



# City of North Miami Beach, Florida

BUILDING DEPARTMENT

## NOTICE OF REQUIREMENTS RESIDENTIAL SWIMMING POOL, SPA AND HOT TUB SAFETY ACT

I (We) acknowledge that a new swimming pool, spa or hot tub will be constructed or installed at 1960 NE 180 ST

North Miami Beach, Florida, and hereby affirm that one of the following methods will be used to meet the requirements of Chapter 515, Florida Statutes.

(Please initial the method(s) to be used)

The pool will be isolated from access from the home by an enclosure that meets the pool barrier requirements of Florida Statute 515.29;

The pool will be equipped with an approved safety cover that complies with ASTM F13469-91;

All doors and windows providing direct access from the home to the pool will be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85dBA at 10 feet either battery or plug-in type. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54" above the threshold of the door. (Provide copy of type to be installed)

All doors providing direct access from the home to the pool will be equipped with self-closing, self-latching devices with release mechanisms placed no lower than 54" above the floor or deck;

I understand that not having one of the above installed at the time of final inspection, or when pool is completed for contract purposes, will constitute a violation of Chapter 515, F.S. and will be considered as committing a misdemeanor of the second degree, punishable by fines up to \$500 and/or up to 60 days in jail as established in Chapter 775, F.S.

Esra M. 9/14/20  
Contractor's Signature and Date

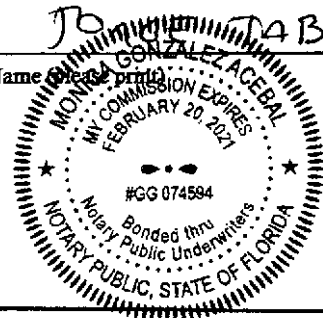
[Signature] 9/14/20  
Owner's Signature and Date

MANA ESTER ALCARAZ  
Contractor's Name (please print)

JOSE GONZALEZ ACEBAL  
Owner's Name (please print)

[Signature]  
Notary Public Signature

9/14/20  
Date



**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Ron DeSantis**  
Governor

**Scott A. Rivkees, MD**  
State Surgeon General

**Vision: To be the Healthiest State in the Nation**

September 01, 2020

(Empire)  
15362 SW 36 Terrace  
Miami, FL 33185

RE: Contingency Letter  
Application Document No: AP1553614  
Centrax Permit Number: 13-SC-2140435  
OSTDS Number:  
1960 NE 180 St  
Miami, FL 33162

Lot:6

Block: 161

Subdivision: Fulford By The Sea Sec K

Dear Applicant:

This will acknowledge receipt of an application dated 08/21/2020 for a permit to use an existing onsite sewage treatment and disposal system located on the above referenced property.

No Objection for a new pool.

From a review of your completed application, it has been determined that your existing system appears to meet the minimum standards of F.A.C. 64E-6 for the proposed use. It is approved for use with the plans submitted to this office. If this system should fail, causing an unsanitary condition to exist, steps must be taken to bring the system into compliance immediately. Department approval of the system does not guarantee satisfactory performance for any specific period of time. Any change in material facts which served as a basis for issuance of this approval requires the applicant to modify the permit application. Such modification may result in this approval being made null and void. Issuance of this approval does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If you have any questions on this matter, please call our office at (786) 315-2414.

Sincerely,

Erick Perera, Environmental Specialist II

Florida Department of Health  
in DADE COUNTY  
1725 NW 167 St, Opa Locka, FL 33056  
PHONE: (305) 623-3500 FAX: (305) 623-3645

[www.FloridaHealth.gov](http://www.FloridaHealth.gov)  
TWITTER: HealthyFLA  
FACEBOOK: FLDepartmentofHealth  
YOUTUBE: fldoh

