



# BOARD OF ADJUSTMENT

**MONDAY, MAY 3, 2021**

**6:30 P.M.**

**CITY HALL - COUNCIL CHAMBERS**



**CITY OF MIAMI SPRINGS, FLORIDA**  
**BOARD OF ADJUSTMENT**

Chair Ernie Aloma  
Board member Rogelio Madan  
Board member Joe Valencia

Vice Chair Bill Tallman  
Board member Juan Molina  
Alternate Ralph Kropp

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**AGENDA**

Regular Meeting

**Monday, May 3, 2021 at 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) **JANUARY 6, 2020**
3. **SWEARING IN OF ALL WITNESSES**
4. **NEW BUSINESS**
  - A) **CASE # 01-V-21**  
**APPLICANT: JULIO D. SOMARRIBA JR**  
**ADDRESS: 661 FALCON AVENUE**  
**ZONING: R-1B SINGLE FAMILY RESIDENTIAL**
  - B) **CASE # 02-V-21**  
**APPLICANT: ENA MANTOVANELLI**  
**ADDRESS: 141 GLENDALE DRIVE**  
**ZONING: R-1C SINGLE FAMILY RESIDENTIAL**
5. **NEXT MEETING – JUNE 7, 2021**
6. **ADJOURNMENT**

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

### **Board of Adjustment Minutes**

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, January 6, 2020 in the Council Chambers at City Hall.

#### **1) Call to Order/Roll Call**

The meeting was called to order at 6: 31 p.m.

Present were: Vice-Chair Bill Tallman  
Board member Rogelio Madan  
Alternate Board member Ralph Kropp  
Chair Ernie Aloma

Also Present: City Attorney Dan Espino  
Planning and Zoning Director Chris Heid  
Board Secretary Mary Arguedas

Absent: Board member Juan Molina  
Board member Joe Valencia

#### **2) Approval of Minutes**

Minutes of the November 4, 2019 meeting were approved as written.

**Vice-Chair Tallman moved to approve the minutes as written. Board member Kropp seconded the motion which was carried unanimously 4-0 on voice vote.**

#### **3) Swearing in of All Witnesses:**

Board Secretary Arguedas swore in everyone giving testimony during the proceedings.

#### **4) New Business:**

- A) CASE # 01-V-20  
APPLICANT: SERGIO GONZALEZ  
ADDRESS: 701 WREN AVENUE  
ZONING: R-1C SINGLE FAMILY RESIDENTIAL**

The applicant is seeking site plan approval and variance in order to construct an accessory structure (chickee hut) In the rear yard.

Planning and Zoning Director Heid read his staff report to the Board.

Sergio Gonzalez, owner of 701 Wren Avenue stated his case to the Board.

Chair Aloma asked the property owner if he was aware and willing to comply with the four conditions as stated on the staff report. Chair Aloma asked the Planning and Zoning Director if there was any correspondence in favor or against this project. Mr. Gonzalez affirmed that he was aware and okay with the conditions as stated.

Planning and Zoning Director responded that there was a letter from the neighbor at 700 Wren Avenue in favor of the project.

Discussion ensued amongst Board members.

**Vice-Chair Tallman moved to approve the variance subject to the four conditions as stated on the staff report. Board member Kropp seconded the motion which carried unanimously 4-0 on voice vote. The vote was as follows: Vice-Chair Tallman, Board member Madan, Board member Kropp, Chair Aloma voted YES.**

**B)                   CASE # 07-V-19  
                          APPLICANT: JUAN CARLOS OLIVA  
                          ADDRESS: 4601 & 4649 NW 36TH ST  
                          ZONING: NW 36, NORTHEAST 36TH DISTRICT**

The applicant is seeking a variance in order to construct a 300,055 square foot mix use building on a 34,037 square foot parcel of land, inclusive of a 1,081 square foot ally to be vacated.

Planning and Zoning Director Heid read his staff report to the Board.

Daniel Martinez, new architect on record for this project stated his case to the Board. Mr. Martinez emphasized the additional height would only be allocated to the 11<sup>th</sup> floor.

Chair Aloma stated that as long as the last occupiable floor remained the same, and if the variance on the height helps promote business for the City, it would make sense to approve it. Mr. Martinez agreed with the added condition.

Vice Chair Tallman asked how to prevent this project from setting precedence to bigger height variances. City Attorney Espino explained that each variance is tailored to each project, and that although nothing can prevent someone else from requesting another height variance, each case is viewed independently of each other.

Planning and Zoning Director stated that approving a variance does not change the maximum height requirement already in place in the code.

Board member Madan asked if the height of the building is measured from the sidewalk elevation or from base flood elevation. Attorney Espino answered that the code seems to point towards average grade.

Board member Kropp asked if the top floor would be the bar and if the structure would remain entirely open. Mr. Martinez affirmed that the bar would be on the top floor and the structure would remain open.

Discussion ensued amongst Board members.

Board member Madan moved to approve the variance subject to the conditions as stated on the staff report and the additional condition that additional height be allocated to the top floor only. Vice-Chair Tallman seconded the motion which carried unanimously 4-0 on voice vote. The vote was as follows: Vice-Chair Tallman, Board member Madan, Board member Kropp, Chair Aloma voted YES.

5) Next Meeting – February 3,2020

The Boards next meeting is tentatively scheduled for February 3,2020.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:05 p.m.

Respectfully submitted:

Mary Arguedas  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2020.

Ernie Aloma, Chair

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

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

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VARIANCE CASE

NO. 01-V-21

Julio D. Somarriba

661 Falcon Avenue

BOARD OF ADJUSTMENT MEETING:

05-03-2021

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Christopher Heid, City Planner

**DATE:** May 3, 2021

**SUBJECT:** Application for Variances

**CASE #** 01-V-21

**APPLICANTS:** Julio D. Somarriba

**ADDRESS:** 661 Falcon Avenue

**ZONING DISTRICT:** R-1B Single Family Residential

**REQUEST:** The applicant is seeking variances in order to retain an after-the fact pergola and a storage shed.

Variances requested is as follows:

1. Requests variance from Section 150-042 (A)(2) to waive approximately four feet of the minimum required side yard setback for accessory structures of seven and one half feet (7.5'). (Retention of a pergola 3.5 feet from the side property line proposed).
2. Requests variance from Section 150-042 (A)(2) to waive approximately five feet of the minimum required side yard setback for accessory structures of seven and one half feet (7.5'). (Retention of a storage shed 2.5 feet from the side property line proposed).

**THE PROPERTY:** The property is of rectangular in shape, with a width of 75 feet on Falcon Avenue and a depth of 135 feet, for a total lot size of 10,125 square feet.

**THE PROJECT:** The applicant is seeking approval to retain a pergola and a storage shed built without permit.

**ANALYSIS:** Staff is particularly concerned about granting after-the-fact variances –and permits- as they may send a message to other property owners that structures may be erected without permit, as the only obstacle of them being identified as such are variances granted by a sympathetic Board and Council.

