

## PERGOLA/ SLAB/ COUNTERTOP AREA





NOTICE OF COMPLAINT

05/24/2022

MIAMIBEACH

BUILDING DEPARTMENT  
1700 Convention Center Drive  
Miami Beach, Florida 33139  
www.miamibeachfl.gov

BA2200102

NOTICE OF COMPLAINT

Violator:

JOSEPH ZIOLKOWSKI TERRA ZIOLKOWSKI  
5413 LA GORCE DR  
MIAMI BEACH, FL 33140-2135

Owner:

JOSEPH ZIOLKOWSKI TERRA ZIOLKOWSKI  
5413 LA GORCE DR  
MIAMI BEACH, FL 33140-2135

Case Information:

Case No: BA2200102

Sub-Type: Building Complaint Access

Property Address: 5413 LA GORCE DR

Proximity/Unit: 5413 LA GORCE DR

Days to Comply: 30

Attempted Date of Inspection: 05/24/2022

Fees (if applicable):

Permit #:

FBC105- Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish o change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replac any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulate by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

The Building Department has received a complaint about possible violations of the Florida Building Codes. The Building department would like to seek permission to investigate the complaint. Please contact the building department via email: [BuildingViolations@miamibeachfl.gov](mailto:BuildingViolations@miamibeachfl.gov) Or Call 305-673-7610

Received By:  
Ibrahim Alvarez  
Senior Building Inspector

Signature:

Printed Name:

Page 1 of 1

NOTICE OF VIOLATION ISSUED

work done without permits to include trellis, slab and outdoor cabinetry. Need to submit the required documents to obtain approved permit(s) and inspections. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).  
If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply.  
Sec. 8-5. - Unsafe Structures.  
(a)General.  
(3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commence without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.  
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.  
You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 1 section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.  
Violation will not be closed until final inspection is obtained in the related permits to close the case.  
Permit(s) that are/is obtained must be linked to the violation case.  
For further Information Please reach out to Acting Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-701 extension 26408, 786-229-6136, or at [IbrahimAlvarez@miamibeachfl.gov](mailto:IbrahimAlvarez@miamibeachfl.gov)

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NOTICE OF VIOLATION  
06/07/2022

MIAMIBEACH

BUILDING DEPARTMENT  
1700 Convention Center Drive  
Miami Beach, Florida 33139  
www.miamibeachfl.gov

BVB22001884

NOTICE OF VIOLATION

Violator:

JOSEPH ZIOLKOWSKI TERRA ZIOLKOWSKI  
5413 LA GORCE DR  
MIAMI BEACH, FL 33140-2135

Owner:

JOSEPH ZIOLKOWSKI TERRA ZIOLKOWSKI  
5413 LA GORCE DR  
MIAMI BEACH, FL 33140-2135

Case Information:

Case No: BVB22001884

Sub-Type: Building Violations – Building

Property Address: 5413 LA GORCE DR

Proximity/Unit: 5413 LA GORCE DR

Days to Comply: 90

Date Inspected: 06/07/2022

Fees (if applicable):

Permit #:

You must take the necessary action(s) to correct or eliminate the violation(s) and **contact the Inspector listed below.**  
If you do not comply within **90 days** from receipt of this notice, the City of Miami Beach Building Department will file charge and present this case before the governing agency having jurisdiction. If you intend to pull a permit in response to this violation, a copy of the violation notice must be supplied to the Building Department. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

Received By:

Ibrahim Alvarez  
Senior Building Inspector

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

VIOLATION(S)

Unit: BV-9165

THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSE WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULL COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED T

Page 1 of 2



BUILDING PERMIT APPLICATION

09/01/2022

MIAMIBEACH

Permit Application

Building Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139  
Ph: 305-673-7610  
miamibeachfl.gov/city-hall/building

Office Use Only  
Submittal Date: / /

Applicant Information (Blue or Black Ink Only)  
Master Permit Number (If applicable):  
Violation # (If applicable): BVB22001884  
Unit #: Parcel/Folio Number: #02-3214-003-0981  
Property Address: 5413 LaGorce Dr, Miami Beach, 33140  
Permit Type (select one):  
[x] Building [ ] Demo year-built [ ] New Permit [ ] Permit Extension [ ] Commercial [ ] Multi-Family Residential [x] Residential: Single-Family Residence/Duplex  
[ ] Electrical [ ] Generator [ ] Change of Contractor [ ] Permit Renewal [ ] Occupancy Classification:  
[ ] Mechanical [ ] Temp Structure [ ] Change of Arch/Engr [ ] Permit Revision [ ] Attach a copy of the construction cost affidavit to this form  
[ ] Plumbing [ ] Fire [ ] LEED [ ] Private Provider  
[ ] Roofing [ ] Shop Drawings [ ] Interior, Non-Structural [ ] City Project  
[ ] Phased Permit [ ] Affordable Housing [ ] Relieve Permit

Value of Work (This amount cannot be changed once submitted)  
New Construction/Additions: \$13,000.00  
Alterations/Reconfig of space: \$11,800.00  
Description of Work: 1- Installation of new aluminum pergola/trellis over existing concrete slab with new tiles and outdoor frame for countertop with charcoal grill (169 SqFt. as drawings). 2- Installation of artificial grass (2145 SqFt. as drawings).

Area of Work (SqFt)  
169 SqFt  
2145 SqFt

Property Owner  
Name: Joseph Ziolkowski & Terra Ziolkowski  
Address: 5413 LaGorce Dr  
City: Miami Beach State: Florida Zip Code: 33140  
Driver's License/State Identification: 2422-807-81-729-0  
E-Mail Address (REQUIRED): vivianagalettodesigns@gmail.com Daytime phone: (305) 519-4896

Contractor  
Name:  
Address:  
City: State: Zip Code:  
Contractor License Number:  
E-Mail Address Daytime phone:

Architect  
Name: License Number:  
E-Mail Address Daytime phone:

Structural Engineer  
Name: License Number:  
E-Mail Address Daytime phone:

Notice & Certification  
This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.  
Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.  
Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.  
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.  
Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.  
[ ] Owner/Lessee for new permits (Documentation establishing ownership may be requested). [x] Owner Builder Permit (must complete Owner Builder Affidavit)  
[ ] Master Permit Contractor of Record (For sub-permit / change of contractor).

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.

Signature of Owner/Agent or GC (for Sub-permits):  
PRINT NAME: PRINT NAME:  
STATE OF FL COUNTY OF MIAMI-DADE STATE OF FL COUNTY OF  
The foregoing instrument was acknowledged before me, by means of physical presence or by online notarization, this 23rd day of August, 2022, by Signature of Notary Public Signature of Notary Public  
PRINT NAME: PRINT NAME:  
(SEAL) (SEAL)  
Personally known Personally known  
or Produced Identification or Produced Identification

Tamara R Garcia  
Comm.: HH 167634  
Expires: Aug. 22, 2025  
Notary Public - State of Florida

MIAMIBEACH

Permit Application

Building Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139  
Phone: 305-673-7610 ; Fax: 305-673-7857  
http://www.miamibeachfl.gov/building/

Application Date: 08/30/2022 Parcel / Folio Number: 0232140030981  
Permit #: BOA2219292  
Property Address: 5413 LA GORCE DR Miami Unit #: Master Permit Number (If applicable): Violation # (If applicable):  
Permit Type: Building Online Application Permit Workclass: Building Online Application Occupancy Classification:  
Square Feet: 169.00 Valuation: \$24,800.00 OPt In / Opt Out : Opt in to F.S. 553.  
Description of Work: Violation for pergola (169 SqFt) and new artificial grass (2145 SqFt)

Property Owner  
Name : Terra Ziolkowski  
Email: eli.vivianagalettodesigns@gmail.com  
Home Phone:  
Mobile Phone: (305) 519-4896  
Business Phone:

Contractor  
Company Name/License Num :  
Name:  
Email:  
Home Phone:  
Mobile Phone:  
Business Phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installation as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.  
Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.  
Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.  
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.  
Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.

