



BOARD OF ADJUSTMENT

MONDAY, MARCH 2, 2015

6:30 P.M.

CITY HALL

COUNCIL CHAMBERS



BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA

Chairman Manuel Pérez-Vichot

Vice Chair Ernie Aloma
Board member Bob Calvert

Board member Bill Tallman
Board member Juan Molina

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

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES OF REGULAR MEETING
 - A) February 2, 2015
3. SWEARING IN OFF ALL WITNESSES AND ZONING AND PLANNING DIRECTOR
4. NEW BUSINESS
 - A) Case # 05-V-15
ENNA ALCAIN
919 HUNTING LODGE DRIVE
Zoning: R1-A

Applicant is seeking a variance from Section 150-041 in order to construct an addition that continues the existing non-conforming side yard setback as follows:

1. Requests variance from Section 150-041 (E)(1) to waive 1'4" of the minimum required side yard setback of 7'6". (Side yard setback of 5'8" proposed).
 - B) Case # 07-V-15
PATRICK MALONE
1184 HERON AVENUE
Zoning: R1-B

Applicant is seeking a variance from Section 150-015, Parking of Commercial Vehicles, to park a vehicle in excess of maximum allowed standards, as follows:

1. Requests variance from Section 150-015 (A)(1)(d) to park a vehicle that exceeds by 7 ½ inches the maximum permitted height of 8 feet for vehicle that is used exclusively for family transportation in a single family neighborhood. (Parking of a vehicle 8' 7 ½" (eight feet seven and one half inches) proposed).

C) Case # 06-V-15
PAUL LOMBARDI
1000 ORIOLE AVENUE
Zoning: R1- C

Applicant is seeking a variance from Section 150-043 in order to construct a front porch that does not meet the minimum required front yard setback.

1. Requests variance from Section 150-043(D) to waive 2'6" of the minimum required front yard setback of 30 feet. (Front yard setback of 27'6" proposed).

D) Case # 01-V-15
BEATRIZ MARTA ANGELUCCI
372 PAYNE DRIVE
Zoning: R1-C
Lot Size: 12,025 SQ. FT.

Applicant is seeking an after-the-fact variance from Section 150-043 to retain a pergola with an outdoor kitchen located in the required side yard setback as follows:

1. Requests variance from Section 150-043 (E)(1) to waive 5'11" of the minimum required side yard setback of 6'6". (Side yard setback of 7" proposed).

5. OLD BUSINESS

None.

6. ADJOURNMENT

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



City of Miami Springs, Florida

The Board of Adjustment met in Regular Session at 6:15 p.m., on Monday, February 2, 2015 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:24 p.m.

The following were present:

Chairman Manuel Pérez-Vichot
Vice Chair Ernie Aloma
Bill Tallman
Bob Calvert

Absent: Juan Molina

Also present:

City Attorney Jan K. Seiden
Planning and Zoning Director Chris Heid
Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the November 3, 2014 meeting were approved as written.

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

4) New Business:

Board Secretary Sakal swore in all witnesses and the Planning and Zoning Director.

Board member Calvert arrived at this time.

- A) Case # 04-V-15
DEAN WHITMAN
610 PLOVER AVENUE
Zoning: R1-B
Lot Size: 10,125 SQ. FT.

Applicant is seeking a variance from Section 150-013 to permit a wood picket fence in the front yard, as follows:

1. Requests variance from Section 150-013 (C)(1) to waive the prohibition on the construction of a wood fence in the front yard. (Construction of a wood picket fence in the front yard proposed).

Planning and Zoning Director Chris Heid read the recommendation to the Board. He commented that he issued the permit without realizing that wood fences are not permitted. The only thing in the ground at this point is the posts and they have been cut down to 42 inches.

There was no correspondence for this variance.

City Attorney Seiden recommended that the Board make a suggestion to Council to amend the Ordinance to provide wood as an approved material.

Vice Chair Aloma moved to approve the motion and recommended that Council amend the Ordinance to approve wood fences. Board member Tallman seconded the motion which carried unanimously on voice vote.

- B) Case # 03-V-15
MARIO FABIAN
220 S. MELROSE DRIVE
Zoning: R1-C
Lot Size: 7,800 SQ. FT.

Applicant is seeking a variance from Section 150-043 to allow the construction of a new house on a lot that does not meet the minimum lot width requirement, as follows:

1. Requests variance from Section 150-043 (C) to waive 15 feet of the minimum required lot width of 75 feet. (Construction on a lot 60 feet in width proposed).

Planning and Zoning Director Chris Heid read the recommendation to the Board. He said that in December, 2013 this property contained a house but was badly deteriorated so it was demolished. There are existing properties on each side and there is no opportunity for the applicant to purchase anymore land to make his property wider. Although it does not meet the minimum lot width, it has more than the minimum lot size.

There was no correspondence for this variance.

City Attorney Seiden clarified that it was a lot that was built upon but it is not technically a buildable lot.

Vice Chair Aloma moved to approve the variance. Board member Tallman seconded the motion which carried unanimously on voice vote.

- C) Case # 02-V-15
LUIS IZQUIERDO
871 FALCON AVENUE
Zoning: R1-C
Lot Size: 12,025 SQ. FT.

Applicant is seeking a variance from Section 150-015, Parking of Commercial Vehicles, to park a vehicle in excess of weight, height and length as follows:

1. Requests variance from Section 150-015 (A)(1)(d) to park a vehicle that exceeds the weight, height and length limitations, but that is used exclusively for family transportation in a single family neighborhood.

Planning and Zoning Director Chris Heid read the recommendation to the Board. He said that the tonnage and the length requirements are met but the height requirement is not met. The vehicle appears to be a commercial vehicle but the applicant is under oath and has said that it is not for commercial use.

There was no correspondence for this variance.

City Attorney Seiden read the recently amended commercial vehicle ordinance provision that is applicable to this particular case.

Mr. Izquierdo stated that the vehicle is not used for commercial purposes. He uses it for projects around the house and when he purchases things for his home from Home Depot. He purchased the car used and it already had the plywood and shelving in it when he purchased it.

Vice Chair Aloma moved to approve the variance. Board member Tallman seconded the motion which carried 4-0 on roll call vote.

- D) Case # 01-V-15
BEATRIZ MARTA ANGELUCCI
372 PAYNE DRIVE
Zoning: R1-C
Lot Size: 12,025 SQ. FT.

Applicant is seeking an after-the-fact variance from Section 150-043 to retain a pergola with an outdoor kitchen located in the required side yard setback as follows:

1. Requests variance from Section 150-043 (E)(1) to waive 5'11" of the minimum required side yard setback of 6'6". (Side yard setback of 0' 7" proposed).

Board member Tallman made a motion to postpone the meeting as per the applicant's request. Vice Chair Aloma seconded the motion which carried unanimously on voice vote.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:49p.m.

Respectfully submitted:



Elora R. Sakal
Board Secretary

Adopted by the Board on
this 2nd day of March, 2015.

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. 05-V-15

ENNA ALCAINE

919 HUNTING LODGE DRIVE

BOARD OF ADJUSTMENT

MEETING: 03-02-2015

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Board of Adjustment
FROM: Christopher Heid, City Planner
DATE: March 2, 2015
SUBJECT: Application for Variance
CASE # 05-V-15

APPLICANT: Enna Alcaine

ADDRESS: 919 Hunting Lodge Drive

ZONING DISTRICT: R-1A, Single Family Residential

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

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

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

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

ANALYSIS: As noted, the existing single family home has a non-conforming east side yard setback of 5'8". The applicant is proposing to continue that setback for the addition. Requiring the addition to be set back an additional 1' 10" would look awkward and make construction more difficult and expensive, particularly tying the new roof to the existing.

In addition, this same variance was previously granted by the Board. The first, Case #68-V-93, was granted on December 1, 1993. The second, Case #24-V-02 was granted on August 7, 2002. For variance reasons, the addition was never constructed, and the approval lapsed.

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

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

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



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>Eana Alcaine</i>	PROPERTY ADDRESS <i>919 Montiny Lodge Dr.</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305 720 1283</i>	E-MAIL ADDRESS <i>cfox@cariballgroup.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>Country Club Est.</i>	LOT SIZE AND ZONING DISTRICT <i>75 x 190</i>
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>2002</i>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ <i>98,600.</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.

Enna Alcaine
Signature of Owner
ENNA ALCANE
Printed name of Owner

The contents of this petition are
Sworn to and subscribed before
me this 28th day of January,
2015.

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Michael F. Gonzalez
PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

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

Signature of Co-Owner

Printed name of Co-Owner

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

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

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

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

January 26, 2015

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

Re: Petition for Variance

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

The requested variance is to be able to build an addition to the property that is currently built with a side setback of 5'-9". The reason for the request is because it would be architecturally awkward to build the addition in compliance with the existing code. There is an existing pool that is limiting the space available for the addition. This same petition was requested and granted twice before in 1993 by a previous owner and again in 2002 by my husband who was not able to complete the project due to his illness. The addition would not pose any new hardship on the neighbors, as the existing home is already built out to this point and we are just extending it to add more bedrooms in order to accommodate our large family of six.

Sincerely,


Enna Alcaine

REVISIONS	DATE	DESCRIPTION

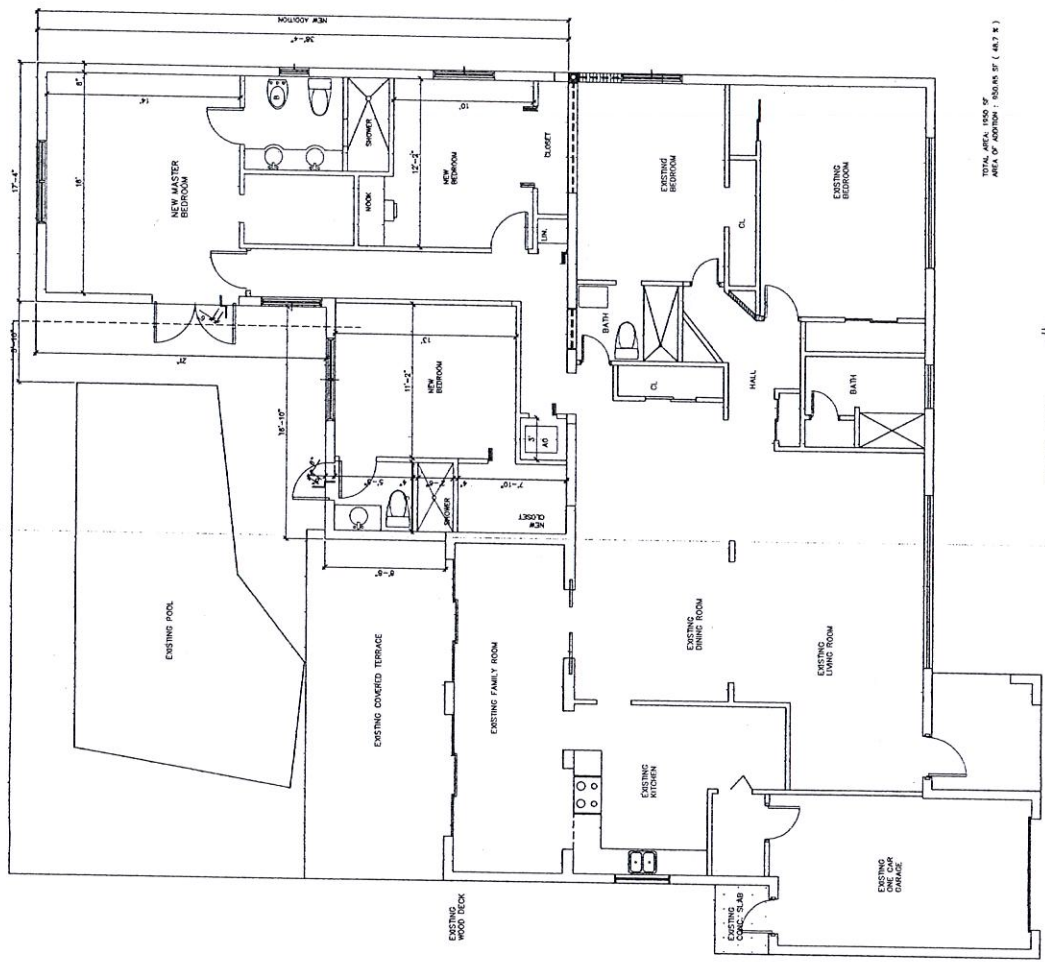
This drawing and all other documents prepared by Adrian Alvarez, Architect, are the property of Adrian Alvarez, Architect, and shall remain the property of Adrian Alvarez, Architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Adrian Alvarez, Architect.

1985 S. Ocean Drive, Suite 300
 Miami Springs, FL 33059
 Tel: (305) 252-5999
 Email: adrian@adrianalvarez.com

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

DATE: 01/11/2015
 SCALE: AS SHOWN
 SHEET NO.

