



HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION



HISTORIC PRESERVATION BOARD

Submittal Date: 6/27/17 Property Address: 55 SE 7th Avenue

Historic District/Site: Manna Historic District

INSTRUCTIONS FOR COMPLETING AND FILING THE TAX EXEMPTION APPLICATION

Applications may be submitted to the Planning and Zoning Department at any time between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please submit application and all required materials at the same time. Incomplete applications will not be accepted. The Historic Preservation Board (HPB) will act on a tax exemption application at the next applicable meeting upon confirmation by the Historic Preservation Planner that the application is complete and satisfies the requirements of LDR Section 4.5.1(J) and is therefore eligible for review by the Historic Preservation Board. This review period takes approximately **sixty (60) days**. Please review page 8 for complete application processing information.

Tax Exemption Applications must be submitted within three months of Certificate of Occupancy (Final Inspection), and **no later than July 1st** to receive the exemption on the following year's taxes.

The application must be accompanied by the \$100.00 processing fee (make checks payable to the City of Delray Beach). Please print or type all of the required information and ensure that the application is complete and accurate. It is necessary that an owner, or an authorized agent, be present at the Board meeting when the application is reviewed. If a property owner wishes to designate a representative/agent, please execute the "Owner's Consent and Designation of Agency" form found in this application.

Pursuant to the City's Land Development Regulations' Section 2.4.6(J)(2)(b) no application for a COA will be accepted by the HPB unless it contains all required and pertinent information. A pre-application conference with a member of the Planning Staff is strongly recommended, and can be scheduled at your convenience.

All projects will be reviewed and evaluated for conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards for Rehabilitation are broadly worded to guide the improvement of all types of historic properties. The underlying concern expressed in the referenced Standards and Guidelines is the preservation of significant historic materials and features of a building or archaeological site in the process of restoration, rehabilitation or renovation. Evaluation is based on whether or not the overall project is consistent with the Standards and Guidelines. Proposed work that does not appear to be consistent with the Standards and Guidelines will be identified, and advice will be given to assist property owners, architects, or builders in bringing the project into conformance.

Notes:

1. A digital copy of all plan exhibits and application documentation provided on CD is required with the submittal of the application and each subsequent resubmittal. The digital copy must be in a PDF format and shall be prepared at a size of 8½" x 11" or 11"x 17", depending upon legibility.
2. Citizens that request a presentation before the Board or City Commission that is on a portable flash drive device must provide their media to the City Clerk's Office, no later than 12:00 pm one day prior to the meeting where they wish to present. The City laptops will not accept (won't even recognize) any jump drives inserted without prior IT scanning. There will be a zero tolerance policy on this. Applicants have the option to bring their own laptops for their presentation.

**CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT
PROPERTY TAX EXEMPTION APPLICATION**

Project Name/Address: 55 SE 7th Avenue

PART ONE - APPLICANT INFORMATION:

APPLICANT

Name: Michael Marco

Mailing Address: 1036 Breida Rd
Delray Beach, Fl. 33483

Telephone Number: 561-699-4385 E-Mail: michaellmarco@gmail.com

AGENT

Name: _____

Mailing Address: _____

Telephone Number: _____ E-Mail: _____

OWNER (if other than applicant)

Name: NGI, LLC

Mailing Address: 9858 Clint Moore Rd
C111-296

Boca Raton, Fl. 33483

Telephone Number: 561-699-4385 E-Mail: michaellmarco@gmail.com

Applicant is: Owner [☒] Lessee [☐] Other _____

PART TWO - PROPERTY INFORMATION:

Property Control Number: 12-43-46-16-34-000-0240

Legal Description (attach separate sheet if necessary): *Attached deed with legal description

Palm Square unrecorded lots 24 and 25 R/A part of block 125 PB1P3 IN OR2820P335

Zoning Designation: RM (Usage 0100 Single Family

Property is: ☒ in a Local Historic District ☒ in a National Register District

☒ Individually Listed on Local Register ☒ Individually Listed on National Register

Use of Property Prior to Improvements: Abandoned Single Family Home

Use of Property After to Improvements: Occupied Residential Single Family Home

Original Date of Construction: Original 1939, Rehabilitation August 2016

Dates of Previous Alterations: Unknown (post 1970's)

Has the building ever been moved or relocated? () Yes (☒) No

If so, when? _____ From Where? _____

Description of Physical Appearance Prior to Improvements:

Provide information about the major *exterior and interior* features of the building. Describe the building in its *existing condition* (before improvement) -- not as it was when first built (unless unchanged) or as it will be after improvement. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Finally, discuss the way in which the building relates to others in the district in terms of siting, scale, material, construction, and date of construction.

The subject property is a contributing single story single family residence built in the frame vernacular house style prevalent in the Marina Historic District from the mid 1920's into the 1940's. These houses are characterized by hip roofs, gable end facades, brick front porches with simple front porch columns, and brick chimneys. The existing brick porch and brick chimneys were restored. Windows were kept as close as possible to the original locations and have dimensional muntins and divided panes. The existing house had a prominent cupola which we restored and added reinforced steel structure. The existing floor plan of the 2 bedrooms and 2 baths on the south side of the house was retained. The north side of the existing house which contained the living room and kitchen was also retained and opened up by vaulting the ceilings. A new addition containing a bedroom and bathroom was added in the rear of the property and is connected to the house by a narrow gallery and breezeway. The existing siding was restored with the original profile, dimensions and mitered corners. The house was unoccupied and abandoned for an unknown number of years and was in extremely poor condition. A non-historic plywood carport extension was demolished prior to the main house being rehabilitated.

Statement of Significance:

Summarize how the building contributes to the significance of the district. This summary should relate to the significance of the district (including the district's period of significance) as identified in the National Register nomination or district designation documentation. Is it similar to other buildings in the district in scale, building materials, style, and period of construction? Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

Built in 1939 the house well represents the frame vernacular style and is a contributing resource listed in the attached United States Department of the Interior, National Park Service's report approving the Marina Historic District listing in the National Register of Historic Places, section 7 page 11. The restoration of historic single family homes in the Marina Historic District which were actually used by residents, is an essential part of maintaining the authentic character of the community. Our goal in the rehabilitation of this house has been to faithfully restore the original house and original architecture using as much of the original structure as possible, and adding new materials that closely match the original where necessary. JoAnne Peart, current Delray Beach resident, lived in the house in the 1950's and 1960's and provided valuable information and photos of the house.

PART THREE – PROJECT INFORMATION

Type of request:

- (✓) Exemption under 196.1997, F.S. (standard exemption)
() Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public)

Project Start Date: August, 2016 Project Completion Date: July 1, 2017
(Certificate of Occupancy Issued by Building Department)

Total Estimated Project Costs: \$1,713,918.05

Total Project Cost Attributed Solely to the Historic Structure: \$984,818.05

PART FOUR: APPLICATION REQUIREMENTS

Please provide one complete of all applicable items noted below.

- ✓ **Warranty Deed**
- ✓ **Survey** – Provide a copy of a survey from both before and after the improvements when the building footprint(s) has changed.
- ✓ **Site Plan, Exterior Elevations, Floor Plans** – As approved by the HPB.
- ✓ **Attachment Sheets** – When necessary. **(City of Delray Beach Historic Research file provided by Amy Alvarez, City of Delray Beach, Historic Preservation Planner. PB 14875 Marina Historic District report provided by Gabby McDonnell, the State of Florida, Division of Historical Resources.)*
- ✓ **Photographs (Labeled)** – Provide a before and after photo of each exterior elevation, all new construction, and all interior improvements. Each page should contain a before and after photo of the same item; provide a corresponding description of the photos and the improvements. Photographs are not returnable. Polaroid photographs are not acceptable. Such documentation is necessary for evaluation of the effect of the improvements on the historic structure. Where such documentation is not provided, review and evaluation cannot be completed. This shall result in a recommendation for denial of the request for exemption. NOTE: All features should be identified with the approximate date, a description, and impact of work on existing feature. All pages should include the property address.
- ✓ **Most Recent Tax Bill**
- ✓ **Applicable Fee, payable to the City of Delray Beach** - See cover sheet.
- ✓ **Executed Agent Authorization Form**

PART FIVE: APPLICATION REVIEW

For Historic Preservation Planner Use Only.

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- () Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
 - () Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
 - () Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
 - () Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.
-

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- () Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
 - () Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*
-

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- () Determines that the completed improvements to the property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.
- () Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

Signature _____

Typed or printed name _____

Title _____

PART SIX: OWNER ATTESTATION

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by the Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Michael Marco

Name

[Signature]

Signature

June 26, 2017

Date

Complete the following if signing for an organization or multiple owners:

Managing Member

Title

NBI, LLC

Organization name

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work as approved by the Historic Preservation Board. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work approved by the Historic Preservation Board. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application, I agree to allow access to the property by Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Michael Marco

Name

[Signature]

Signature

June 26, 2017

Date

Complete the following if signing for an organization or multiple owners:

Managing Member

Title

NBI, LLC

Organization name

PART SEVEN: OWNER'S CONSENT AND DESIGNATION OF AGENCY

(This form must be completed by **ALL** property owners)

I Michael Marco, the fee simple owner of the following described
(Owner's Name)

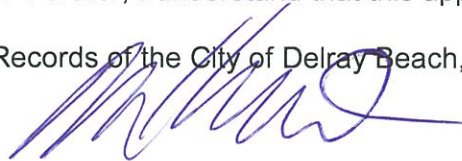
property (give legal description): Palm Square unrecorded lots 24 and 25
Known as part of Block 125 PB1P3 IN OR2820P335

hereby petition to the City of Delray Beach for approval of a Tax Exemption Application for the
property located at 55 SE 7th Ave and affirm that

Michael Marco is hereby designated
(Applicants/Agent's Name)

to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted
are true and accurate to the best of my knowledge. Further, I understand that this application,
attachments and fees become part of the Official Records of the City of Delray Beach, Florida,
and are not returnable.



(Owner's Signature)

The foregoing instrument was acknowledged before me this 27th, day of June,

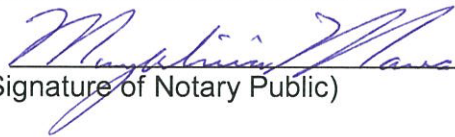
20 17 by Michael L. Marco, who is personally known to me or has produced

DL [REDACTED] FL (type of identification) as identification and who did take an oath.