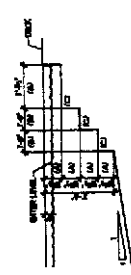
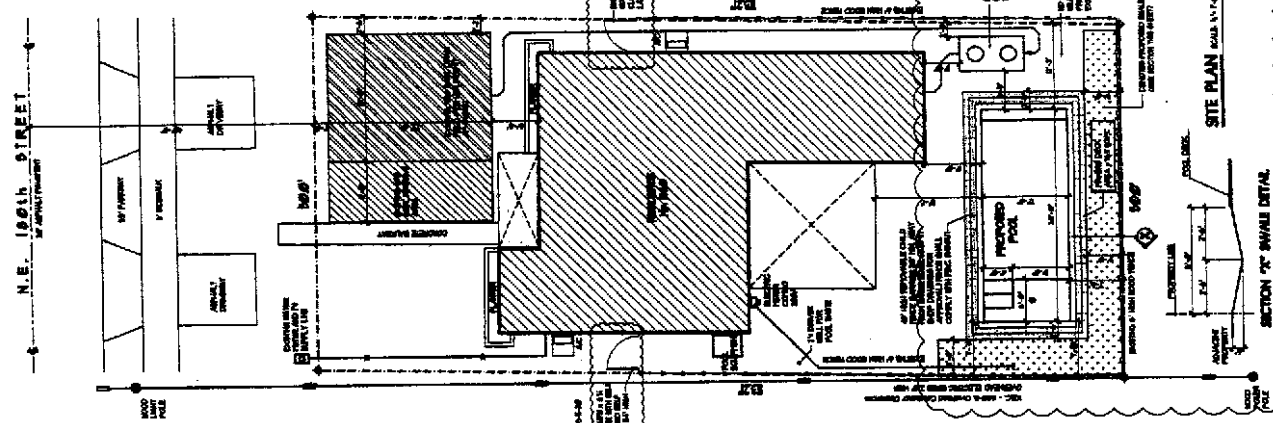
NO. 1000	BY	DATE
1000	JLT	10/10/80
1000	JLT	10/10/80
1000	JLT	10/10/80
1000	JLT	10/10/80

**Mr. Jorge L. Tabares**  
 REGISTERED PROFESSIONAL ENGINEER  
 License No. 1000, State of Florida  
 1840 NE 18th Street, North Miami Beach, FL 33162

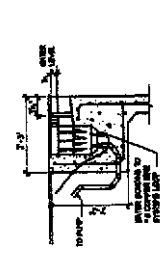


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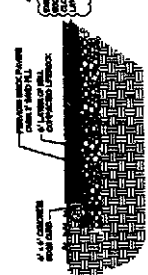
DATE	10/10/80
SCALE	AS SHOWN
PROJECT	1
NO. OF SHEETS	1 OF 1



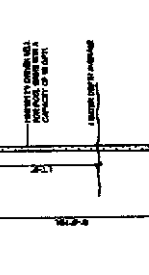
**POOL STEPS DETAIL**  
 ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.  
 ALL REINFORCING SHALL BE #4 BARS.  
 ALL JOINTS SHALL BE REINFORCED WITH 2#4 BARS.



**SINKING DETAIL**  
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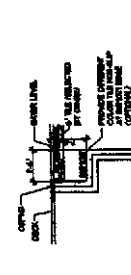
**POOL WASTE WELL DETAIL**  
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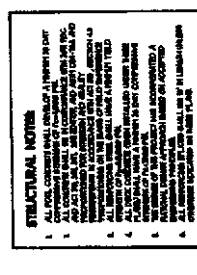
**TYPICAL WALL DETAIL**  
 ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.  
 ALL REINFORCING SHALL BE #4 BARS.  
 ALL JOINTS SHALL BE REINFORCED WITH 2#4 BARS.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CY
2	STEEL REINFORCING	100	LB
3	FORMWORK	100	SQ. YD.
4	PAINT	100	GA.

**GENERAL NOTES**  
 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.  
 2. ALL REINFORCING SHALL BE #4 BARS.  
 3. ALL JOINTS SHALL BE REINFORCED WITH 2#4 BARS.  
 4. ALL FORMWORK SHALL BE 1/2" PLYWOOD ON 4" X 4" POSTS.  
 5. ALL PAINT SHALL BE 100% SOLID ZINC RICH ENAMEL.



