



BOARD OF ADJUSTMENT

TUESDAY, AUGUST 9, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



CITY OF MIAMI SPRINGS, FLORIDA

BOARD OF ADJUSTMENT

Chairman Manuel Pérez-Vichot
Vice Chair Ernie Aloma
Board member Bob Calvert

Board member Martin L. Marquez
Board member Juan Molina
Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Tuesday, August 9th, 2016
6:30 p.m.
City Hall - Council Chambers
201 Westward Drive – Miami Springs

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
 - A) June 6, 2016**
- 3. SWEARING IN OFF ALL WITNESSES**
- 4. NEW BUSINESS**
 - A) CASE # 06-V-16
ENNA ALCAINE
919 HUNTING LODGE DRIVE
R-1A, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a variance in order to construct an addition that continues the existing non-conforming side yard setback of the residence for a new addition to a single family home.

- B) CASE # 08-V-16
MELISSA & RICHARD BENNETTI
1171 NIGHTINGALE AVENUE
R1-B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a variance in order to construct an addition that continues the existing non-conforming side yard setback of the residence for a new addition to a single family home.

5. OLD BUSINESS

None.

6. ADJOURNMENT

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)



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, June 6, 2016 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:30 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Bob Calvert
- Juan Molina
- Martin L. Marquez
- Alejandro Gonzalez

Also present:

- Councilwoman Roslyn Buckner
- City Attorney Jan K. Seiden
- Zoning and Planning Director Chris Heid
- Board Secretary Juan D. Garcia

Chair Pérez-Vichot welcomed new Board member Martin Marquez to the Board. Chair Pérez-Vichot then instructed Board Secretary Garcia to send former Board member Bill Tallman a note of gratitude for his compassion and years of service to the City of Miami Springs Board of Adjustment/ Zoning and Planning Board.

2) Approval of Minutes

The minutes for the April 4, 2016 meeting were approved as written.

Board member Molina moved to approve the minutes as written. Vice Chair Aloma seconded the motion, which passed unanimously 4-0 on voice vote. The vote was as follows: Board member Molina, Board Alternate Gonzalez, Vice Chair Aloma, and Chair Pérez-Vichot voting Yes.

3) Swearing In of All Witnesses and Zoning and Planning Director:

Board Secretary Garcia 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:

- A) Case # 04-V-16
SANDRA VITTERI AND FABIAN MALDONADO
914 IBIS AVENUE
Zoning: R-1B, RESIDENTIAL SINGLE FAMILY
Lot Size: 9,448 SQ. FT**

The applicant is seeking a variance from Section 150-042 (E)(1) in order to construct an addition to an existing single family home that would continue the existing non-conforming side yard setback of the residence.

Zoning and Planning Director Heid read his recommendation to the Board. While reading the recommendation, Zoning and Planning Director Heid noted that the plans did not show a roof on the addition that is being requested. Zoning and Planning Director also added a requirement for the air conditioning unit to be in the rear yard and not the side yard as indicated in the plans submitted. He asked the applicant if this would be reroofed, and if so, for the plans to reflect that before it is brought to Council.

The applicant, Sandra Vitteri of 914 Ibis, responded that the room will be reroofed, the air conditioning unit moved to the rear yard and that the plans would be revised to show the changes.

Zoning and Planning Director Heid stated that due to the addition that is being requested, the house would need to have an additional parking space added for a third car. This is a requirement that will be added to the recommendation.

Board member Marquez asked if the parking space that is being added needed to be paved or if it could be made from other materials. Zoning and Planning Director Heid responded that in this case he would require for it to be pavement so that it is consistent to the parking spaces that are existing.

Chair Pérez-Vichot asked if there were any other comments from members of the Board or the audience. There were no comments at this time.

Board member Molina moved to approve the variance requested with the six conditions listed in the Zoning and Planning Director's recommendation. Board member Calvert seconded the motion, which passed unanimously 5-0 on voice vote. The vote was as follows: Board member Calvert, Board member Molina, Board member Marquez, Vice Chair Aloma, and Chair Pérez-Vichot voting Yes.

City Attorney Seiden advised the applicant of the 10 day appeal period.

- B) Case # 05-V-16
AQ GROUP, LLC
650 DE SOTO DRIVE
Zoning: NW36, NW 36TH STREET DISTRICT
Lot Size: 102,352 SQ. FT**

Chair Pérez-Vichot abstained from any discussion or voting (attached is Form 8B Memorandum of Voting Conflict). Vice Chair Aloma served as Chairman at this time.

The applicant is requesting a variances in ordered to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot at 650 De Soto Drive, in the NW 36 Street Zoning District.

Variances requested are as follows:

1. Requests variance from Section 150-016 (E)(6), Parking, to waive 19 of the 121 required vehicular parking spaces. (Provision of 102 parking spaces proposed).
2. Requests variance from Section 150-176, Off Street Parking Appendix, to waive one (1) foot of the minimum required aisle width of 23 feet. (Aisle width of 22 feet proposed).
3. Requests variance from Section 150-164 (E)(1), Height Limitations, to exceed by one (1) story, the maximum permitted four (4) stories. (A five story building proposed).

Before reading his recommendation, Zoning and Planning Director Heid reminded the Board member that this was a project that was previously recommended favorably by the Board of Adjustment and approved by the City Council. He added that the applicant had one year to obtain a building permit, however prior the expiration of that one year period the applicants came in for a six month extension, which was also approved by the Board and City Council. The applicants are in front of the Board again in order to be reapproved. Zoning and Planning Director Heid also noted that the one year period that is given to applicants to obtain a building permit is extremely short and is something he hopes to discuss changing with the City Council, as well as the Board.

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

Discussion ensued as to why to the applicant had to appear in front of the Board for a project that was already approved. Vice Chair Aloma asked if the applicants were to submit an affidavit stating that the variance request that is being submitted is exactly the same as what was requested previously, could the Board vote to approve the variance again. City Attorney Seiden explained that the language of the code states that after the six month extension expires the variance that was granted then becomes null and void.

Board member Molina asked the applicant if the requested variances were the same as the variances that were granted by the Board and approved by Council.

The applicant, Domingo Ansereo of AQ Group, LLC responded that they request is the same as the variances that were previously granted.

Zoning and Planning Director wanted to make it clear that the Board was voting on an entirely new approval, granting the applicant and additional year with the opportunity to request a six-month extension.

Vice Chair Aloma asked if there were any comments from the audience or any Board member. There were no comments at this time.