Further, both structures have significant setback variances that are put in place to provide adequate separation and privacy between adjoining properties.

**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](http://www.miamisprings-fl.gov)

**CITY OF MIAMI SPRINGS**

**VARIANCE APPLICATION**

APPLICANT INFORMATION	
APPLICANT NAME: <b>JULIO D SOMA PRIBA - JR.</b>	PROPERTY ADDRESS: <b>661 FALCON AVE</b>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU): <b>(305) 794-3205</b>	E-MAIL ADDRESS: <b>Julio@wisetouchinteriors.com</b>

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: <b>15      4      KENT ESTATES</b>	LOT SIZE AND ZONING DISTRICT: <b>7,500 X 135.00</b>
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? <b>11 YEARS</b>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <b>\$ 450,000 =</b>

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.

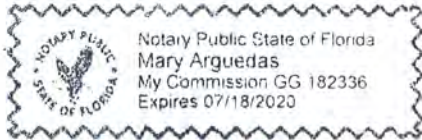
[Signature]  
Signature of Owner

Julio D SOMARRIBA JR.  
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 13 day of January, 2020.

[Signature]  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Mary Arguedas  
PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 07-18-2020  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: FL DR LIC 1450

\_\_\_\_\_  
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: \_\_\_\_\_

CITY OF MIAMI SPRINGS  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: MIASMHP Type: OC Drawer: 1  
Date: 1/14/20 04 Receipt no: 1658

Description	Quantity	Amount
B8 BD - APPLICATION FEES	1.00	\$350.00

VARIANCE APPLICATION MIN-RES  
661 FALCON AVENUE

Tender detail		
CR CREDIT CARD	43116	\$350.00
Total tendered		\$350.00
Total payment		\$350.00

Trans date: 1/13/20 Time: 16:32:49



WISE TOUCH INTERIORS, INC.  
FAA CRS 145#9WIR674B

Opa-Locka Airport  
12815NW 45<sup>th</sup> Ave  
Miami, FL 33054  
Phone: 305-537-9261  
Fax: 305-537-9286

To the City of Miami Springs,

Please serve this letter as a Variance Application request for the wood trellis legalization at property 661 Falcon Ave, Miami Springs, FL 33166.

The drawings and engineering inspection for the foundation were done by Ramms Engineering on 6/3/19. The inspection report by Remberto Contreras P.E.


This recreational area is in the green area of the backyard to grow orchids and a butterfly sanctuary.

We would love to maintain this area as is with the proper legalization.

We would also like to get the variance for the aluminum shed that was originally installed on the property before we moved in.

I will appreciate your help in finding a solution for the variances.

Thank you,



Julio Somarrriba  
661 Falcon Avenue  
Miami Springs, FL 33166

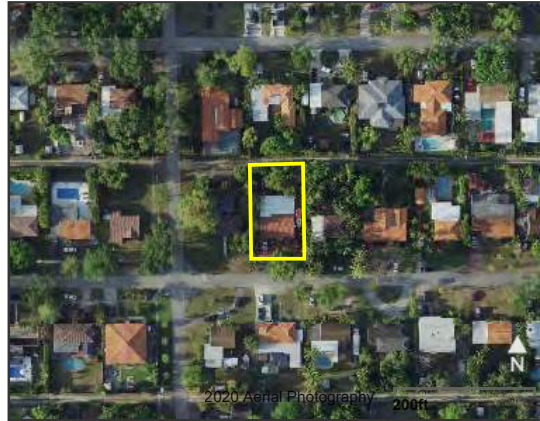


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/5/2021

Property Information	
Folio:	05-3013-005-0620
Property Address:	661 FALCON AVE Miami Springs, FL 33166-3911
Owner	JULIO SOMARRIBA
Mailing Address	661 FALCON AVE MIAMI SPRINGS, FL 33266
PA Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,799 Sq.Ft
Living Area	2,149 Sq.Ft
Adjusted Area	2,147 Sq.Ft
Lot Size	10,125 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2020	2019	2018	
Land Value	\$193,347	\$193,347	\$193,347	
Building Value	\$154,207	\$154,695	\$155,184	
XF Value	\$3,230	\$3,265	\$3,300	
Market Value	\$350,784	\$351,307	\$351,831	
Assessed Value	\$251,740	\$246,081	\$241,493	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$99,044	\$105,226	\$110,338
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	
13-24 53 40	
KENT ESTATES PB 46-28	
LOT 15 BLK 4	
LOT SIZE 75.000 X 135	
75R44329	

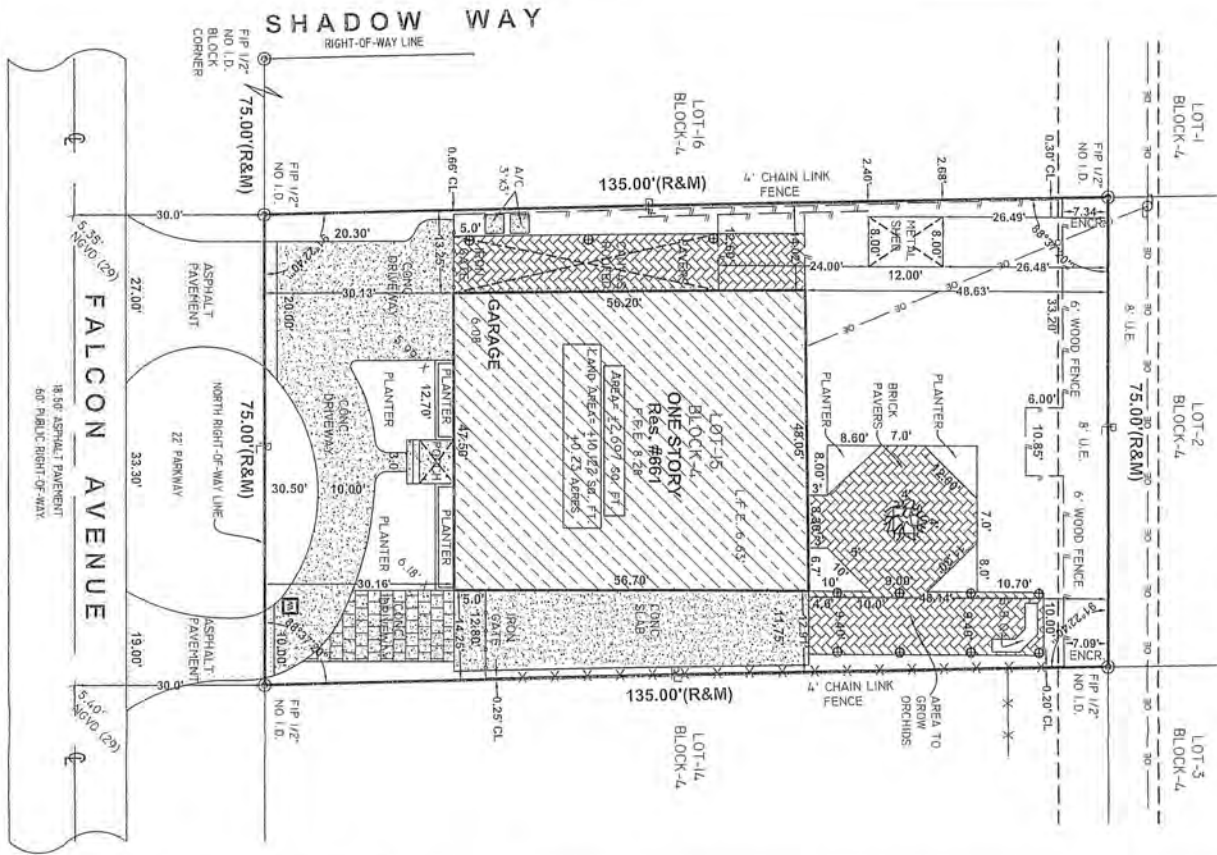
Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$226,740	\$221,081	\$216,493
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2009	\$290,000	26978-3466	Qual by exam of deed
06/01/1994	\$139,000	16406-3681	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:

# S K E T C H O F S U R V E Y



**PROPERTY ADDRESS:**  
 651 FALCON AVENUE,  
 MIAMI SPRINGS, FL 33166  
 (FOLIO NO. 05-3013-005-0620)

Lot 15, Block 4 of "RENT ESTATES" according to the Plat thereof as recorded in Plat Book 46 at Page 28 of the Public Records of Miami-Dade County, Florida.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

The delineation of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for horizontal surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

**BENCH MARK USED**  
 BM # M-49, Elev. = 6.48'  
 converted to NGVD 1929.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Substructure improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

**LEGEND OF SURVEY ABBREVIATIONS**

MH = MAN HOLE	PL = PROPERTY LINE
(M) = MEASURED	TV = TELEPHONE SERVICE BOX
AN = ANGLE	TR = TV CABLE SERVICE BOX
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	U.D.E. = UTILITY & DRAINAGE EASEMENT
N.T.S. = NOT TO SCALE	U.E. = UTILITY EASEMENT
O.E. = OVER-HEAD ELECTRIC LINES	U.M.E. = UTILITY & MAINTENANCE EASEMENT
P.B. = PLAT BOOK	U.P. = UTILITY POLE
P.C.P. = PERMANENT CONTROL POINT	W = WATER WELL
PG. = PAGE	WM = WATER METER
P.R.M. = PERMANENT REFERENCE MONUMENT	

**LIST OF POSSIBLE ENCROACHMENT:**  
 1-REAR WOOD FENCE ENCR. ON B.U.E.

**AERIAL MAP (NOT TO SCALE)**

**FLOOD ZONE INFORMATION:**  
 Community No. 120853  
 Suffix: L  
 FRM Date: 09-11-2009  
 Flood Zone: AH+7.00'

**CERTIFY TO:**  
**JULIO SOMARRIBA**

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID BOUNDARY SURVEY MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5417 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

05-30-2019

**ARMANDO GARCIA**  
 PROFESSIONAL LAND SURVEYOR No. 3109  
 STATE OF FLORIDA

VIZCAYA SURVEYING AND MAPPING, INC.  
 Land Surveyors & Mapper  
 CARLOS@GESSERVING.COM  
 13211 SW 48 LANE, MIAMI, FL 33175  
 (786) 290-4784