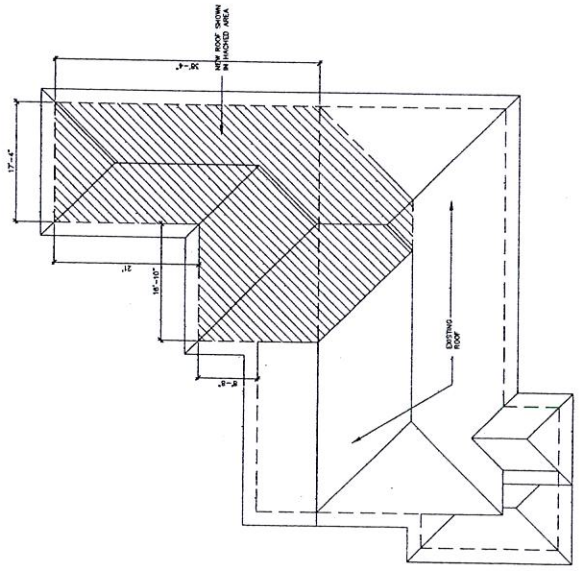
A-2



TOTAL AREA: 1000 SF
 AREA OF ADDITION: 500 SQ. FT. (50.0 %)

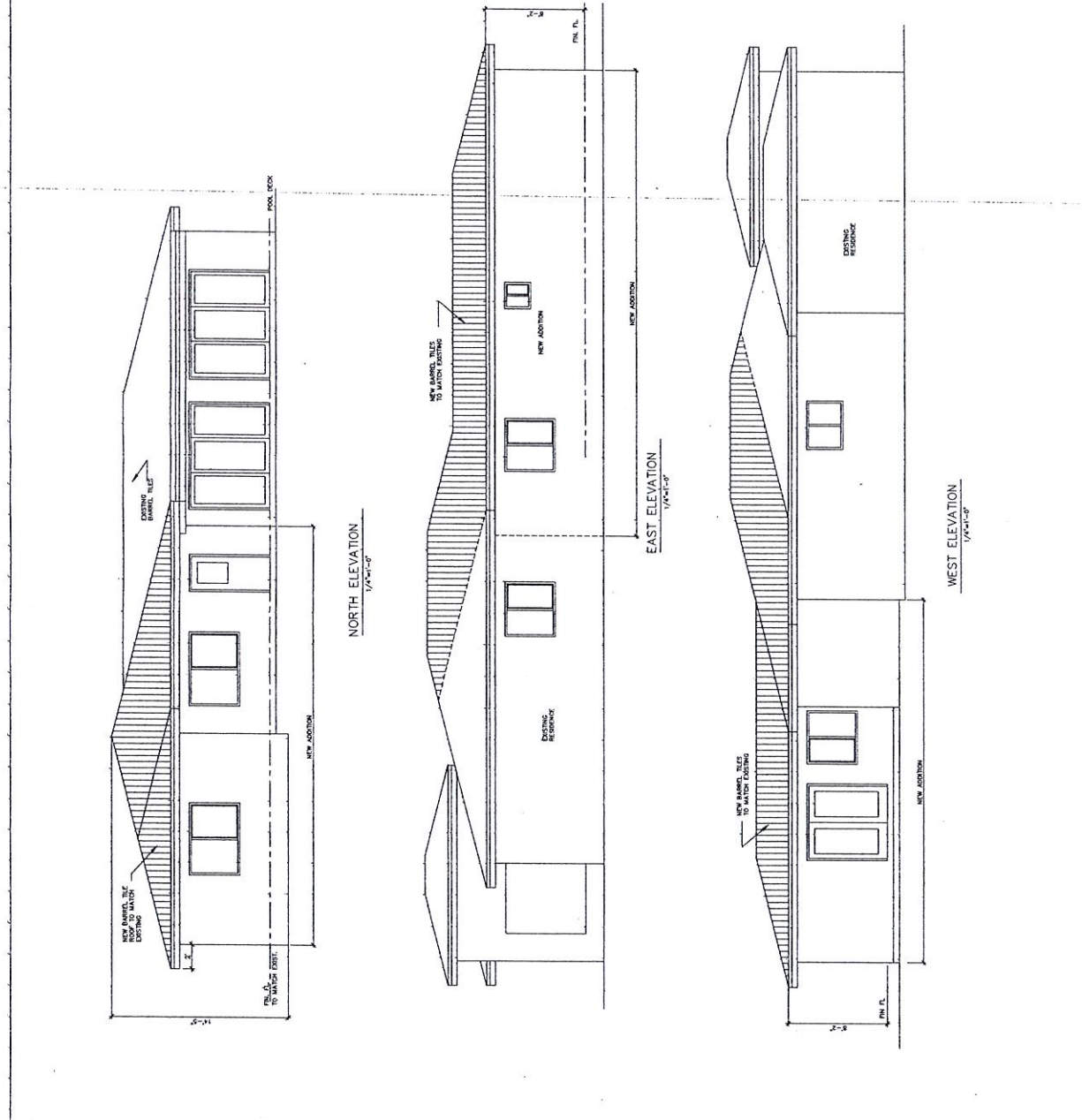


FLOOR PLAN
 1/8"=1'-0"



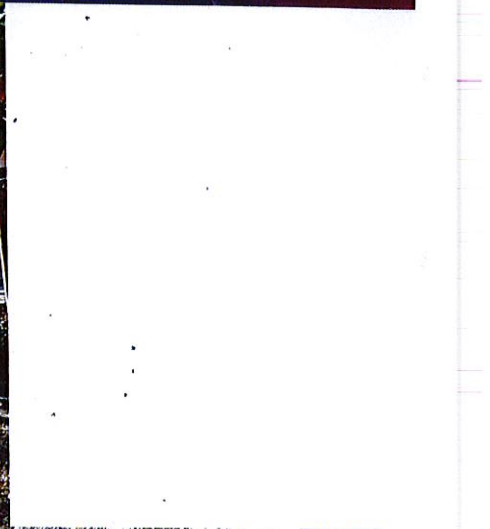
ROOF PLAN
 1/8"=1'-0"

NO.	DESCRIPTION



NEW BARREL TILE ROOF TO MATCH EXISTING
 EXISTING BARREL TILE
 POOL DECK
 NEW ADDITION
 FIN. FL.
 NORTH ELEVATION 1/8"=1'-0"
 NEW ADDITION
 EXISTING RESIDENCE
 NEW ADDITION
 FIN. FL.
 EAST ELEVATION 1/8"=1'-0"
 EXISTING RESIDENCE
 NEW ADDITION
 FIN. FL.
 WEST ELEVATION 1/8"=1'-0"





AFFIDAVIT
SURVEY MORE THAN 1 YEAR OLD
SIGNED BY STAFF MEMBER

BEFORE ME, the undersigned authority, personally appeared Lourdes Taveras

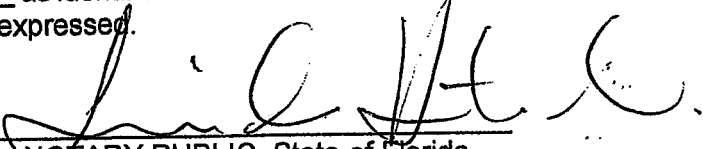
_____ who, being personally known to me, or who produced _____ as identification, was duly cautioned and sworn, deposes and says as follows:

1. That Affiant is the Code Compliance Officer of the City of Miami Springs, who has been designated by ENNA ALCAINE; the property owner of 919 Hunting Lodge Dr which is legally described on the Survey attached hereto which is more than one year old as of the date of this Affidavit, to conduct a current physical examination of the subject property.
2. That the aforesaid Survey attached hereto accurately depicts the structures, landscaping, incidental furnishings or equipment, and topographical features currently located on the subject property, except as may be supplemented by additions or modifications to the subject property contained and designated on the sketch/diagram/ revised Survey of the current property status attached hereto.
3. That this Affidavit is being submitted to the City of Miami Springs in compliance with the provisions of Code of Ordinance Section 150-027(C)(3).

FURTHER AFFIANT SAYETH NOT.

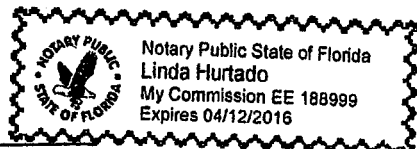

Print Name: Lourdes Taveras

SWORN TO AND SUBSCRIBED before me this 15th day of JAN, 2015, LOURDES TAVERAS who: XX is personally known to me OR has produced _____ as identification and who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.



NOTARY PUBLIC, State of Florida
At Large

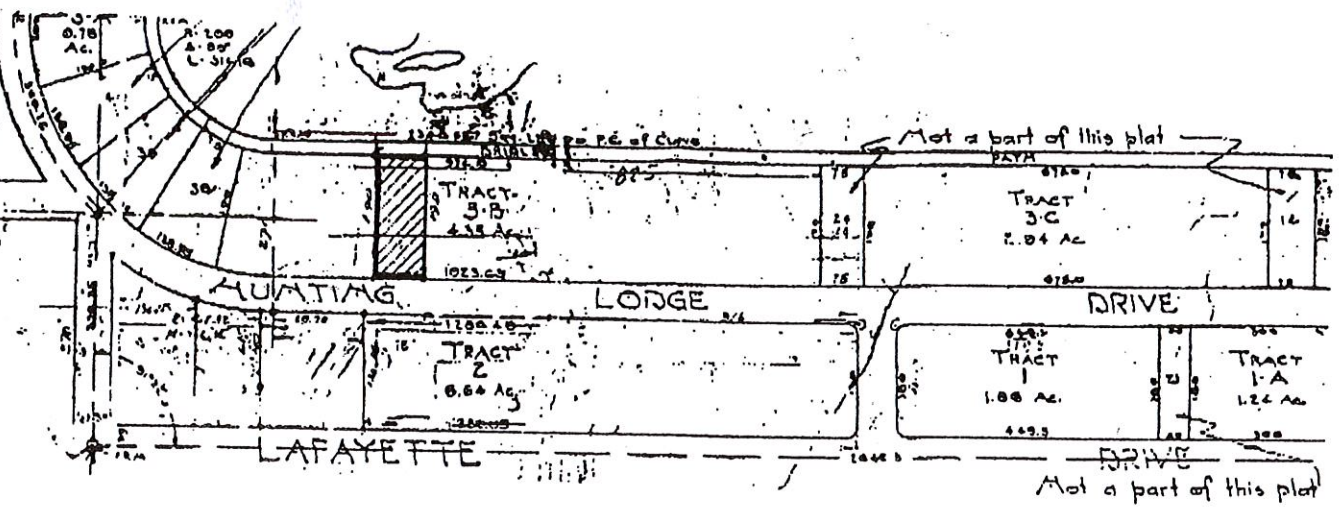
MY COMMISSION EXPIRES:



NOTICE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

LEGAL DESCRIPTION: THE W 75.00' OF THE EAST 825.00 FEET OF TRACT 3B, OF "REVISED PLAT OF THE REVISED PLAT OF SECTION 4 OF COUNTRY CLUB ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO: EDUARDO F. ALCAINE & ENNA ALCAINE, WASHINGTON MUTUAL BANK, F.A., IT'S SUCCESSORS AND/OR ASSIGNS, TITLE PLUS COMPANY, ATTORNEYS' TITLE INSURANCE FUND, INC.



LOCATION MAP N.T.S.

PROPERTY ADDRESS: 919 Hunting Lodge Drive, Miami Springs, Florida.

ROBERTO R. BRIZUELA & ASSOCIATES
121 N.W. 136 th Court
MIAMI, FLORIDA 33182
PHONES: (305) 551-4993 / 225-1412

"LEGEND"

- P. R. M. - PERMANENT REFERENCE MONUMENT
- P. C. P. - PERMANENT CONTROL POINT
- I. P. - FOUND IRON PIPE
- S. I. P. - SET IRON PIPE 1/2" STAMPED
- F. D. H. - FOUND DRILL HOLE
- S. D. H. - SET DRILL HOLE
- C/L - CENTER LINE
- RES - RESIDENCE
- L. F. E. - LOWEST FLOOR ELEVATION
- F. F. E. - FINISH FLOOR ELEVATION
- U. E. - UTILITY EASEMENT
- W. F. - WOOD FENCE
- M - MEASURE
- R - RECORD
- S. N. D. - SET NAIL & DISC STAMPED P. L. S.
- F. N. D. - FOUND NAIL & DISC
- C. B. S. - CONCRETE BLOCK STRUCTURE
- ENC. - ENCROACHMENT
- CL - CLEAR
- R/W - RIGHT OF WAY
- C. L. F. - CHAIN LINK FENCE

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV.
12025C	0180	J	7-17-95	"X"	NONE

SOURCE ELEVATION PROVIDED BY DADE COUNTY SURVEY DEPARTMENT RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929

LOCATOR INDEX BENCHMARK NO. ELEVATION
H-036 7.88'

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and that there are no encroachments other than those shown, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G17 of Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

JOB NUMBER: 02-03-73
FIELD BOOK: Files
FIELD WORK DATE: 04-04-2002
DRAWN DATE:
DATE:
REVISIONS:

SURVEYOR'S NOTES:

- 1- Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- 2- Location and identification of Utilities if any, are shown in accordance with Recorded Plat.
- 3- Ownership is subject to OPINION OF TITLE.
- 4- Type of Survey: "BOUNDARY SURVEY"
- 5- This Survey is Not Valid unless Signed and Sealed by the Surveyor of Record.
- 6- All Right of Ways shown are Public unless otherwise noted.
- 7- Lands Surveyed as described.
- 8- No Underground Installations On Improvements Have Been Located, Except As Noted.

ROBERTO R. BRIZUELA
PROFESSIONAL LAND SURVEYOR
No. 3064
STATE OF FLORIDA

COPYRIGHT © BY ROBERTO R. BRIZUELA AND ASSOCIATES, INC.