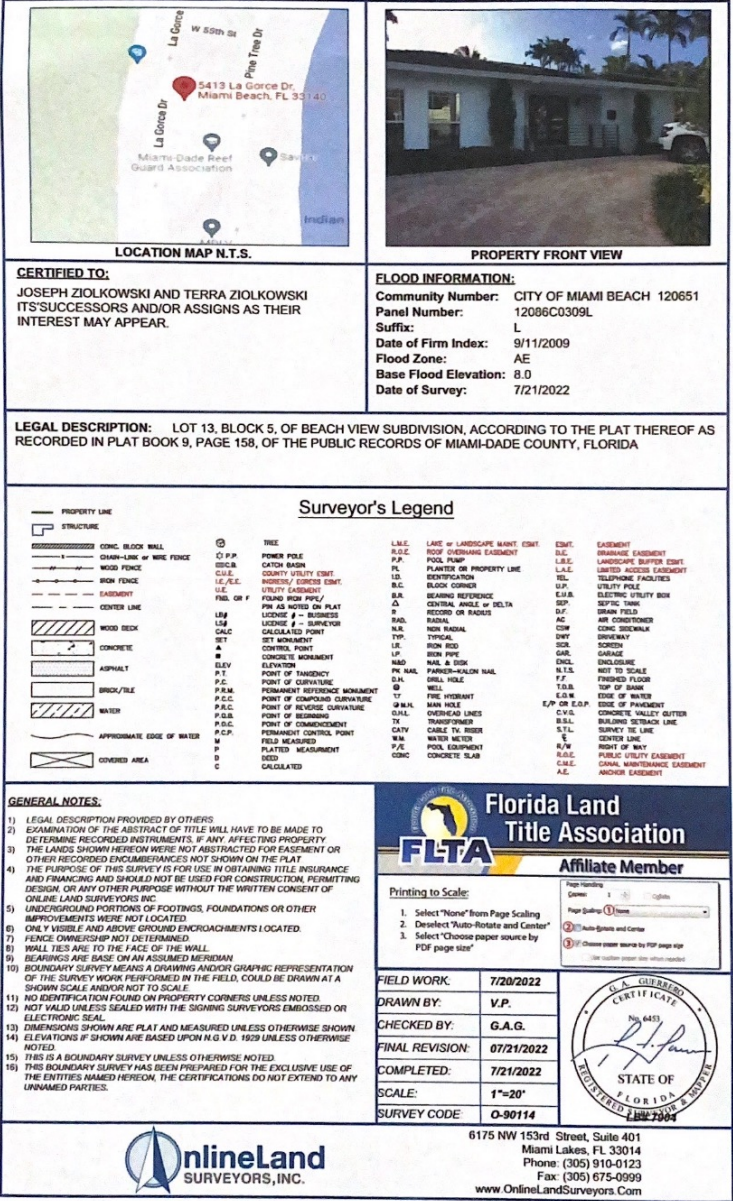
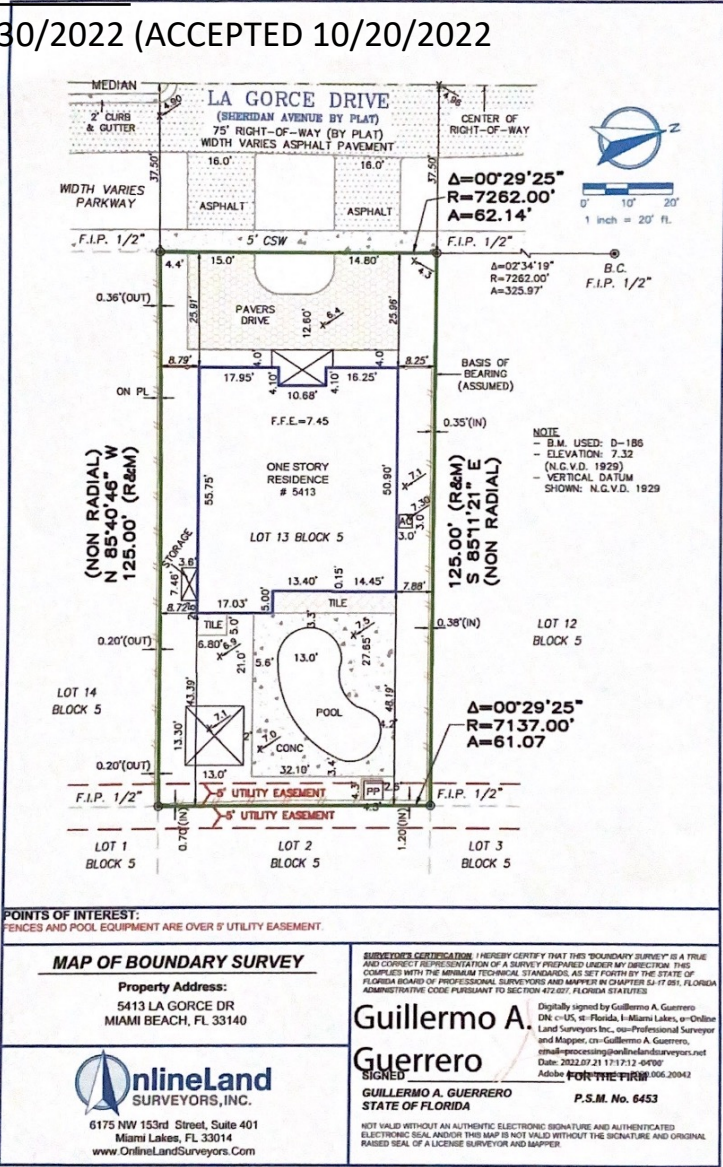
Signature of Owner/Agent or GC (for Sub-permits): Signature of Qualifier:  
PRINT NAME: PRINT NAME:  
STATE OF FLORIDA MIAMI-DADE COUNTY STATE OF FLORIDA MIAMI-DADE COUNTY  
Sworn to and subscribed before me this Sworn to and subscribed before me this  
day of , 20 day of , 20  
by by  
Signature of Notary Public Signature of Notary Public  
Print Name: Print Name:  
(SEAL) (SEAL)  
Personally known Personally known  
or Produced Identification or Produced Identification

ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax), or 305-673-7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service)

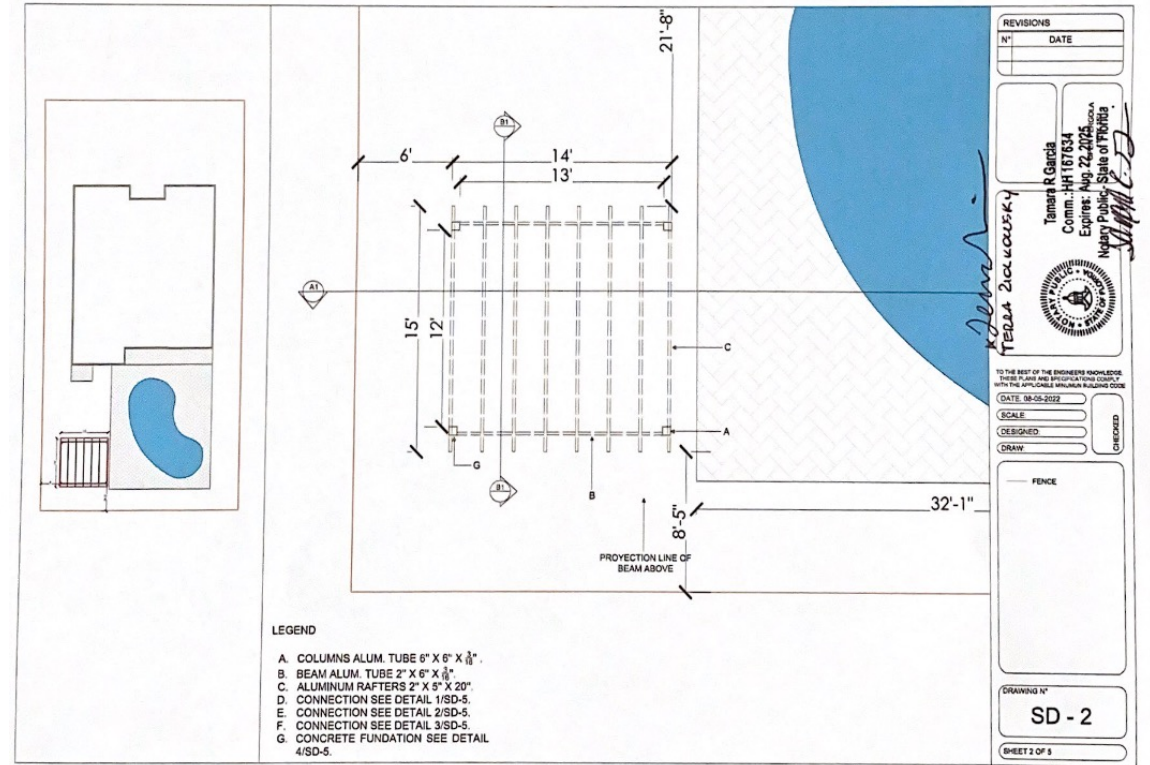


PROPERTY SURVEY  
SUBMITTED 08/30/2022 (ACCEPTED 10/20/2022)



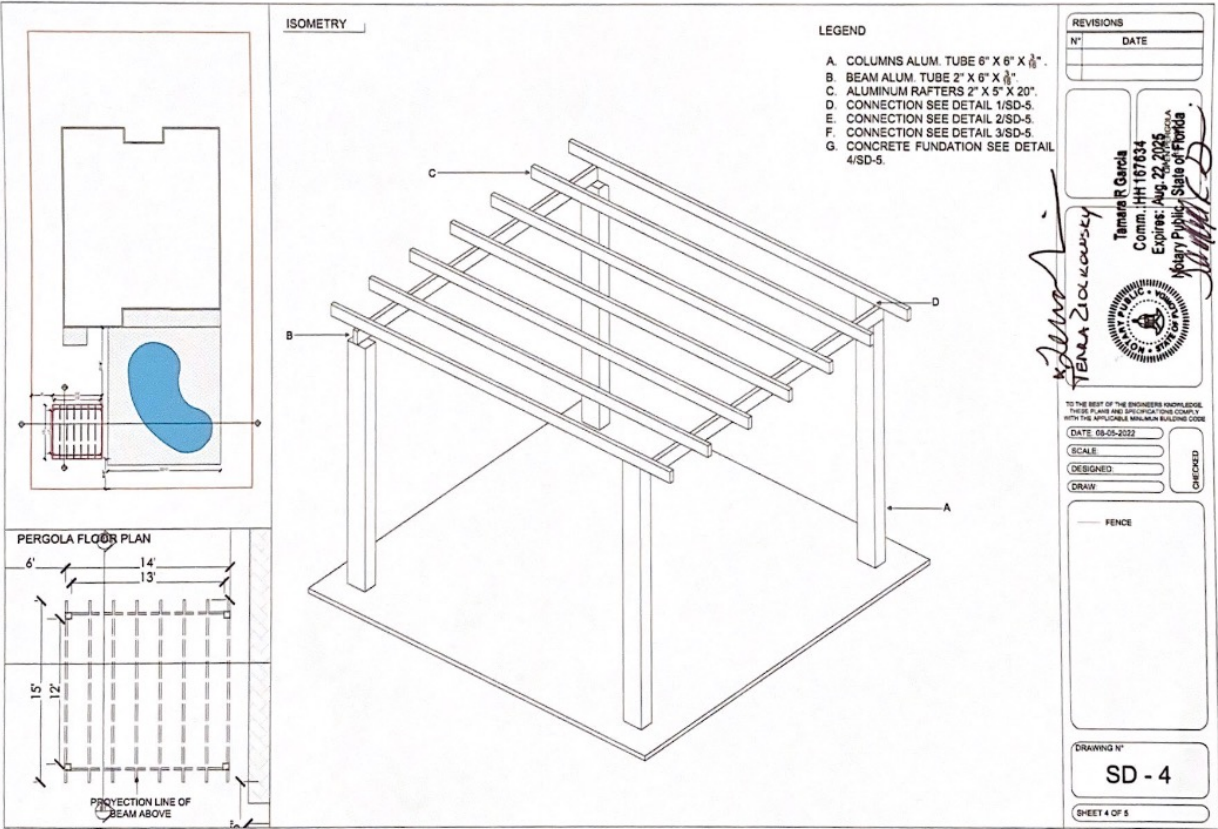
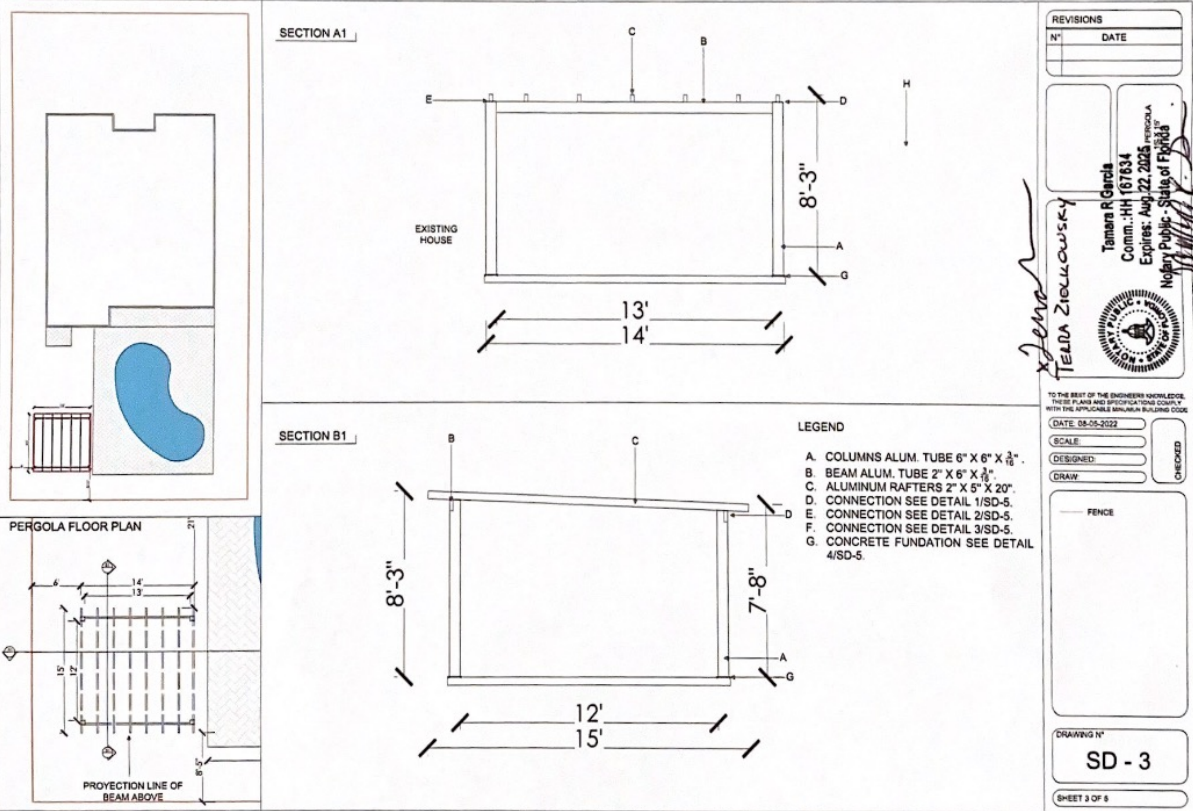