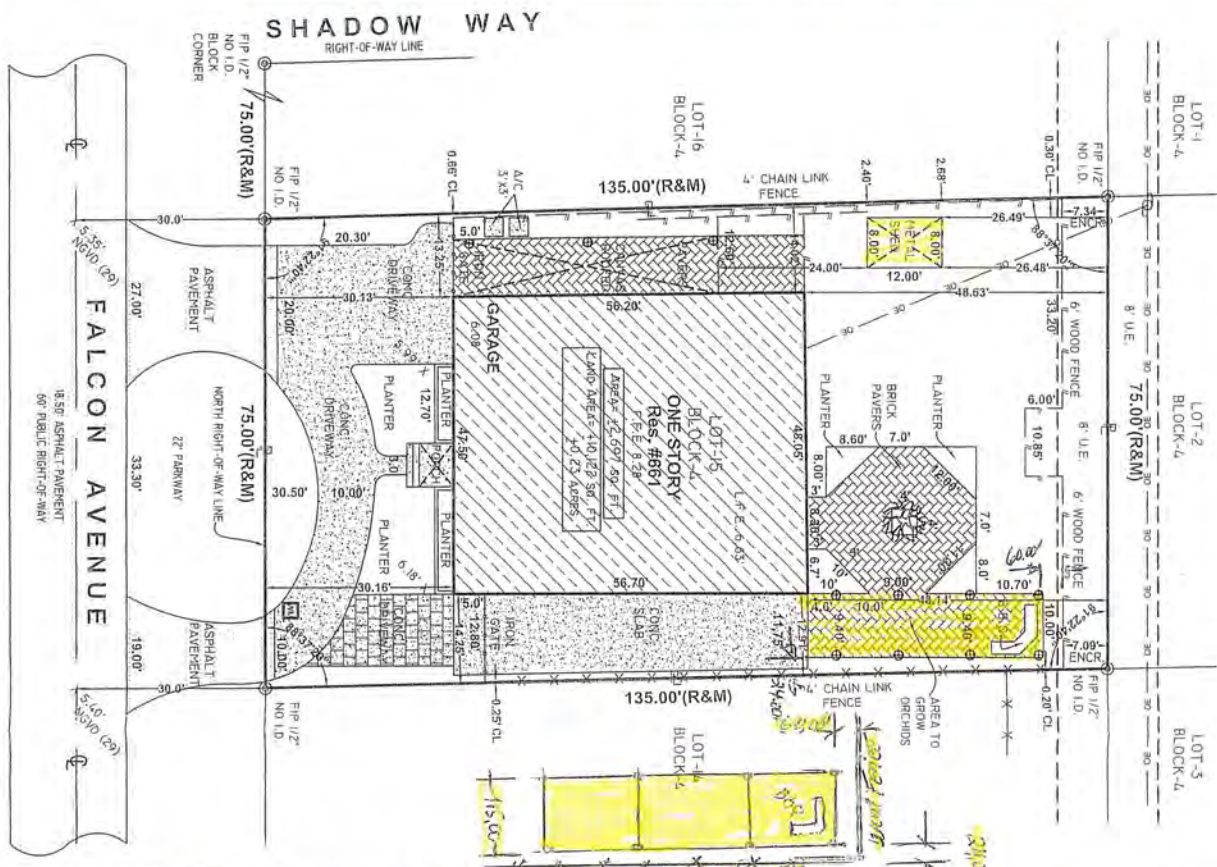
**07-194-09-D**

**JOB NO.:** JV

**LEGEND:**  
 A = ARC LENGTH  
 A/C = AIR CONDITIONING PAD  
 ALB = ALUMINUM FENCE  
 BLD = BUILDING  
 B.M. = BLOCK CORNER  
 C.B. = CATCH BASIN  
 C.C. = CONCRETE BLOCK STRUCTURE  
 C.D. = CHORD DISTANCE  
 C.L. = CENTER LINE  
 C.L.F. = CHAIN LINK FENCE  
 C.L.P. = CONC. LIGHT POLE  
 CONO. = CONCRETE  
 C.P. = CENTRAL ANGLE  
 E.S. = ELECTRIC SERVICE BOX  
 E.M. = ELECTRIC METER (CAN)  
 F.D.H. = FOUND DRILL HOLE  
 H. = HUB  
 F.H. = FOUND HYDRANT  
 F.R. = FOUND IRON PIPE  
 F.R. = FOUND REBAR  
 F.N. = FOUND NAIL  
 G.S. = GAS METER  
 L. = LIGHT POLE  
 M. = MAN HOLE  
 (M) = MEASURED  
 N. = NORTH  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
 N.T.S. = NOT TO SCALE  
 O.E. = OVER-HEAD ELECTRIC LINES  
 P.B. = PLAT BOOK  
 P.C.P. = PERMANENT CONTROL POINT  
 PG. = PAGE  
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 PL = PROPERTY LINE  
 TV = TELEPHONE SERVICE BOX  
 TR = TV CABLE SERVICE BOX  
 U.D.E. = UTILITY & DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 U.M.E. = UTILITY & MAINTENANCE EASEMENT  
 U.P. = UTILITY POLE  
 W = WATER WELL  
 WM = WATER METER



# S U R V E Y O F S H A D O W W A Y



**PROPERTY ADDRESS:**  
 681 FALCON AVENUE,  
 MIAMI SPRINGS, FL 33166  
 (FOLIO NO. 05 - 3013 - 005 - 0620)

**DESCRIPTION:**  
 Lot 15, Block 4 of "KENT ESTATES"  
 according to Plat Book 48 at Page 28 of  
 the Public Records of Miami-Dade  
 County, Florida.

There may be legal restrictions on the subject  
 property that are not shown on the Map of Survey  
 that may be found in the Public Records of  
 Miami-Dade County, or the records of any other  
 public and private entities as their jurisdictions  
 may appear.

The Map of Survey is intended to be displayed at  
 the stated graphic scale in English units of  
 measurement. Attention is brought to the fact that  
 said drawing may be altered in scale by the  
 reproduction process.

This Survey was conducted for the purpose of a  
 BOUNDARY SURVEY only and is not intended to  
 delineate the regulatory jurisdiction of any federal,  
 state, or local agency board, commission  
 or other entity.

Legal description was furnished by the client.  
 The elevations of well-identified features as  
 depicted on this survey and map were measured  
 to an estimated vertical positional accuracy of 1/10  
 foot for natural ground surfaces and 1/100 foot for  
 man-made surfaces, including pavements, curbs  
 and other man-made features as they exist.  
 Well-identified features as depicted on this survey  
 and map were measured to an estimated  
 horizontal positional accuracy of 1/100 foot unless  
 otherwise shown.

Legal description subject to any dedications,  
 easements, restrictions, reservations or recorded  
 assessments.

Stations of Survey cannot be used for construction  
 purposes. Surveyor not responsible for third party  
 alterations.

**LIST OF POSSIBLE ENCROACHMENT:**  
 1 REAR WOOD FENCE ENCR. ON 8' U.E.

**BENCH MARK USED**  
 BM # M-49, Elev = 6.48'  
 converted to NGVD 1929.



**AERIAL MAP (NOT TO SCALE)**

**FLOOD ZONE INFORMATION:**  
 Community No. 129653  
 Panel No. 0283  
 Suffix: L  
 FRM Date: 09-11-2009  
 Flood Zone: AH-7.00'

**CERTIFY TO:**  
 JULIO SOMARRIBA

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT SAID BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, ASSISTANT SURVEYOR IN CHARGE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

**ARMANDO GARCIA**  
 PROFESSIONAL LAND SURVEYOR No. 3108  
 STATE OF FLORIDA  
 05-30-2019

**VIZCAYA SURVEYING AND MAPPING, INC.**  
 Land Surveyors & Mapper  
 CARLOS@CSSURVING.COM  
 13217 SW 46 LANE, MIAMI, FL 33175  
 (786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS	
ARC = ARC LENGTH	CLP = CONC. LIGHT POLE
ARC = ARC CONDITIONING PAD	CONC = CONCRETE
ALUM = ALUMINUM FENCE	CP = CENTRAL ANGLE
BLDG = BUILDING	CS = CATCH BASIN
B/C = BLOCK CORNER	EM = ELECTRIC METER (CAN)
C = CATCH BASIN	FD = FOUND DRILL HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT
CHORD = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE
CL = CENTER LINE	F.R. = FOUND REBAR
CLF = CHAIN LINK FENCE	FO = FOUND
	FM = FOUND METER
	GM = GAS METER
	LP = LIGHT POLE
	MAN = MAN HOLE
	MEAS = MEASURED
	M/L = MONUMENT LINE
	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
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	OE = OVERHEAD ELECTRICAL LINES
	P.D. = PLAT BOOK
	P.E. = PERMANENT CONTROL POINT
	P.O. = PAGE
	P.R.M. = PERMANENT REFERENCE MONUMENT
	PI = PROPERTY LINE
	REC = RECORDED
	RAD = RADIUS
	RES = RESIDENCE
	R.O.W. = RIGHT OF WAY
	SEW = SEWER MANHOLE
	SEC = SECTION
	SET = SET IRON PIPE NO.
	SBL = SET BACK LINE
	STY. = STORY
	SWK = SIDEWALK
	TEL = TELEPHONE SERVICE BOX
	TV = TV CABLE SERVICE BOX
	U.D.E. = UTILITY & DRAINAGE EASEMENT
	U.E. = UTILITY EASEMENT
	U.M.E. = UTILITY & MAINTENANCE EASEMENT
	UP = UTILITY POLE
	W = WATER WELL
	WM = WATER METER

**JOB No.:**  
 07-194-09-D

**DATE:**  
 05-30-2019

**REVISIONS:**

04-15-2012	07-03-2009
04-28-2012	
03-14-2014	
03-17-2018	
05-30-2019	

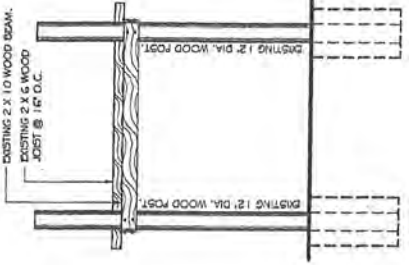
**Insurance:**  
 Survey is not covered by Professional Liability Insurance.

