AS THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE, ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NO. 5044
 STATE OF FLORIDA
 GINO FERRARO, SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 60424
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR MAPPER ABOVE.

DRAWN BY: L.R.
CHECKED BY: G.F.
SCALE: 1" = 25'
FIELD DATE: 08-31-22
JOB No. JAF-260-22
SHEET: 1



J A F SURVEYING SERVICES, INC.

3546 WEST 86 TERRACE, HIALEAH, FL. 33018 ** PHONE: 786-416-1018 - FAX: 305-817-9709 ** E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR: _____ TYPE OF PROJECT: **SKETCH OF SURVEY**

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	08-31-2022
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120642/GOLDEN BEACH
PANEL:	0153 SUFFIX: L
ZONE:	X
BASE FLOOD ELEVATION:	N/A
BENCHMARK NO:	MIAMI-DADE COUNTY
ELEVATION:	N.G.V.D. 1929

GRAPHIC SCALE



(IN FEET)

1 inch = 25 ft.

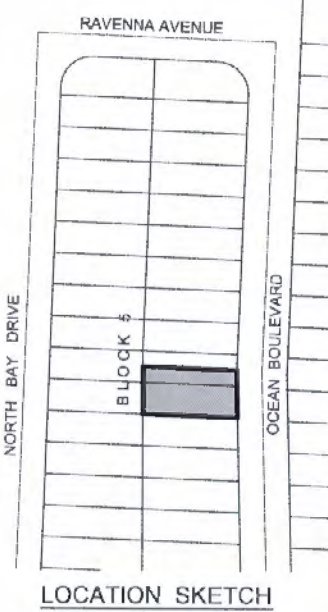
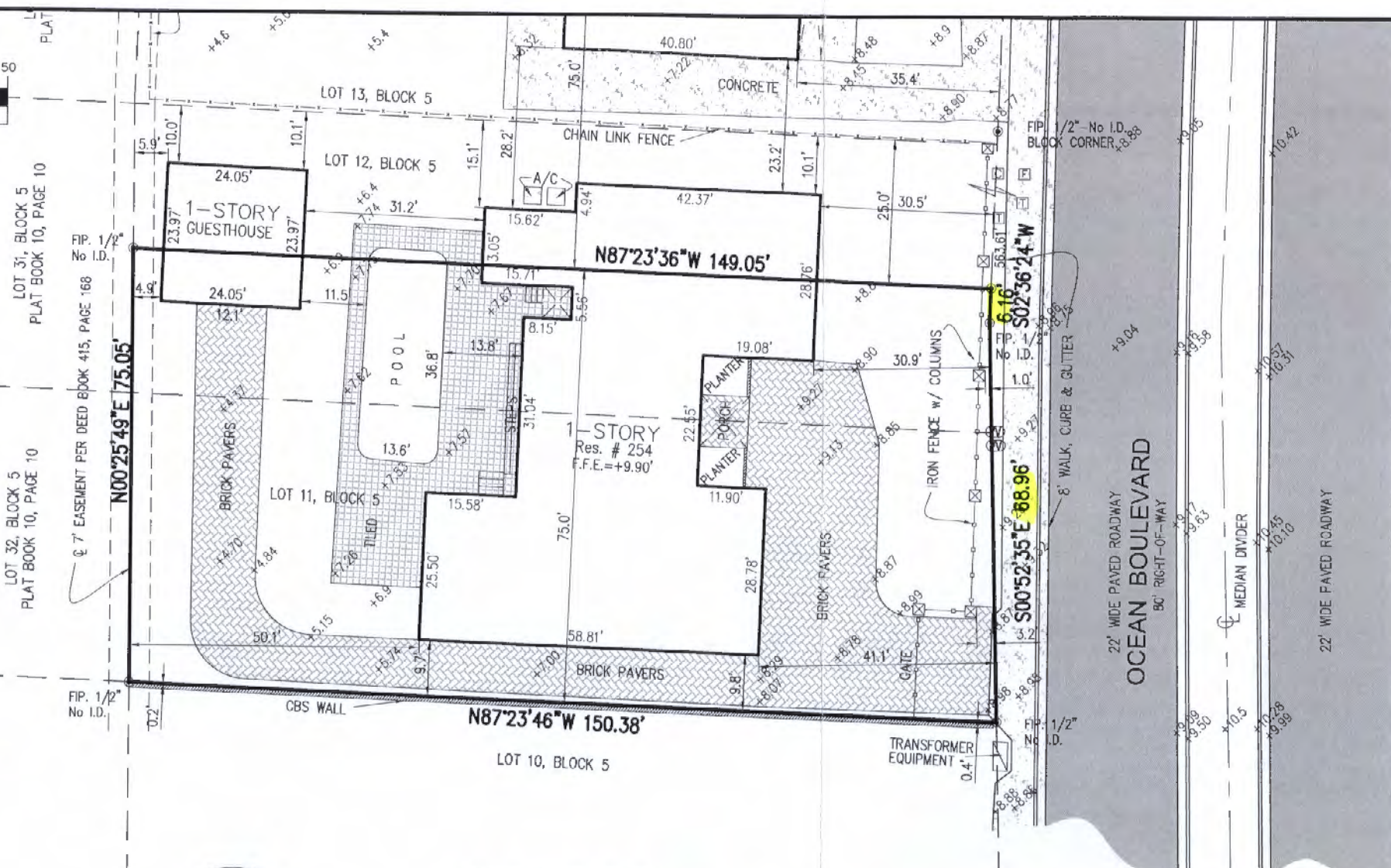
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- CONCRETE BLOCK STUCCO
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- ⊞ = ELECTRIC SERVICE BOX
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- ⊞ = FLORIDA POWER & LIGHT BOX
- ♿ = HANDICAP SPACE
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- ⊞ = POOL PUMP
- ⊞ = SANITARY MANHOLE
- ⊞ = SPRINKLER PUMP
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = WOOD POLE