SUBMITTED 08/30/2022 (ACCEPTED 10/20/2022)



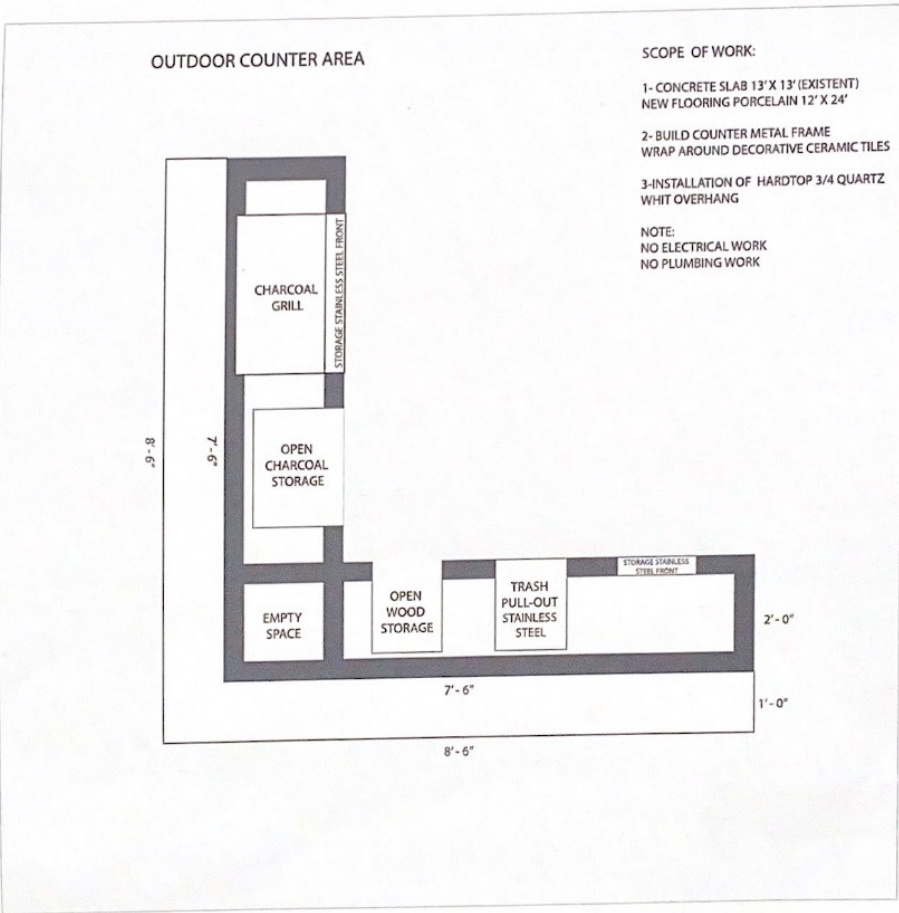
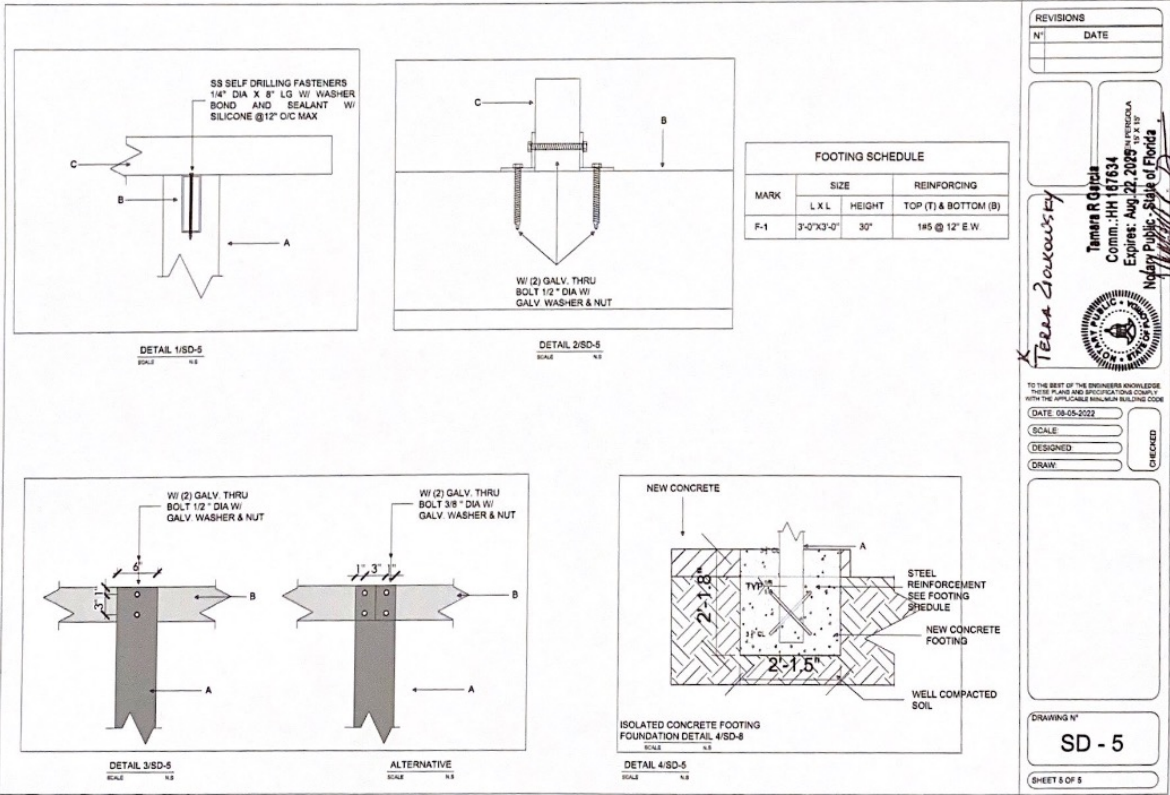


PERGOLA FLOORPLAN NOTARIZED  
SUBMITTED 08/30/2022 (ACCEPTED 10/20/2022)





PERGOLA FLOORPLAN NOTARIZED  
SUBMITTED 08/30/2022 (ACCEPTED 10/20/2022)





