TOWN OF MIAMI LAKES, FLORIDA

AGENDA
PLANNING AND ZONING BOARD MEETING
June 21, 2016
6:00 PM
Government Center
6601 Main Street

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**

   A. Approval of Minutes of April 19, 2016 and of April 27, 2016.

5. **Business Requiring Board Action**

   QUASI-JUDICIAL PUBLIC HEARINGS - Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

   B. HEARING NUMBER: VARH2016-0009

   APPLICANT: Anibal and Ann Margaret Villar

   FOLIO: 32-2015-012-160

   LEGAL DESCRIPTION: Lot 16, Block 21, 6th Addition to Royal Oaks, PB 133, PG 31

LOCATION: **8325 NW 163 St., Miami Lakes, Florida 33016**

C. HEARING NUMBER: VARH2016-0011

APPLICANT: **Miami Lakes Center, LLC**

FOLIO: **32-2013-015-0030**

LEGAL DESCRIPTION: **Tract C, Miami Lakes Section One, PB 122, PG 48**

LOCATION: **5875 NW 163 St., Miami Lakes, Florida 33014**

D. HEARING NUMBER: VARH2016-0012

APPLICANT: **Yenisse Mink**

FOLIO: **32-2016-002-1520**

LEGAL DESCRIPTION: **Lot 15, Block 5, Royal Garden Estates, PB 155, PG 4**

LOCATION: **9014 NW 164 St., Miami Lakes, Florida 33018**

6. Director's Report

7. Adjournment

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at www.miamilakes-fl.gov and is available at Royal Oaks Park Community Center, 16500 NW 87th Avenue, Miami Lakes, FL 33018. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Town of Miami Lakes
Memorandum

To: **Chairman Jeffrey Rodriguez and Board Members**

From: **Gina M. Inguanzo, Town Clerk**

Subject: **Approval of Minutes**

Date: **June 21, 2016**

Recommendation:

Attached please see the Minutes from the April 19, 2016 Planning & Zoning Board Meeting and of April 27, 2016.

Attachments:

April 19 2016 Minutes

April 27 2016 Minutes

MINUTES
PLANNING & ZONING BOARD MEETING
April 19, 2016
6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order

Chairman Robert Julia called the meeting to order at 6:20 p.m.

2. Roll Call

The Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Homero Cruz, Avelino Leoncio, Ameli Padron-Fragetta, Jeoffrey Rodriguez, Raul de la Sierra and Chairman Robert Julia. Vice Chairman Fred Senra was absent.

3. Pledge of Allegiance/Moment of Silence

Chairman Julia led the Pledge of Allegiance and called for a moment of silence.

4. Election of Chair And Vice Chair

Board Member De la Sierra made a motion to nominate Board Member Rodriguez as the new Chairman. The motion was seconded by Board Member Padron-Fragetta and all were in favor. Board Member Senra was absent.

Board Member Leoncio made a motion to nominate Board Member De la Sierra as Vice Chairman. The motion was seconded by Chairman Rodriguez and all were in favor. Board Member Senra was absent.

5. Approval of Minutes

A. Minutes for February 16, 2016 Planning and Zoning Board Meeting

Board Member Cruz made a motion to approve the minutes. The motion received a second from Board Member Leoncio. The motion passed 6-0. Board member Senra was absent.

6. Business Requiring Board Action

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.
The Town Clerk swore in anyone wishing to speak.

QUASI-JUDICIAL PUBLIC HEARINGS – Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available

after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

A. HEARING NUMBER: VARH2016-0005

APPLICANT: Isabel Acevedo

FOLIO: 32-2021-020-360

LEGAL DESCRIPTION: Lot 6, Block 8, Tresor Replat, PB 147, PG 1.

LOCATION: 9112 NW 145 St., Miami Lakes 33018

Chairman Rodriguez recused himself of the meeting.

Vice Chairman De la Sierra opened the public hearing.

Stacy Allen, Planning Technician, and Brandon Schaad, Director of Planning & Zoning, presented the item and answered questions posed by the Board.

Isabel Acevedo, the applicant, spoke in favor of the variance.
Nestor Acevedo, the applicant, also spoke in favor of the variance.

There being no one else willing to speak, Vice Chairman De La Sierra closed the public hearing.

Board Member Leoncio made a motion to approve the variance requests #1 #2 and #3, as per staff recommendation. The motion received a second from Vice Chairman De la Sierra. The Clerk called the roll and the motion passed 6-0. Board Member Senra was absent.

Board Member de la Sierra made a motion to approve the variance as per staff recommendations and to allow the 21 inches for the letters J and S. The motion was seconded by Vice Chairman Senra. The Town Clerk called the roll and the motion passed 6-0. Board Member Padron-Fragetta was absent.

B. HEARING NUMBER: VARH2016-0006

APPLICANT: Paula Lazala

FOLIO: 32-2021-023-350

LEGAL DESCRIPTION: Lot 35, Block 1, Serenity Point, PB 149, PG 8.

LOCATION: 14452 NW 88th PL., Miami Lakes, Florida 33014

Stacy Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Juan Carlos Lizano, the Applicant, spoke in favor of the variance requests.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Ricardo Berovides, spoke in opposition to the variance requests.
Andres Vidal, spoke in support of the variance requests.

Board Member Julia made a motion to approve the variance requests as per staff recommendations. The motion was seconded by Vice Chairman De la Sierra. The Town Clerk called the roll and the motion passed 6-0. Board Member Senra was absent.

C. HEARING NUMBER: VARH2016-0007

APPLICANT: Jose Gomez

FOLIO: 32-2015-018-0460

LEGAL DESCRIPTION: Lot 4, Block 6, Royal Lakes 1st Addition, according to the Plat thereof, recorded in the Plat Book 137, Page 52, of the Public Records of Miami-Dade county, Florida.

LOCATION: 8530 NW 164th Street, Miami Lakes, Florida 33016

Stay Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Jose Gomez, the Applicant, spoke in favor of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Board Member Cruz made a motion to re-open the public hearing. The motion was seconded by Vice Chairman De la Sierra and all were in favor. After some discussion, the public hearing was re-closed.
Vice Chairman De la Sierra made a motion to approve the variance as per staff's recommendations, thus including the aerial encroachment. Board Member Leoncio seconded the motion. The Town Clerk called the roll and the motion passed 6-0. Board Member Senra was absent.

Chairman Rodriguez called for a 10 minutes recess.

HEARING NUMBER: VARH2016-008

APPLICANT: Alexis James Roof

FOLIO: 32-2024-005-0700

LEGAL DESCRIPTION: Lot 41, Block 2-A of Miami Lakes Section 2, according to the plat thereof, as recorded in Plat Book 76 at Page 70 of the Public Records of Miami-Dade County, Florida.

LOCATION: 6330 Lake Geneva Road, Miami Lakes 33014

Stacy Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Alexis James Roof, the applicant, spoke in favor of the variance.
Marcelino Sotolongo spoke in favor of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Board Member Leoncio made a motion to approve going against staff recommendations and permit only that 12 feet and not allow any other encroachments, pursuant to the site plan that was provided. Vice Chairman De la Sierra seconded the motion with the friendly amendment that the applicant does not encroach past the tide line with any additional square footage of deck or anything else. Board Member Leoncio accepted the friendly amendment. The Town Clerk called the roll and the amendment to the motion passed 5-1. Board Member Padron Fragetta voted in opposition and Board Member Senra was absent.

The Town Clerk called roll on the motion as amended, and the motion passed 5-1, with Board Member Padron-Fragetta voting in opposition and Board Member Senra was absent.

E. HEARING NUMBER: VARH2016-0010

APPLICANT: Ibrahim Remedios

FOLIO: 32-2015-009-0210

LEGAL DESCRIPTION: Lot 6, Block 17 of Fourth Addition to Royal Oaks, Plat Book 131,

LOCATION: 8024 NW 163rd Terrace, Miami Lakes, Florida 33018.

Stacy Allen, Planning and Brandon Schaad Planning Director of the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Ibrahim Remedios, the applicant, spoke in favor of the variance and he withdrew request variance #3.
Juan Carlos Valiente, the contractor, spoke in favor of the variance.
Manuel Fernandez, the Architect of the pool, spoke in favor of the variance.
As no one else wished to speak, the Chairman Rodriguez closed the public hearing.

Board Member Cruz made a motion to continue Mr. Remedios' Pool hearing at the April 27th Special Planning & Zoning Hearing and for all proposed revisions to the re-designing of the swimming pool to be included then. The motion died due to a lack of second.

Vice Chairman De la Sierra made a motion to reopen the hearing. The motion was seconded by Board Member Cruz and all were in favor.

The applicant spoke and answered questions posed by the Board.
As no one else wished to speak, Chairman Rodriguez closed the public hearing.

Vice Chairman De la Sierra made a motion to continue the hearing on April 27th and it was seconded by Board Member Cruz. The Town Clerk called the roll and the motion passed 6-0. Board Member Senra was absent.

F. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE BY AMENDING ARTICLE IX, SECTIONS 13-1901 THROUGH 13-1905, ADDING SECTIONS 13-1906 AND 13-1907; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Schaad, Director of Planning and Zoning, presented to the Board Members, the proposed sign amendments to the Town of Miami Lakes Sign Code (Article IX of the Land Development Code). Mr. Schaad answered questions posed by the Board Members in regards to the decision of the U.S. Supreme Court in the case of *Reed v. Town of Gilbert*, decision that was issued in June 2015.

Board Member Padron-Fragetta made a motion to continue discussing the proposed Sign Code amendments on April 27th. The motion received a second from Board Member Cruz. The Town Clerk called the roll and all were in favor.

6. Director's Report

No Director's Report.

7. Adjournment

There being no further business to come before the Board, the meeting adjourned at 8:16 p.m.

Approved this 21st day of June, 2016.

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Jeoffrey Rodriguez, Chairman

Attest:

_____

Gina M. Inguanzo, Town Clerk

MINUTES
PLANNING & ZONING BOARD MEETING
April 27,2016 6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1.Call to Order

Chairman Jeoffrey Rodriguez called the meeting to order at 6:10 p.m.

2.Roll Call

The Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Ameli Padron-Fragetta, Avelino Leoncio and Vice Chairman Raul de la Sierra. Board Members Homero Cruz, Fred Senra and Robert Julia were absent.

3.Pledge of Allegiance/Moment of Silence

Chairman Rodriguez led the Pledge of Allegiance and called for a moment of silence.

4.Approval of Minutes

A. No minutes to be approved.

5.Business Requiring Board Action

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.
The Town Clerk swore in anyone wishing to speak.

QUASI-JUDICIAL PUBLIC HEARINGS – Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

A.HEARING NUMBER: VARH2015-0010

APPLICANT: Ibrahim Remedios

FOLIO: 32-2015-009-0210

LEGAL DESCRIPTION: Lot 6, Block 17 of Fourth Addition to Royal Oaks, Plat Book 131, Page 53 of the Public Records of Miami-Dade County, Florida.

LOCATION: 8024 NW 163rd Terrace, Miami Lakes, Florida 33018.

Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board. He reminded the Board Members that this variance was a continuance public hearing of the April 19th meeting and that the applicant had submitted new drawings to his variance. He also stated that staff is recommending approval of the revised drawing.

Chairman Rodriguez opened the public hearing.

Ibrahim Remedios, the applicant, spoke in favor of the variance.
Juan Carlos Valiente, the contractor for the structure, spoke in favor of the variance.
There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member made a motion to approve the variance as per staff's recommendations. The Town Clerk called the roll and the motion passed, 5-1, with Board Member Padron Fragetta voting in opposition. Board Member Cruz and Board Member Senra were absent.

B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, ADOPTING AMENDMENTS TO THE TRANSPORTATION ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT OF THE GOALS, OBJECTIVES AND POLICIES OF THE TOWN OF MIAMI LAKES COMPREHENSIVE PLAN; AUTHORIZING TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND REQUIRED REVIEW AGENCIES FOR REVIEW; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Assistant Town Attorney, Haydee Serra, read the title of the Ordinance into the record.
Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board. Mr. Schaad explained that the proposed ordinance would amend the Transportation Element and the Capital Improvements Element of the Comprehensive Plan to incorporate into the Comprehensive Plan the results of the extensive transportation planning efforts undertaken by the Town in the last few years. Board Member Julia made a motion to approve the Ordinance and recommend approval to the Town Council. Vice Chairman De la Sierra seconded the motion. The Town Clerk called rolled and the motion passed unanimously. Board Member Cruz and Board Member Senra were absent.

C. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAEKS LAND DEVELOPMENT CODE BY AMENDING ARTICLE IX, SECTIONS 13-1901 THROUGH 13-1905, ADDING SECTIONS 13-1906 AND 13-1907; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Assistant Town Attorney, Haydee Serra, read the title of the Ordinance into the record.

Brandon Schaad, Planning Director for the Town of Miami Lakes presented the proposed ordinance and answered questions posed by the Board. Mr. Schaad explained the Town of Miami Lakes Sign Code (Article IX of the Land Development Code). Mr. Schaad answered questions posed by the Board Members in regards to the decision of the U.S. Supreme Court in the case of *Reed v. Town of Gilbert*, decision that was issued in June 2015.

Board Member Julia made a motion to recommend and urge the Town Council to move forward with the proposed amendments and enact a Sign Code consistent with staff's recommendations. The motion received a second from Board Member Padron-Fragetta. The Town Clerk called the roll and the motion passed, 4-1, with the following Board Members being absent: Homero Cruz, Fred Senra and Chairman Jeoffrey Rodriguez.

6.Director's Report

No report.

7. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:15 p.m.

Approved this 21st day of June, 2016.

_____

Jeoffrey Rodriguez, Chairman

Attest:

_____

Gina M. Inguanzo, Town Clerk

Town of Miami Lakes
Memorandum

To: **Planning and Zoning Board**

From: **Brandon Schaad, Director of Planning**

Subject: **VARH2016-0009**

Date: **June 21, 2016**

Recommendation:

See attached Staff Analysis.

Background:

See attached Staff Analysis.

Attachments:

Staff Analysis and Recommendation

Exhibit 1: Site Plan

Exhibit 2: Property Pictures

Exhibit 3: Backup Materials

Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: **Planning and Zoning Board**
From: **Brandon R. Schaad, AICP, LEED AP**
Director of Planning
Re: **HEARING NUMBER:** **VARH2016-009**
APPLICANT: **Anibal and Ann Margaret Villar**
FOLIO: **32-2015-012-0160**
LEGAL DESCRIPTION: **Lot 16, Block 21, 6th Addition of Royal Oaks, according to the plat thereof, as recorded in Plat Book 133 at Page 31 of the Public Records of Miami-Dade County, Florida**
LOCATION: **8325 NW 163rd Street Miami Lakes, Florida 33016**
Date: **June 21, 2016**

REQUEST(S)

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Anibal and Ann Margaret Villar (the "Applicant") is requesting the following variance(s):

1. A variance from Subsection 13-1512(a)(1)a. to allow a pool 5.05 feet from the rear property line where the Code requires a pool to be set back a minimum of 7.5 feet from the rear property line.

Summary of Proposal and Recommendation

The Applicant is requesting a variance in order to construct a pool in the back yard with a rear setback of 5.05 feet where the Code requires a pool to be set back 7.5 feet from the rear property line. The Applicant is requesting a variance of 2.45 feet.

The shape of the lot is such that there are two rear property lines that come to a point to form the back yard. The pool will be set back 5.05 feet from one rear property line and 5.15 feet from the other rear property line.

As the Applicant states in his Letter of Intent, there have been similar pool variances that have been granted in the immediate area. The Royal Oaks Homeowner's Association has approved the plans for the pool.

Staff Recommendation

Request #1: Staff recommends approval with conditions.

Background

Zoning District of Property: **RU-1 – Single-Family Residential District**

Future Land Use Designation: **Low Density Residential**

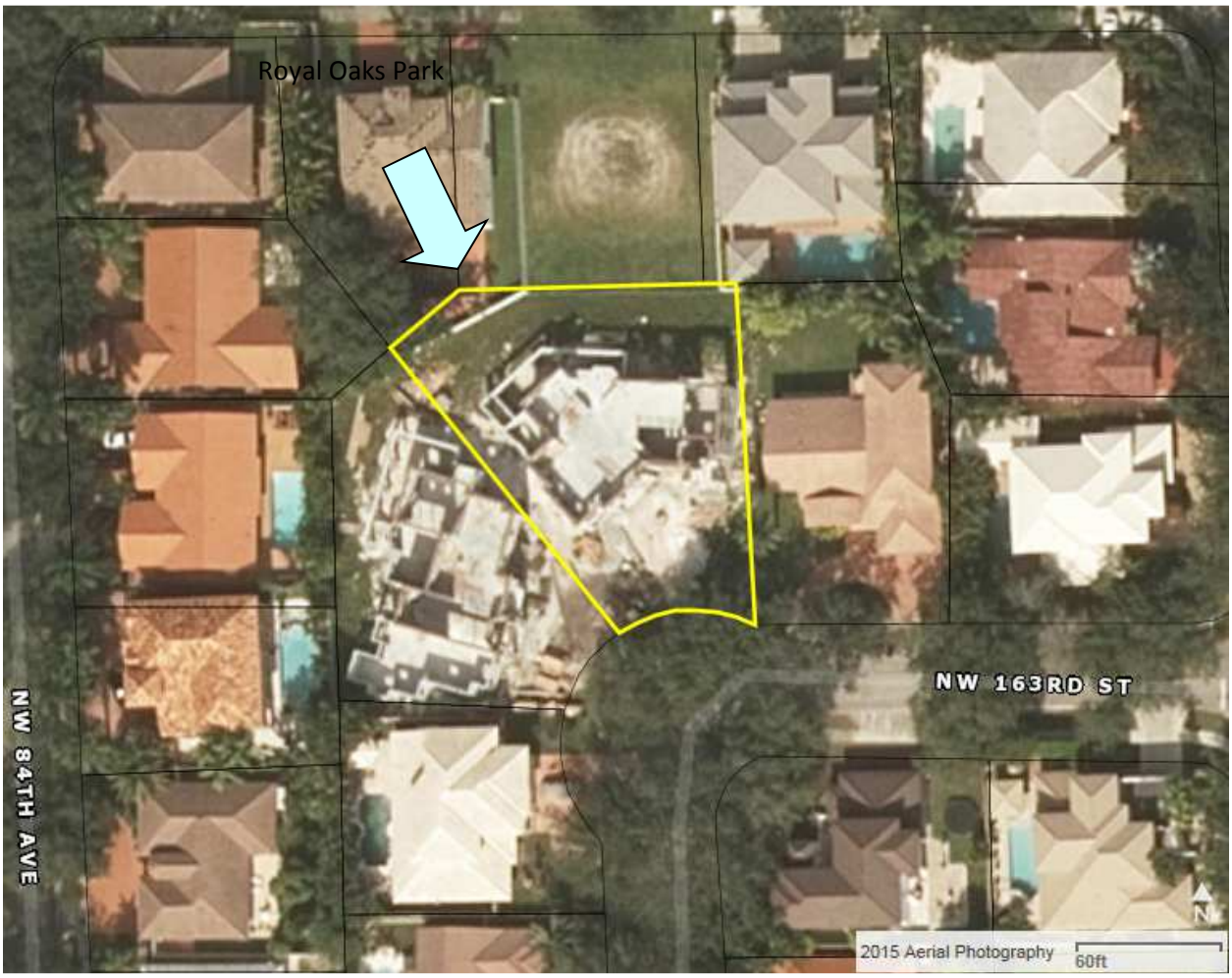
Subject Property:

The subject site is located at 8325 NW 163rd Street. It is currently under construction with a two-story, single-family dwelling. According to the Property Appraiser's data, the lot consists of 11,816 square feet. The property is located within the Low Density Residential Future Land Use Designation and is zoned RU-1 (Single-Family Residential District).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, (RU-1)
South:	Low Density Residential	Single-Family Residential District, (RU-1)
East:	Low Density Residential	Single-Family Residential District, (RU-1)
West:	Low Density Residential	Single-Family Residential District, (RU-1)

Subject Property Location Map



not to scale

The following information is provided for informational purposes only and shall not be considered by the Planning and Zoning Board in providing its determination:

A. Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There are several building permits associated with this property as it is under construction.

There are no open code violations associated with this property.

Variance Criteria

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

	PRACTICAL DIFFICULTY VARIANCE FACTORS
	FACTOR
a.	**The Town has received written support of the specifically identified variance requests from adjoining property owners;** *Analysis: The Town has not received any written support regarding this variance request.* This criterion is not met.
b.	**The Variance would be compatible with development patterns in the Town;** *Analysis: The proposed pool would be compatible with development patterns in the Town. The Code allows pools in rear yards. The variance requested is the minimum needed to fit the pool in the oddly shaped back yard.* This criterion is met.
c.	**The essential character of the neighborhood *would* be preserved;** *Analysis: The location of the proposed pool would not take away from the character of the neighborhood. The Code allows pools in rear yards. The variance requested is the minimum needed to fit the pool in the oddly shaped back yard, and the pool will not be visible to neighbors as there is an existing six foot high CBS wall at the northwestern property line (the setback from which the variance is requested). The other nearby property line, to the north, currently includes a chain link fence separating it from a vacant lot. Staff is recommending a condition that an opaque wall or fence must be installed to hide any view of the pool from that adjacent property. Additionally, there is no pool deck between the portion of the pool for which the variance is being sought and the property line. A deck would have a required setback of five feet, and thus actual improvements will be further from the property line than what the required deck setback would be.* This criterion is met if conditioned as recommended by Staff.
d.	**The Variance can be approved without causing substantial detriment to adjoining properties;** *Analysis: As stated above, the Applicant is requesting the minimum variance needed, 2.45 feet, in order for the pool to fit in the oddly shaped back yard. There remains 5.05 feet from the pool to the rear property line. The pool will not be visible*

	to neighbors as there is an existing six foot high CBS wall at the northwestern property line (the setback from which the variance is requested). The other nearby property line, to the north, currently includes a chain link fence separating it from a vacant lot. Staff is recommending a condition that an opaque wall or fence must be installed to hide any view of the pool from that adjacent property. Additionally, there is no pool deck between the portion of the pool for which the variance is being sought and the property line. A deck would have a required setback of five feet, and thus actual improvements will be further from the property line than what the required deck setback would be. This criterion is met if conditioned as recommended by Staff.
e.	**The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;** *Analysis: In the letter of intent, the Applicant states that there have been similar pool variances that have been granted in the immediate area. Also, the Applicant is requesting the minimum variance needed, 2.45 feet, in order for the pool to fit in the oddly shaped back yard. There remains 5.05 feet from the pool to the rear property line. The pool will not be visible to neighbors as there is an existing six foot high CBS wall at the northwestern property line (the setback from which the variance is requested). The other nearby property line, to the north, currently includes a chain link fence separating it from a vacant lot. Staff is recommending a condition that an opaque wall or fence must be installed to hide any view of the pool from that adjacent property.* This criterion is met if conditioned as recommended by Staff.
f.	**The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and** *Analysis: The unique circumstance that exists on this property is that it has an oddly shaped back yard. Nonetheless, given the large size of the lot and the large pool that is proposed, conformance with the Code would not be unnecessarily burdensome.* This criterion is not met.
g.	**The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.** *Analysis: The special condition that exists on the property, the oddly shaped back yard, is a result of actions beyond the control of the Applicant. However, as noted above, because these unique circumstances do not render conformity with the Code unnecessarily burdensome,* this criterion is not met.

ANALYSIS

The Applicant is requesting a variance in order to construct a pool in the back yard with a rear setback of 5.05 feet where the Code requires a pool to be set back 7.5 feet from the rear property line.

The shape of the lot is such that there are two rear property lines that come to a point to form the back yard. The pool will be set back 5.05 feet from one rear property line and 5.15 feet from the other rear property line.