VARIANCE CASE

NO. 07-V-15

PATRICK MALONE

1184 HERON AVENUE

BOARD OF ADJUSTMENT

MEETING: 03-02-2015

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Board of Adjustment
FROM: Christopher Heid, City Planner
DATE: March 2, 2015
SUBJECT: Application for Variance
CASE # 07-V-15

APPLICANT: Patrick Malone

ADDRESS: 1184 Heron Avenue

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-015 (A)(1)(d) to park a vehicle that exceeds the height limitation for the parking of a motor vehicle in a single family residential district, as follows:

1. Requests Variance from Section 150-015 (A) (1)(d) to exceed by 7 ½" (seven and one-half inches) the maximum permitted vehicle height of eight feet. (Parking of a motor vehicle 8' 7 ½" (eight feet seven and one-half inches) proposed.

THE PROPERTY: The property is rectangular in shape, with 74 feet of frontage on Heron Avenue and a depth of 127 feet, for a total lot area of 9,398 square feet. A 16 foot wide right-of-way (alley) is at the rear (south) of the property.

THE PROJECT: The applicant is requesting a variance to allow the parking of a motor vehicle that exceeds height limitations in the front yard single family zoning district. The maximum allowable parameters are a weight 10,000 gross pounds, a length of 22 feet and a height of 8 feet.

ANALYSIS: The subject vehicle is a 2005 Dodge Sprinter 2500, with a weight of 8,550 gross pounds, a length of 21' 11", and a height of 8' 7 1/2". (Maximum

permitted gross weight is 10,000 pounds and the maximum permitted length is 22 feet).

By all appearances, the vehicle is used exclusively for family transportation, as the code requires. No evidence of commercial use is detected.

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

1. Vehicle shall be parked as close to the house as possible, in a location as shown on the submitted site plan, and not in the swale.
2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of the council for an additional six-month period. No extensions beyond the time periods specified above are authorized.



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 PATRICK MALONE	PROPERTY ADDRESS 1184 HERON AVE. MIAMI SPRINGS, FL.
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-887-9787HM	E-MAIL ADDRESS PBMKMALONE@ATT.NET

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

PROPERTY INFORMATION	
LEGAL DESCRIPTION 17 ANDIGEL FIRST ADDITION	LOT SIZE AND ZONING DISTRICT 126.98 X 73.90 R-1B
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? 29 YRS.	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ 0

(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.

P B Malone
Signature of Owner

Marianna Malone
Signature of Co-Owner

* PATRICK MALONE
Printed name of Owner

* MARIANNA MALONE
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 16 day of February 2015.

The contents of this petition are Sworn to and subscribed before me this 16 day of February 2015.

Barbara A. Robinson
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Barbara A. Robinson
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

BARBARA A. ROBINSON
PRINT NAME OF NOTARY PUBLIC

BARBARA A. ROBINSON
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

STAMP SEAL

COMMISSION EXPIRES: 2-26-2018
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: ✓

COMMISSION EXPIRES: 2-26-2018
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: ✓

* FLA DRIVERS LICENSE
M 45D-662-54-017-0

* Fla Drivers License
M 45D-551-56-95-10

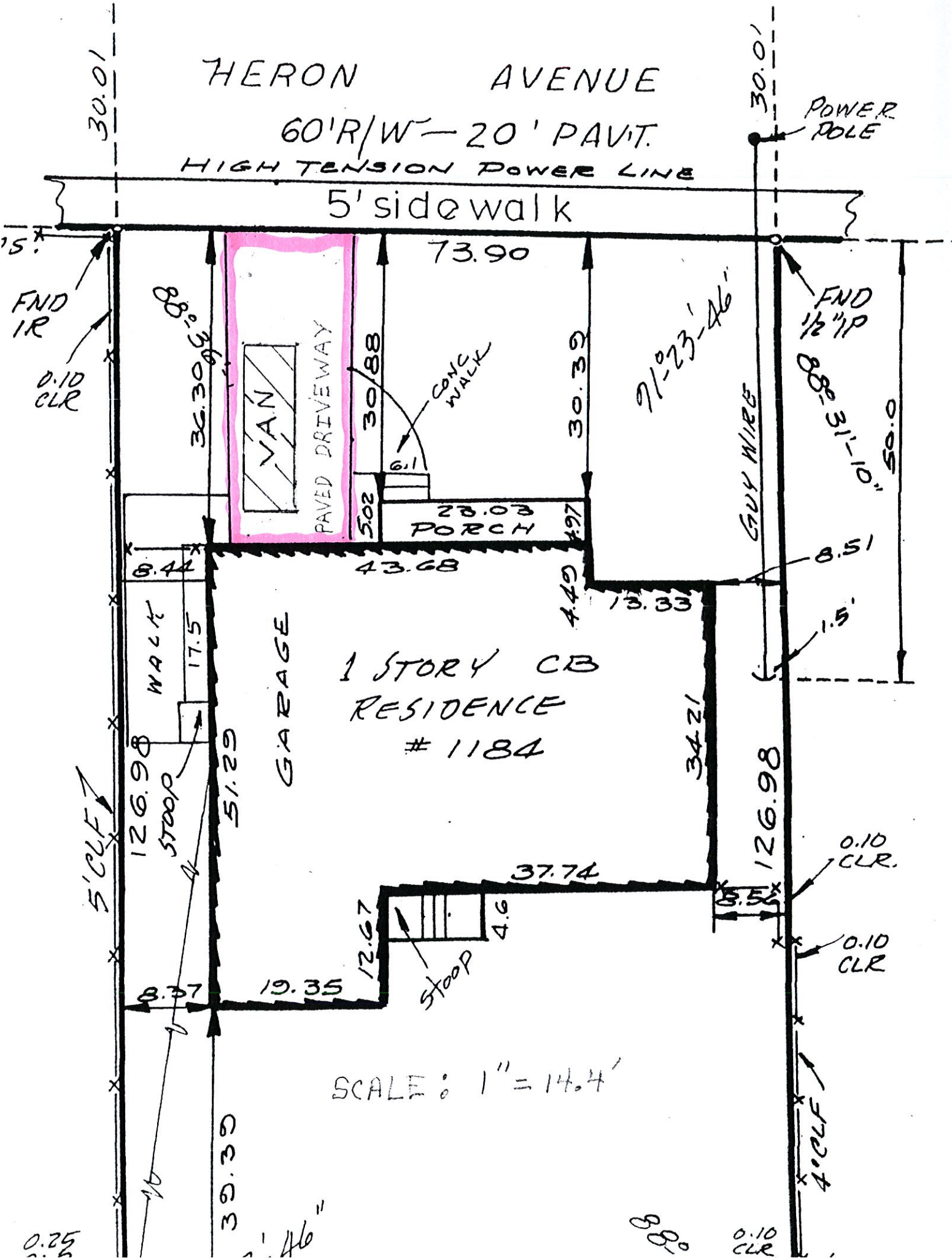
HERON AVENUE

60'R/W - 20' PAVT.

HIGH TENSION POWER LINE

5' sidewalk

POWER POLE



CHARLES W. CARR
LAND SURVEYOR

9245 S. W. 44TH STREET
MIAMI, FLORIDA. 33165
SURVEY NUMBER: 67-04-071

TELEPHONE
221-3416

BOUNDARY SURVEY OF:

LOT 17
SUBDIVISION: "ANDIGEL FIRST ADDITION" BLOCK ---
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72
AT PAGE 6 OF THE PUBLIC RECORDS OF DADE COUNTY, FL.

DATE: JUNE 17TH, 1967
RECERTIFIED: JANUARY 21ST, 1994

PROPERTY ADDRESS:
1184 HERON AVENUE
MIAMI SPRINGS, FL.
33166

CERTIFIED FOR:
PATRICK B. MALONE
MARIANNA K. MALONE
EASTERN FINANCIAL FEDERAL CREDIT UNION.
CHAMPION TITLE AND TRUST

I HEREBY CERTIFY THAT THE ATTACHED
SKETCH REPRESENTS A RECENT SURVEY
MADE UNDER MY DIRECTION, AND IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

LOCATION SKETCH:
SCALE: 1" = 200'

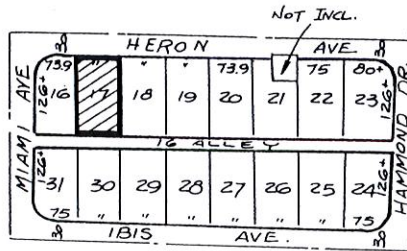
SURVEY NOTES

1. THE SURVEY HEREON REPRESENTS A PERIMETER BOUNDARY SURVEY WITH EXISTING ABOVE GROUND IMPROVEMENTS LOCATED. NO UNDERGROUND FOOTINGS WERE LOCATED UNLESS OTHERWISE SHOWN.
2. NO ENCROACHMENTS WERE NOTED BY THIS SURVEY UNLESS SHOWN.
3. ANY NOTICIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHTS-OF-WAY, INGRESS OR EGRESS IS SHOWN ON THIS SURVEY DRAWING. HOWEVER THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED EASEMENTS OR RIGHTS-OF-WAY OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING. THIS SURVEY DOES NOT CERTIFY THAT SUCH INSTRUMENTS DO EXIST, AND LINES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
4. THIS SURVEYOR DID NOT RESEARCH THE PARTICULAR SETBACKS AS REQUIRED BY THE ZONING OF THE DESCRIBED PARCEL. NOR DOES THIS SURVEY CERTIFY THAT ANY OF THE IMPROVEMENTS SHOWN ARE IN COMPLIANCE WITH THESE ZONING REGULATIONS.
5. THE NORTH ARROW AND BEARINGS, AS SHOWN, ARE DERIVED FROM THE ASSUMED MERIDIAN ON THE RECORDED PLAT, THE LEGAL DESCRIPTION THEREIN, IF SAID DESCRIPTION IS A METES AND BOUNDS, OR FRACTIONAL DESCRIPTIONS IF BEARINGS ARE DERIVED FROM COUNTY SECTION MAPS AND SHOWN ON THE LOCATION SKETCH.
6. THE FLORIDA INSURANCE RATE MAP 0160 G DATED 1-20-93 COMMUNITY NO. 120653 NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "X" ELEVATION N/A. THIS IS NOT A FLOOD HAZARD ZONE.
7. ELEVATIONS ARE BASED ON NAV DATUM AND BENCH MARKS ARE CITY, COUNTY AND/OR SC AND US VERTICAL REFERENCE MONUMENTS.
8. THIS IS A LAND SURVEY AND WAS PREPARED IN ACCORDANCE WITH FLORIDA STATUTE 472 AND THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND MEETS THE REQUIREMENTS OF THE FLORIDA LAND TITLE ASSOCIATION.

Charles W. Carr
REGISTERED LAND SURVEYOR NO. 1050
STATE OF FLORIDA

Seal

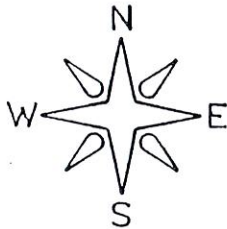
VALID COPIES WILL BEAR
EMBOSSED SEAL OF
ATTESTING LAND SURVEYOR



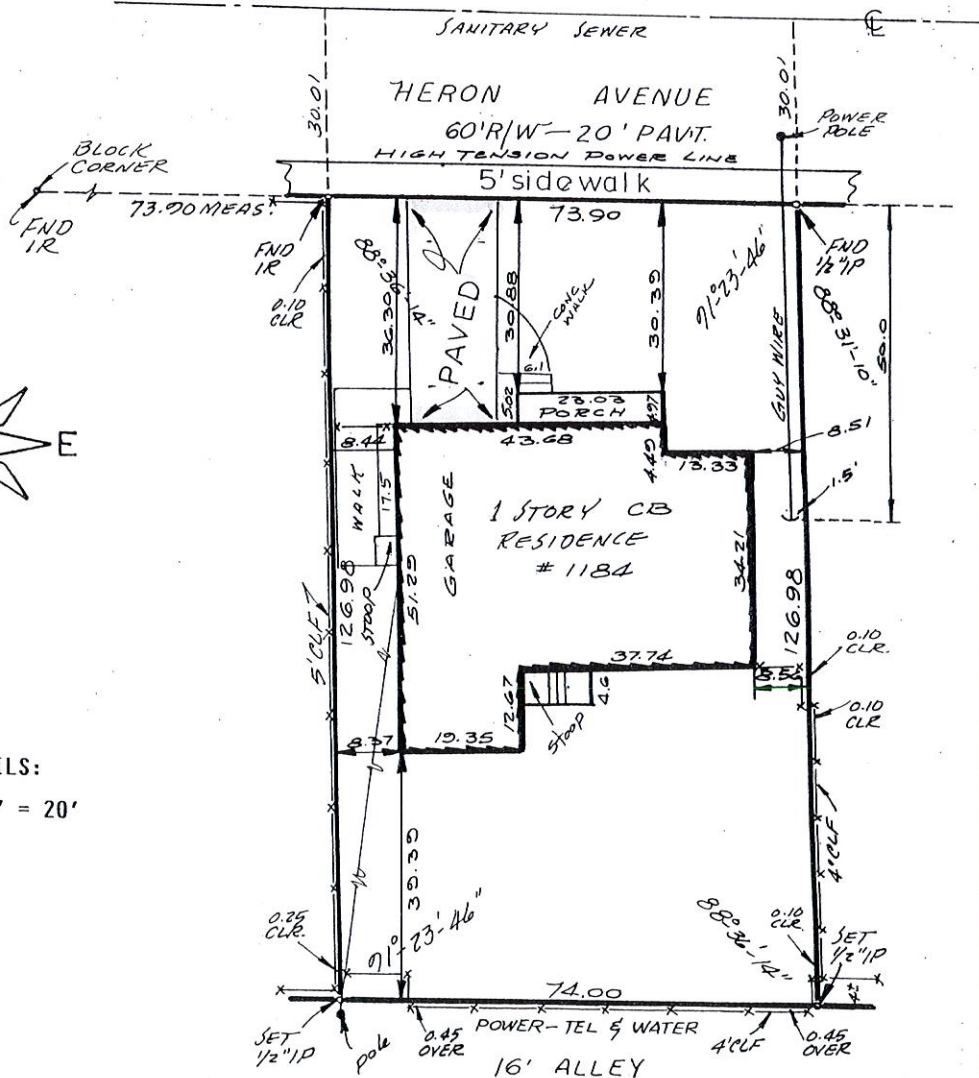
LEGEND:

- BH - BENCH MARK
- CB - CONCRETE BLOCK
- CL - CENTER LINE
- CM - CONCRETE MONUMENT
- ELEV - ELEVATION
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- CLR - CLEAR
- MEAS - MEASURED
- N/T - NAIL AND TAB
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT OF WAY
- CLF - CHAIN LINK FENCE
- WMF - WIRE MESH FENCE
- DH - DRILL HOLE

LOCATED IN:
MIAMI SPRINGS,
DADE COUNTY, FLORIDA.