REVISIONS	BY:

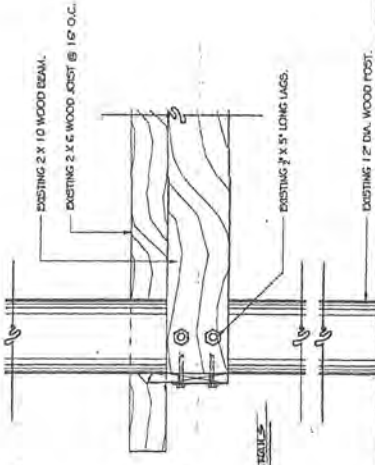
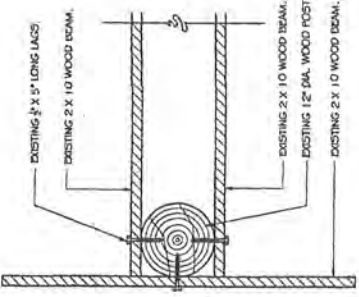
RAMMS ENGINEERING, INC.  
 Structural Design  
 2100 W 76th STREET, SUITE 314  
 MIAMI SPRINGS, FLORIDA 33018  
 TEL: 822-3141  
 LIC# 11955  
 EB 000024

LEGALIZING EXIST. WOOD TRELLIS  
 LOCATION AT  
 661 FALCON AVE  
 MIAMI SPRINGS, FLORIDA  
 DRAWN BY: JUAN JARA  
 DATE: 5/1/19  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: 661 FALCON AVE

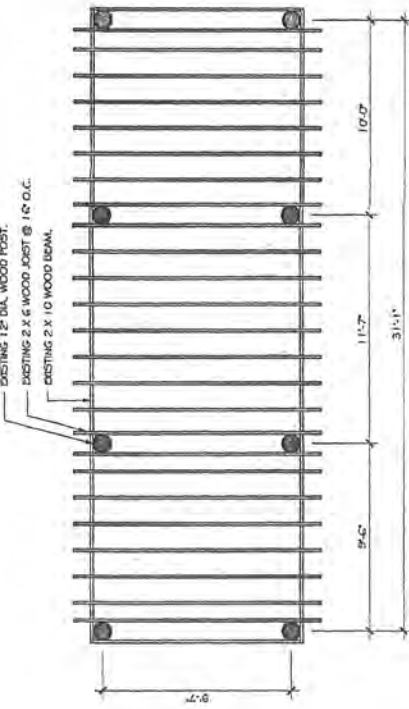
DATE: JUN 03 2019  
 BY: [Signature]  
 ELECTRICAL INSPECTOR  
 MECHANICAL INSPECTOR  
 ZONING  
 STRUCTURAL [Signature]



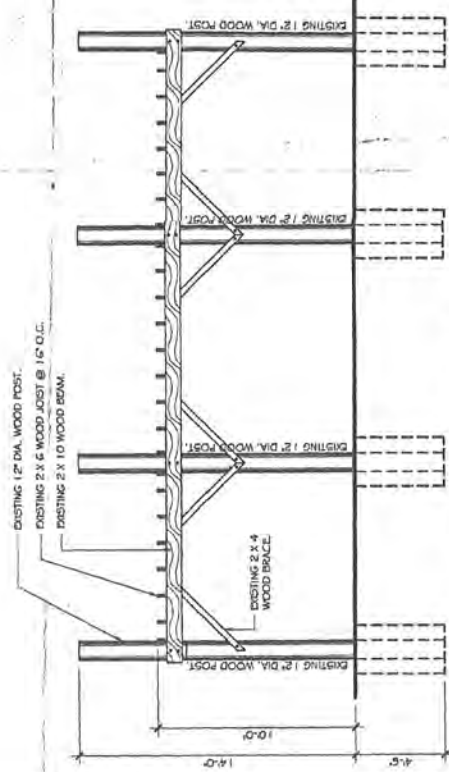
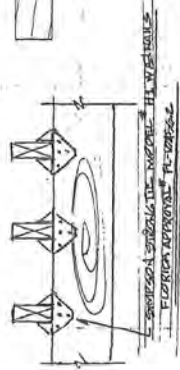
TYPICAL SIDE VIEW



1/4"



TOP VIEW



11/14/19  
 SIDE VIEW

- GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS
  - SEE ATTACHED CALCULATION SHEETS FOR ADDITIONAL DETAILS
  - FLORIDA BUILDING CODE 2017
  - ASCE 7-10, WIND CODE
  - 175 MPH WIND ZONE
  - EXPOSURE "B"
  - RISK CATEGORY II STRUCTURE
  - REPRODUCTION AND APPROVAL OF THIS PLAN OR ANY PART THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSTRUCTION OR ANY OTHER USE SHALL ONLY BE FOR THE PURPOSE OF PERMIT ONLY.

SOIL STATEMENT:  
 BASED ON A VISUAL INSPECTION, THE SOIL WAS FOUND TO BE SAND AND LOOSE ROCKS WITH A PRESUMPTION CAPACITY OF 2,000 PSF.

WOOD FRAMING CITY OF MIAMI SPRINGS MUST HAVE A MINIMUM PRESUMED CAPACITY (P<sub>0</sub>) = 1,200 PSF PERMIT ONLY

POST CONNECTION DETAIL

JOB COPY  
 OFFICE OF MIAMI SPRINGS  
 THIS PLAN IS THE PROPERTY OF RAMMS ENGINEERING, INC. IT IS TO BE USED ONLY AT THE JOB SITE.

**Julio Somarriba**

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**From:** Julio Somarriba <jsoma425@aol.com>  
**Sent:** Monday, January 13, 2020 7:38 AM  
**To:** Julio Somarriba  
**Subject:** 661 Falcon Ave.