Iss 01/13 Exp 02/21

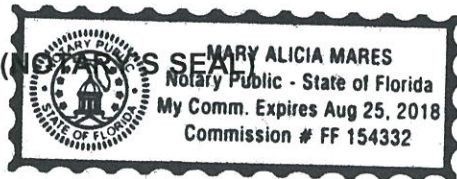
Mary Alicia Mares

(Printed Name of Notary Public)



(Signature of Notary Public)

Commission # FF 154332, My Commission Expires 08/25/2018.



PART EIGHT: TAX EXEMPTION APPLICATION REVIEW PROCESS

1. Upon HPB approval of the application, a **Resolution** will be reviewed at the next available City Commission meeting. This review is to authorize the exemption from the City's portion of property taxes.
2. Following approval of the Resolution, a **Property Tax Exemption Covenant** will be provided to the property owner for signature. This Covenant requires the owner(s) to maintain the improvements during the ten (10) year period that the exemption is granted. The Covenant must be **signed and notarized** by a Public Notary for all owners of record of the subject property. Upon signature by the Historic Preservation Planner, the Covenant must then be **recorded by the property owner** (at an additional charge) in the official records of Palm Beach County at:
The Palm Beach County Court House
Recording Department, Room 4.25
205 North Dixie Highway
P.O. Box 4177
West Palm Beach, Florida 33402
(561) 355-2991
3. **Two (2) copies** of the recorded Covenant must be delivered to the Historic Preservation Planner. One (1) of the Property Tax Exemption Covenant copies must be a **Certified Copy**.
4. Upon receiving the two (2) copies of the recorded Covenant, the Historic Preservation Planner will send copies of the following documents to the **Palm Beach County, Property Appraiser's Office, and the Palm Beach County, Planning, Zoning and Building Department, by OCTOBER 1st:**
 - a. HPB Staff Reports for the COA and Tax Exemption Application;
 - b. Certified copy of the recorded Property Tax Exemption Covenant to the Palm Beach County, Property Appraiser's Office;
 - c. Non-certified copy of the Covenant to the Palm Beach County, Planning, Zoning and Building Department;
 - d. Resolution of the City Commission approving the Completed Work Application.
6. Palm Beach County's Planning, Zoning and Building Department will forward this request for the exemption from the County's portion of the property taxes to the County Commission for their approval. The County staff may require additional information. The property owner will also have to enter into a covenant with the County. This covenant will also need to be recorded (additional charge).
7. This documentation will authorize the tax exemption for the Property Appraiser's Office from the City's and the County's portion of property taxes associated with the increased value of the historic property due to improvements.

*Please be aware that the **Palm Beach County, Property Appraiser's Office and the Palm Beach County, Planning, Zoning and Building Department** must have all documentation prior to or on **OCTOBER 1st** of the year preceding the year the tax exemption is to commence.*

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER:

Mian Group Mike Marco
55 SE 7th Avenue
Delray Beach, FL. 33483

PROJECT: 55 SE 7th Avenue

APPLICATION NO:

11

Distribution to:

☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:

GLM Builders, Inc.
80 NE 4th Ave Suite 13
Delray Beach, FL. 33483

PERIOD TO: 6.20.2017

PROJECT NO: 16-004

CONTRACT FOR: Renovation

CONTRACT DATE: 8.10.2016

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	571,724.00
2. Net change by Change Orders	\$	183,118.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	674,733.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	674,733.00
5. RETAINAGE:		
a. % of Completed Work (Column D + E on G703)	\$	
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	674,733.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	605,436.00
8. CURRENT PAYMENT DUE	\$	69,297.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: GLM Builders

By: Gary L Miller

Date: 06/22/2017

State of: Florida

Subscribed and sworn to before me this 22nd

County of: palm Beach West Palm Beach day of June 2017

Notary Public: Florida

My Commission expires: October 9, 2018

ARCHITECT'S CERTIFICATE FOR PAYMENT

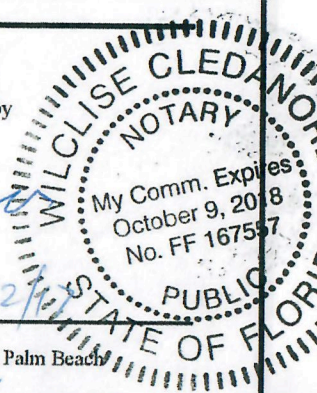
In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 69,297.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G703

PAGE

OF

PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 11
APPLICATION DATE: 6.20.2017
PERIOD TO: 6.20.2017
ARCHITECT'S PROJECT NO:

35

A	B	C			D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SAVINGS & OVERRUNS	CURRENT CONTRACT VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% PAID (G ÷ C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	Scope of Work									
01-100	Site Work, Curb Cut & Sewer Drain	\$5,235.00	\$4,595.00	\$9,830.00	\$980.00	\$8,850.00		\$9,830.00	100.00%	
01-101	Misc. Demolition	\$4,545.00	-\$2,485.00	\$2,060.00	\$2,060.00			\$2,060.00	100.00%	
01-102	Building Shell & Structural	\$119,000.00	\$20,508.00	\$139,508.00	\$139,508.00			\$139,508.00	100.00%	
01-103	Roofing	\$14,347.00	\$15,200.00	\$29,547.00	\$29,547.00			\$29,547.00	100.00%	
01-104	Siding, Exterior Trim, & Gutters	\$64,078.00	-\$13,864.00	\$50,214.00	\$45,066.00	\$5,148.00		\$50,214.00	100.00%	
01-105	Stucco	\$3,500.00	-\$293.00	\$3,207.00	\$3,207.00			\$3,207.00	100.00%	
01-106	Windows & Doors	\$47,152.00	\$4,721.00	\$51,873.00	\$51,873.00			\$51,873.00	100.00%	
01-107	Insulation	\$4,480.00	\$500.00	\$4,980.00	\$4,980.00			\$4,980.00	100.00%	
01-108	Interior Walls	\$26,571.00	\$1,340.00	\$27,911.00	\$27,526.00	\$385.00		\$27,911.00	100.00%	
01-109	Interior Doors & Trim	\$25,973.00	-\$7,132.00	\$18,841.00	\$16,547.00	\$2,294.00		\$18,841.00	100.00%	
01-110	Maser Bath	\$7,093.00	-\$2,313.00	\$4,780.00	\$4,235.00	\$545.00		\$4,780.00	100.00%	
01-111	Guest Bath	\$3,676.00	-\$996.00	\$2,680.00	\$2,440.00	\$240.00		\$2,680.00	100.00%	
01-112	Bonus Bath & Kitchen Backsplash	\$9,025.00	-\$3,600.00	\$5,425.00	\$3,440.00	\$1,985.00		\$5,425.00	100.00%	
01-113	Painting	\$14,947.00	\$3,293.00	\$18,240.00	\$14,340.00	\$3,900.00		\$18,240.00	100.00%	
01-114	Wood flooring	\$22,135.00	-\$2,435.00	\$19,700.00	\$19,700.00			\$19,700.00	100.00%	
01-115	Air Conditioning	\$18,500.00	\$4,700.00	\$23,200.00	\$22,200.00	\$1,000.00		\$23,200.00	100.00%	
01-116	Plumbing	\$21,640.00	\$2,839.00	\$24,479.00	\$24,479.00			\$24,479.00	100.00%	
01-117	Electrical	\$25,350.00	\$1,346.00	\$26,696.00	\$24,000.00	\$2,696.00		\$26,696.00	100.00%	
01-118	Gas Piping	\$3,907.00	\$1,150.00	\$5,057.00	\$3,981.00	\$1,076.00		\$5,057.00	100.00%	
01-119	Exterior Pavers & Decking	\$8,037.00	\$41,023.00	\$49,060.00	\$27,596.00	\$21,464.00		\$49,060.00	100.00%	
01-120	Irrigation	\$3,500.00	-\$305.00	\$3,195.00	\$2,350.00	\$845.00		\$3,195.00	100.00%	
01-121	Fencing	\$2,980.00	\$10,903.00	\$13,883.00	\$11,022.00	\$2,861.00		\$13,883.00	100.00%	
01-122	Chimney Work	\$3,000.00	-\$70.00	\$2,930.00	\$2,930.00			\$2,930.00	100.00%	
01-123	Misc. Labor & Construction Clean up	\$31,200.00	-\$1,631.00	\$29,569.00	\$23,762.00	\$5,807.00		\$29,569.00	100.00%	
01-124	Portable Toilet	\$680.00	\$794.00	\$1,474.00	\$1,361.00	\$113.00		\$1,474.00	100.00%	
01-125	Debris Removal	\$5,100.00	\$3,736.00	\$8,836.00	\$8,001.00	\$835.00		\$8,836.00	100.00%	
01-126	Final Clean Up	\$1,500.00	-\$1,415.00	\$85.00		\$85.00		\$85.00	100.00%	
	SUBTOTAL:	\$497,151.00	\$80,109.00	\$577,260.00	\$517,131.00	\$60,129.00		\$577,260.00	100.00%	
	Overhead & Profit	\$74,573.00	\$12,016.00	\$86,589.00	\$77,570.00	\$9,019.00		\$86,589.00	100.00%	
CO-1	Permit Fees		\$3,999.00	\$3,999.00	\$3,999.00			\$3,999.00	100.00%	
CO-1	National Rent A Fence		\$852.00	\$852.00	\$852.00			\$852.00	100.00%	
CO-1	Printing		\$92.00	\$92.00	\$92.00			\$92.00	100.00%	
CO-2	Revision & Printing		\$554.00	\$554.00	\$554.00			\$554.00	100.00%	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE

OF

PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 11
APPLICATION DATE: 6.20.2017
PERIOD TO: 6.20.2017

ARCHITECT'S PROJECT NO:

36

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	SAVINGS & OVERRUNS	CURRENT CONTRACT VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% PAID (G + C)	
CO-3	FPL		\$200.00	\$200.00	\$200.00			\$200.00	100.00%	
CO-3	Gyp Crete		\$4,103.00	\$4,103.00	\$4,103.00			\$4,103.00	100.00%	
CO-4	Revision & Printing		\$320.00	\$320.00	\$320.00			\$320.00	100.00%	
CO-5	National Rent A Fence		\$764.00	\$764.00	\$615.00	\$149.00		\$764.00	100.00%	
	GRAND TOTALS	\$571,724.00	\$183,118.00	\$674,733.00	\$605,436.00	\$69,297.00	\$0.00	\$674,733.00		\$0.00