The variance requested is the minimum needed, 2.45 feet, to fit the pool in the oddly shaped back yard. There remains 5.05 feet from the pool to the rear property line. Additionally, there is no pool deck between the portion of the pool for which the variance is being sought and the property line. A deck would have a required setback of five feet, and thus actual improvements will be further from the property line than what the required deck setback would be.

The proposed pool would be compatible with development patterns in the Town and in character with the neighborhood. As the Applicant states in his Letter of Intent, there have been similar pool variances that have been granted in the immediate area.

Staff's analysis shows that this request meets four (4) of the seven (7) practical difficulty criteria for a variance, if the request is conditioned as recommended by Staff.

Therefore, based on the above analysis and other factors contained in this report, Staff recommends:

- ***Request #1:*** Approval with conditions.

CONDITION(S)

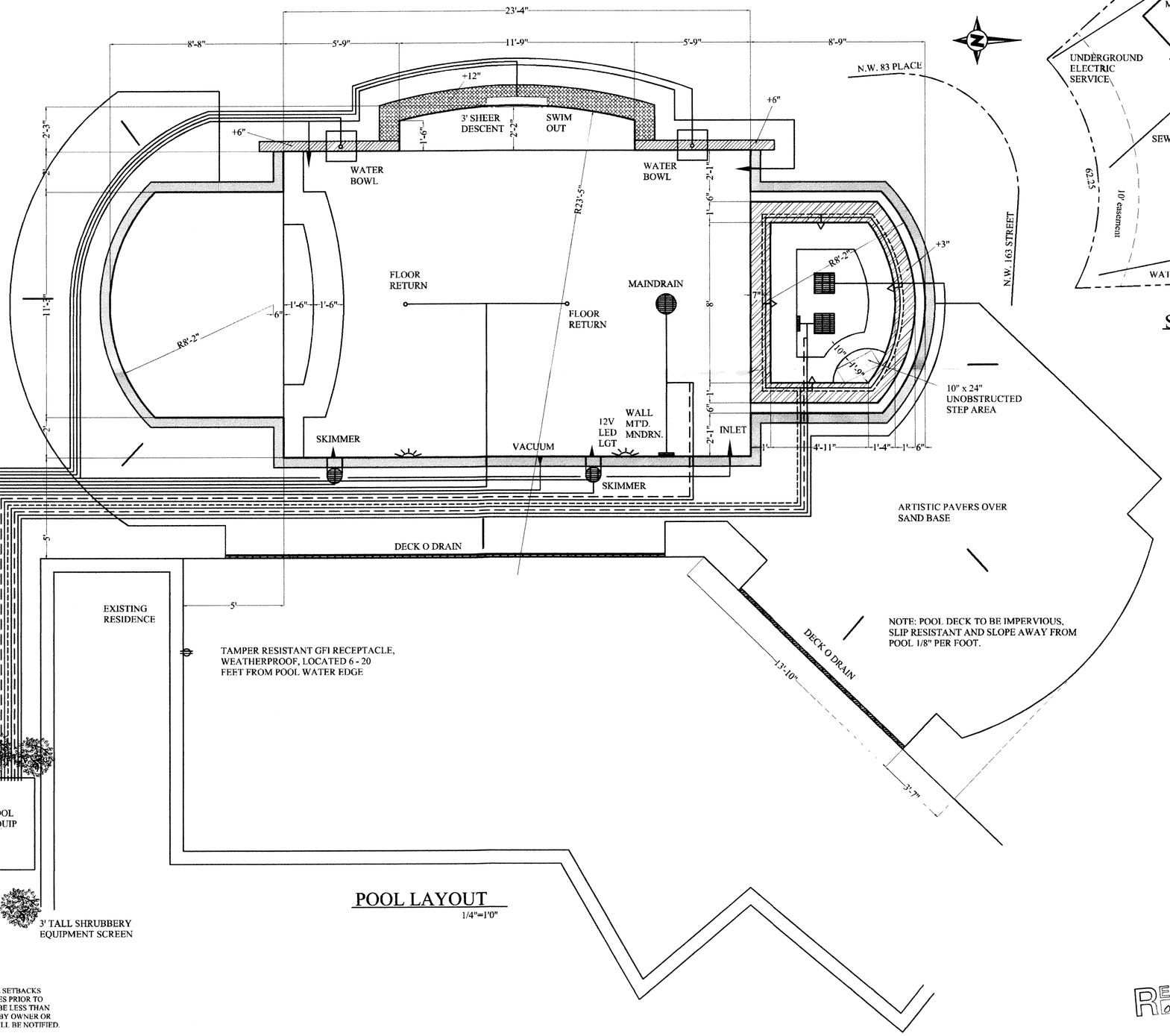
1. All work approved herein shall be in substantial compliance with the plans shown in Exhibit 1.

2. The Applicant shall obtain building permits for all requests approved herein, within one (1) year of the date of this approval. If said building permits are not obtained or an extension granted within the prescribed time limit, this approval shall become null and void.

3. Prior to approval of a final zoning inspection for the pool, the property owner shall have installed, and must perpetually maintain, an opaque fence or wall of at least six feet high along the northern property line.

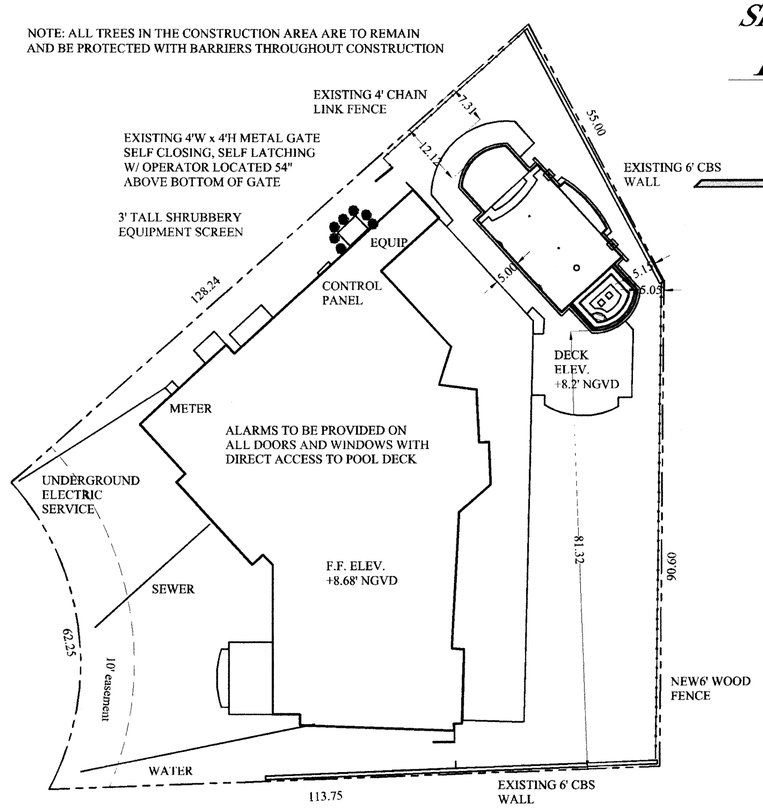
4. All construction shall comply with the restrictions in the Town's noise ordinance.

NOTE: ALL PIPING SHOWN ON THESE PLANS IS TO BE SCHEDULE 40, PVC-PW, NON THREADED, NSF APPROVED. PIPING SHOWN AS CURVED IS FOR LOCATION PURPOSES ONLY. ALL PIPING TO BE JOINED WITH APPROVED FITTINGS.



POOL LAYOUT
1/4"=1'0"

NOTE: ALL TREES IN THE CONSTRUCTION AREA ARE TO REMAIN AND BE PROTECTED WITH BARRIERS THROUGHOUT CONSTRUCTION



SITE PLAN
1"=20'

EXISTING 4'W x 4'H METAL GATE SELF CLOSING, SELF LATCHING W/ OPERATOR LOCATED 54" ABOVE BOTTOM OF GATE

ESSIG POOLS INC
1800 N.E. 151 STREET
North Miami, Florida 33162
(305) 949-0000 FAX: (305) 949-9171

KENNETH R. PFEIFFER, P.E.
8754 S.W. 206 LANE
Miami Florida 33189
(786) 235-2435 FAX: (786) 235-2494
e-mail: fankelpe@gmail.com

RESIDENTIAL POOL FOR
VILLAR RESIDENCE
8325 N.W. 163 STREET
MIAMI LAKES, FLORIDA

SEAL

NOTE: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

RECEIVED 04.05.16

LEGAL :
LOT 16 OF BLOCK 21
6TH ADDITION OF ROYAL OAKS
PLAT BOOK 133 AT PAGE 31
MIAMI-DADE COUNTY, FLORIDA

MAR. 14, 2016
KENNETH R. PFEIFFER. P.E. DATE
CIVIL ENGINEER
12292

MIAMI LAKES
Growing Beautifully

Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

"Villar Pool" VARH2016-0009 File #

03.16.16 Date Received

03.16.16 Date of Pre-application Meeting

32-2015-012-0160

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant Anibal & Ann Margaret Villar
   a. If applicant is owner, give name exactly as recorded on deed.
   b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
   c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

   Mailing Address 16351 NW 84 Ct

   City Miami Lakes State Florida ZIP 33016

   Tel. # (during working hours) 305-796-3704 Other 305-823-1751

   E-Mail: amdvillar@att.net Mobile #:

2. Name of Property Owner Same

   Mailing Address

   City State ZIP

   Tel. # (during working hours) Other

3. Contact Person Same

   Mailing Address

   City State ZIP

   Tel. # (during working hours) Other

   E-Mail: Mobile #:

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
   a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
   b. If metes and bounds description, provide complete description (including section, township, and range). c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

   6th Addition to Royal Oaks PB 133 Pg 31 Block 21 Lot16

MIAMI LAKES
Growing Beautifully

5. Address or location of property (including section, township, and range): see 15 town 52 Rng 40

6. Size of property: odd × _____ Acres 11,816 = .27ac

7. Date subject property ❑ acquired or ❑ leased 20 day of March

   Term of lease; _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

   No

9. Is there an option to ❑ purchase or ❑ lease the subject property or property contiguous thereto? ❑ Yes ❑ No

   If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

   No

10. Present zoning classification(s): _____ Present land use classification(s): Res 6 unit/Ac

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

    Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.

    ❑ District Boundary (Zone) Change(s):
    Zoning Requested: _____

    ❑ Future Land Use Map (FLUM) Amendment:
    Future Land Use Requested: _____

    ❑ Site Plan Approval _____

    ☒ Variance setback rear for a pool

    ❑ Preliminary Plat Approval: _____

    ❑ Final Plat Approval: _____

    ❑ Modification of Previous Resolution/Plan/Ordinance _____

    ❑ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ❑ Yes ☒ No

    If yes, applicant's name _____ Date of Hearing _____

    Nature of Hearing _____

    Decision of Hearing _____ Resolution # _____

13. Is this hearing being requested as a result of a violation notice? ❑ Yes ☒ No

    If yes, give name to whom violation notice was served _____

    Nature of violation _____

MIAMI LAKES
Growing Beautifully

14. Are there any existing structures on the property? ☒ Yes ☐ No

If yes, briefly describe Home under construction

15. Is there any existing use on the property? ☐ Yes ☐ No

If yes, what is the use and when was it established? No

6601 Main Street • Miami Lakes, Florida, 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI–DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: _____

   6th Addition to Royal Oaks PB 133 Pg 31 Block 21 Lot16

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature

Reinaldo Villar
Print Name

_____
Signature

Michelle Villar
Print Name

Sworn to and subscribed before me on the 3 day of MARCH, 2016. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)

LOURDES REYES
Notary Public - State of Florida
My Comm. Expires Jan 20, 2018
Commission # FF 072926

My Commission Expires:

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)
My Commission Expires: _____

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI–DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: _____

   6th Addition to Royal Oaks PB 133 Pg 31 Block 21 Lot16

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____ Ann Margaret Villar

Signature

Reinaldo Villar

Print Name

_____

Signature

Michelle Villar

Print Name

Sworn to and subscribed before me on the 3 day of MARCH, 2016. Affiant is personally known to me or has produced _____ as identification.

_____

Notary

(Stamp/Seal)

LOURDES REYES
Notary Public - State of Florida
My Comm. Expires Jan 20, 2018
Commission # FF 072926

My Commission Expires: _____

Witnesses:

_____

Signature

_____

Print Name

_____

Signature

_____

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____

Notary

(Stamp/Seal)

My Commission Expires: _____

Mr. & Mrs. Anibal Villar

16351 NW 84 Ct *Miami Lakes* Florida, 33016 Phone: 305-796-3704

RECEIVED 03.10.16

February 29, 2016

By Hand Delivery:

Mr. Brandon Shaad
Town Planner
6601 Main Street
Miami Lakes, Florida 33014-2268

Re: Non-use Variance
8325 NW 163 Street

Dear Mr. Schaad:

This shall constitute our letter of intent in support of our request. For a non-use variances to permit a swimming pool to setback 5ft from rear were a 7.5ft is required.

The subject property consists of a parcels approximately 11,816 sq. The subject property is presently zoned RU-1 Single family and is under construction with a single family. It is currently designated for Low- Medium Density on the Comprehensive Development Master Plan.

Attached I have provided prior approvals of similar pool variance that have been granted in the immediate area. (Exhibit A)

Based on the foregoing and your favorable review and recommendation on the application, is respectfully requested.

Sincerely,

Anibal Villar

Exhibit A

Zoning

Resolution Log

Please enter Section, Township and Range (STR):

SECTION / TOWNSHIP / RANGE: 15 (01-36) 52 (51-62) 40 (37-42)

If you do not know the STR, please type the Folio Number:

FOLIO NUMBER:

SEARCH Clear

NOTE:

Maps that include incorporated areas are displayed for historical purposes only. Information on these areas may not be current.

[143] resolution(s) found.

SECTION: 15 TOWNSHIP: 52 RANGE: 40

Resolution(s) Info.

Ref	Applicant	Resolution	Process Number	Legal	Type	Date Entered
47	Swissco Properties	EF-3-88		Trs. 38,39,40 / Fla. Fruit Lands Co. Subd. 1 (2-17)	To be in accordance w/plans prepared by design services assoc. 6 sheets last revision dated 2-12-88	10/08/2002
112	Dade County Public Works Dept.	EF-42&43-97		Guardhouse to be build in public right-of-way at NW 162nd st. & at NW 168th st. W. of NW 82nd ave. & Blockage of: NW 163 st. NW 164st. NW 165st. NW 167st. NW 169st. all W of NW 82 ave.	Apprv. conds: to be constructed in accordance to plans prepared by C.A.P. Engineer'g Consultants Inc. consist'g of 16 sheets with no specific date to refer to & subj. to the follow'g req.: /1. The guard houses must be manned 24 hrs. for 365 days a year. / 2. Lndscp'g plans must be apprv. by Plann'g Sec. prior to the issuance of a bldg. perm.	10/08/2002
142	J & E Developers, Inc.	RO1-27-AV		Lot 71, Blk. 13, 8th Addition to Royal Oaks, PB. 136, Pg. 58	A res. of the Town Council of the town of Miami Lakes, FL.: approving nuv filed in accordance with sec.33-36.1 of the town code for property zoned RU-1 located at lot 71, Blk. 13 of the 8th addition to Royal Oaks, PB. 136, Pg. 58; to allow a propose single family res. with a lot coverage of 42% where 35% is permitted.	08/23/2001
125	Armando & L. Carache	AV-134-99 revised		Lot 66 / Blk.13 / 8th add. / Royal Oaks (136-58)	N.U.V. of set. req. to perm.a prpd. S.F.R. to set.. 12.5' from the rear W.P.L. where 25' is req. / N.U.V. of lot cvrg. req. to perm. the aforementioned S.F.R. with a tot. lot cvrg. of 39% where 35% is perm.	10/08/2002
141	Milady Gonzalez-Yazbek	R01-35-AV		Lot 2, Blk. 1, Royal Lakes Estates, PB. 148, Pg.44	A res. of the town council of the town of Miami Lakes, Fl.; Denying application No. V2000000270 requesting NUV in accordance with section 3336.1 of the town code for property zoned RU-1 located at 7861 NW 160th Terr. to allow a rear set. line of 16.75' and to allow a maximum lot coverage of 37.09% of the lot.	08/16/2001
121	LOXCOM II INC.	EF-17&18-98		Port. Trs. 61-64 / Fla. Fruit Lands Co.Sub. (2-17)	Apprv. conds: to be constructed in accordance with plans prepared by Ramon Pacheco Architect & Planner consist'g of 4 sheets (A-1 to A-4)dated received by ZHS on september 29 1998 & subject to the follow'g req. / 1. Lndscp'g plans to be apprv. the Plann'g Sec. prior to bldg. perm. / 2. Emergency & visitor lane to be located adjacent to guard house.	10/08/2002
143	Hector & Maria Maestri	03-114-Z	Z2002000252	Lot 52, blk 1. Graham West.(140-14).	N.U.V. of set. req. to permit a swimming pool set. 5' fom the rear (S.) P.L. and set. 7.5' from the int. side (W.) P.L. N.U.V. of set. req. to permit a cabana bath/storage closet and gazebo set. 5' from the int. side (E.) P.L. N.U.V. of set. eq. to permit a residence set. 7.03" from the int. side (E.) P.L.. N.U.V. of L.C. req. to permit a residence w/ a L.C. of 35.07%.	06/28/2003
139	Royal Oaks Homeowners	CZAB61200	Z2000000188	Lot 1 / Blk.28 / Royal Oaks / 8th add. / (136-58)	U.U. to perm. prvt. recreation facility to wit: A playground area.	10/08/2002
138	Lowell Dunn	CZAB61100	Z2000000177	Tr.47 & 48 / Fl. Fruit Land Co. (2-17)	U.U. to perm. the excavation & fillin of an exist'g lake	10/08/2002
136	Pedro Hernandez	CZAB6600	Z2000000038	Lot 8 / Blk.2 / Royal Pointe (138-61)	N.U.V. of set. req. toperm. a red. to set. a min. of 12.83' (25'req) from the rear N.P.L. / N.U.V. of zon'g reg. req. all accessory structures to be located behind the principal res.; to waive same to perm. an entrance gazebo to be located in front of the principal res. (not	10/08/2002

					perm) / N.U.V. of set. req. to perm. the pool to set. 50'; the aforementioned entrance gazebo to set. 25.33' & the cabana/bath/gazebo structure to set. 28' (75'req each)from the front S.P.L.	
130	PRI 2 CORP	CZAB6100	Z1999000304	Lot 32 / Blk. 6 / Primavera / 1st add (154-20)	N.U.V. of set. req. to perm. a prpd. S.F.R. to set. 17.5' (25'req) from the rear W.P.L.	04/20/2001
129	The Billiard Club	CZAB6999	Z1999000303	Port. Trs. 54,55 & 56 / Fla. Fruit Lands Co. (2-17)	N.U.V. of zon. reg. limit'g the sale of alcoholic beverages for consumption on the permises in bars on weekdaysbetween the hours of 8:00 a.m. & 1:00a.m. on the follow'g day & on Sunday between the hours of 10:00a.m. for the sale of berr & 5:00 p.m. fro the sale so other alcoholic beverages to 1:00 a.m. on the follow'g Monday; to vary same to perm. the consuption of alcoholic beverages on the primeses until 3:00a.m. on Sunday through Thursday & until 4:00 a.m. on Friday & Saturday. / Mod. of cond. # 6 of res. CZAB6-7-99 passed & adopt. by CZAB # 6 on the 21st day of July,1999.	10/08/2002
132	West Lakes Estates Inc.	CZAB6400	Z1999000230	Lots 16,17,21,22,23 / Blk.1 / Lots 4,5,9,10,11,12,13 / Blk.3 / Primavera (151-42)	N.U.V. of set. req. to perm. S.F.R. on certain lots with a min. set. of 20' from the front P.L. (limited to a max. of 2 lots)	10/08/2002
123	The Billiard Club Inc.	CZAB6799	Z1999000158	Port. Trs. 54,55 & 56 / Fla. Fruit Lands Co. (2-17)	S.E. to perm. a bar in conjunction with a prpd. billiard hall / S.E. of spc'g req. as applied to alcoholic beverage establishments to perm. the aforementioned bar in conj. with a billiard hall to be spc. less than the req. 1,500 from other exist. alcoholic beverage establishments.	10/08/2002
128	City Nat. Bank of Miami Land Trust	CZAB6899	Z1999000149	Port. Trs. 1-3 / Fla. Fruit Lands Co. (2-17)	AU to RU-1 / S.E. to perm. a prpd. res. devel.	10/08/2002
122	Lovell Inc. (reformed by res. Z-17-99)	Z-7-99	Z1999000100	Tr. 49 / Fla. Fruit Lands Co. (2-17)	AU to RU-1 / S.E. to perm. site plans apprv. for a prpd. S.F.R.D. / N.U.V. of zon'g reg. req. half sec. line rights-of-way to be 70' in width; to waive same to perm. 0' dediction (35'req) on the south side of theoretical NW 162nd st. adjacent to the subj. prpt.	10/08/2002
115	JM / AP INVESTORS I, L.P.	CZAB61298	Z1998000146	Port. Tr. 54,55 & 56 / Fla. Fruit Lands Co. (2-17)	S.E. to perm. a cocktail lounge in conj. with a rest. / S.E. of spc'g req. as applied to alcoholic beverage establishments to perm. them to be spc. less than the req. 1500' from other exist. establishment.	10/08/2002
117	Estate of E.B. Lovell	Z-6-99	Z1998000113	N 1/2 of Tr. 51, less W 30' / Fla. Fruit Lands Co.Sub. # 1 (2-17)	AU to RU-1 / S.E. to perm. site plan apprv. for a prpd. S.F.R.D.	10/08/2002
116	Estate of E.V. Lobell	CZAB6598	Z1997000124	Port. Tr. 58 & Tr. 59 & 60 & Port. Tr. 61 / Fla. Fruit Lands Co.Sub. (2-17)	AU to RU-1 / S.E. to perm. site plan apprv. for a prpd. S.F.R.D. / U.U. to perm. a lake exc. with the follow'g slopes: / Being at an elevation of +7.7'; thence slope downward 3' horizontal to 1' vertical for a distance of 25.2'; thence a horizontal shelf for a distance of 5'; tence a deep cut to a min. elevation of -10; said point being the bottom of the lake. / N.U.V. of zon. & subd. reg. req. each lot to have frntg. on a public st. & req. each lot to have access to a public st.; to waive same to perm. the aforementioned devl. to have 0' (75'req)frntg. on a public st. & to have access to a public st. by means of a prvt. dr. / U.U. to perm. an entrance feature consist'g of a 6' masonry wall inset with metal fenc'g & also includ'g lndscp'g & guard house to control ingress/egress. / U.U. to perm. a lift station.	10/08/2002
111	Aero Hardware & Supply Inc.	CZAB6497	Z1997000035	Tr. B MA at Miami Lakes (126-40)	RU-5A to RU-4A / Deletion of cond. #1 of a decl. of restr. covenant as it applies to the subj. prpt. runn'g with the land recorded in O.R.B. 11357 pgs. 396-400 said decl. acccepted pursuant to res. Z-2-82,passed & adopt. by BCC on the 7th day of January,1982,as follows: "1. That the prpt. will be devl. substantially in accordance with the plans entitled 'Professional Office Park for Interamerican Development Inc.; prepared by Jorge Khuly/Architect, dated August 31,1981, a complete set. of which has been furnished to the County & is part of the zon'g file in the matter described above." / The prps. of the req. is to allow the applicant to submit revised plans indict'g a prpd. hotel consist'g of 2-3 story bldg. / N.U.V. of park'g reg. to perm. park'g w/in 25' of the official right-of-way line of NW 154th st. (not perm)	10/08/2002
137	Sonny(Sidney)& Florence Fox	Z-163-96	Z1996000475	Port. Trs. 52 & 53 / (138-76)	Change from AU to RU-4A	10/08/2002
109	RUTH LOVELL AND RAY O LOVELL	Z-92-97	Z1996000360	Port. Trs. 61-64 / Fla. Fruit Lands (2-17)	AU to RU-1 / S.E. to perm. site plan apprv. for S.F.R.D. / U.U. to perm. a lake exc. with the follow'g lake slope: / Beginn'g at the top of slope at elevation +7.7'; thence a downward slope of 1' vertical to 3' horizontal to a point; said point being a 5' horizontal shelf; thence a deep cut to the lake bottom as material perm./ N.U.V. of zon. & subd. reg. req. lots to front on a public st.; to waive same to perm. a lot with 0' frntg. (75'req) & to perm. access to a public st. by means of a prvt. dr.	10/08/2002
108	Adeline K. Feeny	Z-184-96	Z1996000323		D.B.C. from AU to RU-1	10/08/2002