LANDSCAPE PLANS – ARTIFICIAL GRASS

SUBMITTED 08/30/2022



SUBMITTED BY  
Julio Urbina estimator@topturfartificialgrass.com

786-6787574

CREATED ON 2022-01-14

LOCATION  
5413, La Gorce Dr  
33140 Miami Beach  
FL  
United States

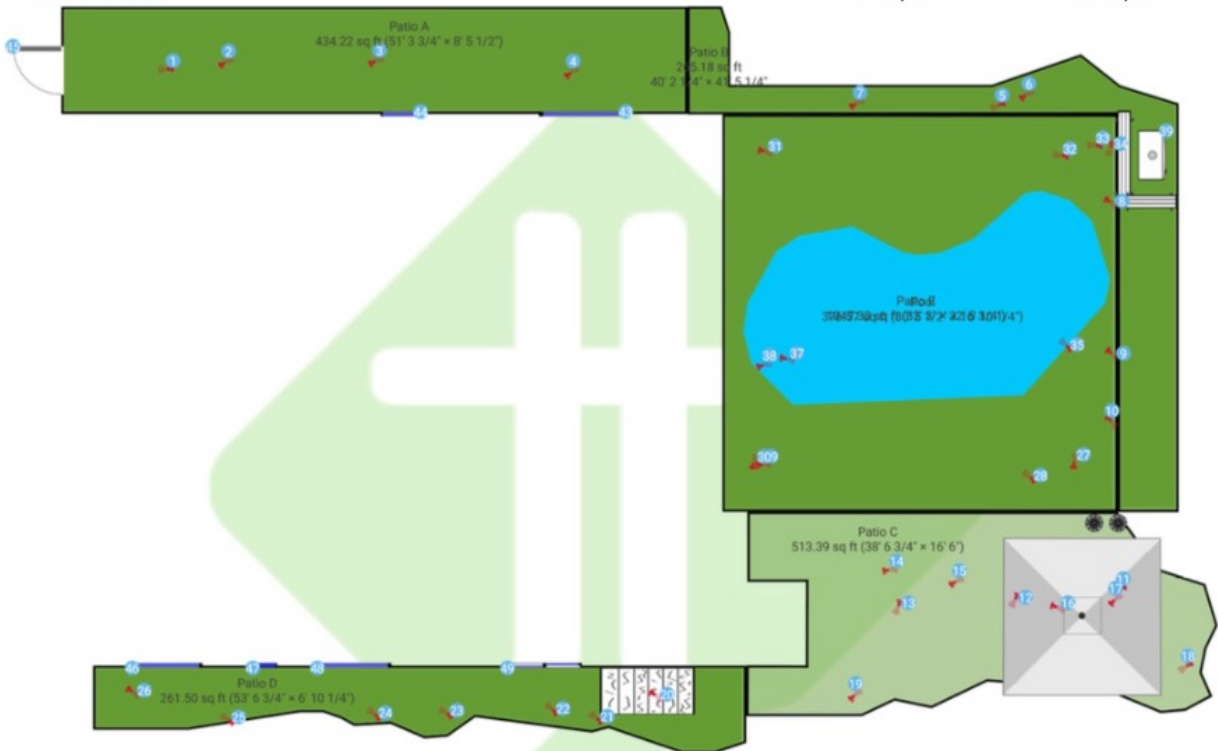


Total area	Floors	Rooms	Bathroom
0.00sq ft	1	0	0

topturf  
ARTIFICIAL GRASS

Ground Floor

TOTAL AREA: 0.00 sq ft • LIVING AREA: 0.00 sq ft • ROOMS: 0





# LANDSCAPE PLANS – ARTIFICIAL GRASS

SUBMITTED 08/30/2022

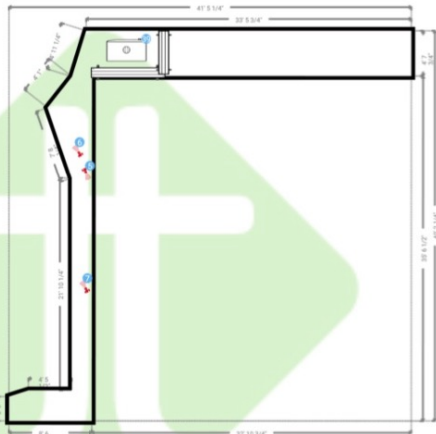
**Patio A**  
Ground Floor

WIDTH: 8' 5 1/2" • LENGTH: 51' 3 3/4" • CEILING HEIGHT: 10' 2"  
AREA: 434.22 sq ft • PERIMETER: 119' 6 3/4"



**Patio B**  
Ground Floor

WIDTH: 41' 5 1/4" • LENGTH: 40' 2 1/4" • CEILING HEIGHT: 7' 8 3/4"  
AREA: 265.18 sq ft • PERIMETER: 162' 8 3/4"



**Patio C**  
Ground Floor

WIDTH: 16' 6" • LENGTH: 38' 6 3/4" • CEILING HEIGHT: 6' 10"  
AREA: 513.39 sq ft • PERIMETER: 115' 6 3/4"





LANDSCAPE PLANS – ARTIFICIAL GRASS

SUBMITTED 08/30/2022

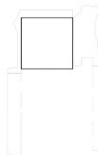
▼ **Patio D**  
Ground Floor



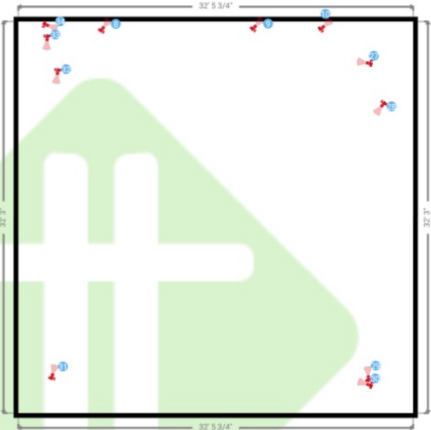
WIDTH: 6' 10 1/4" • LENGTH: 53' 6 3/4" • CEILING HEIGHT: 7' 10 1/2"  
AREA: 261.50 sq ft • PERIMETER: 119' 10"



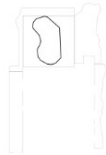
▼ **Patio E**  
Ground Floor



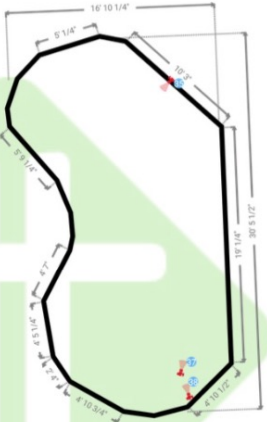
WIDTH: 32' 5 3/4" • LENGTH: 32' 3" • CEILING HEIGHT: 6' 3 1/4"  
AREA: 1047.33 sq ft • PERIMETER: 129' 5 1/2"



▼ **Pool**  
Ground Floor



WIDTH: 16' 10 1/4" • LENGTH: 30' 5 1/2" • CEILING HEIGHT: 1' 3/4"  
AREA: 376.57 sq ft • PERIMETER: 80' 9"





BUILDING PERMIT CARD

10/28/2022

MIAMI

BEACH

BUILDING PERMIT  
AND INSPECTION  
RECORD

PERMIT NO	DATE	FLORIDA BUILDING CODE
BR2207223	10/28/2022	

DESCRIPTION OF WORK

BVB22001884 -INSTALLATION OF NEW ALUMINUM PERGOLA/TRELLIS OVER EXISTENT CONCRETE SLAB WITH NEW TILES AND OUTDOOR FRAME FOR COUNTERTOP WITH CHARCOAL GRILL (169 SQ.FT. AS DRAWINGS), INSTALLATION OF ARTIFICIAL GRASS (2145 SQ.FT. AS DRAWING).

OWNER	ADDRESS
Terra Ziolkowski	5413 LA GORCE DR

CONTRACTOR	LICENSE NO.
TBD	tbd

CERTIFICATE OF APPROPRIATENESS

If this property is located within a Historic District, the subject permit complies with all applicable requirements of the Land Development Regulations (LDR's). Additionally, the permit application includes a Certificate of Appropriateness (COA), which was reviewed in accordance with Sec. 118-563(d) and 118-564(a) of the LDR's and approval of the building permit.

HISTORIC DISTRICT

N/A

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

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

**DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 304.1 OF THE FLORIDA BUILDING CODE**

**APPROVED, PERMITTED PLANS MUST BE KEPT AT THE JOB SITE.**

For Inspections, log in to **CSS** (Citizen Self Service):

**<https://eservices.miamibeachfl.gov/energovprod/selfservice#/home>**

For any other trade, you must check the associated permit card to see the required inspections.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

A Public Work's ROW Permit shall be required for any obstruction of any street or sidewalk in the City or impeded the general movement of vehicular or pedestrian traffic, working within the public right-of-way, or crossing of right-of-way as defined in Chapter 82, PUBLIC PROPERTY, Article IV. Uses in Public Rights-of-Way of the City of Miami Beach Code of Ordinances.

City of Miami Beach - Building Department  
BUILDING AND PERMITTING DIVISION

INSPECTION RECORD

Inspection Name	IVR Code	Inspection Date	Inspector	Comment
Bldg - IN - Beams	1117			
Bldg - IN - Columns	1115			
Bldg - IN - Foundation	1110			
Bldg - IN - Framing	1120			
Bldg - IN - Rough (In-Progress)	1175			
Bldg - IN - Slab	1112			
Plan - IN - Planning Final	7099			
Bldg - IN - Building Final	1199			



# NOTICE OF COMMENCEMENT

## NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BR2207223 TAX FOLIO NO. #02-3214-003-0981

STATE OF FLORIDA:  
COUNTY OF MIAMI-DADE:

CFN 2022R0966684  
OR BK 33523 Pg 1924 (1Pg)  
RECORDED 12/29/2022 12:36:45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

STATE OF FLORIDA, COUNTY OF MIAMI-DADE  
I, TERRA ZIOLKOWSKI, of the County of MIAMI-DADE, State of FLORIDA, do hereby certify that this is a true and correct copy of the original instrument filed for recording in the public records of said County and State.  
WITNESS my hand and the seal of said County and State, this 18 day of NOVEMBER, A.D. 2022.  
By TAMARA R. GARCIA, Notary Public, State of Florida, Commission # 167634



Space above reserved for use of recording office

1. Legal description of property and street/address: Residential / 5413 LaGorce Dr, Miami Beach, 33140
2. Description of improvement: Installation of new aluminum pergola/trellis over existent concrete slab with new tiles and outdoor frame for countertop with charcoal grill (169 SqFt.) 2- Installation of artificial grass (2145 SqFt.)
3. Owner(s) name and address: Joseph Ziolkowski - Terra Ziolkowski  
Interest in property: 5413 LAGORCE DR. MIAMI BEACH - FL 33140  
Name and address of fee simple titleholder: \_\_\_\_\_
4. Contractor's name, address and phone number: N/A (By Owner)
5. Surety: (Payment bond required by owner from contractor, if any)  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
6. Lender's name and address: \_\_\_\_\_
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes,  
Name, address and phone number: \_\_\_\_\_
8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
Name, address and phone number: \_\_\_\_\_
9. Expiration date of this Notice of Commencement: \_\_\_\_\_  
(the expiration date is 1 year from the date of recording unless a different date is specified)