Owner Supplied Costs as of June, 26 2017

ITEM NO.	DESCRIPTION	SCHEDULED VALUE	CODE:
02-100	Land Cost (split 50/50 with 53 SE 7th)	\$300,000.00	Mian Direct Payment
02-101	City National Mortgage interest through 8/17.	\$50,112.00	Mian Direct Payment
	Real Estate Tax 2017	\$12,834.00	Mian Direct Payment
02-103	Real Estate Tax 2016 paid 3/20/2017	\$12,834.00	Mian Direct Payment
02-104	Real Estate Tax 2015 paid 6/17/2016	\$13,651.00	Mian Direct Payment
	Real Estate Tax 2014 paid 3/30/2015 (credit at closing?)	\$10,641.00	Mian Direct Payment
	Insurance 2017	\$7,995.00	Mian Direct Payment
02-105	Insurance 2016	\$7,897.00	Mian Direct Payment
02-102	Cope Architect (Includes Engineer fees paid by Cope)	\$55,345.10	Mian Direct Payment
02-129	Engineering fees (Pennoni, Nutting, Doug Winter)	\$4,174.72	Mian Direct Payment
02-107	Legal fees (Levine, Sachs)	\$4,635.00	Mian Direct Payment
02-130	PM Surveys	\$1,725.00	Mian Direct Payment
02-106	Property Manager	\$6,000.00	Mian Direct Payment
02-123	Site Preparation and Landscaping	\$22,006.20	Mian Direct Payment
02-132	Utilities	\$2,501.00	Mian Direct Payment
	Maintenance and Repairs	\$1,270.29	Mian Direct Payment
02-131	Termite treatment	\$3,146.00	Mian Direct Payment
	City of Delray Beach Application Fees	\$1,437.86	Mian Direct Payment
	Sub Total Mian Direct Expenses	\$218,205.17	
02-124	Pugh Pool	\$39,235.28	Mian Direct Payment
02-134	Closets, Ceiling fans, Beams, Door	\$8,864.95	CDM Inv.
02-135	Showers & Tub	\$5,596.65	CDM Inv.
02-136	Tile (kitchen, bathroom)	\$11,427.58	CDM Inv.
02-108	Kitchen & Bathroom Cabinetry	\$40,913.68	CDM Inv.
02-109	Kitchen & Bathroom Counter-tops	\$15,700.49	CDM Inv.
02-114	Indoor/Outdoor Lighting Fixtures	\$6,181.82	CDM Inv.
02-116	Appliances	\$25,901.18	CDM Inv.
02-117	Rough Plumbing and All Plumbing Fixtures	\$11,134.42	CDM Inv.
02-120	Chimney, Fireplace, Fireplace Wall, Mailbox, Historic Plaque	\$8,666.43	CDM Inv.
	Security System (Ring)	\$1,175.91	Mian Direct Payment
	Supplies and Materials (Jones Lumber, Coastal Supply, Home Depot, Ace, Lowes)	\$6,205.04	Mian Direct Payment
	Sub Total CDM Expenses	\$181,003.43	
	Grand Total	\$699,208.60	

Final Owner Supplied Costs 55 SE 7TH Ave Delray Beach, FL

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
02-100	Land Cost	\$600,000.00
02-101	City National Mortgage interest through 8/17.	\$50,112.00
	Real Estate Tax 2017	\$12,834.00
02-103	Real Estate Tax 2016 paid 3/20/2017	\$12,834.00
02-104	Real Estate Tax 2015 paid 6/17/2016	\$13,651.00
	Real Estate Tax 2014 paid 3/30/2015 (credit at closing?)	\$10,641.00
	Insurance 2017	\$7,995.00
02-105	Insurance 2016	\$7,897.00
02-107	Legal fees (Levine, Sachs)	\$4,635.00
02-106	Property Manager	\$6,000.00
02-132	Utilities	\$2,501.00
	Sub Total Non Construction Costs	\$129,100.00
02-129	Engineering fees (Pennoni, Nutting, Doug Winter)	\$4,174.72
02-102	Cope Architect (Includes Engineer fees paid by Cope)	\$55,345.10
02-130	PM Surveys	\$1,725.00
02-123	Site Preparation and Landscaping	\$22,006.20
	Maintenance and Repairs	\$1,270.29
02-131	Termite treatment	\$3,146.00
	City of Delray Beach Application Fees	\$1,437.86
	City of Delray Beach Permit Fees	\$11,000.00
02-124	Pugh Pool	\$39,235.28
02-134	Closets, Ceiling fans, Beams, Door	\$8,864.95
02-135	Showers & Tub	\$5,596.65
02-136	Tile (kitchen, bathroom)	\$11,427.58
02-108	Kitchen & Bathroom Cabinetry	\$40,913.68
02-109	Kitchen & Bathroom Counter-tops	\$15,700.49
02-114	Indoor/Outdoor Lighting Fixtures	\$6,181.82
02-116	Appliances	\$25,901.18
02-117	Rough Plumbing and All Plumbing Fixtures	\$11,134.42
02-120	Chimney, Fireplace, Fireplace Wall, Mailbox, Historic Plaque	\$8,666.43
	Security System (Ring)	\$1,175.91
	Supplies and Materials (Jones Lumber, Coastal Supply, Home Depot, Ace, Lowes)	\$6,205.04
	Sub Total Owner Supplied Construction Costs	\$281,108.60
	Sub Total GLM Builders, General Contractor Costs	\$703,709.45
	Total Construction Costs	\$984,818.05
	Grand Total Construction and Non-Construction Costs	\$1,713,918.05

ALMANISA LLC**Property Detail**

Location Address 53 SE 7TH AVE → Vacant Lot
Municipality DELRAY BEACH
Parcel Control Number 12-43-46-16-34-000-0220 → original PCN
Subdivision PALM SQUARE UNREC ON AM 89
Official Records Book 28201
Page 335
Sale Date MAR-2016
Legal Description PALM SQUARE UNREC LTS 22 & 23 K/A PT OF BLK 125
PB1P3 IN OR28201P335

**Owner Information**

Owners ALMANISA LLC
Mailing Address 9858 N CLINT MOORE RD STE 111 BOCA RATON FL
33496 1044

[↻ Sales History](#)**Exemption Information**

No Exemption Information Available.

Property Information

Number of Units 0
* Total Square Feet 0
Acres 0.1147
Use Code 0000-VACANT
Zoning RM -(Medium Density Residential 12-DELRAY

BEACH

* May indicate living area in residential properties.

Appraisals

Tax Year	2017 (Preliminary)
Improvement Value	\$0
Land Value	\$277,830
Total Market Value	\$277,830

Tax Year	2016
Improvement Value	\$58,628
Land Value	\$544,635
Total Market Value	\$603,263

Tax Year	2015
Improvement Value	\$60,823
Land Value	\$477,750
Total Market Value	\$538,573

Assessed and Taxable Values

Tax Year	2017 (Preliminary)
Assessed Value	\$277,830
Exemption Amount	\$0
Taxable Value	\$277,830

Tax Year	2016
Assessed Value	\$592,430
Exemption Amount	\$0
Taxable Value	\$592,430

Tax Year	2015
Assessed Value	\$538,573
Exemption Amount	\$0
Taxable Value	\$538,573

Taxes

Tax Year	2017 (Preliminary)
Ad Valorem	\$5,727
Non Ad Valorem	\$238
Total Tax	\$5,965

Tax Calculator

Tax Year	2016
Ad Valorem	\$12,601
Non Ad Valorem	\$234
Total Tax	\$12,835

Tax Year	2015
Ad Valorem	\$11,781
Non Ad Valorem	\$234
Total Tax	\$12,015

[Home \(/PapaMobile/Srch/Home\)](#) | [Contact Us \(/PapaMobile/Srch/Contact\)](#) | [Desktop Site \(http://www.pbcgov.org/papa?showDesktop=true\)](#)

2017 Palm Beach County Property Appraiser.

NGI LLC

Property Detail

Location Address 55 SE 7TH AVE → *Historic house*
Municipality DELRAY BEACH
Parcel Control Number 12-43-46-16-34-000-0240 → *new PCN*
Subdivision PALM SQUARE UNREC ON AM 89
Official Records Book 28201
Page 337
Sale Date MAR-2016
Legal Description PALM SQUARE UNREC LTS 24 & 25 K/A PT OF BLK 125
PB1P3 IN OR28201P335



Owner Information

Owners NGI LLC
Mailing Address 9858 N CLINT MOORE RD STE 111 BOCA RATON FL
33496 1044

[↶ Sales History](#)

Exemption Information

No Exemption Information Available.

Property Information

Number of Units 1
* Total Square Feet 2714
Acres 0.1147
Use Code 0100-SINGLE FAMILY
Zoning RM -(Medium Density Residential 12-DELRAY

BEACH

* May indicate living area in residential properties.

Appraisals

Tax Year	2017 (Preliminary)
Improvement Value	\$55,712
Land Value	\$277,830
Total Market Value	\$333,542

Tax Year	2016
Improvement Value	\$0
Land Value	\$0
Total Market Value	\$0

Tax Year	2015
Improvement Value	\$0
Land Value	\$0
Total Market Value	\$0

Assessed and Taxable Values

Tax Year	2017 (Preliminary)
Assessed Value	\$333,542
Exemption Amount	\$0
Taxable Value	\$333,542

Tax Year	2016
Assessed Value	\$0
Exemption Amount	\$0
Taxable Value	\$0

Tax Year	2015
Assessed Value	\$0
Exemption Amount	\$0
Taxable Value	\$0

Taxes

Tax Year	2017 (Preliminary)
Ad Valorem	\$6,875
Non Ad Valorem	\$238
Total Tax	\$7,113

Tax Calculator

Tax Year	2016
Ad Valorem	\$0
Non Ad Valorem	\$0
Total Tax	\$0

Tax Year	2015
Ad Valorem	\$0
Non Ad Valorem	\$0
Total Tax	\$0

[Home \(/PapaMobile/Srch/Home\)](#) | [Contact Us \(/PapaMobile/Srch/Contact\)](#) | [Desktop Site \(http://www.pbcgov.org/papa?showDesktop=true\)](#)