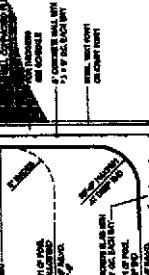
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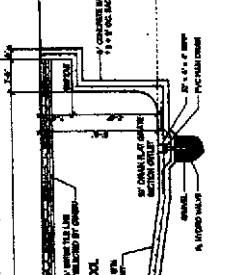
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**TYPICAL POOL SECTION**  
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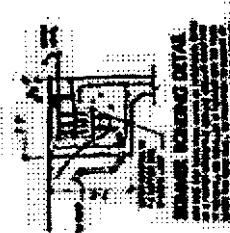
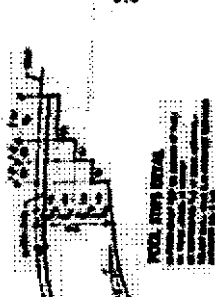
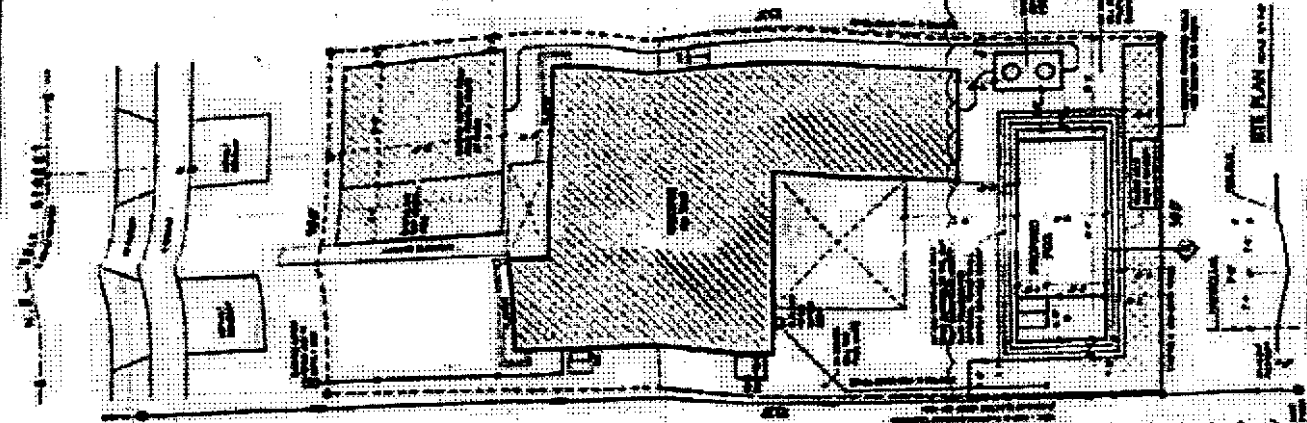
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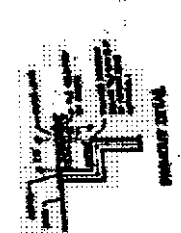
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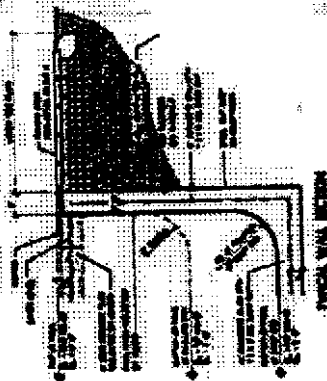
ITEM	QUANTITY	UNIT	PRICE
1. POOL DECK	100	SQ. YD.	\$1.00
2. POOL FINISH	100	SQ. YD.	\$2.00
3. POOL COPING	100	LF.	\$3.00
4. POOL WALL	100	SQ. YD.	\$4.00

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 ALL FINISHES TO BE AS SHOWN ON THE POOL FINISH SCHEDULE.  
 ALL MATERIALS TO BE OF QUALITY AS SPECIFIED IN THE SPECIFICATIONS.  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI CODES AND ORDINANCES.  
 ALL PERMITS TO BE OBTAINED FROM THE CITY OF MIAMI.