				W 1/2 less W 1/3 / Trs. 1-3 / Fla. Fruit Lands (2-17)		
95	Lovell Inc.	Z-160-95	Z1995000170	Port. Tr. 4-7 / Fla. Fruit Lands Co.Sub. (2-17) Tr. A FCTC VALKAR (130-5)	D.B.C. from AU to RU-1	10/08/2002
94	Giuseppe & Sergia Calabrese	5-ZAB-224-95	Z1995000072	Lot 1 / Blk. 18 / 4th add. / Royal Oaks Subd. (131-53)	N.U.V. of set. req. to perm. an open porch add. to a res. set. 10' 6" (25'req) from the rear S.P.L. / N.U.V. of set. req.to perm. a prpd. 4' 1"x7' 3" strg-rm. add. to a res. set. 5' 7" (7' 6" req) from the interior side E.P.L.	10/08/2002
93	Robert De La Vega	5-ZAB-47-95	Z1994000603	Lot 57 / Blk.1 / Graham West (140-14)	N.U.V. of set. req. to perm. the prpd. S.F.R. balcony set. 19'(25'req) from the rear W.P.L.	10/08/2002
81	Lewis V. Swezy Anilouise Boyd , Joseph Boyd	Z-1-93	Z1992000081	Tr. 8 / Fla. Fruit Lands Co.Sub. 1 (2-17) less right-of-way for Palmetto Expressway ,less W 30' of the tr.8	A district boundary change from AU to RU-1 S.F.R. / U.V. of zon. reg. req. half sec. lines to be 70' in width; to waive same to perm. 0' dedication (35'req) on the north side of theoretical NW 162nd st. adjacent to the subject prpt.	10/08/2002
76	GEORGE & GAIL SEGAL	Z-19-92	Z1991000729	Tr.50 E / Fla. Fruit Lands Co.Sub. (2-17)	Boundary change from AU to RU-1	10/08/2002
88	R.O. & E.B. Lovell	Z-87-92	Z1991000298	Port. tr. 58 / Fla. Fruit Lands Co.Sub. 1 (2-17)	A district boundary change from AU to RU-5A (semiprofessional office) / U.U. to perm. 2 entrance feature;to wit entrance features consist'g of 7.5' high decorative masonry walls containin'g a sign with copy "Royal Oaks Office Plaza" & logo locted at the entrance to the devl. from NW 79 th ave. 7 NW 82nd ave. / N.U.V. of set. req. to perm. prpd. office bldg. set. 15' (25'req)from the rear N & S P.L. & set. 10'(15'req) from the interior side E.& W.P.L. / N.U.V. of zon. reg. as applied to walls to perm. a 7.5' high wall (5'high perm) along the rear N. & S.P.L. / N.U.V. of zon. reg. as applied to bldg. hgt. to perm. the prpd. 1 story bldg. with a max. hgt. of 25'(24'perm)& the prpd. 2 story bldg. with a max. hgt. of 35' (24'perm) / N.U.V. of sign reg. to perm. 23 16sq.ft. detached signs (none perm) / N.U.V. of sign reg. to perm. 1 40sq.ft. detached sign (none perm) ~proffered declaration of restricrive dovenant	10/08/2002
72	Lowell & Betty Dunn	Z-56-91	Z1990000256	Tr. 47 & 48 / Fla. Fruit Lands Co.(2-17)	D.B.C. AU to Ru-1	10/08/2002
55	The Graham Companies	Z-139-90	Z1990000126	Tr.33-35 / Fla. Fruit Lands (2-17) less W 265' & N 150'	D.B.C. AU & RU-1 to RU-1 / Var. to perm. access to public st. by prvt. dr. / U.U. to perm. entr. feat. w/gate house & w/entr. & exit control gates.	10/08/2002
53	Swissco Corporate Center LTD.	4-ZAB-60-90	Z1989000736	Tr.B / Swissco Sub. (113-83)	N.U.V. of sign reg. to perm. 2 wall signs (1perm) each sign contain'g 71.25sq.ft.(12sq.ft.perm)	10/08/2002
52	American Hills Developers	4-ZAB-452-89	Z1989000627	Lot 1-22 / Blk.5 & 6 / Lot 1-8 / Blk.7 / Lots 1-10 / Blk.8 / Lot 4-15 Blk.3 / Lot 6-13 Blk.4 / Royal Lakes First (137-52)	N.U.V. of lot cvrg. req. to perm. a lot cvrg. of 40%(35% perm)on 83 lots. / N.U.V. of set. req. to perm. pool screen enclosures to set. 2' from the rear P.L.(6'req) on the aforementioned lots.	10/08/2002
50	American Hills Dev. Inc.	4-ZAB-206-89	Z1989000156	Port. tr. 25-28 / Fla. Fruit Lands	N.U.V. of set. req. to perm. swim-pool set. 4' (7.5'req) from rear P.L. of lots /within sub. Royal Lakes 1st add.	10/08/2002
51	Luis A. & Ibis Alvarez	4-ZAB-192-89	Z1989000070	Lot 29 / Blk.16 / 4th add. / Royal Oaks (131-53)	N.U.V. lot cvrg. req. to perm. s/f res. lot cvrg. 37% (35% perm) ~3conds~	10/08/2002
49	Jose A. & Alba Naranjo	4-ZAB-193-89	Z1989000069	Lot 28 / Blk.16 / 4th add. / Royal Oaks (131-53)	N.U.V. of lot cvrg. req. to perm. a prpd. S.F.R. with a lot cvrg. of 37%(35%perm)	10/08/2002
48	Audelina & Lazaro Rodriguez	4-ZAB-120-89	Z1988000861	Lot 10 / Blk. 18 / 4th add. / Royal Oaks (131-53)	N.U.V. of lot cvrg. req. to perm. a prpd. res. with lot cvrg. of 37% P.U.P.	10/08/2002
43	Sidney Crown	Z-271-88	Z1988000590	Tr. 37 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1 / Var. 24 lots with frntg. on a prvt. dr. &75'frntg. req on a public st.) 5conds	10/08/2002
42	The Graham Co.	Z-266-88	Z1988000469	W 265' Tr. 34& 35 / Fla. Fruit (2-17)	D.B.C. AU to RU-1	10/08/2002
45	Pablo R. & Marianela Garcia	4-ZAB-392-88	Z1988000411	Lot 13 / Blk.21 / 6th add. / Royal Oaks (133-31)	N.U.V. of lot cvrg. req. to perm. a prpd. covered terrace to a S.F.R. with a tot. lot cvrg. of 389	10/08/2002
44	Swissco Properties	4-ZAB-346-88	Z1988000386	Royal Palm North (133-90)	N.U.V. of zon. & subd. reg. to perm. 85 lots with frntg. on a prvt. dr. & to perm. access to a public st. by means of s prvt. dr. / S.E. to perm. the refac'g of 10 lots in a platted subd. with the widest frntg. on a prvt. dr. as the official front lot line & the narrowest frntg. on a prvt. dr. as the side st. lot line	10/08/2002
41	DOM, INC.	Z-214-88	Z1988000235	Tr.36 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
36	Sidney & FlorenceFox Tr.	Z-175-88	Z1987000956	S 187' Tr. 53 & N1/2 Tr. 54 less W 625'	D.B.C. AU to RU-4A / Var. 30 sq.ft. detached sign (24sf perm) P.U.P. 3 conds. & Declarations of Restrictions	10/08/2002
32	R.O. Lovell & E.B. Lovell	Z-36-88	Z1987000911	Tr. 29 to 32 less N 70' E 780' / Fla. (2-17)	D.B.C. AU to RU-1 / Var. 40% lot cvrg. on lots 1-34 Block 29;38% on lots 13-24 block 9 lots 47-74 block13 lots 1-14 block 27 lot 1 block28 lots 1-24 block 30~ 5 conds~	10/08/2002
34	1986 Luxury Dev. Assoc.	4-ZAB-83-88	Z1987000861	E 286' of E 1/2 of tr. 57 / Fla. Fruit Lands Co. Subd. (2-17)	N.U.V. of sign reg. to perm. a wall sign of 104 sq.ft. & a detached sign of 40 sq.ft. P.U.P.	10/08/2002
37	CHARCOALS TWO, INC.	4-ZAB-26-88	Z1987000846	Tr. A / Royal Oaks Plaza (130-29)	U.V. & S.E. to perm. a night club in the BU-1A zone / S.E. to perm. the prpd. night club to be spc. less than	10/08/2002

					1,500 from exist. place of business hav'g an alcoholic use P.U.P.	
33	Palmetto Square Associates LTD.	4-ZAB-431-87	Z1987000657	Port.tr. 54 to 56 / Fla. Fruit Lands Co. Subd. (2-17)	N.U.V. of park'g req. to perm. a shopp'g center with 703 park'g spcs. P.U.P.	10/08/2002
31	The Graham Co.	Z-300-87	Z1987000605	Tr. 39 & 40 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. AU to RU-1	10/08/2002
30	Alfred R. Camner,Success	Z-299-87	Z1987000604	Tr. 38 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
29	Swissco Properties	4-ZAB-392-87	Z1987000430	Port. tr. 57 / Fla. Fruit Lands Co. Subd. #1 (2-17)	N.U.V. of zon. reg. to perm. an office bldg. in the RU-5A district with 47' hgt. & with 4 stories P.U.P.	10/08/2002
35	Lovell, Inc.	Z-163-87	Z1987000198	Tr. 23,24 & 25 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
28	Sidney Crown ET AL	Z-104-87	Z1987000009	Trs. 26-28 / Fla. Fruit Lands Co. (2-17)	D.B.C. AU to RU-1	10/08/2002
27	Lowell S.& Betty L. Dunn	Z-103-87	Z1987000008	Tr. 33 Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
26	Lovell Inc.	Z-17-87	Z1986000704	Trs. 21 & 22 / Fla. Fruit Lands Co. (2-17)	D.B.C. AU to RU-1	10/08/2002
25	Swissco Properties	Z-289-86	Z1986000674	E 286' Tr. 57 / Fla. Fruit Lands Co.. (2-17)	D.B.C. RU-5A to RU-4A / Declaration of Restrictions ~	10/08/2002
24	R.O. & E.B. Lovell	Z-212-86	Z1986000447	Tr. 9 to 12 & N 150' Tr. 64 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
22	R.O. LOVELL, E.B. LOVELL AND LOVELL,INC.	Z-109-86	Z1986000104	Tr.17 less N 70' & tr. 18 / Fla. Fruit Lands Co. (2-17)	D.B.C. AU to RU-1	10/08/2002
21	Swissco Properties, LTD.	Z-102-86	Z1986000020	E 1/2 tr. 57 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. AU to RU-5A	10/08/2002
23	Frank & Ilene Alter Tr.	4-ZAB-110-86	Z1985000413	Port. tr. 5 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. to perm. a prpd. antenna tower & a prpd. bldg. to house the transmitter & other related equipment / N.U.V. of set. req. to perm. the prpd. 150' tower set 104' from the rear N.P.L. to set. 152.8' from the interior side E.P.L. & to set. 70' from the front S.P.L. / N.U.V. of lot area req. to perm. a parcel of land with 2.66 acres area & other with 0.94 acre P.U.P.	10/08/2002
20	R. O. AND E. B. LOVELL	4-ZAB-143-85	Z1984000720	Port. trs. 54-56 / Fla. Fruit Lands Co. Subd. (2-17)	S.E. to perm. site plan apprv. of a shopp'g Center Devl. / U.V. to perm. outdoor strg. in conj. with a prpd. home improvement store in the BU-1A zone as would be perm. in the BU-3 zone P.U.P.	10/08/2002
19	R. O. LOVELL AND E. B. LOVELL	Z-242-84	Z1984000560	Trs. 19 & 20 / Fla. Fruit Lands (2-17)	D.B.C. AU to RU-1	10/08/2002
18	Lowells & Betty L. Dunn	4-ZAB-245-84	Z1984000209	Trs. 47 & 48 / Fla.	Mod. of conds. # 1 & 2 of res. 4-ZAB-302-79 adopt. by ZAB on 8-13-79	10/08/2002
16	Sidney Crown	Z-221-82	Z1982000414	Tr.21 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. RU-1 to AU	10/08/2002
15	R.O. AND E. B. LOVELL	Z-220-82	Z1982000413	Tr.20 &29 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. RU-1 to AU	10/08/2002
14	R.O. & E.B. Lovell	Z-219-82	Z1982000412	Tr. 17 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. RU-1 to AU	10/08/2002
13	R.O. & E.B. Lovell	Z-218-82	Z1982000411	S1/2 Tr.54 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. AU to BU-1A P.U.P.	10/08/2002
12	Howard Beck	Z-2-82	Z1981000003	W1/2 Tr. 57 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. AU to RU-5A / Var. waive req. 5' decorative masonry wall or wood fence along east line ~ Restrictive Covenants~	10/08/2002
11	LOWELL & BETTY DUNN	4-ZAB-302-79	Z1979000313	Trs. 41 to 48 / Fla. Fruit Lands Co. Subd. (2-17)	Mod. of cond.#1 of res. 4-ZAB-101-70 adopt. by ZAB on 3-9-70 / S.E. & U.U. to perm. expansion of exist. lake exc. on adjacent prop.	10/08/2002
10	George & Gail Segal	4-ZAB-435-78	Z1978000550	Tr. 50 / Fla. Fruit Lands Co. Subd. (60-91)	S.E. to perm. wxpansion of apprv. tennis club / N.U.V. of sign reg. to perm. a 90sq.ft. sign / Mod. of apprv. plans pursuant to res. 4-ZAB-163-77 adopt. by ZAB on 5-9-77.	10/08/2002
9	E. B. LOVELL AND R.O. LOVELL	4-ZAB-367-78	Z1977000710	Port. tr. 13 & 14 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. to perm. a lake exc.	10/08/2002
8	Lowells Dunn	4-ZAB-45-78	Z1977000623	Tr. 41 to 46 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. to perm. a trailer watchman's qtrs.	10/08/2002
6	E.B. & R.O. Lovell	Z-254-77	Z1977000448	W 1/6 tr. 1-3 & 13,17,20,21,29 (2-17)	D.B.C. AU to RU-1 / 1250 sf.	10/08/2002
7	E.P. & R.O. lovell	Z-138-78	Z1977000447	Port. tr. 55 &56 / Fla. Fruit Lands Co. Subd. (2-17)	D.B.C. AU to BU-1A ~cond~P.U.P.	10/08/2002
5	GEROGE & GAIL SEGAL	4-ZAB-163-77	Z1977000029	Port. tr.50 / Fla. Fruit Lands Co. Subd. (60-91)	S.E. & U.U. expan tennis club / Mod. cond. #2 res. 4-ZAB-186-76	10/08/2002
4	GEORGE & GAIL SEGAL	4-ZAB-186-76	Z1975000123	Port. tr. 50 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. perm. 10 tennis ct. 4 view'g pads a practice ct.nrsr. club house pro shop & sitting areas / S.E. perm. tennis ct. lights / Var. set. & sign reg. perm. 33.75sf illuminated sign (11/2sfperm)& set. 7' (15'req) front E.P.L. P.U.P.	10/08/2002

3	INDIAN HILL NURSERY, INC.	Z-277-74	Z1974000244	Tr. 41,42,43,44,45,46 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. perm. a trailer as a watchman's qtrs. for a period not to exceed 3 years expires 10-7-77	10/08/2002
2	LOWELL S. DUNN	4-ZAB-101-70	Z1970000063	Tr. 41-46 / Fla. Fruit Lands Co. Subd.	Mod. cond. #1 & 2 res. Z-188-69	10/08/2002
1	LOWELL S. DUNN	Z-188-69	Z1969000115	Tr.41-46 / Fla. Fruit Lands Co. Subd. (2-17)	U.U. to perm. a lake exc.	10/08/2002
135	Mario Hernandez	N/A	V2000000082	Lot 9 / Blk.14 / 2nd add. / Royal Oaks (130-30)	N.U.V. of lot. cvrg. req. to perm. a prpd. S.F.R. w/a tot. lot cvrg. of 40.45% where 35% is perm.	10/08/2002
134	Delfo S. & Rebbecca De La Torre	N/A	V2000000044	Lot 2 / Blk.30 / 8th add. / Royal Oaks (136-58)	N.U.V. of set. req. to perm. exist. S.F.R. w/a set. var'g 7.44' to 7.49' (7.5'req) interior side E.P.L. & a min. 7.44' (7.5'req) interior side W.P.L.	10/08/2002
133	Lazaro & Esther Hernandez	N/A	V2000000020	Lot 8 / Blk.26 / 7th add. Royal Oaks (134-38)	N.U.V. of lot cvrg. req. to perm. exist. res. w/a tot. lot cvrg. of 37.99% (35%perm) / N.U.V. of set. & spc'g req. to perm. exist. pool cabana to set. 7.4'(7.5'req) from the inetrior side N.P.L. & to be spc. 9.9' (10'req) from the principal bldg. /N.U.V. of hgt. req. as applied to walls & fences to perm. exist. 6.5' wall (6'perm) on interior N & S P.L. & rear W.P.L.	10/08/2002
127	Frank & Cheryl Hall	N/A	V1999000188	Lot 31 / Blk.12 / 5th add / Royal Oaks (132-49)	N.U.V. of set. req. to perm. a prpd. S.F.R. to set. 22.29' from the rear N.P.L. where 25' is req. / N.U.V. of set. req. to perm. a prpd. swim-pool to set. 7' from the rear N.P.L. where 7.5' is req.	10/08/2002
131	E. Servillo & A. Sigler	N/A	V1999000172	Lot 11 / Blk. 9 / 2nd add. Royal Oaks (130-30)	N.U.V. of lot cvrg. req. to perm. exist. S.F.R. with a tot. lot cvrg. 36.88% where 35% is perm. / N.U.V. of set. req. to perm. exist. gazebo to set. a min. of 5.7' front the interior side. S.P.L. where 7.5' is req. & to set. 4.6' from the rear W.P.L. where 5' is req. / N.U.V. of spc'g req. to perm. exist. gazebo to be spc. 7.1' from the exist. S.F.R. where 10' is req.	10/08/2002
126	Felix & Arlene Trujillo	N/A	V1999000154	Lot 15 / Blk.10 / 1st add. / Royal Oaks (127-95)	N.U.V. of lot cvrg. req. to perm. a prpd. S.F.R. with a lot cvrg. of 37.19% where 35% is perm. / N.U.V. of set. req. to perm. a prpd. S.F.R. to set. 14.25' from the rear S.P.L. where 25' is req. & to set. 14.69' from the side st. E.P.L. where 15' is req.	10/08/2002
124	Armando & Lourdes	N/A	V1999000134	Lot 66 / Blk.13 / 8th add. / Royal Oaks (136-58)	N.U.V. of set. req. to perm.a prpd. S.F.R. to set.. 12.5' from the rear W.P.L. where 25' is req. / N.U.V. of lot cvrg. req. to perm. the aforementioned S.F.R. with a tot. lot cvrg. of 39% where 35% is perm.	10/08/2002
119	Raul & Alina Soto	N/A	V1999000054	Lot 12 / Blk.17 / Royal Oaks (131-53)	N.U.V. of lot cvrg. req. to perm. a prpd. S.F.R. with a tot. lot cvrg. of 37% where 35% is perm.	10/08/2002
120	Humberto & Cristina Garcia	N/A	V1999000012	Lot 15 / Blk.27 / 8th add. / Royal Oaks (136-58)	N.U.V. of fence hgt. req. to perm. a 7' high masory wall along a port. of the st. side W.P.L. where 6' is perm. / N.U.V. of zon'g reg. to perm. a prpd. masonry wall w/in the safe sight distance triangle with a hgt. of 7' along the side st. W.P.L. w/in 10' of the edge of a driveway lead'g to a public right-of-way where a hgt. of 2.5' is perm.	10/08/2002
118	Gregorio & Ayvin Gonzalez	N/A	V1998000035	Lot 8 / Blk.16 / 3rd add. / Royal Oaks (130-64)	N.U.V. of set. req. to perm. a prpd. swim-pool to set. 5' from the rear S.P.L. where 7.5' is req./ N.U.V. of lot cvrg. req. to perm. a prpd. S.F.R. with a lot cvrg. of 39.41% where 35% is perm.	10/08/2002
113	Juan Carlos Uribarri	N/A	V1998000021	Lot 6 / Blk.26 / 7th add. / Royal Oaks (134-38)	The above named applicants are seek'g administrative apprv. for a var. of zon'g reg. to perm a prpd. S.F.R. located W of 84 ave. & N of NW 162 st. more particularly described as: Lot 6 blk. 26 7th add. to Royal Oaks sec. 15 Township 52 south,Range 40 east, Miami Dade County, Fla. / The prpd. S.F.R. will have a lot cvrg. of 38% where 35% is perm.	10/08/2002
114	Ramon & Maria De Valle	N/A	V1998000009	Lot 21 / Blk.17 / 4th add. / Royal Oaks (131-53)	Var. of set. req. to perm. a prpd. swim-pool & spa in connection with the exist. S.F.R. which is located at 7915 NW 162st. / The prpd. swim-pool & spa will st. vary'g from 9.67' to 5' from the interior side NE.P.L. where 10' is req.	10/08/2002
110	Jose Caballero	N/A	V1997000156	Lot 42 / Blk.12 / 5th add. / Royal Oaks (132-49)	Var. of set. req. to perm. a prpd. swim-pool in connection with the aforementioned res. located at 16541 NW 82 pl. / The swim-pool will set. 7.5' from the interior side N.P.L. where 10' is req. & 4' from the rear E.P.L. where 7.5' is req.	10/08/2002
107	Alex & Ana Rodriguez	N/A	V1997000112	Lot 4 / Blk.26 / 7th add. / Royal Oaks (134-38)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. located at 16290 NW 84 ave / The prpd. lot cvrg. will be 38% where 35% is perm.	10/08/2002
106	Alberto Perdigon	N/A	V1997000103	Lot 15 / Blk. 11 / 1st. add. / Royal Oaks (127-95)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located at 8261 NW 166 terr. / The res. will set. 20' from the front S.P.L. where 25' is req. & will set. 5' from the interior side E & W P.L. where 7.5' is req. / The applicant is also request'g a var. to perm. a prpd. accessory bldg. (gazebo) to set. 4' from the interior side W.P.L. where 7.5' is req. & 3' from the rear N.P.L. where 5' is req. in add. a var. of lot cvrg. req. is being requested to perm. the prpd. res. to hve a lot cvrg. of 36% where 35% is perm.	10/08/2002