2017 Palm Beach County Property Appraiser.

City of Delray Beach Florida
100 NW 1ST AVE
DELRAY BEACH FL 33444

CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION

Application Number. . . . 16-00161862 000 000
CO Issue Date 8/08/17
Parcel Number 12 43 46 16 34 000 0220
Property Address 55 SE 7TH AVE
Subdivision Name DELRAY BEACH FL 33483
Legal Description PALM SQUARE UNRECORDED
Property Zoning PALM SQUARE UNREC
Owner LTS 22 TO 25 INC IN OR437P261
Contractor MEDIUM DENSITY RESIDENT
Description of Work MIAN GROUP LIMITED PARTNERSHIP
Valuation 9858 N CLINT MOORE RD STE 111
Construction Type BOCA RATON FL 33496
Occupancy Type GLM BUILDERS INC
Flood Zone ADDITION - SINGLE FAMILY
Building Code Edition \$ 674,733
FBC/SBC: 1994,1997,2001,2004,2007,2010,2014

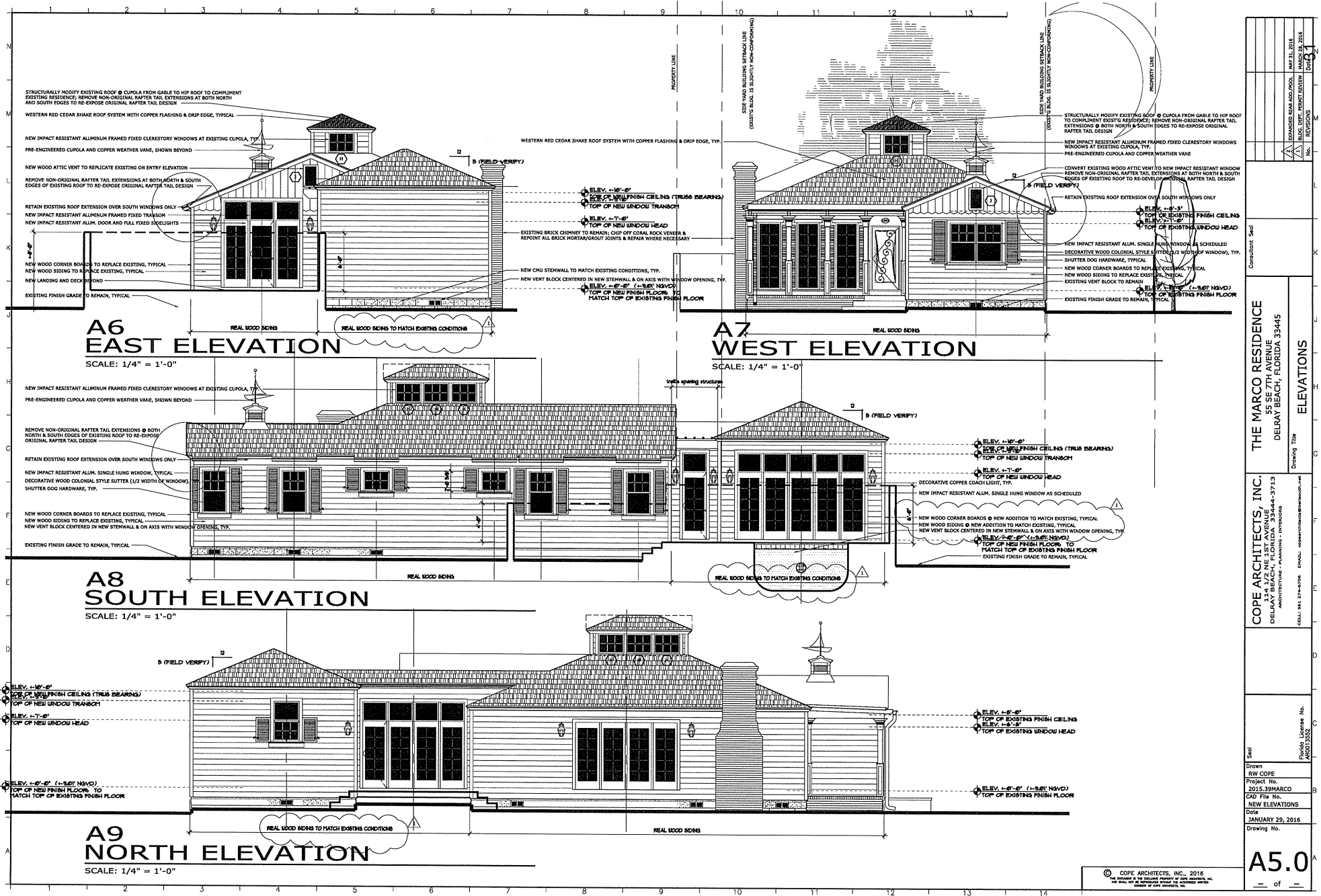
NOTES:

CONSTRUCT ADDITION TO SINGLE FAMILY:
BONUS ROOM AND RENOVATION TO MASTER,
GUEST AND BONUS BATH.
FLOOD ZONE: X
FFE: EXIST'G
CODE VER: FBC 2014
THE CITY OF DELRAY BEACH ENCOURAGES THE
USE OF ENERGY STAR PRODUCTS.

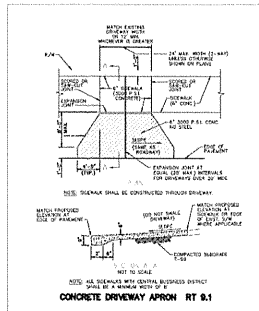
Building Official Steve Tobias,

VOID UNLESS SIGNED BY BUILDING OFFICIAL OR DESIGNEE

The described portion of the structure has been inspected for compliance with the requirements of the code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.



Consultant Seal No. REVISIONS		Drawing Title ELEVATIONS	
Cope Architects, Inc. 114 1/2 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS PHONE 561.374.6706 EMAIL copearchitects@comcast.net		Project License No. 2015.39MARCO CAD File No. NEW ELEVATIONS Date JANUARY 29, 2016 Drawing No.	
Drawn RW COPE Project No. 2015.39MARCO CAD File No. NEW ELEVATIONS Date JANUARY 29, 2016 Drawing No.		A5.0 of	



CITY OF DELRAY BEACH: CONC. DRIVE 'APRON' DETAIL RT9.1
NOT TO SCALE

PROJECT DATA (SOUTH LOT):

PROPOSED TOTAL GROUND FLOOR AREA	167,000 SQ. FT. ± 31.4% OF SITE
PARKING & PAVED AREAS	78,000 SQ. FT. ± 14.8% OF SITE
OPEN LANDSCAPED SPACE	22,000 SQ. FT. ± 4.2% OF SITE
WATER BODIES (POD...)	16,000 SQ. FT. ± 3.1% OF SITE
TOTAL	5,000,000 SQ. FT. 100% OF SITE

PARKING DATA:

	REQUIRED	PROVIDED
RM - MULTI-FAMILY RESIDENTIAL	TWO (2) PER HOUSE-OLD ONE (1) GUEST (1) PER HOUSE-OLD THREE (3)	TWO (2) ONE (1) THREE (3)

LEGAL DESCRIPTION:

AS PROVIDED BY THE OWNER

SITE DATA: (APPROX. 5,000,000 SQ. FT. OR ± 0.115 ACRES)

ZONED: RM (MULTI FAMILY RESIDENTIAL DISTRICT)
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

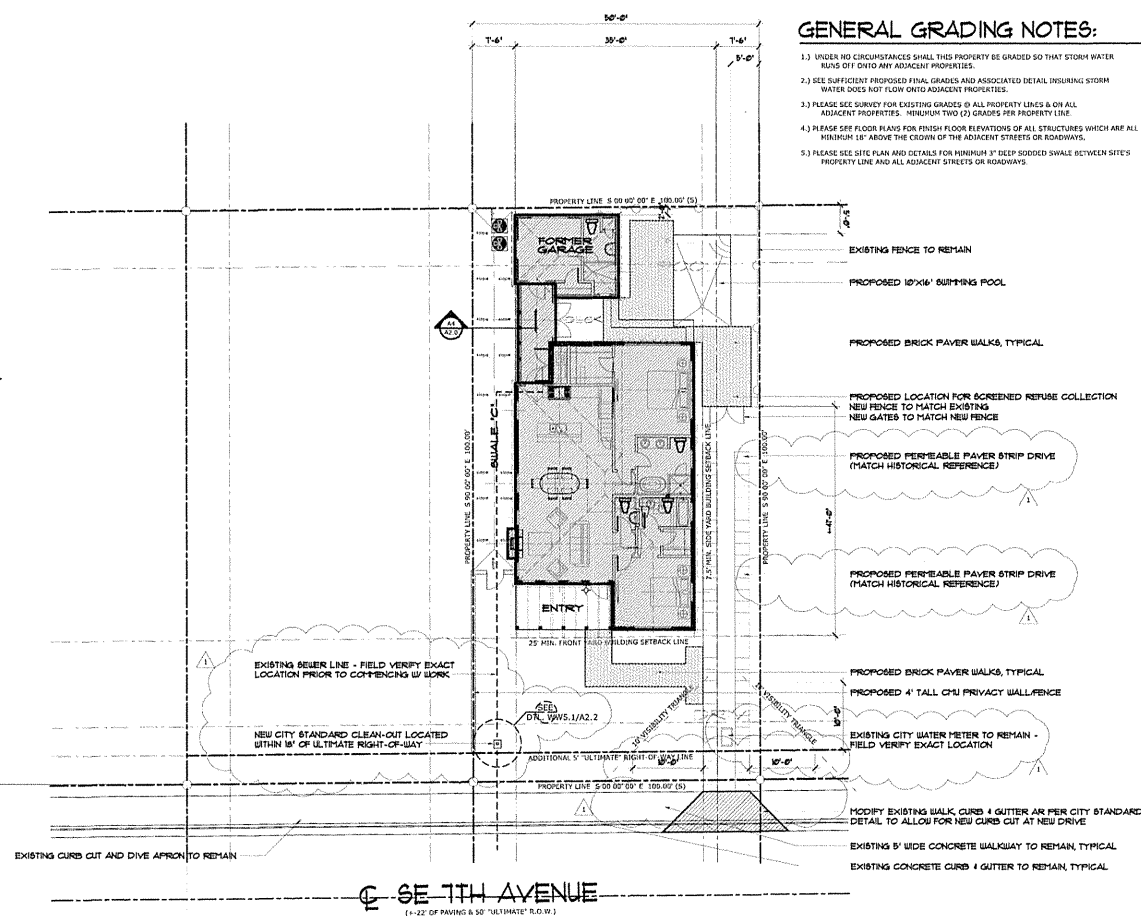
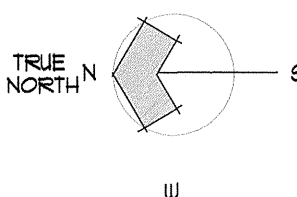
DRAINAGE CALCULATIONS (SOUTH LOT):

TOTAL SITE AREA: 5,000,000 SQ. FT.
PERVIOUS AREA: 250,000 SQ. FT. OR 5.0%
IMPERVIOUS AREA: 2,500,000 SQ. FT. OR 43.6%
STORAGE REQUIREMENT = 18" INCH OF RAINFALL
VOLUME OF STORAGE REQUIRED = $C \times I \times A$
WHERE C = (% IMPERVIOUS X 0.8) + (% PERVIOUS X 0.5)
 $C = (0.854 \times 0.8) + (0.146 \times 0.5) = 0.6901$
I = RAINFALL INTENSITY = 1.25 INCH X 0.0833
A = AREA = 5,000,000 SQ. FT.
THEREFORE, REQUIRED VOLUME = $0.6901 \times 0.0833 \times 5,000,000 = 287,000 \text{ CUBIC FEET}$
THE PROPOSED 6' D. X 1'-6" W. X 62'-6" L. SWALE 'C' ALONG THE NORTH PROPERTY LINE SHALL RETAIN APPROX. 124,430 CUBIC FEET OF WATER.