**FOUNDATION NOTES**  
 ALL FOUNDATIONS TO BE CONCRETE ON GRADE UNLESS NOTED OTHERWISE.  
 ALL FOUNDATIONS TO BE REINFORCED WITH #4 BARS AT 12" O.C.  
 ALL FOUNDATIONS TO BE FINISHED WITH FORMWORK TO MATCH ADJACENT WALLS.  
 ALL FOUNDATIONS TO BE PROTECTED FROM WEATHERING WITH A 2" MIN. THICKNESS OF POLYURETHANE FOAM INSULATION.

**WALL NOTES**  
 ALL WALLS TO BE CONCRETE ON GRADE UNLESS NOTED OTHERWISE.  
 ALL WALLS TO BE REINFORCED WITH #4 BARS AT 12" O.C.  
 ALL WALLS TO BE FINISHED WITH FORMWORK TO MATCH ADJACENT WALLS.  
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**GENERAL NOTES (continued)**  
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 ALL FINISHES TO BE AS SHOWN ON THE POOL FINISH SCHEDULE.  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

Prepared by: **José L. Tabares**  
 License No. 15,815  
 State of Florida  
 Date: **10/10/2024**

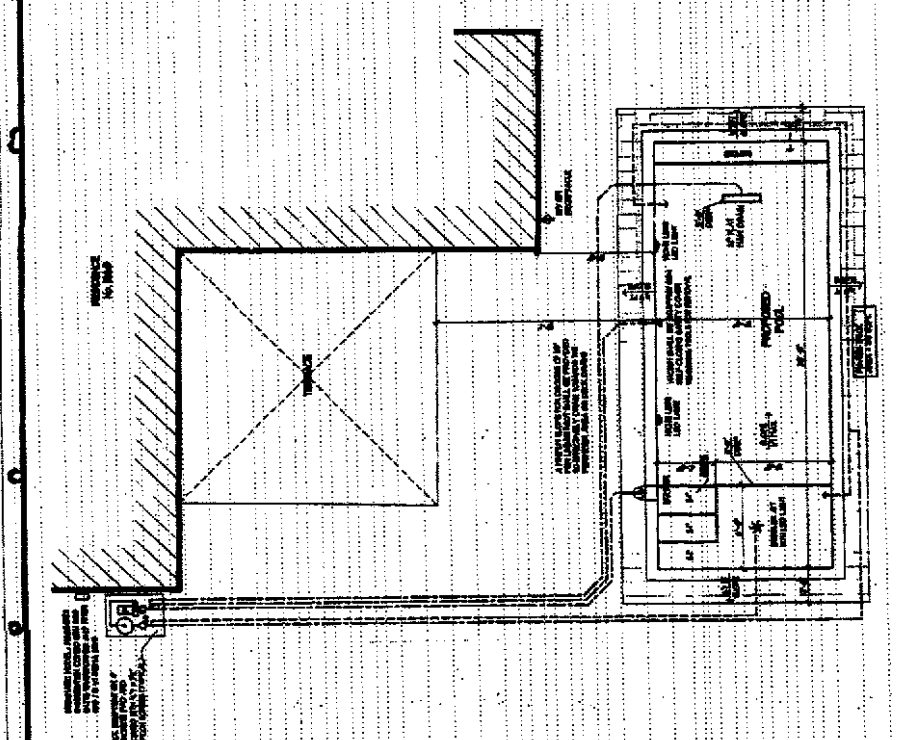
NO.	
REV.	
DATE	
BY	
CHECKED	
DATE	
BY	
DATE	
BY	