105	Luis & Olga L. Martin	N/A	V1997000007	Lot 18 / Blk.13 / 2nd add. / Royal Oaks (130-30)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located 16915 NW 83 ct. / The S.F.R. will set. 22.33' from the rear E.P.L. where 25' is req. in add. a var. of lot cvrg. req. is requested to perm. a lot cvrg. of 41% (35%perm)	10/08/2002
104	Jose & Natacha Caballero	N/A	V1996000179	Lot 42 / Blk.12 / 5th add. / Royal Oaks (152-49)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located at 16541 NW 82 pl. / The res. will set. 23' from the rear E.P.L. where req. will set. 23' from the front W.P.L. where 25' is req. & will result in a lot cvrg. of 42% where 35% is perm.	10/08/2002
103	Nilo & Lucy Ventura	N/A	V1996000120	Lot 24 / Blk.30 / 8th add. / Royal Oaks Sub. (136-58)	Var. of set. & spc'g req. to perm. a prpd. swim-pool & a gazebo in connection with an prpd. S.F.R. at 8615 NW 168 terr. / The swim-pool will set. 7.5' from the interior side E.P.L. where 10' is req. 7 4' from the rear N.P.L. where 7.5' is req. / The gazedo will set. 15' from the side W.P.L. where 20' is req. & will be spc. 9' from the principal res. where a spc'g of 10' is req.	10/08/2002
102	Manuel & Beatriz Quintero	N/A	V1996000119	Lot 12 / Blk. 30 / 8th add. / Royal Oaks Sub. (136-58)	Var. of set. & spc'g req. to perm. a prpd. swim-pool & a gazebo in connection with a prpd. S.F.R. at 8420 NW 169 terr. / The swim-pool will set. 10' from the side st. E.P.L. where 20' is req. & 4' from the rear S.P.L. where 7.5' is req. / The gazebo will be spc. 7' from the principal res. where a spc'g of 10' is req.	10/08/2002
96	Alicio Pina	N/A	V1995000238	Lot 22 / Blk.6 / Royal Lakes Subd. / 1st. add. (137-52)	Var. of fence hgt. req. to perm. a prpd. wall to be erected on a prpt. located at 8561 NW 163 tr. / The wall will be 8' in hgt. , where 6' is perm.	10/08/2002
100	Sebra Lakes LC	N/A	V1995000196	Lot 9 / Blk.2 / 1st.add. / Royal Palm North Subd. (135-51)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located at 15545 NW 82nd pl. / The S.F.R. will set. 20' from the front E.P.L. where 25' is req. & 16' from the rear W.P.L. where 25' is req. / The prpd. S.F.R. will result in a lot cvrg. of 38.6% where 35% is perm.	10/08/2002
101	Omar Rivero	N/A	V1995000149	Lot 8 / Blk.15 / 3rd add. / Royal Oaks Sub. (130-64)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. located at 8010 NW 166 st. / The prpd. res. will result in a 40% lot cvrg. where 35% is perm.	10/08/2002
99	Coral Business Center Inc.	N/A	V1995000131	Lot 40 / Blk.2 / 1st. add. / Royal Palm North (135-51)	Var. of set. req. to perm. a prpd. S.F.R. to be located at approx. 310' north of NW 154 terr. & east of NW 83 ct. / The prpd. S.F.R. will set. 20' from the front E.P.L. where 25' is req. & 16' from the rear W.P.L. where 25' is req. / The prpd. S.F.R. will result in a lot cvrg. of 38% where 35% is perm.	10/08/2002
98	Dr.& Mrs. Julian Marquez	N/A	V1995000095	Lot 48 & 61 / Blk.12 / 5th add. / Royal Oaks Subd. (132-49)	Var. of set. req. to perm. a prpd. gym & roofed BBQ structure in connection with a S.F.R. currently under construction located at 16563 NW 83 pl. / The add. will set. 38' from the through lot front E.P.L. where 75' is req.	10/08/2002
97	Turtle Run at Palm Springs Inc.	N/A	V1995000020	Lot 33 / Blk.2 / 1st add. / Royal Palm North (135-51)	Var. of set. req. to perm. a prpd. S.F.R. located at 15569 NW 83ct. to set. var'g from 21.36' to 23.32' from the front W.P.L. where 25' is req.	10/08/2002
91	John H. Brake	N/A	V1994000464	Lot 9 / Blk.1 / Royal Pointe Subd. (138-61)	Var. of set. req. to perm. a prpd. swim-pool in connection with a S.F.R. currently under construction at 15822 NW 83 ave. / The swim-pool will set. 50' from the front E.P.L. where 75' is req. & 7.5' from the interior side N.P.L. where 10' is req.	10/08/2002
92	Ramon & Maria Caceres	N/A	V1994000400	Lot 25 / Blk.1 / Graham West Subd. (140-14)	Var. of spc'g req. to perm. a prpd. cabana in connection with a S.F.R. under construction located at 15959 NW 82 pl. / The cabana will be spc. 6.33' from the S.F.R. where 10' is req.	10/08/2002
90	Tulio & Alina Bosch	N/A	V1994000297	Lot 28 / Blk.23 / 6th add. / Royal Oaks Sub. (133-31)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located at 16204 NW 82 pl. / The prpd. res. will set. rang'gfrom 17' to 24.9' from the rear W.P.L. where 25' is req. from 13.4' to 14.9' from the side st. S.P.L. where 15' is req. & will result in a lot cvrg. of 37% where 35% is perm.	10/08/2002
89	B. & Sergio Suarez	N/A	V1994000189	Lot 15 / Blk.7 / Royal Oaks Sub. (122-61)	Var. of set. & lot cvrg. req. to perm. a prpd. 2 story S.F.R. located at 7921 NW 166 st. / The S.F.R. will set. 21' from the front S.P.L. where 25'is req. & will have a lot cvrg. of 41% where 35% is perm.	10/08/2002
87	Maria Villalba	N/A	V1994000077	Lot 12 / Blk.27 / 8th add. / Royal Oaks Sub. (136-58)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. to be located at 8550 NW 166 terr. / The prpd. lot cvrg. will be 39.45% where 35% is perm.	10/08/2002
86	Guido Aleman	N/A	V1993000890	Lot 10 / Blk.14 / 2nd add. / Royal Oaks SUb. (130-30)	Var. of set. req. to perm. a prpd. S.F.R. to be located 114' south of NW 169th terr. on the east side of NW 82nd ct. / The res. will set. vary'g between 24' & 24.5' from the rear E.P.L. where 25' is req. & will set. 7.25' (7.5'req) from the interior side N.P.L.	10/08/2002
85	Dennis & Marilyn Balsam	N/A	V1993000680	Lot 48 / Blk.2 / 1st. add. / Royal Palm North (135-51)	Var. of set. req. to perm. a prpd. screened pool enclosure & the maint. & cont. use of exist. swim-pool at exist. S.F.R. located at 15469 NW 83rd place. / The screened enclosure will set. 4.95' from the rear E.P.L. where 6' is req. & the swim-pool is set. between 13.4' & 14.8' where 20' is req.	10/08/2002

84	MR. & Mrs. Mendigutia	N/A	V1993000402	Lot 6 / Blk. 17 / 4th add. / Royal Oaks Sub. (131-53)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. to be located south of NW 163rd terr. approx. 500' east of NW 82nd ave. / The prpd. S.F.R. will have a lot cvrg. of 41.8% where 35% is perm.	10/08/2002
83	Ralph Vega	N/A	V1992000297	Lot 77 / Blk.12 / 5th add. / Royal Oaks sub. (132-49)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R. located at 16561 NW 84ave. / The prpd. S.F.R. will set. 20' from the rear E.P.L. where 25' is req. & will have a lot cvrg. if 38% where 35% is perm.	10/08/2002
82	Miami Lakes Dev. Inc.	N/A	V1992000157	Lot 52 / Blk.1 / Graham West Sub. (140-14)	Var. of set. req. to perm. a prpd. S.F.R. to be located apprx. 50' west of NW 83 ave. & south of NW 159terr. / The res. will set. 7.06' from the interior side E.P.L. where 7.5' is req.	10/08/2002
80	Jose A. Lopez	N/A	V1992000127	Lot 9 / Blk.23 / Royal Oaks 6th add. (133-31)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. to be located approx. 110' E of NW 83ct.	10/08/2002
79	Salvador & Clara Duran	N/A	V1992000107	Lot 2 / Blk.3 / Royal Oaks (122-61)	Var. of set. req. to perm. exist. swim-pool in sonjuction with exist.S.F.R.	10/08/2002
78	Marlene Martinez	N/A	V1992000060	Lot 14 / Blk. 6 / Royal Oaks (122-61)	Var. of zon. reg. to perm. a prpd. C.B.S. wall 7' high along the W.P.L. of exist. S.F.R.	10/08/2002
77	Swissco Properties	N/A	V1992000003	Lot 1 / Blk.2 / 1st add./ Royal Palm North (135-51)	Var. of set. req. to perm. a prpd. S.F.R.	10/08/2002
60	Edward Garcia	N/A	V1991000450	Lot 11 / Blk.5 / Royal Lakes / 1st add. (137-52)	Var. of set. req. to perm. a prpd. swim-pool screen enclosure add. to exist. S.F.R. located at 8434 NW 165 st. / The add. will set. 3.75'from the interior side W.P.L. where 7.5' is req. & will set. 3' (6'req) from the rear S.P.L.	10/08/2002
69	Leonides & Ana Lopez	N/A	V1991000449	Lot 24 / Blk.12 / 5th add. / Royal Oaks (132-4)	Var. of fence hgt. req. to perm. a prpd. C.B.S. wall for exist. S.F.R.	10/08/2002
67	John H. Brake	N/A	V1991000421	Lot 4 / Blk. 1 / Royal Pointe (138-61)	Var. of set. req. to perm. maint. & cont. use of exist. S.F.R.	10/08/2002
68	John H. Brake	N/A	V1991000420	Lot 8 / Blk.1 / Royal Pointe (138-61)	Var. of set. req. to perm. maint. & cont. use of exist. swim-pool	10/08/2002
75	Lazaro & Esther Hernandez	N/A	V1991000352	Lot 8 / Blk.26 / 7th add. /Royal Oaks Sub. (134-38)	Var. of set. req. to perm. a prpd. 2 story S.F.R.	10/08/2002
74	Alicio & Nirma Pina	N/A	V1991000310	Lot 1 / Blk.6 / Royal Lakes / 1st. add. (137-52)	Var. of zon. reg. to perm. a prpd. 8' high C.B.S. fence for exist. S.F.R.	10/08/2002
73	Ruben Galindo	N/A	V1991000193	Lot 22 / Blk. 5 / 1st add. / Royal Lake (137-52)	Var. of set. req. to perm. a prpd. S.F.R.	10/08/2002
71	Philip & Maria Gallub	N/A	V1991000135	Lot 10 / Blk.1 / Royal Lakes (135-54)	Var. of set. req. to perm. a prpd. screen enclosure add. to exist. S.F.R.	10/08/2002
70	Pedro Perez	N/A	V1991000099	Lot 18 / Blk.17 / 4th add. / Royal Oaks (131-53)	Var. of lot cvrg. req. to perm. a prpd. exist. S.F.R.	10/08/2002
61	Juan & Cynthia Iglesias	N/A	V1991000003	Lot 24 / Blk.17 / 4th add. / Royal Oaks Sub. (131-53)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. to be located on the north side of NW 163 st. approx. 900' east of NW 82 ave. / The res. will have a lot cvrg. of 36.06% (35%perm)	10/08/2002
59	Gaspar C. Valcarce	N/A	V1990000404	Lot 11 / Blk. 21 / 6th add. / Royal Oaks Sub. (133-31)	Var. of hgt. req. to perm. the completion of a 6' 7" high C.B.S. wall (6'hgt perm)along the interior side E & W & rear S.P.L. / A companion var. seeks to perm. the completion of a swim-pool set. 6'(7.5'req)from the rear S.P.L. / The exist. res. wall & swim-pool, which are all under construction, are located at 8320 NW 164th st.	10/08/2002
66	American Hills Devl.	N/A	V1990000402	Lot 1 / Blk. 6 / 1st add. / Royal Lakes (137-52)	Var. of set. req. to perm. a S.F.R.	10/08/2002
58	Roberto & Maria Morales	N/A	V1990000231	Lot 11 / Blk.3 / Royal Oaks Subd. (122-61)	Var. of set. req. to perm. a prpd. swim-pool add. to exist. S.F.R. located at 16740 NW 78 pl. / The add. will set. 4' from the rear W.P.L. where 7.5' is req.	10/08/2002
63	American Hills Devl.	N/A	V1990000139	Lot 19 / Blk.2 / Royal Lakes (135-54)	Var. of set. req. to perm. a prpd. screen pool enclosures to exist. S.F.R.	10/08/2002
62	American Hills Devl.	N/A	V1990000138	Lot 12 / Blk.5 / 1st add. / Royal Oaks Subd. (137-52)	Var. of set. req. to perm. the maint. & cont. use of exist. S.F.R.	10/08/2002
65	AGM Dev. Corp.	N/A	V1990000134	Lot 29 / Blk.17 / 4th add. /Royal Oaks Subd.(131-53)	Var. of lot cvrg. req. to perm. construction of S.F.R. with 36 % lot cvrg.	10/08/2002
57	Osvaldo Morales	N/A	V1990000102	Lot 8 / Blk.9 / 2th add. / Royal Oaks (130-30)	Var. of lot cvrg. req. to perm. a prpd. S.F.R with lot cvrg. of 37.5%(35%perm) / The prpt. is located on the west side of NW 83 pl. north of NW 168st.	10/08/2002
64	Victor & Jaqueline Marrero	N/A	V1990000064	Lot 25 / Blk. 16 / 4th add. / Royal Oaks (131-53)	Var. of set. & lot cvrg. req. to perm. a prpd. S.F.R.	10/08/2002
56	Jose & Maria V. Pradere	N/A	V1990000036	Lot 40 / Blk.12 / 5th add. / Royal Oaks (132-49)	Var. of set. & lot cvrg. req to perm. a prpd. S.F.R. with lot cvrg. of 39% (35%perm)& with a 12.5'(25'req)set. from the rear E.P.L. / The home is prpd. on the esat side of NW 82 place approx. 230' north of NW 164 st.	10/08/2002
54	Gonzalo Quijano	N/A	V1989000121	Lot 11 / Blk.19 / 5th add. / Royal Oaks (132-49)	Var. prpd. S.F.R. will have a lot cvrg. of 36% where 35% is perm.	10/08/2002
46		N/A	V1988000358			10/08/2002

	Antonio & Martha Flecmes			Lot 20 / Blk.13 / 2nd add. / Royal Oaks (130-30)	Var. of lot cvrg. req. to perm. a prpd. covered terrace add. to a S.F.R. under construcyion the resultant lot cvrg. will be 41 %	
40	Juan & Melanie Garcia	N/A	V1988000075	Lot 13 Blk.13 / Royal Oaks Subd. 2nd add. (130-30)	Var. of set. req. to perm. a prpd. S.F.R. / The res. will set. 22' from the front W.P.L.	10/08/2002
39	Pablo & Alvarina Suarez	N/A	V1988000071	Lot 28 / Blk.3 / Royal Oaks Subd. (122-61)	Var. of lot cvrg. req. to perm. a prpd. S.F.R. with 38% lot cvrg.	10/08/2002
38	J.J. Della Porta Inc.	N/A	A2088000200	Trs. 29 to 31 / Fla. Fruit Lands Co. Subd. #1 (2-17)	Site Plan apprv. for 7th add. to Royal Oaks as prepared by Schwebke Shiskin & Assoc. Inc. dated 4-9-87 last revised 12-4-87	10/08/2002
140	Michael Scavuzzo Artech Design Assoc.	N/A	A2000000010	Lot 1,2, and 3, Block 1 of "Royal Oaks Office Park Section One", According to the plat thereof, as recorded in (143- 93)	Site plan approval of the aforementioned development plan, consisting of an office development.	10/08/2002
17	Dick Shiskin	N/A	A1983000034	Trs. 11 & 12 / Fla. Fruit Lands Co. Subd. (2-17)	Site Plan aprrv. for "Tentative Plat-Royal Oaks add. I " prepared by Schwebke-Shiskin & assoc. dated revised 9-19-83.	10/08/2002

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Royal Oaks Homeowner's Association, Inc.
GRS MANAGEMENT INC.
8140 NW 155 Street Suite 101 Miami Lakes, FL 33016
TEL: (305) 823-0072 Fax: (305) 823-4888

April 21, 2016

Acct # 0021160
ANIBAL & ANN MARGARET VILLAR
16351 NW 84TH CT
MIAMI LAKES, FL 33016

Property Address: 16920 NW 83rd CT Miami Lakes, FL 33016

Dear Homeowner:
The Homeowner's Association Architectural Review Board hereby **Approves** / ~~**Disapproves**~~ the proposed **NEW POOL (AS PER SAMPLES ATTACHED)** for the ongoing construction at **Lot 16, Block 21,** in Royal Oaks, as per your request submitted for approval on April 21, 2016. All constructions and improvements at this subdivision **MUST BE** approved and authorized by the Town of Miami Lakes Building and Zoning Department and it is the responsibility of the owner to secure it.

The above approval only pertains to the Covenants and Restrictions as recorded for the subdivision of Royal Oaks.

The A.R.B. meets on or about the 15th and the 30th of each month to review any new construction plans and / or exterior modifications and they have 30 days after receiving plans by a member of the A.R.B. to approve or disapprove the submitted plans.

ARCHITECTURAL REVIEW BOARD

By: _____

Seal: ROYAL OAKS HOMEOWNERS ASSOCIATION A.R.B.

Date: 5-04-16

Notes: SAMPLES AND SURVEY ATTACHED.

SIGN POSTED ON 06-10-16 AT 8325 NW 163 STREET

FOLIO	Property Address	Owner 1	Owner 2	Mailing Address	Mailing City-State	Zip
3220150120010	16201 NW 84 AVE	FELIX A VALDEZ		16201 NW 84 AVE	MIAMI LAKES, FL	33016
3220150110350	16400 NW 83 CT	NOELIO MANTILLA &W MARIA C		16400 NW 83 CT	MIAMI, FL	33016-3479
3220150180120	16201 NW 84 CT	JAMIE AVILA	MATTHEW ORIO ELLSON	16201 NW 84 CT	MIAMI LAKES, FL	33016
3220150110320	16500 NW 83 CT	CARLOS M PEREZ &W ZAIDA		9420 SW 112 ST	MIAMI, FL	33176-3648
3220150120350	16315 NW 83 CT	JAIRO SERRANO &W BEATRIZ RUBIO		16315 NW 83 CT	MIAMI, FL	33016-6124
3220150360150	8330 NW 162 ST	MARLENE DIAZ		8330 NW 162 ST	MIAMI, FL	33016
3220150210010	16160 NW 83 PL	DONNY BALMASEDA	MONICA AGUAYO	16160 NW 83 PL	MIAMI LAKES, FL	33016
3220150110330	16450 NW 83 CT	GRACIELA QUEVEDO FERNANDEZ		16450 NW 83 CT	HIALEAH, FL	33016
3220150110630	16501 NW 83 CT	JULIO AVINOA	ADA AVINOA	13236 SW 26 ST	MIRAMAR, FL	33027
3220150120570	16204 NW 82 PL	TULIO D BOSCH & ALINA C BOSCH		16204 NW 82 PL	MIAMI, FL	33016-6121
3220150120200	16218 NW 83 PL	LEONARDA H MORALES & BAUDILIO		16218 NW 83 PL	MIAMI LAKES, FL	33016-6127
3220150140120	16480 NW 84 AVE	JOSE CASTILLO &W MILVIA		16480 NW 84 AVE	MIAMI, FL	33016-6187
3220150110550	16501 NW 84 AVE	GASTON V CAMPANO TRS	GASTON V CAMPANO	16501 NW 84 AVE	MIAMI LAKES, FL	33016
3220150120260	16236 NW 83 CT	RAFAEL HERNANDEZ &W LIZBETH LARA		16236 NW 83 CT	HIALEAH, FL	33016-6122
3220150120360	16325 NW 83 CT	MARIO MONTENEGRO &W MARIA C		16325 NW 83 CT	MIAMI LAKES, FL	33016-6124
3220150360160	8320 NW 162 ST	GERARD ELLIS	JULIE ELLIS	8320 NW 162 ST	MIAMI LAKES, FL	33016
3220150110560	16521 NW 84 AVE	JOSE ALVAREZ &W RITA		16521 NW 84 AVE	MIAMI LAKES, FL	33016-6143
3220150140130	16500 NW 84 AVE	MARIA H VALDEZ LE	GODICO GROUP REM	16500 NW 84 AVE	MIAMI, FL	33016
3220150180050	16391 NW 84 CT	LEONARDO NICOLAS PLACERES	BILEXIS E PLACERES	16391 NW 84 CT	MIAMI LAKES, FL	33016
3220150120520	8265 NW 163 ST	ERNESTO BELTRE &W SILVIA		8265 NW 163 ST	HIALEAH, FL	33016-6112
3220150110690	16452 NW 82 PL	CRISTINA DIAZ		16452 NW 82 PL	HIALEAH, FL	33016-3476
3220150120270		WARAIRA REPANO LLC		7911 NW 72 AVE #217	MEDLEY, FL	33166
3220150120160		ANIBAL VILLAR	ANN MARGARET VILLAR	16351 NW 84 CT	MIAMI LAKES, FL	33016
3220150110360	16403 NW 83 PL	SALVADOR SERRANO &W MARIA		15291 NW 60 AVE SUITE 105	MIAMI LAKES, FL	33014
3220150120070	16329 NW 84 AVE	PEDRO PELAEZ JR &W CECILE		16329 NW 84 AVE	MIAMI, FL	33016-6130
3220150140020	16240 NW 84 AVE	JULIO PRIETO	HORACIO GONZALEZ JTRS	16240 NW 84 AVE	MIAMI LAKES, FL	33016-6128
3220150140040	16290 NW 84 AVE	ALEX GONZALEZ &W ANA		16290 NW 84 AVE	MIAMI, FL	33016-6128
3220150180030	16421 NW 84 CT	JOSEPH THORTON &W TANIA		16421 NW 84 CT	MIAMI, FL	33016-6147
3220150120140	16306 NW 83 CT	REINALDO FERNANDEZ &W LOURDES		16306 NW 83 CT	MIAMI, FL	33016-6123
3220150110510	16402 NW 83 PL	EDUARDO MORENO	GRETA MORENO	16402 NW 83 PL	MIAMI LAKES, FL	33016-3400
3220150140110	16440 NW 84 AVE	ISAAC CASTRO TRS		7950 NW 155 ST #101	MIAMI LAKES, FL	33016-5819
3220150180060	16371 NW 84 CT	REBECA L SAUMELL		16371 NW 84 CT	HIALEAH, FL	33016
3220150120330	16235 NW 83 CT	NORMA LEYVA		16235 NW 83 CT	MIAMI, FL	33016-6125
3220150180090	16311 NW 84 CT	ALEJANDRO VELOSO &W LALINE C		16311 NW 84 CT	MIAMI, FL	33016-6674
3220150120230	16217 NW 83 PL	CHRISTOPHER B COVOLO	SANDRA N COVOLO	16217 NW 83 PL	MIAMI LAKES, FL	33016
3220150120020	16219 NW 84 AVE	JOSE L HERNANDEZ &W EDILIA		16219 NW 84 AVE	MIAMI, FL	33016-6131
3220150140080	16380 NW 84 AVE	LAZARO A HERNANDEZ &W ESTHER C		16380 NW 84 AVE	HIALEAH, FL	33016-6129
3220150120060	16319 NW 84 AVE	GLORIA M BARRETO	OSCAR BARRETO	16319 NW 84 AVE	MIAMI, FL	33016
3220150120320	16225 NW 83 CT	LOURDES E POLA JTRS &	ENRIQUE POLA JTRS	16225 NW 83 CT	MIAMI LAKES, FL	33016
3220150120340	16305 NW 83 CT	GUILLERMO VEGA		16305 NW 83 CT	MIAMI, FL	33016
3220150120560	16214 NW 82 PL	JESUS CARPIO	MICHELLE CARPIO	16214 NW 82 PL	MIAMI LAKES, FL	33016
3220150180010	16441 NW 84 CT	CARLOS F MARICHAL &W FLORANGEL		16441 NW 84 CT	MIAMI, FL	330166147
3220150140030	16270 NW 84 AVE	YESENIA LEON LUGO		16270 NW 84 AVE	MIAMI LAKES, FL	33016
3220150180040	16401 NW 84 CT	RODOLFO GONZALEZ &	EMELINA DELGADO	16401 NW 84 CT	HIALEAH, FL	330166147
3220150120150	8315 NW 163 ST	DIANA VANEGAS		8315 NW 163 ST	MIAMI LAKES, FL	33016