THEREFORE, VOLUME PROVIDED = 124,430 CUBIC FEET

SYMBOLS LEGEND:

- EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
- PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SLOTTED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

A4: SWALE SECTION 'C'

NOT TO SCALE

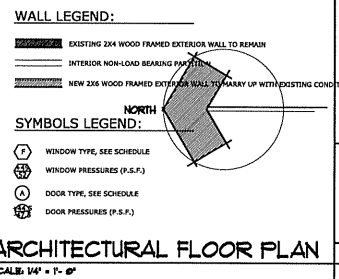
THE MARCO RESIDENCE(S)
55 SE 7TH AVENUE
DELRAY BEACH, FLORIDA 33483

COPE ARCHITECTS, INC.
114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33483-3713
ARCHITECTURE, PLANNING, INTERIORS

Drawn
RW COPE
Project No.
2015-39MARCO
CAD File No.
SITEPLAN
Date
JANUARY 29, 2016
Drawing No.

A2.0

© COPE ARCHITECTS, INC., 2016
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM COPE ARCHITECTS, INC.



RE-DESIGNED RESIDENCE FLOOR AREA:

LIVING AREA (UNDER AIR) :	+ 1,730 SQ. FT.
NEW TRELLISED AREA:	+ 90 SQ. FT.
COVERED AREA:	+ 134 SQ. FT. (EXISTING ENTRY PORCH)
GRAND TOTAL AREA :	+ 1,954 SQ. FT.

© COPE ARCHITECTS, INC., 2016
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC.
AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN
CONSENT OF COPE ARCHITECTS, INC.

A	of	A4.0	Drawing No.	DATE September 20, 2016	CAD File No. 2015.39MARCO	GDS File No. SOLD FLOOR PLAN	Project No. 2015.39MARCO	Drawn RW COPE	Seal	COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DEERBARK, FLORIDA 33713 ARCHITECTURE, PLANNING, INTERIORS	THE MARCO RESIDENCE 55 SE 7TH AVENUE DELRAY BEACH, FLORIDA 33483	Consistent	Seal	A INDIC. PLAN ADJUSTMENTS A SEAWAY ADJUSTMENTS A GROUND INITIATED REVISIONS A RELOC. CURB, CROBT. REVIEW A REVISIONS	A INDIC. PLAN ADJUSTMENTS A SEAWAY ADJUSTMENTS A GROUND INITIATED REVISIONS A RELOC. CURB, CROBT. REVIEW A REVISIONS	SEPT. 22, 2016 AUG. 19, 2016 MAY 24, 2016 MAY 24, 2016 MAY 24, 2016 MAY 24, 2016

A4.0^A



55 SE 7th Avenue-Final West Exterior-June 2017



55 SE 7th Avenue-Final Trim-May 2017



**55 SE 7th Avenue-Final North Exterior-
June 2017**



**55 SE 7th Avenue-Restored Chimney-
January 2017**



**55 SE 7th Avenue-Final North Exterior-
June 2017**



55 SE 7th Avenue- Final South Exterior-June 2017-
Note Siding with Mitered Corners



55 SE 7th Avenue-Final Addition-June 2017



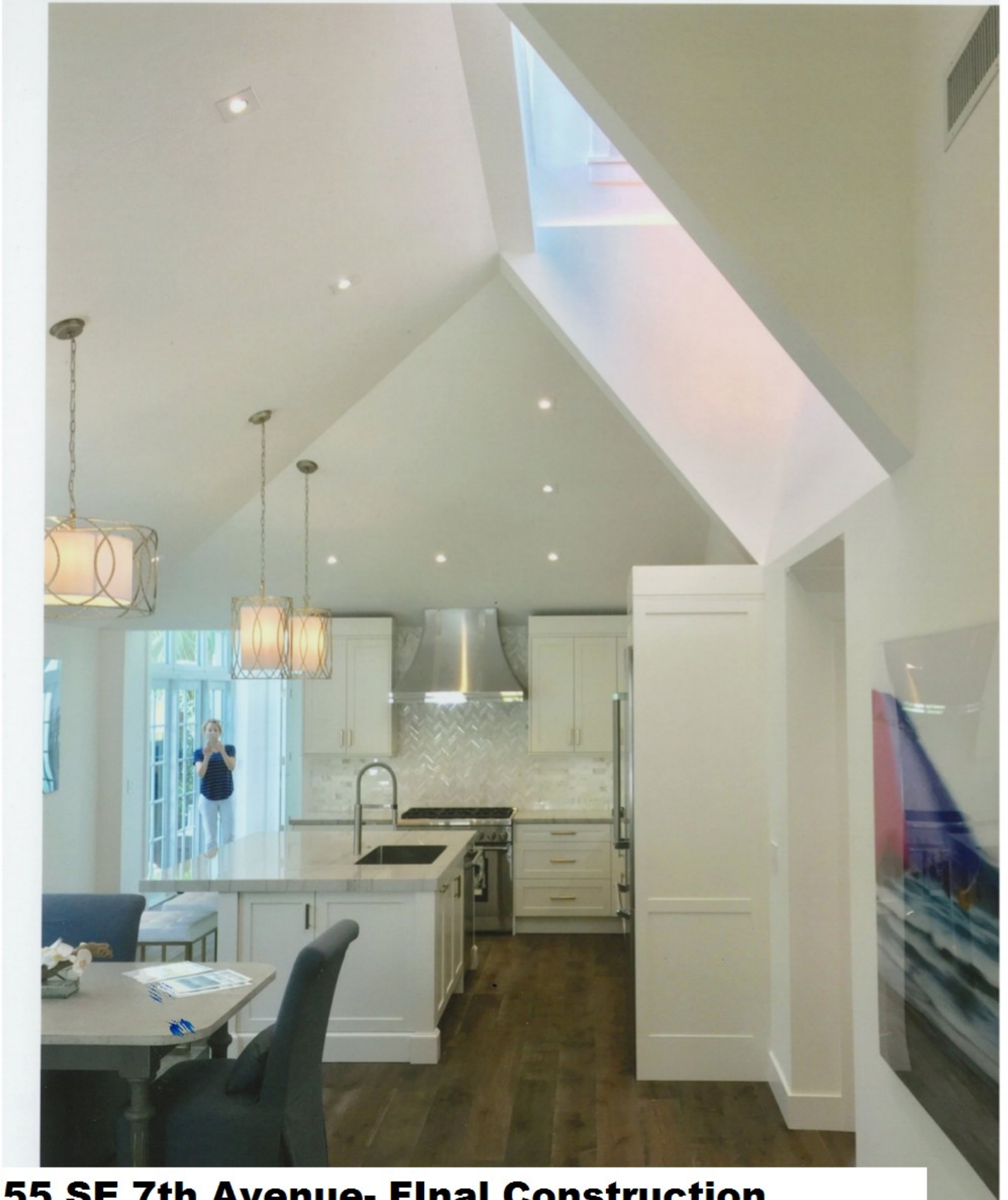
55 SE 7th Avenue-Final Addition-June 2017



