



REVISED
05-01-2017

BOARD OF ADJUSTMENT

MONDAY, MAY 1, 2017

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 Juan Molina
Board member Ana Paula Ibarra
Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Monday, May 1st, 2017
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) February 20, 2017**
- 3. SWEARING IN OFF ALL WITNESSES**
- 4. OLD BUSINESS**
 - A) CASE # 01-V-17
DANIEL ZAMUDIO
1185 LUDLAM DRIVE
R-1C, RESIDENTIAL SINGLE FAMILY**
- 5. NEW BUSINESS**
 - A) CASE # 10-V-16
RAUL & LIZA GARCIA
535 PLOVER AVENUE
R-1B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking after-the-fact variances in order to retain an existing gazebo in the rear yard.

**B) CASE # 02-V-17
LARRY BUTLER
29 PALMETTO DRIVE
CBD, CENTRAL BUSINESS DISTRICT**

Applicant is seeking variances from Section 150-043 (E)(2) to construct surface parking lots associated with a multi-building multi-family residential project.

**C) CASE # 03-V-17
BRICKELL PARK, LLC
749 CURTISS PARKWAY
AG AIRPORT GOLF DISTRICT**

Applicant is seeking variances from Section 150-043 (E)(2) to construct a surface parking lot associated with a multi-family residential project.

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, February 20, 2017 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:36 p.m.

The following were present: Vice Chair Ernie Aloma
Bob Calvert
Ana Paula Ibarra

Absent: Chairman Manuel Pérez-Vichot
Juan Molina
Alejandro Gonzalez

Also present: City Attorney Daniel A. Espino
City Planner Chris Heid
Board Secretary Juan D. Garcia

In the absence of Chairman Pérez-Vichot, Vice Chair Aloma served as Chairman

Before discussing any business Vice Chair Aloma took a moment to welcome new Board member Ana Paula Ibarra to the Board of Adjustment/ Zoning and Planning Board.

2) Approval of Minutes

The approval of the minutes for the September 1, 2016 meeting were differed to the next meeting.

3) Swearing In of All Witnesses and City Planner:

Board Secretary Garcia swore in the City Planner, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

**A) Case # 10-V-16
RAUL & LIZA GARCIA
535 PLOVER AVENUE
Zoning: R-1B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking after-the fact variances from Section 150-042 (A)(2) in order to retain an existing gazebo in the rear yard.

Before discussing this item City Attorney Espino notified the applicants that although there are enough members to hold a meeting, the applicants would need to have a unanimous vote from the Board members in attendance in order for any item to pass. City Attorney Espino added that it is customary for the City to give the applicant the opportunity to have their case heard at a future meeting when all the Board members are present.

Vice Chair Aloma asked the applicants if they would like to have their case heard at a future meeting.

Raul and Liza Garcia of 535 Plover Avenue requested to have their case differed to the next scheduled Board of Adjustment meeting.

Board member Ibarra moved to differ this case for the next scheduled Board of Adjustment meeting. Board member Calvert seconded the motion, which passed 3-0 on voice vote.

Vice Chair Aloma explained to the applicant that once a meeting date has been selected for the case to be discussed, they will be notified.

**B) Case # 01-V-17
DANIEL ZAMUDIO
1185 LUDLAM DRIVE
R-1C, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a corner side yard setback variance in order to construct a two story addition to an existing house.

City Planner Heid read his recommendation to the Board.

Vice Chair Aloma asked if there were any correspondence in favor or against this case. City Planner Heid responded that no correspondences were received.

Board member Ibarra mentioned that the distance that the applicant is requesting to the next property line over is significant and the variance request seems to be minor.

The applicant, Daniel Zamudio of 1185 Ludlam Drive was present along with the architect of the project, Rafael Padilla. Mr. Padilla stated that this project is very important to the applicant as they have a growing family and the space would be very valuable to them.

Vice Chair Aloma asked Mr. Zamudio if he was aware and agreed with all the conditions that were stated by City Planner Heid in his recommendation. Mr. Zamudio responded

that he was aware and agreed with all conditions that were mentioned in the recommendation.

Discussion ensued of minor changes that will be made on the plans that were submitted. Chair Aloma added that the changes were minor and will be addressed during the permitting process.

Board member Ibarra moved to approve the variance requested with the conditions listed in the City Planner’s recommendation. Board member Calvert seconded the motion, which passed 3-0 on voice vote.

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

5) Old Business: None.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:46 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ___ day of _____, 2017.

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. 10-V-16

RAUL & LIZA GARCIA

535 PLOVER AVENUE

BOARD OF ADJUSTMENT

MEETING: 05-01-2017

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: May 1, 2017

SUBJECT: Application for Variance

CASE # 10-V-16

APPLICANT: Raul & Liza Garcia

ADDRESS: 535 Plover Avenue

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking after-the-fact variances from Section 150-042 (A)(2) in order to retain an existing gazebo in the rear yard, as follows:

1. Requests variance from Section 150-042 (A)(2) to waive 4'2" (four feet two inches) of the minimum required side yard setback of 7'6" (seven feet six inches). (Side yard setback of 3'4" [three foot four inches] requested.)
2. Requests variance from Section 150-042 (A)(2) to waive 7' (seven feet) of the minimum required distance of 10' (ten feet) between an accessory structure and the main building. (Three foot separation requested).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on Plover Avenue and a depth of 135 feet, for a total lot area of 10,125 square feet. There is an eight foot utility easement at the rear of the property.

THE PROJECT: The applicant is requesting after-the-fact variances in order to retain a 167 square foot gazebo in the rear yard. The gazebo was built without the required building permit.

The gazebo is approximately 12 feet x 14 feet, and is constructed of wood with a barrel tile roof that matches that of the house. There is a U-shaped counter that

partially encloses three sides, with open areas above. The fourth side, facing the pool, is fully open. The counter contains a BBQ, smoker and grill.

HISTORY: This project was originally scheduled for the meeting of February 20, 2017. However, only three Board members were present at that meeting, requiring a positive vote of all three members in order to approve the project. The applicant elected to withdraw the item from the agenda and return to a meeting in which more members attended.

ANALYSIS: The gazebo is attractively designed and seemingly well built of high quality materials. (No inspections have yet been performed as the applicant must first obtain the requested variances before applying for a building permit).

However, the variances requested are significant in nature. The eave of the gazebo's roof actually extends under that of the house, and in the side yard the eave extends to within one foot of the property line, providing insufficient room for drainage.

In addition, staff is always extremely concerned with granting after-the-fact variances, fearing that this will only further encourage homeowners to built what and where they want, assuming they too will be granted relief if detected.

RECOMMENDATION: It is recommended that the request for variances be denied.



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>Raul and Liza Garcia</i>	PROPERTY ADDRESS <i>535 Plover Avenue</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>(305) 951-2465</i>	E-MAIL ADDRESS <i>lgarcia@hhconstructiongroup.net</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>13 5 Kent Estates</i>	LOT SIZE AND ZONING DISTRICT <i>10125 s.F R-1B</i>
LOT(S) <i>13</i>	BLOCK <i>5</i>
SUBDIVISION <i>Kent Estates</i>	ZONING DISTRICT <i>R-1B</i>
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>13 years</i>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <i>\$ 7000</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.

Raul Garcia
Signature of Owner
Raul Garcia
Printed name of Owner


Liza Garcia
Signature of Co-Owner
Liza Garcia
Printed name of Co-Owner


The contents of this petition are
Sworn to and subscribed before
me this 31 day of August,
2016.

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Sworn to and subscribed before
me this 31 day of August,
2016.

Denia Cepero
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
DENIA CEPERO
PRINT NAME OF NOTARY PUBLIC

Denia Cepero
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
DENIA CEPERO
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: 01/21/19
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____

STAMP SEAL

COMMISSION EXPIRES: 01/21/19
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____

LETTER OF REQUEST

DATE: September 1, 2016

TO: CITY OF MIAMI SPRINGS

REF: 535 PLOVER AVE, MIAMI SPRINGS, FL 33166

To whom it may concern:

We, Raul and Liza Garcia, are applying for a variance for a gazebo located on the north side of my existing residence, located at 535 PLOVER AVENUE, to be setback 3.7' (7.5' required) from the side (East) property line. And 3' (required 10') from existing building.

We would really appreciate if you would grant us the variance. The gazebo is of great importance to us, since we are a big and close family, we would use the gazebo to get together and unite the family even more. We love to get together to cook, play and spend time bonding outdoors and the gazebo would provide the perfect space for that. Even though our lot is big, the rear yard is not, and due to that condition the gazebo is encroaching the setbacks to the east and between buildings. Due to a utility easement, we have a fence way before our property line in the rear, and that very much forces us to get closer to the house than we are allowed. Also the distance between the pool edge and the property line also leaves us with the alternative of being too close to the pool or to the property line. A smaller space would not serve the purpose of this gazebo for our family is big and active. For that reason, we as a family would greatly appreciate and be thankful if you could grant us the variance.

Sincerely



Raul Garcia

Liza Garcia

Liza Garcia

DATE: September 12, 2016

TO: CITY OF MIAMI SPRINGS

REF: 535 PLOVER AVE, MIAMI SPRINGS, FL 33166

To whom it may concern:

Our neighbors, Raul and Liza Garcia, are applying for a variance for a gazebo located on the north side of their property located at 535 Plover Avenue.

I, Nemi Sales, owner of the property located at 531 Plover Avenue, am ok with their gazebo being in the setback 3.7' instead of the 7.5' required from the east side of their property line.

Please do not hesitate to contact me if you need any further information.

Thank you.

A handwritten signature in cursive script that reads "Nemi Sales".

Nemi Sales

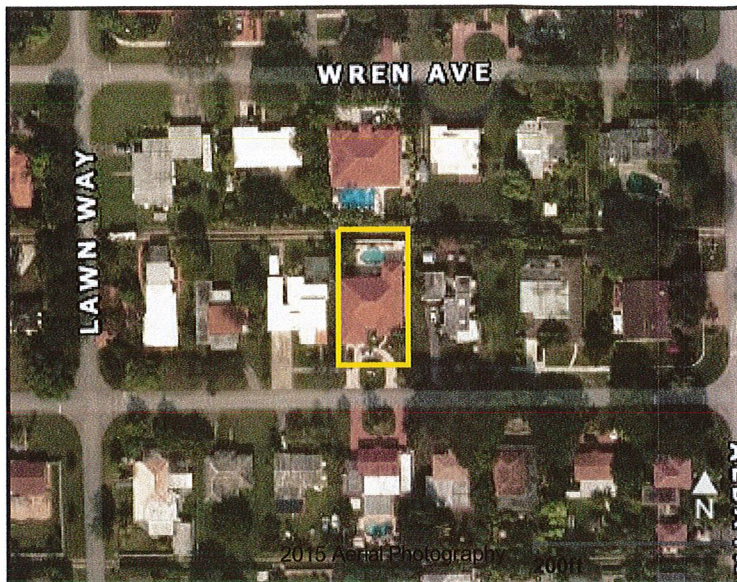


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/20/2016

Property Information	
Folio:	05-3013-005-0730
Property Address:	535 PLOVER AVE Miami Springs, FL 33166-3926
Owner	RAUL GARCIA JR
Mailing Address	535 PLOVER AVE MIAMI SPRINGS, FL 33166-3927
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,406 Sq.Ft
Living Area	2,407 Sq.Ft
Adjusted Area	3,015 Sq.Ft
Lot Size	10,125 Sq.Ft
Year Built	2003



Assessment Information			
Year	2016	2015	2014
Land Value	\$155,368	\$135,036	\$117,389
Building Value	\$307,771	\$311,269	\$306,626
XF Value	\$44,968	\$30,624	\$30,956
Market Value	\$508,107	\$476,929	\$454,971
Assessed Value	\$401,099	\$398,311	\$395,150

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$107,008	\$78,618	\$59,821
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).

