BOARD OF ADJUSTMENT

MONDAY, NOVEMBER 2, 2015

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS

BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA

AGENDA
Regular Meeting
Monday, November 2, 2015
6:30 p.m.
Council Chambers
City Hall

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Chairman Manuel Pérez-Vichot

Vice Chair Ernie Aloma — **Board member Bill Tallman**
Board member Bob Calvert — **Board member Juan Molina**

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1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES OF REGULAR MEETING

A) **September 21, 2015**

3. SWEARING IN OFF ALL WITNESSES AND ZONING AND PLANNING DIRECTOR

4. NEW BUSINESS

A) Case # 17-V-15
LOURDES MENENDEZ-MILITELLO
144 HOUGH DRIVE
ZONING: R-1C
LOT SIZE: 7,042 SQ. FT

Applicant is seeking a variance in order to construct an attached flat roofed screen enclosure in the rear yard of an existing single family home.

B) Case # 18-V-15
KATHIE AND MARTIN L. MARQUEZ
401 HUNTING LODGE DRIVE
ZONING: R-1B
LOT SIZE: 8,159 SQ. FT

Applicant is seeking variances in order to enlarge an existing single family house.

5. OLD BUSINESS

None.

6. ADJOURNMENT

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The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)

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City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 7:00 p.m., on Monday, September 21, 2015 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:00 p.m.

The following were present:	Chairman Manuel Pérez-Vichot Vice Chair Ernie Aloma Juan Molina Bill Tallman Bob Calvert
Also present:	City Attorney Jan K. Seiden Planning and Zoning Director Chris Heid Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the September 8, 2015 meeting were approved as written.

Board member Molina moved to approve the minutes. Board member Tallman seconded the motion which was carried unanimously on voice vote.

3) Swearing in of all witnesses and Zoning and Planning Director

Board Secretary Sakal swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

Chair Pérez-Vichot commented that he has a conflict of interest with three of the five variances. He is going to step down and the Board will hear those three variance first and then he will come back to participate in the final two variances.

A) Case # 11-V-15
LIANA LOUGHLIN
351 DEER RUN
Zoning: R-1A
Lot Size: 10,650 SQ. FT.

Applicant is seeking a setback variance from Section 150-041 to construct a carport addition to an existence residence.

This variance was heard after variance no. 16-V-15.

Chair Pérez-Vichot abstained from voting (attached is Form 8B Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board. He had one resident who was concerned with the variance but once he reviewed the plans with them they were in support of it.

Rhonda Calvert of 101 South Drive asked if this was going to use part of the sidewalk and Vice Chair Aloma replied that this is within her property and she is asking for 1'6" towards her neighbor.

Board member Tallman moved to approve the variance subject to the conditions recommended by Staff. Board member Molina seconded the motion which carried 4-0 on roll call vote.

B) Case # 13-V-15
JOY SPRADLEY
580 HUNTING LODGE DRIVE
Zoning: R-1A
Lot Size: 19,821 SQ. FT.

Applicant is seeking a setback variance from Section 150-041 (E) (1) to construct additions to an existing residence.

Chair Pérez-Vichot abstained from voting (attached is Form 8B - Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board.

To answer Board member Calvert's question, City Attorney Seiden explained that the front yard has a 55% coverage requirement and the rear yard is at least 15%. This home is not in violation of that code.

Board member Molina moved to approve the variance subject to the conditions recommended by Staff. Board member Tallman seconded the motion which carried 4-0 on roll call vote.

C) Case # 14-V-15
JORGE VALDEZ
900 PINECREST DRIVE
Zoning: R-1B
Lot Size: 8,175 SQ. FT.

Applicant is seeking a setback variance from Section 150-034 (A) to place AC equipment in a required side yard.

Planning and Zoning Director Heid read his recommendation to the Board.

Planning and Zoning Director Heid commented that the prohibition on the location of the mechanical equipment is essentially there to protect the neighbor and in this case the neighbor already has their equipment in that same location in their yard and is in support of this variance.

Planning and Zoning Director Heid wanted to advise the Board that there are plenty of locations where this mechanical equipment can be without a variance.

Chair Pérez-Vichot commented that the applicant has room to put the equipment behind the cabana area.

Chair Pérez-Vichot stated to the applicant that there are a couple of places where the equipment can go such as where the open patio is and Mr. Valdes replied that it is actually going to be a courtyard and a pool is going to be made in that area.

Discussions ensued regarding the site plans that were provided to the Board.

City Attorney Seiden explained that this is a vacant lot. There is no hardship to build this property in any way but in code.

Mr. Valdes stated that there is a hardship because this is a corner lot and a regular lot has 10% coverage and on this particular lot the City is requiring for him to leave 15 ft. on one side and 7.5 feet on the other side which makes that buildable lot at 52.5 ft. only.

Chair Pérez-Vichot advised Mr. Valdes that on the 15 ft. setback, the City will allow him to leave 10 ft. and place their equipment not within the 10 ft.

Planning and Zoning Director Heid agreed that he cannot put the equipment in the first 10 ft. but he can put the equipment in the next 5 ft. so he could place it without setting the house back at all or losing any width in the house.

Mr. Valdes was unaware of that and had he known that he would not have applied for a variance.

City Attorney Seiden advised Mr. Valdes that if he wishes to go back and speak to his engineer he can table this variance and bring it back to the Board or they can vote on the variance tonight.

Mr. Valdes said that he would like to proceed with the variance tonight.
Board member Molina asked why this was recommended for approval and Planning and Zoning Director Heid replied that his thinking was that the prohibition on the location of the mechanical equipment is essentially there to protect the neighbor and in this case the neighbor already has their equipment in that same location in their yard and is in support of this variance but he is persuaded by the City Attorney certainly regarding the fact that this is a vacant lot and there is no hardship.

To answer Mr. Valdes' question, Planning and Zoning Director Heid clarified that Mr. Valdes is proposing modifications to the conditions for recommendation of approval but he believes that it is a moot point if the Board votes against the recommendation because then the conditions will not apply.

City Attorney Seiden clarified that if Mr. Valdes decides that he does not need a variance that that is fine and Mr. Valdes would then have to draw his plans according to Code.

Mr. Valdes said that he understands now but was under the impression that he was not allowed to put the equipment in his side yard setback of the 15 ft. or 7 ft.

City Attorney Seiden clarified for Mr. Valdes that he does not need to wait 10 days and can submit his plans as soon as tomorrow as long as they are within the code. The 10 days is only if the applicant wishes to appeal the decision of the Board.

Board member Molina moved to deny the variance. Board member Calvert seconded the motion which carried 5-0 on roll call vote.

D) **Case # 15-V-15**
VENERANDA MARTINEZ
1357 WESTWARD DRIVE
Zoning: R-1D
Lot Size: 4,000 SQ. FT.

Applicant is seeking a variance from Section 150-025 (N)(3)(c) and Section 150-044 (F) to place a canopy within the required rear setback.

Planning and Zoning Director Heid read his recommendation to the Board.

City Attorney Seiden commented that a person can have a canopy in the rear yard but it has to be within the setback. The violation here is that the supporting posts of the canopy intrude 15 ft. into the required 25 ft. yard setback. The house as it is constructed is right at the 25 ft. so anything that would go into the side yard setback would require a variance.

Board member Aloma commented that there are issues with the engineer drawing in that the measurements are incorrect and as shown it would show that they would have issues opening the back door. His other concern is that tie beams in Miami Springs are usually 16-18" in depth and these drawings show 2'6".The bottom attachment will go to a hollow block which will not hold this structure.

Chair Pérez-Vichot stated that the Board is only approving the concept and not on the engineering portion although Board member Aloma's concerns are valid.

Board member Molina moved to approve the variance subject to the conditions recommended by Staff. Board member Calvert seconded the motion which carried 5-0 on roll call vote.

E) **Case # 16-V-15**
AQ GROUP LLC
5001 NW 36 STREET
Zoning: NW36 STREET
Lot Size: 100,500 SQ. FT.

Applicant is requesting an extension of time for previously approved variances for a six month period of time in accordance with the provisions of Section 150-111 (B)(5).

This variance was heard by the Board first.

Chair Pérez-Vichot abstained from voting (attached is Form 8B Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board. He explained that the requirements are that applicants obtain a permit from the City within one year from the date of approval which for an even moderately complex project is nearly impossible because applicants do not go to their working drawings until they have approval of the Board. It is extremely difficult to pull a permit within one year so he has had discussions on revising that language to give applicants more time to pull the permit.

Board member Tallman moved to approve the extension in time for 6 months. Board member Molina seconded the motion which carried 4-0 on roll call vote.

5) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:54 p.m.

Respectfully submitted:

Elora R. Sakal
Board Secretary

Adopted by the Board on
this ___ day of _____, 2015.

_____
Manny Perez-Vichot, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

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"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

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VARIANCE CASE

NO. 17-V-15

LOURDES MENENDEZ-

MILITELLO

144 HOUGH DRIVE

BOARD OF ADJUSTMENT

MEETING: 11-02-2015

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: November 2, 2015

SUBJECT: Application for Variance

CASE # 17-V-15

APPLICANT: Lourdes Menendez-Militello

ADDRESS: 144 Hough Drive

ZONING DISTRICT: R-1C, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-041 (F) in order to construct an attached flat roofed screen enclosure in the rear yard of an existing single family home, as follows:

1. Requests variance from Section 150-041(F) to waive 14'3" (fourteen feet three inches) of the minimum required rear yard setback of 25 feet. (Rear yard setback of 10'9" (ten feet nine inches) proposed).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on Hough Drive and a depth of 93.9 feet, for a total lot area of 7,042 square feet. The property abuts a 16 foot wide alley at the rear.

THE PROJECT: The applicant is requesting a rear yard setback variance in order to construct a 31' x 11' screened porch at the rear of an existing single family residence. An existing trapezoidal slab would be removed and replaced with a larger, rectangular slab 32' wide and 11' deep. This screened porch would replace a slightly larger one, 14' x 32' which was removed.

ANALYSIS: The requested variance, while not insignificant, does provide a setback of more than ten feet, and, in combination from the 16 alley, provides a distance separation of 26 feet from the adjacent property line. In addition, the proposed porch replaces a slightly larger one that had been removed, apparently as a result of damage from Hurricane Wilma in 2005.

The variance would simply return to site to a previous configuration. Finally, it should be noted that the house was constructed with a 20 foot rear yard setback, rather than the 25 foot minimum required, therefore pushing the porch further towards the property line than would typically be required.

RECOMMENDATION: It is recommended that the request for variance be approved, subject to the following conditions:

1. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.