55 SE 7th Avenue- Final Fireplace- June 2017



55 SE 7th Avenue- Final North Interior Wall- June 2017



55 SE 7th Avenue- Final Construction

- June 2017

Note New dining room, kitchen, and cupola



55 SE 7th Avenue- Final Interior Kitchen- June 2017



55 SE 7th Avenue- Final Interior Kitchen- June 2017



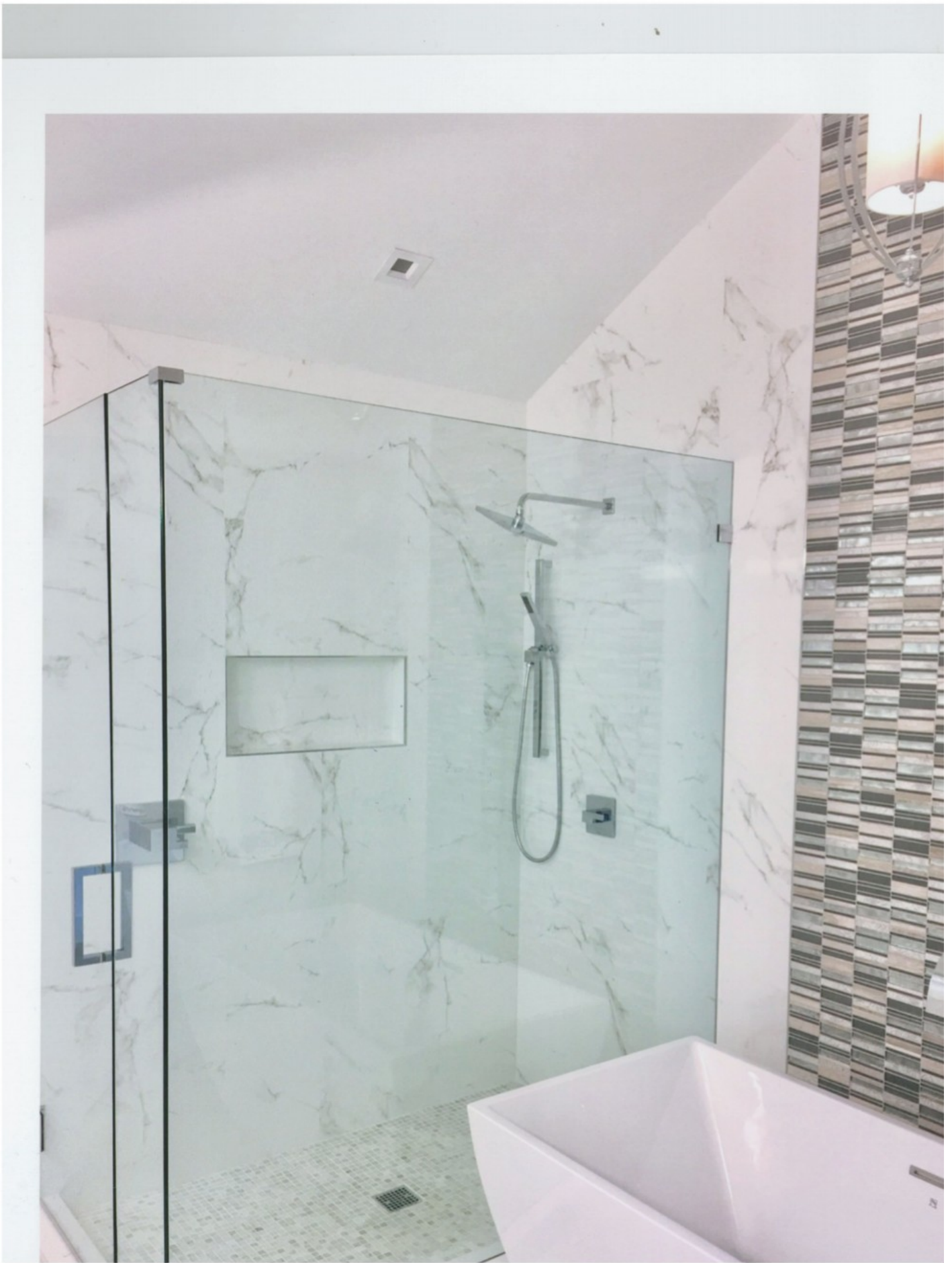
55 SE 7th Avenue- Final Interior- June 2017
Note New open Cupola



55 SE 7th Avenue- Final Master Bedroom- June 2017



55 SE 7th Avenue- Final Guest Bedroom- June 2017



55 SE 7th Avenue- Final Master Bathroom- June 2017

THIS PROPERTY RECOGNIZED BY
CITY OF DELRAY BEACH

1939

REGISTER OF HISTORIC PLACES
DELRAY BEACH PRESERVATION TRUST





55 SE 7th Avenue-Original West Exterior-July, 2014



55 SE 7th Avenue-West Exterior-August 2014
Post demo of carport and reveal of original brick porch



55 SE 7th Avenue- West Exterior-September 2014
Post demo of carport and reveal of original brick porch



55 SE 7th Avenue-Original Trim Detail-August 2014



55 SE 7th Avenue- North Exterior-September 2014
Post demo of non-historic carport :



55 SE 7th Avenue- North Exterior Initial Construction August, 2016
Post demo of non historic carport start of construction



**55 SE 7th Avenue-North Side original Dade County Pine floor joists
revealed and retained September 2016**



55 SE 7th Avenue- South side original Dade County Pine floor joists revealed and retained September 2016



**55 SE 7th Avenue-North/East Exterior-
Post demo of non-historic carport September 2014**



55 SE 7th Avenue-Original East Exterior-August 2014



**55 SE 7th Avenue-Initial construction of addition foundation
September 2016**



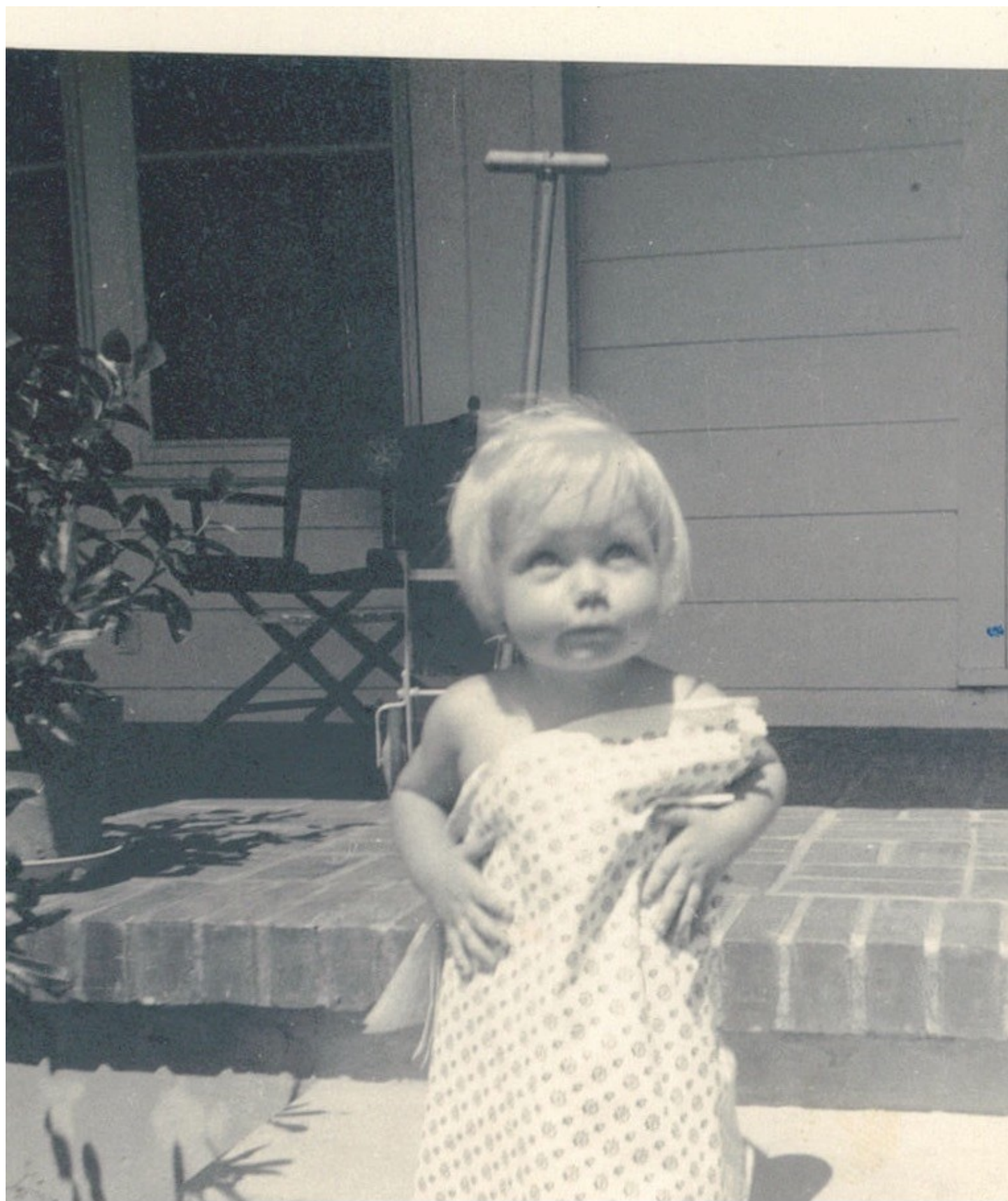
55 SE 7th Avenue-Original South Exterior-August 2014



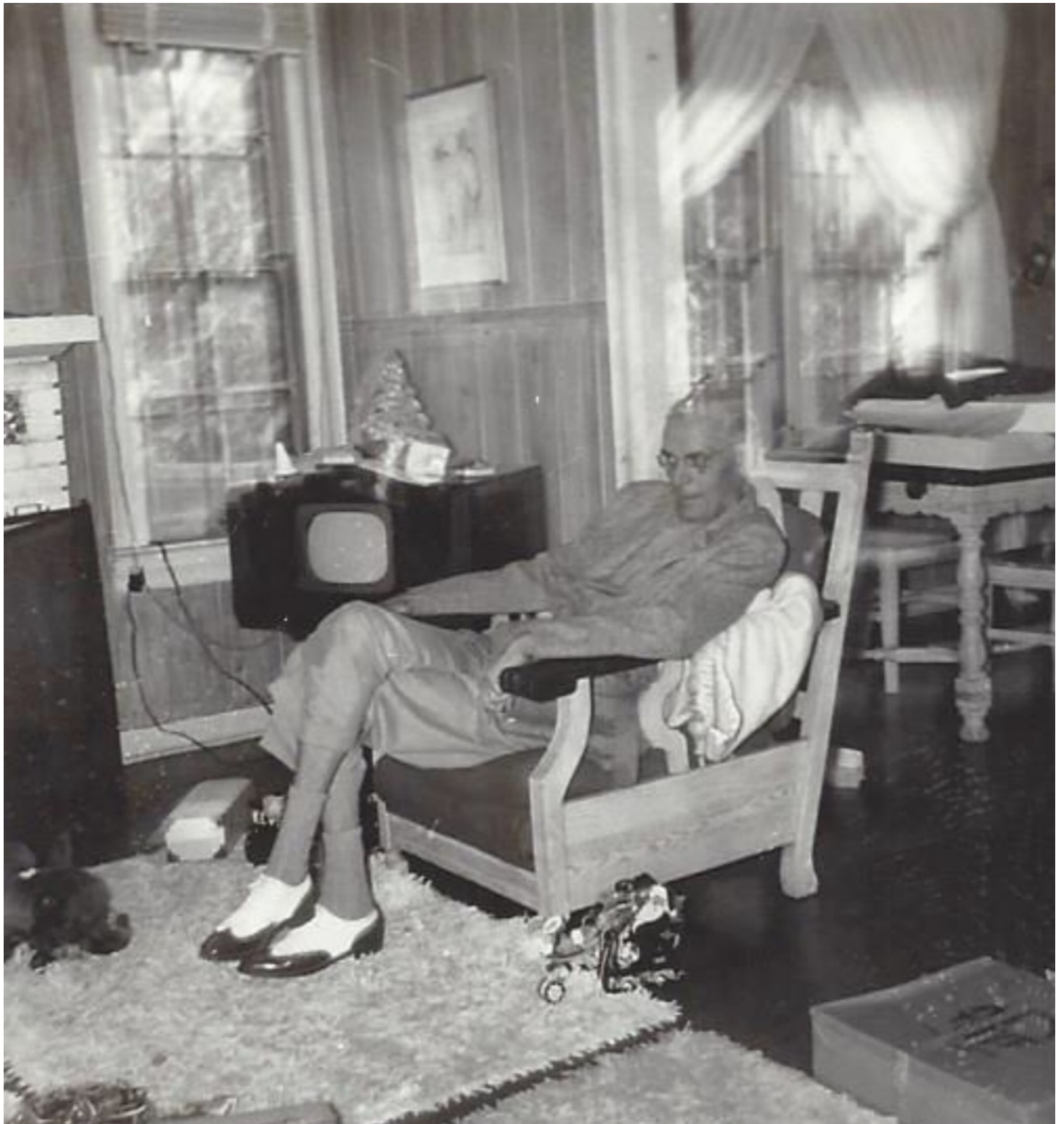
55 SE 7th Avenue-South Side original Dade County Pine floor joists revealed and retained September 2016