Short Legal Description
KENT ESTATES PB 46-28 LOT 13 BLK 5 LOT SIZE 75.000 X 135 OR 19734-0536 06/2001 1

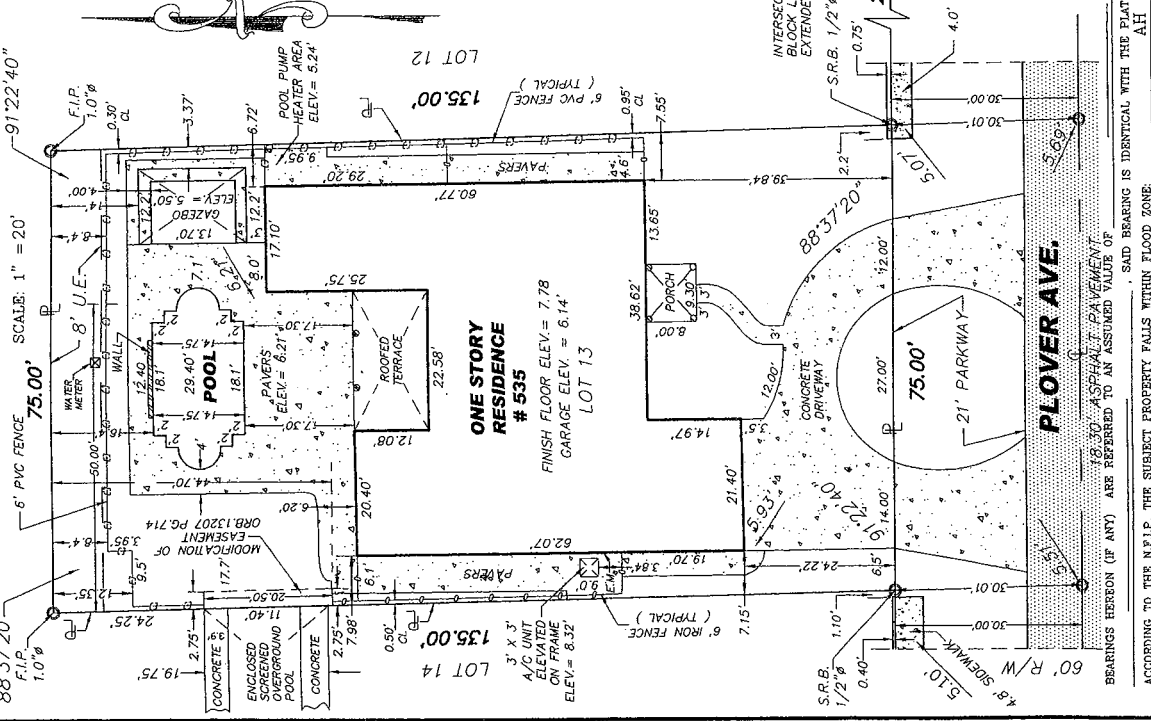
Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$376,099	\$373,311	\$370,150
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2001	\$79,000	19734-0536	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>

Version:

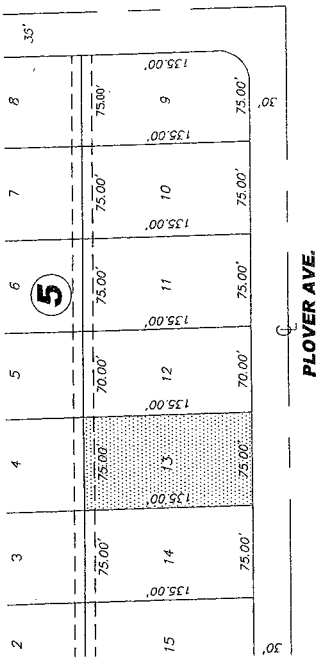
SKETCH OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
LOT 13
SUBDIVISION KENT ESTATES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOCATION SKETCH
SCALE 1" = 100'

Elevations are Referred to N.G.V.D. Elev.
BENCH MARK USED:
Dade County B.M. No. M-48 Elev. = 7.28'
feet.

LOCATED AT:
Shadow Way, Sunset Way--119.9' ENE
of common intersection of all 3 streets.
Hunting Lodge Drive--44.5' North of
center line.
Bench Mark is a brass bar in concrete
monument at P.C. of South edge of
curved sidewalk.



SURVEY CERTIFY TO:
RAUL GARCIA, JR.

THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17.051 AND 51-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.097, FLORIDA STATUTES.

FOR:
RAUL GARCIA, JR.
JOB NUMBER 0104-31A
F.B. No. J.C.
DRAWN BY: E.B.
DATE OF THE FIELD SURVEY 4-10-2001
REVISION DATE: * 8-01-2016
CHECKED BY: EB

E. BELTRAN & ASSOCIATES, INC.

12639 S.W. 20th STREET
MIAMI, FLORIDA 33175
PHONE: (305) 552-7450
CERTIFICATE OF AUTHORIZATION NUMBER LB 5253

* 8-01-2016 (REVISION FOR NEW POOL AND GAZEBO)

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENT, IF ANY AFFECTING THIS PROPERTY.
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY. RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.
LEGAL DESCRIPTION AND INSTRUMENTS FOR ENCROACHMENTS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.
FENCE OWNERSHIP BY VISUAL MEANS ONLY (IF ANY), LEGAL OWNERSHIP NOT DETERMINED.

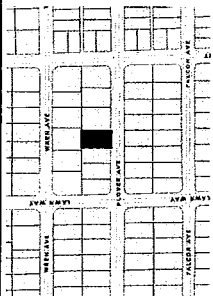
ABBREVIATIONS (IF ANY APPLIED)	
U.E.	UTILITY EASEMENT
W.M.S.	WALL MAINT. & DRAINAGE EASMT
M.L.	MONUMENT LINE
P.C.	PROPERTY CORNER
PROP. COR.	PROPERTY CORNER
DIAMETER	DIAMETER
S.A.S.T.	SAFETY
P.R.B.	POINT RE-BAR
S.B.R.	SET BELL HOUS
C.A.C.	CALCULATED
S.S.	SET BELL HOUS
R.S.	RECORDED SURVEY
F.	FOUND
P.C.N.	FOUND CUT WALL
F.	FOUND

ABBREVIATIONS (IF ANY APPLIED)	
C.E.S.	CONCRETE BLOCK STRUCTURE
C.B.S.	CONCRETE BLOCK STRUCTURE
C.C.	CONCRETE
C.P.F.	CHAIN LINK FENCE
R.F.F.	ROOF FENCE
P.P.	PAVERS
P.P.P.	PAVED PAVEMENT
S.R.B.	SET RE-BAR
A/C	AIR CONDITIONING UNIT
R.E.C.	RECORDED
R.S.	RECORDED SURVEY
P.N.	FOUND MAIL
F.C.N.	FOUND CUT WALL
F.	FOUND

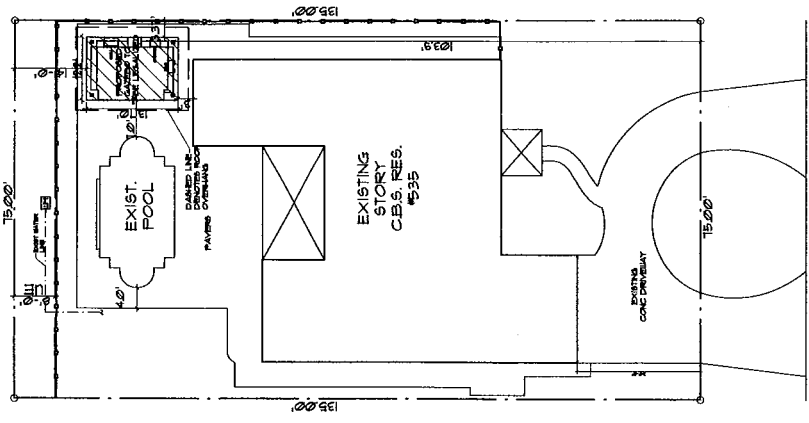
FOR THE
AH
SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD

LEGAL DESCRIPTION:
 KENT ESTATES
 PD 16-78
 LOT 15 BLK 5
 SECTION 16, TOWNSHIP 26S, RANGE 18E
 OR 18 1/4-26S-18E-15

SCOPE OF WORKS:
 *PROPOSED GARAGE



LOCATION MAP



G. FLOVER

SITE PLAN
 SCALE: 3/32"=1'-0"

NOTE: CONTRACTOR MUST VERIFY ALL DIMENSIONS AT SITE OF WORK IF ANY DISCREPANCIES ARE FOUND. WORKING DRAWINGS SHALL BE REVISIONS MADE BY ARCHITECT, ENGINEER, OR ARCHITECT/ENGINEER.

NOTE: THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT HAVE BEEN PREPARED IN COMPLIANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS' (AIA) B191-2017 CONTRACT DOCUMENTS FOR COMMERCIAL BUILDINGS.

FINISH SCHEDULE:
 FLOOR FINISHES TO BE SELECTED BY OWNER.
 CEILING: 9/4" T&G TO BE SELECTED BY OWNER.

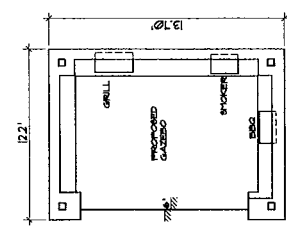
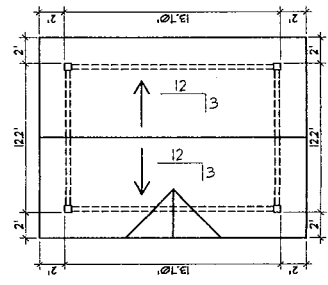
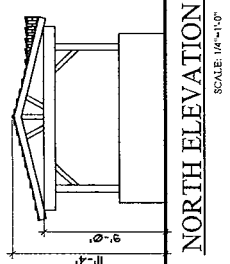
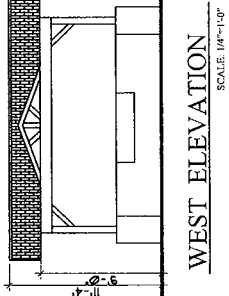
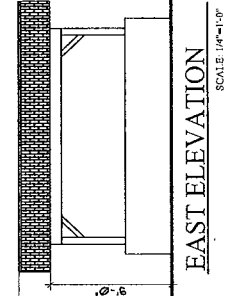
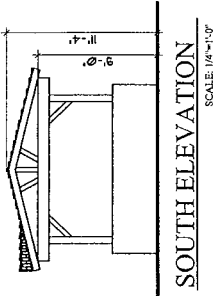
GENERAL NOTES AND SPECS.

1. ALL WORKS MUST BE ACCORDING TO THE PERMITS AND ANY OTHER REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS AT THE SITE OF WORK. ANY DISCREPANCIES OR UNCLARIFIED CONDITIONS MUST BE NOTIFIED IN WRITING BEFORE PROCEEDING.
3. THE CONTRACTOR SHALL OBTAIN AND PAID FOR ALL REQUIRED PERMITS AND APPROVALS.
4. THE CONTRACTOR IS TO BE SAFELY RESPONSIBLE FOR CONSTRUCTION OF THE GARAGE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PROCEDURES, AND SAFETY REGULATIONS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES AND FACILITIES.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE TO ASSURE THE SITE IS LEFT IN A CLEAN AND SAFE CONDITION. THE CONTRACTOR SHALL OBTAIN AND PAID FOR ALL NECESSARY PERMITS, PROCEDURES, AND SAFETY REGULATIONS IN CONNECTION WITH THE WORK.
8. SUBSTITUTIONS TO SPECIFIED PRODUCTS AND/OR MATERIALS BY THE CONTRACTOR SHALL BE SUBJECT TO APPROVAL BY ARCHITECT/ENGINEER. ANY SUBSTITUTIONS SHALL BE SUBJECT TO ARCHITECT/ENGINEER'S APPROVAL WHEN APPLICABLE. IN REQUIRED FOR THE FOLLOWING ITEMS: ROOFING, WINDOWS, DOORS, HANDRAILS, STAIRS, ELEVATORS, AND MECHANICAL EQUIPMENT.

NOTE:
 NO ELECTRICAL OR PLUMBING AS PART OF THIS PERMIT.

ZONING LEGEND

COMMERCE	COMMERCE	COMMERCE
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
OFFICE	OFFICE	OFFICE
RETAIL	RETAIL	RETAIL
RESTAURANT	RESTAURANT	RESTAURANT
SERVICE	SERVICE	SERVICE
THEATER	THEATER	THEATER
UNIVERSITY	UNIVERSITY	UNIVERSITY
WARRANTY	WARRANTY	WARRANTY
WORKSHOP	WORKSHOP	WORKSHOP



PROPOSED ROOF PLAN
 SCALE: 1/4"=1'-0"

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

PROPOSED GARAGE TO BE LOCATED PER:
 535 PLOVER AVE
 MIAMI SPRINGS, FL
 33166-3922

DATE	08-11-18
DESIGNER	M. LOPEZ
CHECKED BY	H.P.
SCALE	A-1
AS SHOWN	





Property Information

Address: 535 PLOVER AVENUE
 MIAMI SPRINGS, FL 33166
 Location ID: 308671
 FOLIO NUMBER: 05-3013-005-0730
 Old Customer Account No.: 6001029606
 Zoning: NA UPDATE
 Subdivision: KENT ESTATES

Case General Information

Case status: AC ACTIVE
 Status date: 7/21/2016
 Case type: WWP WORK WITHOUT PERMIT
 Reported date: 7/21/2016
 Originator: AC ANONYMOUS COMPLAINT
 Default inspector: RN ROSEMARY NOVO
 Credit balance: .00

Owner Information

Owner name: GARCIA, RAUL
 Address: 536 EAST 62ND STREET
 City: HIALEAH, FL 33013
 Phone: 0
 Notice: Y
 Flip: Y

Violations

Type ----- Status Location ----- Quantity Date Established Date Resolved
 No violations exist -----

Case Data

Description ----- Data
 WORK WITHOUT A PERMIT ----- Gazebo

Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Case Narrative

Type	Text	Date
Case narrative	7/21/16 As per complaint, spoke with homeowner at property who claimed to build a Gazebo at rear without permits. Homeowner allowed access to rear. photos taken of construction work - Gazebo, advised to pull permits, granted 7 days. CCO NOVO.	7/21/2016

Violation comments
 Inspection comments
 001 - INITIAL INSPECTION
 Board meeting comments
 Other action comments

Type Text Date

001 - VERBAL COURTESY NOTIC
(Continued)

002 - CIVIL INFRACTION DOOR
9/30/16 Still no permit, Posted CTN with 7 more days to
comply with Permit. 9/29/2016

Land Management Information
Legal description 301300507300
.23

Lien information



CITY OF
MIAMI SPRINGS
Florida

201 Westward Drive
Miami Springs, FL 33166
(305) 805-5030

CIVIL INFRACTION NOTICE!

