

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-17 to 21  
Zoning Variances

RIOS, CARLOS A  
201 SW 65 AVE PEMBROKE PINES FL 33023



NOT TO SCALE









**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	November 4, 2021	<b>Application ID:</b>	ZV(R) 2021-17 thru 21
<b>Project:</b>	Wood Deck, Gazebo and Shed	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Carlos Rios	<b>Agent:</b>	N/A
<b>Location:</b>	201 SW 65 Avenue, Pembroke Pines, 33023		
<b>Existing Zoning:</b>	One-Family Dwelling (R-1C) Districts	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Correction No. - #120238 Variance #'s ZV(R) 2021-17 thru 21 deferred to this meeting at the 10/7/21 Meeting		

**Variance Summary**

Application	Code Section	Required/Allowed	Request
<b>ZV(R) 2021-17</b>	Table 155.620: Accessory Building: Shed	5' Rear Yard Setback	2.10' rear yard setback for an existing shed.
<b>ZV(R) 2021-18</b>	Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)	15' Street Side Yard Setback	6.4' Street Side Yard Setback for an existing gazebo.
<b>ZV(R) 2021-19</b>	Table 155.620: Accessory Structure: Deck or Patio	5' Street Side Yard Setback	0' Street Side Yard Setback for an existing wooden deck.
<b>ZV(R) 2021-20</b>	Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)/Deck or Patio	5' Rear Yard Setback	0' Rear Yard Setback for an existing wooden deck and gazebo.
<b>ZV(R) 2021-21</b>	Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)	200 sq. ft. Maximum Open Sided Structure	360 sq. ft. for an existing gazebo.
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director:  Zoning Administrator: 		

## **PROJECT DESCRIPTION / BACKGROUND:**

Carlos Rios, owner, has submitted five (5) variance requests for an existing shed, an existing gazebo and an existing composite deck that were installed without permits.

The following are requested variances:

**ZV(R) 2021-17** – Existing shed to have a 2.10' rear yard setback instead of required 5' rear yard setback;

**ZV(R) 2021-18** – Existing gazebo to have a 6.4' street side yard setback instead of required 15' street side yard setback;

**ZV(R) 2021-19** – Existing composite deck to have a 0' street side yard setback instead of required 5' street side yard setback;

**ZV(R) 2021-20** – Existing gazebo and composite deck to have a 0' rear yard setback instead of required 5' rear yard setback;

**ZV(R) 2021-20** – Existing gazebo to be 360 sq. ft. instead of allowed 200 sq. ft. open sided structure.

There is no Homeowner's Association in this neighborhood.

The existing gazebo, built without a permit, is currently under Code Compliance Correction No. - #120238.

As there were only three members present at the October 7, 2021 Meeting, Mr. Rios requested that his items be deferred to this meeting.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2021-17)** to allow an existing shed a 2.10' rear yard setback instead of required 5' rear yard setback.

*Code Reference:* Table 155.620: Accessory Building: Shed

**ZV(R) 2021-18)** to allow an existing gazebo to have a 6.4' street side yard setback instead of required 15' street side yard setback

*Code Reference:* Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)

**ZV(R) 202021-19)** to allow an existing composite deck to have a 0' street side yard setback instead of required 5' street side yard setback

*Code Reference:* Table 155.620: Accessory Structure: Deck or Patio

**ZV(R) 2020-20)** to allow an existing gazebo and composite deck to have a 0' rear yard setback instead of required 5' rear yard setback

*Code Reference:* Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)/Deck or Patio

**ZV(R) 2021-21)** to allow an existing gazebo to be 360 sq. ft. instead of allowed 200 sq. ft. open sided structure.

*Code Reference:* Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)

## **VARIANCE DETERMINATION:**

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
  - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
  - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
  - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

**Enclosed:** Variance Request Application  
Subject Site Aerial Photo





## City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development  
City Center - Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025  
Phone: (954) 392-2100  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

- |   |  |
|---|--|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan                                   |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                                  |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                        |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                          |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation       | <input type="checkbox"/> Variance (Multifamily, Non-residential)*    |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*                 |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text)                        |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                           |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                            |

### INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

### Staff Use Only

Project Planner: Dean Project #: PRJ 20 n/a Application #: 24(R)2021-17-21  
Date Submitted: 07/29/21 Posted Signs Required: (n/a) Fees: \$ 1,250