55 SE 7th Avenue-JoAnne Peart 1950's
Note: Mitered corner siding and
driveway strips



55 SE 7th Avenue- JoAnne Peart on original brick porch- 1950's Note original brick porch



**55 SE 7th Avenue- Original Tall Narrow Windows with Divided Lites-
1950's Note Tall narrow windows with divided panes**



55 SE 7th Avenue-Pre Construction Interior-August 2016



55 SE 7th Avenue- Reframe Original Fireplace November 2016
Note New structural beam



**55 SE 7th Avenue- North Interior Wall- November 2016-
Note Steel beam structure**



**55 SE 7th Avenue- Pre construction East Interior Wall-
August 2016-**



**55 SE 7th Avenue- Interior North Wall- September 2016-
Note Original Dade County Pine Floor Joists**



**55 SE 7th Avenue- Restoration of original Dade County
September 2016 Pine floor joists and concrete
footing**



**55 SE 7th Avenue- New Steel Structure for Cupola-
September 2016**



**55 SE 7th Avenue- New Steel Structure and Interior framing-
December 2016**



**55 SE 7th Avenue- New interior framing, Master Bedroom-
August 2016**



55 SE 7th Avenue- New Interior Framing- December 2016



55 SE 7th Avenue- New interior framing- December 2016
Note Structural Collar Ties



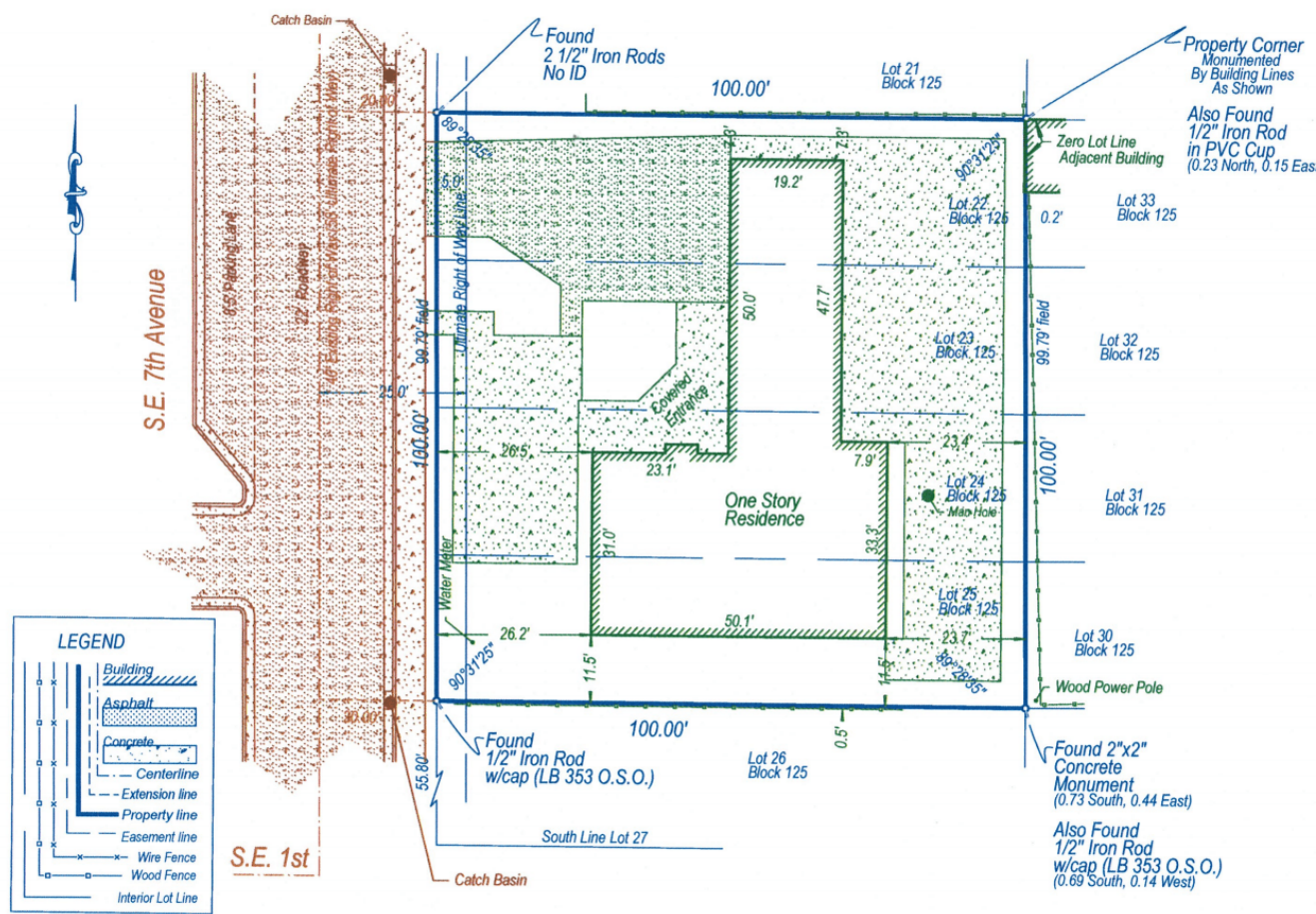
55 SE 7th Avenue- Initial Interior Construction- October 2016
South Side Bedrooms



**55 SE 7th Avenue- New Interior Framing, Guest Bedroom-
December 2016**



**55 SE 7th Avenue- New interior plumbing and insulation-
January 2016**



PROPERTY ADDRESS:
55 SE 7TH AVENUE
DELRAY BEACH, FL 33483

FLOOD ZONE: "X"
Panel No: 125102 0004 D
Date: JANUARY 5, 1989

CERTIFIED TO:
1. MIAN GROUP LIMITED PARTNERSHIP
2. JEFFREY A. LEVINE, P.A.
3. SIMON & SIGALOS, LLP
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
A PART OF BLOCK 125, DELRAY BEACH (FORMERLY THE TOWNSITE OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 125, SAID POINT BEING ON THE SOUTH LINE OF ATLANTIC AVENUE RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID AND THE EAST LINE OF BAY STREET A DISTANCE OF 463.6 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF SAID BLOCK 125, A DISTANCE OF 100 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 125; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID BLOCK A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AS LOTS 22, 23, 24, AND 25 OF THE UNRECORDED PLAT OF PALM SQ.

Boundary Survey

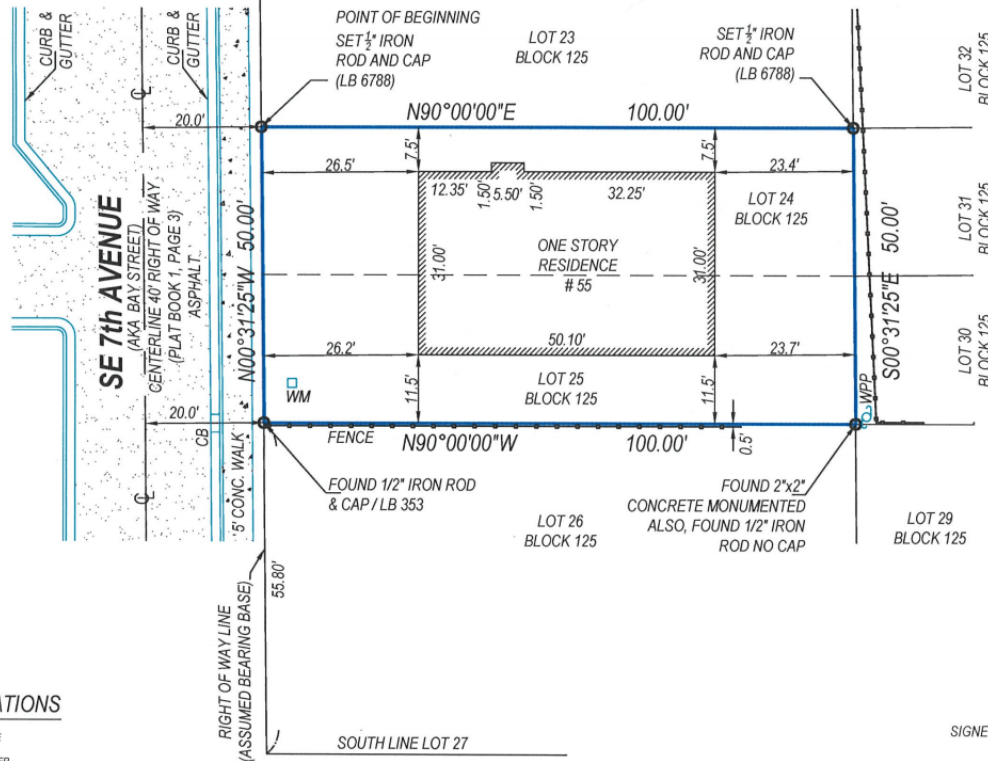
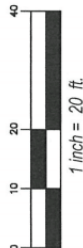
S10070297	Update Survey	JPM	MDL	5-14-14
S10070297	Update Survey	PH	MDL	10-25-11
	Mortgage Survey	JPM	MDL	7-29-10
Job#	Purpose	Field	Drafter	Date



45.
West Palm Beach, FL. 33415
(561) 478-7764 Fax 478-1094



GRAPHIC SCALE



ABBREVIATIONS

CL CENTERLINE
CONC CONCRETE
WM WATER METER
WPP WOOD POWER POLE
CB CATCH BASIN

PROPERTY ADDRESS:
55 SE 7TH AVENUE
DELRAY BEACH, FL 33483

FLOOD ZONE: 7C
Panel No: 125102 0004 D
Date: JANUARY 5, 1989

CERTIFIED TO:

1. MIAN GROUP LIMITED PARTNERSHIP

LEGAL DESCRIPTION:

A PART OF BLOCK 125, DELRAY BEACH (FORMERLY THE TOWNSITE OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 125, SAID POINT BEING ON THE SOUTH LINE OF ATLANTIC AVENUE RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 125 AND THE EAST LINE OF BAY STREET A DISTANCE OF 513.6 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF SAID BLOCK 125, A DISTANCE OF 50 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 125; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID BLOCK 125 A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; ALSO FORMERLY KNOWN AS LOTS 24, AND 25 OF THE UNRECORDED PLAT OF PALM SQUARE.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY this survey meets Standards of Practice pursuant to Florida Statutes.
2. The survey map and report and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Underground or obscured improvements were not located.
4. Dimensions are record and field unless otherwise noted.
5. Stated dimensions take precedence over scaled dimensions.
6. This firm's Certificate of Authorization Number is LB 6788.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
8. Survey subject to reservations, restrictions, easements and rights-of-way of record. (Unless a Title Review, Commitment Review, or Ownership and Encumbrance Review is present on the face of this document, this survey has been completed in the absence of a title insurance policy).
9. Location map is gleaned from online mapping sites and is only approximate.