2. The porch shall remain open with screen on three sides, and may not be otherwise enclosed.

11/2/15
144Hough

Building & Planning Department
201 Westward Drive
Miami Springs, FL 33166
Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

Official Use Only
Submittal Date: _____
Case No.: _____

CITY OF MIAMI SPRINGS VARIANCE APPLICATION

APPLICANT INFORMATION

APPLICANT NAME	PROPERTY ADDRESS
LOURDES MENENDEZ-MILITELLO	144 HOUGH DR., MIA. SPRINGS, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU)	E-MAIL ADDRESS
(305) 794-0435	LMILITELLO@YAHOO.COM

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION

LEGAL DESCRIPTION: W 75 FT. OF THE E 150 FT. OF TRACT 8-A, OF REV. PLAT of REV PLAT OF FEC ADDITION TO HI-A-LE-AH,
LOT(S) BLOCK SUBDIVISION PB 31/18

LOT SIZE AND ZONING DISTRICT: 7042± R1C
LOT SIZE ZONING DISTRICT

HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES?
YES _____ NO ✓
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:

IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY?
9 MTHS (SINCE DEC 2014)

WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE?
$ 8,500.-

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

Signature of Owner

JUAN MILITELLO
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 28TH day of SEPTEMBER 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

ANA MARIA HOYOS
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

ANA MARIA HOYOS
Notary Public - State of Florida
My Comm. Expires Feb 21, 2017
Commission # EE 856033
Bonded Through National Notary Assn.

COMMISSION EXPIRES: 2/21/2017

PERSONALLY KNOWN: ✓

PRODUCED IDENTIFICATION: _____

Signature of Co-Owner

LOURDES MENENDEZ-MILITELLO
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 28TH day of SEPTEMBER 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

ANA MARIA HOYOS
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

ANA MARIA HOYOS
Notary Public - State of Florida
My Comm. Expires Feb 21, 2017
Commission # EE 856033
Bonded Through National Notary Assn.

COMMISSION EXPIRES: 2/21/2017

PERSONALLY KNOWN: ✓

PRODUCED IDENTIFICATION: _____

September 28, 2015

Building & Planning Department
Board of Adjustment
City of Miami Springs
201 Westward Drive
Miami Springs, Fl. 33166

RE: Hardship Letter for Variance Application: 144 Hough Drive
Miami Springs, Fl. 33166

To whom it may concern:

The purpose of this letter is to try to convey to you the importance of letting us build a screen porch in our house other than the obvious reason of wanting to enjoy the lovely Florida weather without being eaten alive by mosquitoes. Actually, my husband, who loves the outdoors, is diabetic and severely allergic to mosquito bites. They become infected sores which are difficult to cure and it's no secret how dangerous an infected wound or lesion can be for diabetic patients.

Also, we were very fortunate to be able to purchase a house next door to our daughter and granddaughter. Regrettably, our three year old granddaughter who likes to come over constantly, is allergic to cats, and we have two. These kitties have been a part of our family for over seven years and have always lived inside, we would not be able to put them outside without some type of enclosure. In our previous house we had several courtyards in which to place our cats when she came over, that is not the case in this house.

Also, please keep in mind that we would simply be returning the house to its original design since it had a screened porch when it was originally built. We hope you will consider these factors as you evaluate our request.

Respectfully,

Juan Militello

State of Florida
County of Miami-Dade
On this 28th day of September 2015
before me personally appeared
Juan Militello
to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.
SEAL (signed) Ana Maria Hoyos
Notary Public

ANA MARIA HOYOS
Notary Public - State of Florida
My Comm. Expires Feb 21, 2017
Commission # EE 856033
Bonded Through National Notary Assn.

Lourdes Menendez Militello

State of Florida
County of Miami-Dade
On this 28 day of September 2015
before me personally appeared
Lourdes Menendez Militello
to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.
SEAL (signed) Ana Maria Hoyos
Notary Public

ANA MARIA HOYOS
Notary Public - State of Florida
My Comm. Expires Feb 21, 2017
Commission # EE 856033
Bonded Through National Notary Assn.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2015

Property Information	
Folio:	05-3024-002-0851
Property Address:	144 HOUGH DR
Owner	JUAN MILITELLO LOURDES MENENDEZ MILITELLO
Mailing Address	718 SEVILLA AVE CORAL GABLES , FL 33134
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,782 Sq.Ft
Living Area	1,431 Sq.Ft
Adjusted Area	1,590 Sq.Ft
Lot Size	6,975 Sq.Ft
Year Built	1966

Assessment Information			
Year	2015	2014	2013
Land Value	$103,523	$94,140	$78,399
Building Value	$143,418	$103,652	$99,566
XF Value	$1,896	$1,920	$1,946
Market Value	$248,837	$199,712	$179,911
Assessed Value	$248,837	$199,712	$133,561

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$50,000
Taxable Value	$248,837	$199,712	$83,561
School Board			
Exemption Value	$0	$0	$25,000
Taxable Value	$248,837	$199,712	$108,561
City			
Exemption Value	$0	$0	$50,000
Taxable Value	$248,837	$199,712	$83,561
Regional			
Exemption Value	$0	$0	$50,000
Taxable Value	$248,837	$199,712	$83,561

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction			$46,350
Homestead	Exemption			$25,000
Second Homestead	Exemption			$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/04/2014	$325,000	29418-4083	Qual by exam of deed
06/01/1974	$47,900	00000-00000	2008 and prior year sales; Qual by exam of deed

Short Legal Description
24 53 40 .17 AC
REV OF REV FEC ADD TO HIALEAH
W75FT OF E150FT PB 31-18
OF TR 8-A
LOT SIZE 75.000 X 93

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

BOUNDARY SURVEY

Property Address:

144 HOUGH DRIVE, MIAMI SPRINGS, FLORIDA 33166

LEGAL DESCRIPTION:

West 75 feet of the **East 150 feet** of **Tract 8-A,** of **"REVISED PLAT OF REVISED PLAT OF F.E.C. ADDITION TO HI-A-LE-AH"** according to the plat thereof as recorded in Plat Book **31** at Page **18** of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
4) **Accuracy:**
The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9) The surveyor does not determine fence and/or wall ownership.
10) Ownership subjects to **OPINION OF TITLE.**
11) Type of Survey: **BOUNDARY SURVEY.**
12) North arrow direction and bearings are based on Recorded Plat Book **31** at Page **18** of the Public Records of Dade County, Florida.
13) Elevations are based on the National Geodetic Vertical Datum of 1929.
14) Bench Mark Used: N/A
15) Flood Zone: **"X"** Base Flood Elev.: **N/A** as per Dade County, Florida. FEMA Panel Number: **120653-0283-L-SEPTEMBER 11, 2009**
16) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any **unnamed party:**

A.) JUAN MILITELLO AND LOURDES MENENDEZ MILITELLO, HUSBAND AND WIFE

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the **BOUNDARY SURVEY** of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Field Date: August 28, 2015
Job# RP15-0795

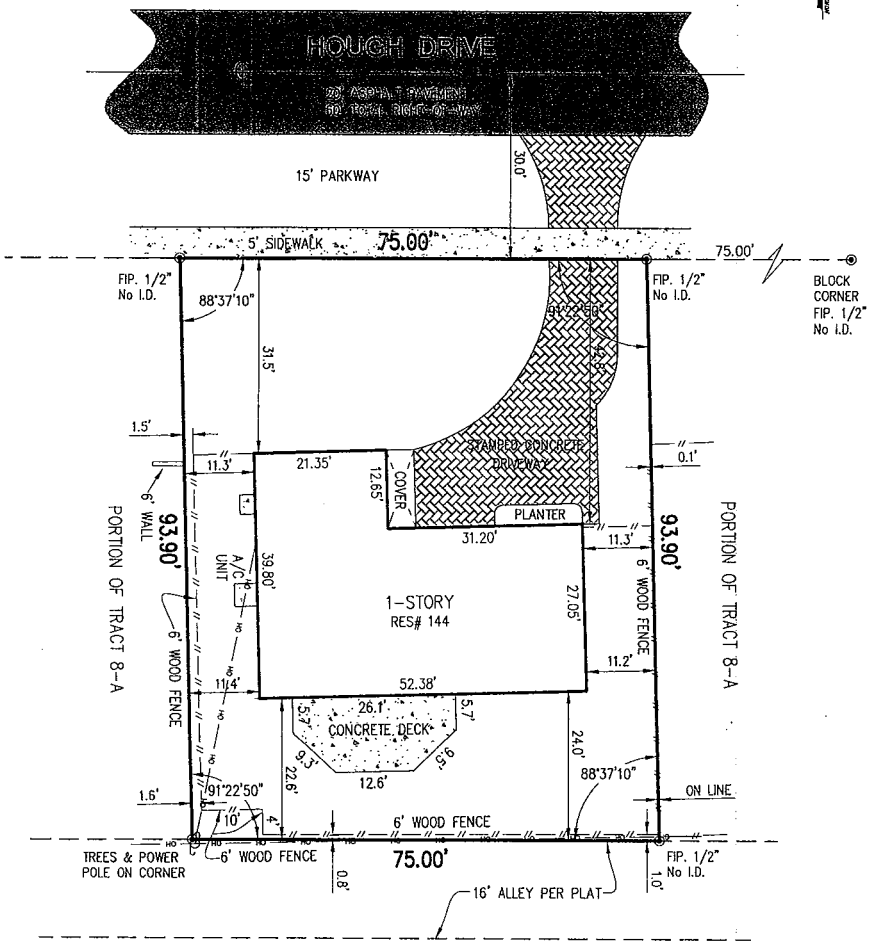
Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880

ROYAL POINT
LAND SURVEYORS, INC.
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FLORIDA 33014
Phone: 305-822-6062 * Fax: 305-827-9669

F:\BOUNDARY-SURVEY-NOTES\144 HOUGH DRIVE - MIAMI SPRINGS - NTS.doc

BOUNDARY SURVEY

SCALE: 1" = 20'



LEGEND

- OH — Overhead Wire Line
- // — Wood Fence
- x — Chain Link Fence
- Iron Fence
- M — Monument Line
- C — Centerline
- P — Property Line

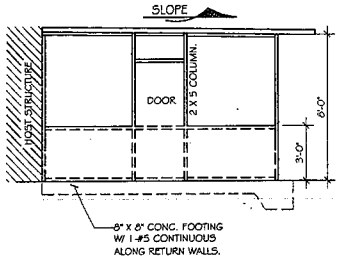
- x 0.00 =Existing Elevations
- CB =Catch Basin
- WM =Water Meter
- EB =Electric Box
- S =Sanitary Manhole
- =Sprinkler Pump
- =Wood Pole
- =Conc. Pole
- =Light Pole
- =Fire Hydrant
- =Water Valve
- INLET =Inlet
- FPL =Florida Power Light Transformer
- TV =Cable Tv Box
- EM =Electric Meter Box

A/C=Air Conditioner
Conc. =Concrete
C.B.S. =Concrete Block & Stucco
D.E. =Drainage Easement
D.M.E.=Drainage Maintenance Easement
F.F.E. =Finish Floor Elevation
F.I.P. =Found Iron Pipe/Pin
F.I.R. =Found Iron Rebar
F.N. =Found Nail
F.N&D =Found Nail & Disc
L.M.E. =Lake Maintenance Easement
(M) =Measured
(P) =Platted
(R) =Record
Res. =Residence
SIP/R =Set Iron Pin/Rebar
U.E. =Utility Easement