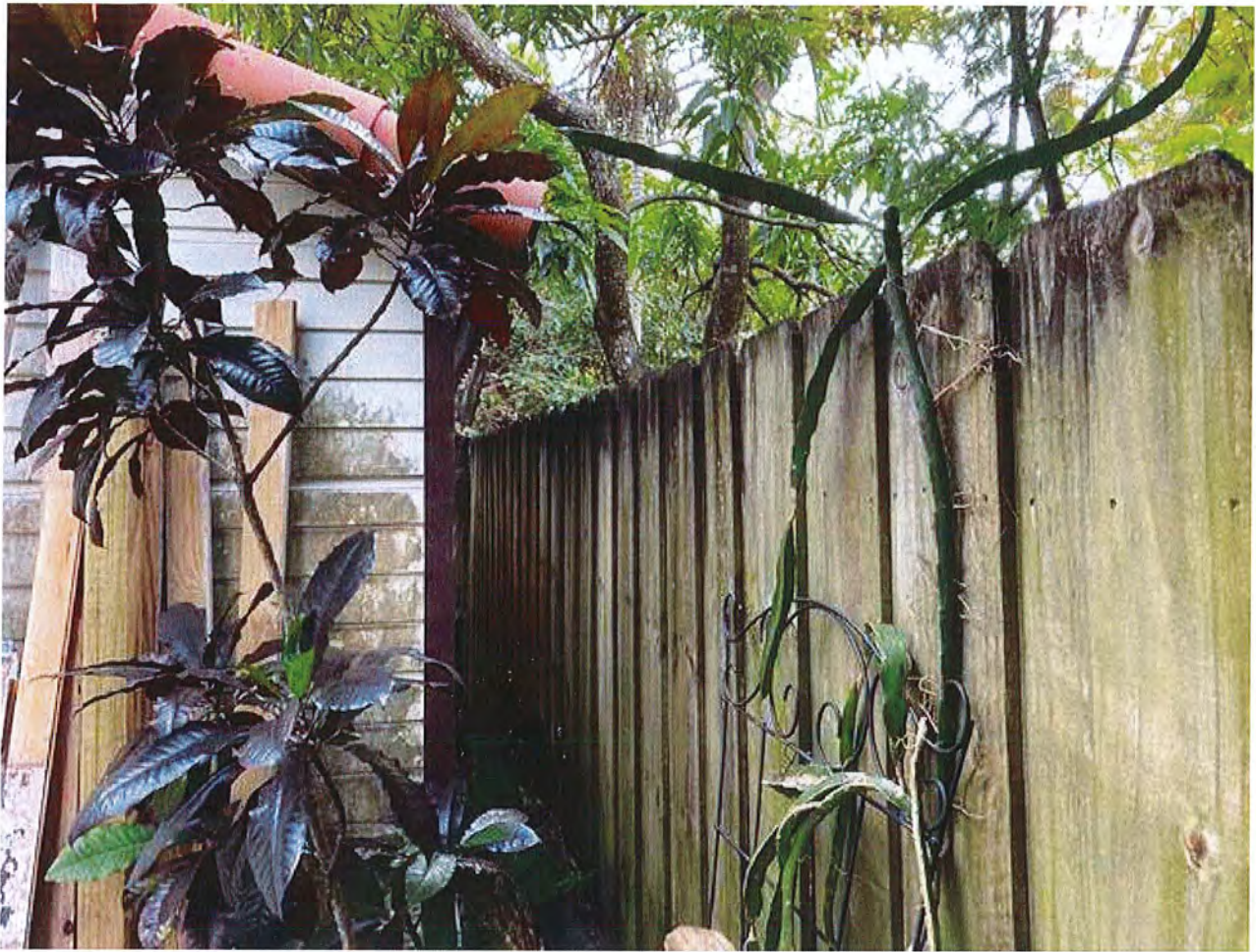


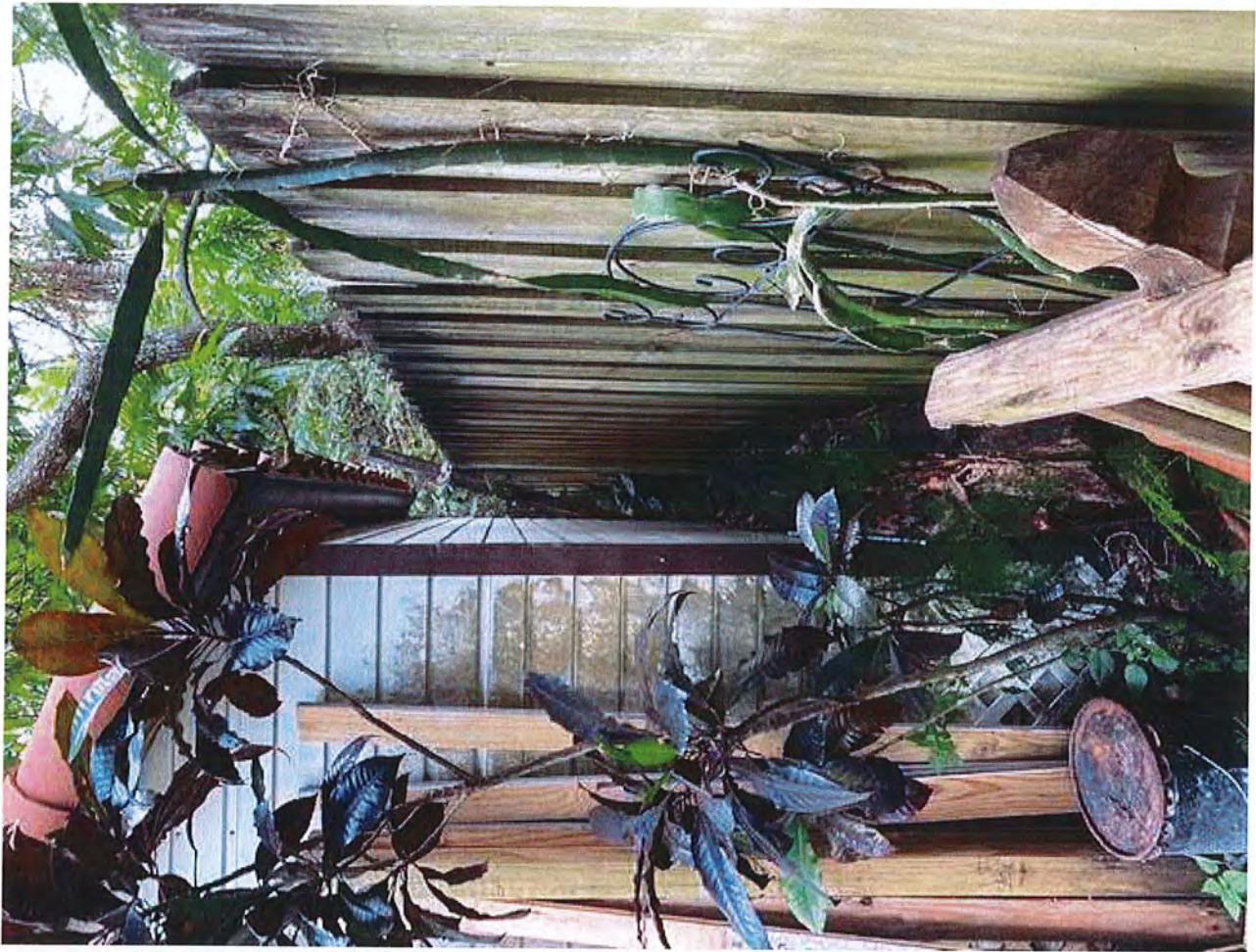




Julio Somarriba  
Wisetouch Interiors Inc









## Julio Somarriba

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**From:** Julio Somarriba  
**Sent:** Saturday, April 03, 2021 7:33 PM  
**To:** Julio Somarriba  
**Subject:** Back patio









VARIANCE CASE  
NO. 02-V-21

ENA MANTOVANELLI

141 GLENDALE DRIVE

BOARD OF ADJUSTMENT BOARD:  
05-03-2021

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## STAFF REPORT

**TO:** Board of Adjustment  
**FROM:** Christopher Heid, City Planner  
**DATE:** May 3, 2021  
**SUBJECT:** Application for Variances  
**CASE #** 02-V-21

**APPLICANTS:** Ena Mantovanelli

**ADDRESS:** 141 Glendale Drive

**ZONING DISTRICT:** R-1C SINGLE FAMILY RESIDENTIAL

**REQUEST:** The applicant is seeking approval and variances to divide an existing 13,970 square foot lot into two separate parcels.