PARCEL "B"
FOLIO NO: 19-1235-003-0410
PROPERTY ADDRESS:
254 OCEAN BOULEVARD
GOLDEN BEACH, FLORIDA 33160

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
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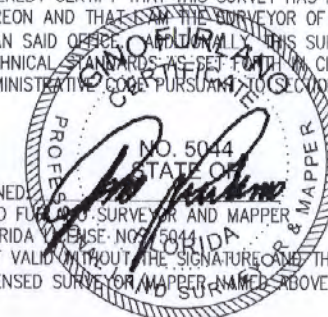
LEGAL DESCRIPTION:

Lots 11 and 12, LESS the North 25 feet thereof, in Block 5 of "SECTION "C" OF GOLDEN BEACH", according to the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of Miami-Dade County, Florida.
 Said lands containing 11,216 square feet, more or less


CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



DRAWN BY: L.R.
CHECKED BY: G.F.
SCALE: 1" = 25'
FIELD DATE: 08-31-22
JOD No. JAF-254-22
SHEET: 1



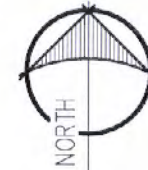
J A F SURVEYING SERVICES, INC.

3546 WEST 86 TERRACE, HIALEAH, FL. 33018 ** PHONE: 786-416-1018 - FAX: 305-817-9709 ** E-MAIL: jafsurveyorsinc@gmail.com









PREPARED FOR:	TYPE OF PROJECT:
	SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	08-31-2022
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120642/GOLDEN BEACH
PANEL:	0153 SUFFIX: L
ZONE:	X
BASE FLOOD ELEVATION:	N/A
BENCHMARK NO:	MIAMI-DADE COUNTY
ELEVATION:	N.C.V.D. 1929

REVISION NO.	DATE
▲	
▲	
▲	



**LANDSCAPE LEGEND/
TREE DISPOSITION**

-  SOLITAIRE PALM
-  PYGMY DATE PALM
-  ROYAL PALM
-  COCOTERO PALM
-  EXISTING TREE/
UNKNOWN SPECIES
-  EXISTING SHRUB/
UNKNOWN SPECIES
-  COCOPLUM 18'H
-  WINTERGREEN BOXWOOD
SHRUB 48'H

NOTE: ALL TREES AND SHRUBS ARE EXISTING

ARBORIST NOTES:

- 1- ALL TREES MUST HAVE A PROTECTIVE BORDER AS SPECIFIED IN THE DIAGRAM
- 2- THE BORDER WILL HAVE A DISTANCE SPECIFIED IN THE TREE SURVEY (TPZ).
- 3- DURING THE CONSTRUCTION ALL REASONABLE STEPS NECESSARY WILL BE TAKEN TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES
- 4- THE NEW TREES WILL BE PLANTED ONCE THE CIVIL WORK HAS BEEN COMPLETED.

CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.

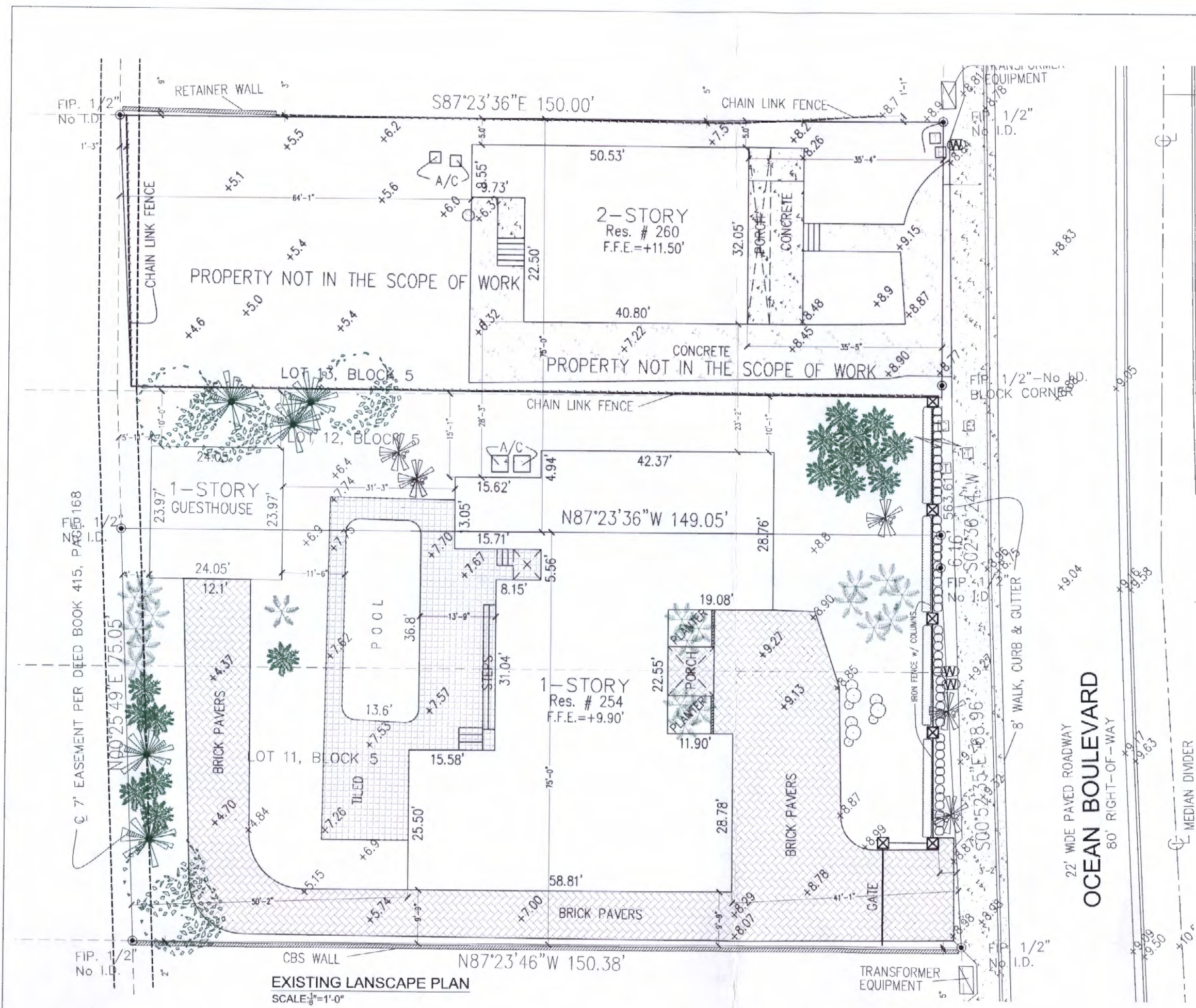
LIC. No. 38863
12260 SW 8th St Suite 224
MIAMI, FL 33184
Phone: (786) 502-2096