Board member Molina moved to approve the variances with the four conditions that were listed in the Zoning and Planning Director's recommendation. Board member Calvert seconded the motion, which passed 4-1 on voice vote. The vote

was as follows: Board member Calvert, Board member Molina, Board Alternate Gonzalez and Vice Chair Aloma voting Yes; Board member Marquez voting No. Chair Pérez-Vichot abstained from voting.

City Attorney Seiden advised the applicant of the 10 day appeal period. He added that this item will be brought before council for their review.

5) Old Business: None.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:52 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ____ day of _____, 2016.

Manny Perez-Vichot, Chair

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

“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”.

VARIANCE CASE

NO. 06-V-16

ENNA ALCANINE

919 HUNTING LODGE DRIVE

BOARD OF ADJUSTMENT

MEETING: 08-09-2016

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: August 9, 2016

SUBJECT: Application for Variance

CASE # 06-V-16

APPLICANT: Enna Alcaine

ADDRESS: 919 Hunting Lodge Drive

ZONING DISTRICT: R-1A, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-041 (E)(1) in order to construct an addition to an existing single family home that would continue the existing non-conforming side yard setback of the residence for a new addition, as follows:

1. Requests variance from Section 150-041 (E)(1) to waive 1' 10" (one foot ten inches) of the minimum required side yard setback of 7' 6" (seven feet six inches). (Side yard setback of 5' 8" (five feet eight inches) proposed).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on Hunting Lodge Drive and a depth of 190 feet, for a total lot area of 14,250 square feet. The property abuts the golf course at the rear (North).

THE PROJECT: The applicant is requesting a side yard setback variance in order to construct a 950 square foot one story addition at the rear of an existing one story single family home. The addition would contain three bedrooms and two bathrooms.

ANALYSIS: As noted, the existing single family home has a non-conforming east side yard setback of 5'8". The applicant is proposing to continue that setback for

the addition. Requiring the addition to be set back an additional 1' 10" would look awkward and make construction more difficult and expensive, particularly tying the new roof to the existing.

In addition, this same variance was previously recommended favorably by the Board and approved by the City Council. The first, Case #68-V-93, was granted on December 1, 1993. The second, Case #24-V-02 was granted on August 7, 2002. For variance reasons, plans were never submitted for building permit, and the approvals expired.

This project was then again submitted and received the favorable recommendation of the Board and the approval of the City Council on March 9, 2015 by a vote of 5-0.

Once again, plans were not submitted, nor an extension requested prior to the expiration date, necessitating this new approval request.

Staff believes that the variance request is reasonable and supportable, as it was similarly considered in 1993, 2002 and 2015.

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

1. Plans shall substantially comply with those submitted, as follow:
 - Survey by Roberto R. Brizuela & Associates, dated March 18, 2016.
 - Sheet A-1, Site Plan, by Adrian Alvarez, Architect dated December 11, 2014.
 - Sheet A-2, Floor Plan, by Adrian Alvarez, Architect dated November 15, 2014.
 - Sheet A-3, Elevations, by Adrian Alvarez, Architect dated November 15, 2014

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted 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.

3. The final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



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

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

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <i>Lana Alcaine</i>	PROPERTY ADDRESS <i>919 Hunting Lodge Dr.</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305-720-1283</i>	E-MAIL ADDRESS <i>cfox@canbellgroup.com</i>

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 <i>Candy Club Est.</i>	LOT SIZE AND ZONING DISTRICT <i>75 x 190</i>
LOT(S) _____ BLOCK _____ SUBDIVISION _____	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 <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>2002</i>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <i>\$ 98,600.00</i>

Please include the following information in your application letter:

(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.

Enna Alcaine

Signature of Owner

Enna Alcaine

Printed name of Owner

The contents of this petition are
Sworn to and subscribed before
me this 16 day of July,
2016.

Michael F. Gonzalez

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Michael F. Gonzalez

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 1/28/18
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____

Signature of Co-Owner

Printed name of Co-Owner

The contents of this petition are
Sworn to and subscribed before
me this ____ day of _____,
20____.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

Enna Alcaine
919 Hunting Lodge Drive
Miami Springs, Florida 33166
305-984-9343

July 16, 2016

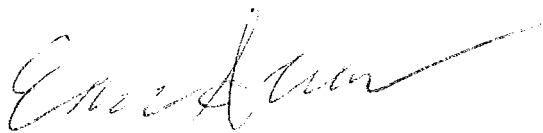
Building and Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Petition for Variance

I respectfully request that a variance be granted in order to build an addition to the home at 919 Hunting Lodge Drive, Miami Springs, FL 33166.

The requested variance is to be able to build an addition to the property that is currently built with a side setback of 5'9". The reason for the request is because it would be architecturally awkward to build the addition in compliance with the existing code. There is an existing pool that is limiting the space available for the addition. This same petition was requested and granted three times before in 1993 by a previous owner and again in 2002 and 2015. In 2002 we were not able to complete the project due to his illness and finally in 2015 we just didn't have enough time after finalizing what we wanted to do and a lot of back and forth on ideas and health restrictions. The addition would not pose any new hardship on the neighbors, as the existing home is already built out to this point and we are just extending it to add more bedrooms in order to accommodate our large family of six.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Enna Alcaine', written in black ink.

Enna Alcaine



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/2/2016

Property Information	
Folio:	05-3024-012-0300
Property Address:	919 HUNTING LODGE DR Miami Springs, FL 33166-5751
Owner	ENNA ALCAINE
Mailing Address	919 HUNTING LODGE DR MIAMI SPRINGS, FL 33166-5751
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 1
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,929 Sq.Ft
Lot Size	14,250 Sq.Ft
Year Built	1948



Assessment Information			
Year	2016	2015	2014
Land Value	\$270,750	\$215,175	\$195,225
Building Value	\$136,598	\$136,741	\$133,345
XF Value	\$21,860	\$14,766	\$14,802
Market Value	\$429,208	\$366,682	\$343,372
Assessed Value	\$300,626	\$298,537	\$296,168

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$128,582	\$68,145	\$47,204
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Widow	Exemption	\$500	\$500	\$500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
REV PL OF REV PL OF PT OF COUNTRY CLUB ESTS SEC 4 PB 31-19 W75FT OF E825FT TR 3-B LOT SIZE 75.000 X 190 OR 20363-1930 04/2002 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668
School Board			
Exemption Value	\$25,500	\$25,500	\$25,500
Taxable Value	\$275,126	\$273,037	\$270,668
City			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668
Regional			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2002	\$306,500	20363-1930	Sales which are qualified
10/01/1996	\$0	17392-4388	Sales which are disqualified as a result of examination of the deed
08/01/1993	\$181,000	16076-4341	Sales which are qualified
06/01/1983	\$108,000	11821-0544	Sales which are qualified