ADDRESS: **535 PLOVER AVENUE**

The residents of Miami Springs have always taken great pride in maintaining their properties in keeping with the theme of "Beautiful Miami Springs" and we appreciate your efforts. While making inspections in your area today, I noticed the following items needing your attention and compliance:

CODE SECTION: 151-04

Work has been done without a permit - Gazebo.

CORRECTIVE ACTION NEEDED:

Apply for a permit and cease all further work until permit has been issued.

This is a Notice of Civil Infraction. If no action is taken **within 7 days**, a Civil Infraction Ticket for \$100 will be written!

Your anticipated cooperation is appreciated. Thank you for helping to keep the theme "Beautiful Miami Springs!"

9-30-16

Date

R. Novo
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME

CODE TEXT
MIAMI SPRINGS CODE OF ORDINANCES

Sec. 151-04. Application for building permits.

No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department.



Rosemary Novo
Code Compliance Officer

**CITY OF
MIAMI SPRINGS**
At the Heart of it All!

201 Westward Drive Miami Springs, FL 33166
(Office) 305-805-5000 Ext 1008 (Fax) 305-805-5036 (Cell) 305-307-9294
novor@miamisprings-fl.gov
www.miamisprings-fl.gov

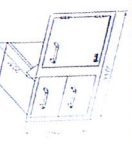




07/21/2016

LIT

PREMIUM
DOOR AND DRAWER
PAPER TOWEL



ONTARIO, CALIFORNIA HONRHO.

07/21/2016







VARIANCE CASE

NO. 02-V-17

LARRY BUTLER

29 PALMETTO DRIVE

BOARD OF ADJUSTMENT

MEETING: 05-01-2017

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: May 1, 2017
SUBJECT: Application for Variance
CASE # 02-V-17

APPLICANT: Larry Butler

ADDRESS: 29 Palmetto Drive

ZONING DISTRICT: CBD, Central Business District

REQUEST: The applicant is seeking variances from Section 150-070 (B) and Section 150-070 (I) to construct a three story 12 unit, 12,158 square foot apartment building as follows:

1. Requests variance from Section 150-070 (B) to waive the requirement that residential units are allowed only in mixed-use developments. (Completely residential building proposed).
2. Requests variance from Section 150-070 (B) to waive the requirement that residential units in mixed-use developments are allowed only on upper floors above office, retail and related uses. (Ground floor residential units proposed with no ground floor office, retail or related uses).
3. Requests variance from Section 150-070 (I) to waive 1,500 square feet the minimum required 1,500 square feet of ground floor commercial or office use. (No ground floor office or commercial use proposed).
4. Requests variance from Section 150-070 (I) to exceed by 33% the maximum permitted 67% residential square footage allocation. (100% residential building proposed).

THE PROPERTY: The property is a rectangular parcel, with a width of 100 feet and a depth of 125 feet, for a total lot size of 12,500 square feet lot. The property abuts a 16 foot “alley”, Hook Square, at the rear (east).

The parcel is the transition parcel between the CBD, Central Business District and the R-1B Residential Single Family District to the immediate south.

THE PROJECT: The applicant is requesting variances in order to build a three story, 12 unit apartment building on a 12,500 square foot parcel of land. An existing two story structure would be demolished to make way for the proposed project.

All units are 900 square feet, and are generally identical in size and layout, with an open floor plan kitchen and living room, two bedrooms and one and one-half baths, and a washer and dryer. (One unit on the second floor and one on the third have different layouts than the other ten).

The ground floor of the building is comprised of a two units, a lobby, mechanical room an elevator and two staircases. The site contains 27 parking spaces, including two handicap spaces and a CBS dumpster enclosure

The second and third floors are identical, with each containing 5 units, four of which are corner units that have balconies off of the living room and one of the bedrooms. The two interior units have a balcony off of the living room only.

The building is designed in an attractive contemporary style, with stone siding on the ground floor and smooth stucco on the upper floors, and balcony rails and metal awnings for added visual interest. The building cantilevers over one row of the double loaded parking lot.

ANALYSIS: The building is attractively designed and well thought out, with comfortable layouts and desired amenities such as in-unit washer/dryer and a half bathroom. Parking as required is provided.

The building or site plan itself needs no variances. Rather, all variances are related to the requirement that the ground floor contain commercial uses only, and that the building be no more than two-thirds residential.

Presumably, this requirement is in place so as not to dilute the street level energy of the downtown with ground floor residential use.

However, it is doubtful that commercial activity would be successful in this location, at the furthest end of the Central Business District, on what is essentially a single family residential street .

In addition the lot line transition between single family and commercial zoning districts is abrupt, and having a commercial activity such as a retail store at zero setback from the front property line and five feet from the south side property lines, as is allowed, would be quite an intrusion on the adjacent single family home to the south and this stretch of Palmetto Drive.

Instead, this building would be setback 70 feet from the south property line, and a multifamily residential use would be a much smoother and more appropriate transition between the single family use to the south and the commercial use to the north.

Finally, very few new multi-family residential units have been built in the City in several decades, and would seem to fill a void in the City's housing offerings.

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:
 - Sheet A-1, COVER by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-2.0, SITE PLAN, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-2.1, 1st FLR. PLAN, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-2.2, 2nd & 3rd FLR PLAN, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-2.3, ROOF PLAN, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-3.1, COVER, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-3.2, COVER, by Southeast Design Associates, Inc., dated April 7, 2017 2016.
 - Sheet A-4.0, 1st FLR. PLAN, by Southeast Design Associates, Inc., dated April 7, 2017 2016.

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 City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. Parapet shall be tall enough to fully screen all rooftop equipment.

4. If approved, 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.: 02-V-17

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>LARRY BUTLER</i>	PROPERTY ADDRESS <i>29 Palmetto DR</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305 588-5627</i>	E-MAIL ADDRESS <i>BTLRCMN@AOL.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>6-8-9 88 cceats Se 2</i>	LOT SIZE AND ZONING DISTRICT <i>100 x 125 CENTRAL BUSINESS DISTRICT</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>11 YEARS</i>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ _____

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons: *PERFECT TRANSITION FROM COMMERCIAL TO RESIDENTIAL - IDEAL FOR SPRINGS RETIREES TO MAINTAIN TURN KEY HOUSING.*
 (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.

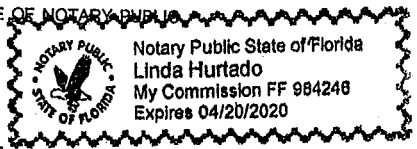
Larry Butler
Signature of Owner

LARRY BUTLER
Printed name of Owner

The contents of this petition are
Sworn to and subscribed before
me this 5 day of April,
2017.

Linda Hurtado
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Linda Hurtado
PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: _____
PERSONALLY KNOWN:
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: _____

Larry Butler
161 Bentley Drive
Miami Springs, FL 33166

RE: 29 Palmetto Drive
Variance Request
Zoning - CBD
Central Business District

TO: City Planner
City of Miami Springs

I am requesting a variance from the zoning district requirements for this parcel from 66 2/3 Residential and 33 1/3 Commercial to All Residential.

The plans submitted call for a 12 unit condominium project with each unit being 900 square feet with 2 bedrooms and 2 baths per unit. The FAR (floor area ratio) will meet the required 1 to 1 square feet of building to square feet of lot. All required parking with handicap spaces will be provided.

The reason I am asking for this variance is two fold:

- 1) This is a great transition from the commercial to the residential area. The traffic will be residential in nature without cars coming in and out for commercial properties. I feel this will benefit the single family homes on the southern border.
- 2) I have been in real estate since 1975 and have been repeatedly asked if there are any condominium units available for long term for Miami Springs residents that have retired or become empty nestors that want to downsize and still live in our great city. These people want to travel, cruise, visit grandkids and have a turn key home in which to come and go from. This condominium project will provide this and keep our residents in the Springs.

Sincerely,



Larry Butler



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/26/2017

Property Information	
Folio:	05-3119-010-0100
Property Address:	29 PALMETTO DR Miami Springs, FL 33166-5807
Owner	LARRY BUTLER TRS
Mailing Address	161 BENTLEY DR MIAMI SPRINGS, FL 33166-4918
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,900 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	1935



Assessment Information			
Year	2016	2015	2014
Land Value	\$325,000	\$312,500	\$312,500
Building Value	\$1,000	\$1,000	\$1,000
XF Value	\$0	\$0	\$0
Market Value	\$326,000	\$313,500	\$313,500
Assessed Value	\$326,000	\$313,500	\$313,500

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
COUNTRY CLUB ESTS SEC 2 PB 10-79
LOTS 6-8-9 BLK 88 & TRACT G OF
PB 34-40
LOT SIZE 12500 SQ FT
OR 12419-0049 0285 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$326,000	\$313,500	\$313,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$326,000	\$313,500	\$313,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$326,000	\$313,500	\$313,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$326,000	\$313,500	\$313,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2008	\$0	26411-1611	Sales which are disqualified as a result of examination of the deed
05/01/2006	\$659,000	24578-2090	Sales which are qualified
02/01/1985	\$124,000	12419-0049	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>

Version:

Proposed Apartment Building

29 Palmetto Drive

Miami Springs Fl. 33166

PROJECT DATA	
Zone District	CRD - Central Business District
Lot Area	12,500 S.F. (0.28 ac)
BUILDING AREA	ALLOWED / REQUIRED PROVIDED
a. Floor Area Ratio (FAR-1)	12,500 S.F. 12,198 S.F.
b. Dwelling Unit Step	900 S.F./min. 900 S.F./min.
c. Dwelling Units	12 units 12 units
d. Green Area	1,089 S.F. 1,089 S.F.
BUILDING SETBACK	ALLOWED / REQUIRED PROVIDED
a. Front	0 ft 3 ft
b. Side (North)	0 ft 5 ft
c. Side (South)	0 ft 3 ft
d. Rear (20% of lot area w/ 40 ft. alley)	25 ft min. 25 ft
BUILDING HEIGHT	ALLOWED PROVIDED
a. Proposed Building	3 Stories / 40 ft. max. 3 Stories / 40 ft.
PARKING	REQUIRED PROVIDED
a. Parking Spaces (2:14 Spaces / Unit)	27 Spaces 27 Spaces
b. Parking dimensions	9 ft. X 19 ft. 9 ft. X 19 ft.
c. Landscaping	2 trees/100 (incl. of parking) 2 trees
VARIANCE	
<p>V1. THIS VARIANCE REQUESTS AN INCREASE IN THE NUMBER OF UNITS FROM 12 TO 14 UNITS PER UNIT OF DEVELOPMENT. THE REQUESTED VARIANCE IS NECESSARY TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT TO BE ECONOMICALLY VIABLE AND TO PROVIDE AFFORDABLE HOUSING TO THE COMMUNITY. THE REQUESTED VARIANCE IS NECESSARY TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT TO BE ECONOMICALLY VIABLE AND TO PROVIDE AFFORDABLE HOUSING TO THE COMMUNITY. THE REQUESTED VARIANCE IS NECESSARY TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT TO BE ECONOMICALLY VIABLE AND TO PROVIDE AFFORDABLE HOUSING TO THE COMMUNITY.</p>	