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

Prepared By Terra Ziolkowski  
Print Name TERRA ZIOLKOWSKI  
Title/Office \_\_\_\_\_

Prepared By \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title/Office \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18 day of NOVEMBER, 2022

By TERRA ZIOLKOWSKI

☐ Individually, or ☐ as \_\_\_\_\_

☒ Personally known, or ☒ produced the following type of identification: FL DL

Signature of Notary Public: TAMARA R. GARCIA

Print Name: TAMARA R. GARCIA

(SEAL)

**VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES**

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Owner(s)'s Authorized Officer/Director/Partner/Manager who signed

By \_\_\_\_\_

By \_\_\_\_\_



Tamara R Garcia  
Comm.: HH 167634  
Expires: Aug. 22, 2025  
Notary Public - State of Florida



BR2207223 APPROVED DOCUMENTS

10/20/2022

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Permit Type: Building - Residential Work Class: Carport/ Trellis/Pergola Application Date: 09/01/2022 Status: Applied

Address: 5413 LA GORCE DR

Print Date & Time: 10/20/2022 11:29:17 AM

Reviewed For Compliance

Permit:BR2207223

BR2207223

Item Review Type	Status	Version	Completed Date	Assigned User
Public Works (Building Permits) - R	Pass	1	10/20/2022	Eugene Esombe
Electrical Review - R	Not Required	1	10/11/2022	Elier Marquez
Structural Review - R	Pass	1	09/26/2022	Vicente Franco
Building Review - R	Pass	1	09/26/2022	Gabi Chamoun
Plumbing Review - R	Pass	2	10/18/2022	James Zeigler
Submittal Version Complete	Pass	2	10/20/2022	Rose Hernandez
Permit Intake Review	Pass	3	09/26/2022	Jennifer Maldonado

MIAMI BEACH

BUILDING DEPARTMENT

Reviewed For Compliance

Permit:BR2207223

BR2207223

10/20/2022 11:29:15 AM

MIAMI BEACH

Permit Application

MIAMI BEACH

BUILDING DEPARTMENT

Reviewed For Compliance

BR2207223

Office Use Only		Applicant Information (Blue or Black Ink Only)	
Submittal Date: / /		Master Permit Number (If applicable):	
Permit #:		Violation # (If applicable): BVB22001884	
Property Address: 5413 LaGorce Dr. Miami Beach, 33140		Unit #: Parcel/Folio Number: #02-3214-003-0981	
Permit Type (select one)		Permit Request (select all that apply)	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Roofing <input type="checkbox"/> Phased Permit		<input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Change of Contractor <input type="checkbox"/> Change of Arch/Engr <input type="checkbox"/> LEED <input type="checkbox"/> Interior, Non-Structural <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Demo year-built Generator <input type="checkbox"/> Temp Structure <input type="checkbox"/> Fire <input type="checkbox"/> Shop Drawings <input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Private Provider <input type="checkbox"/> City Project <input type="checkbox"/> Reprive Permit	
Type of Work		Value of Work (This amount cannot be changed once submitted)	
New Construction/Additions:		\$ 13,000.00	
Alterations/Reconfig of space:		\$ 11,800.00	
Description of Work:		Area of Work (SqFt)	
1- Installation of new aluminum pergola/trellis over existent concrete slab with new tiles and outdoor frame for countertop with charcoal grill (169 SqFt. as drawings).		169 SqFt.	
2- Installation of artificial grass (2145 SqFt. as drawings).		2145 SqFt.	
Property Owner		Contractor	
Name: Joseph Ziolkowski & Terra Ziolkowski		Name:	
Address: 5413 LaGorce Dr		Address:	
City: Miami Beach		City:	
State: Florida		State:	
Zip Code: 33140		Zip Code:	
Driver's License/State Identification: Z422-807-81-729-0		Contractor License Number:	
E-Mail Address (REQUIRED): vivianaqalettodesigns@gmail.com		Daytime phone: (305) 519-4896	
E-Mail Address:		Daytime phone:	
Architect		Structural Engineer	
Name:		Name:	
License Number:		License Number:	
E-Mail Address:		E-Mail Address:	
Daytime phone:		Daytime phone:	
Notice & Certification			
This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.			
Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.			
Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.			
<input type="checkbox"/> Owner/Lessee for new permits (Documentation establishing ownership may be requested). <input checked="" type="checkbox"/> Owner Builder Permit (must complete Owner Builder Affidavit)			
<input type="checkbox"/> Master Permit Contractor of Record (For sub-permit / change of contractor).			
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.			
Signature of Owner/Agent or GC (for Sub-permits):			
PRINT NAME: <u>Tamara R Garcia</u>			
STATE OF <u>FL</u> COUNTY OF <u>MIAMI DADE</u>			
The foregoing instrument was acknowledged before me, by means of <u>physical presence or online notarization</u> this <u>23rd</u> day of <u>AUGUST</u> , 20 <u>22</u>			
by <u>Tamara R Garcia</u>			
Signature of Notary Public: <u>Tamara R Garcia</u>			
PRINT NAME: <u>TAMARA R GARCIA</u>			
(SEAL)			
Personally known <u>FL DRIVER'S LICENSE</u>			
or Produced Identification			
Signature of Qualifier:			
PRINT NAME:			
STATE OF COUNTY OF			
The foregoing instrument was acknowledged before me, by means of <u>physical presence or online notarization</u> , this day of, 20			
by			
Signature of Notary Public			
PRINT NAME:			
(SEAL)			
Personally known			
or Produced Identification			



Tamara R Garcia  
Comm.:HH 167634  
Expires: Aug 22, 2025  
Notary Public - State of Florida

10/20/2022

MIAMI BEACH

MIAMI BEACH  
BUILDING DEPARTMENT

Reviewed For Compliance

Building Department  
1700 Convention Center Drive, 2nd Fl  
Miami Beach, Florida 33139  
Telephone: 305-672-7610  
www.miamibeachfl.gov  
10/20/2022 11:28:15 AM

## CONSTRUCTION COST AFFIDAVIT

Terra Ziolkowski  
\_\_\_\_\_, acting as agent (owner, registered agent, or legal representative)  
and I (general contractor/ sub-contractor), \_\_\_\_\_, do hereby attest that the  
construction costs indicated herein for Permit Number \_\_\_\_\_ at property address  
5413 LaGorce Dr, Miami Beach, FL 33140 \_\_\_\_\_ are accurate for this construction project.

**Note:** This affidavit is only required for job values are \$5,000 or greater.

## Master Permits:

Building cost (excludes roofing, windows, doors, railings, other, and MEP)\$: \_\_\_\_\_

## Stand alone and sub-permits

Roofing \$: \_\_\_\_\_ Windows/Doors \$: \_\_\_\_\_ Railings \$: \_\_\_\_\_  
Electrical \$: \_\_\_\_\_ Mechanical \$: \_\_\_\_\_ Plumbing \$: \_\_\_\_\_  
Other \$: \$24,800.00 Description: Installation of new aluminum pergola/trellis and artificial grass.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Registered Owner/Agent or GC: Terra Ziolkowski Registered Contractor: \_\_\_\_\_  
Signature of Owner/Agent or GC (for Sub-permits): \_\_\_\_\_ Signature of Qualifier: \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_\_\_\_\_ the foregoing instrument was acknowledged before me, by means of \_\_\_\_\_

☒ physical presence or ☐ online notarization,

this 33rd day of August, 2022

by Terra Ziolkowski, who is personally known to me or

who has produced FL Driver's license as identification

Notary Public, State of FL

County of MIAMI DADE

TAMARA R GARCIA Notary Public

Printed Name and Signature

Commission Number: \_\_\_\_\_ Tamara R Garcia  
Comm: HH167634  
Expires: Aug. 22, 2025

Commission Expires: \_\_\_\_\_ Notary Public - State of Florida

Revised September 17, 2021

MIAMI BEACH

MIAMI BEACH  
BUILDING DEPARTMENT

Reviewed For Compliance

Building Department  
1700 Convention Center Drive, 2nd Fl  
Miami Beach, Florida 33139  
Telephone: 305-672-7610  
http://www.miamibeachfl.gov  
10/20/2022 11:29:14 AM

## Owner/Builder Affidavit

## DISCLOSURE STATEMENT FLORIDA STATUTE 489.103 (7)

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed \$75,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. 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. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

For your information, the Owner/Builder may become liable and responsible for the employee he/she hires to assist in the construction project. This responsibility may include the following where required by Law:

- ☐ Worker's compensation (for workers injured on the job)
- ☐ Social Security Tax (must be deducted from the employee's wages and matched with the owner's funds)
- ☐ Unemployment Compensation (may or may not be required)
- ☐ Federal Withholding Tax
- ☐ Liability Coverage

I acknowledge that as an Owner/Builder, I Terra Ziolkowski am obligated to physically build the structure or do the work which I have permitted. I understand that if I am not physically doing the work or physically supervising free labor from friends or relatives, that I must hire licensed contractors, i.e. electrician, plumber, mechanical (heating & air conditioning), etc. I further understand that the violation of not physically doing the work, and the use of unlicensed contractors at the construction site, will cause the project to be shut down by the inspector staff of the Miami Beach Building Department. Additionally, state statutes allow for additional penalties. I also understand that if this violation does occur, that for the job to proceed, I will have a licensed contractor come in and obtain a new permit as taking the job over. I understand that if I hire subcontractor under a contract price, that they must be licensed to work in Miami-Dade County, i.e. masonry, drywall, carpentry. Contractors licensed by Miami-Dade County Contractor Licensing Section or the State of Florida are required to have worker's compensation and liability coverage. State statute requires all licensed contractors have worker's compensation and liability insurance.

I will assume full responsibility as an Owner/Builder Contractor and will personally supervise of do all work allowed by law on the permitted structure.