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>

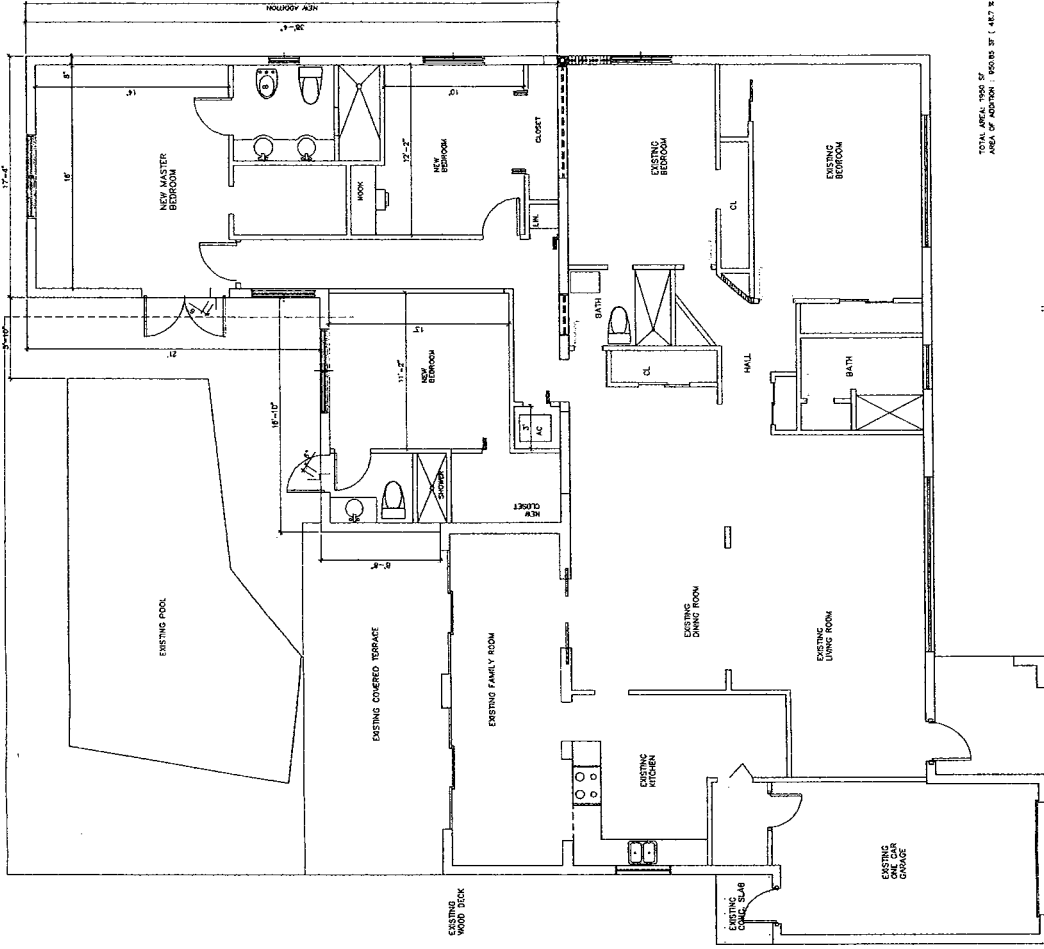
ADDITION FOR ENNA ALCANE
AT: 919 HUNTING LODGE DRIVE
MIAMI SPRINGS, FL.

Adrian Alvarez, Architect
1850 S. Ocean Dr., 4th Fl.
Ft. Lauderdale, FL 33304
TEL: (954) 552-5969
FL A00006186
a-a-architect@adrianalvarez.com

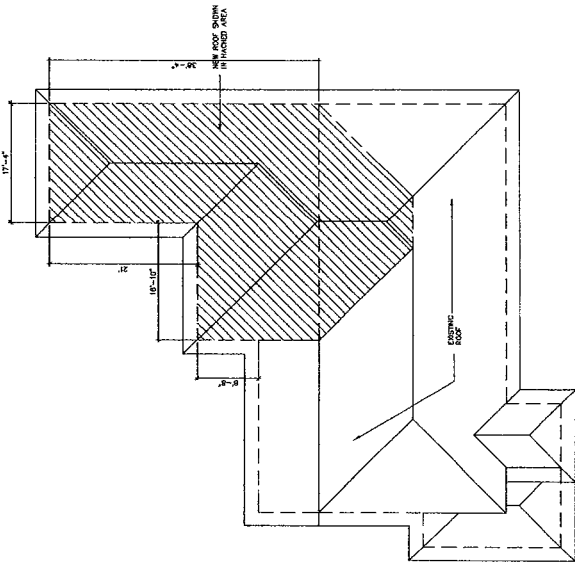
This drawing is to be used for the construction of the project. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing.

FLOOR PLAN
1/8"=1'-0"

TOTAL AREA: 10,045 SF
AREA OF ADDITION: 6,500 SF (4,427 sq. ft.)



ROOF PLAN
1/8"=1'-0"