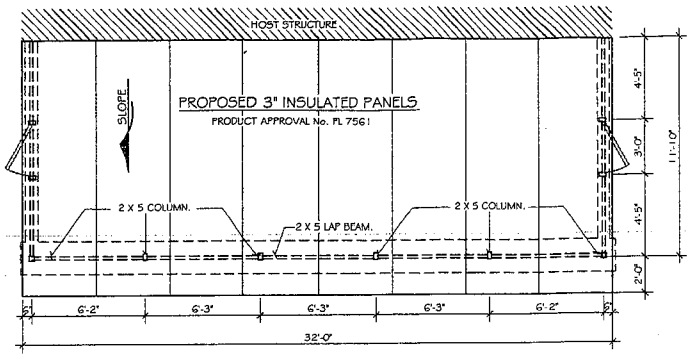
A=Arc
BRG=Bearing
CH=Chord
Δ=Delta
L=Length
R=Radius
T=Tangent

F:\DRAWING\144 HOUGH DRIVE_UPDATE.dwg 08/28/2015

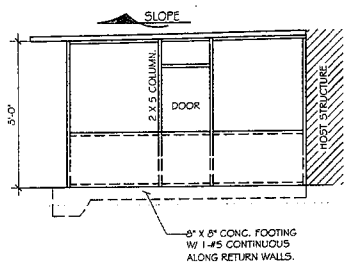
ROYAL POINT LAND SURVEYORS, INC.
PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKES FL. 33014



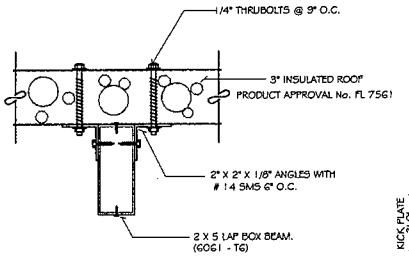
SIDE VIEW



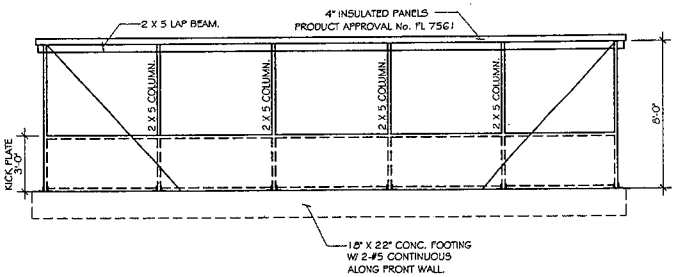
TOP VIEW SCALE : 1/4" = 1'-0"



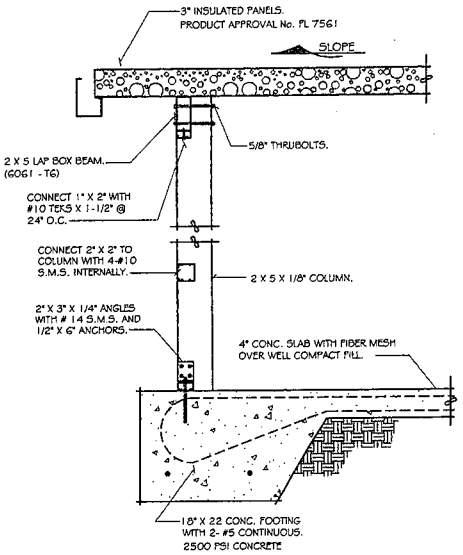
SIDE VIEW



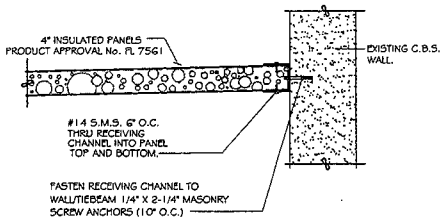
BEAM TO ROOF DETAIL.



FRONT VIEW SCALE : 1/4" = 1'-0"



SECTION



ROOF PANEL CONNECTION TO WALL

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS
2. SEE ATTACHED SPECIFICATION SHEETS FOR ADDITIONAL DETAILS.
3. STRUCTURE SHALL BE BUILT ACCORDING TO ATTACHED CALCULATIONS AND DETAILS.
4. ASCE 7-10 WIND CODE (175 MPH) EXP. "C".
5. FLORIDA BUILDING CODE 2010.
6. RISK CATEGORY II BUILDING.
7. ALL ALUMINUM FRAME WORK TO BE ALLOY 6061-T6 OR 6005-T5.
8. PRODUCT APPROVAL No. FL 7561

SOIL STATEMENT:

BASED ON A VISUAL INSPECTION, THE SOIL WAS FOUND TO BE SAND AND LOOSE ROCKS WITH A PRESUMPTION CAPACITY OF 2,000 P.S.F. IF OTHER CONDITIONS EXIST, ENGINEER OF RECORD SHALL BE NOTIFIED.

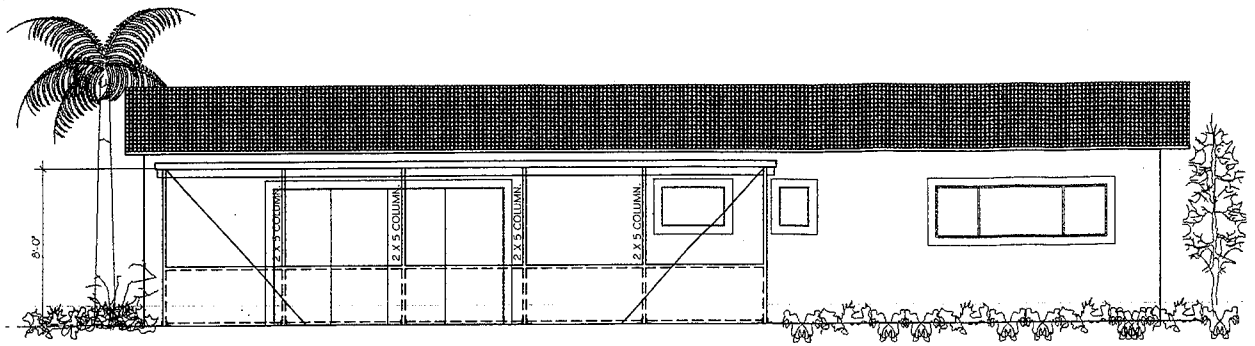
REVISIONS	BY:

RAMMS ENGINEERING, INC.
Structural Design
2100 W. 76th STREET, SUITE 311 ROBERT MONSOUR
HIALEAH, FLORIDA 33016 TEL: 822-3141
UC# 11955
EB 0006024

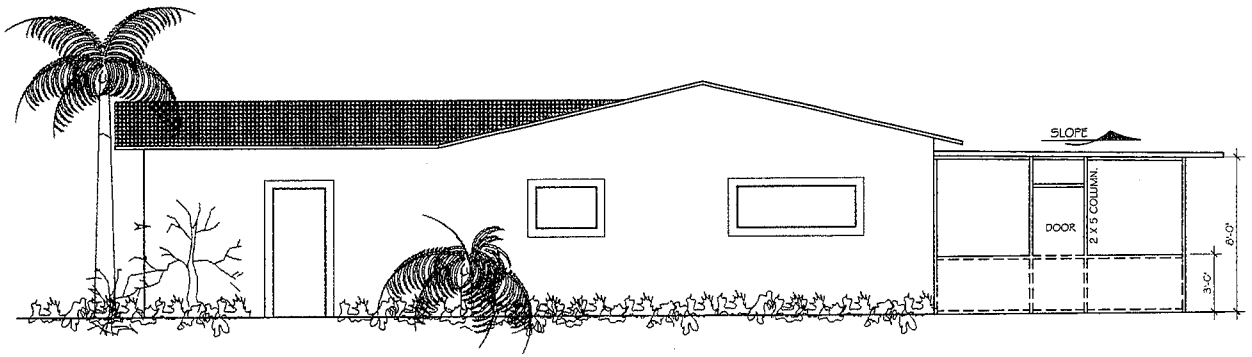
PROPOSED ALUMINUM CANOPY
MILITELLO RESIDENCE
144 HOUGH DR.
MIAMI SPRINGS, FLORIDA

PLAN

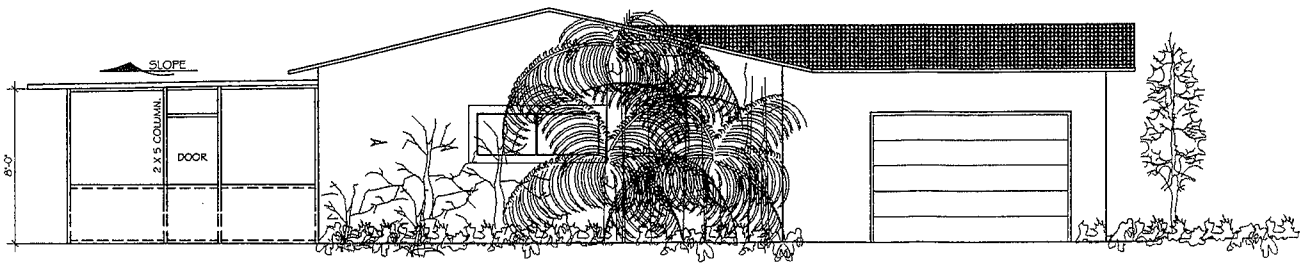
DRAWN BY:	D.R.
DATE:	1/21/15 - 2/3/15
SCALE:	1/4" : 1'-0"
JOB No.:	MILITELLO-FIALLO-15
SHEET	1



PROPOSED REAR VIEW SCALE : 1/4" = 1'-0"



PROPOSED RIGHT SIDE VIEW SCALE : 1/4" = 1'-0"



PROPOSED LEFT SIDE VIEW SCALE : 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS
2. SEE ATTACHED SPECIFICATION SHEETS FOR ADDITIONAL DETAILS.
3. STRUCTURE SHALL BE BUILT ACCORDING TO ATTACHED CALCULATIONS AND DETAILS.
4. ASCE 7-10 WIND CODE (175 MPH) EXP. 'C'.
5. FLORIDA BUILDING CODE 2010.
6. RISK CATEGORY II BUILDING.
7. ALL ALUMINUM FRAME WORK TO BE ALLOY 6061-T6 OR 6005-T5.
8. PRODUCT APPROVAL No. FL 7561

SOIL STATEMENT:

BASED ON A VISUAL INSPECTION, THE SOIL WAS FOUND TO BE SAND AND LOOSE ROCKS WITH A PRESUMPTION CAPACITY OF 2,000 P.S.F.