LOT DETAILS:
SCALE: 1" = 20'



Date: Feb. 12, 2015

To: The Board of Adjustment

Re: Variance Request for code 150-015 Parking of commercial vehicles

I have had a Sprinter van parked in my driveway for the past five years. I am retired and this is the only vehicle my wife and I have. We have never used it for any commercial venture; only for our daily needs and the occasional weekend outing or helping a neighbor move something. With the ordinance change of 150-015 in 2014, I am now told I need this variance to continue keeping our van here. As you can see the Sprinter meets all the new code requirements except one; it is 7.6 inches too high. My neighbors have commented they have no problem with our van parked in the driveway and virtually see no difference of the few inches in height. Thank you for your time and consideration in this matter.

Sincerely,



Patrick Malone

1184 Heron Ave.

Miami Springs, FL 33166

Exterior Measurements

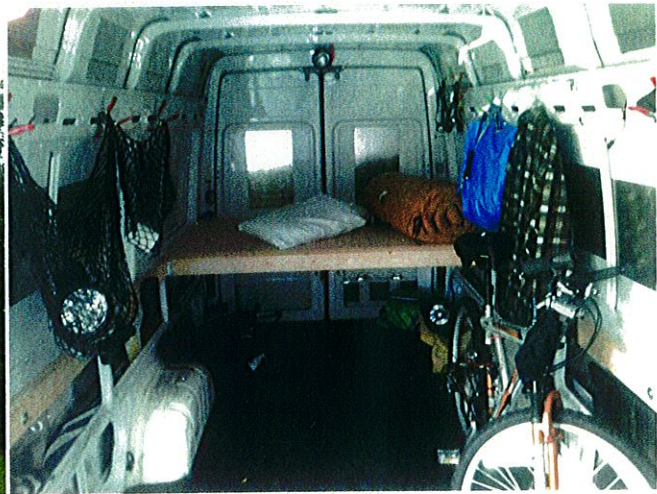
WIDTH	6 ft. 4.1 in. (76.1 in.)	HEIGHT	8 ft. 7.6 in. (103.6 in.)
LENGTH	21 ft. 11 in. (263 in.)	GROUND CLEARANCE	0 ft. 8.3 in. (8.3 in.)
FRONT TRACK	5 ft. 5 in. (65 in.)	REAR TRACK	5 ft. 4.2 in. (64.2 in.)
WHEEL BASE	13 ft. 2 in. (158 in.)		

Fuel

FUEL TYPE	Diesel	FUEL TYPE	Diesel fuel
FUEL TANK CAPACITY	26.4 gal.	RANGE IN MILES (CTY/HWY)	N/A

Weights and Capacities

MAXIMUM TOWING CAPACITY**	5000 lbs.	MAXIMUM PAYLOAD**	3474 lbs.
GROSS WEIGHT	8550 lbs.	DRAG COEFFICIENT	.36 Cd
CURB WEIGHT	5076 lbs.	ANGLE OF APPROACH	26 degrees
ANGLE OF DEPARTURE	14 degrees	CARGO CAPACITY, ALL SEATS IN PLACE	473 cu.ft.
MAXIMUM CARGO CAPACITY	473 cu.ft.		



1184 HERON AV

VARIANCE CASE

NO. 06-V-15

PAUL LOMBARDI

1000 ORIOLE AVENUE

BOARD OF ADJUSTMENT

MEETING: 03-02-2015

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: March 2, 2015

SUBJECT: Application for Variance

CASE # 06-V-15

APPLICANT: Paul Lombardi

ADDRESS: 1000 Oriole Avenue

ZONING DISTRICT: R-1C, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-043 (D) in order to construct a front porch addition to an existing single family home, as follows:

1. Requests variance from Section 150-043(D) to waive 2'6" (two feet six inches) of the minimum required front yard setback of 30' (thirty feet). (Front yard setback of 27' 6" (twenty seven feet six inches) proposed).

THE PROPERTY: The property is rectangular in shape, located on the southwest corner of Oriole Avenue and Apache Street, with 74 feet of frontage on Oriole Avenue and a depth of 125 feet On Apache Street, for a total lot area of approximately 9,250 square feet. The property abuts a 16' right-of-way (alley) at the rear (south).

THE PROJECT: The applicant is requesting a front yard setback variance in order to construct a 175 square front porch addition to an existing single family home. The porch measures 25' 9" (twenty five feet nine inches) in length and 7' (seven feet) in depth, is open on three sides and is supported by three decorative columns. The porch will tie into the existing hip roof, and the material will match that of the house.

ANALYSIS: At 2' 6" (two foot six inches), the requested variance is relatively minor, and would provide added curb appeal to the house while providing protection from the elements. The house itself is setback more than 34' (thirty four feet), well beyond the minimum required front yard setback of 30' (thirty feet). As such, the 7' (seven foot) deep porch would project only slightly into the front yard. The porch is open on three sides, and, as noted, will tie into the existing roof and match the material.

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

1. The porch may not be enclosed in any manner, fully or partially, and must remain open on three sides as noted on the submitted plans.
2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of the council for an additional six-month period. No extensions beyond the time periods specified above are authorized.



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 Paul Lombardi	PROPERTY ADDRESS 1000 Oriole Avenue
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-439-7208	E-MAIL ADDRESS paul@coindisplays.com

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

A variance is requested from Sec. 150-043, Sub-Sec. D Para. _____ to the Schedule of District Regulations of the Zoning Ordinance of the City of Miami Springs, for the following reason:

_____ It is an appeal for an interpretation of the ordinance, Schedule of Districts.

X It is a request for a variance relating to the area, frontage, yard or open space, height, or _____ (state if the request is for a purpose other than those listed above).

PROPERTY INFORMATION	
LEGAL DESCRIPTION <u>7</u> <u>7</u> <u>2nd addition to springview</u>	LOT SIZE AND ZONING DISTRICT <u>74 x 124</u> <u>R1-C</u>
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? <u>11 years</u>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ <u>8,800</u>

(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.

Paul Lombardi
Signature of Owner

Signature of Co-Owner

Paul Lombardi
Printed name of Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 17 day of Sept, 2014.

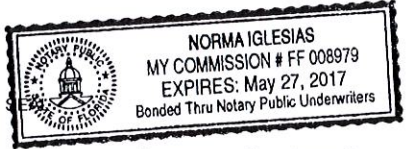
The contents of this petition are Sworn to and subscribed before me this ____ day of _____, 20__.

Norma Iglesias
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Norma Iglesias
PRINT NAME OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

STAMP SEAL

COMMISSION EXPIRES: May 27, 2017
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

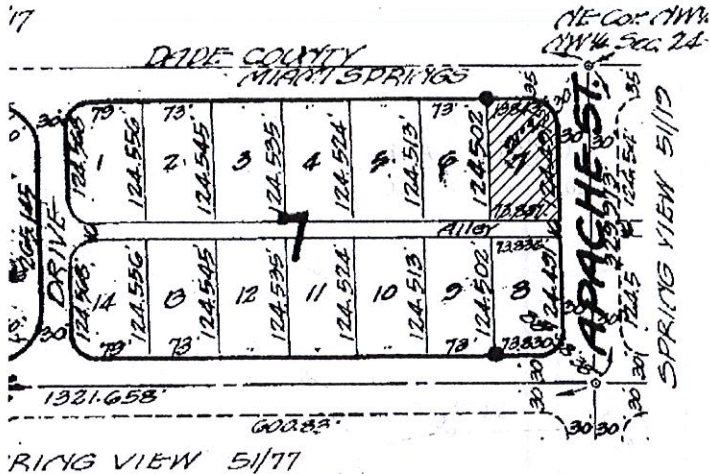
COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

LOCATION SKETCH

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2

N.T.S.

JOB No. CH-014053



PROPERTY ADDRESS: 1000 ORIOLE AVENUE, MIAMI, SPRINGS, FL. 33166

LEGAL DESCRIPTION:

LOT 7 BLOCK 7 OF "SECOND ADDITION TO SPRING VIEW", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 100 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

ELEV	= ELEVATION	F.I.R.	= FOUND IRON ROD	F.F.E.	= FINISHED FLOOR ELEVATION	Δ	= CENTRAL ANGLE
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMEN-CEMENT	P.R.C.	= POINT OF REVERSE CURVE	- -	= WOOD FENCE (6' HIGH)
U.P.	= UTILITY POLE	F.N.	= FOUND NAIL	P.C.	= POINT OF CURVATURE	-X-	= CHAIN LINK FENCE (4' HIGH)
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	S.M. & D.	= SET NAIL/DISK		= C.B.S. WALL
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	P.C.C.	= POINT OF COMPOUND CURVE	B/C	= BLOCK CORNER
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	M/L	= MONUMENT LINE	R	= RADIUS
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
C.B.	= CATCH BASIN	F.I.R.	= FOUND IRON REBAR	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.F.E.	= LOWEST FLOOR ELEVATION	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
CH.	= CHORD DISTANCE	L.P.	= LIGHT POLE	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION
CL.	= CLEAR	(M)	= MEASURED	C.L.F.	= CHAIN LINK FENCE	S.I.P.	= SET IRON PIPE
C/L	= CENTER LINE	(R)	= RECORD	P.O.B.	= POINT OF BEGINNING	STY.	= STORY
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	P/L	= PROPERTY LINE	SWK	= SIDEWALK
DME	= DRAINAGE MAINTENANCE EASEMENT	N.T.S.	= NOT TO SCALE			UE.	= UTILITY EASEMENT

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/2011 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH
 BASE FLOOD ELEVATION 7 COMMUNITY 120653 PANEL NUMBER 12086C0283 SUFFIX L
 BENCHMARK USED: N-49 ELEV= 6.77' N.G.V.D.29

CERTIFIED TO:

PAUL C. LOMBARDI
 LUKE L. LOMBARDI
 &W PAULINE M.

CH LAND SURVEYING INC.
 5051 N.W. 151 STREET Suite 210
 MIAMI LAKES, FL. 33014
 PH: 305 807-8640 FAX: 305 823-9808
 LICENSE NBR LB 7206

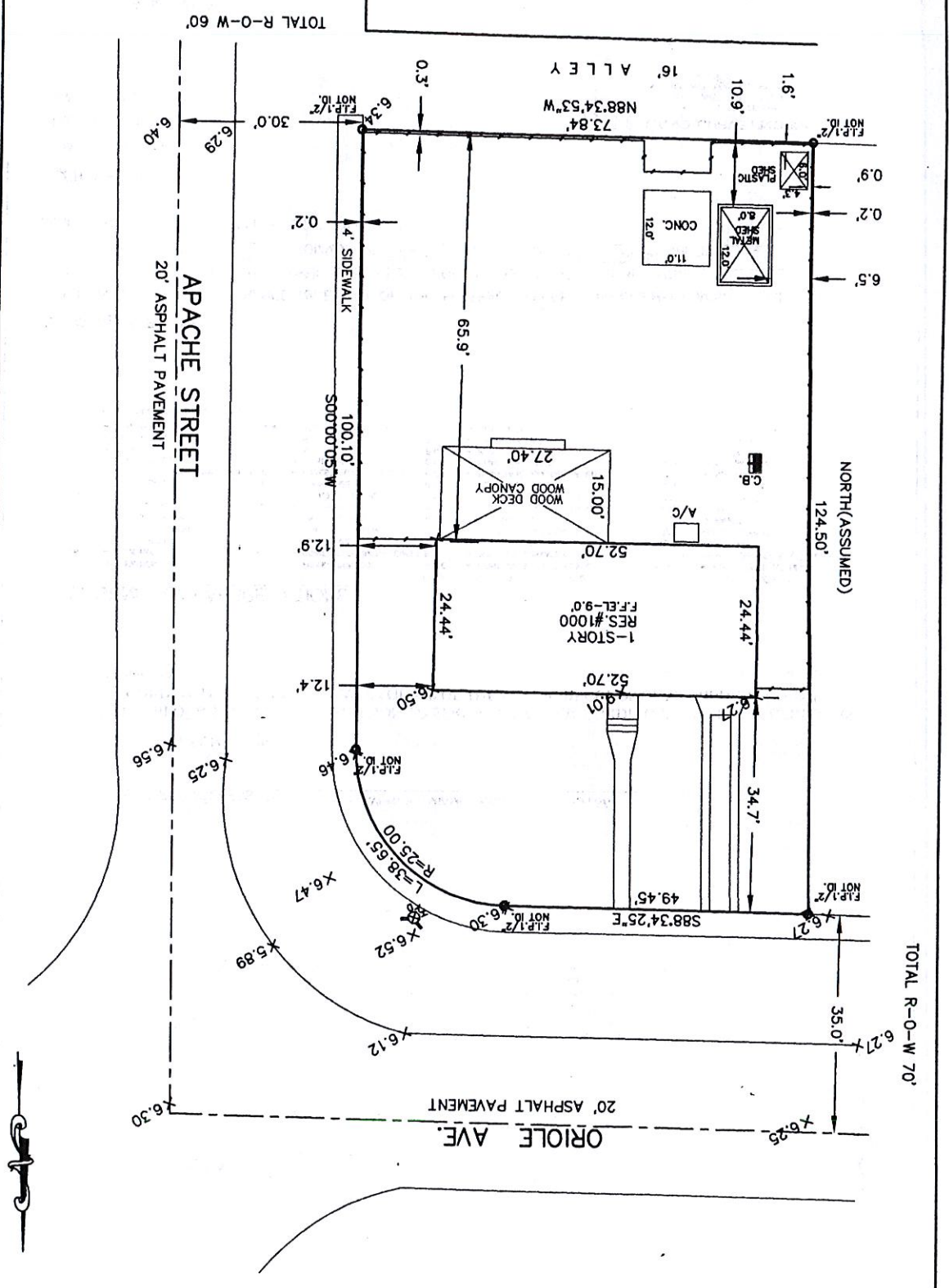
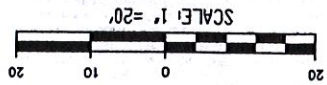
LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE ASSUMED FOR CONSTRUCTION LEVELS. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. FENCE OWNERSHIP NOT DETERMINED.