10/20/2022

Reviewed For Compliance

WARNING TO OWNER:  
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

BR2207223

10/20/2022 11:29:14 AM

Permit/Process number: VIOLATION NOTICE BVB22001884  
Property Address: 5413 LaGorce Dr, Miami Beach, FL 33140  
Email Address: vivianaqalettodesigns@gmail.com

Terra Ziolkowski  
Print Owner's Name  
Owner's Signature

STATE OF Florida COUNTY OF Miami-Dade  
Sworn to and subscribed before me this 23rd day of August 2022  
By Terra Ziolkowski

☐ Personally known  
☒ Produced Identification - Type of Identification FL Driver's License

Signature of Notary Public

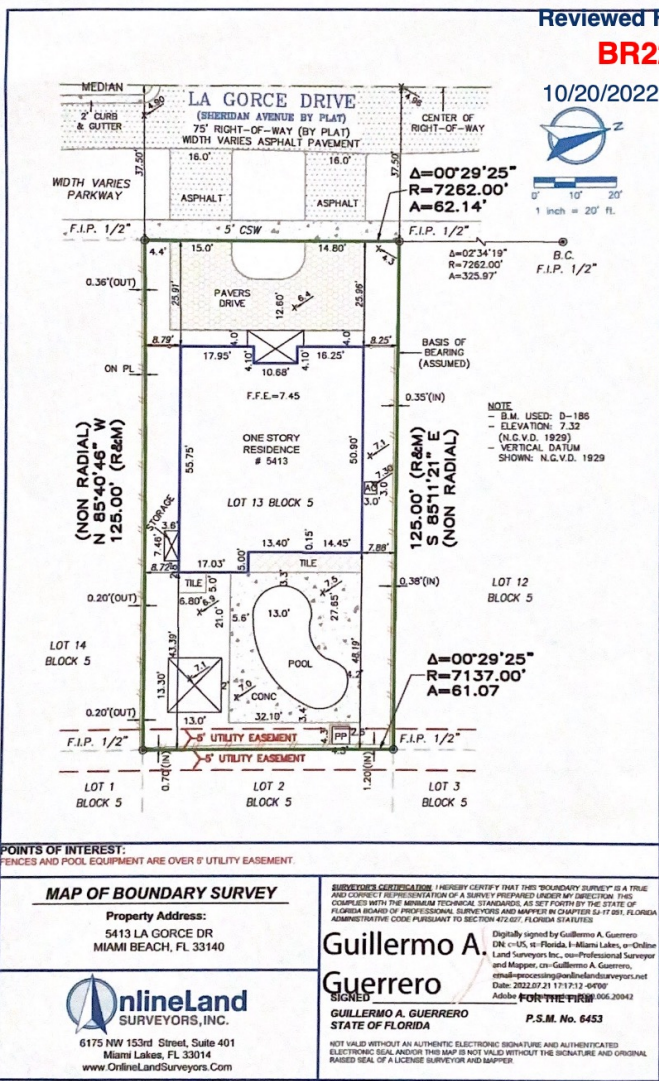
Tamara R Garcia  
Comm.: HH 167634  
Expires: Aug. 22, 2025  
Notary Public - State of Florida

(SEAL)

Reviewed For Compliance

BR2207223

10/20/2022 11:29:14 AM





10/20/2022

# MIAMIBEACH

## BUILDING DEPARTMENT

Reviewed For Compliance

BR2207223

10/20/2022 11:29:14 AM

**LOCATION MAP N.T.S.**

**CERTIFIED TO:**  
JOSEPH ZIOLKOWSKI AND TERRA ZIOLKOWSKI  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
INTEREST MAY APPEAR.

**LEGAL DESCRIPTION:** LOT 13, BLOCK 5, OF BEACH VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PROPERTY FRONT VIEW**

**FLOOD INFORMATION:**  
Community Number: CITY OF MIAMI BEACH 120651  
Panel Number: 12086C0309L  
Suffix: L  
Date of Firm Index: 9/11/2009  
Flood Zone: AE  
Base Flood Elevation: 8.0  
Date of Survey: 7/21/2022

**Surveyor's Legend**

PROPERTY LINE	STRUCTURE	CONCRETE BLOCK WALL	CHAIN-LINE OF WIRE FENCE	WOOD FENCE	IRON FENCE	EXISTING	PROPOSED	ADJUTANT	BRICK/PLE	WATER	APPROXIMATE EDGE OF WATER	COVERED AREA
PROPERTY LINE	STRUCTURE	CONCRETE BLOCK WALL	CHAIN-LINE OF WIRE FENCE	WOOD FENCE	IRON FENCE	EXISTING	PROPOSED	ADJUTANT	BRICK/PLE	WATER	APPROXIMATE EDGE OF WATER	COVERED AREA
PROPERTY LINE	STRUCTURE	CONCRETE BLOCK WALL	CHAIN-LINE OF WIRE FENCE	WOOD FENCE	IRON FENCE	EXISTING	PROPOSED	ADJUTANT	BRICK/PLE	WATER	APPROXIMATE EDGE OF WATER	COVERED AREA

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- THE LINES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED
- FENCE OWNERSHIP NOT DETERMINED
- WALL TIES ARE TO THE FACE OF THE WALL
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

**Florida Land Title Association**  
Affiliate Member

Printing to Scale:  
1. Select "None" from Page Scaling  
2. Deselect "Auto-Rotate and Center"  
3. Select "Choose paper source by PDF page size"

**FIELD WORK:** 7/20/2022  
**DRAWN BY:** V.P.  
**CHECKED BY:** G.A.G.  
**FINAL REVISION:** 07/21/2022  
**COMPLETED:** 7/21/2022  
**SCALE:** 1"=20'  
**SURVEY CODE:** O-90114

**OnlineLand SURVEYORS, INC.**  
6175 NW 153rd Street, Suite 401  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0999  
www.OnlineLandSurveyors.com

Survey Date: 7/21/2022

Survey Code: O-90114

Page 2 of 2 Not valid without all pages.

# MIAMIBEACH

## BUILDING DEPARTMENT

Reviewed For Compliance

BR2207223

10/20/2022 11:29:14 AM

**OUTDOOR COUNTER AREA**

**SCOPE OF WORK:**

- 1- CONCRETE SLAB 13' X 13' (EXISTENT)  
NEW FLOORING PORCELAIN 12" X 24"
- 2- BUILD COUNTER METAL FRAME  
WRAP AROUND DECORATIVE CERAMIC TILES
- 3- INSTALLATION OF HARDTOP 3/4 QUARTZ  
WHIT OVERHANG

**NOTE:**  
NO ELECTRICAL WORK  
NO PLUMBING WORK

**CHARCOAL GRILL**  
**OPEN CHARCOAL STORAGE**  
**EMPTY SPACE**  
**OPEN WOOD STORAGE**  
**TRASH PULL-OUT STAINLESS STEEL**  
**STORAGE STAINLESS STEEL FRONT**

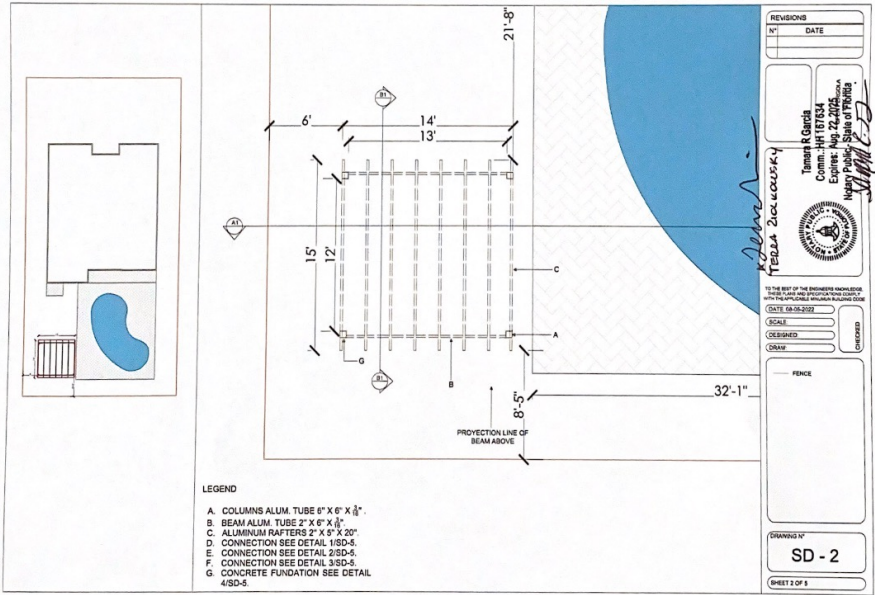
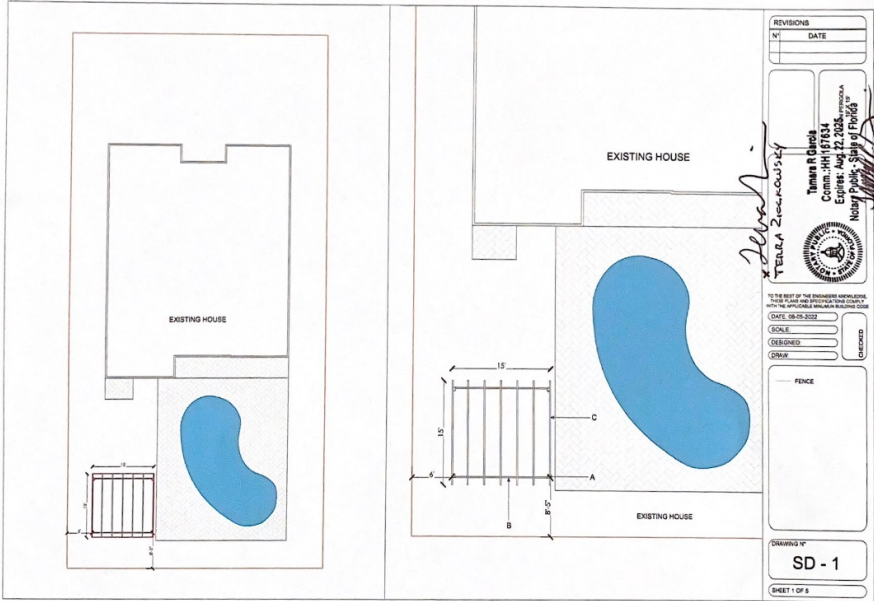
Dimensions: 7'-0", 7'-6", 8'-6", 2'-0", 1'-0"