REVISIONS	BY:

RAMMS ENGINEERING, INC.
Structural Design
LIC# 11955
EB 0006024
2100 W. 76th STREET, SUITE 311
HIALEAH, FLORIDA 33016
ROBERT MONSOUR
TEL: 822-3141

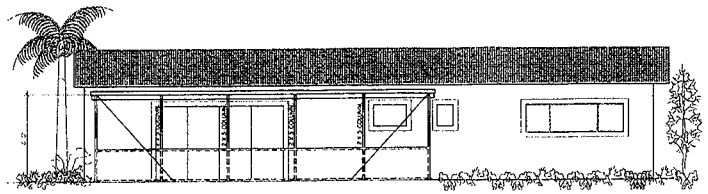
PROPOSED ALUMINUM CANOPY

MILITELLO RESIDENCE
144 HOUGH DR.
MIAMI SPRINGS, FLORIDA

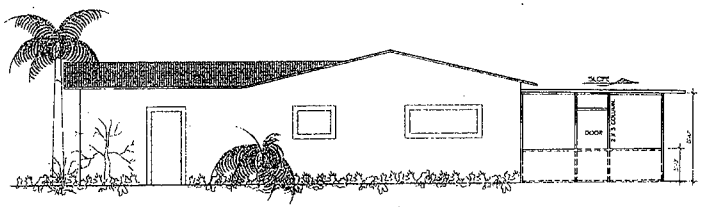
ELEVATIONS

DRAWN BY:	D.R.
DATE:	8/19/15
SCALE:	1/4" : 1'-0"
JOB NO.:	MILITELLO-FIALLO-15
SHEET	2

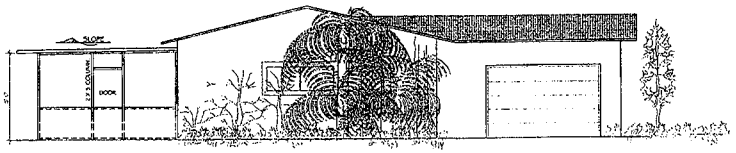
Militello Residence
144 Hough DR., Miami Spring, Fl



REAR ELEVATION
SCALE: 3/16" = 1'-0"



WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



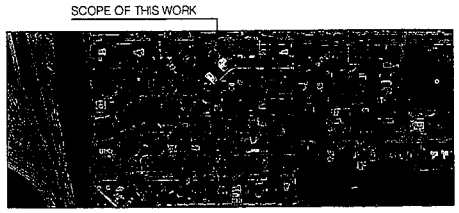
EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

ZONING INFORMATION

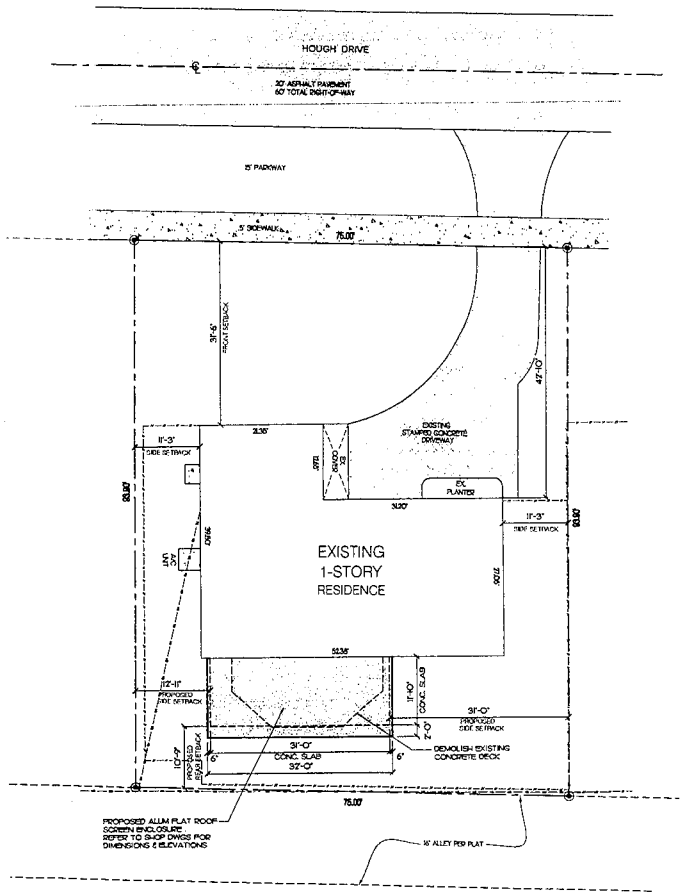
ZONING CLASSIFICATION: R-1C
USE: EXISTING SINGLE FAMILY RESIDENCE

	REQUIRED	PROVIDED
LOT SIZE	6,000 S.F.	7,043 S.F. (EXISTING)
LOT WIDTH	75'	75'
SETBACKS:		
FRONT	30'	30' (EXISTING)
SIDE	7.5'	11.25' (EXISTING)
REAR	25'	22.6' (EXISTING)
SIDE (ADDITION)	7.5'	12.25'(PROPOSED)
REAR (ADDITION)	25'	10.75' (VARIANCE REQUESTED)
		PROPOSED
LOT COVERAGE:		
EXISTING		1,684 S.F. (24%)
SCREENED TERRACE		352 S.F. (5%)
TOTAL		2,036 S.F. (29%)

SCOPE OF THIS WORK



LOCATION SKETCH
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS:

MILITELLO RESIDENCE

Developer/Owner: Juan Militello
Project Location: 144 Hough Dr.
Miami Springs, Florida

CABRERA RAMOS ARCHITECTS, INC.
9851 NW 58 STREET, #107
DORAL, FLORIDA 33178
T:305.593.0750 F:305.593.8882
AA C001621

MIGUEL A. CABRERA JR., R.A.
State Reg. No. AR13118

ROSA E. RAMOS BOTTA R.A.
State Reg. No. AR15209

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The Design and Drawings for this Project are the property of the Architect and are protected under the Copyright Protection Act

DATE: 09-10-2015
DRAWN: RT
CHECKED BY: BB
JOB NO.: 1001

SEAL:

SHEET NO.

A-1.0

ALARM
SYSTEM

VARIANCE CASE

NO. 18-V-15

KATHIE AND MARTIN L. MARQUEZ

401 HUNTING LODGE DRIVE

BOARD OF ADJUSTMENT

MEETING: 11-02-2015

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: November 2, 2015

SUBJECT: Application for Variance

CASE # 18-V-15

APPLICANT: Kathie and Martin Marquez

ADDRESS: 401 Hunting Lodge Drive

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking variances from Section 150-042 and 150-002 in order to construct a new single family house, replacing an existing house, which would be demolished, as follows:

1. Requests variance from Section 150-042(D) to waive 5'6" (five foot six inches) of the minimum required front yard setback of 30' (thirty feet). (Continuation of an existing non-conforming front yard setback of 24'6" (twenty four feet six inches) proposed).

2. Requests variance from Section 150-042(E) to waive 12' (twelve foot) of the minimum required north (corner) side yard setback of 15' (fifteen feet). (3' (three foot) north (corner) side yard setback proposed).

3. Requests variance from Section 150-042(F) to waive 18'4" (eighteen four four inches) of the minimum required rear yard setback of 25' (twenty five feet). (Continuation of an existing non-conforming rear yard setback of 6'8" (six feet eight inches) proposed).

4. Requests variance from Section 150-002 (C)(79)(b) to waive 21'4" (twenty one feet four inches) of the minimum required setback of 22' (twenty two feet) for a staircase in the rear yard. (8" (eight inch) setback proposed).

5. Requests variance from Section 150-010 (A) to waive the minimum roof pitch of two and one half inches rise per foot. (Flat roof proposed).

THE PROPERTY: The property is irregularly shaped, with frontage on three streets, Hunting Lodge Dive, Navajo Street, and Payne Drive, and has a total lot area of 8,159 square feet. The front yard, on Navajo Street is a semi-circle.

THE PROJECT: The project essentially involves the replacement of the existing house with a new structure that meets the previous non-conforming setbacks. The exception is the garage, which would extend well into the north side yard setback in the northwest corner of the property.

The house would be designed in a contemporary take on the traditional Pueblo style, with textured stucco, irregular parapet, simulated wood vigas, scuppers to drain the roof, a belfry, and a flat roof. The parapet is taller than any rooftop equipment, effectively screening it from ground view of surrounding properties.

ANALYSIS: Although five variances are requested, most of them are meeting the currently existing non-conforming setbacks, and only slightly enlarge the existing house. In addition, this is a particularly difficult lot, with three street frontages and a rounded corner.

Also, it is encouraging to see a house designed in the Pueblo style, albeit with contemporary flourishes, the very style on which the City was established.

MMENDATION: It is recommended that the request for variance be approved, subject to the following condition:

1. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.

Building & Planning Department
201 Westward Drive
Miami Springs, FL 33166
Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

Official Use Only
Submittal Date: _____
Case No.: _____

CITY OF MIAMI SPRINGS VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME Kathie and Martin L. Marquez	PROPERTY ADDRESS 401 Hunting Lodge Drive, Miami Springs, Florida 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-345-2953	E-MAIL ADDRESS Martin@urbanworks.net

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION Tract 6 Less W165FT, Country Club Estates Section 4 PB 31-19 LOT(S) BLOCK SUBDIVISION	LOT SIZE AND ZONING DISTRICT 8,159 SF R-1B LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO X IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? Yes we are the owners and have owned the property since 1993	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? $ 212,400 (2,360 sf. X $90.00/foot)

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons: **See attached supplemental variance request letter with reasons for request.**

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

Signature of Owner

MARTIN L. MARQUEZ
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 1 day of October, 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Elora Sakal
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

Notary Public State of Florida
Elora R Sakal
My Commission FF 230187
Expires 06/28/2019

COMMISSION EXPIRES: 6/28/19
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: PLDL

Signature of Co-Owner

KATHIE A. MARQUEZ
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 1 day of October, 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Elora Sakal
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

Notary Public State of Florida
Elora R Sakal
My Commission FF 230187
Expires 06/28/2019

COMMISSION EXPIRES: 6/28/19
PERSONALLY KNOWN: ✓
PRODUCED IDENTIFICATION: PLDL

From the Desk of
Kathie and Martin L. Marquez

October 1st, 2015

Miami Springs Board of Adjustment

City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

Re: Request for an area variance to front yard, rear yard, North side yard setbacks, stair setback encroachment, and a variance from minimum roof slope and roofing materials, to rebuild our residence at 401 Hunting Lodge Drive, Miami Springs, Florida 33166

Dear Members of the Board of Adjustment:

Please accept this letter as a supplement to our application, conceptual plans, and support petition for a request to waive the following setback and construction requirements to allow us to re-build our home as new upon our legally non-conforming lot:

Zoning: R-1B
Property Size: 8,149 square feet

	Required	Existing	Requested
Front Yard Setback:			
Main Building	30'-0"	24'-9"	24'-6"
Rear Yard Setback:			
Main Building	25'-0"	7'-10"	6'-8"
Rear stair encroachment	max 3'-0"		6'-0"
North Side Yard Setback:			
Main Building	15'-0"	19'-11"	3'-0"

Variance from section 150.010(A) roofing materials and pitch to allow the construction of a low slope or flat roof with surrounding parapet walls and Florida Building Code approved roofing.