LANDSCAPE PLAN

254 OCEAN BLVD
GOLDEN BEACH, FL, 33160

DRAWN BY: PA
CHECKED BY: AV
DATE: 10-25-22
SCALE: SHOWN
SHEET:

L1



EXISTING LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

22' WIDE PAVED ROADWAY
OCEAN BOULEVARD
80' RIGHT-OF-WAY

FIP. 1/2"
No T.D.

FIP. 1/2"
No I.D.

FIP. 1/2"
No I.D.

FIP. 1/2"
No I.D.



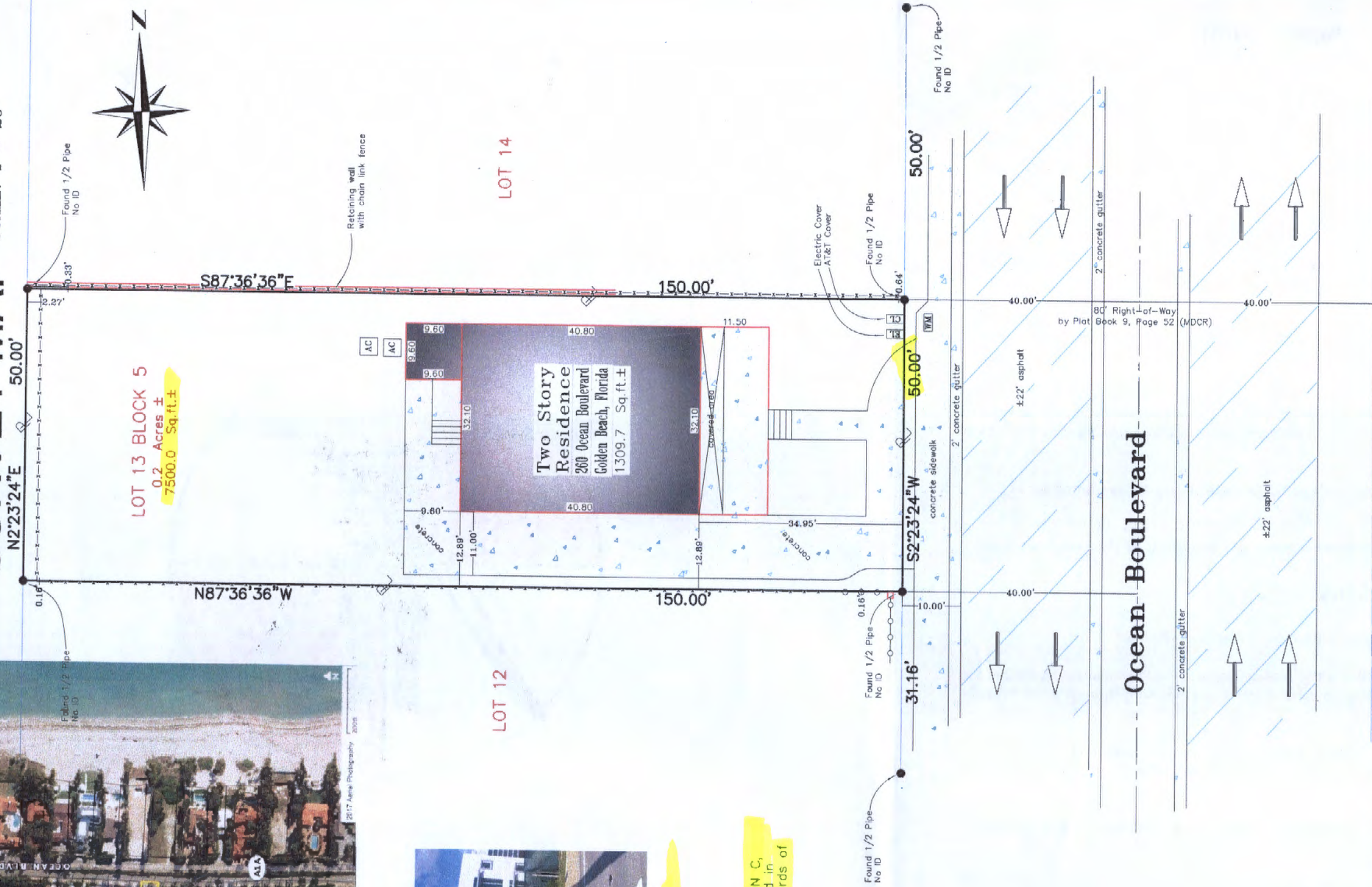
Property Location



260 Ocean Boulevard
Golden Beach, Florida 33160

SURVEY MAP

SCALE: 1" = 20'



LOT 13 BLOCK 5
0.2 Acres ±
7500.0 Sq. ft. ±

LOT 12

LOT 14

Two Story Residence
260 Ocean Boulevard
Golden Beach, Florida
1309.7 Sq. ft. ±

Legal Description

Lot 13, Block 5 of GOLDEN BEACH SECTION C, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Survey Date: 11/05/2018
Job Number: 18-5019
Order Number:
Revision:

National Flood Insurance
Community Panel: 12086 C 0153 L
Flood Zone: X
Base Flood Elevation: N/A
Firm Date: 09/11/2009

Certified to:
YD NYACK, Inc., a New York Corporation
Serber & Associates, P.A.
Fidelity National Title Insurance Company

SURVEYORS NOTES

- This is a Boundary survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements
- Bearings, if any, shown hereon are based on Plat Book 9, Page 52 of Miami-Dade County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NAVD 88.
- Benchmark No. Elevation: feet, located at
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and professional seal are not valid.

Encroachments
-Utility covers on NE corner of property.



Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida

R. Minguell, Inc.
Land Surveyors & Planners
L.B.7272
954-298-8935
Minguell@bellsouth.net
591 S.W. 112 Avenue
Plantation, Florida 33325