Carlos A. Hernandez
CARLOS A. HERNANDEZ
 LAND SURVEYOR AND MAPPER No. 5718
 STATE OF FLORIDA
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS: THIS SURVEY WAS PERFORMED DATE: MAY 19, 2014

F.N. = FOUND PK NAIL
 F.I.P. 1/2" = FOUND IRON PIPE
 F.F.E.L. = FINISHED FLOOR ELEVATION
 W.M. = WATER METER
 = ELEVATIONS
 - - - = CHAIN LINK FENCE
 - - - - - = 6' WOOD FENCE



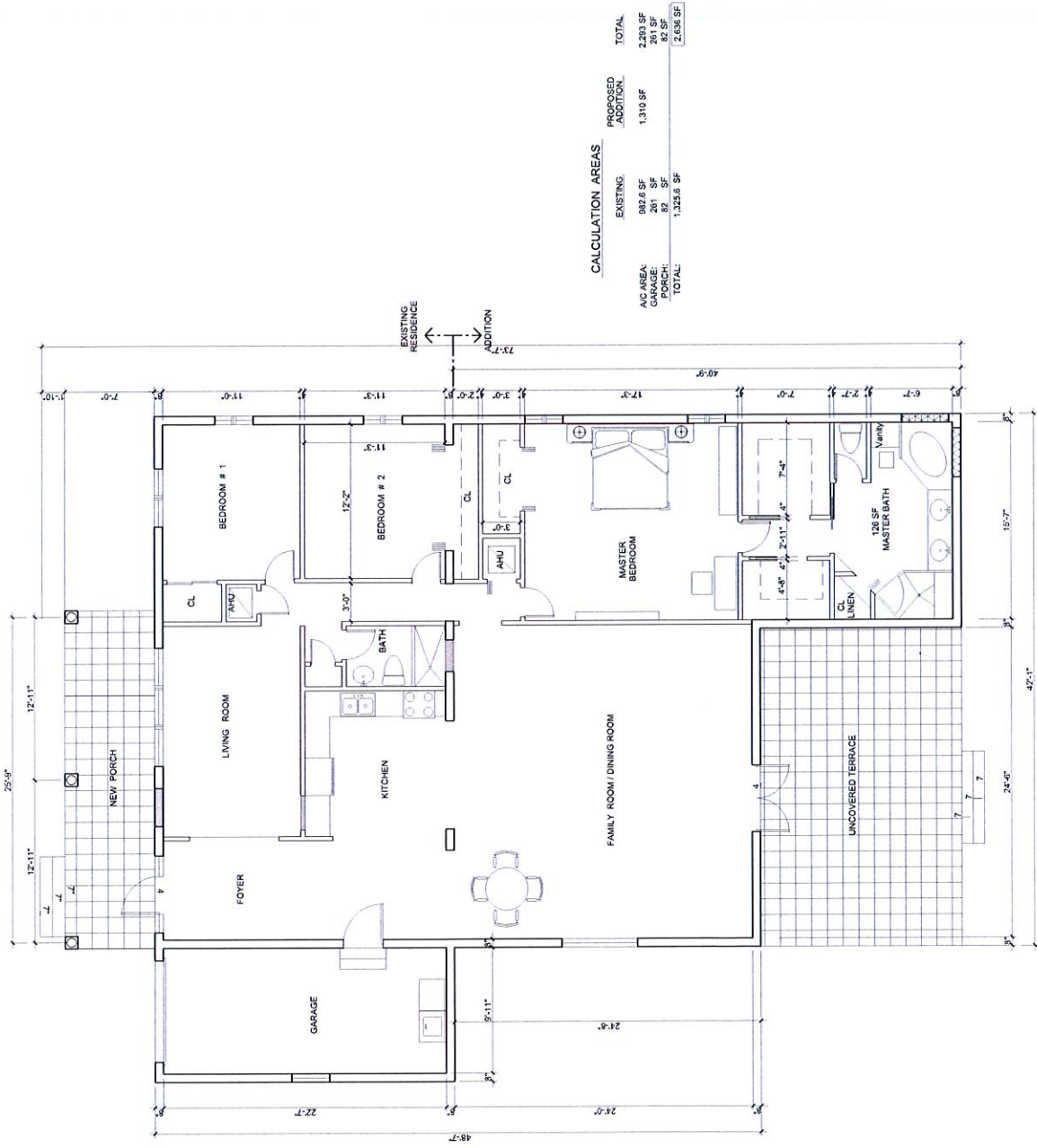
REVISION	BY

PROJECT: EXTERIOR REMODELING & ADDITION
ADDRESS: 1000 ORIOLE AVE
MIAMI SPRING 33166
OWNER: PAUL & HERLINDA LOMBARDI

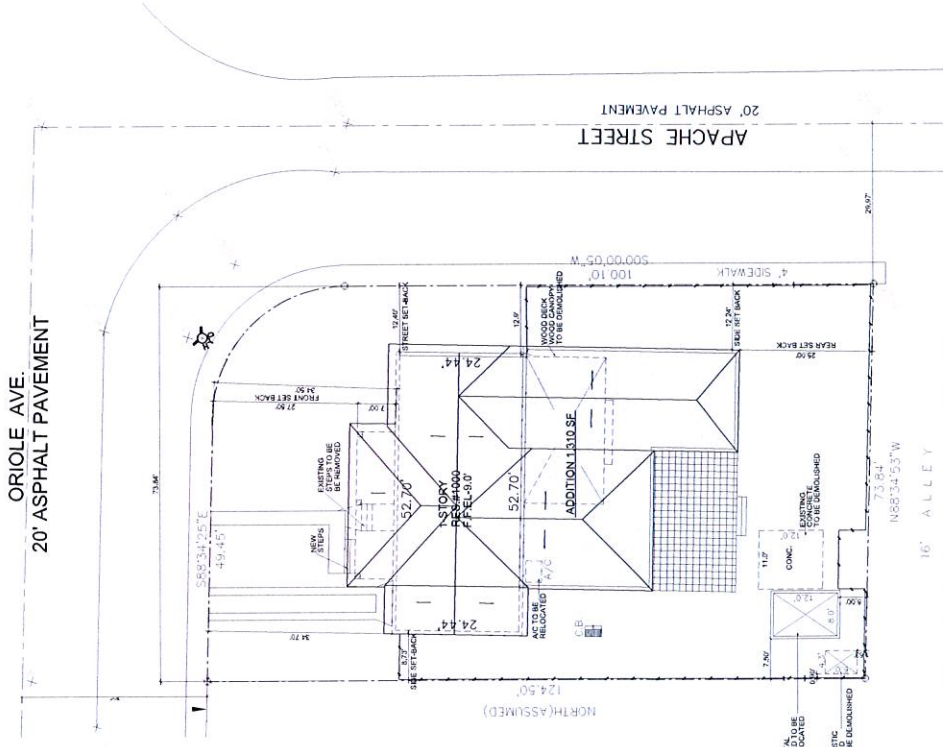


ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED.
ALL FINISHES TO BE DETERMINED BY THE CLIENT.
THESE PLANS ARE THE PROPERTY OF OSCAR POSADA ARCHITECT.
NO PART OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OSCAR POSADA ARCHITECT.

Drawn By:	AK
Checked By:	OSCAR POSADA
Date:	08/12/2014
Scale:	AS SHOWN
Sheet No.:	A-1
Sheet:	



FLOOR PLAN PROPOSED_OPTION 1
SCALE: 1/8"=1'-0"



ZONING SUMMARY ZONING R-1
SINGLE FAMILY RESIDENTIAL

REQUIRED	PROVIDED
MAX. LOT COVERAGE REQ. AREA: 3,172 SQ FT MAX.	2,803 SQ FT (91%)
OPEN SPACE 10% OF NET LOT AREA	4,124 SQ FT (148%)
BUILDING HEIGHTS/STORIES: 30'2"	14'-0"
MAXIMUM IMPERVIOUS SURFACE RATIO 30% (7,719.3 SQ FT)	32% (7,037 sq ft, PROPOSED FOR APPROVAL)
CALCULATION: TOTAL IMPERVIOUS AREA = 2,608 SFT TOTAL DRIVEWAY = 111.4 SFT TOTAL = 2,817 SFT	
SET BACKS	
REQUIRED	PROVIDED
FRONT 30'0"	27'5" (PENDING FOR VARIANCE)
LEFT SIDE 10% OF LOT WIDTH = 10% OF 73.61' = 7.36'	8'7"
STREET SIDE 15'00"	12.4' (EXISTING FROM THE ORIGINAL HOUSE)
REAR 25.00'	25.00'

FLOOD LEGEND
ADDITIONS, REMODELING, REPAIRS & COMBINATION
FLOOD ZONE: AS
ADDRESS: 3353 ORIOLE AVE, MIAMI SPRINGS, FL 33156
LOT: 1-7-1-1-2 OF RECORD ADDITION TO SPRINGS, VIEWED ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 336.
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.
HIGHEST GROUND OF ROAD ELEV.: 43.7 FT. (NOOD, HIGHEST GROUND OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY OR A CERTIFIED SURVEY PREPARED BY CARLOS A. HERNANDEZ, SURVEYOR'S NAME
P.L.S.I.C.#: 9715
BASE FLOOD ELEV.: 7.00' IN D.V.J

SITE PLAN.
Scale = 3/32"=1'-0"

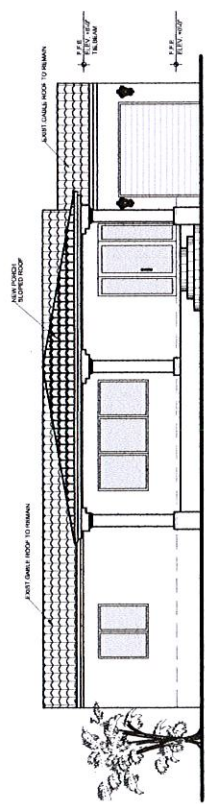


Drawn By: JAC
Date: 10/12/2018
Scale: AS SHOWN
Sheet: **SP-1**

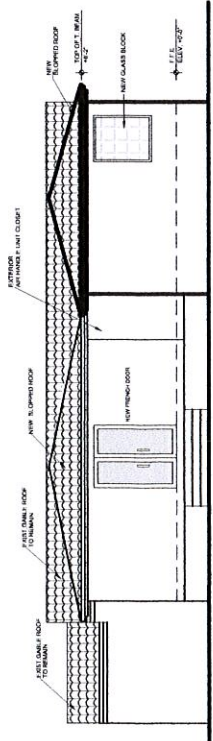
PROJECT: EXTERIOR REMODELING & ADDITION
ADDRESS: 1000 ORIOLE AVE
MIAMI SPRING 33166
OWNER: PAUL & HERLINDA LOMBARDI



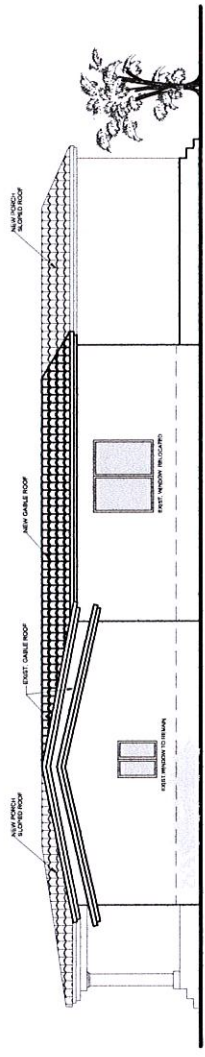
ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPLICABLE.
THESE PLANS ARE THE PROPERTY OF OSCAR POSADA ARCHITECT.
NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF OSCAR POSADA ARCHITECT.