In addition to the variances above, we are requesting that we be allowed to demolish our existing home in its entirety in order to re-build our new home, as indicated on our application conceptual drawings.

Also included in our conceptual drawings are supporting photographs of homes in our neighborhood and within Miami Springs, with similar architectural styles that have low slope flat roofs and parapet walls with a Pueblo-Mission Revival style of architecture.

Our Existing Home

Our existing single story home was built in 1950 prior to our current stringent building codes and has inherent structural deficiencies not allowed under today's building codes. Our home's structural deficiencies were unknown to us since permit drawings of public record for our home did not exist at the time of our purchase. These structural deficiencies create additional unreasonable hardships on us in trying to salvage and incorporate portions of the existing home into our new home.

We have lived in our home for 30 years and plan to live out the rest of our lives at this same location. But the increased requirements of the Florida Building Code and inherent structural deficiencies of our home make it more reasonable to allow us to demolish the existing home and rebuild the entire home as a cohesive hurricane resistant structure from the foundations up.

Minimum variance possible

The variances requested are the minimum variances which we feel would alleviate the hardship on our property and allow us to increase our home in size enough to accommodate our aging parents, as well as benefit any future owners of the home.

No special privilege conferred

If our variances are granted, it would only follow the trend established by the Miami Springs Board of Adjustment throughout the past many years in granting such variances to others.

The variances we are requesting are necessary to preserve our property rights substantially the same as owners of other similar property in the same zone or vicinity.

The variances we are requesting would not intensify the existing nonconformities by any noticeable degree as we are only asking to maintain the front and rear yard building lines extending them into the allowable side yard areas, in order to square out and enlarge our home by approximately 17%. In addition the North side yard setback variance would only reflect what has been previously approved on our block as the adjacent homes have structures already into the side setback lines.

The variance we are requesting for the low slope flat roofs only coincides with the City Planner's recent recommendations to City Council and the City Council's direction to staff to begin to re-incorporate our City's historical low slope flat roofs and parapet walls back into our City Code. As such we have designed our home so that the parapet walls serve dual purpose as decorative guardrails, and screening from view of the low slope flat roof as well as any roof top equipment.

Deprivation of Rights

Our property is smaller than most in the area and already includes a residential structure in existence since 1950. A 30 foot front yard setback and 25 foot rear yard setback required by

the current code is unreasonable to impose on our property as it would make our site unbuildable and would create an undue and unreasonable hardship upon us.

As indicated many of our neighbors already have principal and accessory structures well within the required setbacks that have been previously approved historically, or by way of variances granted by the City of Miami Springs.

We are only requesting that our family not be discriminated against or deprived of our rights to alleviate the pre-existing legal hardships on our property.

Purpose and Intent

Our request for variances would not materially be detrimental to the purposes of this zoning ordinance, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City Comprehensive Plan, or policies contained therein.

The City Zoning code is designed to encourage harmonious, efficient, and well planned development. We believe that our project achieves all of these goals and will be the first in our City's recent history to honor our community's Historical Heritage architectural style that has given our community its unique flavor and character. At the same time our new home will be designed to better resist hurricane wind forces, be more energy efficient, and accommodate our aging parents moving in with us.

Our neighborhood has shown great support of our home rebuilding project. This is because the requested variances will not change the spirit of the neighborhood, nor infringe on any neighboring adjacent property owner's rights, use, or enjoyment of their own lands.

The most affected property is the home directly adjacent to ours at 441 Hunting Lodge Drive, and the owners of that property have signed our support petition. All other immediately adjacent property owners are less affected as they are separated from our property by at least a 60' public road right of way in addition to their own yard setbacks. Yet they too have all signed our variance support petition.

We hope all members of the Miami Springs board of adjustment agree with us that our variance request if granted would produce an aesthetically pleasing new home in harmony with our community that would only serve to increase the surrounding property values for generations to come.

Should you have any questions, please do not hesitate to contact me at my mobile number: (305) 345-2953, or via email at: martin@urbanworks.net

Thank you for your kind and thoughtful consideration of our variance request.

Sincerely,

Martin L. Marquez and Kathie A. Marquez

Kathie and Martin Marquez
401 Hunting Lodge Drive - Miami Springs, Florida 33166
Mobile: (305)345-2953

NEIGHBORHOOD PETITION IN SUPPORT OF VARIANCES AT 401 HUNTING LODGE DRIVE, MIAMI SPRINGS, FLORIDA.

We the undersigned neighbors of Kathie and Martin Marquez at 401 Hunting Lodge Drive Miami Springs, Florida do not object to the variances requested by the Marquez family and that are needed in order to demolish their current home and build their new home on the same property.

We have seen their conceptual site plan, elevations, and architectural design video animation. We understand that their property is a legal non-conforming odd shaped lot which creates hardships in building their new home. We understand that the hardships were existing and not self-created by the Marquez family. We understand that the Marquez family is asking for a front and rear setback variance; rear yard stair encroachment variance; North side yard setback to allow a garage extension; and a variance to allow a low slope flat roof with Florida Building Code approved roofing system behind parapet walls.

We do not feel that the variances requested would be detrimental to, or have any negative impact on our property, neighborhood or the City of Miami Springs at large.

We call on the Miami Springs Board of Adjustment to grant the variances referenced in their application so that the Marquez family can proceed with their new home construction as soon as possible.

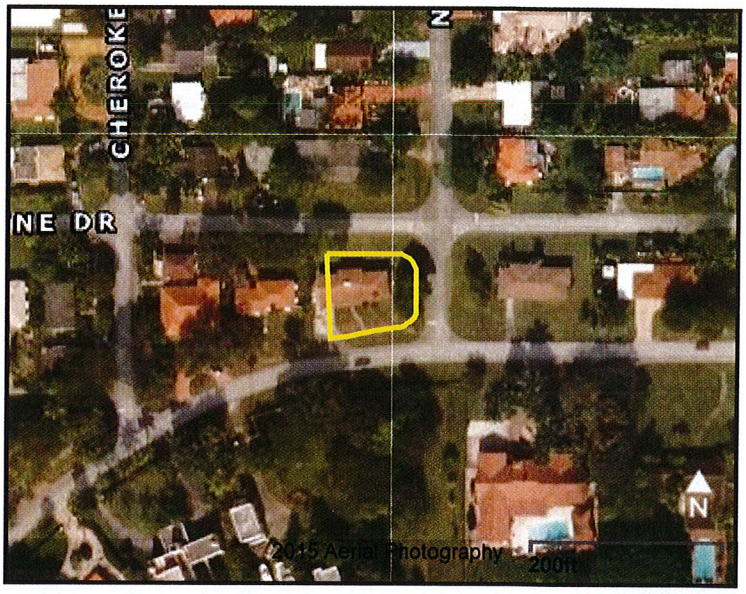
Signature	Print Name	Date	Address	Phone
	Madelyn Saylor	10/07/15	351 Hunting Lodge Dr.	(305) 888-7627
	Roger Rodriguez	10/7/15	374 Hunting Lodge Dr	305-887-6374
	Mariadel Carmen Rodriguez	10/7/16	374 Hunting Lodge Dr.	(305) 887-6374
	Bob Rowley	10/7/16	101 Navajo St	(305) 887-1117
	DOUG COGEN	10/7/16	101 CHEROKEE ST	305-608-0312
	Baebaen Sanchez	10/7/16	441 Hunting Lodge Dr	321-217-0005
	Alex McCarty	10/7/15	424 Hunting Lodge Dr.	786-975-1412
	JOHN McCARTY	10/7/15	424 Hunting Lodge Dr	305-887-5850
	VALERIE McCARTY	10-7-15	424 Hunting Lodge Dr	305-887-5850
	William McCarty	10/7/15	424 Hunting Lodge Dr.	305-887-5850
	ALINA ROUGH	10/7/15	101 NAVAJO ST	305-887-1112
	Hermenia Sanchez	10/7/15	441 Hunting Lodge Dr	321-217-0005
	Helen Carol Dunstall	10-9-15	100 Navajo St.	305 887-1815
	Alicia Trujillo	10/9/15	451 Hunting Lodge Drive	305-863-0768
	Celia Pascual	10/9/15	451 Hunting Lodge Drive	305 863 0768
	CAVALLO TRUJILLO	10-11-15	451 Hunting Lodge Drive	305-863-0768

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2015

Property Information	
Folio:	05-3024-012-0870
Property Address:	401 HUNTING LODGE DR
Owner	MARTIN L MARQUEZ &W KATHIE
Mailing Address	401 HUNTINGLODGE DR MIAMI SPRINGS , FL 33166-5741
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,952 Sq.Ft
Living Area	1,952 Sq.Ft
Adjusted Area	1,872 Sq.Ft
Lot Size	8,159 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	$110,146	$99,113	$82,542
Building Value	$123,552	$119,059	$113,443
XF Value	$266	$269	$272
Market Value	$233,964	$218,441	$196,257
Assessed Value	$149,909	$148,720	$146,523

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$99,909	$98,720	$96,523
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$124,909	$123,720	$121,523
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$99,909	$98,720	$96,523
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$99,909	$98,720	$96,523

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$84,055	$69,721	$49,734
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1993	$125,000	15877-2718	2008 and prior year sales; Qual by exam of deed

Short Legal Description
24 53 40 .17 AC
REV PL OF REV PL OF PT OF COUNTRY
CLUB ESTS SEC 4 PB 31-19
TR 6 LESS W165FT
LOT SIZE 8159

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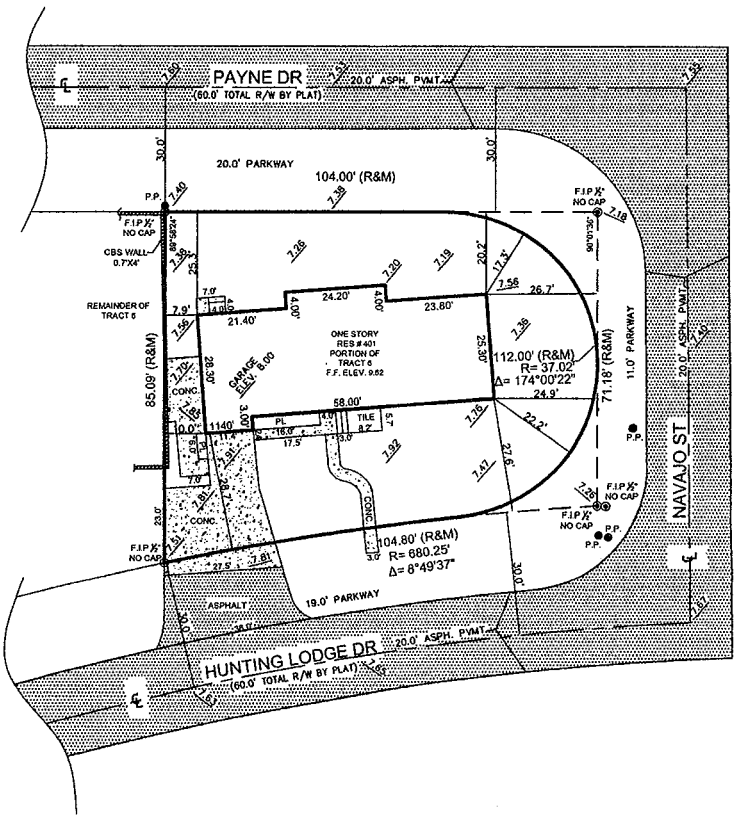
Version:

D'AVILA
Associates Services, Inc.
Professional Land Surveyors, Mappers & Engineers
Certificate of Authorization NO. 29056 & NO. LB7538
Main Line: (305) 953-2600 | Fax : (305) 953-2603
WWW.DAVILAASSOCIATESSERVICES.COM

BOUNDARY SURVEY

SCALE = 1:30



DRAWN BY:	ART-S
CHECKED BY:	R.A.
SCALE:	1"= 30'
FIELD DATE:	06-12-2015
JOB NO:	15-0642048
SHEET:	2 OF 2

SEAL

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Professional Land Surveyors, Mappers & Engineers
Certificate of Authorization NO. 29056 & NO. LB7598
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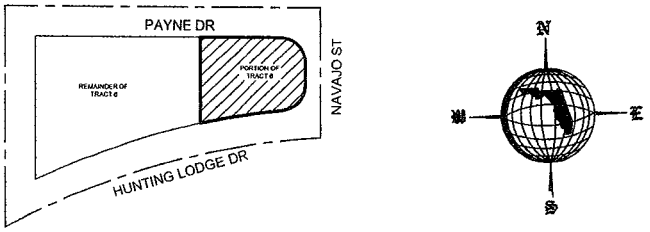
LOCATION SKETCH

SCALE = N.T.S.