3220150120100		RA FAMILY INVESTMENTS LLC		2140 NW 23 ST	MIAMI, FL	33142-8454
3220150110620	16451 NW 83 CT	ROYAL UNO CORPORATION		16451 NW 83 CT	MIAMI LAKES, FL	33016-3478
3220150120120	16336 NW 83 CT	ORLANDO NARANJO &W CARIDAD		16336 NW 83 CT	HIALEAH, FL	33016-6123
3220150360120	16161 NW 83 PL	RAIMUNDO ANTONIO ROCA &W ADA		16161 NW 83 PL	MIAMI, FL	33016-6667
3220150120130	16316 NW 83 CT	HUMBERTO RODRIGUEZ	ROXANA RODRIGUEZ	16316 NW 83 CT	MIAMI LAKES, FL	33016
3220150140100	16420 NW 84 AVE	JUAN A SANTANA	ARELY M BETANCOURT	16420 NW 84 AVE	HIALEAH, FL	33016
3220150120280	16216 NW 83 CT	OSCAR H PACHECO		16216 NW 83 CT	MIAMI LAKES, FL	33016-6122
3220150120030	16229 NW 84 AVE	NOEL MELO &W	MARIA MELO	16229 NW 84 AVE	HIALEAH GARDENS, FL	33016-6131
3220150110490	16452 NW 83 PL	MANUEL VALLINA JR &W ROSELIA		16452 NW 83 PL	MIAMI, FL	33016-3400
3220150110610	16421 NW 83 CT	SEAN MORALES &W	ADALINA MORALES	16421 NW 83 CT	HIALEAH, FL	33015
3220150120170		REINALDO VILLAR	NERY VILLAR	16338 NW 86 CT	MIAMI LAKES, FL	33016
3220150360130	8350 NW 162 ST	EDUARDO CAMUEIRAS &W	PERLA DE LOS RIOS	8350 NW 162 ST	MIAMI LAKES, FL	33016-6668
3220150180100	16231 NW 84 CT	DARIO J LUMBI	KATIA LUMBI	16231 NW 84 CT	HIALEAH, FL	33016-6673
3220150360140	8340 NW 162 ST	CARLOS CRUZ &W CONCEPCION		8340 NW 162 ST	MIAMI, FL	33016-6668
3220150180790	16310 NW 84 CT	ROLANDO CRESPO &W	BARBARA OROZCO	16310 NW 84 CT	MIAMI LAKES, FL	33016
3220150180800	16230 NW 84 CT	ALVARO I MARTINEZ JR &W	CATHERINA I CHANG	16230 NW 84 CT	MIAMI LAKES, FL	33016-6672
3220150120530	16244 NW 82 PL	CAROLINA HEVIA		16244 NW 82 PL	MIAMI, FL	33016-6121
3220150120540	16234 NW 82 PL	JEFFREY FLORES	VERONICA CREGO FLORES	16234 NW 82 PL	MIAMI LAKES, FL	33014
3220150110470	16522 NW 83 PL	ANTONIO REYES	AIDA M REYES	16522 NW 83RD PL	MIAMI LAKES, FL	33016-3470
3220150180530	8430 NW 164 ST	AMERICAS TOURS INC		6303 BLUE LAGOON DR STE 400	MIAMI, FL	33126
3220150120110	8320 NW 164 ST	GASPAR VALCARCE &W NANCY		8320 NW 164 ST	MIAMI, FL	33016-3481
3220150120390	8262 NW 164 ST	RODOLFO GONZALEZ &W LOURDES		8262 NW 164 ST	MIAMI, FL	33016-3482
3220150110530	16421 NW 84 AVE	CLAUDIO D NARANJO &W RAQUEL		PO BOX 141404	CORAL GABLES, FL	33114-1404
3220150120300	16205 NW 83 CT	REYNA FRESCO & EVELYN MEDINA		16205 NW 83 CT	HIALEAH, FL	33016-6125
3220150120250	16237 NW 83 PL	DANIEL SANGUILY &W WANDA		16237 NW 83 PL	MIAMI, FL	33016-6126
3220150110700	16422 NW 82 PL	CALIXTO MILIAN		16422 NW 82 PL	MIAMI LAKES, FL	33016-3476
3220150120380	8272 NW 164 ST	JOSE A LOPEZ &W MADELYN		8272 NW 164 ST	MIAMI, FL	33016-3482
3220150140070	16350 NW 84 AVE	YESENIA FLORES		16350 NW 84 AVE	HIALEAH, FL	33016
3220150120050	16309 NW 84 AVE	ANTONIO ARRIOLA		16309 NW 84 AVENUE	MIAMI LAKES, FL	33016
3220150110310	16520 NW 83 CT	ERIC JONAT GUTIERREZ		16520 NW 83 COURT	MIAMI LAKES, FL	33016
3220150110390	16503 NW 83 PL	JESUS MENDOZA &W	JESSICA F MENDOZA	16503 NW 83 PL	MIAMI, FL	33016-3470
3220150110400	16523 NW 83 PL	VICTOR E LEE &W FRANCIS		16523 NW 83 PL	MIAMI, FL	33016-3470
3220150110520	16401 NW 84 AVE	CARLOS FLOREZ	MARIA DEL PILAR FLORES	16401 NW 84 AVE	MIAMI, FL	33016
3220150140060	16330 NW 84 AVE	NORGEL QUEVEDO		16330 NW 84 AVE	MIAMI LAKES, FL	33016-6129
3220150110500	16422 NW 83 PL	OLGA GARRIDO		16422 NW 83 PL	MIAMI, FL	33016-3400
3220150110710	16402 NW 82 PL	SEGUNDO A MARTINEZ &W CLARA		16402 NW 82 PL	HIALEAH, FL	33016-3476
3220150140090	16400 NW 84 AVE	HECTOR J VALLS &W ROSARIO M		16400 NW 84 AVE	MIAMI LAKES, FL	33016-6187
3220150180080	16331 NW 84 CT	TERESA B ALFONSO		17401 NW 82 AVE	HIALEAH, FL	33015-3602
3220150180070	16351 NW 84 CT	ANIBAL VILLAR &W MARGARET		16351 NW 84 CT	MIAMI, FL	33016-6674
3220150120190	16228 NW 83 PL	ISMAEL V GONZALEZ &W MARIA E		16228 NW 83 PL	MIAMI, FL	33016-6127
3220150120240	16227 NW 83 PL	OSCAR MORALES &W MAYRA M		16227 NW 83 PL	MIAMI, FL	33016-6126
3220150180540	8431 NW 163 TER	JORGE VELAZQUEZ		8431 NW 163 TERR	MIAMI LAKES, FL	33016-6634
3220150140010	16200 NW 84 AVE	ALEIDA MAXIMA HERNANDEZ		16200 NW 84 AVE	MIAMI LAKES, FL	33016
3220150120550	16224 NW 82 PL	MANUEL L MORFA	&W LUZ D ABAD	7577 W 5 LN	HIALEAH, FL	33014-4918
3220150120210	16208 NW 83 PL	ANTHONY LOPEZ &W	VIVIANA LOPEZ	16208 NW 83 PLACE	MIAMI LAKES, FL	33016
3220150110370	16423 NW 83 PL	ADRIANA VILA	ROBERTO SOTO	16423 NW 83 PL	MIAMI LAKES, FL	33016

3220150180110	16211 NW 84 CT	GRACIELA FERIA & YAMILA CORTES &	GRACIELA M GUEDE	16211 NW 84 CT	HIALEAH, FL	33016-6673
3220150120180	16238 NW 83 PL	AKUA SCOTT & CHARLES SCOTT		16238 NW 83 PL	MIAMI, FL	33016-6127
3220150460160	8402 NW 162 ST	F78 3 LLC		PO BOX 22577	HIALEAH, FL	33002
3220150110540	16451 NW 84 AVE	JORGE MACHADO	TAMAURA PEREZ	16451 NW 84 AVE	HIALEAH, FL	33016
3220150120090	8340 NW 164 ST	RON WOOD		14401 SW 94 CT	MIAMI, FL	33176
3220150120290	16206 NW 83 CT	NELSON VELAZQUEZ		16206 NW 83 CT	MIAMI, FL	33016-6122
3220150120220	16207 NW 83 PL	HABIBULLAH GULAMALI &W NAHEED		16207 NW 83 PL	MIAMI LAKES, FL	33016-6126
3220150120040	16239 NW 84 AVE	HILARIO A DIAZ &W MAIDA		16239 NW 84 AVE	MIAMI, FL	33016-6131
3220150110380	16453 NW 83 PL	JUAN C GONZALEZ &	MADELEINE GONZALEZ	16453 NW 83 PL	MIAMI, FL	33016-3469
3220150110480	16502 NW 83 PL	JOHN M RODRIGUEZ &W MABEL M		16502 NW 83 PL	MIAMI, FL	33016-3470
3220150180780	16330 NW 84 CT	CONSUELO CORRECHET		16330 NW 84 CT	MIAMI LAKES, FL	33016-6676
3220150110600	16401 NW 83 CT	MANUEL GONZALEZ &W LILIAN		16401 NW 83 CT	MIAMI, FL	33016-3478
3220150110340	16420 NW 83 CT	FEDERICO COUSO		16420 NW 83 CT	MIAMI LAKES, FL	33016
3220150180020	16431 NW 84 CT	SUSANA VERDEJA	MARIO J VERDEJA	3368 NE 169 ST	NORTH MIAMI BEACH	33160

Town of Miami Lakes
Memorandum

To: **Planning and Zoning Board**

From: **Brandon Schaad, Director of Planning**

Subject: **VARH2016-0011**

Date: **June 21, 2016**

Recommendation:

See attached Staff Analysis.

Background:

See attached Staff Analysis.

Attachments:

Staff Analysis and Recommendation

Exhibit 1: Plans

Exhibit 2: Backup Materials

Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To:	**Planning and Zoning Board**	
From:	**Brandon R. Schaad, AICP, LEED AP Director of Planning**	
Re:	**HEARING NUMBER:**	**VARH2016-0011**
	APPLICANT:	**Miami Lakes Center, LLC**
	FOLIO:	**32-2013-015-0030**
		LEGAL DESCRIPTION: Tract "C" of "MIAMI LAKES SECTION ONE", according to the plat thereof as recorded in Plat Book 122, at Page 48, of the public records of Miami-Dade County, Florida.
	LOCATION:	**5875 NW 163rd Street Miami Lakes, Florida 33014**
Date:	**June 21, 2016**	

REQUEST(S)

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Miami Lakes Center, LLC (the "Applicant") is requesting the following variance(s):

1. A variance from Subsection 13-1904(3)c.4. to allow three (3) standing signs on a site where the Code limits this site to no more than two standing signs.

Summary of Proposal and Recommendation

The Applicant is requesting a variance in order to allow a third standing sign on the site. By the Code, this site is allowed two standing signs since it has more than 200 linear feet of road frontage. Since the site is bounded by roads on all sides, one additional sign is being requested in order to advertise the tenants within the building at each entrance.

Staff Recommendation

Request #1: Staff recommends approval with conditions.

Background

Zoning District of Property: **IU-C – Industrial Use-Conditional**

Future Land Use Designation: **Industrial and Office**

Subject Property:

This is the site of the old Dade Medical College. It is bounded by roads on all four sides; NW 165th Terrace to the north, NW 58th Avenue to the east, NW 163rd Street to the south and NW 59th Avenue to the west. The property is located within the Industrial and Office Future Land Use Designation and is zoned IU-C (Industrial Use-Conditional).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Business and Office	BU-1A
South:	Industrial and Office	IU-C
East:	Industrial and Office	IU-C
West:	Business and Office, Industrial and Office	BU-2, IU-C

Subject Property Vicinity and Location Maps

not to scale

The following information is provided for informational purposes only and shall not be considered by the Planning and Zoning Board in providing its determination:

A. Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There are no open building permits on file associated with this property.

There are no open code violations associated with this property.

Variance Criteria

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

	PRACTICAL DIFFICULTY VARIANCE FACTORS
	FACTOR
a.	**The Town has received written support of the specifically identified variance requests from adjoining property owners;** *Analysis: The Town has not received any written support regarding this request.* This criterion is not met.
b.	**The Variance would be compatible with development patterns in the Town;** *Analysis: This request would be compatible with development patterns in the Town. This is a very large site with more than 500 linear feet of road frontage on each side and all signs will be spaced more than 100 feet apart.* This criterion is met.
c.	**The essential character of the neighborhood *would* be preserved;** *Analysis: As stated above, this request would be compatible with development patterns in the Town and the neighborhood. This is a very large site with more than 500 linear feet of road frontage on each side and all signs will be spaced more than 100 feet apart.* This criterion is met.
d.	**The Variance can be approved without causing substantial detriment to adjoining properties;** *Analysis: The original sign is located in the northeast corner of the site at NW 165th Terrace and NW 58th Avenue. There is a sign proposed at the south entrance on NW 163rd Street set back 10+ feet from the property line, and a sign proposed at the west entrance on NW 59th Avenue set back 10+ feet from the property line.* *This request would not cause any detriment to adjoining properties as this is a very large site with more than 500 linear feet of road frontage on each side and all signs will be spaced more than 100 feet apart. Having a sign along each street frontage, given the size of each frontage, is a normal and expected feature. Combined with the character of the area, the proposal will not cause substantial detriment to adjoining properties.* This criterion is met.
e.	**The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;** *Analysis: The subject property is the site of the old Dade Medical College. As*

	stated by the Applicant, the additional signage is proposed at the south and west elevations to ensure that each entrance is properly and clearly marked with a monument sign noting the tenants relevant to each entrance. Having a sign along each street frontage, given the size of each frontage, is a normal and expected feature. Combined with the character of the area, granting the proposal will do substantial justice to both the owner of the subject property and and to other property owners. This criterion is met.
f.	**The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and** *Analysis: The unique circumstance of the property is that it is bounded by roads on all four sides; NW 165th Terrace to the north, NW 58th Avenue to the east, NW 163rd Street to the south and NW 59th Avenue to the west. The Applicant is proposing the additional signage to clearly mark each entrance with the tenants at each location/entrance.* This criterion is met.
g.	**The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.** *Analysis: It is unusual for a piece of property to front a road on all four sides.* This criterion is met.

ANALYSIS

The Applicant is requesting a variance in order to allow a third standing sign on the site. By the Code, this site is allowed two standing signs since it has more than 200 linear feet of road frontage. Since the site is bounded by roads on all sides, one additional sign is being requested in order to advertise the tenants within the building.

This request would be compatible with development patterns in the Town and the neighborhood. This is a very large site with more than 500 linear feet of road frontage on each side and all signs will be spaced more than 100 feet apart. Besides the number, the proposed signs comply with the other requirements of the LDC.

The original sign is located in the northeast corner of the site at NW 165th Terrace and NW 58th Avenue. There is a sign proposed at the south entrance on NW 163rd Street set back 10+ feet from the property line, and a sign proposed at the west entrance on NW 59th Avenue set back 10+ feet from the property line.

The subject property is the site of the old Dade Medical College. As stated by the Applicant, the additional signage is proposed at the south and west elevations to ensure that each entrance is properly and clearly marked with a monument sign noting the tenants relevant to each entrance.

Having a sign along each street frontage, given the size of each frontage, is a normal and expected feature. Combined with the character of the area, the proposal will be consistent and compatible with the area.

Staff's analysis shows that this request meets six (6) of the seven (7) practical difficulty criteria for a variance.

Therefore, based on the above analysis and other factors contained in this report, Staff recommends approval of this request, with conditions.

CONDITIONS

1. The location of the signs approved herein, and the specifications thereof, shall be in substantial compliance with the plans in Exhibit 1.

2. The Applicant shall obtain building permits for all requests approved herein, within one (1) year of the date of this approval. If said building permits are not obtained or an extension granted within the prescribed time limit, this approval shall become null and void.

ALTA/ACSM LAND TITLE SURVEY

GRAPHIC SCALE

50' 0 25' 50' 100' 150'

(IN FEET)

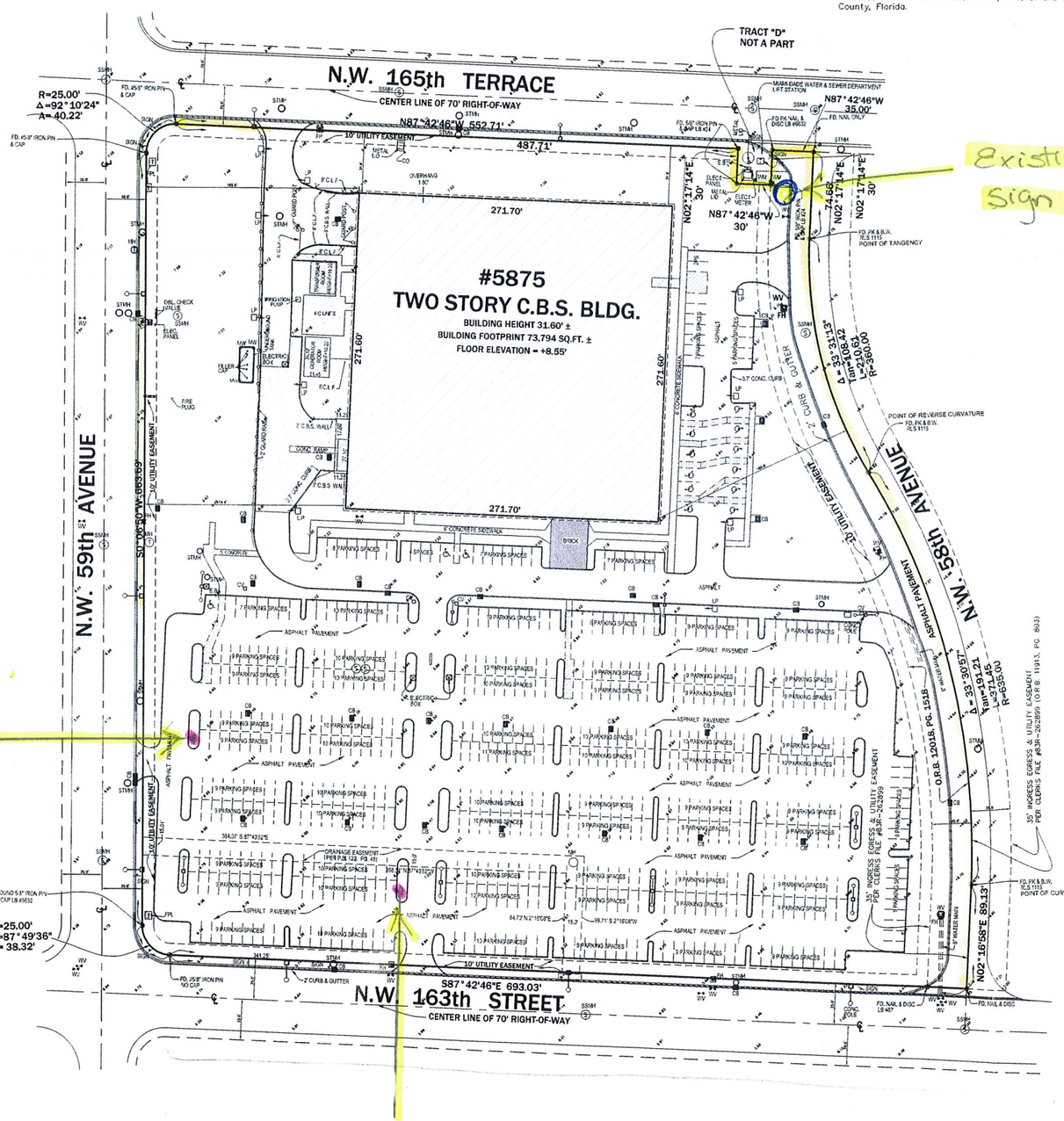
1 inch = 50 ft.

PROPERTY ADDRESS:

Property Address: 5875 N.W. 163rd Street, Miami Lakes, Florida.
Tax Folio # 32-2013-015-0030

LEGAL DESCRIPTION:

Tract "C" of "MIAMI LAKES EAST SECTION ONE", according to the plat thereof as recorded in Plat Book 122, at Page 48, of the Public Records of Miami-Dade County, Florida.