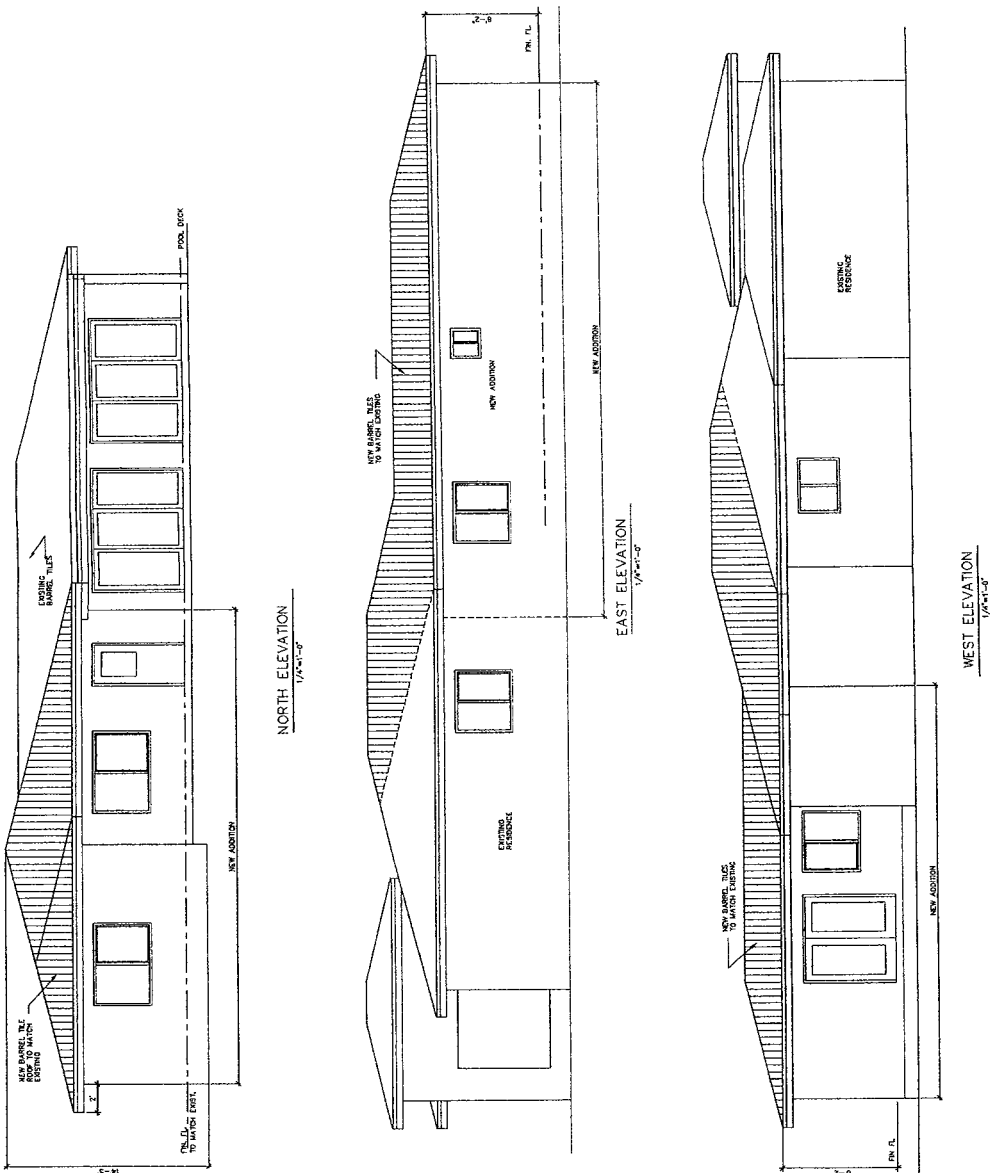
ADDITION FOR ENNA ALCAINE
AT: 919 HUNTING LODGE DRIVE
MIAMI SPRINGS, FL.

Adrian Alvarez
1935 S. Ocean Dr., Apt. 5N
Hialeah Beach, FL 33009
Tel. (305) 252-5959
e-mail: darwin@earthlink.net
FL A800065386

Adrian Alvarez, Architect

While drawing and design
the property of Adria
vare Architect. Any
production of such
all be with the consent
of Adria Alvarez Arch.

REVISIONS					



VARIANCE CASE

NO. 08-V-16

RICHARD & MELISSA BENNETTI

1171 NIGHTINGALE AVENUE

BOARD OF ADJUSTMENT

MEETING: 08-09-2016

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: August 9, 2016

SUBJECT: Application for Variance

CASE # 08-V-16

APPLICANT: Richard & Melissa Bennetti

ADDRESS: 1171 Nightingale Avenue

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-042 (E)(2) in order to construct a second story addition to an existing single family home that would continue the existing non-conforming side yard setback of the residence, as follows:

1. Requests variance from Section 150-042 (E)(2) to waive 1' 6" (one feet six inches) of the minimum required side yard setback of eight feet. (Side yard setback of 6' 6" (six feet six inches) proposed).

THE PROPERTY: The property is rectangular in shape, with 80 feet of frontage on Nightingale Avenue and a depth of 126 feet, for a total lot area of 10,080 square feet. The property abuts a 16 foot wide alley at the rear (North).

THE PROJECT: The applicant is requesting a side yard setback variance in order to construct a 1,744 square second story addition at the rear of an existing one story single family home. The addition is a large master suite, with bedroom, sitting room, walk in closets and a bathroom.

ANALYSIS: As noted, the existing single family home has a non-conforming east side yard setback of 6'6". The applicant is proposing to continue that setback for

the second floor addition. Requiring the addition to be set back an additional 1' 6" would look awkward and make construction more difficult and expensive.

Also the existing flat roofed addition at the rear would get a full second story and a new metal hip roof to match the hip roofed portion of the front of the house, making the entire structure more cohesive and attractive.

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

1. Plans shall substantially comply with those submitted, as follows:
 - Sheet S.P., Site Plan/ Roof Plan, by Leonardo Liguori Architect, dated June 27, 2016.
 - Sheet A-1, First Floor Plan, by Leonardo Liguori Architect, dated June 27, 2016.
 - Sheet A-2, Second Floor Plan, by Leonardo Liguori Architect, dated June 27, 2016.
 - Sheet A-3, Front (South) Elevation/ West Side Elevation, by Leonardo Liguori Architect, dated June 27, 2016
 - Sheet A-4, Rear (North) Elevation/ East Side Elevation, by Leonardo Liguori Architect, dated June 27, 2016
 - Sheet S.P., Site Plan/ Roof Plan, by Leonardo Liguori Architect, dated July 22, 2016

Substantial compliance shall be at the sole determination of the City.

2. 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.
3. The final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



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

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

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <i>Melissa & Richard Bennett</i>	PROPERTY ADDRESS <i>1171 Nightingale Ave</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305.527.5266</i>	E-MAIL ADDRESS <i>melissa@oceandrive limo.com</i>

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 <i>8 3 Oriole Park 1st ADDN</i>	LOT SIZE AND ZONING DISTRICT <i>10,160sqft R-1B</i>
LOT(S) BLOCK SUBDIVISION	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 <u>X</u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>9 years</i>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ <u>100K</u>

We
(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.)

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

☒ (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]

Signature of Owner

Melissa Bennett

Printed name of Owner

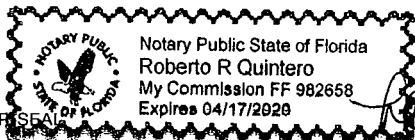
The contents of this petition are
Sworn to and subscribed before
me this 26 day of July,
2016.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Roberto R. Quintero

PRINT NAME OF NOTARY PUBLIC



COMMISSION EXPIRES: 4-17-2020

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: FLDL# 8530-540-85-550-0

[Signature]

Signature of Co-Owner

Richard Bennett

Printed name of Co-Owner

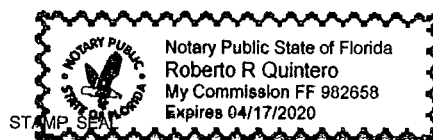
The contents of this petition are
Sworn to and subscribed before
me this 26 day of July,
2016.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Roberto R. Quintero

PRINT NAME OF NOTARY PUBLIC



COMMISSION EXPIRES: 4-17-2020

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: FLDL# 8530-745-52-096

LETTER OF INTENT

RE: APPLICATION FOR VARIANCE BY MR. & MRS. BENNETTI

This is to provide an explicit statement as to the nature and intent of the variance being requested for our family home located at 1171 Nightingale Avenue.