LEGAL DESCRIPTION
COUNTRY CLUB SUBDIVISION, 689 & 690 1/2 ST. LOT 5 & 6, 687 1/2 ST. & TRACT 5 OF RB 34-1-2

GENERAL NOTES
1. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL APPEARANCE, DESIGN AND POSITION OF THE PROPOSED APARTMENT BUILDING AND TO BE USED FOR THE PREPARATION OF PERMITS AND FOR THE CONSTRUCTION OF THE PROJECT.
2. THESE ARE PRELIMINARY DRAWINGS AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER.
3. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 EDITION AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
5. UPON VISUAL OBSERVATION THE SOIL CONDITIONS OF THE PROJECT SITE ARE FOUND TO BE SUITABLE FOR THE PROPOSED CONSTRUCTION AND THE ARCHITECT HAS NOTED THE NECESSITY FOR THE PROPOSED CONSTRUCTION TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 EDITION AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
6. ALL UTILITIES ARE SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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SOUTHEAST DESIGN ASSOCIATES, INC.
 11111 N.W. 11th Street, Suite 100, Miami, Florida 33158
 Tel: (305) 871-1328 Fax: (305) 871-1328
 Email: info@sda.com Website: www.sda.com

Project: 12 Unit Apt. Building
 Location: 29 Palmetto Drive, Miami Springs, FL 33166
 Date: 04/07/2017

Project: 12 Unit Apt. Building
 Location: 29 Palmetto Drive, Miami Springs, FL 33166
 Date: 04/07/2017

NO.	REVISION	DATE

COMMISSION NO.:
 LEGAL:
 OWNER FILE NAME:
 PREPARED DATE:
 SCALE:
 AS SHOWN:
 DRAWN BY:
 CHECKED BY:
 DRAWING TITLE:
 SHEET NO.:
 OF: A-1
 SHEET 1 OF 6

VARIANCE SET APRIL 07, 2017

DRAWING INDEX	
ARCHITECTURAL	1-2
11 12x12 FLOOR SLAB PROJECT DATA	1
12 12x12 FLOOR SLAB PROJECT DATA	2
13 12x12 FLOOR SLAB PROJECT DATA	3
14 12x12 FLOOR SLAB PROJECT DATA	4
15 12x12 FLOOR SLAB PROJECT DATA	5
16 12x12 FLOOR SLAB PROJECT DATA	6
17 12x12 FLOOR SLAB PROJECT DATA	7
18 12x12 FLOOR SLAB PROJECT DATA	8
19 12x12 FLOOR SLAB PROJECT DATA	9
20 12x12 FLOOR SLAB PROJECT DATA	10
21 12x12 FLOOR SLAB PROJECT DATA	11
22 12x12 FLOOR SLAB PROJECT DATA	12
23 12x12 FLOOR SLAB PROJECT DATA	13
24 12x12 FLOOR SLAB PROJECT DATA	14
25 12x12 FLOOR SLAB PROJECT DATA	15
26 12x12 FLOOR SLAB PROJECT DATA	16
27 12x12 FLOOR SLAB PROJECT DATA	17
28 12x12 FLOOR SLAB PROJECT DATA	18

FLOOR PLAN LEGEND	
	12x12 FLOOR SLAB SYSTEM
	DETAIL
	NORTH ARROW
	HEIGHT FROM FINISH FLOOR
	FINISH FLOOR ELEVATION
	SERIES LINE
	AREA LINE
	WINDOW IT EMP
	DOOR NUMBER
	SECTION

SOUTHEAST DESIGN ASSOCIATES, INC.
 DATE: 05/20/2014
 DRAWING NO.: 14-0002-01A
 SHEET NO.: 14-0002-01A
 PROJECT: 12 Unit Apt. Building
 20 Palmetto Drive, Palmetto, SC 29550
 OWNER: MARY BART

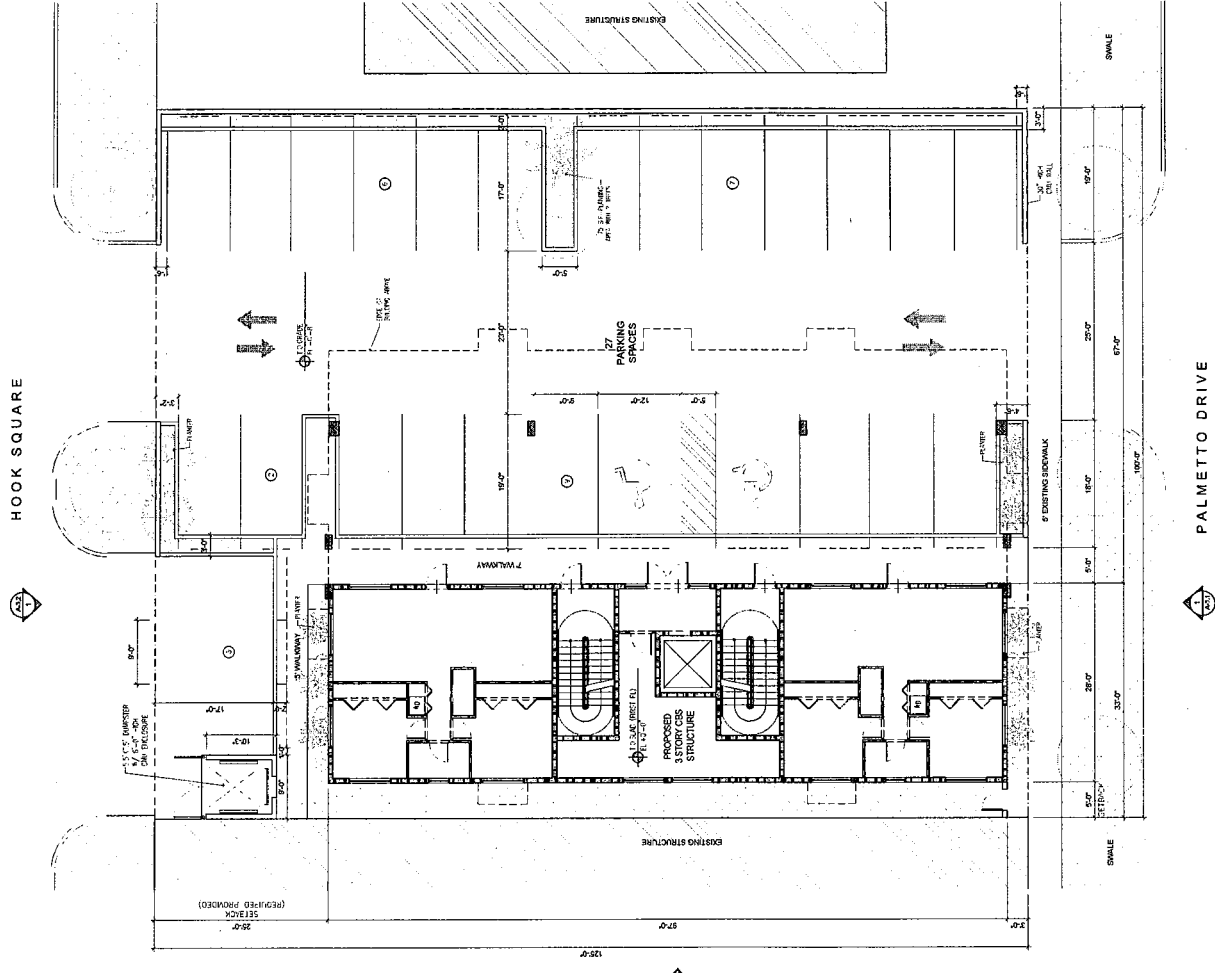
(C) Copyright 2014
 All Rights Reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

PROJECT: 12 Unit Apt. Building
 20 Palmetto Drive, Palmetto, SC 29550
 OWNER: MARY BART

NO.	REVISIONS DATE

COMMISSION NO.:
 DATE FILED:
 FILED DATE:
 SCALE:
 SHEET NO.:
 DRAWING TITLE:
 SITE PLAN

A-2.0
 SHEET 2 OF 8
 SCALE 1/8" = 1'-0"
 1,007 S.F. (GAR)



PALMETTO DRIVE
 HOOK SQUARE
 1 SITE PLAN
 A-2.0 1,007 S.F. (GAR)
 SCALE 1/8" = 1'-0"
 SHEET 2 OF 8

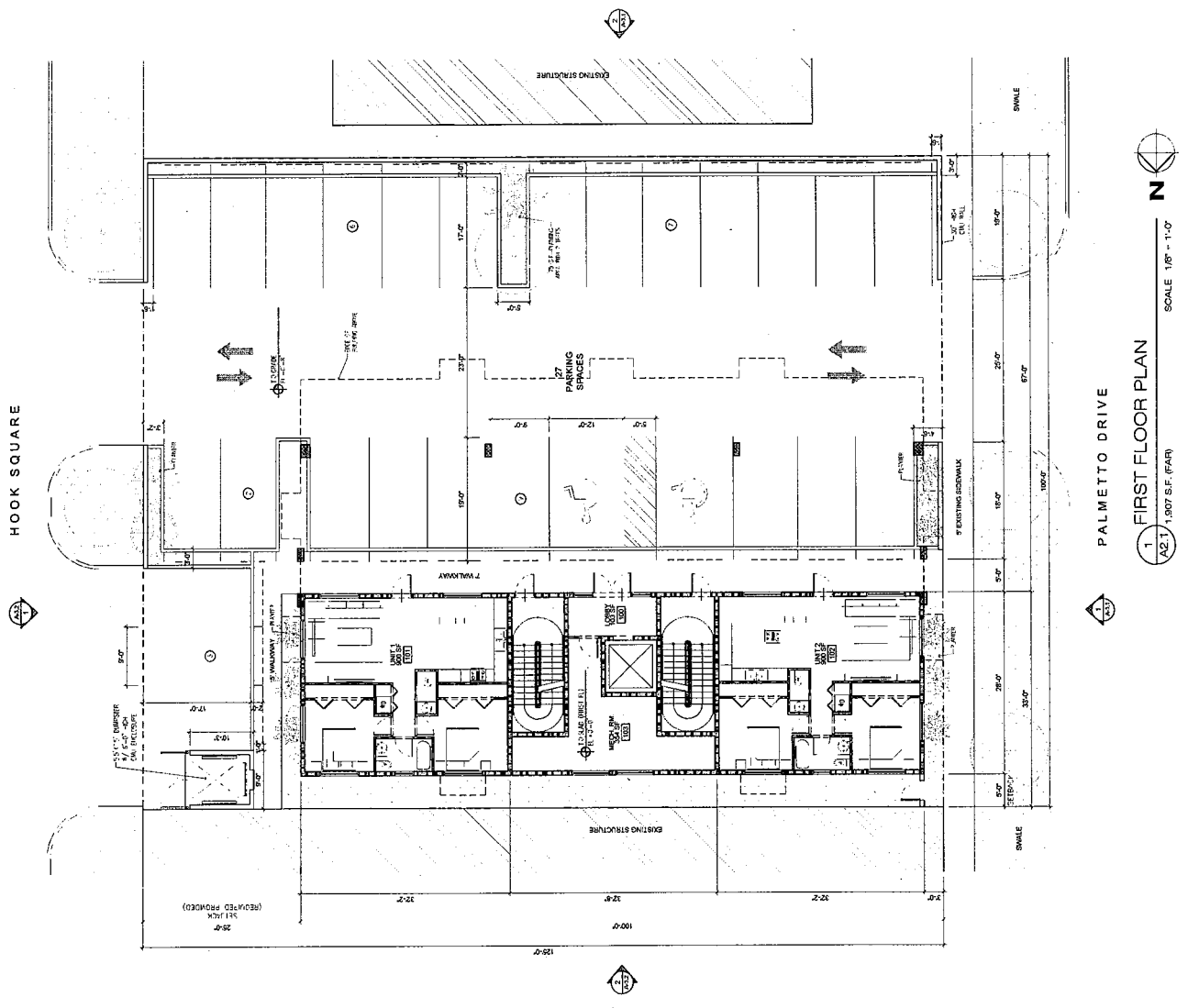
SOUTHEAST DESIGN ASSOCIATES, INC.
 10000 South Loop West, Suite 1000, Houston, Texas 77042
 Tel: (713) 865-1111 Fax: (713) 865-1112
 www.seda.com

Project: 12 Unit Apt. Building
 Location: Palmetto Drive
 Client: LVM, BAY
 Date: 08/11/11

Project: 12 Unit Apt. Building
 Location: Palmetto Drive
 Client: LVM, BAY
 Date: 08/11/11

NO.	REVISION	DATE

DRAWING TITLE: 12 Unit Apt. Building
 SHEET NO.: A-2.1
 SCALE: 1/8" = 1'-0"
 DATE: 08/11/11
 DRAWING TALK: 12 Unit Apt. Building
 SHEET NO.: A-2.1
 SCALE: 1/8" = 1'-0"
 DATE: 08/11/11



PALMETTO DRIVE
 HOOK SQUARE
 SCALE 1/8" = 1'-0"
 12 UNIT APT. BUILDING
 FIRST FLOOR PLAN
 1,907 S.F. (FAR)