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

1) The Legal Description to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE
3) An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No.: 11770, effective date: January 1, 2014 @ 11:59 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon
9) The surveyor does not determine fence and/or wall ownership.
10) Ownership subjects to OPINION OF TITLE.
11) Type of Survey: ALTA/ ACSM LAND TITLE SURVEY.
12) The North arrow and Bearings shown hereon are based on an assumed bearing of S.00°06'50"W. along the East Right-of-Way line of N.W. 59th Avenue, and all other bearings are relative thereto.
13) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
14) Benchmark Used: Miami-Dade County Benchmark #N-452-R
Elevation = +8.49'
15) Flood Zone Data: Community/ Panel #120686/0116/L Dated: 09/11/2009
Flood Zone: "AE" Base Flood Elevation= +6.0'
16) Present Zoning: IU-C
17) All visible surface evidence of improvements and utilities are shown hereon
18) Area of Site: 466,527 square feet (10.71 +/- Acres)
19) Building Setbacks requirements (per traditional IU-C District):
Front: 15% of lesser dimension of frontage or 50 feet maximum
Rear: 5 feet from an industrial district
Side Street: 25 feet
Interior Side: 10 feet
20) Total Number of Parking Spaces: 614 Standard Spaces
15 Handicap Spaces
629 Total Spaces
21) This ALTA/ ACSM LAND TITLE SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

LEGEND

- = ASPHALT PAVEMENT
- = EXISTING BUILDING
- = CONC. SIDEWALK
- x—x = CHAIN LINK FENCE
- —o—o— = METAL FENCE
- WV = WATER VALVE
- CB = CATCH BASIN
- SSMH = SEWER MANHOLE
- STMH = STORM MANHOLE
- FH = FIRE HYDRANT
- = SINGLE CONCRETE LIGHT POLE
- = DOUBLE CONCRETE LIGHT POLE
- LP = METAL LIGHT POLE
- = SIGN
- MW = MONITORING WELL
- CV = IRRIGATION CONTROL VALVE
- E.B. = ELECTRIC BOX

ABBREVIATIONS

U.E. = UTILITY EASEMENT
FD = FOUND
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
UTIL = UTILITY
WD. = WOOD
P.O.B. = POINT OF BEGINNING
F.F.E. = FINISH FLOOR ELEVATION
ELECT = ELECTRIC
M.H. = MANHOLE
℄ = CENTERLINE
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
H/C = HANDICAP
(R) = RECORD
(M) = MEASURED
P.K. = PARKER KALON
BLDG. = BUILDING
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
LB = LICENSED BUSINESS
C.B. = CATCH BASIN
F.P.L. = FLORIDA POWER & LIGHT
SQ = SQUARE
WV = WATER VALVE
TR = TRACT
R = RADIUS
△ = CENTRAL ANGLE
A = ARC
CH = CHORD
CHB = CHORD BEARING
ENCH. = ENCROACHMENT
O.R.B. = OFFICIAL RECORDS BOOK
TYP. = TYPICAL
W/ = WITH
B.W. = BRASS WASHER
M.W. = MONITORING WELLS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669
L.B.# 7282

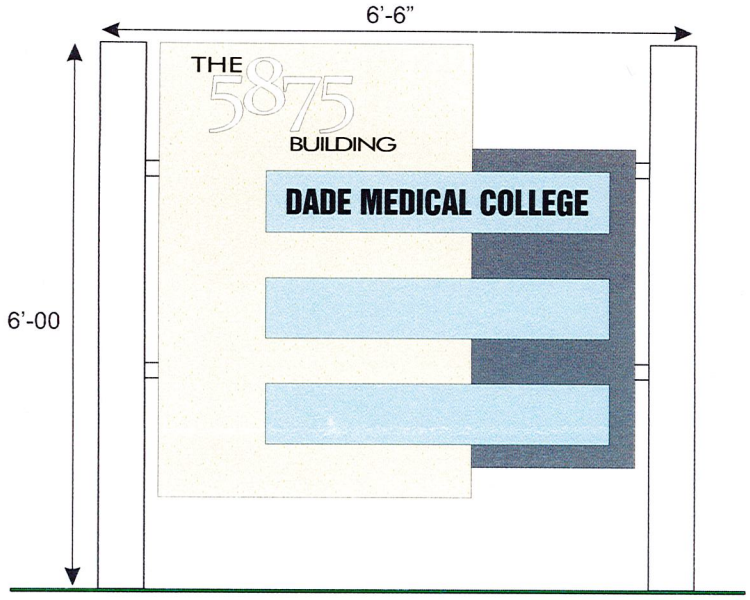
PREPARED FOR:
KEYSTONE PROPERTY GROUP
5875 N.W. 163rd. STREET, MIAMI LAKES, FLORIDA

TYPE OF PROJECT:
ALTA / ACSM LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 50'
FIELD DATE: 02/22/2014
JOB NO.: RP14-114

SHEET:
1
OF 1 SHEET

F:\DRAWING\5875 NW 163 STREET.DWG 02/22/2014



JUAN ORLANDO GONZALEZ
LICENSE
No. 18937
AUG 17 2015
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SKYLITE
SIGNS & SERVICES
Ph: 305.362.5015
1640 W 32 PL HIALEAH, FL 33012

Building 5875

Address: 5875 NW 163 Street

City of Miami Lakes

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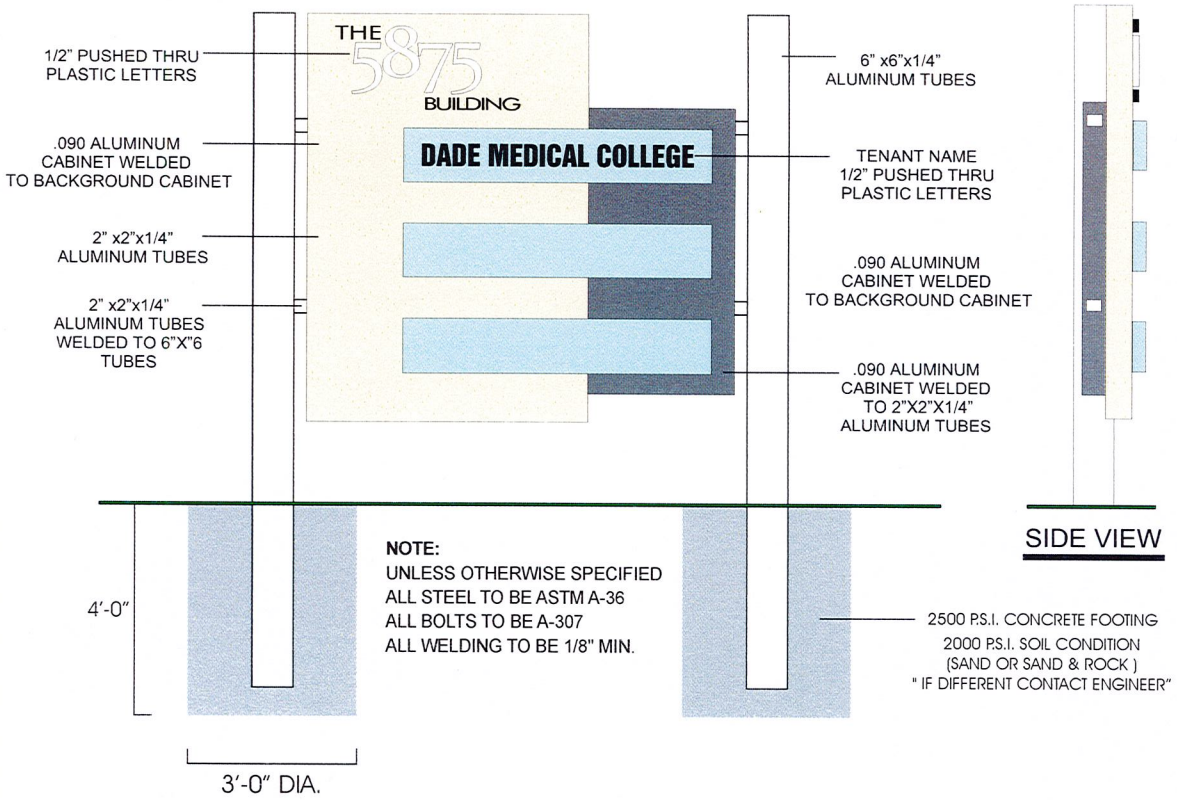
NON-ILLUMINATED MONUMENT SIGN



SIGN STRUCTURE

½" = 1'

Other Structures & Building Appurtances MWFRS (Ch 29)

All pressures shown are based upon ASD Design, with a Load Factor of .6

Basic Wind Speed(V)	=	175.00 mph			
Structural Category	=	II	Exposure Category	=	C
Natural Frequency	=	N/A	Flexible Structure	=	No
Importance Factor	=	1.00	Kd Directional Factor	=	0.85
Damping Ratio (beta)	=	0.01			
Alpha	=	9.50	Zg	=	900.00 ft
At	=	0.11	Bt	=	1.00
Am	=	0.15	Bm	=	0.65
Cc	=	0.20	l	=	500.00 ft
Epsilon	=	0.20	Zmin	=	15.00 ft

Gust Factor Category I Rigid Structures - Simplified Method

Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm:	0.6*Ht	=	18.00 ft
lzm:	Cc*(33/Zm)^0.167	=	0.22
Lzm:	l*(Zm/33)^Epsilon	=	442.92 ft
Q:	(1/(1+0.63*((B+Ht)/Lzm)^0.63))^0.5	=	0.93
Gust2:	0.925*((1+1.7*Izm*3.4*Q)/(1+1.7*3.4*Izm))	=	0.89

Gust Factor Summary

Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

Design Wind Pressure - Other Structures

Elev ft	Kz	Kzt	qz psf	W_Pres_Cf(1.48) psf
30.00	0.98	1.00	39.274	49.24
30.00	0.98	1.00	39.274	49.24
28.00	0.97	1.00	38.708	48.53
26.00	0.95	1.00	38.109	47.78
24.00	0.94	1.00	37.472	46.98
22.00	0.92	1.00	36.792	46.13
20.00	0.90	1.00	36.061	45.21
18.00	0.88	1.00	35.270	44.22
16.00	0.86	1.00	34.406	43.14
14.00	0.85	1.00	33.942	42.56
12.00	0.85	1.00	33.942	42.56
10.00	0.85	1.00	33.942	42.56
8.00	0.85	1.00	33.942	42.56
6.00	0.85	1.00	33.942	42.56
4.00	0.85	1.00	33.942	42.56
2.00	0.85	1.00	33.942	42.56

Note: W_Pres_Cf is Wind Pressure based on Cf(Force Coefficient)

Figure 29.4-1: Wind Loads for Solid Signs & Freestanding Walls

Sign calculations for :5875 Buiding
Date :08-17-2015

Pole type : Round

Sign	(#)	1	2
Sign height	(ft)	6.0000	0.0000
Sign width	(ft)	6.5000	0.0000
Pressure	(psf)	42.5000	0.0000
Ground Heights	(ft)	6.0000	0.0000
Moments	(ft-lb)	5089.5000	0.0000
Section Mod	(in-3)	1.4896	0.0000
Spacing	(ft)	0.0000	0.0000
Moment at base	(ft-lb)	5089.5000	
Base modulus	(ft-lb)	1.4896	

Sign Footing

Soil type		Sand and Rock
Footing diameter	(ft)	3.0
Lateral bearing pressure	(psf)	400
Unconstrained depth	(ft)	3.9
Constrained footing	(ft)	2.6

Juan O. Gonzalez
Florida P.E. #18937
Certificate of Autho. #29539
7516 N.W. 55th St.Miami, Fl. 33166

In compliance with requirements of Florida Building Code. Design with loads for Components & Clouding FBC-B 2010 1603.1.4 / ASCE 7-10 175 MPH 3 SECOND GUST CATEGORY C 42.5 PSF

JUAN ORLANDO GONZALEZ LICENSE No. 18937 AUG 17 2015 STATE OF FLORIDA PROFESSIONAL ENGINEER

SKYLITE SIGNS & SERVICES
Ph: 305.362.5015
1640 W 32 PL HIALEAH, FL 33012

Building 5875

Address: 5875 NW 163 Street

City of Miami Lakes

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MIAMI LAKES
Growing Beautifully

6601 Main Street • Miami Lakes, Florida, 33016
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

"The 5875 Building Signs"

PLANNING AND ZONING PUBLIC HEARING APPLICATION

VARH2016-0011 File #

04.26.16 Date Received

_____ Date of Pre-application Meeting

32-2013-015-0030

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant MIAMI LAKES CENTER, LLC.
   a. If applicant is owner, give name exactly as recorded on deed.
   b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
   c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

   Mailing Address 16600 NW 57th AVE

   City MIAMI LAKES State FL ZIP 33014

   Tel. # (during working hours) 305-455-4640 Other _____

   E-Mail: _____ Mobile #: _____

2. Name of Property Owner MIAMI LAKES CENTER, LLC

   Mailing Address _____

   City _____ State _____ ZIP _____

   Tel. # (during working hours) _____ Other _____

3. Contact Person Ali Ahmed

   Mailing Address same as above

   City _____ State _____ ZIP _____

   Tel. # (during working hours) 305-455-4640 Other _____

   E-Mail: ali@dodgemiami.com Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
   a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
   b. If metes and bounds description, provide complete description (including section, township, and range).
   c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

   MIAMI LAKES EAST SEC 1, PB 122-48, TR C
   F/A/U 30-2013-015-0030, COC 26269-4132 03 2008 1

Stephani Ipenza
permits@skylifesignsfl.com
305 879 8667

5. Address or location of property (including section, township, and range): 5875 NW 163RD ST, MIAMI LAKES, FL 33014

6. Size of property: _____ × 11 Acres _____

7. Date subject property ☒ acquired or ☐ leased 30 day of May 2014

Term of lease; _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

_____

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☐ No

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

_____

10. Present zoning classification(s): _____ Present land use classification(s): _____

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.

☐ District Boundary (Zone) Change(s):
Zoning Requested: _____

☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____

☐ Site Plan Approval _____

☒ Variance Placement of 2 additional monument signs on property

☐ Preliminary Plat Approval: _____

☐ Final Plat Approval: _____

☐ Modification of Previous Resolution/Plan/Ordinance _____

☐ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ☐ Yes ☒ No

If yes, applicant's name _____ Date of Hearing _____

Nature of Hearing _____

Decision of Hearing _____ Resolution # _____

13. Is this hearing being requested as a result of a violation notice? ☐ Yes ☒ No

If yes, give name to whom violation notice was served _____

Nature of violation _____

14. Are there any existing structures on the property? ☒ Yes ☐ No

If yes, briefly describe 2-story, 144K Sqft Office Building

15. Is there any existing use on the property? ☐ Yes ☐ No

If yes, what is the use and when was it established? _____

DISCLOSURE OF INTEREST*

If a CORPORATOIN owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

CORPORATION NAME: MIAMI LAKES CENTER, LLC

NAME AND ADDRESS: _____ Percentage of Stock

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

TRUST / ESTATE NAME: _____

NAME AND ADDRESS: _____ Percentage of Interest

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s), or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS: _____ Percent of Ownership

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA Public Hearing No. _____

COUNTY OF MIAMI–DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: MIAMI LAKES EAST SEC 1, PB 122-48, TR C, F/A/U 30-2013-015-0030, COC 26269-4132 03 2008 1

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____ _____

Signature

Jeffrey Zamis

Print Name

C Diaz

Signature

Cathy Diaz

Print Name

Sworn to and subscribed before me on the 17 day of March 20 16. Affiant is personally known to me or has produced personally known as identification.

AICHI FLORES
MY COMMISSION # EE 885365
EXPIRES: March 19, 2017
Bonded Thru Notary Public Underwriters

_____

Notary
(Stamp/Seal)

My Commission Expires: _____

Witnesses:

_____ _____

Signature

_____

Print Name

_____

Signature

_____

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____

Notary
(Stamp/Seal)
My Commission Expires: _____

RECEIVED
06.07.16

June 7, 2016

To:

Planning & Zoning Board
Town of Miami Lakes Building Department
6601 Main Street, 1st Floor
Miami Lakes, FL 33014

To whom it may concern:

I, Ali Ahmed, owner of the building located at 5875 Northwest 163rd Street Miami Lakes, Florida 33014, am requesting a variance for two additional monument signs on the property: one located on the South Elevation and the other on the West Elevation. This request is to ensure that each entrance to the building is properly and clearly marked with a monument sign annotating the tenants relevant to each property entrance. Currently, the property has one monument sign at the northeast entrance, leaving the others unmarked. I anticipate several new tenants moving into the property in the immediate future, and with the large increase in personnel and usage of the building, and the intent is to provide these tenants, as well as any related visitors to the building, a clean and clear welcome and presentation immediately at each point of entry to the property.

If you have any questions or concerns, please do not hesitate in contacting me.

Respectfully,

Ali Ahmed
Owner

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING
2016/06/10 03:35 PM

FOLIO	Property Address		Owner 1	Owner 2	Mailing Address	City-State	Zip
3220130510040	16200 NW 59 AVE		CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130510010	5800 NW 163 ST		CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130150020	16300 NW 57 AVE		BANK OF AMERICA	NC1-001-03-81	101 N TRYON ST	CHARLOTTE, NC	28255
3220130460010	5711 NW 163 ST		DISCOUNT AUTO PARTS INC		PO BOX 2710	ROANOKE, VA	24001
3220130150040	5800 NW 165 TER		MIAMI-DADE COUNTY	WATER AND SEWER	3071 SW 38 AVE	MIAMI, FL	33146-1520
3220130520010			CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130400010	16580 NW 59 AVE		COSTCO WHOLESALE CORP	ATTN: EXCISE TAX DEPT #181	999 LAKE DR	ISSAQUAH, WA	98027
3220130580010	16000 NW 57 AVE		NORTH DADE LAKE LLC		PO BOX 4944	HIALEAH, FL	33014
3220130150010	16600 NW 57 AVE		MIAMI LAKE AM LLC	C/O ALI AHMED	610 LIDO DR	FORT LAUDERDALE, FL	33301
3220130010054	16525 NW 59 AVE		MIAMI LAKE AM LLC	C/O ALI AHMED	610 LIDO DR	FORT LAUDERDALE, FL	33301
3220130010062			HIALEAH CHURCH OF CHRIST		1474 - A W 84 ST	HIALEAH, FL	33014
3220130150030	5875 NW 163 ST		MIAMI LAKES CENTER LLC	MIAMI LAKES AM LLC	16600 NW 57 AVE	MIAMI LAKES, FL	33014
3220130460011	5705 NW 163 ST		TACO BELL OF AMERICA INC	TBC TAX #018574	PO BOX 35370	LOUISVILLE, KY	40232-5370
3220130010061	16401 NW 58 AVE		HIALEAH CHURCH OF CHRIST		1474 -A W 84 ST	HIALEAH, FL	33014
3220130510020	5890 NW 163 ST		CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130570010	16470 NW 59 AVE	1	ZAHLENE INVESTMENTS INC		16470 NW 59 AVE 1	MIAMI LAKES, FL	33014
3220130570020	16460 NW 59 AVE	2	JAVIER ESTRADA	JOSE A GUZMAN	7700 W 24 AVE UNIT 7	HIALEAH, FL	33016-5659
3220130570030	16450 NW 59 AVE	3	ZAHLENE INVESTMENTS INC		8788 NW 181 ST	HIALEAH, FL	33018
3220130570040	16440 NW 59 AVE	4	MACADEMIA LLC		16430 NW 59 AVE #300	HIALEAH, FL	33014
3220130570050	16430 NW 59 AVE	5	MACADEMIA LLC		16430 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570060	16420 NW 59 AVE	6	SAN MARCUS RESEARCH CLINIC INC		16751 NE 9 AVE #405	NORTH MIAMI BEACH, FL	33162
3220130570070	16410 NW 59 AVE	7	ARCH MIAMI LAKES II LLC		16400 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570080	16400 NW 59 AVE	8	PACIFICA ML PROFESSIONAL	CENTER LLC	16400 NW 59 AVE #8	MIAMI LAKES, FL	33014
3220130570090	16360 NW 59 AVE	9	BELAMANDA INVESTMENTS LLC		16300 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570100	16340 NW 59 AVE	10	JONO LLC		16340 NW 59 AVE 10	MIAMI LAKES, FL	33014

Town of Miami Lakes
Memorandum

To: **Planning and Zoning Board**

From: **Brandon Schaad, Director of Planning**

Subject: **VARH2016-0012**

Date: **June 21, 2016**

Recommendation:

See attached Staff Analysis.

Background:

See attached Staff Analysis.

Attachments:

Staff Analysis and Recommendation

Exhibit 1: Site Plan

Exhibit 2: Approved Plans of Permit Number B2002-0561

Exhibit 3: Survey

Exhibit 4: Written Opposition

Exhibit 5: Picture

Exhibit 6: Backup Materials

Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: **Planning and Zoning Board**

From: **Brandon Schaad, AICP, LEED AP**
Director of Planning

Re:

HEARING NUMBER:	**VARH2016-0012**
APPLICANT:	**Yenisse Mink**
FOLIO:	**32-2016-002-1520**
LEGAL DESCRIPTION:	**Lot 15, Block 5, Royal Garden Estates, according to the plat thereof, as recorded in Plat Book 155, at Page 4 of the public records of Miami-Dade County, Florida**
LOCATION:	**9014 NW 164th Street Miami Lakes, Florida 33018**

Date: **June 21, 2016**

REQUEST(S)

In accordance with the Town of Miami Lakes Land Development Code (the "LDC"), Yenisse Mink (the "Applicant") is requesting the following variance(s):

1. A variance from Section 13-1506(2)a.1. to allow an open covered terrace 14.83 feet from the rear property line where the Code requires an open covered terrace to be set back a minimum of 18 feet from the rear property line.
2. A variance from Section 13-1507(2) to allow a 7 foot wide walkway on the east side of the property where the Code allows a walkway to be a maximum of 3 feet wide in the side yard.
3. A variance from Section 13-1507(2) to allow a 12 foot wide walkway in the southeast side of the property where the Code allows a walkway to be a maximum of 3 feet wide in the side yard.
4. A variance from Section 13-1507(2) to allow a walkway to be setback 1 foot in the southeast side of the property where the Code requires a walkway to be set back a minimum of 2 feet from the side property line.

5. A variance from Section 13-1507(3) to allow a deck to be setback 1 foot in the southeast side of the property where the Code requires a deck to be set back a minimum of 5 feet from the side property line.
6. A variance from Section 13-1507(2) to allow a 10.5 foot wide walkway on the west side of the property where the Code allows a walkway to be a maximum of 3 feet wide in the side yard.
7. A variance to from Section 13-1508(3) to allow a driveway 1.25 feet from the west side property line where the Code requires a minimum setback of 5 feet for a driveway from the side property line.
8. A variance to from Section 13-1508(6) to allow 76 percent impervious surface in the front yard where the Code allows a maximum of 60 percent impervious surface in the front yard.
9. A variance to from Section 13-1508(6) to allow 70 percent impervious surface in the west side yard where the Code allows a maximum of 60 percent impervious surface in the side yard.

Summary of Proposal and Recommendation

Request #1 - The Applicant is requesting a variance in order to construct an open covered terrace on the rear of the residence with a setback of 14.83 feet where the Code requires a setback of 18 feet for an open covered terrace.

Requests #2 through #9 - The Applicant is also requesting to legalize the concrete in the front, sides and rear yards that was poured without permits. Staff's research shows that the property was purchased by the current owner in 2001. A permit was obtained in 2002 for a circular driveway as seen in Exhibit 1. According to the surveys, sometime between 2002 and 2007 the remainder of the concrete was added to the property.

Royal Gardens Estates does not have a homeowner's association.

To date, the Town has received two written oppositions in response to this request.

Staff Recommendation

Request #1: Staff recommends approval with conditions.

Requests #2 through #9: Staff recommends denial.

Background

Zoning District of Property: **RU-1 – Single-Family Residential District**

Future Land Use Designation: **Low Density Residential**

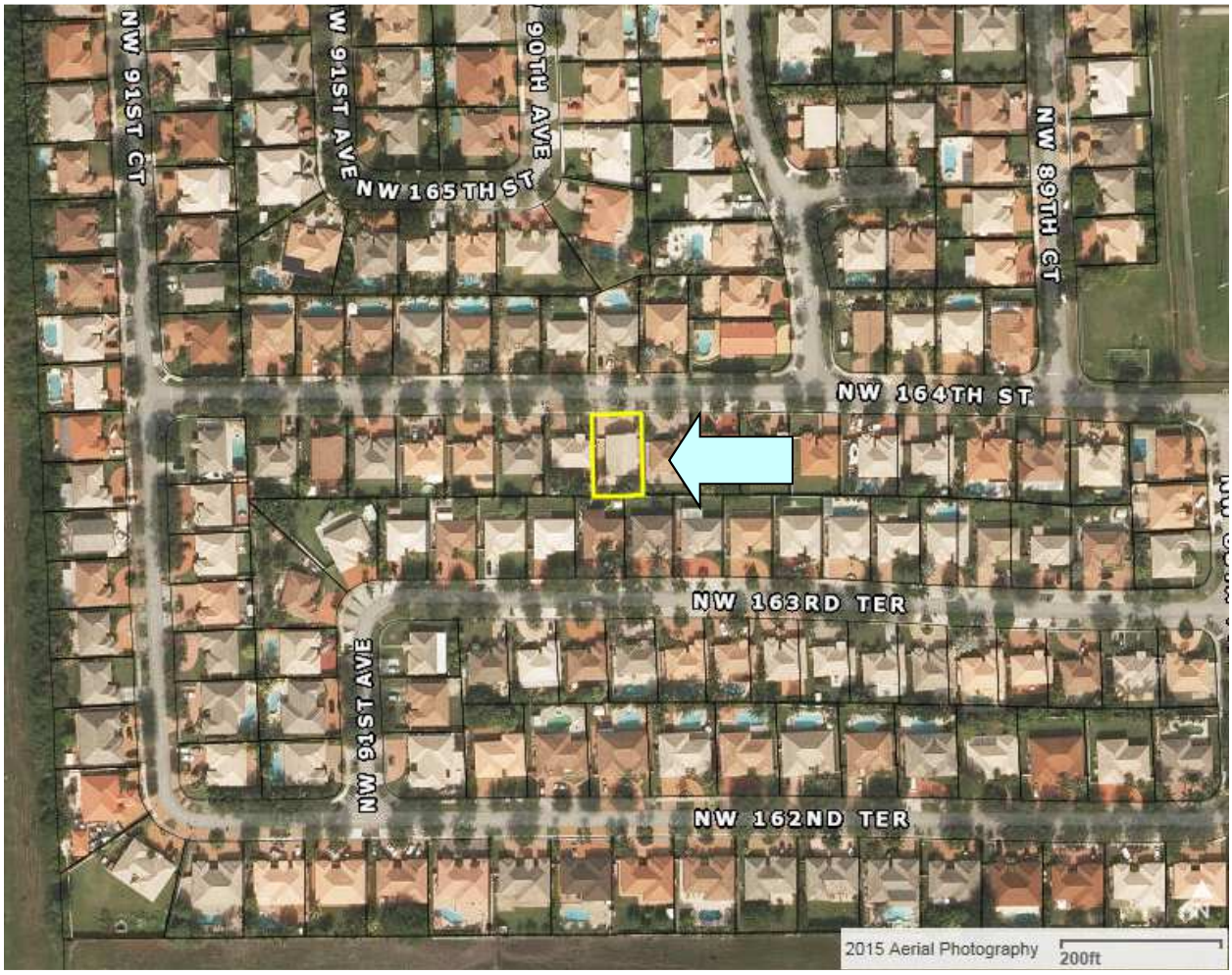
Subject Property:

The site is a single-family property located at 9014 NW 164th Street. According to the Miami-Dade Property Appraiser information, the one-story home was built in 2001, consisting of approximately 1,584 square feet on a 6,000 square foot lot. The property is located within the Low Density Residential Future Land Use Designation and is zoned RU-1 (Single-Family Residential District).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, (RU-1)
South:	Low Density Residential	Single-Family Residential District, (RU-1)
East:	Low Density Residential	Single-Family Residential District, (RU-1)
West:	Low Density Residential	Single-Family Residential District, (RU-1)

Subject Property Location Map



Not To Scale

The following information is provided for informational purposes only and shall not be considered by the Planning and Zoning Board in providing its determination:

A. Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There are no open code violations associated with this property.