PURPOSE OF THE REQUEST

We are planning a 1,744 sq. ft. second floor addition to the 3,554 sq. ft. residence. Under those circumstances, the zoning code requires that the second floor side setbacks match those required for the first floor. Said minimum side setback width shall be 10% of the width of the lot (8.0' in our particular case.) The existing residence, although largely surpasses this requirement on its west side, has a grandfathered-in, variable-width abutment into the east side setback of 1.45' at its widest end. In that scenario, the strict application of the code would result in a rather awkward, structurally-complex design with the second floor offset from the first floor, and a narrow roof to cover a strip left uncovered on the first floor.

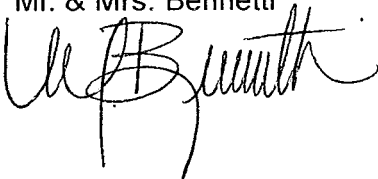
VARIANCE REQUEST

We respectfully request that our second floor be allowed to vertically match the existing first floor, as is, per our honest opinion, the true spirit of the code. To accomplish that, **we need a variance allowing the east side setback to be reduced to 6.55' at its narrowest point.**

Survey, architectural plans and pictures in support of the requested variance are attached hereto.

Respectfully submitted,

Mr. & Mrs. Bennetti

A handwritten signature in black ink, appearing to read 'Mr. & Mrs. Bennetti', written over a horizontal line.

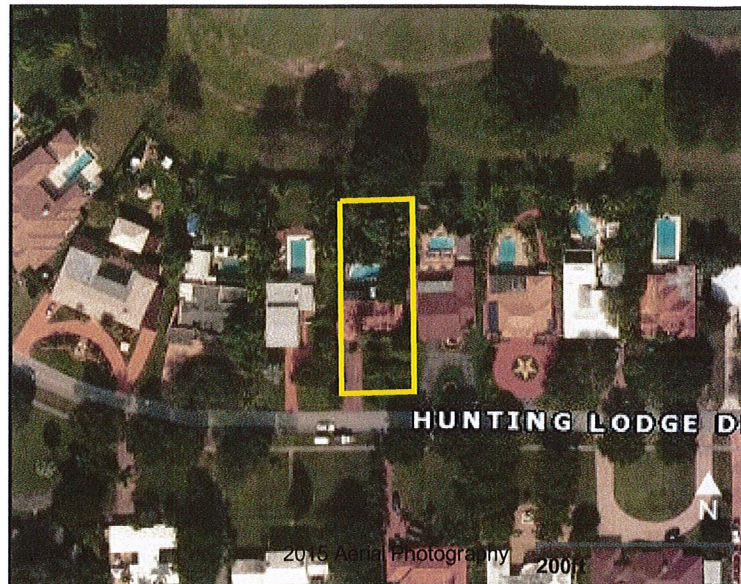


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/2/2016

Property Information	
Folio:	05-3024-012-0300
Property Address:	919 HUNTING LODGE DR Miami Springs, FL 33166-5751
Owner	ENNA ALCAINE
Mailing Address	919 HUNTING LODGE DR MIAMI SPRINGS, FL 33166-5751
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 1
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,929 Sq.Ft
Lot Size	14,250 Sq.Ft
Year Built	1948



Assessment Information			
Year	2016	2015	2014
Land Value	\$270,750	\$215,175	\$195,225
Building Value	\$136,598	\$136,741	\$133,345
XF Value	\$21,860	\$14,766	\$14,802
Market Value	\$429,208	\$366,682	\$343,372
Assessed Value	\$300,626	\$298,537	\$296,168

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$128,582	\$68,145	\$47,204
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Widow	Exemption	\$500	\$500	\$500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
REV PL OF REV PL OF PT OF COUNTRY CLUB ESTS SEC 4 PB 31-19 W75FT OF E825FT TR 3-B LOT SIZE 75.000 X 190 OR 20363-1930 04/2002 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668
School Board			
Exemption Value	\$25,500	\$25,500	\$25,500
Taxable Value	\$275,126	\$273,037	\$270,668
City			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668
Regional			
Exemption Value	\$50,500	\$50,500	\$50,500
Taxable Value	\$250,126	\$248,037	\$245,668

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2002	\$306,500	20363-1930	Sales which are qualified
10/01/1996	\$0	17392-4388	Sales which are disqualified as a result of examination of the deed
08/01/1993	\$181,000	16076-4341	Sales which are qualified
06/01/1983	\$108,000	11821-0544	Sales which are qualified

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>

BOUNDARY SURVEY

SCALE = 1:20

CLIENT: RICHARD BENNETTI & W MELISSA

PROPERTY ADDRESS: 1171 NIGHTINGALE AVE, MIAMI SPRINGS FL 33166

LEGAL DESCRIPTION:

LOT 8, BLOCK 3, FIRST ADDITION TO ORIOLE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ELEVATION INFORMATION:

B.M. USED H-325 ELEVATIONS 8.03' (NGVD 1929) LOCATED N ROYAL POINCIANA DRIVE -- 34' SW OF C/L 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 AH BASE FLOOD ELEVATION 7.00 COMMUNITY 120653 PANEL NUMBER 0283 SUFFIX L EFFECTIVE PANEL DATE 09-11-2009