**SECTION 1-PROJECT INFORMATION:**Project Name: Deck/gateboProject Address: 201 SW 65th Ave P.Pines Fl 33023Location / Shopping Center: HomeAcreage of Property: 8011 Building Square Feet: 1920Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141 1410 4570

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Boulevard Heights Sec Ten 51-15 B Lot 1 Blk 24

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval



## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Carlos A. Rios

Owner's Address: 201 SW 65th Ave P. Piner Fl 33023

Owner's Email Address: carloскарhdeals@gmail.com

Owner's Phone: 954-662-1430 Owner's Fax: N/A

Agent: N/A

Contact Person: owner

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A Agent's Fax: N/A

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

## SECTION 3- LAND USE AND ZONING INFORMATION:

### EXISTING

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One): Variance      Zoning Appeal      Interpretation

Related Applications: \_\_\_\_\_

Code Section: Table 155.620 - Various

Required: See Below + Variance Summary

Request: See Below + Variance Summary

Details of Variance, Zoning Appeal, Interpretation Request:

- ① 0' rear yard setback instead of required 5'  
with a Gazebo + Composite deck
- ② 0' street side yard setback w/ a composite deck instead  
of 5'
- ③ 6'-6" street side yard setback w/ a gazebo instead of  
15'
- ④ 360° Gazebo instead of 200°
- ⑤ 2'-10" Rear yard setback for shed instead of 5'
- ⑥ 2'-10" side yard setback for shed instead of 5'

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_



**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

when I bought the house the back yard had 2 Shed's storages units on the North east side of the backyard, each Storage Unit was 10'X10' (see original survey). Those two units sheds were really old and they had rodents, rats and snakes inside and under, so I removed the 2 storages. In the same location and setbacks than the old storages I build a Deck/Gazebo and I put a grill with a sink so I can enjoy my backyard.

I used the same location and setbacks that the old storages.

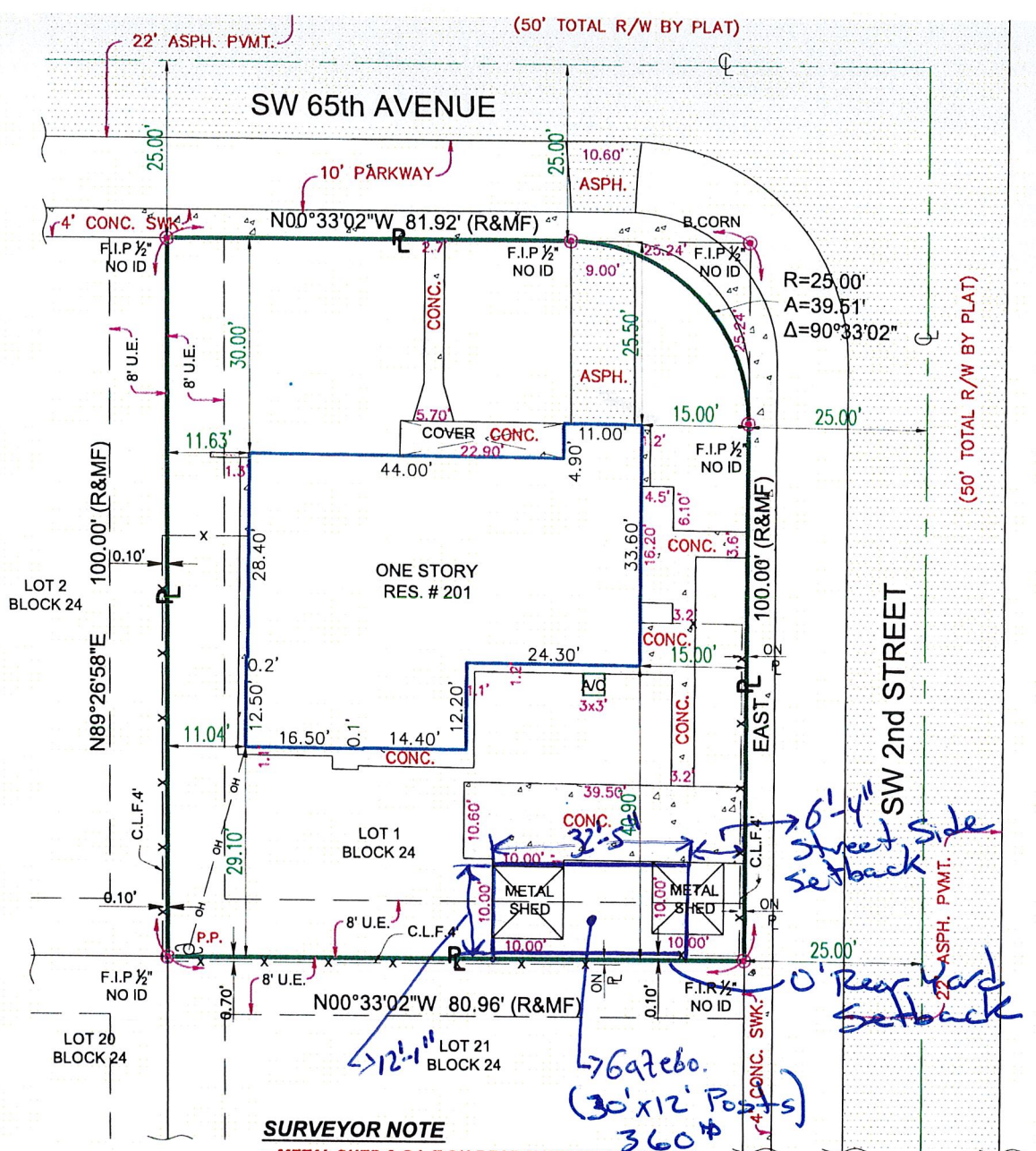
I bought a shed in lowes and I put it in the South east corner of the back yard to be able to storage my tools and supplies.