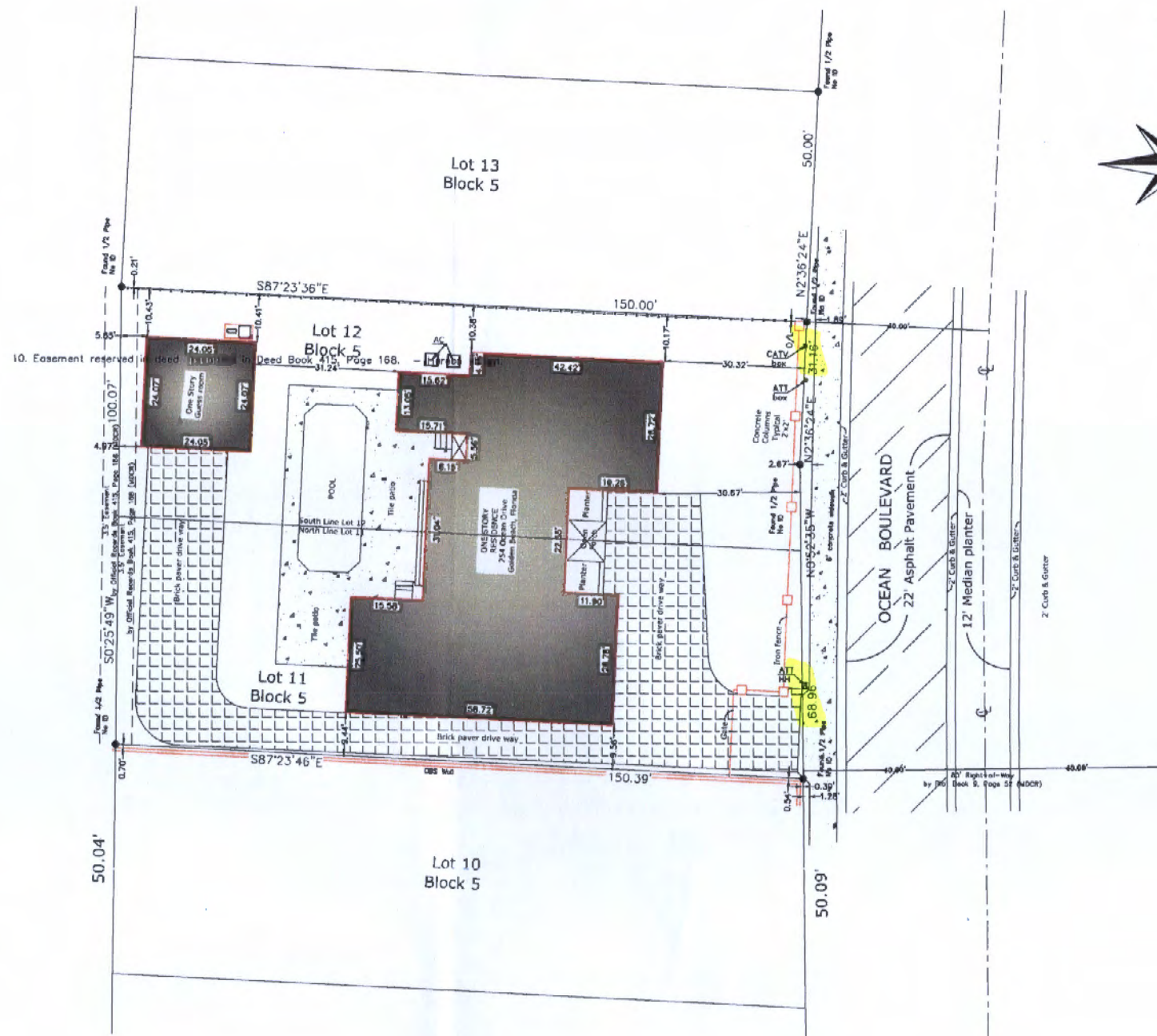
- Legend**
- chain link fence
 - wood fence
 - metal fence
 - Pool pump
 - Air Conditioner
 - Property Line
 - Center Line
 - Not to Scale
 - Broward County Records
 - Miami-Dade County Records
 - Existing Elevation



254 Ocean Boulevard
Golden Beach, Florida 33160

A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 20'
-25 0 50 100



National Flood Insurance
Community Panel: 12088 C D153 L
Flood Zone: AE
Base Flood Elevation: 8'
Firm Date: 09/11/2009

Title information provided by:
WFG National Title Insurance Company
Commitment No.: FL19164469
Issuing Office File No: 254 Ocean Blvd
Commitment Date: June 19, 2019 @ 11:59 pm

JOB # 19-5444
FOLIO: 19-1235-003-0410
SITE ADDRESS: 254 Ocean Boulevard
Golden Beach, Florida 33160

BUILDING FOOTPRINT AREA: ±3806.4 Sq. feet
LOT AREA: ±14953.6 Sq. feet

Title Legal Description
Lots 11 and 12, Block 5, of Section "C", of Golden Beach, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Parking
Residential driveway only

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires full value of record the estate or interest or mortgage thereon covered by this Commitment. - Does not contain matters of survey.
2. Rights or Claims of parties in possession not shown by the public records. - Does not contain matters of survey.
3. Easements or claims of easements not shown by the public records. - Does not contain matters of survey.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term encroachment, includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land. - Does not contain matters of survey.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. - Does not contain matters of survey.
6. Any adverse ownership claim by the state of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands. - Does not contain matters of survey.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. - Does not contain matters of survey.
8. Taxes for the year 2019 and subsequent years which are not yet due and payable. - Does not contain matters of survey.
9. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of Golden Beach, recorded in Plat Book 9, page 52 - Hereon shown.