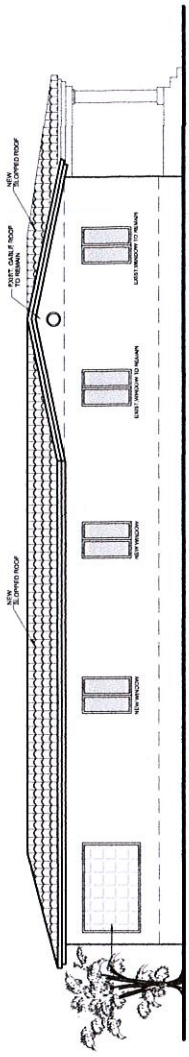
PROPOSED FRONT ELEVATION (NORTH) SLOPED ROOF
SCALE: 1/8\"/>



PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/8\"/>



PROPOSED RIGHT ELEVATION (WEST) SLOPED ROOF
SCALE: 1/8\"/>



PROPOSED LEFT ELEVATION (EAST)
SCALE: 1/8\"/>

Paul C. Lombardi

1000 Oriole Avenue, Miami Springs, FL 33166

305-439-7208

To whom it my concern,

I am writing this request for a variance on our front porch for our upcoming home renovation. Like many homeowners in Miami Springs with beautiful entrances, the curb appeal is very important to us. Living on the corner, we would like our curb appeal to show from both angles.

Additionally, at a current size of only 4' x 4', our porch gives us no protection from the weather. Our current roof supports make our porch even smaller. A standard umbrella won't even fit through our walkway making it very difficult with our South Florida weather. Our front door opens out which limits the space we have to enter the house.

We are looking to make our porch wider and would also like to make it deeper, bringing it to 7.2 feet which is an additional 2 ½ feet beyond our current setback. To support the roof, we would have three columns spaced across. We are requesting the variance to make our porch 7.2 feet deep with the three columns supporting the roof and overhang.

With your approval, we will be able to give our front entrance the proper protection from the weather and bring that curb appeal to our corner. Included are photos of a few properties in our area that reflect the coverage we would like as well as a couple that seem to have shorter setbacks.

Please feel free to contact me if you have any questions. Thank you very much for your consideration.

Kind regards,



Paul Lombardi

900 ORIOLE AVENUE



880 WREN AVENUE



970 PLOVER AVENUE



1071 FALCON AVENUE



1100 WREN AVENUE



1000 FALCON AVENUE



VARIANCE CASE

NO. 1-V-15

BEATRIZ MARTA ANGELUCCI

372 PAYNE DRIVE

BOARD OF ADJUSTMENT

MEETING: 02-02-15

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: February 2, 2015
SUBJECT: Application for Variance
CASE # 01-V-15

APPLICANT: Beatriz Marta Angelucci

ADDRESS: 372 Payne Drive

ZONING DISTRICT: R-1C, Single Family Residential

REQUEST: The applicant is seeking an after-the-fact variance from Section 150-043 (E)(1) in order to retain a pergola with outdoor kitchen located in the required side yard as follows:

1. Requests variance from Section 150-043 (E)(1) to waive 5'11" of the minimum required side yard setback of 6'6". (Side yard setback of 0' 7" proposed).

THE PROPERTY: The property is rectangular in shape, with 65 feet of frontage on Payne Drive and a depth of 185 feet, for a total lot area of 12,025 square feet. The property abuts a lake at the rear (south).

THE PROJECT: The applicant is requesting an after-the-fact variance in order to retain an existing pergola with outdoor kitchen that was constructed without permit in the side yard of an existing residence. The pergola is 9'7" in width, and 36'3" in length for a total size of 356 square feet. The outdoor kitchen is "L" shaped, measuring 7'9" x 11'8", and contains a BBQ, sink and refrigerator. Electrical and plumbing service has been provided.

ANALYSIS: The addition of the pergola and summer kitchen are undoubtedly a benefit to the subject property and its occupants. In addition, the variance to retain the structure has the support of several neighbors, including the property owner to the west, who is most affected by the lack of the required setback.

However, it seems unlikely that those involved in the construction of a structure of this size and that included the installation of electrical and plumbing lines did not know that a permit was required. As such, staff has very serious concerns on the granting of an after-the-fact variance, particularly of this degree, where a setback of only inches is provided. It is feared that approval of this variance may lead others to undertake construction without permit and in violation of code requirements, taking their chances that the construction be detected and cited, and confident in the assumption that if cited, the violation can be relieved by variance.

RECOMMENDATION: It is recommended that the request for variance 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 BEATRIZ MARTA ANGELOCCI	PROPERTY ADDRESS 372 PAYNE DR.
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 786-246-4236	E-MAIL ADDRESS EUGENIO@STLTRAVELWC.COM

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

A variance is requested from Sec. 150-043 Sub-Sec. DE Para. 1 to the Schedule of District Regulations of the Zoning Ordinance of the City of Miami Springs, for the following reason:

- _____ It is an appeal for an interpretation of the ordinance, Schedule of Districts.
- _____ It is a request for a variance relating to the area, frontage, yard or open space, height, or _____ (state if the request is for a purpose other than those listed above).

PROPERTY INFORMATION

LEGAL DESCRIPTION 6 1 LOT 6, BLOCK 1 OF REVISED PLAT OF BLOCKS 1 AND 2 SECTION 3 - COUNTRY CLUB ESTATES	LOT SIZE AND ZONING DISTRICT 17,025 SQ. FT.
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <u>X</u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? _____	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ <u>30,000</u>

(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.

[Handwritten Signature]

Signature of Owner

Signature of Co-Owner

EUGENIO WARRA
Printed name of Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 2ND day of October, 2014.

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

[Handwritten Signature]

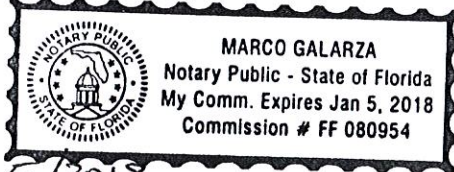
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

MARCO GALARZA

PRINT NAME OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

STAMP SEAL

COMMISSION EXPIRES: Jan 5/2018

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: FLDL

PRODUCED IDENTIFICATION: _____

September 17, 2014

Mr. Chris Heid
City Planner
City of Miami Springs

Dear Mr. Heid,

I respectfully request a variance to allow a pergola and a barbeque constructed within the setback area, next to our western neighbor at 376 Payne Dr.

Along with this request you will find site plans, property survey, pictures and signed letters of no objection and support from our surrounding property owners.

Thanks for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Eugenio Labari', written in a cursive style. The signature is positioned above the printed name.

Eugenio Labari

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

PROPERTY ADDRESS:
372 PAYNE DRIVE, Miami Springs, FL 33166
(FOLIO No. 05-3024-010-0090)

DESCRIPTION:
Lot 6, Block 1 of REVISED PLAT OF
BLOCKS 1 AND 2 SECTION 3 - COUNTRY
CLUB ESTATES, according to the Map or
Plat thereof, as recorded in Plat Book 46, at
Page 70, 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. The surveyor does not warrant that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY. The surveyor's duty is to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

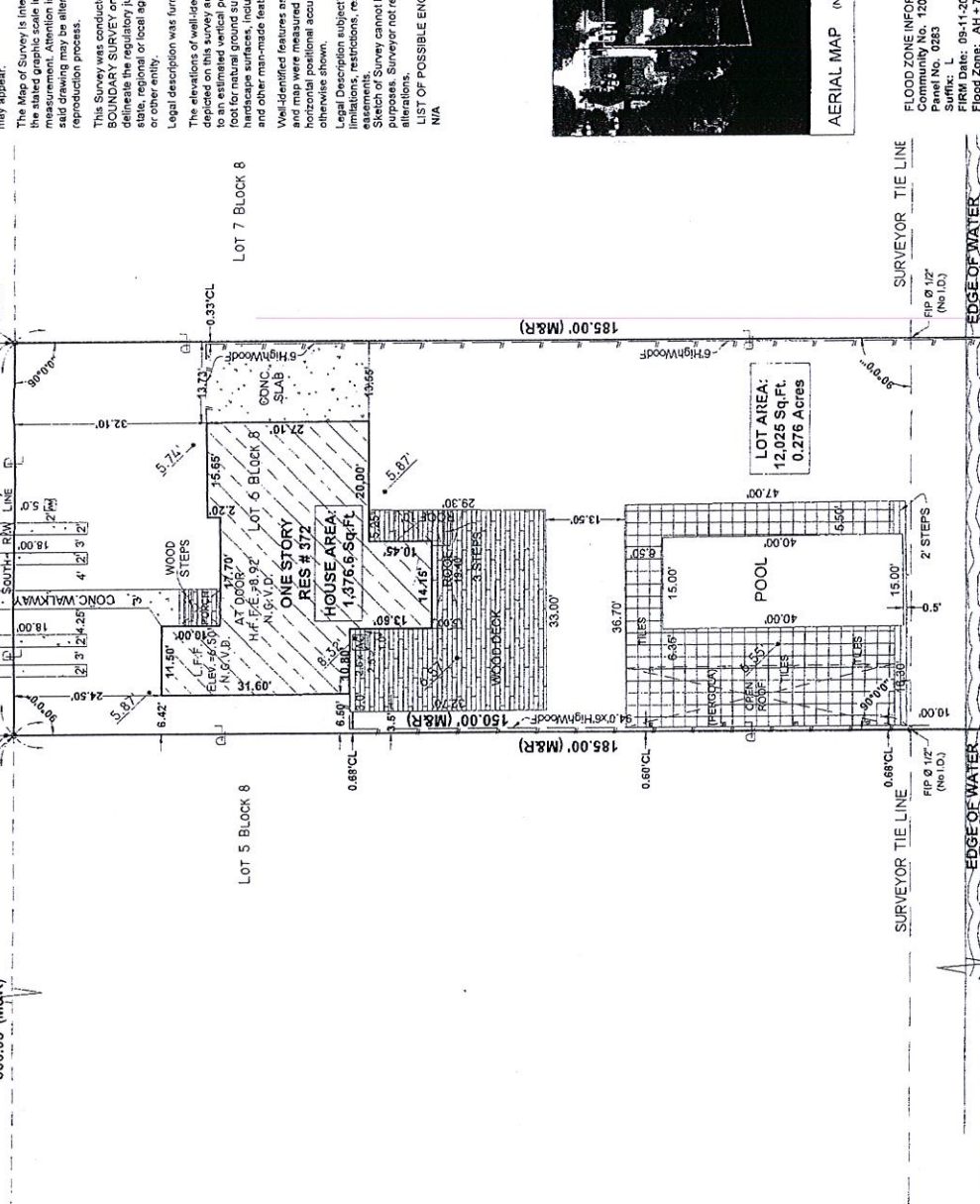
The advantages of well-identified features as depicted on this map are as follows: they are measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hand-drawn surfaces, including pavements, curbs and other man-made features as may exist.

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 encumbrances.

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

LIST OF POSSIBLE ENCROACHMENT:
N/A



LOT AREA:
12,025 Sq.Ft.
0.276 Acres

LEGEND OF SURVEY ABBREVIATIONS

CP = CONCRETE LIGHT POLE
L = LIGHT POLE
D = DRAINAGE
F = FOUNDATION
F.F. = FOUNDATION FOOTING
F.H. = FOUNDATION HOLE
F.P. = FOUNDATION PILE
F.S. = FOUNDATION SLAB
F.V. = FOUNDATION VERTICAL
G.E. = GEOTECHNICAL ENGINEERING
G.P. = GEOTECHNICAL PILE
G.S. = GEOTECHNICAL SURFACE
G.V. = GEOTECHNICAL VERTICAL
H.C. = HIGHWAY CENTERLINE
H.P. = HIGHWAY PAVEMENT
H.S. = HIGHWAY SURFACE
H.V. = HIGHWAY VERTICAL
I.C. = INTERSECTION CENTERLINE
I.P. = INTERSECTION PAVEMENT
I.S. = INTERSECTION SURFACE
I.V. = INTERSECTION VERTICAL
L.C. = LOCAL CENTERLINE
L.P. = LOCAL PAVEMENT
L.S. = LOCAL SURFACE
L.V. = LOCAL VERTICAL
M.C. = MUNICIPAL CENTERLINE
M.P. = MUNICIPAL PAVEMENT
M.S. = MUNICIPAL SURFACE
M.V. = MUNICIPAL VERTICAL
N.C. = NATIONAL CENTERLINE
N.P. = NATIONAL PAVEMENT
N.S. = NATIONAL SURFACE
N.V. = NATIONAL VERTICAL
O.C. = OFFSHORE CENTERLINE
O.P. = OFFSHORE PAVEMENT
O.S. = OFFSHORE SURFACE
O.V. = OFFSHORE VERTICAL
P.C. = PUBLIC CENTERLINE
P.P. = PUBLIC PAVEMENT
P.S. = PUBLIC SURFACE
P.V. = PUBLIC VERTICAL
R.C. = REGIONAL CENTERLINE
R.P. = REGIONAL PAVEMENT
R.S. = REGIONAL SURFACE
R.V. = REGIONAL VERTICAL
S.C. = STATE CENTERLINE
S.P. = STATE PAVEMENT
S.S. = STATE SURFACE
S.V. = STATE VERTICAL
T.C. = TOWNSHIP CENTERLINE
T.P. = TOWNSHIP PAVEMENT
T.S. = TOWNSHIP SURFACE
T.V. = TOWNSHIP VERTICAL
U.C. = UTILITY CENTERLINE
U.P. = UTILITY PAVEMENT
U.S. = UTILITY SURFACE
U.V. = UTILITY VERTICAL
W.C. = WATER CENTERLINE
W.P. = WATER PAVEMENT
W.S. = WATER SURFACE
W.V. = WATER VERTICAL
X.C. = UNKNOWN CENTERLINE
X.P. = UNKNOWN PAVEMENT
X.S. = UNKNOWN SURFACE
X.V. = UNKNOWN VERTICAL
Y.C. = YARD CENTERLINE
Y.P. = YARD PAVEMENT
Y.S. = YARD SURFACE
Y.V. = YARD VERTICAL
Z.C. = ZONING CENTERLINE
Z.P. = ZONING PAVEMENT
Z.S. = ZONING SURFACE
Z.V. = ZONING VERTICAL

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.