I already submitted and obtained approval from Electrical Department, Plumbing and Structural.

I want To correct all this Variances.

Thank you for your help!





#### SURVEYOR NOTE

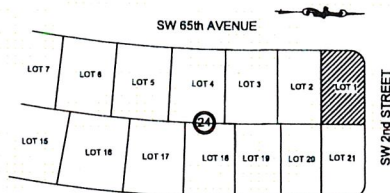
- METAL SHED & C.L.F. ON REAR 8' UTILITY EASEMENT
- C.L.F. & WOOD FENCE ON SIDE 8' UTILITY EASEMENT

#### NOTE

-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED  
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

#### LOCATION SKETCH

SCALE = N.T.S.



Know what's below.  
Call 800 before you dig.

#### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

#### SURVEYOR'S NOTES:

1. CERTIFICATE OF AUTHORIZATION LB # 7538. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
2. THIS SURVEY IS INTENDED FOR NEW PURCHASE, MORTGAGE OR REFINANCE PURPOSE ONLY; EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT CERTIFIES, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR
3. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FRANCISCO A. AGUIRRE. WE WILL NOT BE RESPONSIBLE FOR ANY DISTANCE, ANGLE, OR ELEVATIONS TAKE FROM THIS DRAWING FOR ANY PURPOSE OF DESIGN OR CALCULATIONS.

DRAWN BY:	NH
CHECKED BY:	R.A.-S
SCALE:	1" = 20'
FIELD DATE:	02-12-2018
JOB NO:	18-0261126
SHEET:	1 OF 1



SEAL



BY: FRANCISCO A. AGUIRRE

PROFESSIONAL LAND SURVEYOR NO. 3;  
(VALID COPIES OF THIS SURVEY WILL BEA LAND SURVEYOR)

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:  
THAT THE ATTACHED BI  
PROPERTY, IS TRUE AND  
AND BELIEF, AS RECENT  
RESPONSIBLE DIRECTIO  
ENCROACHMENTS UNLES  
SURVEY MEETS THE STAI  
PURSUANT TO SECTION 4  
CHAPTER 5J-17.050, FLOR  
JANUARY 1, 2010; AS A