There are no open building permits associated with this property.

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Variance Criteria

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

	PRACTICAL DIFFICULTY VARIANCE FACTORS
	FACTOR
a.	**The Town has received written support of the specifically identified variance requests from adjoining property owners;** *Analysis: The Town has received two written oppositions in response to this request.* This criterion is not met.
b.	**The Variance would be compatible with development patterns in the Town;** *Analysis: Request #1 - The proposed open covered terrace is typical of improvements throughout the Town, and the relatively small variance requested of about three feet, two inches will be unobtrusive. The requested variance is deemed to be compatible with development patterns in the Town.* *Requests #2 through #9 – The requested variances are not compatible with development patterns in the Town. It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.* This criterion is met with regard to Request #1; this criteria is not net with regard to Requests #2 through #9.
c.	**The essential character of the neighborhood *would* be preserved;** *Analysis: Request #1 - The proposed open covered terrace is typical of improvements in backyards, and will be unobtrusive. The requested variance is deemed to be compatible with development patterns in the neighborhood.* *Requests #2 through #9 – The requested variances are not compatible with development patterns in the neighborhood. It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.* This criterion is met with regard to Request #1; this criteria is not net with regard to Requests #2 through #9.
d.	**The Variance can be approved without causing substantial detriment to adjoining properties;**

	Analysis: Request #1 – The requested variance for the open covered terrace is for about three feet, two inches (18 foot setback required versus about 14 feet, 10 inches proposed), which will not be seen from the street and will not be particularly noticeable from neighboring properties. *Requests #2 through #9 would and do cause substantial detriment to adjoining properties. The aesthetics of the lot have been altered substantially with the addition of the concrete. And this amount of concrete affects drainage on adjoining properties and the stormwater system.* This criterion is met with regard to Request #1; this criteria is not net with regard to Requests #2 through #9.
e.	**The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;** *Analysis: Request #1 – Because the requested variance will not cause a noticeable difference from normal improvements in properties in the area, the requested variance would do substantial justice to both the owner of the subject site and other property owners.* *Requests #2 through #9 would and do cause substantial detriment to adjoining properties. The aesthetics of the lot have been altered substantially with the addition of the concrete. And this amount of concrete affects drainage on adjoining properties and the stormwater system. These requested variances do not justify a relaxation of the Code.* This criterion is met with regard to Request #1; this criteria is not net with regard to Requests #2 through #9.
f.	**The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and** *Analysis: Requests #1 through 9 - There are no unique circumstances with the property and/or the Applicant that would render conformity with the Code unnecessarily burdensome.* These criteria are not met.
g.	**The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.** *Analysis: There are no special conditions or circumstances that exist that are the result of actions beyond the control of the Applicant.* These criteria are not met.

ANALYSIS

Request #1 –

The Applicant is requesting a variance in order to construct an open covered terrace on the rear of the residence with a setback of 14.83 feet where the Code requires a setback of 18 feet for an open covered terrace.

The proposed open covered terrace is typical of improvements throughout the Town and the neighborhood, and will be relatively unobtrusive and neither visible from the street nor noticeably different than typical improvements throughout the area. Since not seen from the road, the requested variance would not cause substantial detriment to adjoining properties and would justify a relaxation of the Code.

Requests #2 through #9 –

The Applicant is also requesting to legalize the concrete in the front, sides and rear yards that was poured without permits. Staff's research shows that the property was purchased by the current owner in 2001. A permit was obtained in 2002 for a circular driveway as shown in Exhibit 2. According to the surveys, sometime between 2002 and 2007 the remainder of the concrete was added to the property.

These requested variances are not compatible with development patterns in the Town or the neighborhood. The aesthetics of the lot have been altered substantially with the addition of the concrete and loss of green space. It is important that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.

To date, the Town has received two written oppositions in response to this request.

Staff's analysis shows that Request #1 meets four (4) of the seven (7) practical difficulty criteria if conditioned as recommended by Staff, while Requests #2 through #9 meet zero (0) of the seven (7) criteria.

Therefore, based on the above analysis and other factors contained in this report, Staff recommends:

- **Request #1:** *Approval with conditions that the lot be returned to its former configuration as shown in Exhibit 1and that the terrace in the rear yard may remain;*
- **Requests #2 through #9:** *Denial.*

CONDITION(S)

1. The open covered terrace approved herein shall be built in substantial compliance with the plans in Exhibit 1.

2. Within the required front yard, paving and other impervious areas (including the driveway) shall be modified as necessary to either: 1) comply with the approved plans for permit number B2002-0561 (included as Exhibit 2); or 2) comply with current LDC requirements (including the driveway approaches).

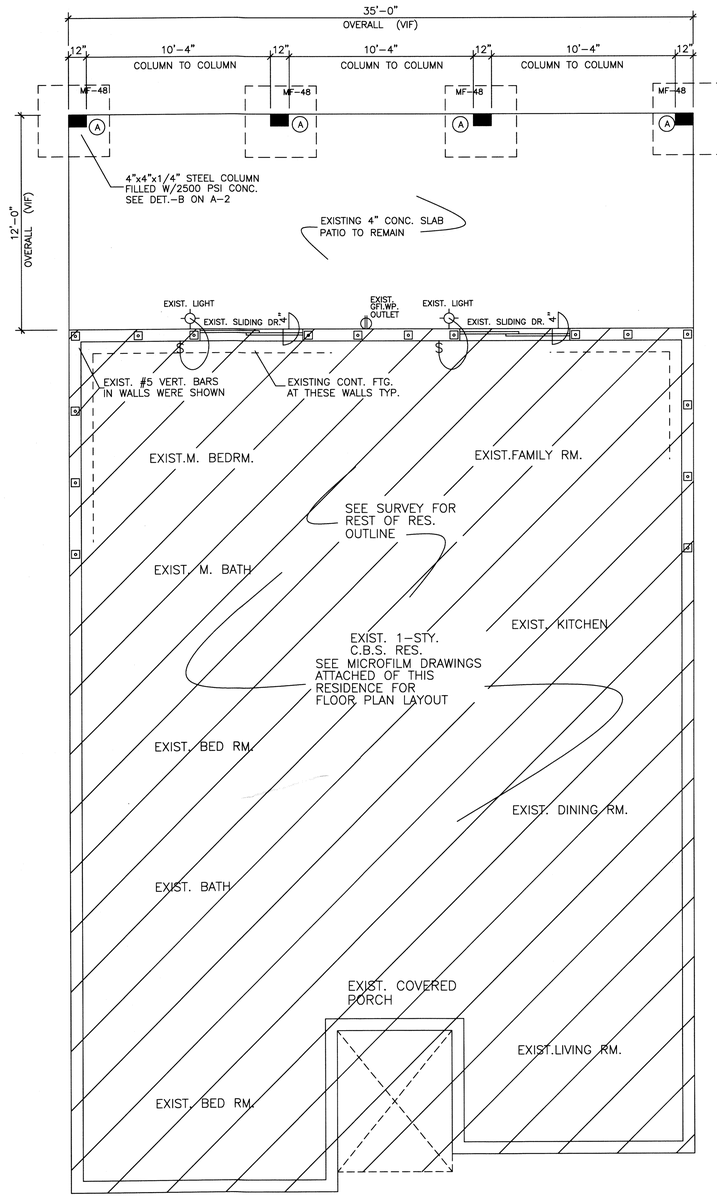
3. All paving/impervious areas in the required rear yard and in the required side yards shall be modified to comply with LDC requirements.

4. No permit for construction of the open covered terrace, as approved herein, shall be issued unless and until any permits required to comply with Conditions #2 and #3 herein are issued simultaneously.

5. No final zoning inspection of the covered terrace as approved herein shall be approved unless and until all work required under Conditions #2 and #3 has been completed and inspections for such work have been approved.

6. The Applicant shall obtain building permits for all requests approved herein, within one (1) year of the date of this approval. If said building permits are not obtained or an extension granted within the prescribed time limit, this approval shall become null and void.

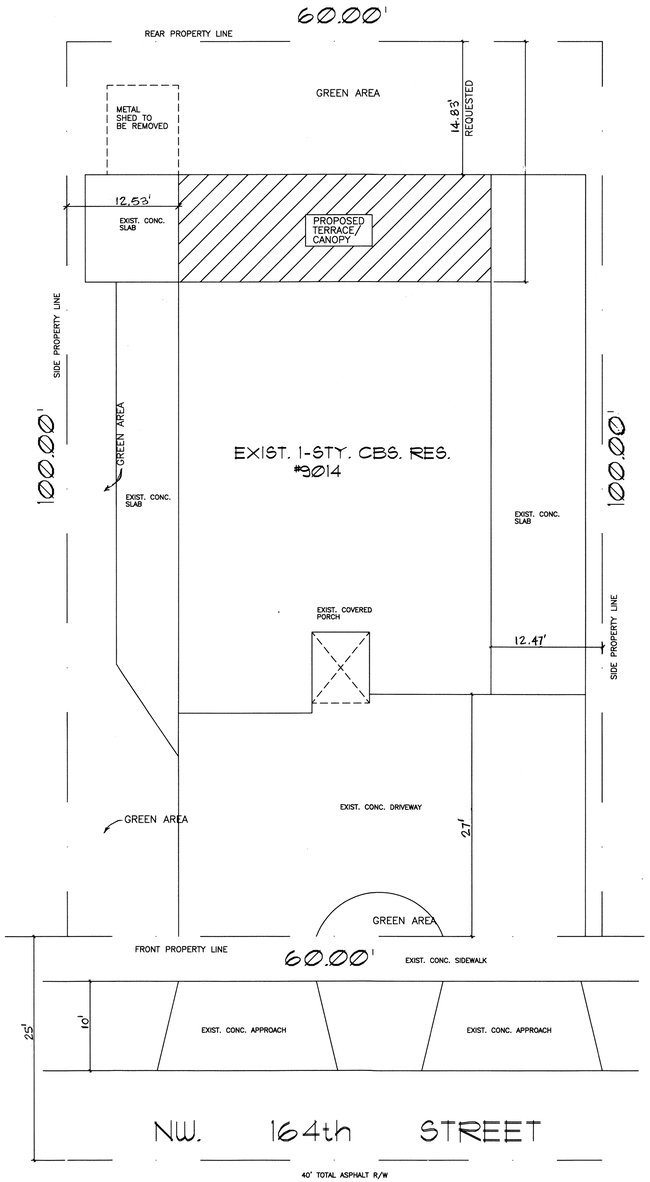
7. All construction shall comply with the restrictions in the Town's noise ordinance.



PROPOSED
FLOOR/FOUNDATION PLAN

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

N

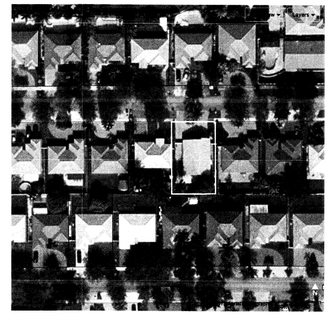


SITE PLAN

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

N

Actual Area	1,654 Sq.Ft
Living Area	1,584 Sq.Ft
Adjusted Area	1,619 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	2001



Featured Online Tools

Comparable Sales
Non-Ad Valorem Assessments
Property Record Cards
Glossary
PA Additional Online Tools
Property Search Help

http://www.miamidade.gov/propertysearch/ 4/7/2016

LOCATION MAP

LEGAL DESCRIPTION: LOT 15, BLOCK 5 "ROYAL GARDEN ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155 AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

FOLIO #: 32-2016-002-1520

ZONING LEGEND & AREA CALCULATION

EXIST. RES. FOOT PRINT:	1,651 S.F.
PROPOSED TERRACE S.F.=	420 S.F.
TOTAL NEW FOOT PRINT =	2,070 S.F.
TOTAL NEW FOOT PRINT =	2,070 S.F.
LOT S.F. =	6,000 S.F.

ZONING: RU-1M(B)

SETBACK REQUIREMENTS:	SETBACK PROVIDED:
FRONT: 25'	FRONT: 25'
REAR: 25'	REAR: 14.83' (REQUESTED)
SIDE : 6.0' (10%)'	SIDE : 12.47''
S.S. : 10'	S.S. : 10'
MAX. LOT COV.: 40%	PROP. LOT COV.: 35%

REAR SETBACK OF 14.83' (REQUESTED)

DESIGN CRITERIA

CODE EDITION: 2014 FLORIDA BUILDING CODE
ASCE 7-10 EXPOSURE CONDITION INDICATED=d
CONSTRUCTION TYPE VB UNPROTECTED
OCCUPANCY CLASSIFICATION R-3
ALTERATION LEVEL-2

I CERTIFY THIS ADDITION TO BE DESIGNED TO WITHSTAND 170 MPH WIND SPEED ACCORDING TO ASCE 7-10 AS REQUIRED BY THE FLORIDA BUILDING CODE REVISED 2014 EDITION

G.C/OR OWNER TO VERIFY & COORDINATE ALL HEIGHTS & DIMMENSIONS WITH FLOOR PLAN FOUNDATION PLAN WITH EXISTING FIELD CONDITIONS & ANY EXISTING EASEMENT CONDITIONS AND VERIFY THAT NEW CONSTRUCTION DOES NOT GO INTO THE REAR 20' TOP OF BANK SETBACK

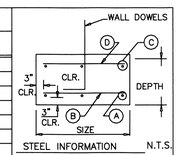
NOTE: SEPARATE ROOFING PERMIT IS REQUIRED! NOT PART OF THIS PERMIT!

NOTE: SEE SHEET A-2 FOR SOIL STATEMENT TO COMPLY WITH NEW "F.B.C." TERMITE PROTECTION & OTHER GENERAL NOTES

FOOTING/COLUMN SCHEDULE

MARK	SIZE	DEPTH	ELEV TOP FTG	BOTT. REINFORCING A	BOTT. REINFORCING B	TOP REINFORCING C	TOP REINFORCING D	REMARKS
F-48	48"x48"	16"	-12"	7#5	7#5	7#5	7#5	

(A) 8"x12" CONCRETE COLUMN WITH 4#5 VERTICAL & #3 TIES AT 8" O.C.



STEEL INFORMATION N.T.S.

SCOPE OF WORK : NEW OPEN TERRACE/CANOPY.

STRUCTURAL: PROPOSED CONCRETE BEAMS & COLUMNS WITH CONCRETE FOOTINGS AND A ROOF TRUSS SYSTEM WITH EXIST. CONCRETE SLAB AS SHOWN.
REAR SETBACK OF 14.83' (REQUESTED)

PLUMBING= NONE
MECHANICAL=NONE
ELECTRICAL= NONE

OWNER/G.C. TO VERIFY ALL EXISTING CONDITIONS BEFORE STARTING ANY WORK.

WALL LEGEND

- EXIST.8"BLOCK WALL TO REMAIN
- NEW 4"PARTITION (2x4 WOOD STUDS) OR (26ga METAL CHANNELS)
- EXIST.4"PARTITION TO REMAIN
- EXIST.4"PARTITION TO BE REMOVED
- NEW 8" CONC.BLOCK WALL

Guillermo Ramon Gonzalez
R.A. 13960
STATE OF FLORIDA
4-12-16

RECEIVED
04.22.16

NO.	DATE

DESG | DRWN | CHKD | APRV | DATE

PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE
OWNER/PH: YENISSE MINK 786-370-7464
ADDRESS: 9014 NW. 164th STREET MIAMI FLORIDA 33014
PROJECT ADD: SAME

Guillermo Ramon Gonzalez
9000 SW. 168th Avenue Miami Florida 33196 Ph:786-237-5154
Registered Architect #13960 (assistant)

040716

A-1

GENERAL NOTES:

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-615 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. DROP TIE BEAM OVER DOORS EXTEND 8" PAST OPENING ON BOTH SIDES AND ADD 2-#5 BARS FOR EVERY ADDITIONAL 8" OF BEAM HEIGHT (2 ADDITIONAL BARS MIN.)

FOUNDATIONS

SOIL STATEMENT:

1. THE SOIL AT THIS SITE HAS BEEN OBSERVED BY THE ARCHITECT OR ENGINEER TO BE COMPOSED OF SAND AND ROCKS AND CAN BE CONSIDERED TO HAVE AN ALLOWABLE MINIMUM DESIGN BEARING CAPACITY OF 2,000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK).

   ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 2014 EDDITION. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS : " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ".
2. AT THE TIME OF CONSTRUCTION THE ARCHITECT OR ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.
3. SOIL AT THE BUILDING AREA SHALL BE VIBRE-ROLLED TO A MIN. COMP ACTION OF 2,000 P.S.F. AND MODIFIED PROCTOR DENSITY.
4. CENTERLINE OF FOOTING IS CENTERLINE OF COLUMNS AND BEARING WALLS, UNLESS OTHER WISE NOTED (U.O.N.).
5. ELEVATION OF TOP OF FOOTING SHALL BE 1'- 0" BELOW THE FINISHED GRADE, U.O.N.
6. PROVIDE BEND DOWELS AT ALL COLUMNS AND VERTICAL REINFORCEMENT SAME SIZE AND QUANTITY AS REINFORCEMENT.

REINFORCING

1. MINIMUM CLEAR COVER FOR REBARS TO BE AS FOLLOWS:
   COLUMNS = 1-1/2" TO TIE FOOTINGS = 3" BEAMS = 1-1/2" TO TIE
   PEDESTAL = 2" TO TIE SLAB ON FILL = 2" FROM TOP SLABS = 3/4"
2. ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES
3. SPLICES IN CONTINUOS TOP REBARS SHALL BE MADE AT MID SPAN, SPLICES IN CONTINUOS BOTTOM REBARS SHALL BE OVER SUPPORT(S).
4. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
   COLUMN VERT.BARS = 30 BAR DIA. TEMPERATURE REBARS = 12" MIN.
   FOOTING DOWELS = 30 BAR DIA. + 8" WELDED WIRE MESH = 6"
   TENSION SPLICE = CLASS "C" ALL OTHERS = 30 BAR DIA.
5. PROVIDE 2 N°5 60" LONG BEND BARS AT CORNERS OF BEAMS.

SLAB

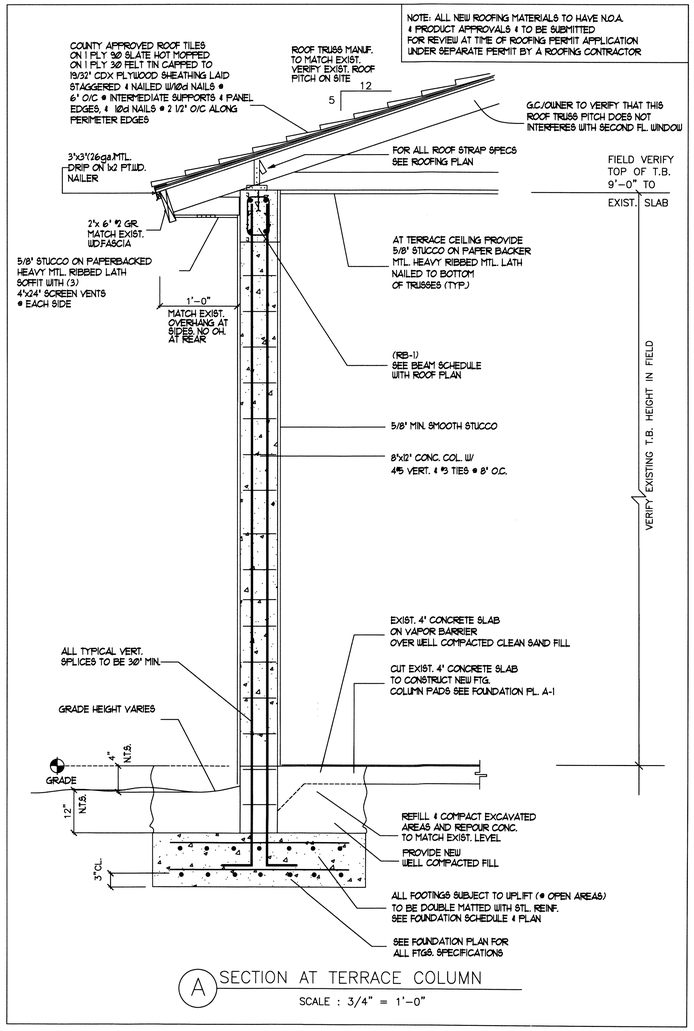
1. SLAB SHALL BE 2500 PSI CONCRETE (MIN.), 4" THICK, REINFORCED WITH 6"X 6" - 10/10 (GAUGE) WELDED WIRE MESH (W.W.M.), ON WELL COMPACTED FILL.
2. FILL MATERIAL SHALL BE CLEAN SAND AND ROCK COMPACTED TO 95% OF MAXIMUM DENSITY IN LIFTS NOT TO EXCEED 12" IN DEPTH.
3. PLACE CONCRETE SLABS IN A CHECKERBOARD PATTERN, NO PANEL EXCEEDING 25 FEET OF LENGTH, OR 625 SF IN AREA, OR USE CONTROL JOINTS.
4. ELEVATION TOP OF CONCRETE SLAB SHOWN THUSLY; OR MATCH EXISTING ADJACENT FLOOR ELEVATION.
5. WALLS, COLUMNS, AND BEAMS, PENETRATING SLAB ON FILL, SHALL BE ISOLATED BY 1/2" PRE MOLDED JOINT FILLER, UNLESS OTHERWISE NOTED (U.O.N.).
6. SLABS SHALL BE PLACED OVER 1 LAYER OF PLASTIC MEMBRANE, SUCH AS 6 MIL VISQUEEN, OR SIMILAR.
7. SLABS ON FILL SHALL BE CURED CONTINUOUSLY FOR 5 DAYS.