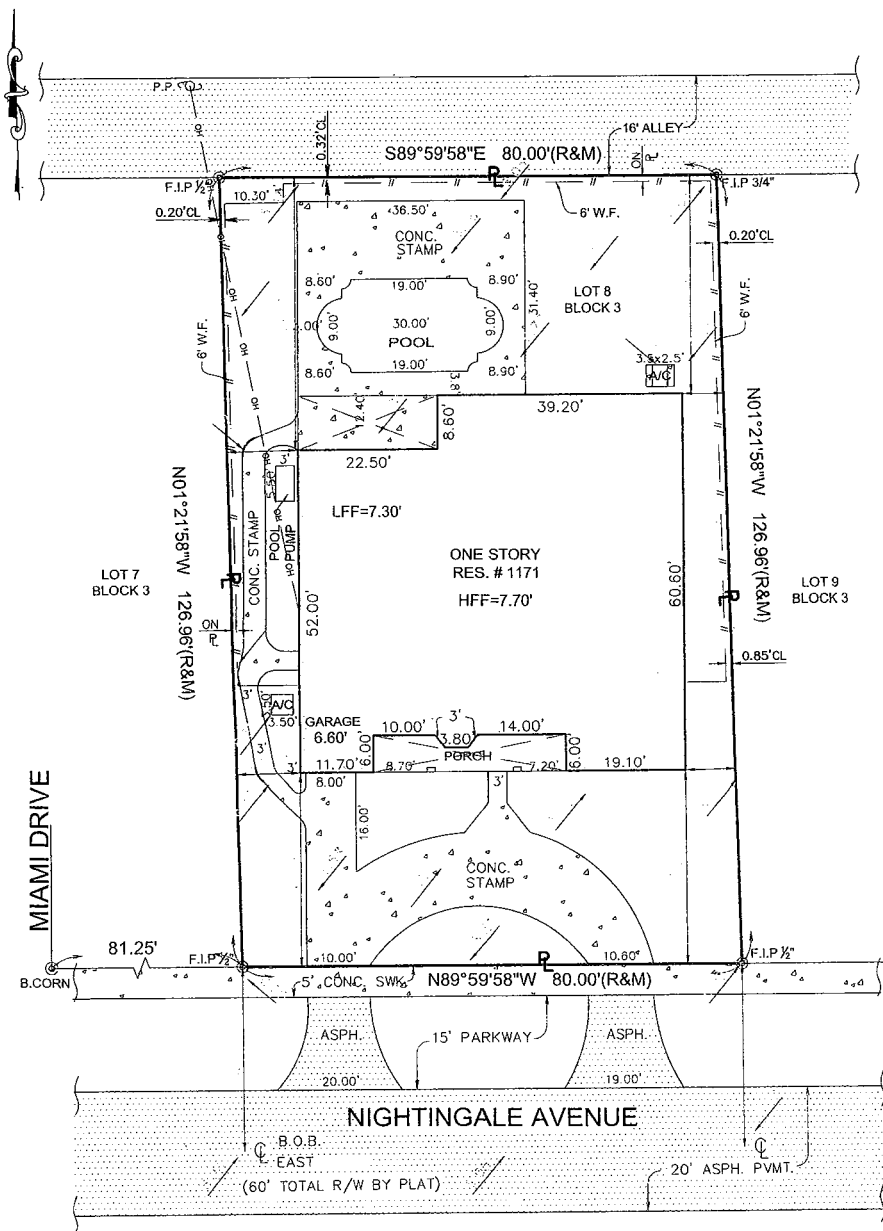
CERTIFIED TO:

RICHARD BENNETTI & W MELISSA

LEGEND & ABBREVIATIONS

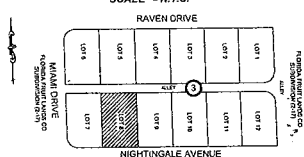
A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.L.O.G. = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARING
C.B. = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK
STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
C.H.B. = CHORD BEARING
C.H.L. = CHORD LENGTH
CL = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE
EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE
EASEMENT
DRWY = DRIVEWAY
* = DIGRESS
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT = FEET
F.N.P. = FEDERAL NATIONAL
INSURANCE PROGRAM
F.N. = FOUND NAIL
IN. & E.G. = INGRESS AND EGRESS
EASEMENT
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE
EASEMENT
* = MINUTES
(M) = MEASURED DISTANCE
M.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
P.M.T. = PAVEMENT
PL = PLANTER
P.L. = PROPERTY LINE
P.C.D. = POINT OF COMPOUND
CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE
CURVATURE
P.W.Y. = PARKWAY
P.R.M. = PERMANENT REFERENCE
MOVEMENT
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

CONTACT YOUR PROCESSOR



LOCATION SKETCH

SCALE = N.T.S.



Know what's below.
Call before you dig.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

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



D'AVILA
Associates Services, Inc.
Land Surveyors & Engineers

CERTIFICATE OF AUTHORIZATION NO. 29058
CERTIFICATE OF AUTHORIZATION NO. 7538
14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE: (305) 953-2000

BY: EFRAIN C. LOPEZ, P.L.S. (06-29-2016)

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

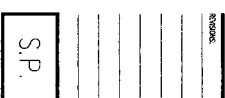
SURVEYOR'S CERTIFICATION:

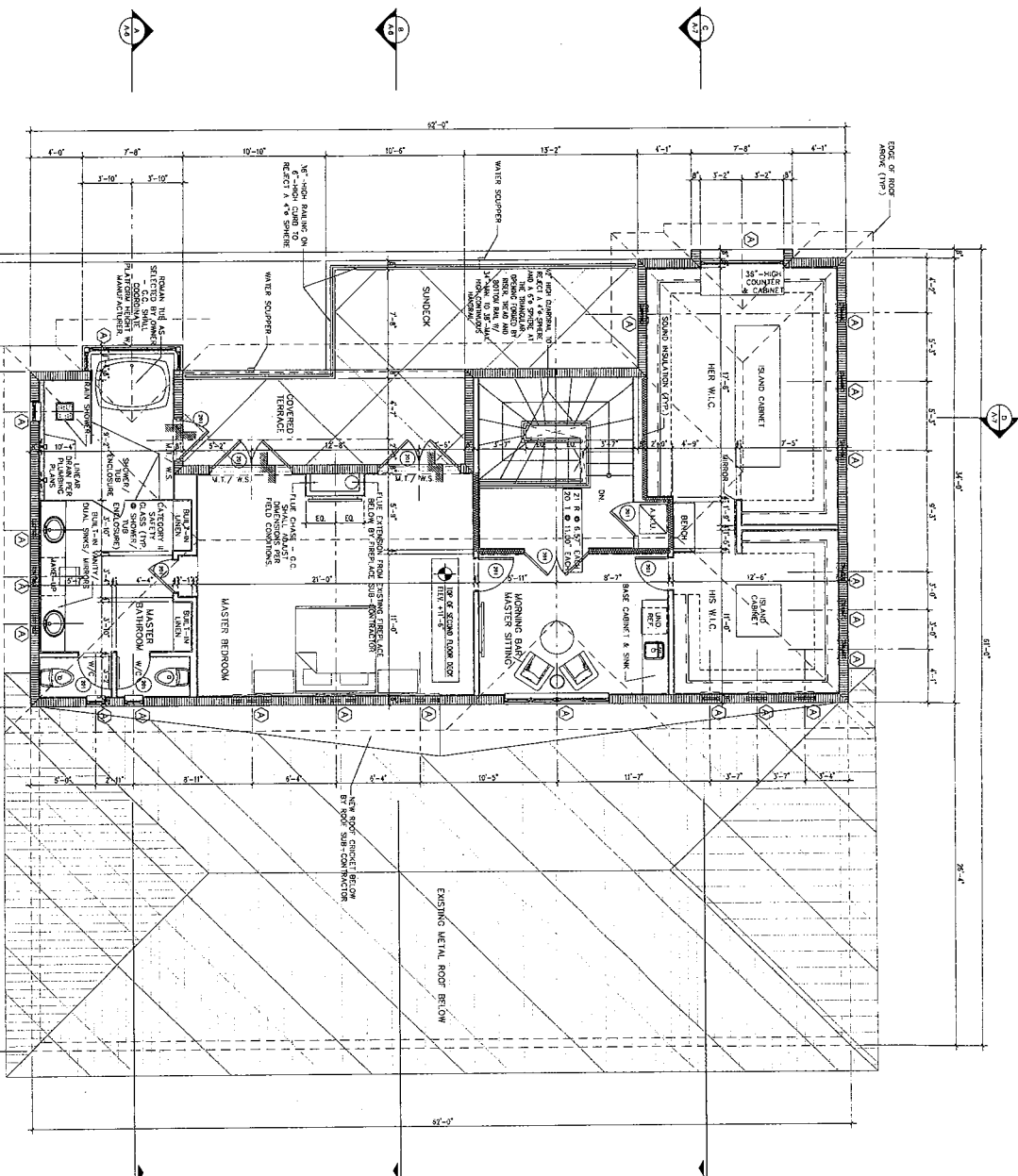
I HEREBY CERTIFY TO:
THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 53-17.050, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.