LEGEND & ABBREVIATIONS

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
AB = ANCHOR BASKET/PI
AR = ALUMINUM ROOF
AS = ALUMINUM SHED
ASPH = ASPHALT
B/C = BLOCK CORNER
BLDG = BUILDING
BM = BENCH MARK
B.O.B = BASIS OF BEARING
(C) = CALCULATED
C.B = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
C.B.W = CONCRETE BLOCK WALL
CH = CHORD
CH.B = CHORD BEARING
CH.L = CHORD LENGTH
CL = CLEAR
C.O = CLEAN OUT
C.L.F = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC = CONCRETE
C.U.P = CONCRETE UTILITY POLE
C.P = CONCRETE PORCH
C.S = CONCRETE SLAB
C.V = CONCRETE WALK
D.E = DRAINAGE EASEMENT
D.M.E = DRAINAGE MAINTENANCE EASEMENT
DRWY = DRIVEWAY
(D) = DEGREES
ELEV = ELEVATION
ENCR = ENCROACHMENT
F.H = FIRE HYDRANT
F.I.P = FOUND IRON PIPE
F.I.R = FOUND IRON ROD
F.F.E = FINISHED FLOOR ELEVATION
F.N.D = FOUND NAIL & DISK
FT = FEET
FNM = FEDERAL NATIONAL INSURANCE PROGRAM
F.N = FOUND NAIL
INGR.EG = INGRESS AND EGRESS EASEMENT
L = LIGHT POLE
L.F.E = LOWEST FLOOD ELEVATION
L.M.E = LAKE MAINTENANCE EASEMENT
= MINUTES
(M)= MEASURED DISTANCE
M.E = MAINTENANCE EASEMENT
M.H = MANHOLE
N.A.P = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S = NOT TO SCALE
# or NO = NUMBER
O/S = OFFSET
O.H = OVERHEAD
O.H.L = OVERHEAD UTILITY LINES
O.R.B = OFFICIAL RECORDS BOOK
O.V.H = OVERHANG
PAVT = PAVEMENT
PL = PLANTER
P.L = PROPERTY LINE
P.C.C = POINT OF COMPOUND CURVATURE
P.C = POINT OF CURVATURE
P.O.T = POINT OF TANGENCY
P.O.C = POINT OF COMMENCEMENT
P.O.B = POINT OF BEGINNING
P.R.C = POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M = PERMANENT REFERENCE MONUMENT
P.L.S = PROFESSIONAL LAND SURVEYOR
P.P = POWER POLE
P.U.E = PUBLIC UTILITY EASEMENT
(R)= RECORD DISTANCE
R.R = RAIL ROAD
RES. = RESIDENCE
R/W. = RIGHT-OF-WAY
RAD = RADIUS OR RADIAL
RGE = RANGE
R.O.E = ROOF OVERHANG EASEMENT
SEC = SECTION
STY = STORY
SWK = SIDEWALK
S.I.P = SET IRON PIPE
S.I.R = SET IRON ROD
S.P = SCREENED PORCH
S.V = SEWER VALVE
" = SECONDS
T = TANGENT
TWP = TOWNSHIP
UTIL = UTILITY
U.E = UTILITY EASEMENT
U.P = UTILITY POLE
W.M = WATER METER
W.F = WOOD FENCE
W.P = WOOD PORCH
W.R = WOOD ROOF
W.V = WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA
℄ = PROPERTY LINE

LEGEND

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL (C.B.S.)
= CHAIN LINK FENCE (C.L.F.)
= IRON FENCE (I.F.)
= WOOD FENCE (W.F.)
= ELEVATIONS

CONTACT YOUR PROCESSOR

D'AVILA
Associates Services, Inc.
Land Surveyors & Engineers
CERTIFICATE OF AUTHORIZATION NO. 29056
CERTIFICATE OF AUTHORIZATION NO. 7538
14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE:(305) 953- 2600

BY: _____
EFRAIN C. LOPEZ., P.L.S. (06-12-2015)

PROFESSIONAL LAND SURVEYOR NO.: 2300 STATE OF FLORIDA
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:

THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE. EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ELEVATION DATUM USED NGVD 1929

SURVEYOR' S NOTES:

1. CERTIFICATE OF AUTHORIZATION LB # 7538. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

CLIENT: MARTIN L MARQUEZ & W KATHIE
PROPERTY ADDRESS: 401 HUNTINGLODGE DR, MIAMI SPRINGS FL 33166

LEGAL DESCRIPTION:

THE EAST 104 FEET OF TRACT 6, OF COUNTRY CLUB ESTATES, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; FORMERLY KNOWN AS THE EAST 104FEE OF BLOCK 6, OF COUNTRY CLUB ESTATES, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25 AT PAGE 28, OF THE PUBLIC RECORDS OF DADE COUNTRY, FLORIDA.

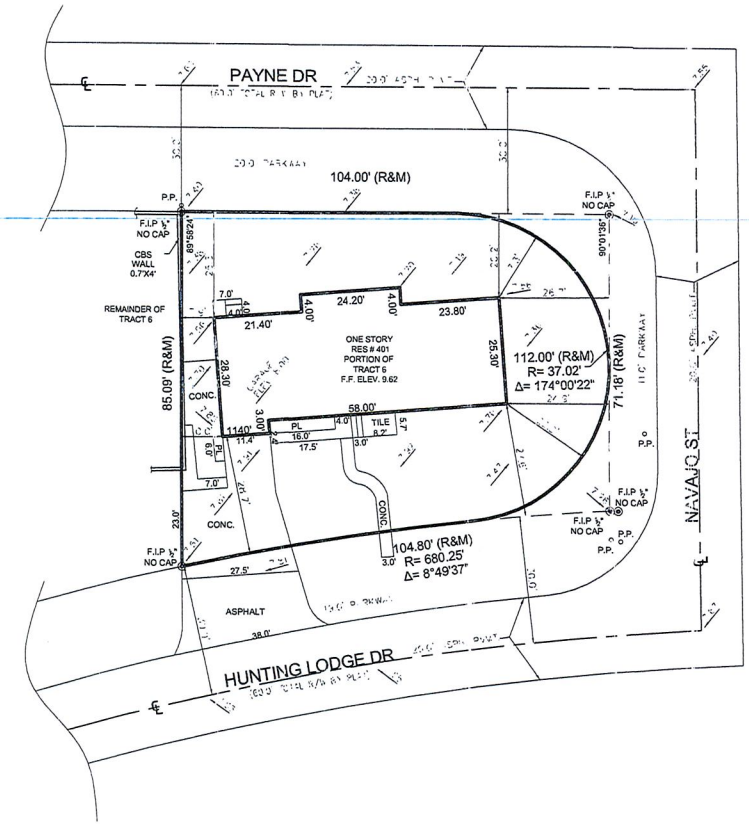
ELEVATION INFORMATION:

B.M. USED M-48 ELEVATIONS 7.27 LOCATED SHADOW WAY,SUNSET WAY --- 119.9' ENE OF COMMON INTERSECTION OF ALL 3 STS.
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON **09-11-2009** THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE **X** BASE FLOOD ELEVATION **N/A** COMMUNITY **120653** PANEL NUMBER **0283** SUFFIX **L** EFFECTIVE PANEL DATE **09-11-2009**

DRAWN BY:	ART-S
CHECKED BY:	R.A.
FIELD DATE:	06-12-2015
JOB NO:	15-0342048
SHEET:	1 OF 2

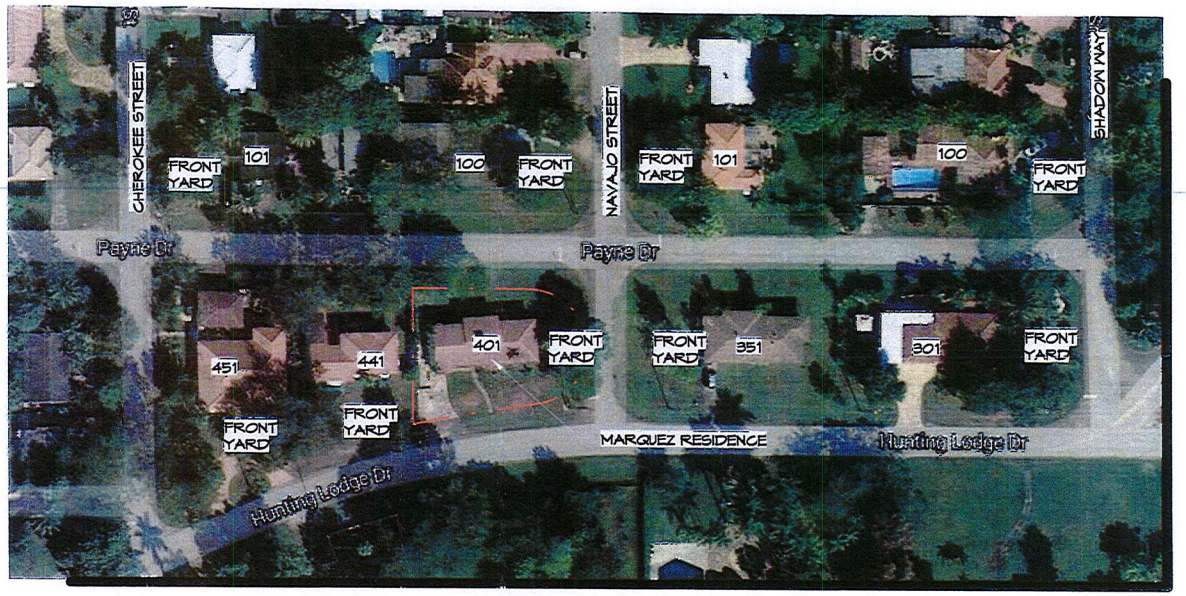
CERTIFIED TO:
MARTIN L MARQUEZ & W KATHIE

SEAL



1 / A1 LEGAL SURVEY

SCALE: 1" = 30'-0"



ADDRESS

451 HUNTING LODGE DRIVE
441 HUNTING LODGE DRIVE
301 HUNTING LODGE DRIVE
100 SHADOW WAY
100 NAVAJO STREET
* 101 CHEROKEE STREET

STRUCTURE IN REAR YARD

TWO CAR GARAGE
UTILITY ROOM
CANOPY AWNING
ACCESSORY STRUCTURE
MAIN HOUSE STRUCTURE GARAGE
D'JAL ELECTRICAL METER CONVERSION OF SINGLE FAMILY HOME TO MULTI-FAMILY DWELLING.