# BOUNDARY SURVEY

SCALE = 1:20

## LEGEND & ABBREVIATIONS

A = ARC DISTANCE  
A/C = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
A.R. = ALUMINUM ROOF  
A.S. = ALUMINUM SHED  
ASPH = ASPHALT  
B.C. = BLOCK CORNER  
BLDG = BUILDING  
B.M. = BENCH MARK  
B.O.B. = BASIS OF BEARING  
C = CALCULATED  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK  
STRUCTURE  
C.B.W. = CONCRETE BLOCK WALL  
CH = CHORD  
CH.B. = CHORD BEARING  
CH.L. = CHORD LENGTH  
CL = CLEAR  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE  
EASEMENT  
CONC = CONCRETE  
C.U.P. = CONCRETE UTILITY POLE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
C.W. = CONCRETE WALK  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE  
EASEMENT  
DRWY = DRIVEWAY  
+ = DEGREES  
ELEV. = ELEVATION  
ENCR. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.F.E. = FINISHED FLOOR ELEVATION  
F.N.D. = FOUND NAIL & DISK  
FT. = FEET  
F.N.P. = FEDERAL NATIONAL  
INSURANCE PROGRAM  
F.N. = FOUND NAIL  
I.N.A.E.G. = INGRESS AND EGRESS  
EASEMENT  
L.P. = LIGHT POLE  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE  
EASEMENT  
+ = MINUTES  
(M) = MEASURED DISTANCE  
(M) = MEASURED FIELD  
M.E. = MAINTENANCE EASEMENT  
M.H. = MANHOLE  
N.A.P. = NOT A PART OF  
NOVD = NATIONAL GEODETIC  
VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
# or NO. = NUMBER  
O/S = OFFSET  
O.H. = OVERHEAD  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORDS BOOK  
O.V.H. = OVERHANG  
P.V.M.T. = PAVEMENT  
PL = PLANTER  
P.L. = PROPERTY LINE  
P.C.C. = POINT OF COMPOUND  
CURVATURE  
P.C. = POINT OF CURVATURE  
P.O.T. = POINT OF TANGENCY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.C. = POINT OF REVERSE  
CURVATURE  
P.W. = PARKWAY  
P.R.M. = PERMANENT REFERENCE  
MONUMENT  
P.L.S. = PROFESSIONAL LAND  
SURVEYOR  
P.P. = POWER POLE  
P.U.E. = PUBLIC UTILITY EASEMENT  
(R) = RECORD DISTANCE  
R.R. = RAIL ROAD  
RES. = RESIDENCE  
R/W = RIGHT-OF-WAY  
RAD. = RADIUS OR RADIAL  
RGE. = RANGE  
R.O.E. = ROOF OVERHANG EASEMENT

CLIENT: CARLOS A. RIOS  
PROPERTY ADDRESS: 201 SW 65th AVE, PEMBROKE PINES FL 33023

### LEGAL DESCRIPTION:

LOT 1, BLOCK 24, BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

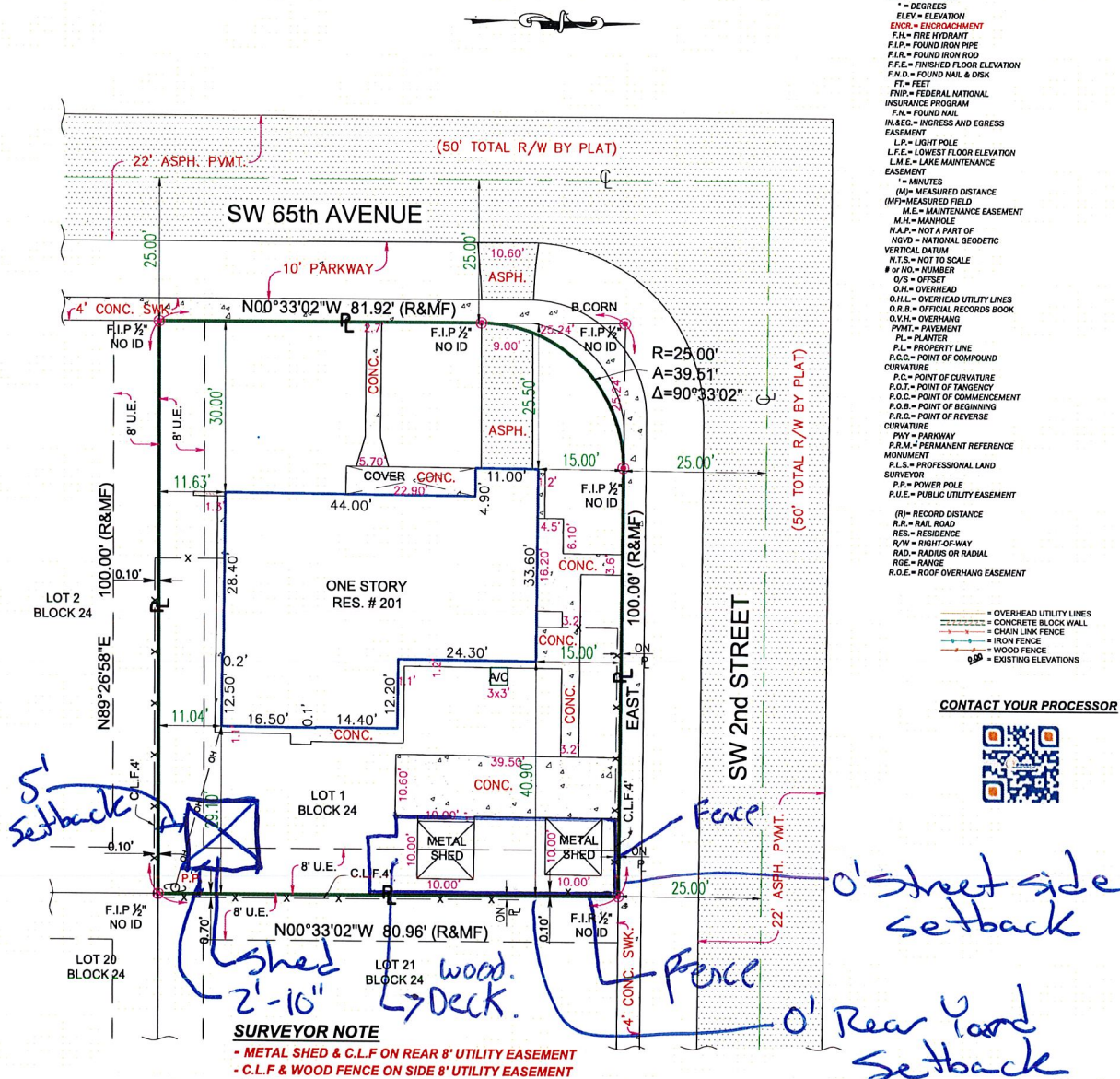
### ELEVATION INFORMATION:

B.M. USED \_\_\_\_\_ ELEVATIONS \_\_\_\_\_ LOCATED \_\_\_\_\_

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-2014 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH BASE FLOOD ELEVATION 8.00 COMMUNITY 120053 PANEL NUMBER 0564 SUFFIX H EFFECTIVE PANEL DATE 08-18-2014

### CERTIFIED TO:

CARLOS A. RIOS  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ATTORNEY'S TITLE FUND SERVICES, LLC  
DAVID R. ROY, P.A.  
CITADEL SERVISING CORPORATION, ISAOA / ATIMA



### SURVEYOR NOTE

- METAL SHED & C.L.F. ON REAR 8' UTILITY EASEMENT
- C.L.F. & WOOD FENCE ON SIDE 8' UTILITY EASEMENT

### NOTE

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- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- CERTIFICATE OF AUTHORIZATION (L.B. # 7538, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
- THIS SURVEY IS INTENDED FOR NEW PURCHASE, MORTGAGE OR REFINANCE PURPOSE ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT CERTIFIES, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR
- ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FRANCISCO A. AGUIRRE. WE WILL NOT BE RESPONSIBLE FOR ANY DISTANCE, ANGLE, OR ELEVATIONS TAKE FROM THIS DRAWING FOR ANY PURPOSE OF DESIGN OR CALCULATIONS.



**D'AVILA**  
& Associates Services, Inc.  
Land Surveyors & Engineers  
CERTIFICATE OF AUTHORIZATION NO. 29096  
14750 NW 77 CT SUITE 204  
MIAMI LAKES, FL 33016  
PHONE: (305) 953-2800

BY: FRANCISCO A. AGUIRRE P.E., P.L.S. (02-12-2018)

PROFESSIONAL LAND SURVEYOR NO. 3354 STATE OF FLORIDA  
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:  
THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THAT SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 412.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.

DRAWN BY:	NH
CHECKED BY:	R.A.-S
SCALE:	1" = 20'
FIELD DATE:	02-12-2018
JOB NO:	18-0261126
SHEET:	1 OF 1



SEAL



## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

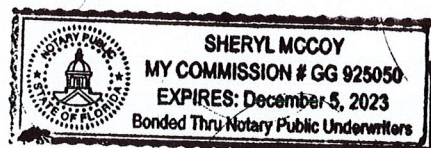
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]  
Signature of Owner

07/29/2021  
Date

Sworn and Subscribed before me this 29<sup>th</sup> day

of July, 20 2021



N/A  
Fee Paid

[Signature]  
Signature of Notary Public

12/05/2023  
My Commission Expires

### AGENT CERTIFICATION

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

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
My Commission Expires