Variances from section 150-043 (C) to divide an existing single-family lot into two parcels as follows:

1. Request variance from Section 150-043 (C) to waive 20 feet of the minimum required lot width of 75 feet.

Each of the two newly created lots requires this variance.

**THE PROPERTY:** The property is rectangular in shape, with a width of 110 feet and a depth of 127 feet for a total lot size of 13,970 square feet. The property abuts a 15 foot wide alley on the north.

**THE PROJECT:** The applicant is requesting to split the existing lot into two lots of identical size, each measuring 55 feet in width and 127 feet in depth for a lot size of 6,985 square feet

**ANALYSIS:** Although the lot split would create two lots that do not meet the minimum lot width, each lot, at 6,985 square feet, well in excess the minimum required lot size of 6,000 square feet. In addition, the great majority of lots in the surrounding neighborhood also do not meet the 75 foot minimum lot with, with most at 50 or 60 foot wide. As such, this lot split is deemed appropriate and supportable.

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

1. Plans shall substantially comply with those submitted, as follow:
  - Survey, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020
  - Sketch & legal Description of East, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020.
  - Sketch & legal Description of West, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020.
  - Proposed Site Plan of West, by Homeowner.
  - Proposed Site Plan of East, by Homeowner.

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 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. 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.
4. Demolition permits for each of the properties shall be obtained with three months of City Council approval, and the demolition shall be completed and all necessary permits closed within six months of City Council.

Required demolition is as follows:

- South Lot.
  - Driveway and swale approach.
  - Metal Shed.
  - Canvas roofed structure.

- North Lot.
  - Driveway and swale approach.
  - Flat roofed addition on the south side of the house.

5. A driveway shall be constructed on the parcel with the existing house within six months of City Council approval. The driveway shall be of decorative brick pavers or stamped concrete and be of sufficient size as required by code based on the number of bedrooms. The swale area shall be paved as well to match the driveway in width and material.





**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](http://www.miamisprings-fl.gov)

## CITY OF MIAMI SPRINGS      VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <i>ENA L. MANDOUANELLI</i>	PROPERTY ADDRESS <i>141 Glendale Dr.</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305 307 4691</i>	E-MAIL ADDRESS <i>ENALUIZAA@gmail.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>18/19 10</i>	LOT SIZE AND ZONING DISTRICT <i>13,973</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>7 years 5 months</i>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <i>\$ 420,000</i>

**Please include the following information in your application letter:**

Adjustment should grant this petition for the following

document indicating the grounds for the appeal and reasons for granting the appeal or special exception or variance. (CITY RECORDS MUST BE MADE BEFORE A VARIANCE CAN BE stated.)

It becomes part of the permanent records of the Board of

above statements and the statements or showing made in the application are true to the best of my/our knowledge and belief.

CITY OF MIAMI SPRINGS  
 \*\*\* CUSTOMER RECEIPT \*\*\*  
 Oper: MIASMHP      Type: OC      Drawer: 1  
 Date: 3/31/21 04      Receipt no: 2816

Description	Quantity	Amount
B8      BD - APPLICATION FEES	1.00	\$350.00

141 GLENDALE DRIVE  
 VARIANCE APPLICATION      MIN-RES

Tender detail		
CR CREDIT CARD	21995	\$350.00
Total tendered		\$350.00
Total payment		\$350.00

Trans date: 3/31/21      Time: 14:02:53

[Signature]  
Signature of Owner

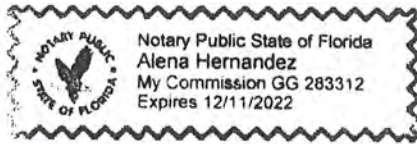
Ena Luisa Mannovelli  
Printed name of Owner

The contents of this petition are  
Sworn to and subscribed before  
me this 17 day of February  
2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Alena Hernandez  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL



COMMISSION EXPIRES: 12/11/2022  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: Driver license.

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed name of Co-Owner

The contents of this petition are  
Sworn to and subscribed  
before  
me this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: \_\_\_\_\_  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: \_\_\_\_\_

March 31, 2021

To the Board of Adjustment:

We would like to request the separation our lot located on 141 Glendale Dr. The division we are requesting consists of an even split, leaving two separate 55' wide lots with a square footage of 6,985 each. Our home is currently built on the east lot and the west lot currently has a slab and shed (built with permits) that will be removed for the separation of the lots. Also the split would result in a non-conforming setback that will be substantially (although not completely) cured by the partial demolition of the room extension.

The lot has been surveyed as requested by Chris Heid, the City Planner, who we have already discussed it with and confirmed all existing lot lines boundaries.

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

- We have no intention of using the west lot for further constructions and we could use the profit of the west lot sale for home improvements and additions.
- There are currently very few lots available in Miami Springs and a new one would bring new people to our community, meaning more taxes to keep improving our beautiful city.

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 our knowledge and belief.

Please advise if any further information is required.

Thank you in advance for your assistance.

Ena & Miller Mantovanelli



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/2/2021

Property Information	
Folio:	05-3024-009-1170
Property Address:	141 GLENDALE DR Miami Springs, FL 33166-5044
Owner	ENA L THIEME
Mailing Address	141 GLENDALE DRIVE MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,460 Sq.Ft
Living Area	1,328 Sq.Ft
Adjusted Area	1,219 Sq.Ft
Lot Size	13,970 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2020	2019	2018	
Land Value	\$224,623	\$224,623	\$204,326	
Building Value	\$100,397	\$101,811	\$120,133	
XF Value	\$1,360	\$1,380	\$1,400	
Market Value	\$326,380	\$327,814	\$325,859	
Assessed Value	\$292,904	\$286,319	\$280,981	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$33,476	\$41,495	\$44,878
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	
24 53 40 .33 AC	
REV PL OF AMD PL OF COUNTRY CLUB	
ESTS SEC 3 PB 31-21	
W110FT OF E350FT TR 10-B	
OR 13392-1630 0387 4	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$267,904	\$261,319	\$255,981
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981