DRAWN BY:	ART-NH
CHECKED BY:	R.A.-S
SCALE:	1"= 20'
FIELD DATE:	06-29-2016
JOB NO:	16-0649901
SHEET:	1 OF 1



SEAL





SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEONARDO LIGUORI ARCHITECT HEREBY RESERVES HIS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM LEONARDO LIGUORI. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SCALED.

A NEW RESIDENTIAL EDITION AND ALTERATIONS FOR:

THE BENNETT FAMILY
1171 NIGHTINGALE AVENUE
MIAMI SPRINGS, FLORIDA 33166 - 3830

FILE NO. 92-108
OFFICIALS
KUMMER 96554

NOT FOR
PERMIT

1736 North Bayshore Drive #3A
Miami, FL 33132
561-849-2732
leonard@leonard.com

A-2

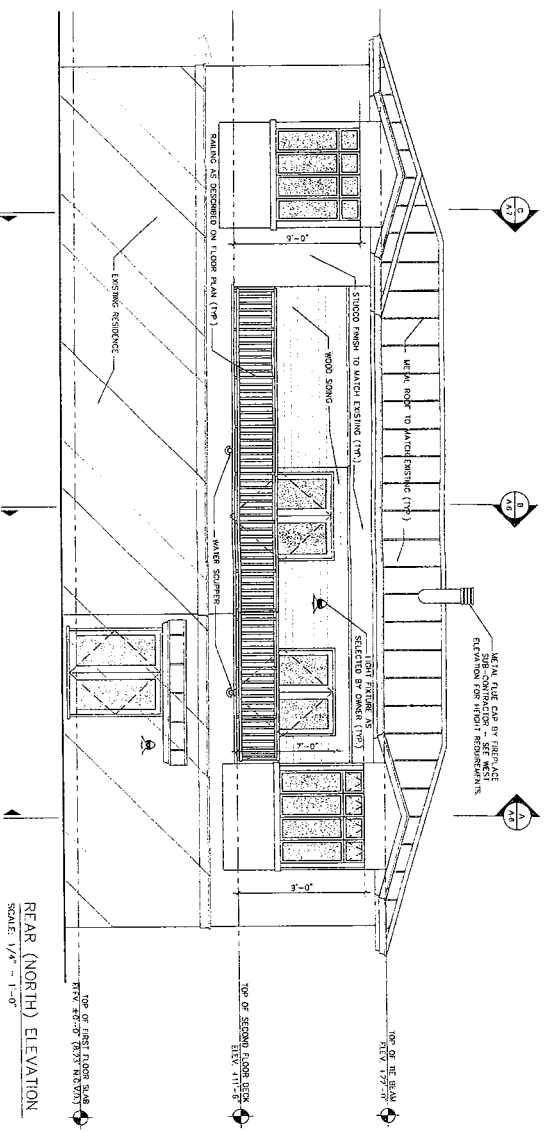
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LEONARDO LIGUORI ARCHITECT
1535 North Bayshore Drive, Suite 100
Miami, FL 33134
Tel: 305.555.1234
Fax: 305.555.1235
www.leonardoliguori.com

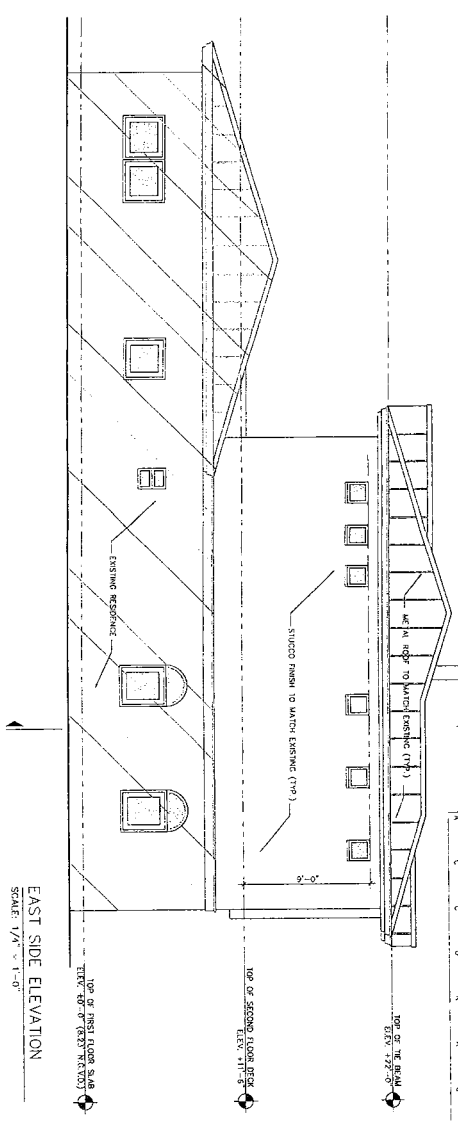
NOT FOR PERMIT

THE BENNETT FAMILY
1171 NIGHTINGALE AVENUE
MIAMI SPRINGS, FL 33166

DATE: 04/12/2011
BY: [Signature]
SCALE: 1/4" = 1'-0"
PROJECT: [Blank]
REVISIONS: [Blank]



REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THE INFORMATION SHOWN ON THIS PLAN/SECTION INDICATES EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION SHOWN ON THIS PLAN/SECTION. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN/SECTION. THE ARCHITECT HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION SHOWN ON THIS PLAN/SECTION. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN/SECTION.