Subsurface improvements and/or encroachments subject to any dedications, limitations, restrictions, reservations or recorded encumbrances. Not valid without the signature and original 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 purpose of a BOUNDARY SURVEY. The surveyor does not warrant that the certification does not extend to any unnamed party.

CERTIFY TO:
Beatriz Marta Angelucci.

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" was conducted in accordance with the Florida Statutes for Land Surveying in the State of Florida, pursuant to Rule 5.117 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

AERIAL MAP (NOT TO SCALE):
08-04-2014
Gary B. Connel, F.L.S.
Registered Surveyor and Mapper No. 4129
State of Florida.

FLOOD ZONE INFORMATION:
Flood Map No. 120683
Flood Zone: L
FIRM Date: 09-11-2009
Flood Zone: AH + 7.0'

LAND SURVEYORS & MAPPERS
8567 Coral Way, Miami, Florida 33155
Telephone: 766-280-1164

JOB NO.:
08-394-14

DATE:
08-04-2014

DRAWN BY:
SHEET No. 1/1

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name BEATRIZ M.ANGELUCCI Job 08-394-14 (AVI)	FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 372 PAYNE Drive.	Policy Number:
City MIAMI SPRING State FL ZIP Code 33166	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 6, Block 1 of REV.PLATOF BLKS 1 & 2 SEC 3-CNTRY CLB EST PB 46, Pg 70 (Folio No.05-3024-01-0060)	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>25° 49' 06.99"N</u> Long. <u>80° 18' 01.03"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number <u>g</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s) <u>1,445</u> sq ft	A9. For a building with an attached garage:
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>11</u>	a) Square footage of attached garage <u>N/A</u> sq ft
c) Total net area of flood openings in A8.b <u>1,818</u> sq in	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	c) Total net area of flood openings in A9.b <u>N/A</u> sq in
	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF MIAMI SPRING 120653		B2. County Name MIAMI-DADE		B3. State FLORIDA	
B4. Map/Panel Number 12086C0128	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7.00'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: N/A CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: M-49 Elev.= 6.78' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.


a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>6.50</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>8.92</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.32</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.74</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.87</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

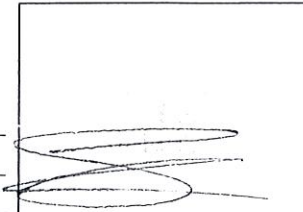
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name GARY B. CASTEL, P.L.S.	License Number 4129
Title PROF. SURV.& MAPPER	Company Name C.B.S.Services.
Address 8567 CORAL WAY	City MIAMI State FL ZIP Code 33155
Signature 	Date 08-04-2014 Telephone 786-290-4184


08-04-14

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 372 PAYNE Drive. Job # 08-394-14 (AVI)	Policy Number:
City MIAMI SPRING State FL ZIP Code 33166	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C.O.R. Elevation = 5.58'
C2 e) A/C UNITS CONC. PAD LOCATED BESIDES HOUSE LEFT SIDE FAÇADE WALL
A5 OBTAINED BY GOOGLE CONVERSION FROM ADDRESS TO LONGITUDE/LATITUDE
POOL DECK Elev.=6.53'

Signature

Date 08-04-2014

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
372 PAYNE Drive. Job # 08-394-14 (AVI)

Policy Number:

City MIAMI SPRING

State FL

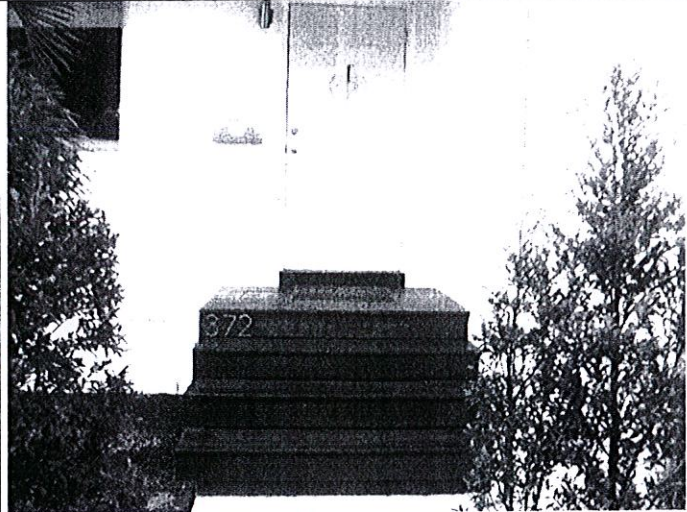
ZIP Code 33166

Company NAIC Number:

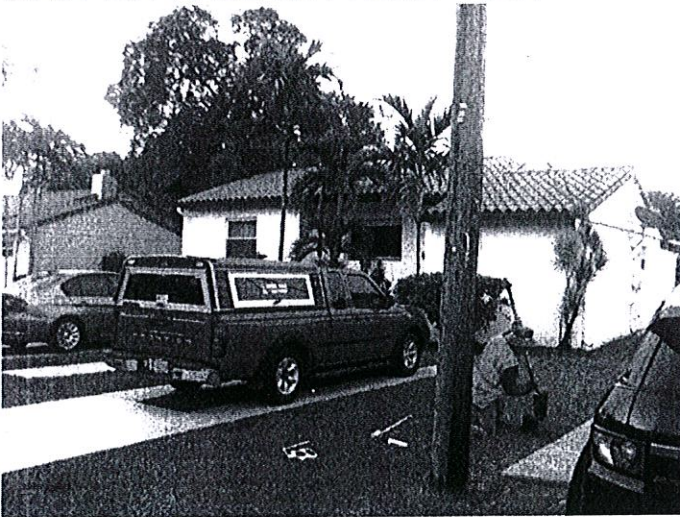
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



08-04-2014 HOUSE FRONT VIEW



08-04-2014 HOUSE ENTRANCE VIEW



08-04-2014 HOUSE LEFT SIDE VIEW
08-04-2014 HOUSE No. VIEW



08-04-2014 HOUSE RIGHT SIDE VIEW

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
372 PAYNE Drive. Job # 08-394-14 (AVI)

Policy Number:

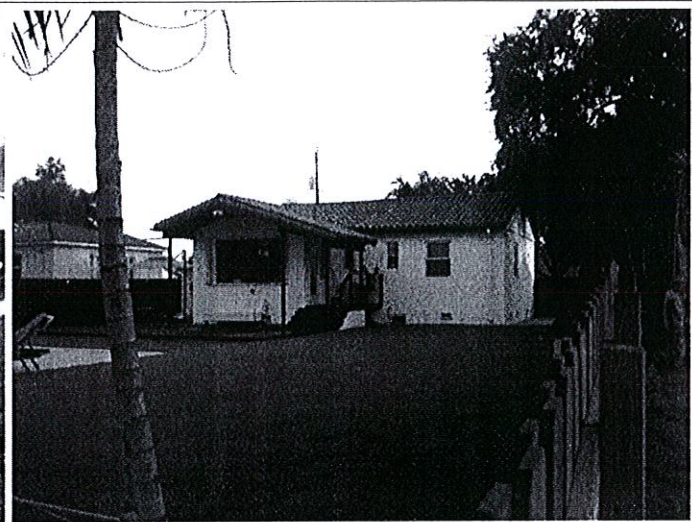
City MIAMI SPRING

State FL

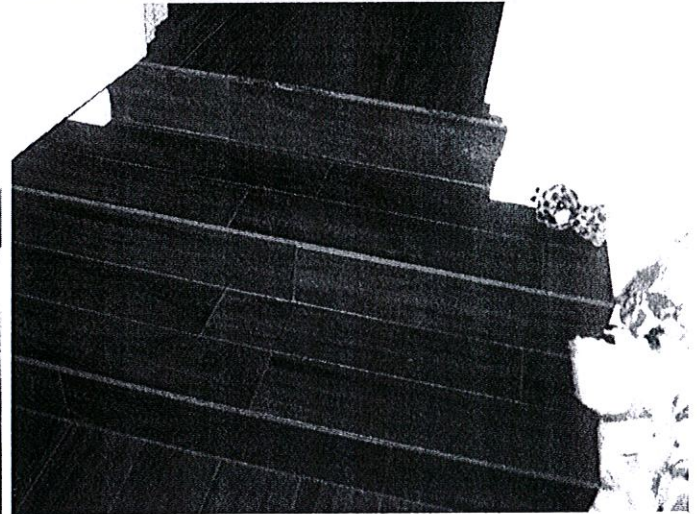
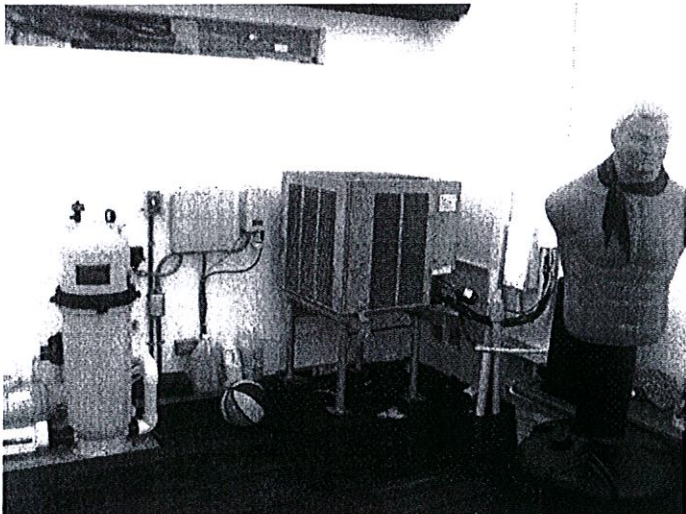
ZIP Code 33166

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



08-04-2014 HOUSE POOL AT REAR VIEW 08-04-2014 HOUSE REAR VIEW



08-04-14 A/C & POOL EQ. AT REAR VIEW 08-04-2014 STAIR TO HOUSE VIEW



08-04-2014 POOL AND HOUSE REAR VIEW

September 18, 2014

Mr. Chris Heid
City Planner
City of Miami Springs

Dear Mr. Heid,

I, Mario Aguilar, owner of the property located at 376 Payne Dr. and adjacent to the structure under review, have no objection and support my neighbor's construction built within the setback area. Furthermore, my family and I use the mentioned premises on a daily basis; it's a great improvement for our neighborhood and increases the value of our property.

Please consider that I been living in this property for the last 16 years and have no plans of leaving.

If you have any question or concerns, please do not hesitate to contact me.

Thanks and regards,

A handwritten signature in black ink, appearing to read 'Mario Aguilar', with a long horizontal flourish extending to the right.

Mario Aguilar

305-343-5362

October 13, 2014

City of Miami Springs

To whom it may concern,

This letter is to express our support and no objection to the Pergola constructed within our neighbor's premises, located at 372 Payne Dr. We are fully aware that it was built within the setback area. This construction does not bother or affect us.

If you have any question or concerns, please do not hesitate to contact me.

Thanks and regards,



EDWARD FERNANDEZ
372 PAYNE DRIVE
MIAMI SPRINGS 33166

October 9, 2014

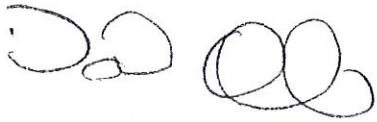
City of Miami Springs

To whom it may concern,

Please accept this letter to support and express no objection to the structure built within my neighbor's property, located at 372 Payne Drive, right in front of my house. I'm fully aware it was constructed within the setback of their property and I have no objection about it. I appreciate the way they keep their house, nice and clean; it's an asset for our community.

If you have any question, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read 'DAVID OLIVIO', with a stylized, cursive flourish at the end.

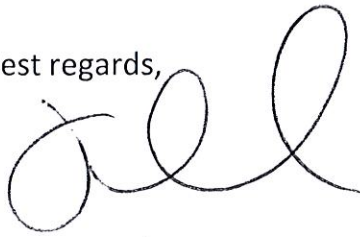
DAVID OLIVIO
101 POCATELLA ST
MIAMI-SPRINGS, FL 33166
786-217-2580

October 10, 2014

To the City of Miami Springs,

My name is Jason Usallan and I live at 388 Payne Drive. I write this letter in support of their application to have their Pergola approved. I have known the Labari's for many years and they have always enjoyed their property peacefully with their family. Their new construction does not bother me at all as I know they will continue to enjoy it respectfully for family purposes.

Best regards,

A handwritten signature in black ink, appearing to read 'J Usallan', with a large, stylized flourish at the end.

JASON USALLAN

786 473 2089

October 10, 2014

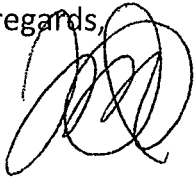
City of Miami Springs

To whom it may concern,

I write this letter to express support and no objection to the construction of my neighbors, the Labari Falmily, located at 372 Payne Drive. Even though this construction is on the setback of their property, it does not affect us in a negative way. In contrast, we believe it improves the quality and value of our neighborhood.

Please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink, consisting of several overlapping loops and curves, positioned below the text "Best regards,".