12 UNIT APT. BUILDING
 FIRST FLOOR PLAN
 1,907 S.F. (FAR)

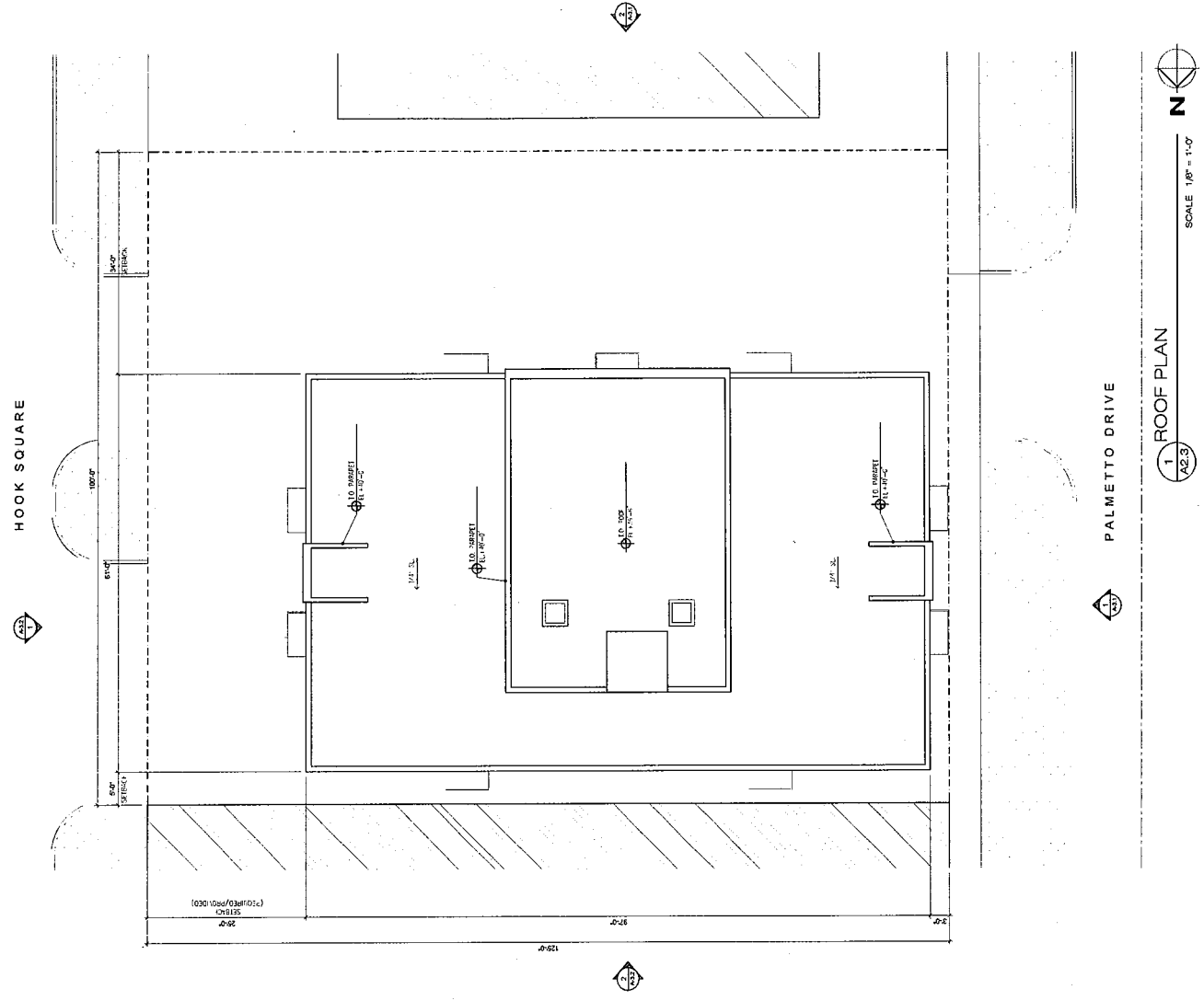
SOUTHEAST DESIGN ASSOCIATES, INC.
 1111 N. W. 11th Street, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 571-1724
 Fax: (305) 571-1724
 License No. 13003
 Registration No. 13003

Project: Palmetto Drive
 12 Unit Apt. Building
 29 Palmetto Drive, Ft. Lauderdale, FL 33304
 Owner: Larry B. Birt

Commission No.:
 Date:
 Project Name:
 Project No.:
 Scale:
 Drawing No.:
 Sheet No.:

NO.	REVISION	DATE

SCALE: 1/8" = 1'-0"
 SHEET 5 OF 5
 DATE: 11/11/11
 DRAWN BY: J.S. SHIMON
 CHECKED BY: J.S. SHIMON
 PROJECT NO.: 1111111111
 SHEET NO.: A-2.3



Southeast Design Associates, Inc.
 1111 E. ...
 Suite 2000 ...
 Fort Lauderdale, FL 33304
 Tel: (305) 551-1111
 Fax: (305) 551-1124

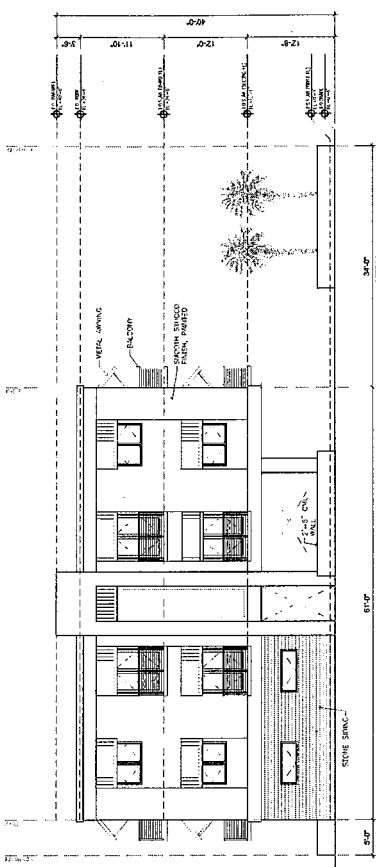
Architectural Services
 1111 E. ...
 Suite 2000 ...
 Fort Lauderdale, FL 33304
 Tel: (305) 551-1111
 Fax: (305) 551-1124

Consultant

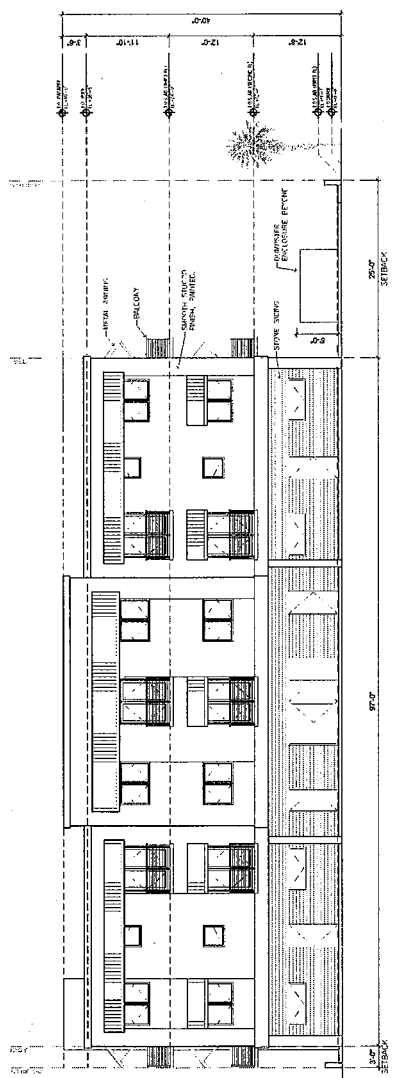
Project: Palmello Drive
 12 Unit Apt. Building
 28 Palmello Drive
 Fort Lauderdale, FL 33304
 Owner: Linn Sider

NO.	DESCRIPTION	DATE

Commission No.:
 Use:
 Good File Name:
 Drawing Date:
 Scale:
 AS Shown:
 Drawing No.:
 Drawing Title:
 Cover:
 Sheet No.:
A-3.1
 OF 4-11
 SHEET 6 OF 8



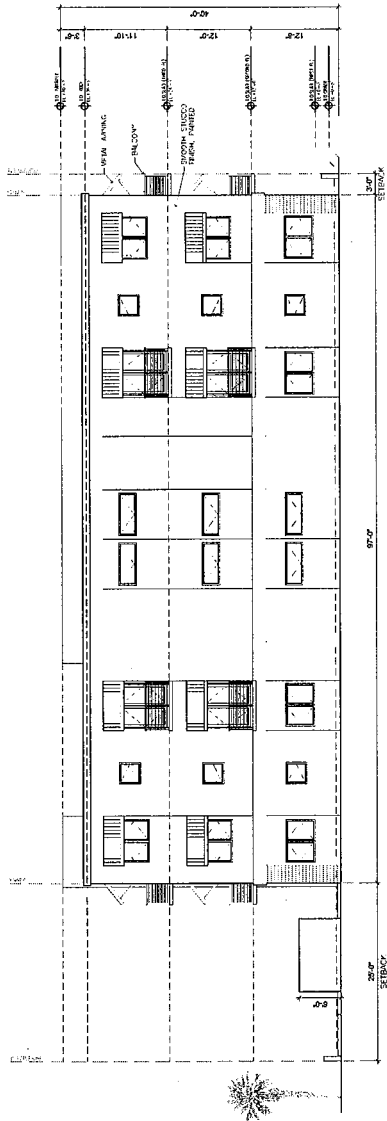
1 WEST ELEVATION
 SCALE 1/8" = 1'-0"
 A3.1



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"
 A3.1

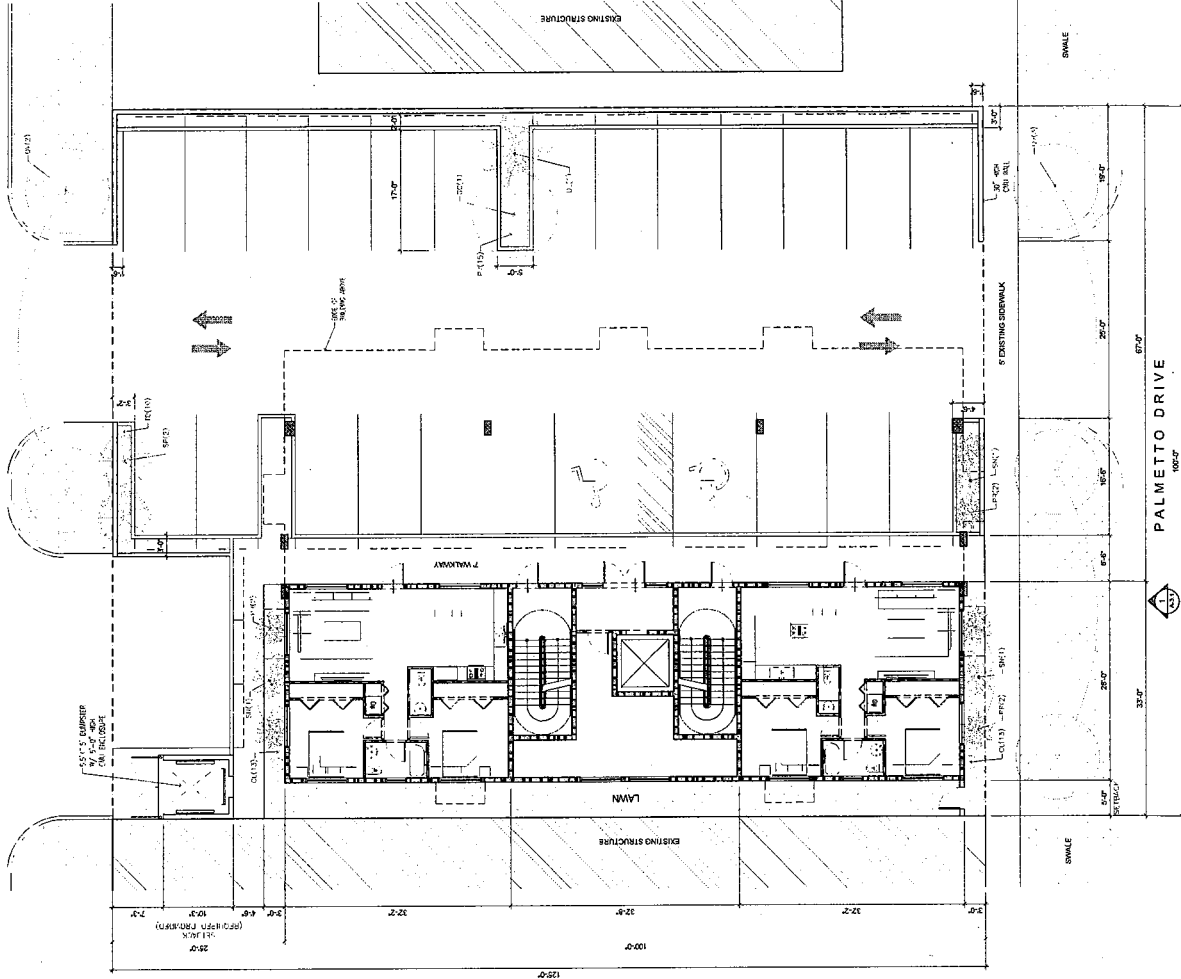


1 EAST ELEVATION
SCALE 1/8\"/>



2 NORTH ELEVATION
SCALE 1/8\"/>

HOO K SQUARE



PLANT LIST:

QTY	FEET	SCYMBOL/COMMON NAME
1	DL	Dwarf Hibiscus
		ARECA PALM
		15' H. Full
		25 gal.
1	GC	Canna variegata
		12' H. x 6' sp.
		I.G.
6	PR	GUAJACUS CASSIA
		PIGMY DATE PALM
		6' H.
		Triple Lk., 15 gal.
3	SN	WHITE BIRD OF PARADISE
		15' H.
		15 gal.
2	SP	Small Palm
		15' H. x 14'
		Booted, I.G.
26	CI	Creeping Inchon Red Tip
		3 gal. F
15	PV	Philippine Mistletoe
		24" H. x 24" sp.
		3 gal. F
		VAR. PITTSBORUM
5	OV	Canna Virginiana
		12' H. x 6' sp.
		I.G.
10	TD	FAMMATSCHIE GRASS
		24" H. x 24" sp.
		3 gal. F

As indicated LAWN St. Augustine 'Florant'

* Indicates Native species

Project: Palmetto Drive 12 Unit Apt. Building
Client: Lums Butler
28 Palmetto Drive
West Palm Beach, FL 33411

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

Drawn By: J. Smith
Checked By: J. Smith
Date: 05/01/12

Southwest Design Associates, Inc.
13111 SW 11th St., Suite 100, West Palm Beach, FL 33409
Tel: (561) 882-1111
Fax: (561) 882-1112
www.southwestdesign.com

Sheet: 2 of 2

VARIANCE CASE

NO. 03-V-17

BRICKELL PARK, LLC

749 CURTISS PARKWAY

BOARD OF ADJUSTMENT

MEETING: 05-01-2017

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: May 1, 2017
SUBJECT: Application for Variances
CASE # 03-V-17

APPLICANT: George Befeler

ADDRESS: 749 Curtiss Parkway

ZONING DISTRICT: AG, Airport Golf

REQUEST: The applicant is seeking variances from Section 150-043 (E)(2) to construct surface parking lots associated with a multi-building multi-family residential project as follows:

1. Requests variance from Section 150-016 (A)(9) to waive one foot of the minimum required parking space depth of 19 feet. (Some parking spaces 18 feet in depth proposed).
2. Requests variance from Section 150-016 (A)(9) to waive approximately one inch of the minimum required parking space width of 9 feet. (Some parking spaces 8.9 feet in width proposed).
3. Requests variance from Section 150-016 Appendix to waive five feet of the minimum required one way parking lot approach of 15 feet. (One way parking lot approaches of 10 feet proposed).
4. Requests variance from Section 150-016 Appendix to waive five feet of the minimum required two way parking lot approach of 25 feet. (Two way parking lot approach of 20 feet proposed).

THE PROPERTY: The property is comprised of two lots. The first (eastern) parcel is rectangular in shape measuring 450 feet along Eldron Drive, with a depth of 175 feet for a parcel size of 78,750 square feet. A 16 foot wide alley abuts the property at the rear (west). The second (western) parcel is generally rectangular in shape with an extension at the north, measuring 675 feet along Curtiss Parkway, 525 along the 16 foot wide alley at the rear (east) of the property, and a depth of 199 feet, for a parcel size of 118,019. Together the two parcels contain 196,769 square feet, or 4.52 acres.

THE PROJECT: The applicant is requesting variances in order to pave two existing parking lots associated with a multi-family residential development comprised of 20 buildings and 97 apartments, ranging in size from 1,007 to 4,340 square feet, with a single building at 8,579 square feet. The apartments were built in 1952.

The parking lot of the eastern parcel is accessible only from Eldron Drive and is located in a courtyard surrounded by apartment buildings. It contains 28 parking spaces, including two handicap spaces.

On the western parcel, the parking lot is accessible only from the alley and contains 17 parking spaces, including one handicap space. It is also located in a courtyard surrounded by apartment buildings.

Both areas have apparently been used as parking for decades, although never paved. When the applicant purchased the property, the lots were upgraded to gravel, on a temporary basis by mutual agreement with the City.

Both lots are now proposed to be further upgraded to asphalt surface, with curbing, drainage, lighting and landscaping.

ANALYSIS: The apartment complex has been greatly improved under the current ownership, including new roofs, impact windows, stone detailing, sidewalks, fresh painting and landscaping. Tenancy has also been significantly improved.

The variances requested for parking space size are minor in nature and of no concern. The variances regarding the approaches are of greater concern, but as noted, have function in this manner for decades without apparent problem. Paving and curbing the lots can only improve this situation.

The improved parking lots will greatly enhance this properties appearance and appeal, and be a great improvement to the neighborhood generally.

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:
 - BOUNDRY SURVAY by Florida International Land Surveyors, Inc., last revised, November 27 2015.
 - Sheet CS, COVER SHEET, by Zamora & Associates, Inc., signed, sealed, and dated March 30, 2017.
 - Sheet C-1, SITE PLAN, by Zamora & Associates, Inc., signed, sealed, and dated March 30, 2017.
 - Sheet C-2, PAVING, GRADING + DRAINAGE PLAN, by Zamora & Associates, Inc., signed, sealed, and dated March 30, 2017.
 - Sheet C-3, PAVING + DRAINAGE DETAILS PLAN, by Zamora & Associates, Inc., signed, sealed, and dated March 30, 2017.
 - Sheet C-4, PAVING + DRAINAGE DETAILS PLAN, by Zamora & Associates, Inc., signed, sealed, and dated March 30, 2017.

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

2. All curbing shall be constructed of Miami-Dade County Type "D"
3. 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 City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
4. If approved, 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.: 03-V-17

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

George Bonner

APPLICANT INFORMATION

APPLICANT NAME <i>Brickell Park Ln</i>	PROPERTY ADDRESS <i>749 Cortis Key</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>786-256 1103</i>	E-MAIL ADDRESS <i>gbefeler@homerbonner.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	LOT SIZE AND ZONING DISTRICT <i>196769 sq ft.</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>2 years</i>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ <i>80000-</i>

(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.

Manager

Signature of Owner

Brickell Park, L.C.
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 31 day of March, 2017.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Mariana Salas Alborno3

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 01/06/2020

PERSONALLY KNOWN: ✓

PRODUCED IDENTIFICATION: _____

Signature of Co-Owner

Printed name of Co-Owner

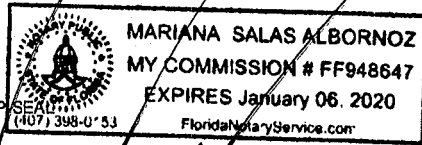
The contents of this petition are Sworn to and subscribed before me this 31 day of March, 2017.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Mariana Salas Alborno3

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 01/06/2020

PERSONALLY KNOWN: ✓

PRODUCED IDENTIFICATION: _____

April 7, 2017

Design Review Board
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33012

**RE: 749 CURTISS PARKWAY BOULEVARD, MIAMI SPRINGS, FLORIDA
33166**

Dear Members of the Committee:

I am the owner of Brickell Park, LC (the "Applicant"), the fee simple owner of the 97-unit apartment building located at 749 Curtiss Parkway, Miami Springs, Florida (the "Property").

I purchased the Property in 2014, when the Property was in very poor condition having suffered from significant deterioration and disrepair. It had accumulated significant fines and looked like the sore spot of the neighborhood and the City. Moreover, the Property was the source of many calls to the police department as there was little or no control over the quality of the tenants who resided at the Property.

Our Company, The Befeler Group (www.befelergroup.com) owns, operates and manages multi-family properties in Miami Dade County. We concentrate on acquiring apartment buildings generally in poor and undermanaged condition but in great neighborhoods. We seek to improve and upgrade these buildings to make them the best buildings of their kind in the neighborhood by investing our time, money and 50+ years of experience in the field.

Consistently with this strategy, we acquired the Property in 2014. Within the past two years, we installed made significant improvements including installing new roofs, restored and built new concrete pathways throughout, installed impact windows in every window, install new doors everywhere, removed tenants with past criminal behavior or with undesirable habits, painted every structure, removed abandoned coaxial cable and outside satellites, and planted significant landscaping throughout. The final step now is to build two much needed on-site parking lots for the residents of the complex. These two parking lots are the subject of our petition.

The areas where the two parking lots are located have been used for decades as parking areas for the Property, except that they had deep water puddles, holes and mud everywhere. They were the eyesore in the neighborhood for many years.

To make them attractive for the neighborhood and the City, and to provide safe and aesthetically appealing parking facilities to the Property, we are requesting a variance that will enable us to pave the parking areas, provide them with proper lighting and bring them to the

same high standard as the rest of the Property. Currently, the parking areas have surface gravel which presents a potential hazard to the residents and their children as it inhibits the ability of vehicles to come to a full stop immediately when required. Moreover, gravel is not aesthetically appealing for the Property or the neighborhood.

Based on the foregoing, we hereby request a variance for the following:

1. The Code requires a minimum of 25 feet for entrance and exit to a parking lot. We only have 20 feet and 2 inches as the only possible entrance is located between two buildings built in 1953.
2. The Code requires 24 feet in space to back up from a parking space. The Property only has 23 feet. We believe the difference is de minimum and will not impact mobility and safety in the parking lot.

Strict enforcement of the requirements of the Code relating to the foregoing conditions impose an extreme hardship upon the Applicant for the following reasons:

1. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other lands, structures, or buildings in the same zoning district. This is one of the oldest buildings built in this zoning district, many years before the current zoning code was enacted. Therefore, special conditions exist.

2. The special conditions and circumstances do not result from the action of the Applicant as these conditions were created when the building was built in 1953.

3. Granting the variance requested will not confer on the Applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district as this is the only building of its kind in this zoning district with these conditions.

4. Literal interpretation of the provisions of these land development regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the Applicant. Many of the other properties were developed under the present zoning code and have no need for the changes requested by the Applicant as they have their own garages, parking lots or off-street parking areas. Literal interpretation of the land development regulations would deprive the Applicant of any adequate parking areas.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building and structure as the Applicant has carefully designed the

changes to be the minimum changes to make safe and adequate parking available to the residents of the Property.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations as the intent and purpose is for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. Improving parking to the residents of the Property and providing safe and flood-free parking to the residents of the Property would amply meet all these intents and purposes.

7. The granting of the variance will not be injurious to the area involved or otherwise detrimental to public welfare. The granting of the variance will significantly improve the area involved as it will provide a safer environment to the pedestrians and vehicular traffic within the Property.

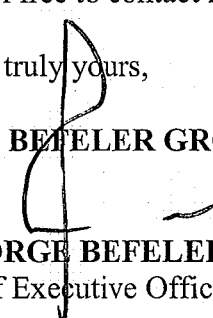
Conclusion. The Applicant has worked for months with City staff to address the parking issue at the Property. The proposed Improvements would be a much-welcomed enhancement to the neighborhood and the Property. Moreover, it would much improve the safety of the residents, pedestrians and vehicular traffic in and around the Property. The Applicant meets all the requirement for the granting of the requested variance.

For the foregoing reasons, the Applicant respectfully requests your favorable recommendation of the proposed Improvements and for the approval of the requested variance.

If you have any questions or comments, please feel free to contact me at (786) 256-1103.