TREE LEGEND			
TREE #	COMMON / SCIENTIFIC NAME	DIAMETER @ 4.5' DBH	HEIGHT
1	CHERRY BLOSSOM	12"	10'
2	FLORIDA PALM	12"	10'
3	FLORIDA PALM	12"	10'
4	FLORIDA PALM	12"	10'
5	FLORIDA PALM	12"	10'
6	FLORIDA PALM	12"	10'
7	FLORIDA PALM	12"	10'
8	FLORIDA PALM	12"	10'
9	FLORIDA PALM	12"	10'
10	FLORIDA PALM	12"	10'

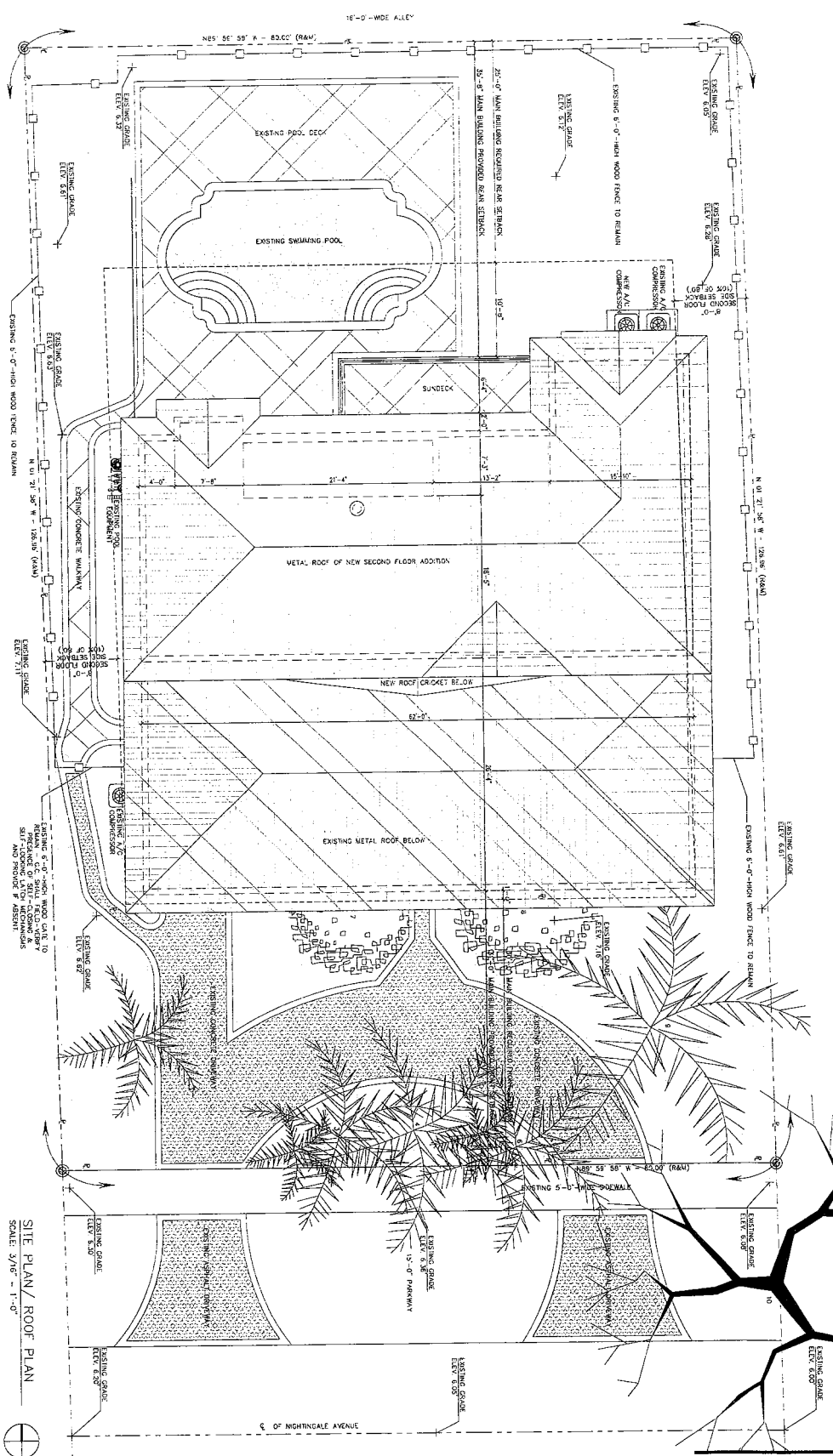
SURVEY NOTE	
EXISTING SURVEY DATA WAS OBTAINED FROM A SURVEY CONDUCTED BY THE MIAMI HERITAGE SOCIETY IN 2008. THE SURVEY WAS CONDUCTED BY THE MIAMI HERITAGE SOCIETY IN 2008.	

LEGAL DESCRIPTION	
LOT 1, BLOCK 1, SUBDIVISION 7, TRACT 1, ADDITION TO SUBDIVISION 7, PLAT BOOK 61, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI - Dade County, Florida	

AREA ANALYSIS	
<p>EXIST. BLDG. FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C ELEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWELFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FOURTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETEENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C TWENTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C THIRTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FORTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C FIFTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SIXTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C SEVENTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTIETH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C EIGHTY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-FIRST FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-SECOND FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-THIRD FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-FOURTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-FIFTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-SIXTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-SEVENTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-EIGHTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C NINETY-NINTH FLOOR AREA - 1,200 SQ. FT.</p> <p>EXIST. A/C HUNDREDTH FLOOR AREA - 1,200 SQ. FT.</p>	

SITE PLAN / ROOF PLAN	
SCALE: 3/16" = 1'-0"	

SETBACKS / EASEMENTS	
FRONT	30'-0"
REAR	30'-0"
SIDE	30'-0"
DIAGONAL	30'-0"



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A NEW RESIDENTIAL ADDITION AND ALTERATIONS FOR

THE BENNETTI FAMILY
 1171 NIGHTINGALE AVENUE
 MIAMI SPRINGS, FLORIDA 33166 - 1 - 3830

FLORIDA
 REGISTERED
 NUMBER 88554

NOT FOR PERMIT

DATE: 07/22/2015
 DRAWN BY: L.A.

REVISIONS:

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