**Mr. Jorge L. Tabares**  
 PROPOSED POOL PLAN FOR  
 LOCKED AT  
 1000 W. 10th Street, Miami Beach, FL 33134

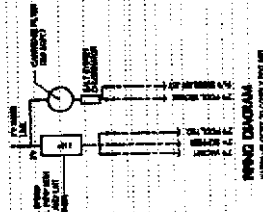


**Mr. Jorge L. Tabares**  
 PROPOSED POOL PLAN FOR  
 LOCKED AT  
 1000 W. 10th Street, Miami Beach, FL 33134

NO.	2
REV.	
DATE	
BY	
CHECKED	
DATE	
BY	
DATE	
BY	



**POOL PLAN** SCALE: 1/4" = 1'-0"



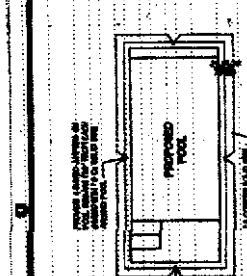
**PIPING DIAGRAM**  
 SCALE: 1/4" = 1'-0"

**POOL DATA & EQUIPMENT**

POOL TYPE	IN-GROUND
CAPACITY	10,000 GAL.
PERIMETER	100 FT.
AREA	1,000 SQ. FT.
DEPTH	4 FT.
EQUIPMENT	SEE PIPING DIAGRAM

**PLUMBING NOTES**

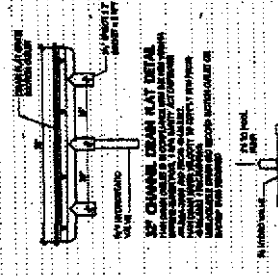
1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE AND THE NATIONAL PLUMBING CODE.
2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE AND THE NATIONAL MECHANICAL CODE.
3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
4. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND MARINE CODE AND THE NATIONAL FIRE AND MARINE CODE.
5. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE NATIONAL BUILDING CODE.
6. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE AND THE NATIONAL SAFETY CODE.



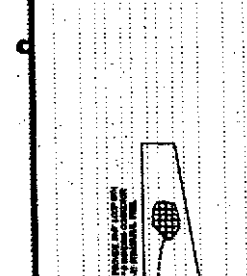
**POOL COPING AND BONDING DETAIL**  
 SCALE: 1/4" = 1'-0"

**ELECTRICAL NOTES**

1. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
2. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
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9. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
10. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.



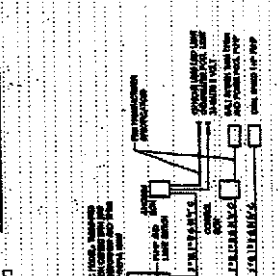
**CHANNEL DRAIN RAY DETAIL**  
**CONNECTION DETAIL**  
 SCALE: 1/4" = 1'-0"



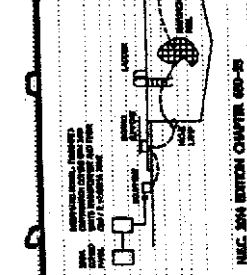
**IN-WATER LAMP DETAIL**  
 SCALE: 1/4" = 1'-0"

**ELECTRICAL DATA**

DESCRIPTION	AMPERES	VOLTS	WATTS
POOL LIGHTS	10	120	1200
POOL PUMP	15	240	3600
POOL HEATER	20	240	4800
POOL FILTER	10	240	2400
POOL BLOWER	10	240	2400
POOL DECK LIGHTS	10	120	1200
POOL BONDING	10	120	1200
POOL ELECTRICAL	10	120	1200
POOL TOTAL	100	120	12000



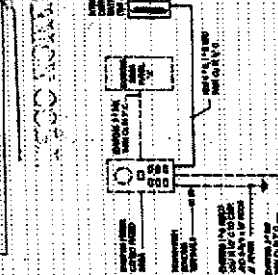
**ELECTRICAL Schematic**  
 SCALE: 1/4" = 1'-0"



**ELECTRICAL BONDING DETAIL**  
 SCALE: 1/4" = 1'-0"

**ELECTRICAL DATA**

DESCRIPTION	AMPERES	VOLTS	WATTS
POOL LIGHTS	10	120	1200
POOL PUMP	15	240	3600
POOL HEATER	20	240	4800
POOL FILTER	10	240	2400
POOL BLOWER	10	240	2400
POOL DECK LIGHTS	10	120	1200
POOL BONDING	10	120	1200
POOL ELECTRICAL	10	120	1200
POOL TOTAL	100	120	12000