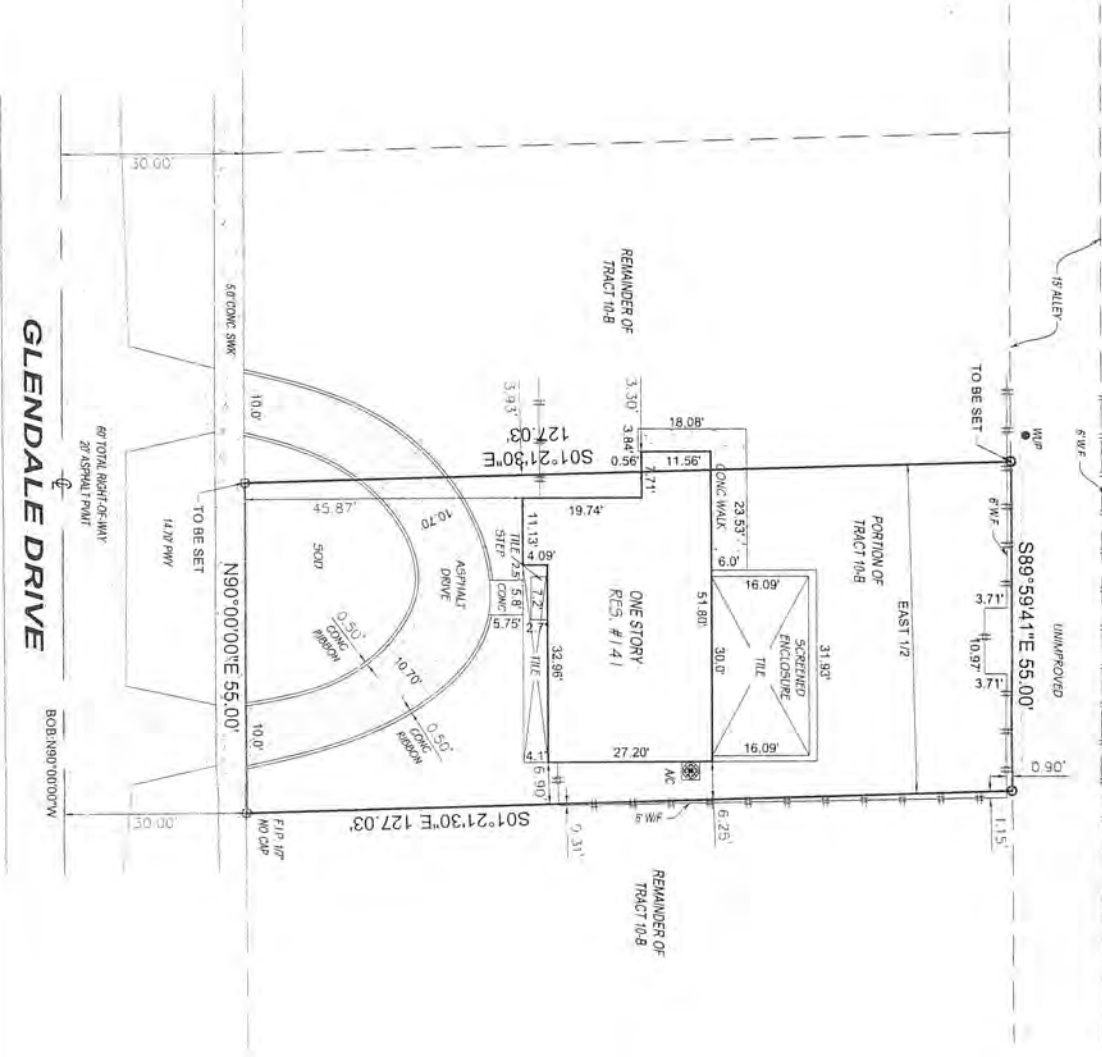
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2012	\$264,000	28384-2193	Qual by exam of deed
09/01/2005	\$360,700	23877-1025	Sales which are qualified
12/01/1986	\$82,500	13121-2175	Sales which are qualified

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 & LEGAL DESCRIPTION



## LEGEND

- ABBREVIATIONS:**  
 A = A/C CONDENSING PANS  
 B = BARRIERS  
 C = CEMENT  
 D = DRIVEWAY EXISTENCE  
 E = EXISTENCE  
 F = FOUND  
 G = GROUND  
 H = HOLE  
 I = INTERSECTION  
 J = JOINT  
 K = KEY  
 L = LINE  
 M = MOUNTAIN  
 N = NAIL HOLE  
 O = OPENING  
 P = POINT  
 Q = QUANTITY  
 R = RADIUS  
 S = SIGN  
 T = TYPICAL  
 U = UNUSUAL  
 V = VENT  
 W = WALL  
 X = X-RAY  
 Y = YARD  
 Z = ZONE

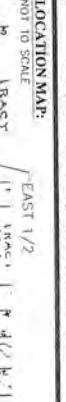
- SYMBOLS:**  
 ○ = TELEPHONE RISER  
 □ = CABLE TV RISER  
 ▽ = WATER METER  
 △ = ORIGINAL LOT DISTANCE  
 ∠ = CENTER LINE  
 ⊕ = WATER VALVE  
 ⊖ = GROUND INLET  
 ⊗ = FIRE HYDRANT  
 ⊙ = LIGHT POLE  
 ⊚ = CATCH BASIN  
 ⊛ = UTILITY POLE  
 ⊜ = DRAINAGE MANHOLE  
 ⊝ = SEWER MANHOLE  
 ⊞ = WOOD FENCE  
 ⊟ = CHAIN LINK FENCE  
 ⊠ = EXISTING  
 ⊡ = ASPHALT CONCRETE PAVEMENT  
 ⊢ = COVER

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS SKETCH & LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT TRULY REPRESENTS THE ACTUAL SURVEY MADE AND MAPPER.

**ADDITIONAL NOTES:**  
 IF THIS SKETCH & LEGAL DESCRIPTION IS USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED, THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED.

## Survey Pros, Inc.

5968 S. DIXIE HIGHWAY SUITE 300, MIAMI, FL 33143  
 TEL: 305.767.6802  
 WWW.SURVEY-PROS.COM



**LEGAL DESCRIPTION:**  
 THE EAST 1/2 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 THE WEST 110 FEET OF THE EAST 130 FEET OF TRACT 10-B, OF REISED PLAT OF THE REISED PLAT OF SECTION 11BET OF TOWNHIP 24B SOUTH, RANGE 28E, EAST 1/2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**  
 THE FLOOD ZONE INFORMATION FOR THIS PARCEL WAS OBTAINED FROM THE FLOOD ZONE INFORMATION SYSTEM (FZIS) OF THE MIAMI-DADE COUNTY ENGINEERING DEPARTMENT. THE FLOOD ZONE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

**SURVEYORS NOTES:**  
 THIS IS NOT A PROFESSIONAL SURVEY.  
 THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED.

**CERTIFIED TO:**  
 EVA L. THURDE

*[Signature]*  
 NICHOLAS DEL VECCHIO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA LIC # 69415



