NOTE: NAVAJO STREET JOG IS SHOWN WITH LARGER FRONT YARD BEING GIVEN TO 351 HUNTING LODGE DRIVE

2 / A1 AERIAL PHOTOGRAPH SHOWING NEIGHBORHOOD SETBACKS

SCALE:NOT TO SCALE

A1

MARQUEZ RESIDENCE
401 HUNTING LODGE DRIVE
MIAMI SPRINGS, FLORIDA 33166

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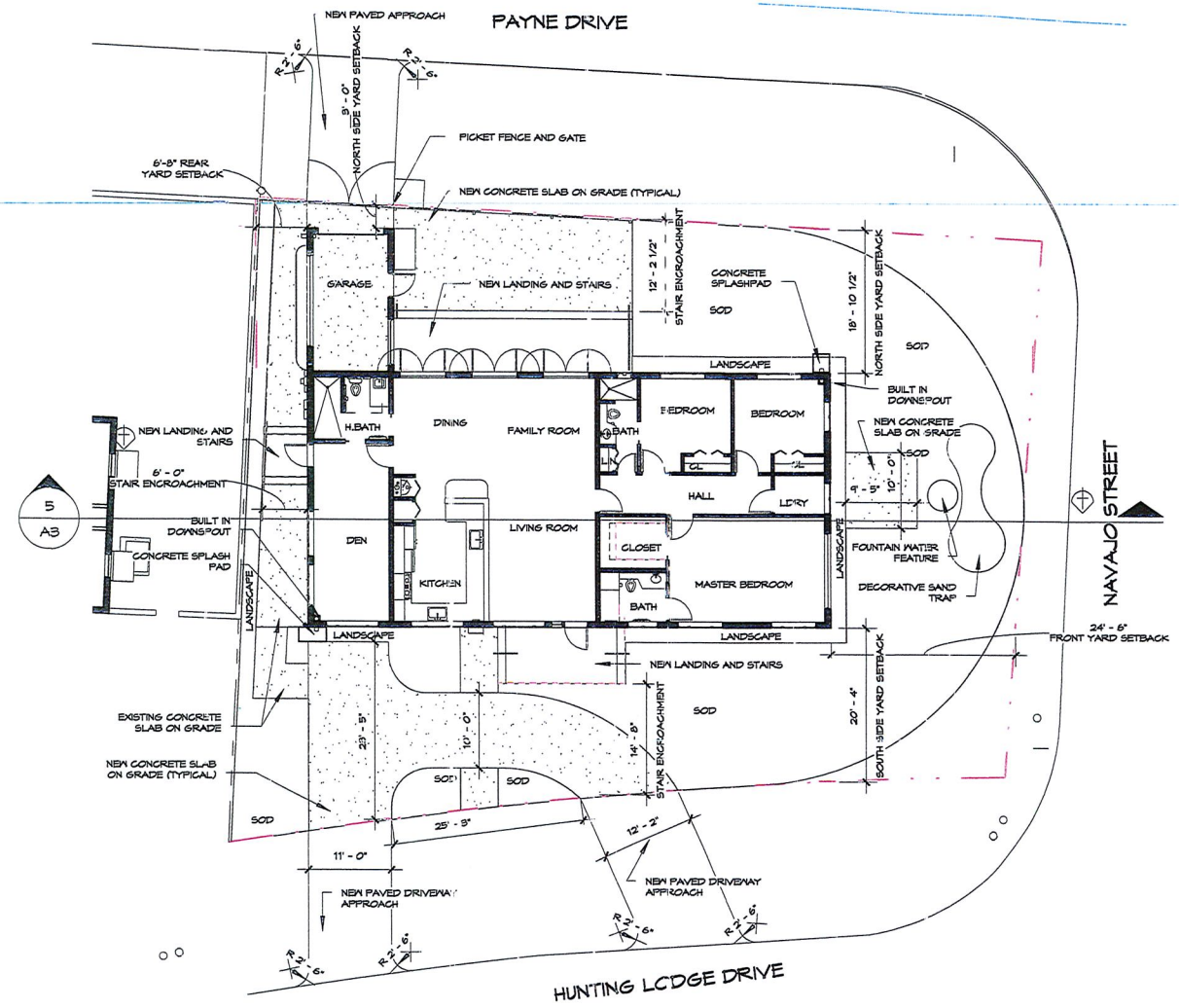
mmarquez@urbanworks.net
AAC001822/AR0010457



1 / A2 SITE / BUILDING PLAN

SCALE: 1/16" = 1'-0"

SITE AND BUILDING DATA:

EXISTING ZONING: R-1B
LOT SIZE: 8,149 SF

FLOOR AREA

EXISTING HOUSE FLOOR AREA:	1,952 SF
NEW HOUSE FLOOR AREA:	2,575 SF

3 BEDROOM, 3 BATH (1 ADA COMPLIANT BATH)
OPEN KITCHEN, DINING, FAMILY AND LIVING ROOM,
GARAGE

PARKING

PARKING REQUIRED: 3 SPACES
PARKING PROVIDED: 3 SPACES

SETBACKS

	REQUIRED	PROVIDED
FRONT YARD SETBACK:	30'-0'	24'-6"
REAR YARD SETBACK:	25'-0"	6'-8"
SOUTH SIDE YARD SETBACK:	15'-0"	20'-4"
NORTH SIDE YARD SETBACK:	15'-0"	3'-0"

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED:	30'-0"
TOP OF MAIN PARAPET:	16'-0"
TOP OF BELFRY HEIGHT:	18'-10 1/2"

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A2

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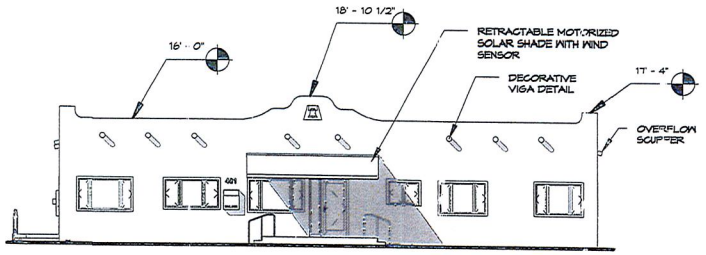
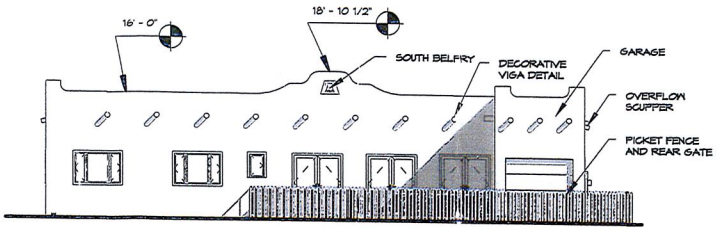


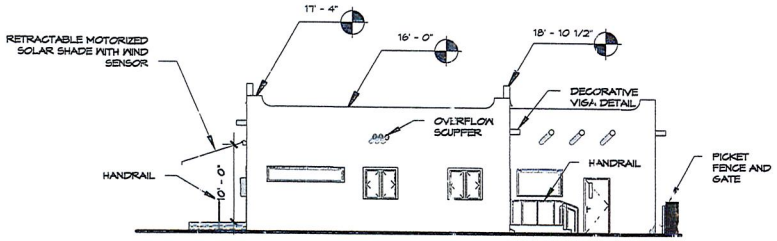
1 A3 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



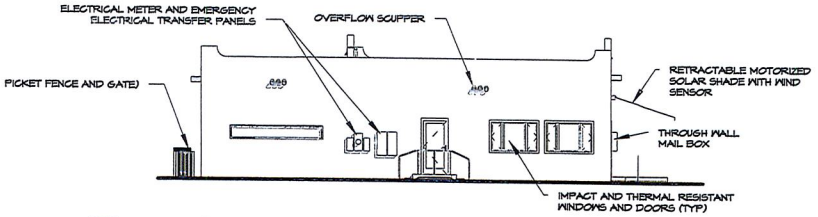
2 A3 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



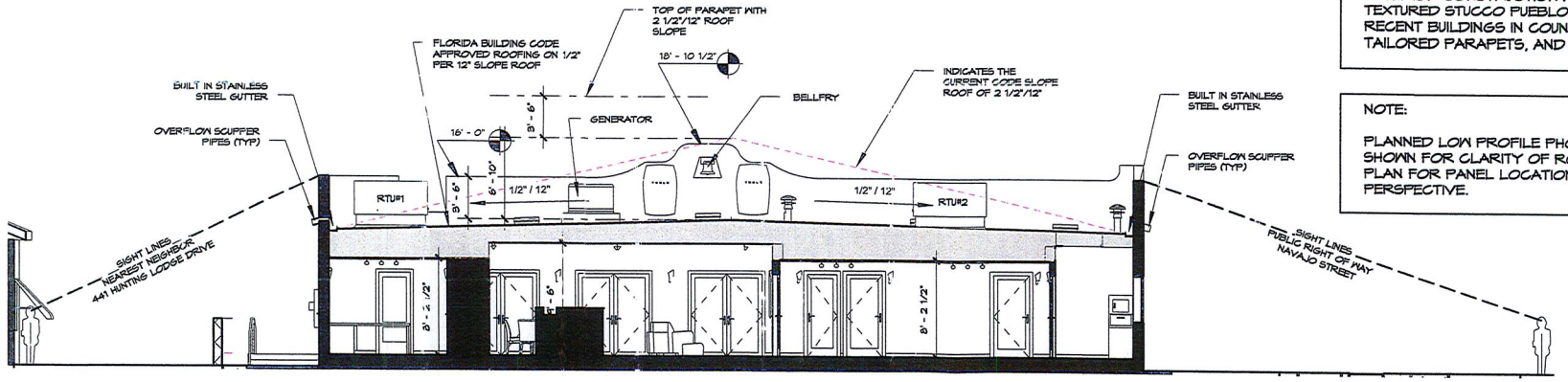
3 A3 **EAST ELEVATION**

SCALE: 1/16" = 1'-0"



4 A3 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"



5 A3 **LONGITUDINAL SECTION**

SCALE: 1" = 10'-0"

EXTERIOR CONSTRUCTION WILL BE IN THE CONTEMPORARY SMOOTH TEXTURED STUCCO PUEBLO/MISSION REVIVAL STYLE AS SEEN IN RECENT BUILDINGS IN COUNTRY CLUB ESTATES, COMPLETE WITH TAILORED PARAPETS, AND WOODEN LOG VIGAS.