**ELECTRICAL Schematic**  
 SCALE: 1/4" = 1'-0"

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Ron DeSantis**  
Governor

**Scott A. Rivkees, MD**  
State Surgeon General

**Vision:** To be the Healthiest State in the Nation

September 01, 2020

(Empire)  
15362 SW 36 Terrace  
Miami, FL 33185

RE: Contingency Letter  
Application Document No: AP1553614  
Centrax Permit Number: 13-SC-2140435  
OSTDS Number:  
1960 NE 180 St  
Miami, FL 33162

Lot:6                      Block:161                      Subdivision: Fulford By The Sea Sec K

Dear Applicant:

This will acknowledge receipt of an application dated 08/21/2020 for a permit to use an existing onsite sewage treatment and disposal system located on the above referenced property.

No Objection for a new pool.

From a review of your completed application, it has been determined that your existing system appears to meet the minimum standards of F.A.C. 64E-6 for the proposed use. It is approved for use with the plans submitted to this office. If this system should fail, causing an unsanitary condition to exist, steps must be taken to bring the system into compliance immediately. Department approval of the system does not guarantee satisfactory performance for any specific period of time. Any change in material facts which served as a basis for issuance of this approval requires the applicant to modify the permit application. Such modification may result in this approval being made null and void. Issuance of this approval does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If you have any questions on this matter, please call our office at (786) 315-2414.

Sincerely,

A handwritten signature in black ink that reads "Erick Perera".

Erick Perera, Environmental Specialist II

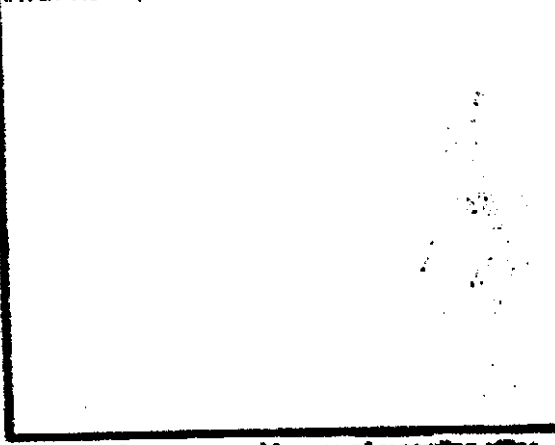
# NOTICE OF COMMENCEMENT

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

PERMIT NO. PM-2019 TAX FOLD NO. 07-2609-007-0500

STATE OF FLORIDA:  
COUNTY OF MIAMI-DADE:

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.



Space above reserved for use of recording office

1. Legal description of property and street address: 1960 NE 130 ST NORTH MIAMI BEACH FL 33162
2. Description of improvement: SWIMMING POOL
3. Owner(s) name and address: JORGE L TABAZZI 1960 NE 130 ST  
Interest in property: OWNER  
Name and address of fee simple titleholder: \_\_\_\_\_
4. Contractor's name, address and phone number: PL DEVELOPMENT & CONSTRUCTION 10540 SW 60 ST MIAMI FL 33173 786813042
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 designate the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(a), 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 RECORDED YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)'s Authorized Officer/Director/Partner/Manager  
Prepared By \_\_\_\_\_ Prepared By \_\_\_\_\_  
Print Name JORGE L TABAZZI Print Name \_\_\_\_\_  
Title/Office OWNER Title/Office \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
The foregoing instrument was acknowledged before me this 16 day of SEPTEMBER, 2020  
By JORGE L TABAZZI  
 Individually, or  as \_\_\_\_\_ for \_\_\_\_\_  
 Personally known, or  produced the following type of identification: MIAMI  
Signature of Notary Public: \_\_\_\_\_  
Print Name: LONICA GRAY  
(SEAL)