Very truly yours,

THE BEFELER GROUP



GEORGE BEFELER
Chief Executive Officer

GB/im



THE
BEFELER
GROUP

3326 Mary Street
Suite 202
Miami, FL 33133
Office: +1 (786)-552-9780

C:\User\lmanus\Dropbox (George Befeler)\George Befeler Team\Feldor\Real Estate Investments\99 Units - Miami Springs\General Correspondence\Letter to City of Miami Springs 4-7-17.docx



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/26/2017

Property Information	
Folio:	05-3119-013-4720
Property Address:	749 CURTISS PKWY Miami Springs, FL 33166-7136
Owner	BRICKELL PARK LC
Mailing Address	3326 MARY ST #202 COCONUT GROVE, FL 33133 USA
PA Primary Zone	3702 MULTI-FAMILY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	154 / 132 / 0
Floors	1
Living Units	97
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	57,384 Sq.Ft
Lot Size	196,769 Sq.Ft
Year Built	1952



Assessment Information			
Year	2016	2015	2014
Land Value	\$2,754,766	\$2,951,535	\$2,951,535
Building Value	\$2,725,234	\$2,148,465	\$1,761,568
XF Value	\$0	\$0	\$0
Market Value	\$5,480,000	\$5,100,000	\$4,713,103
Assessed Value	\$5,480,000	\$5,100,000	\$4,713,103

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
19 53 41 4.52 AC PB 34-40
COUNTRY CLUB ESTS SEC 2 REV PL
N225FT OF TR A LESS S28FT OF
E51.98FT OF W75.98FT & E100FT OF
N150FT OF S225FT OF TR A & ALL

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,480,000	\$5,100,000	\$4,713,103
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,480,000	\$5,100,000	\$4,713,103
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,480,000	\$5,100,000	\$4,713,103
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,480,000	\$5,100,000	\$4,713,103

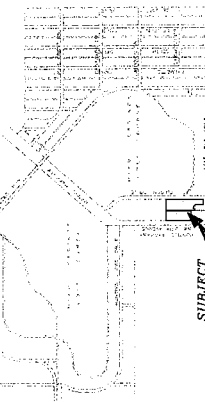
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/15/2014	\$6,400,000	29277-0772	Financial inst or "In Lieu of Foreclosure" stated
05/21/2010	\$4,200,000	27313-3632	Not exposed to open-market; atypical motivation
05/01/1995	\$3,225,000	16790-1172	Sales which are qualified
04/01/1975	\$975,000	00000-00000	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>

Version:

BOUNDARY SURVEY

CURTISS PARKWAY (NW) 57th AVENUE (NW)



LOCATION SKETCH
 SCALE 1" = 1000'

NATIONAL FLOOD INSURANCE DATA:
 Community Flood No. 120653-C201-1
 Flood Zone: AE Base Flood Elevation: 7.07 feet
 Firm Date: 09/11/09

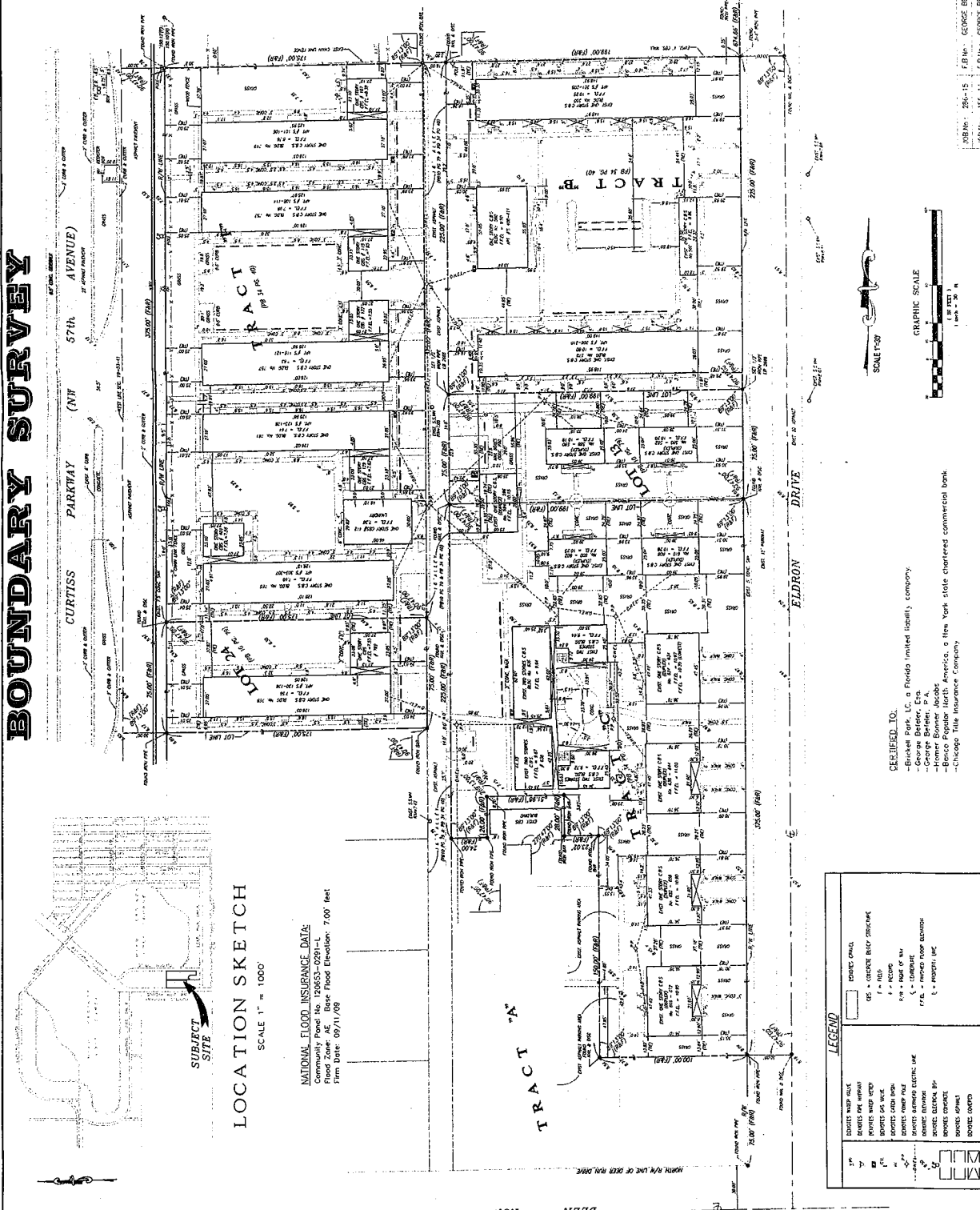
LEGAL DESCRIPTION:
 The North 225.00 feet of Tract "A", less the East 51.08 feet of the West 75.98 feet of the South 225.00 feet of said North 225.00 feet of Tract "A", less the West 150.00 feet of said North 225.00 feet of Tract "A", and all 150.00 feet of the South 225.00 feet of Tract "A", all in Block 141, of REVISIONS PLAT OF "SECTION 2 OF COUNTRY CLUB ESTATES", recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida; AND
 ALSO KNOWN AS:
 The North 225.00 feet of Tract "A", less the East 51.08 feet of the West 75.98 feet of the South 225.00 feet of said North 225.00 feet of Tract "A", and the East 100.00 feet of the South 225.00 feet of the North 225.00 feet of Tract "A", all in Block 141, of REVISIONS PLAT OF "SECTION 2 OF COUNTRY CLUB ESTATES", recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida; according to the Plat thereof as recorded in Plat Book 34, at Page 40 of the Public Records of Miami-Dade County, Florida.
 AND
 Lot 12 in Block 141, SECTION 2 OF "COUNTRY CLUB ESTATES", according to the Plat thereof as recorded in Plat Book 19 of Page 79 of the Public Records of Miami-Dade County, Florida.
 AND
 The South 275.00 feet of Tract "B", all in Block 141 of REVISIONS PLAT OF "SECTION 2 OF COUNTRY CLUB ESTATES", recorded in Plat Book 34, at Page 40 of the Public Records of Miami-Dade County, Florida.
 AND
 Lot 24 in Block 141 of "SECTION 2 OF COUNTRY CLUB ESTATE", according to the Plat thereof as recorded in Plat Book 19 of Page 79 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED REAL PROPERTY WAS MADE AND THE BOUNDARY LINES THEREON WERE DETERMINED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AS REASONABLY OBTAINABLE UNDER THE CIRCUMSTANCES AND ACCORDS TO THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 30A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.

SURVEYOR'S NOTES

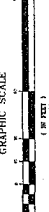
1. Legal description of the subject property as furnished by client.
2. Legal description of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property.
3. Legal Description subject to any decisions, amendments, or other corrections of record.
4. All elevations refer to 1984 U.S. Datum.
5. Underground improvements and utilities, if any, not located thereon by visual means only. Legal ownership not determined.
6. Fences were observed and marked for the exclusion of the public and parties named herein and their successors and assigns, and the certification does not extend to an unnamed party or party not named herein.
7. This survey does not reflect any existing encroachments or other violations, unless noted in the report and indicated by appropriate symbols in the subject property.
8. Addition or expansion of survey shall be by separate plat and shall have the consent of the signing party or parties.
9. Not valid unless sealed with an embossed surveyor's seal.



LEGEND

---(S)	EXISTING CANALS
---(S)	EXISTING EASEMENTS
---	EXISTING FENCES
---	EXISTING UTILITY LINES
---	EXISTING DRIVEWAYS
---	EXISTING DRIVEWAYS
---	EXISTING DRIVEWAYS
---	EXISTING DRIVEWAYS
---	EXISTING DRIVEWAYS

PREPARED BY:
 GEORGE BATELLE & COMPANY, INC.
 -George Bateille, Inc.
 -George Bateille, P.A.
 -George Bateille, P.A.
 -Chicago Title Insurance Company



SCALE 1" = 200'

APARTMENT COMPLEX

749 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA

GENERAL NOTES: (ON-SITE FOR PARKING LOT)

All materials and labor under the project shall conform to the City of Miami Springs Public Works Department, Florida Department of Transportation (FDOT) and the Miami-Dade County DEM Standards and Specifications.

1. All dimensions and geometry see Site Plan sheet C-1 and also the

2. Elevation shown are based on N.G.V. Datum and as shown on Survey.

3. Undergrade and utility information is taken from the best available sources and utility information is to be confirmed by the contractor. Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all utility lines. A possible investigation as to possible unmarked utility lines.

4. Contractor shall adjust any utility lids and/or covers in project area to the finished grade.

5. Any apparent discrepancies in the plans and field condition shall be brought to the attention of the Engineer before proceeding with the work.

6. Contractor shall notify the Owner's representative and Engineer if any condition encountered is unsuitable for construction. Furthermore, the Contractor shall be responsible for the removal of any debris of new asphalt or concrete pavement and from proposed building locations.

7. The full depth of all existing organic and deleterious material within the project area shall be removed. No material of FDOT Class A-5, A-4, or A-3 shall be allowed.

8. The Contractor shall be responsible for the construction to a condition equal to, or better than, that now existing.

9. Typical Pavement Section:
1.5" Type S-111 Asphaltic Concrete surface course 6" Limerock base (Minimum LR 100) compact to 98% of maximum density as determined by AASHTO T-180. 8" Type S-1000 Asphaltic Concrete subgrade compact to 98% of maximum density as determined by AASHTO T-180.

10. Fill shall be placed in 12" layers less thickness, measured and compacted to 98% of maximum density as determined by AASHTO T-180. Fill shall be locally acceptable and suitable for fill purposes. The subgrade shall be locally acceptable and suitable for fill purposes. The subgrade shall be compacted to 98% of maximum density as determined by AASHTO T-180.

11. All structures shall be French Drains with 15' perforated HDPE (S.D.) pipe with 15' filter fabric to be installed in trench. The trench width to be 5". Provide masonry plug at end of French Drain Invert of pipe to be at elevation 2.50'.

12. The property is located in flood zone AE, elevation 7.00 feet.

13. Water level elevation as determined by Miami-Dade County DEM W.C. 2.2A is at Elevation 1.00 Feet MGV Datum.

14. Background information obtained from Boundary Survey prepared by Florida International Land Surveyors Inc. Dated 2/2/2016.

15. All signs and markings shall conform to the requirements of Miami-Dade County, Florida.

16. This site lies in Section 16, Township 53 S, Range 41 East, in Miami-Dade County.

17. All repairs to the existing pavement shall receive saw-cut edges prior to relaying asphalt. Utility piping or wiring less than four (4) inches in diameter requires a Schedule 40 PVC casing pipe with sand backfills under paved areas only.

18. Prime and tack coat for base shall conform to the requirements and specifications of sections 300-1 through 300-7 of FDOT standards specifications.

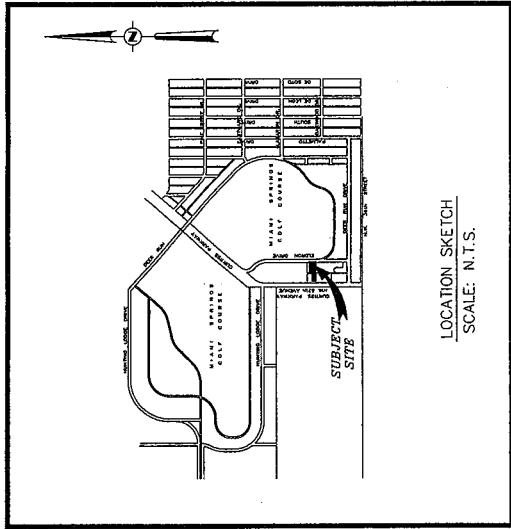
19. Base and subgrade density tests shall be conducted for a maximum 7000 square feet of finished pavement.