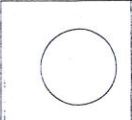
380 PAYNE DR.
MIAMI SPRINGS FL 33166

REVISIONS

NO.	DATE	DESCRIPTION

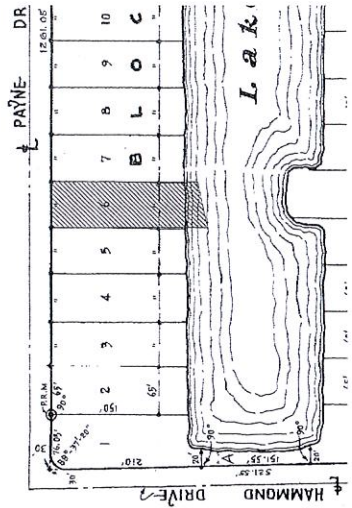
THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

PROJECT: PERGOLA (TO BE LEGALIZED)
 OWNER: BEATRIZ MARTA ANGIELUCCI
 ADDRESS INFORMATION: 372 PAYNE DRIVE, MIAMI SPRING, FL 33166
 SHEET TITLE: SITE PLAN



JORGE ALBA
 PROFESSIONAL ENGINEER
 P.E. 00877
 400 PHIPPS ROAD
 DANA BEACH, FL 33426
 (561) 463-8001
 DATE: 6/28/2014
 DRAWN BY: M. GILLON
 CHECKED BY: J.A.
 SCALE: AS SHOWN

A-1
 SHEET NUMBER: 1 OF 4



LOCATION MAP
 N.T.S.

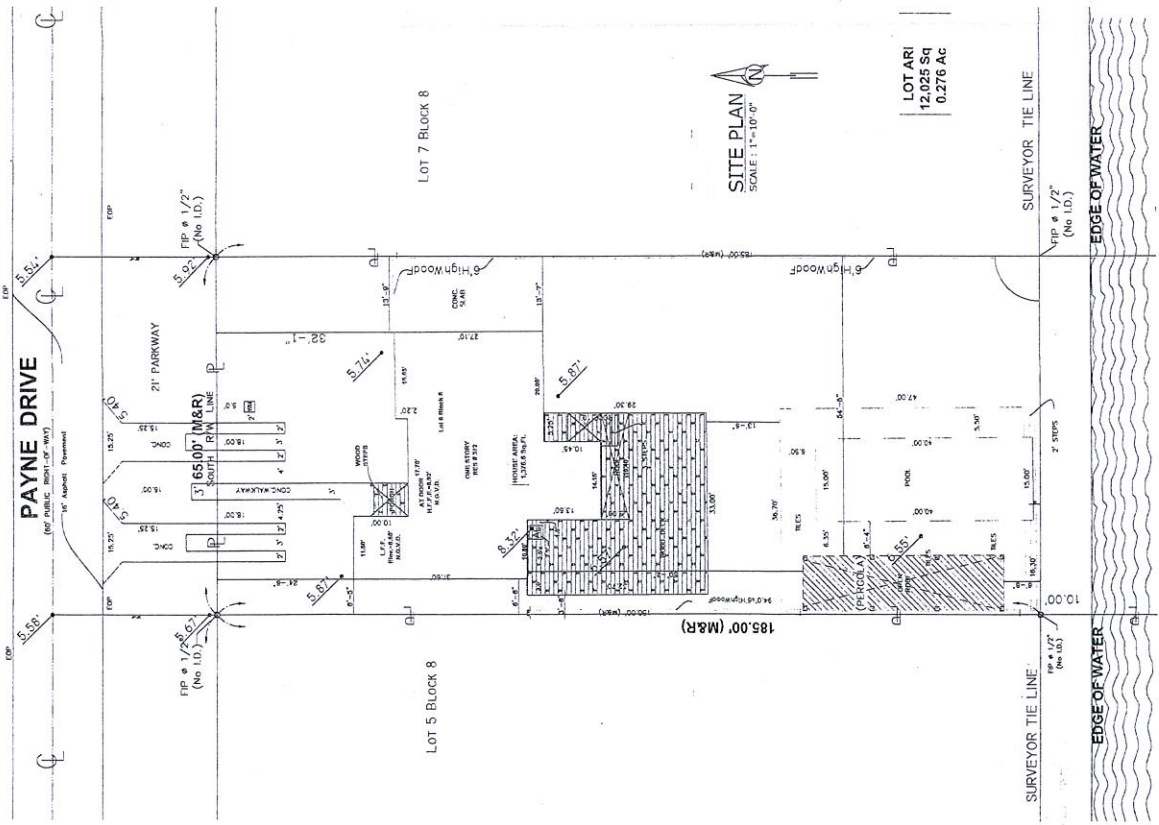
PROPERTY ADDRESS:
 372 PAYNE DRIVE, MIAMI SPRING, FL 33166
 FOLIO NO. 2008-010-0061
 DESCRIPTION:
 Lot 8, Block 1, of REVISED PLAT OF
 "LOT 8, BLOCK 1, OF THE CLUB ESTATES, ACCORDING TO THE MAP
 PLAT THEREOF, AS RECORDED IN Plat Book
 15000, of the Public Records of
 Miami-Dade County, Florida.

INDEX OF DRAWING
 1-A-1; SITE PLAN
 2-A-2; AS BUILT AND ELEVATION PLAN
 3-S-1; STRUCTURAL PLAN
 4-B-1/P-1; ELECTRICAL & PLUMBING

CERTIFY TO:
 Beatriz Marta Angielucci

SCOPE OF WORK
 1. LEGALIZATION OF EXTERIOR OPEN WOOD PERGOLA
 ELECTRICAL WORK (LIGHTING AND VOLTAGE)
 PLUMBING WORK (SHAK TO BE LEGALIZED)

CALCULATION AREA:
 PERGOLA TO BE LEGALIZED: 316.00 SQ.FT.



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

LOT ARI
 12,025 Sq
 0.276 AC

SURVEYOR TIE LINE
 FIP # 1/2" (No I.D.)

EDGE OF WATER

SURVEYOR TIE LINE
 FIP # 1/2" (No I.D.)

EDGE OF WATER

NO.	REVISIONS

PERGOLA & PATIO
 4815 W. 13TH AVE. MIAMI, FL 33155
 305.444.1111
 WWW.PERGOLA.COM
 PERGOLA (TO BE LEGALIZED)
 4815 W. 13TH AVE. MIAMI, FL 33155
 305.444.1111
 WWW.PERGOLA.COM

PROJECT
 PERGOLA (TO BE LEGALIZED)
 OWNER: BATHIRIA MARTA ANGELUCCI
 ADDRESS: 372 PAYNE DRIVE, MIAMI SPRING, FL 33166
 SHEET TITLE
 AS BUILT AND ELEVATION PLAN

TORRES ALBA
 PROFESSIONAL ENGINEER
 P.L. ENGINEER
 4815 W. 13TH AVE. MIAMI, FL 33155
 305.444.1111
 WWW.PERGOLA.COM
 DATE: 9/2/2014
 DRAWN BY: M. GUILLEN
 CHECKED BY: J.A.
 SCALE: AS SHOWN

A-2
 SHEET NUMBER: 2 of 4

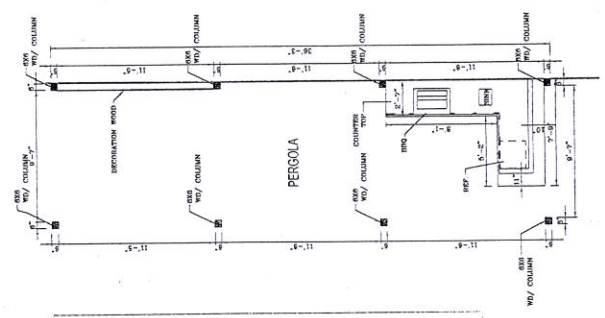
GENERAL NOTES:

- The Contractor shall verify all dimensions, elevations and angles and all other existing conditions prior to commencing any work. Contractor to also verify and approve all information on drawings. Contractor shall be responsible for obtaining all necessary permits and certified mail of any conflicts or discrepancies, if any. Contractor shall notify Engineer by certified mail of any conflicts or discrepancies, if any.
- The Contractor shall furnish and be solely responsible for all temporary bracing and shoring required during construction.
- The Contractor shall obtain from all subcontractors the final approved site and location of all openings to be provided for respective trades. He shall be responsible for obtaining all necessary permits and certified mail of any conflicts or discrepancies, if any.
- Contractor/owner shall be responsible for verifying required grade & finished floor elevations with respect to Dade County Flood criteria, existing crown of road elevations, Federal Flood criteria or any other applicable regulatory agency flood criteria. Contractor shall notify Engineer in writing, by certified mail upon commencement project.

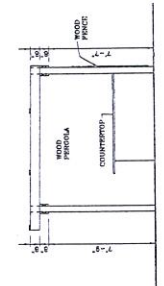
CALCULATION AREA:
 PERGOLA TO BE LEGALIZED: 346.00 SQ FT

SCOPE OF WORK

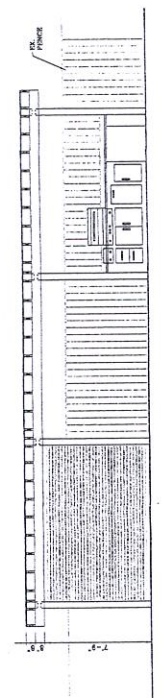
- LEGALIZATION OF EXISTING OPEN WOOD PERGOLA
- ELECTRICAL WORK (LIGHTING AND DUCTILE)
- PLUMBING WORK (SINK TO BE LEGALIZED)



AS BUILT OF FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



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

REVISIONS

NO.	DATE

NOTE: REVISIONS TO BE MADE BY ARCHITECT OR ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PERGOLA (TO BE LEGALIZED)
OWNER: BEATRIZ MARTA ANGELO
ADDRESS: 372 PAVANE DRIVE, WAMI SPRING, FL 33165

SHEET TITLE
STRUCTURAL PLAN

DATE: 7/2/2014
DRAWN BY: M. GUILLEN
CHECKED BY: J.A.
SCALE: AS SHOWN

JORGE A. IBA
PROFESSIONAL ENGINEER
P.E. 69017

409 PAPER ROAD
DANA POINT, FL 33468
(904) 960-8801

S-1
SHEET NUMBER: 3 OF 4

FINISH NOTES

ALL INTERIOR PARTITIONS SHALL BE SPECIFIED BRAND EPoxy REPAIR KIT TO REPAIR ALL CRACKS, SPALLS AND OTHERS. INDICATED JOINTS SHALL BE FINISHED TO MATCH THE ADJACENT SURFACE. ALL TOOLS AND WALLS SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SOIL STATEMENT:

INSPECTION OF THE SITE INDICATES UNDISTURBED SAND AND ROCK WITH A BEARING VALUE OF 2000 P.S.F. (180 KPA) FOR ALL DEPTHS TO BE EXAMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

EPOXY AND STRUCTURAL ADHESIVES

EPoxy shall be used for all structural repairs. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority. All materials and workmanship shall be subject to inspection and approval by the local authority. The contractor shall maintain a log of all visits and inspections. All work shall be completed within the specified time frame.

CONCRETE

FOR ALL WORKS EXCEPT AS NOTED BELOW, CONCRETE SHALL BE TYPE III. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

REINFORCEMENT

REINFORCEMENT SHALL BE TYPE 60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NOTES:

1. CONTRACTOR ON FILE HAS ALL DIMENSIONS. ALL DIMENSIONS SHALL BE TO FACE UNLESS INDICATED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

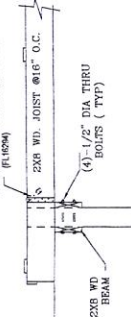
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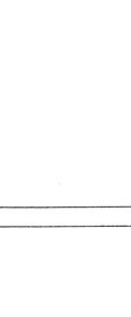
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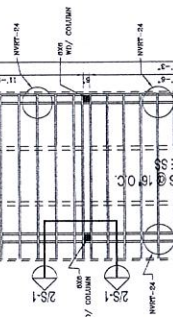
SECTION (1/S-1)
SCALE: 3/4" = 1'



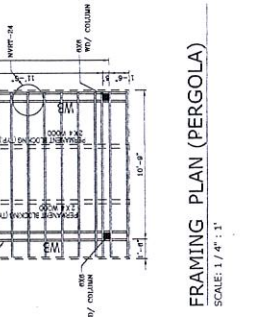
SECTION (2/S-1)
SCALE: 2/S" = 1'



FOUNDATION PLAN (PERGOLA)
SCALE: 1/4" = 1'



FRAMING PLAN (PERGOLA)
SCALE: 1/4" = 1'



FOOTING SCHEDULE

MARK	SIZE	DEPTH	REMARK
CF	24x24	36"	

ROOF METAL CONNECTORS

MARK	DESCRIPTION	QUANTITY	REMARK
MC	ROOF METAL CONNECTORS	100	

WOOD BEAM SCHEDULE

MARK	ELEV.	SIZE	GRADE	TYPE	REMARK
WB	0.5"	2x8	Southern Pine		

COLUMNS SCHEDULE

MARK	DESCRIPTION	QUANTITY	REMARK
CC	COLUMNS	1000	

TERMITES PROTECTION
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TREATING OR APPROVED METHODS OF TERMITES PROTECTION LABELED FOR USE AS PREVENT TREATMENT TO NEW CONSTRUCTION.
IF SOIL TREATMENT IS USED FOR GROUNDING, THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL VISITS AND INSPECTIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