VERIFICATION PURSUANT TO SECTION 713.13, FLORIDA STATUTES  
Under penalty 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 above: \_\_\_\_\_





**orlando m. fortun**

**consulting engineers, p.a.**

7220 s.w. 39th terrace

miami, florida 33155

phone: 305-262-6225 fax: 305-262-2014

orlandofortun@bellsouth.net

September 22, 2020

JOB No. 20-016169

**CITY OF NORHT MIAMI BEACH  
BUILDING AND ZONING DEPT.**

**RE: POOL FOR Mr. Jorge L Tabares  
1960 NE 180th Street  
North Miami Beach, FL 33162**

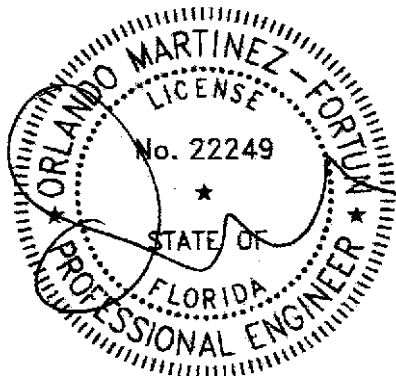
**Permit –POM20-19**

Dear Sirs:

This is to advise you that we visually inspected the soil conditions encountered in the bottom of the excavation of the pool, and found it to be composed of sand and rocks having the required bearing capacity of 2,000 P.S.F. established in our plans.

If you have any further questions, please do not hesitate to call on us at the following numbers: (305)-262-6225, Fax: (305)-262-2014 and/or via electronic mail (e-mail) at ORLANDOFORTUN@BELLSOUTH.NET.

Truly yours,



Orlando M. Fortun,

P.E. No.22249

Special Inspector No.369

OMF/ia/20-016169/pool soil



# THIS PERMIT CARD MUST BE DISPLAYED IN FRONT OF JOB

OWNER: JORGE L TABARES

CONTRACTOR: PR DEVELOPMENT & CONSTRUCTION INC.

PARCEL: 1960 NE 180 ST

Master Permit  
POM20-19

Date Issued:  
9/18/2020

Expiration Date:  
3/17/2021

Master Permit #:

# NORTH MIAMI BEACH Pool Permit

ADDITIONAL PERMITS ARE REQUIRED FOR BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, SIGNS, FENCES, LANDSCAPE, DRIVEWAY, ENGINEERING/ROW, ROOFING AND POOL

\* ALL SUBCONTRACTORS MUST BE LICENSED

\* NO INSPECTION WILL BE MADE UNLESS BUILDING CARD, APPROVED PLANS AND RECORDED NOTICE OF COMMENCEMENT (IF REQUIRED) ARE AVAILABLE ON THE JOB

THIS IS A PERMIT TO CONSTRUCT:

SWIMMING POOL

REMARKS: *Final ready self closing gate  
RA 11/16/20*

**\*\*INSPECTIONS MUST BE SIGNED OFF BEFORE REQUESTING NEXT INSPECTION\*\***

CALL 305-957-3530 FOR ALL REQUIRED INSPECTIONS OR  
ONLINE: [www.citynmb.com/inspections](http://www.citynmb.com/inspections)

**Inspection Checklist:**

Reqd?	Inspection Type	Date	Signature	Reqd?	Inspection Type	Date	Signature
<input type="checkbox"/>	Excavation			<input type="checkbox"/>	Equal Potential		
<input checked="" type="checkbox"/>	Steel	09/12/20	MA	<input type="checkbox"/>	Rough		
<input type="checkbox"/>	Shell Bonding			<input checked="" type="checkbox"/>	Final	11/19/20	RA
<input type="checkbox"/>	Main Drain			<input type="checkbox"/>	Pool Permit	11/19/20	RA
<input type="checkbox"/>	Final - Plumbing			<input type="checkbox"/>			
<input type="checkbox"/>	Final - Electrical			<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Fencing/safeguard		MA	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Final- Zoning		MA	<input type="checkbox"/>			

*Final Pool Gate*

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