SURVEYORS NOTES

- Legal description used for this survey was provided by others.
 - This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
 - Bearings, if any, shown hereon are based on Plat Book 2, Page 46 of Miami-Dade County, Florida.
 - All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, building dimensions are approximate.
 - All ties to property line are perpendicular to it, unless otherwise noted.
 - In all cases dimensions shall control location over scaled positions.
 - This survey does not determine or imply ownership.
 - Underground improvements and utilities were not located.
 - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Certified to:
TD Nysack Inc., a New York corporation
WFG National Title Insurance Company
Serber & Associates, P.A.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a, 16, 18 of Table A thereof. The fieldwork was completed on July 10, 2019.
Date of Plot or Map: July 10, 2019.
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Richard J. Minguell
Registered Land Surveyor & Mapper
No. 8402, State of Florida



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Land Surveyors & Planners
L.B.7272
954-998-8933
Minguell@rminguell.net
591 S.W. 112 Avenue
Plantation, Florida 33326

Misc Notes

- There was no observable evidence of earth moving work, building construction, or building additions.
- There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
- There was no evidence of cemetery or burial grounds located on property.
- The location of Utilities shown hereon are from observed evidence above ground only.
- The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Property Access
- Pedestrian access along Ocean Boulevard.
- Vehicular access along Ocean Boulevard.

Encroachments

- a.) Pavement crossing Eastern property line
- b.) Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

LEGEND

- | | | |
|-------------------------|-------------------------|---|
| ⊙ = TELEPHONE MANHOLE | ⊠ = TRAFFIC SIGNAL BOX | ⋯ = CHAIN LINK FENCE |
| ⊙ = ELECTRIC METER | ⊠ = BELLSOUTH BOX | ⋯ = WOOD FENCE |
| ⊙ = GAS METER | ⊠ = CABLE BOX | ⋯ = ALUMINUM FENCE |
| ⊙ = WATER METER | ⊠ = ELECTRIC BOX | ⋯ = OVERHEAD WIRES |
| ⊙ = SINGLE TRAFFIC POLE | ⊠ = STREET LIGHT BOX | ⋯ = PROPERTY LINE |
| ⊙ = DUAL TRAFFIC POLE | ⊠ = TELEPHONE BOX | ⋯ = CENTER LINE |
| ⊙ = UTILITY POLE | ⊠ = ANCHOR | ⊙ = FIRE HYDRANT |
| ⊙ = VALVE | ⊠ = SEWER FLOW MONITOR | ⊙ = MANHOLE |
| ⊙ = CONTROL VALVE | ⊠ = CLEAN OUT | ⊙ = ELECTRIC MANHOLE |
| ⊙ = FIRE MAIN VALVE | ⊠ = WELL | ⊙ = BELLSOUTH MANHOLE |
| ⊙ = PUMP MAIN VALVE | ⊠ = WATER FLOW MONITOR | ⊙ = DRAINAGE MANHOLE |
| ⊙ = GAS VALVE | ⊠ = PARKING METER | ⊙ = GAS MANHOLE |
| ⊙ = SPRINKLER VALVE | ⊠ = FLAG POLE | ⊙ = STORM MANHOLE |
| ⊙ = WATER VALVE | ⊠ = SIGN HIGH | ⊙ = SEWER MANHOLE |
| ⊙ = MAIL BOX | ⊠ = DUAL POLE SIGN | ⊙ = AIR CONDITIONER |
| ⊙ = CATCH BASIN | ⊠ = INTERSECTION SIGN | N.T.S. = NOT TO SCALE |
| ⊙ = EXISTING ELEVATION | ⊠ = RAILROAD SIGN | DCR = DORADO COUNTY RECORDS |
| ⊙ = CONCRETE POLE | ⊠ = SINGLE POLE SIGN | PCCR = PALM BEACH COUNTY RECORDS |
| ⊙ = LIGHT POLE | ⊠ = STOP SIGN | MDCR = MIAMI-DADE COUNTY RECORDS |
| ⊙ = BENCHMARK | ⊠ = TRAFFIC SIGN | ⊙ = FLORIDA POWER & LIGHT, CO TRANSFORMER |
| ⊙ = TRAFFIC FLOW/ACCESS | ⊠ = METAL POST | ⊙ = FLORIDA POWER & LIGHT, CO MANHOLE |
| | ⊠ = SPRECKLER TOWER | |
| | ⊠ = GUARD RAIL | |
| | ⊠ = HANDICAPPED PARKING | |