S10070297	REV LEGAL PER COMMENTS	WG	03-17-16
	SEPARATED LOTS	CD	03-11-16
	BOUNDARY SURVEY	JPM	03-02-16
JOB#	PURPOSE	FIELD	DRAFT
			DATE

BOUNDARY SURVEY



PM SURVEYING

LICENSED BUSINESS No. 6788

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094

Please visit us on the web @ www.pmsurveying.net





PROPERTY ADDRESS:
55 SE 7TH AVENUE
DELRAY BEACH, FL 33483

FLOOD ZONE: "X"
Panel No: 125102 0004 D
Date: JANUARY 5, 1989

CERTIFIED TO:
1. MIAN GROUP LIMITED PARTNERSHIP

LEGAL DESCRIPTION:
A PART OF BLOCK 125, DELRAY BEACH (FORMERLY THE TOWNSITE OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 125, SAID POINT BEING ON THE SOUTH LINE OF ATLANTIC AVENUE RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 125 AND THE EAST LINE OF BAY STREET A DISTANCE OF 513.6 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF SAID BLOCK 125, A DISTANCE OF 50 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 125; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID BLOCK A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; ALSO FORMERLY KNOWN AS LOTS 24, AND 25 OF THE UNRECORDED PLAT OF PALM SQUARE.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY this survey meets Standards of Practice pursuant to Florida Statutes.
2. The survey map and report and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Underground or obscured improvements were not located.
4. Dimensions are record and field unless otherwise noted.
5. Stated dimensions take precedence over scaled dimensions.
6. This firm's Certificate of Authorization Number is LB 6788.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
8. Survey subject to reservations, restrictions, easements and rights-of-way of record. (Unless a Title Review, Commitment Review, or Ownership and Encumbrance Review is present on the face of this document, this survey has been completed in the absence of a title insurance policy).
9. Location map is gleaned from online mapping sites and is only approximate.

S10070297	FINAL	PP	CD	06-21-17
	REVISED SITE PLAN		NM	08-18-16
	REV LEGAL PER COMMENTS	WG		03-17-16
	SEPARATED LOTS		CD	03-11-16
JOB#	BOUNDARY SURVEY	JPM	CD	03-02-16
	PURPOSE	FIELD	DRAFT	DATE

BOUNDARY SURVEY



PM SURVEYING

LICENSED BUSINESS No. 6788

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094

Please visit us on the web @ www.pmsurveying.net

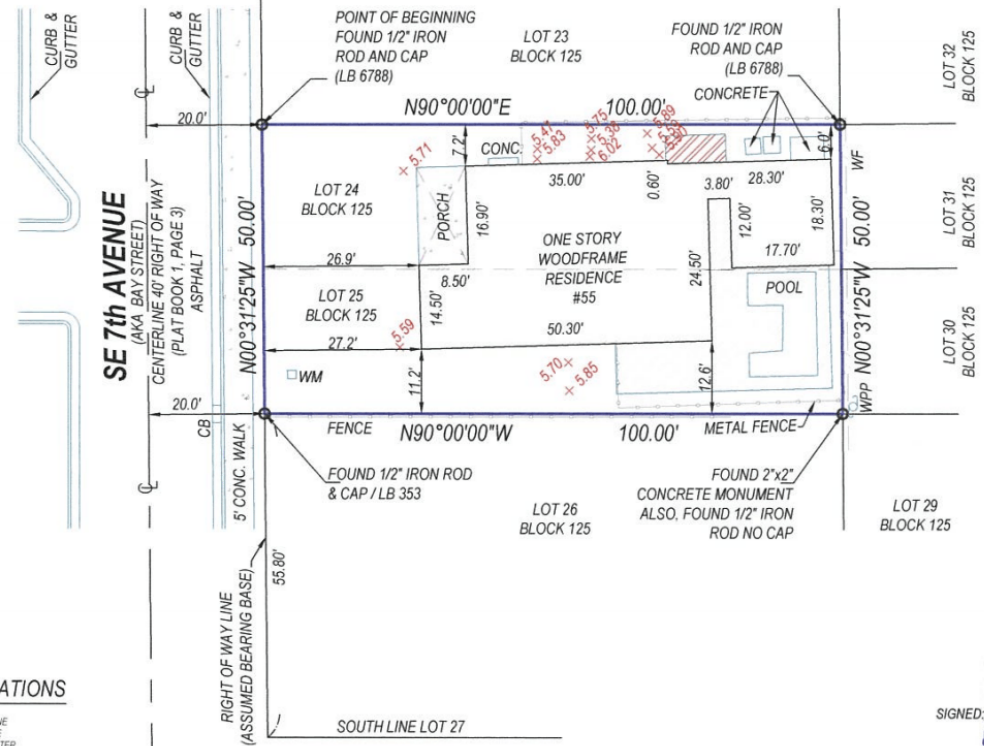
GIMO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

SIGNED: *[Signature]*

GRAPHIC SCALE



SE 7th AVENUE
(AKA BAY STREET)
CENTERLINE 40' RIGHT OF WAY
(PLAT BOOK 1, PAGE 3)



ABBREVIATIONS

CL	CENTERLINE
CONC	CONCRETE
WM	WATER METER
WPP	WOOD POWER POLE
WF	WOOD FENCE
CB	CATCH BASIN

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.	CMC	APPLIED EXEMPTION(S)	LEGAL DESCRIPTION
12-43-46-16-34-000-0220	2016	101384674	98		PALM SQUARE UNREC LTS 22 TO 25 INC IN OR437P261



988
R 8 - 251321

MIAN GROUP LIMITED PARTNERSHIP
9858 CLINT MOORE RD STE C111-296
BOCA RATON FL 33496-1034



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
www.pbctax.com

2016 REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING		AD VALOREM TAXES			READ REVERSE SIDE BEFORE CALLING	
TAXING AUTHORITY	TELEPHONE	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAX AMOUNT
COUNTY	561-355-3996	592,430		592,430	4.7815	2,832.70
COUNTY DEBT	561-355-3996	592,430		592,430	0.1327	78.62
CITY OF DELRAY BEACH	561-243-7128	592,430		592,430	6.9611	4,123.96
CITY OF DELRAY BEACH DEBT	561-243-7128	592,430		592,430	0.2496	147.87
CHILDRENS SERVICES COUNCIL	561-740-7000	592,430		592,430	0.6833	404.81
F.I.N.D.	561-627-3386	592,430		592,430	0.0320	18.96
PBC HEALTH CARE DISTRICT	561-659-1270	592,430		592,430	0.8993	532.77
SCHOOL LOCAL	561-434-8837	603,263		603,263	2.4980	1,506.95
SCHOOL STATE	561-434-8837	603,263		603,263	4.5720	2,758.12
SFWMD EVERGLADES CONST PROJECT	561-686-8800	592,430		592,430	0.0471	27.90
SO FLA WATER MANAGEMENT DIST.	561-686-8800	592,430		592,430	0.1359	80.51
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	592,430		592,430	0.1477	87.50

www.pbctax.com

TOTAL AD VALOREM 12,600.67

READ REVERSE SIDE BEFORE CALLING		NON-AD VALOREM ASSESSMENTS		READ REVERSE SIDE BEFORE CALLING	
LEVYING AUTHORITY	TELEPHONE	RATE	AMOUNT		
SOLID WASTE AUTHORITY OF PBC	561-640-4000	170.00	170.00		
CITY OF DELRAY BEACH STORMWATER	561-243-7298	63.96	63.96		

TOTAL NON-AD VALOREM 233.96
TOTAL AD VALOREM AND NON-AD VALOREM COMBINED 12,834.63

AMOUNT DUE WHEN RECEIVED BY					
NOV 30, 2016	DEC 31, 2016	JAN 31, 2017	FEB 28, 2017	MAR 31, 2017	TAXES ARE DELINQUENT APRIL 1, 2017
\$12,321.24	\$12,449.59	\$12,577.94	\$12,706.29	\$12,834.63	
4%	3%	2%	1%	NO DISCOUNT	

DETACH HERE

****SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION****

DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.
12-43-46-16-34-000-0220	2016	101384674

MIAN GROUP LIMITED PARTNERSHIP
9858 CLINT MOORE RD STE C111-296
BOCA RATON FL 33496-1034

20161013846740012834631

LEGAL DESCRIPTION

PALM SQUARE UNREC LTS 22 TO 25 INC IN OR437P261

**P.O. BOX 3353
WEST PALM BEACH, FL 33402-3353**

**MAKE PAYMENT TO:
TAX COLLECTOR, PALM BEACH COUNTY**

AMOUNT DUE WHEN RECEIVED BY					
NOV 30, 2016	DEC 31, 2016	JAN 31, 2017	FEB 28, 2017	MAR 31, 2017	TAXES ARE DELINQUENT APRIL 1, 2017
\$12,321.24	\$12,449.59	\$12,577.94	\$12,706.29	\$12,834.63	
4%	3%	2%	1%	NO DISCOUNT	