*Terra Ziolkowski*  
Terra Ziolkowski

*Tamara R Garcia*  
Tamara R Garcia  
Comm. - HH 167634  
Expires: Aug. 22, 2025  
Notary Public - State of Florida







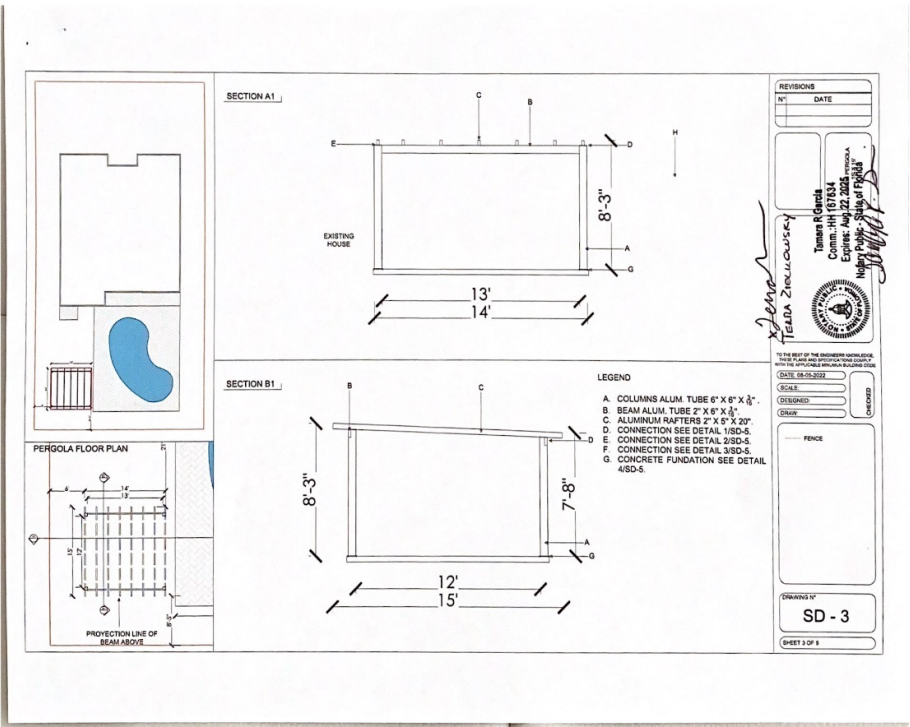
10/20/2022

MIAMI BEACH  
BUILDING DEPARTMENT

Reviewed For Compliance

BR2207223

10/20/2022 11:29:13 AM

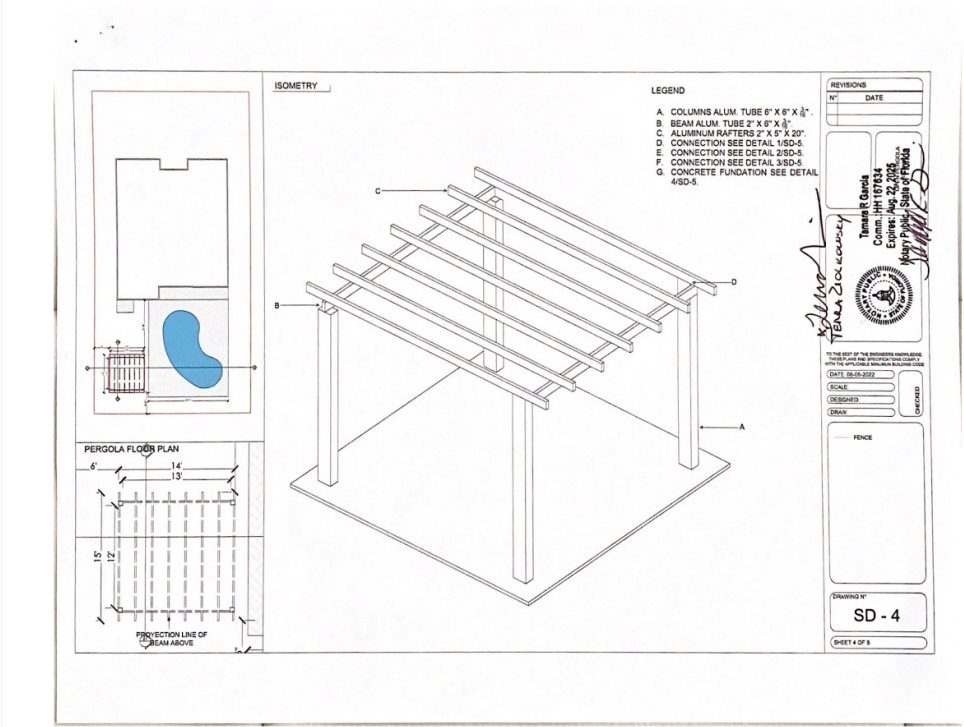


MIAMI BEACH  
BUILDING DEPARTMENT

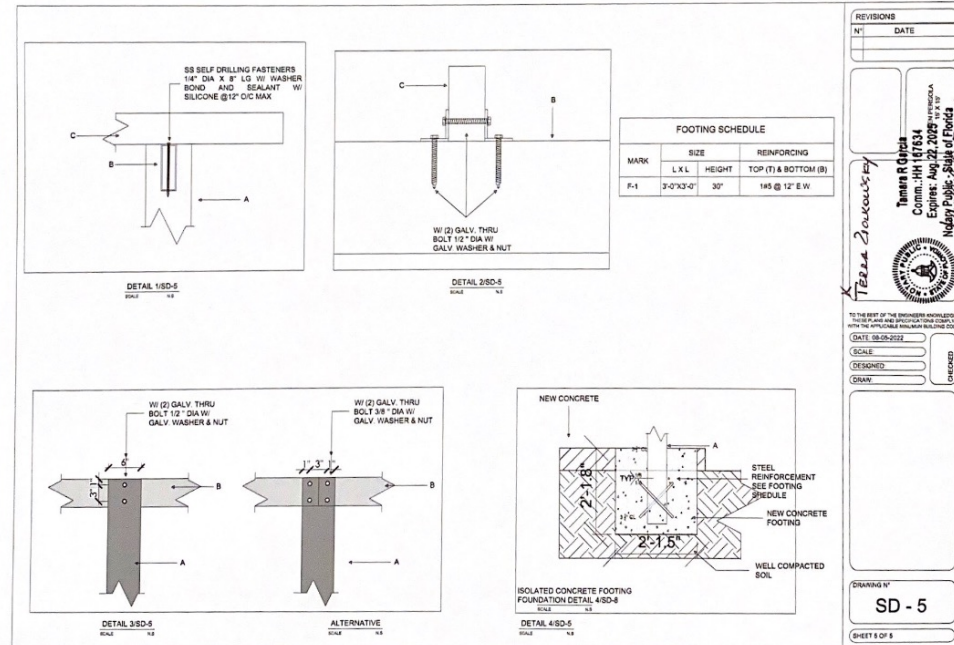
Reviewed For Compliance

BR2207223

10/20/2022 11:29:13 AM







# 1110 INSPECTION REQUESTED


**From:** [Donotreply@miamibeachfl.gov](mailto:Donotreply@miamibeachfl.gov)  
**Subject:** BR2207223 - 5413 LA GORCE DR  
**Date:** October 28, 2022 at 11:44:39 AM EDT  
**To:** [eli.vivianagalettodesigns@gmail.com](mailto:eli.vivianagalettodesigns@gmail.com)

Your inspection request for permit number BR2207223 has been received. All efforts are made to fulfill the inspection on the date you have requested, but may be up to one day later then the requested date. You will receive another email either the night before or the morning of inspection once the scheduled date has been confirmed.

BDI-571207-2022 - 5413 LA GORCE DR


Inbox x

✕ 🖨️ ↗️

 **Donotreply@miamibeachfl.gov**  
to me, [eli.vivianagalettodesigns](mailto:eli.vivianagalettodesigns@gmail.com) ▼

Tue, Nov 1, 2022, 12:27 AM ☆ ↶ ⋮

Your inspection for permit number BR2207223 has been scheduled (or re-scheduled if you already had a scheduled date) for 11/1/2022 . You can see your place on the inspection route by visiting <https://apps.miamibeachfl.gov/inspectionroutes>

 **Donotreply@miamibeachfl.gov**  
to me, [eli.vivianagalettodesigns](mailto:eli.vivianagalettodesigns@gmail.com) ▼

Tue, Nov 1, 2022, 11:43 AM ☆ ↶ ⋮

The inspection performed today requires RE-INSPECTION. The details of the inspection results are available at [www.mbselfservice.com](http://www.mbselfservice.com) . You can search by inspection number, then click on Checklist for the comments.



# CONCEALED WORK INSPECTION LETTER

**TERRA ENGINEERING CONSULTING**  
Victor Ramos, P.E. Florida Lic. #87496  
8180 NW 36th St, Doral  
Tel 786-830-3551

City of Miami Beach Building Department

11/4/2022

**CONCEALED WORK INSPECTION REPORT**  
JOB ADDRESS: 5413 La Gorce Drive, Miami Beach  
PERMIT: BR2207223  
PROJECT: Pergola & Slab

Per photographs and videos provided and a visual site inspection performed by a registered professional engineer (Victor Ramos, P.E.), we could verify:

- Pergola concrete column footings were done properly and in compliance with the latest Florida Building Code.
- Concrete slab (4" with WWM) was done properly and in compliance with the latest Florida Building Code.

Everything stated above is true and correct to the best of my knowledge. If you have any questions, please do not hesitate to contact me at (786) 830-3551.

Sincerely,

  
Victor Ramos, P.E.