20. Proctors shall be performed on all material, subgrade and base and any other material used in the project. Test results shall be submitted to the City and details required by contract documents shall be submitted to the City.

21. Minimum transverse slope of the pavement shall be one percent for parking areas.

INDEX OF CIVIL DRAWINGS

CS	COVER SHEET
C-1	BOUNDARY SURVEY
C-2	SITE PLAN
C-3	PAVING, GRADING & DRAINAGE PLAN
C-4	PAVING & DRAINAGE DETAILS PLAN



Know what's below.
Call before you dig.

ENGINEERS CERTIFICATION:
THIS PLAN WAS PREPARED UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

REVISIONS:

ZAMORA
& ASSOCIATES, INC.
LAND PLANNING
ENGINEERING
1410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

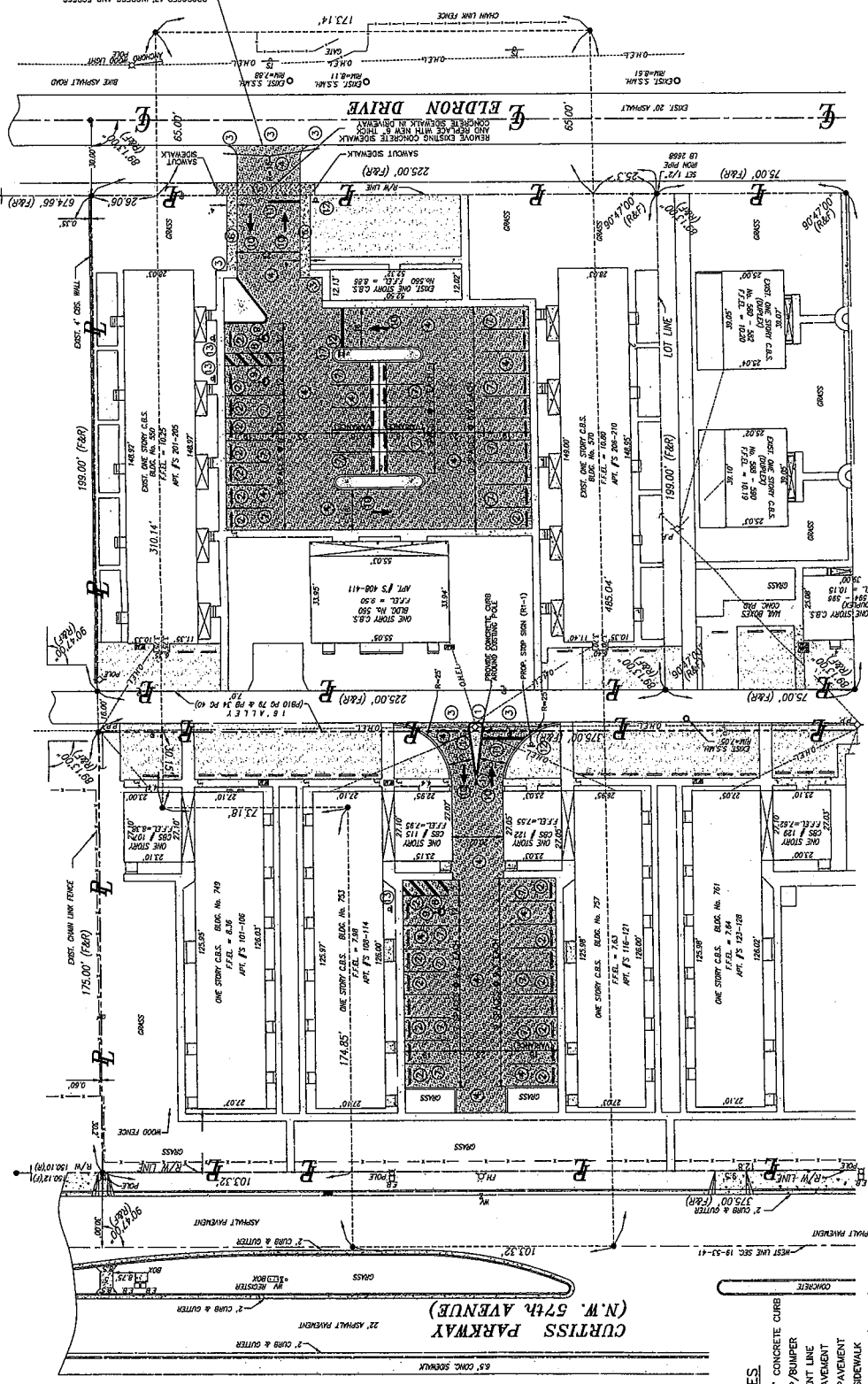
PROJECT OWNER:
APARTMENT COMPLEX
749 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA

COVER SHEET
DATE: 3/09/2017
SCALE: 1" = 20'
DRAWN BY: G.Z.
CHECKED BY: G.Z.
PROJECT No. 2016-25
SHEET No. CS



Know what's below. Call before you dig.

SITE PLAN



NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM SPECIFIC PURPOSE SURVEY PREPARED BY FLORIDA GERRY ZANDRON, P.E., 1001 W. PALM BLVD., SUITE 200, WEST PALM BEACH, FLORIDA 33411. DATE: 3/20/2017. DRAWN BY: G.Z.
2. ELEVATIONS ARE BASED UPON NAVD 83.
3. UNCORRECTED UTILITY INFORMATION IS SHOWN FROM THE BEST AVAILABLE SOURCES BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY LOCATING AGENCY.
4. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITY LINES AND SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LINES AND/OR COVERS IN PROJECT AREA TO A CONDITION EQUAL TO, OR BETTER THAN, THAT EXISTING.
7. THIS SITE IS IN FEMA FLOOD ZONE AC. ELEVATION 7.90 FEET M.T.S.V.D.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN EFFECT.

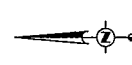
LEGEND:

- EXISTING PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "1" CURB & GUTTER
- PROP. TYPE "1" CURB & GUTTER
- PROPOSED STRUCTURE NUMBER

SCHEDULE NOTES:

- 1 NEW 6" TYPE "D" CONCRETE CURB
- 2 NEW WHEEL STOP/BUMPER
- 3 EXISTING PAVEMENT LINE
- 4 NEW ASPHALT PAVEMENT
- 5 NEW CONCRETE PAVEMENT
- 6 NEW CONCRETE SIDEWALK
- 7 NEW 4" PAINTED STRIPING (DOUBLE SYMBOL)
- 8 NEW 4" PAINTED "WHITE" HANDICAP SYMBOL
- 9 NEW PAINTED DIRECTIONAL ARROW
- 10 NEW 24" WIDE PAINTED WHITE STOP BAR
- 11 NEW STOP SIGN (R1-1)
- 12 NEW TYPICAL "HANDICAP" SIGN
- 13 NEW HANDICAP RAMP (1:12 MAX SLOPE)
- 14 NEW 2'-6" YELLOW STRIPING
- 15 NEW CONCRETE BOLLARD
- 16 NEW "DO NOT ENTER" SIGN

SCALE 1" = 20'



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1410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
FAX (305) 273-9514

PROJECT OWNER:
APARTMENT COMPLEX
749 CURTIS PARKWAY
MIAMI SPRINGS, FLORIDA

SITE PLAN

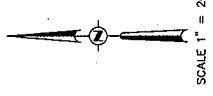
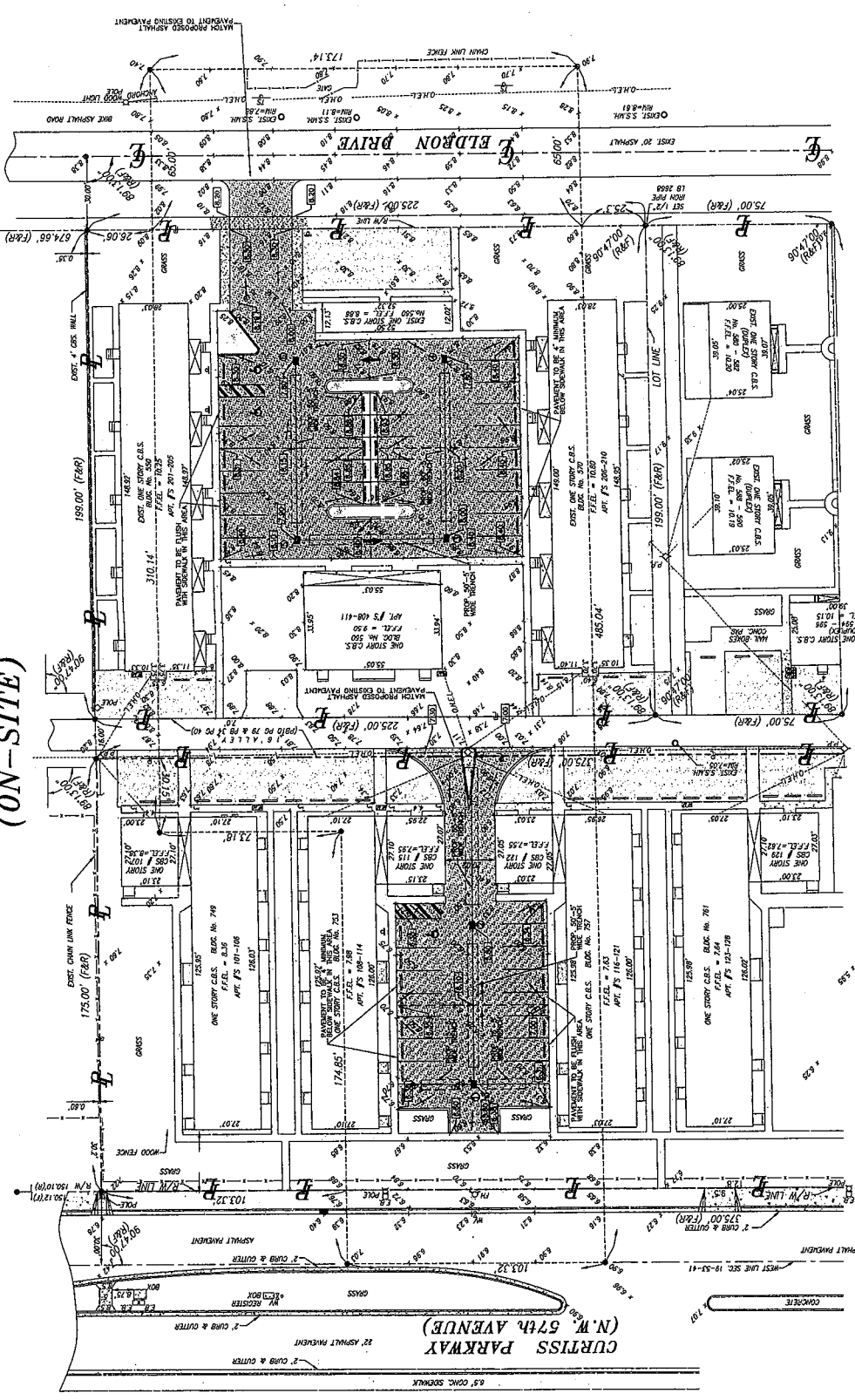
C-1

CHECKED BY: G.Z.
DATE: 3/20/2017



Know what's below.
Call before you dig.

PAVING, GRADING & DRAINAGE PLAN (ON-SITE)



- LEGEND:**
- EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXIST. ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - RUN OFF DIRECTION
 - EXIST. TYPE "1" CURB & GUTTER
 - PROP. TYPE "1" CURB & GUTTER
 - DRAINAGE STRUCTURE NUMBER

NOTE TO CONTRACTOR:
CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL REPORTS AND SOIL ANALYSIS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND THE SOIL REPORT.

- UNDERGROUND CONTRACTOR:**
- A. Underground Contractor shall comply with the Trench Safety Act, HB 1369, which requires that all excavations, but not limited to, the following:
 1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Shoring.
 2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written safety plans, and a separate item identifying the cost of compliance.
 3. Adhere to any special shoring requirements of the state or other jurisdiction.
 - B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

PROJECT OWNER: APARTMENT COMPLEX
749 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA

ZAMORA & ASSOCIATES, INC.
ENGINEERING
LAND PLANNING
4110 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9314

DESIGNER: ERBY ZAMORA P.E.
CIVIL ENGINEER
749 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33176
STATE OF FLORIDA

DATE: 3/25/2017
SCALE: 1" = 20'
DRAWN BY: G.J.
CHECKED BY: G.J.
PROJECT NO.: 2016-25
SHEET NO.: C-2