NOTE:

PLANNED LOW PROFILE PHOTOVOLTAIC ROOF TOP PANELS NOT SHOWN FOR CLARITY OF ROOF ELEMENTS. SEE SHEET A4 ROOF PLAN FOR PANEL LOCATIONS AND RENDERED ROOF TOP PERSPECTIVE.

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A3

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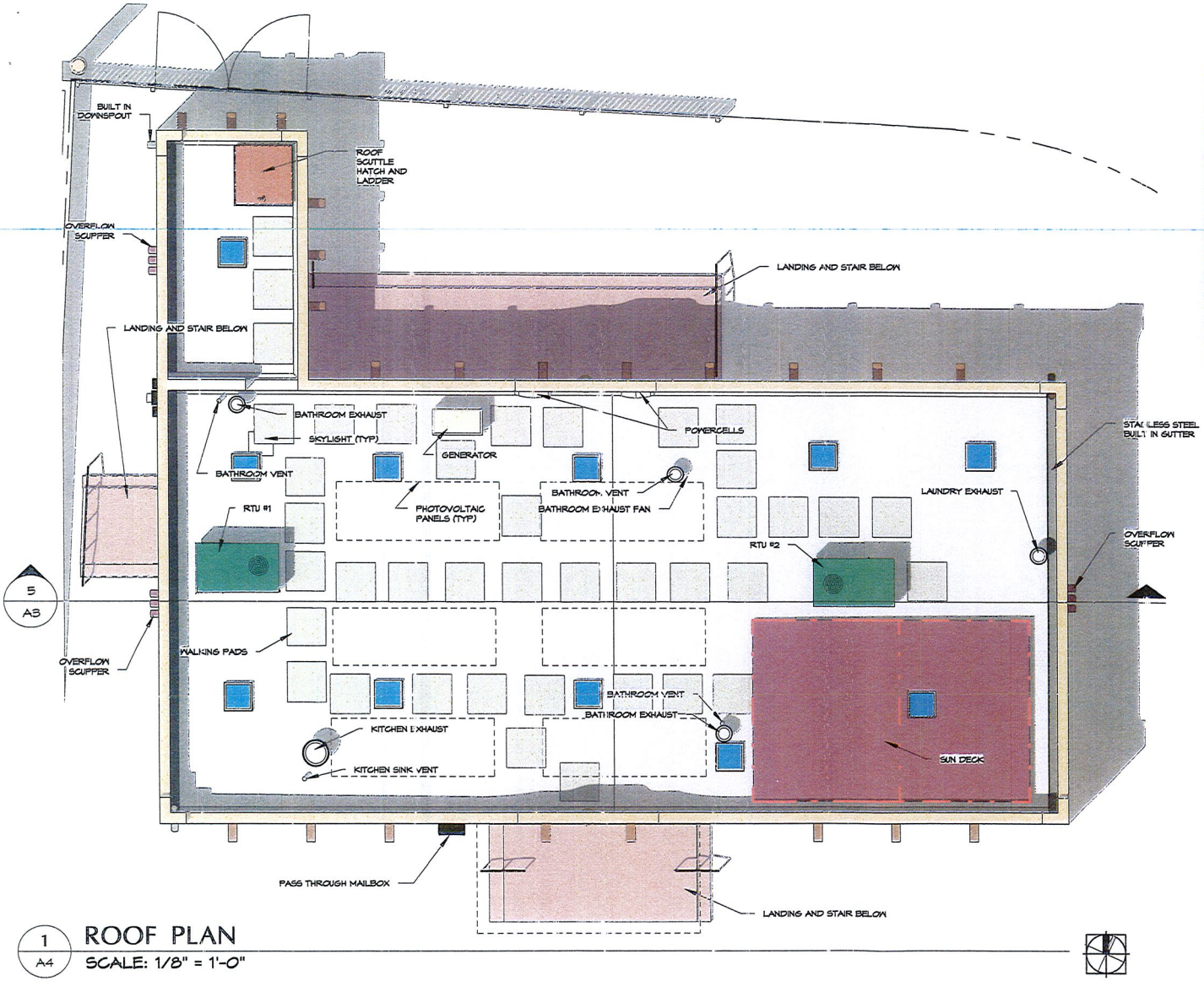

RENDERED ROOF PERSPECTIVE

1 / A4 ROOF PLAN

SCALE: 1/8" = 1'-0"

A4

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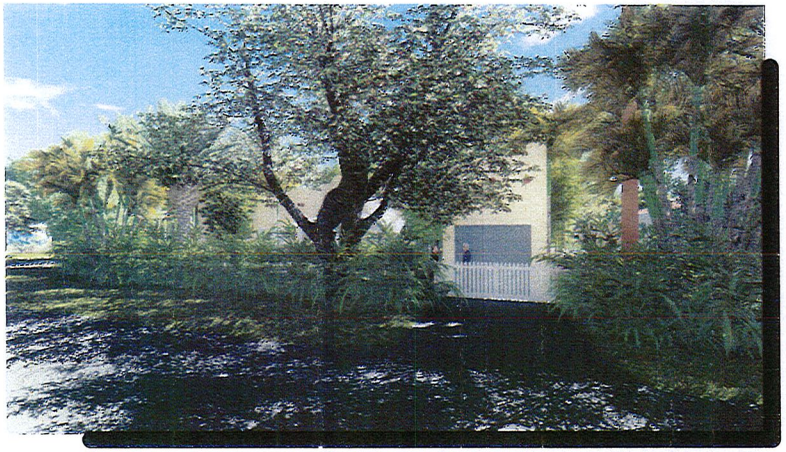
SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

CONCEPTUAL ELEVATIONS WITH LANDSCAPING

MARQUEZ RESIDENCE
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A5

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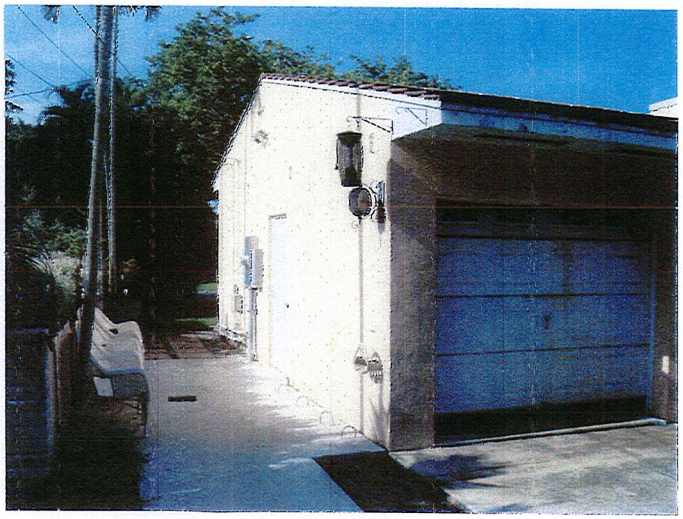
SOUTH EAST VIEW OF FRONT YARD

EAST VIEW OF SIDEYARD

PHOTOGRAPHS OF EXISTING RESIDENCE

NORTH EAST VIEW OF REAR YARD



WEST VIEW OF SIDEYARD

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A6

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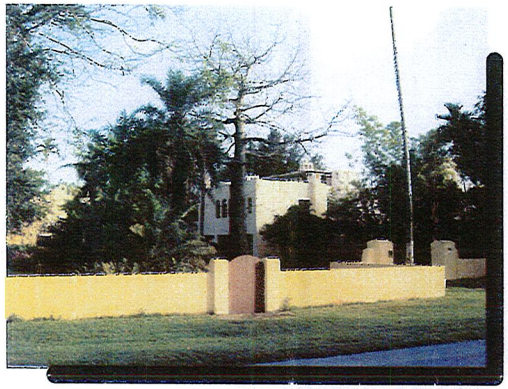
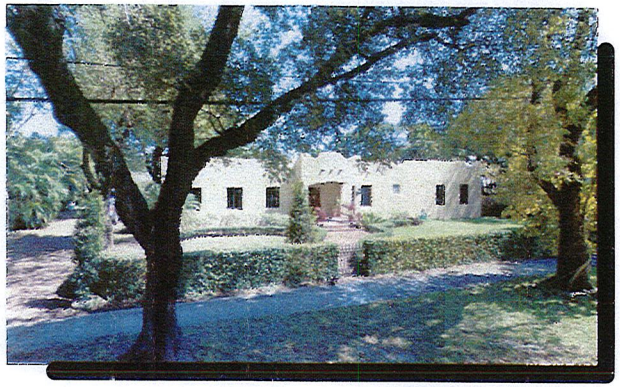
500 DEER RUN

85 DEER RUN

27 HUNTING LODGE DRIVE

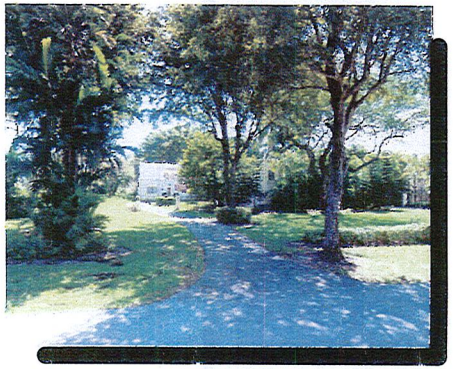


424 HUNTING LODGE DRIVE



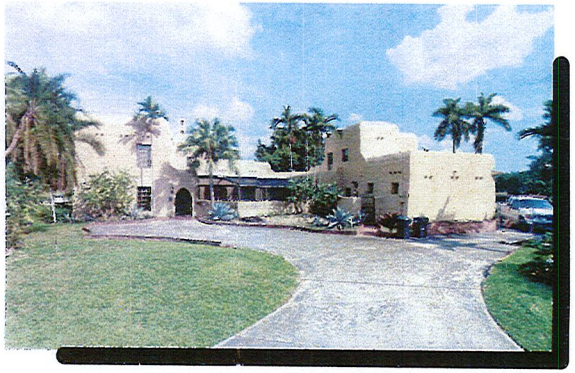
141 SHADOW WAY

454 HUNTING LODGE DRIVE



150 HUNTING LODGE DRIVE

SIMILAR STYLE HOMES WITH FLAT ROOFS AND PARAPET WALLS IN THE NEIGHBORHOOD



31 HUNTING LODGE COURT

MARQUEZ RESIDENCE
401 HUNTING LODGE DRIVE
MIAMI SPRINGS, FLORIDA 33166

A7

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