**Victor  
Ramos**

Digitally signed  
by Victor Ramos  
Date: 2022.11.05  
10:46:05 -04'00'

# INQUIRE ABOUT ARTIFICIAL GRASS TO MRS ROSE HERNANDEZ

11/02/2023

MIAMIBEACH

BUILDING PERMIT  
AND INSPECTION  
RECORD

PERMIT NO	DATE	FLORIDA BUILDING CODE
BR2207223	10/28/2022	
DESCRIPTION OF WORK		
BVB22001884 -INSTALLATION OF NEW ALUMINUM PERGOLA/TRELLIS OVER EXISTENT CONCRETE SLAB WITH NEW TILES AND OUTDOOR FRAME FOR COUNTERTOP WITH CHARCOAL GRILL (169 SQ.FT. AS DRAWINGS), INSTALLATION OF ARTIFICIAL GRASS (2145 SQ.FT. AS DRAWING).		
OWNER	ADDRESS	
Terra Ziolkowski	5413 LA GORCE DR	
CONTRACTOR	LICENSE NO.	
TBD	ltd	
CERTIFICATE OF APPROPRIATENESS	HISTORIC DISTRICT	
If this property is located within a Historic District, the subject permit complies with all applicable requirements of the Land Development Regulations (LDR's). Additionally, the permit application includes a Certificate of Appropriateness (COA), which was reviewed in accordance with Sec. 118-563(d) and 118-564(a) of the LDR's and approval of the building permit.	N/A	

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

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

**DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 304.1 OF THE FLORIDA BUILDING CODE APPROVED, PERMITTED PLANS MUST BE KEPT AT THE JOB SITE.**

For Inspections, log in to CSS (Citizen Self Service): <https://eservices.miamibeachfl.gov/energovprod/selfservice#/home>

For any other trade, you must check the associated permit card to see the required inspections.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

A Public Work's ROW Permit shall be required for any obstruction of any street or sidewalk in the City or impeded the general movement of vehicular or pedestrian traffic, working within the public right-of-way, or crossing of right-of-way as defined in Chapter 82, PUBLIC PROPERTY; Article IV. Uses in Public Rights-of-Way of the City of Miami Beach Code of Ordinances.

City of Miami Beach - Building Department  
BUILDING AND PERMITTING DIVISION

## INSPECTION RECORD

Inspection Name	IVR Code	Inspection Date	Inspector	Comment
Bldg - IN - Beams	1117			
Bldg - IN - Columns	1115			
Bldg - IN - Foundation	1110			
Bldg - IN - Framing	1120			
Bldg - IN - Rough (In-Progress)	1175			
Bldg - IN - Slab	1112			
Plan - IN - Planning Final	7099			
Bldg - IN - Building Final	1199			

PLEASE NOTE THAT WE DON'T HAVE ANY PLANNING INSPECTION ON THE LIST TO CALL FOR, EXCEPT FOR PLANNING FINAL 7099.

PLEASE SEE THE IMAGE BELOW WHERE IT SHOWS THAT WE INQUIRE ABOUT ARTIFICIAL GRASS INSTALLATION WHIT NO RESPONSE AT ALL.

FOLLOW TO THIS EMAIL WAS A PHONE CALL TO THE CLERK WITH THE SAME QUESTION AND THE ASWER WAS THAT "IF THE PERMIT WAS APPROVED, OBVIOUSLY EVERYTHING WAS APPROVED."

Permit **BR2207223**



**Viviana Galetto** <vivianagalettodesigns@gmail.com>  
to rosehernandez

Wed, Nov 2, 2022, 11:01 AM

Good morning Mrs Rose,

We apologize in advance for reaching out to you with this question, but in reference to the mentioned permit, we included the installation of artificial grass (2145 sq.ft. as drawings) submitting all information of specs and plans at the same time as the pergola.

Permit was approved, but it's not clear to us if that portion of the permit application was considered or not. Since we don't see any code inspection to call for. Or it not require any but the Building Final. Maybe is a different print-out card or is a whole new sub-permit to apply for. If so, under what category should be.

Please advise.  
We thank you in advance for your help.  
Regards,  
Viviana Galetto

VIVIANA GALETTO  
DESIGNS

Viviana Galetto  
305.519.4896

Reply Forward



# INSPECTION (IVR CODE 7099-PLANNING FINAL)

**From:** [Donotreply@miamibeachfl.gov](mailto:Donotreply@miamibeachfl.gov)  
**Subject:** BR2207223 - 5413 LA GORCE DR  
**Date:** February 2, 2023 at 12:55:22 PM EST  
**To:** [eli.vivianaqalettodesigns@gmail.com](mailto:eli.vivianaqalettodesigns@gmail.com)

Your inspection for permit number BR2207223 has been scheduled (or re-scheduled if you already had a scheduled date) for 2/3/2023 . You can see your place on the inspection route by visiting <https://apps.miamibeachfl.gov/inspectionroutes>

**From:** Viviana Galetto <[vivianaqalettodesigns@gmail.com](mailto:vivianaqalettodesigns@gmail.com)>  
**Sent:** Thursday, February 9, 2023 12:03 PM  
**To:** Morales, Yisel <[YiselMorales@miamibeachfl.gov](mailto:YiselMorales@miamibeachfl.gov)>  
**Subject:** Permit BR2207223

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Good morning Yisel,

I would like to have an update on the decision regarding the permit of reference.  
Since I haven't received anything yet from the planning department.

Please consider that this holding time is delaying the completion of the job.

Thank you in advance for your help and understanding.  
Regards

Viviana Galetto

**Morales, Yisel** <[YiselMorales@miamibeachfl.gov](mailto:YiselMorales@miamibeachfl.gov)>  
to me ▼

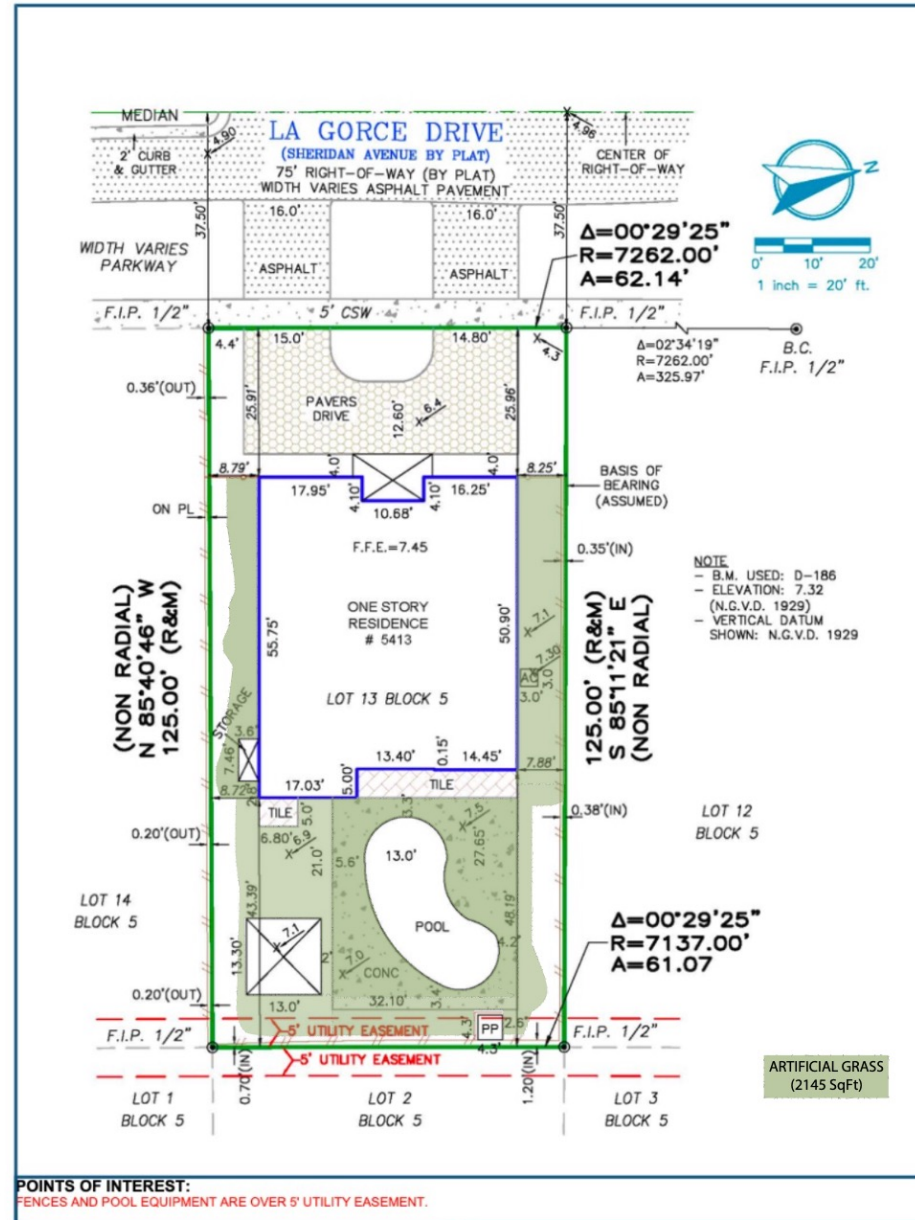
Good Afternoon, Viviana

Please ignore my previous email. I am too waited for response on your permit situation.

## MIAMIBEACH

**Yisel (Yasmin) Morales**  
**Office Associate IV**  
PLANNING DEPARTMENT  
1700 Convention Center Drive, Miami Beach, FL 33139  
Tel: 305-673-7000 / Direct: 305-673-7550 / [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community*

# PROPERTY SURVEY (UNOFFICIAL WITH ARTIFICIAL GRASS) - SUBMITTED 05/11/2023





5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES



**PERGOLA VIEW FROM THE HOUSE**



**PERGOLA VIEW FROM THE HOUSE**



**PERGOLA VIEW FROM LEFT SIDE AND BACK AREA**



**#5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES**



**PERGOLA INTERNAL VIEW**



**PERGOLA INTERNAL VIEW**



**FROM PERGOLA TO BACK AREA**



5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES



**FROM PERGOLA TO RIGHT AREA**



**FROM LEFT SIDE TO RIGHT SIDE**



**FROM PERGOLA TO THE HOUSE**



5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES



**RIGHT SIDE FROM BACK TO FRONT**



**RIGHT SIDE FROM FRONT TO BACK**



**LEFT SIDE FROM FRONT TO BACK**



5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES



**LEFT SIDE FROM BACK TO FRONT**



**LEFT SIDE**



**FROM BACK TO LEFT SIDE**



5413 LA GORCE DR, MIAMI BEACH, FL. 33140 - 2023 PICTURES



**FROM LEFT BACK SIDE TO THE POOL**



**FROM LEFT TO BACK AND RIGHT AREA**



**HOUSE FRONT VIEW**