MASONRY

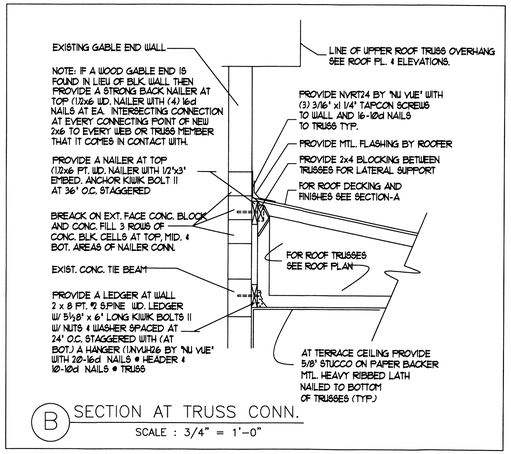
1. CONCRETE MASONRY UNITS (CMU), OR "BLOCKS", SHALL CONFORM TO ASTM C-90 SPECS.
2. COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE NOT LESS THAN FM=1000 PSI.
3. ALL BLOCK WALLS SHALL BE LAID IN A FULL BEDDING OF MORTAR, WITH A COMPLETE COVERAGE OF THE BLOCK'S FACE SHELL (HORIZONTALLY) AND MORTAR GROOVES (VERTICALLY). AND REINFORCED WITH #8 TRUSS TYPE JOINT REINFORCEMENT @ EVERY OTHER COURSE (16"O.C.VERTICALLY)
4. MORTAR TO BOND BLOCK MASONRY SHALL BE TYPE "M", 2,500 PSI.
5. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING SHALL BE FILLED WITH CONCRETE.
6. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING FROM 3'TO 8'SHALL BE REINFORCED WITH 1- #5 VERTICAL AND BE FILLED WITH 2500 PSI CONCRETE.

FRAMING NOTES:

1. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "F.B.C." 2014 EDDITION AND ALL OTHER PERTAINING CODES AND ORDINANCES HAVING JURISDICTION.
2. ALL PLYWOOD USED STRUCTURALLY BE IDENTIFIED FOR GRADE AND GLUE TYPES BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
3. ALL PLYWOOD PERMANENTLY EXPOSED IN OUTDOOR LOCATIONS SHALL BE OF EXTERIOR TYPE.
4. ALL LUMBER TWO INCHES OR LESS IN THICKNESS SHALL CONTAIN NOT MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION IN A BUILDING OR STRUCTURE AND/OR AT THE TIME OF TREATMENT WITH A WOOD PRESERVATIVE.
5. ALL LUMBER SIZES TO HEREIN NOMINAL.
6. LUMBER USED FOR JOISTS AND/OR OTHER STRUCTURAL. MEMBERS SHALL BE OF NO LESS STRENGTH THAN #2 GRADE OF SOUTHERN PINE, DOUGLAS FIR LARCH, HEM FIR, OR SPRUCE PINE FIR.
7. LUMBER USED FOR STUDS IN EXTERIOR WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 625 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
8. LUMBER USED FOR STUDS IN INTERIOR NON BEARING WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 225 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
9. JOISTS AND RAFTERS SHALL HAVE NOT LESS THAN FOUR INCHES OF BEARING AS PROVIDED IN "F.B.C." 2014 EDDITION.
10. NOTCHING AND BORING OF JOIST AND RAFTERS SHALL COMPLY WITH THE "F.B.C." 2014EDDITION.
11. ENDS OF WOOD JOISTS ENTERING OR BEARING ON MASONRY AND IN CONTACT THEREWITH SHALL BE PRESSURE TREATED, OR OF AN APPROVED DURABLE SPECIES.
12. WHERE MASONRY EXTENDS ABOVE SUCH WOOD MEMBERS SHALL BE FIRE SO THE TOP EDGE DOES NOT ENTER THE MASONRY MORE THAN ONE INCH OR SHALL BE PROVIDED WITH WALL PLATE BOXES OF SELF TYPE OR APPROVED HANGERS.
13. FLOOR JOISTS UNDER ALL WALLS OR PARTITIONS PARALLEL TO THE JOISTS SHALL BE DOUBLED. DOUBLED JOISTS MAY BE SEPARATED NOT MORE THAN SIX INCHES.
14. FLOOR JOISTS SUPPORTING CONCRETE FOR BATHROOM FLOORS SHALL HAVE A MAXIMUM SPACING OF 12 INCHES.
15. CEILING JOISTS SPANNING MORE THAN 14 FEET SHALL BE LATERALLY SUPPORTED AT MID-SPAN. 2014 EDDITION.
16. PRE FABRICATED ROOF TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA; AND SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE "F.B.C." 2014 EDDITION.
17. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL.
18. ANCHORS SECURING WOOD TO CONCRETE SHALL BE NOT LESS THAN 1"X1/8" STEEL STRAP EMBEDDED IN THE CONCRETE AND NAILED WITH THREE 16D NAILS TO WOOD MEMBERS AS SET FORTH IN OF THE "F.B.C.". 2014 EDDITION.
19. ANCHORS SECURING WOOD TO WOOD SHALL BE NOT LESS THAN 1"X1/8" STEEL STRAP NAILED TO EACH MEMBER WITH THREE 16D NAILS, OR SHALL BE A COMMERCIAL ANCHOR APPROVED BY THE BUILDING OFFICIAL ANCHORING EACH MEMBER.
20. ALL ANCHORS AND RELATIVE NAILS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
21. WHERE THE INTERIOR OF MASONRY WALLS ARE FURRED FURRING SHALL BE TREATED AND FIRE STOPPED AS HEREIN REQUIRED AND SHALL BE SECURELY FASTENED TO THE MASONRY WITH NOT LESS THAN ONE CUT NAIL IN ALTERNATE COURSE OF BLOCK.
22. THE ALLOWABLE LOADS ON ALL TYPES OF CONNECTORS SHALL BE AS SET FORTH IN THE STANDARDS LISTED IN OF THE "F.B.C." 2014 EDDITION.
23. IN GENERAL NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO. THERE SHALL BE NOT LESS THAN TWO NAILS IN ANY CONNECTION.



A SECTION AT TERRACE COLUMN
SCALE : 3/4" = 1'-0"



B SECTION AT TRUSS CONN.
SCALE : 3/4" = 1'-0"

NO.	DATE

DESG	DRWN	CHKD	APPV	DATE

PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE
OWNER/PH: YENISSE MINK 786-370-7464
ADDRESS: 9014 NW. 164th STREET MIAMI FLORIDA 33014
PROJECT ADD: SAME

Guillermo Ramon Gonzalez
9000 SW. 168th Avenue Miami Florida 33196 Ph: 786-237-5154 (assistant)
Registered Architect #13960

Guillermo Ramon Gonzalez
R.A. 13960
STATE OF FLORIDA
4-12-16

040716

A-2

RECEIVED
04.27.16

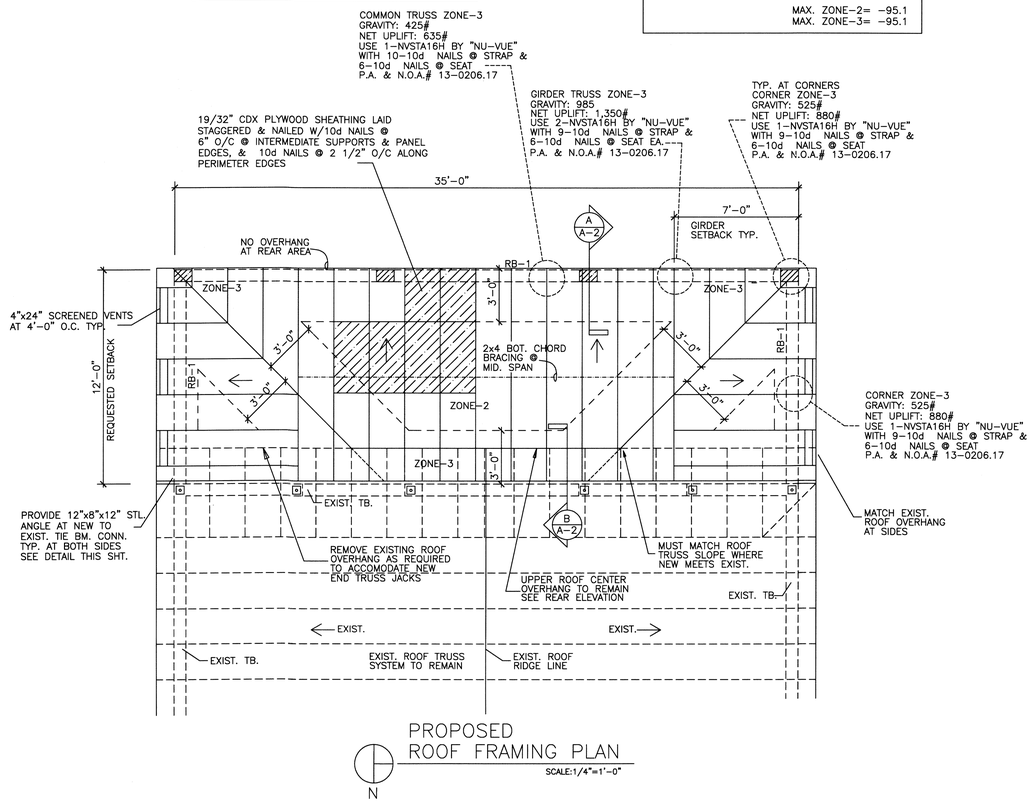
NOTE: ALL NEW ROOFING MATERIALS TO HAVE N.O.A. & PRODUCT APPROVALS & TO BE SUBMITTED FOR REVIEW AT TIME OF ROOFING PERMIT APPLICATION UNDER SEPARATE PERMIT.

NOTE: NO SPECIAL INSPECTOR REQUIRED FOR THIS OPEN TERRACE PROJECT. THERE IS AN EXISTING SLAB NO NEW MASONRY WALLS & ROOF TRUSS JACKS ARE ARE AN AVERAGE OF 12' LONG.

WOOF TRUSS ROOF DESIGN LOADS:

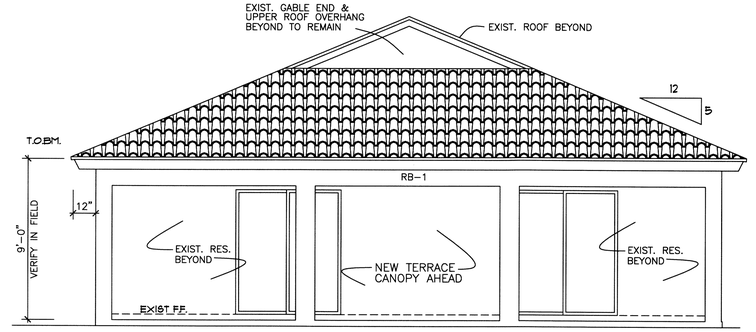
T.C.L.L. ---------- = 30 P.S.F.
T.C.D.L. ---------- = 15 P.S.F.
B.C.D.L. ---------- = 10 P.S.F.

TOTAL ---------- = 55 P.S.F.
ROOF WINDLOAD CALCS NET UPLIFT
MAX. ZONE-2= -95.1
MAX. ZONE-3= -95.1

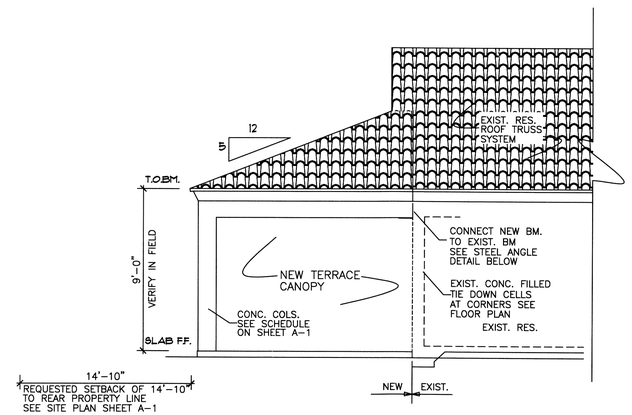


PROPOSED
ROOF FRAMING PLAN
SCALE:1/4"=1'-0"

N



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



(EAST) (WEST ELEVATION SIMILAR)
SIDE ELEVATION
SCALE: 1/4"=1'-0"

BEAM SCHEDULE:

RB-1 AT (9'-0") A.F.F. (VIF) =8"x12" CONCRETE BEAM WITH 2#6 TOP, 2#6 BOT. WITH (2) #5 60" LONG LONG BENT BARS AT CORNERS. PROVIDE #3 TIES (4) FROM CORNERS AT 4" REM. AT 8"O.C.

NOTE: FOR ALL STRAPS SPECIFIED
SEE SPECS ON PRODUCT APPROVAL ATTACHED

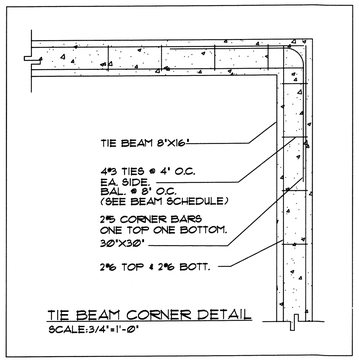
ROOF VENTILATION CALCULATIONS: FOR NEW OPEN TERRACE TRUSSES ONLY

(SOFFIT)

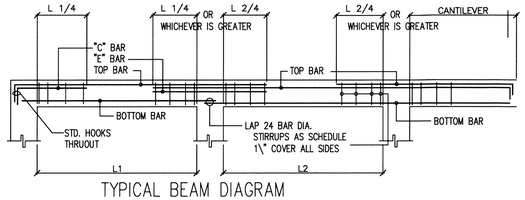
REQUIRED 1/150 VENT TO CEILING RATIO
PROPOSED ROOF AREA = 459 SQ. FT.
459/ 150 = 3.06 SQ. FT. OF VENTING AREA REQUIRED
DESIGN SELECTION: 4"X24" ALUMN. SCREEN = 0.66 S.Q. FT.
TOTAL REQ. 3.06 S.Q. FT. / 0.66 = 5 PCS.
PROVIDED: 6 PCS.

(RIDGE)

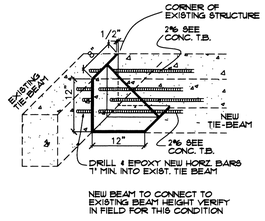
OPTIONAL (NOT PROVIDED)



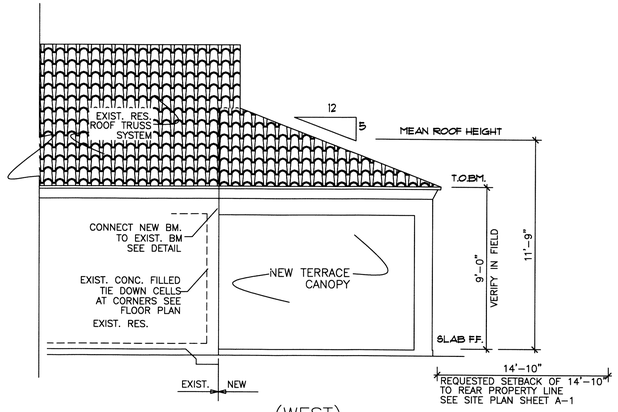
TIE BEAM CORNER DETAIL
SCALE:3/4"=1'-0"



TYPICAL BEAM DIAGRAM
"C" BARS - ARE TOP BARS AT NON-CONTINUOUS ENDS
"E" BARS - ARE TOP BARS OVER RIGHT INTERIOR SUPPORTS
TOP BARS - CALLED FOR AS CONTINUOUS, WHEN SPLICED, SHALL BE SPLICED IN THE MIDDLE THIRD OF THE SPAN



STEEL ANGLE DETAIL
AT TERRACE BM. CONN.
SCALE : 3/4" = 1'-0"



(WEST)
SIDE ELEVATION
SCALE: 1/4"=1'-0"

PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE
OWNER/PH: YENISSE MINK 786-370-7464
ADDRESS: 9014 NW. 164th STREET MIAMI, FLORIDA 33014
PROJECT ADD: SAME

NO.	DATE

DESC	DRWN	CHKD	APPR	DATE

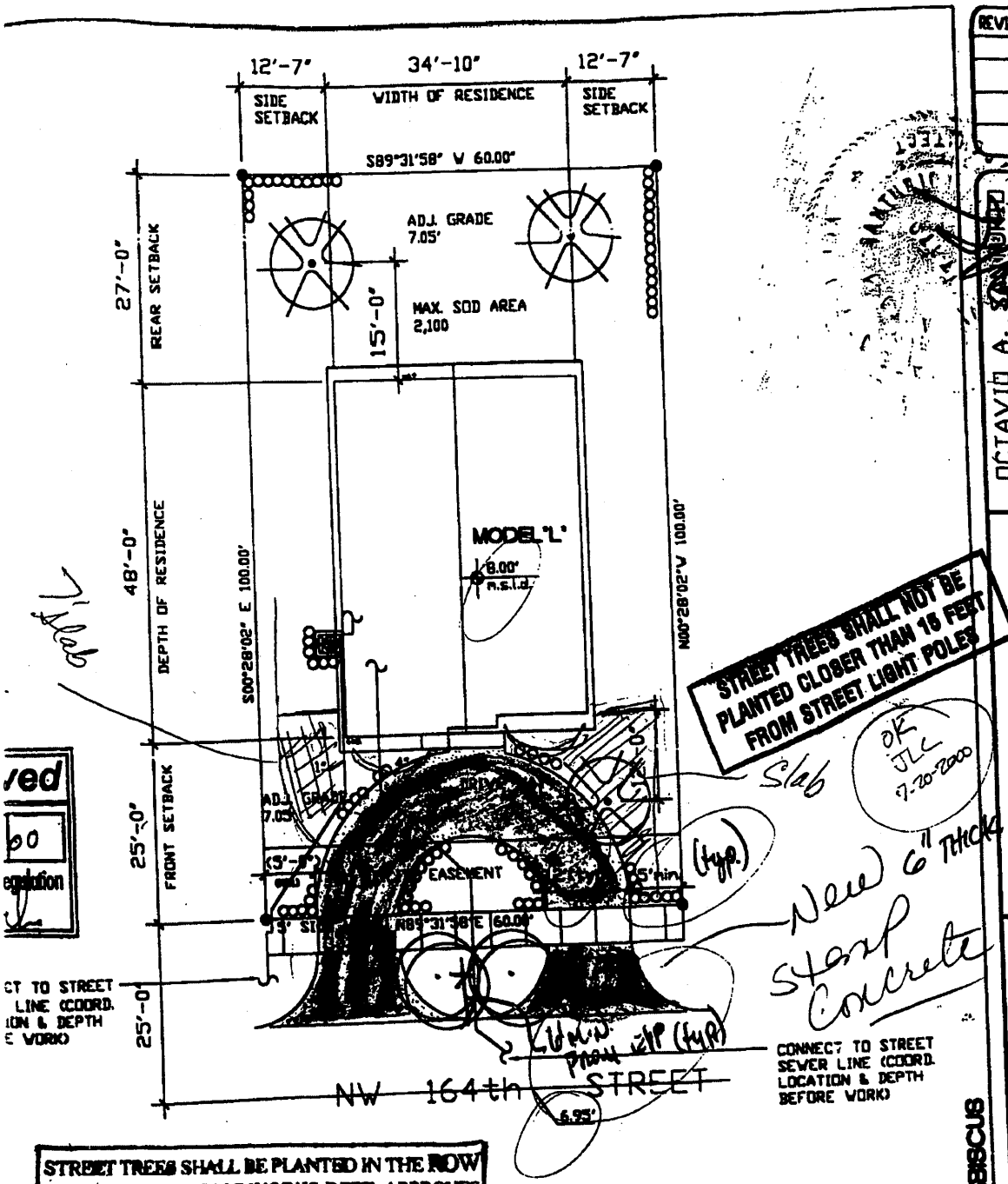
Guillermo Ramon Gonzalez
9000 SW. 168th Avenue Miami Florida 33196 Ph: 786-237-5154
Registered Architect #13960 (assistant)

040716

A-3

STATE OF FLORIDA
REGISTERED
GUILLERMO RAMON GONZALEZ
Guillermo Ramon Gonzalez
P.E.A.R. #0003960
STATE OF FLORIDA
ARCHITECT
4-12-16

RECEIVED
04.22.16



STREET TREES SHALL BE PLANTED IN THE ROW UNLESS THE PUBLIC WORKS DEPT. APPROVES THAT THEY MAY BE PLANTED ON PRIVATE PROPERTY.

SITE PLAN 1" = 20'

LEGAL DESCRIPTION:

LOT 15 BLOCK 5 **ROYAL GARDENS ESTATES** AS RECORDED IN PLAT BOOK 155 AT PAGE, 4 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SUBJECT TO DEDICATIONS, LIMITATIONS, RESERVATIONS, EASEMENTS, OR RESTRICTIONS OF RECORD IF ANY.

REVISIONS	BY

OCTAVIO A. [illegible] ARCHITECT

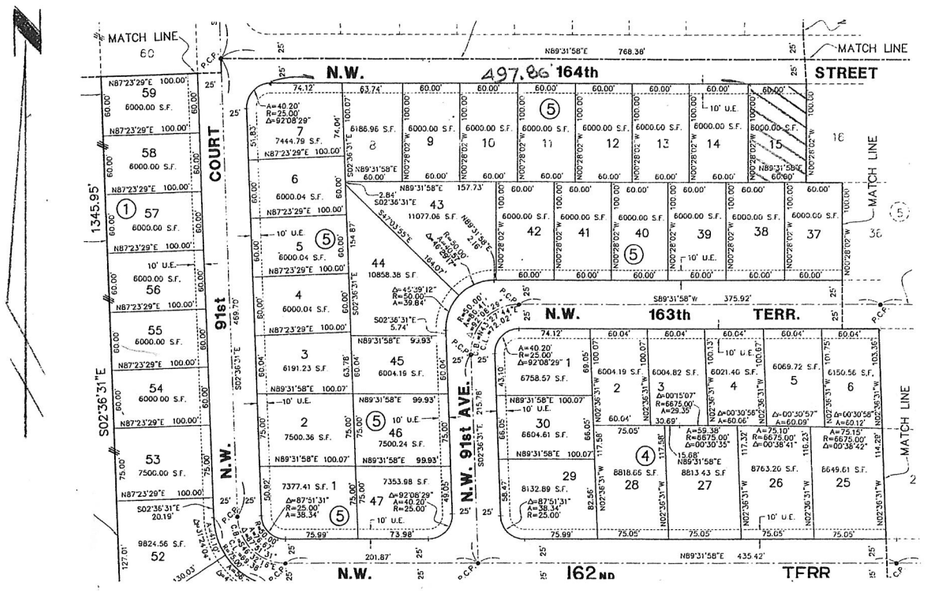
OWNER
JEANNIES ROYAL GARDEN
1760 W. 41 STREET, UNIT B
HIALEAH, FLORIDA 33012 - (305) 557-1253

ROYAL GARDENS ESTATE
87th AVE. 162nd STREET
MIAMI, FLORIDA

15/5 - MODEL 'L' - HIBISCUS

DRAWN	[illegible]
CHECKED	[illegible]
DATE	FEB/00
JOB NO.	9811
SP-1	

JOB :07-7049	LOCATION SKETCH	SCALE 1"= NO TO Scale



LEGAL DESCRIPTION: Lot 15, Block 5, **ROYAL GARDEN ESTATES**, according to the Plat thereof as recorded in Plat Book 155, Page 4 of the Public Records of Dade County, Florida.-

GENERAL NOTES

1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N/A DATUM.
4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE AE.
6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: First American Title Insurance Comp., Yenisse Mink, Washington Mutual Bank, N.A.

DATE: January 10, 2007

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

UNITEC
SURVEYING, INC
L.B. NO. 3333

6187 NW 167TH STREET, H5
MIAMI, FLORIDA 33015
305/512-4940

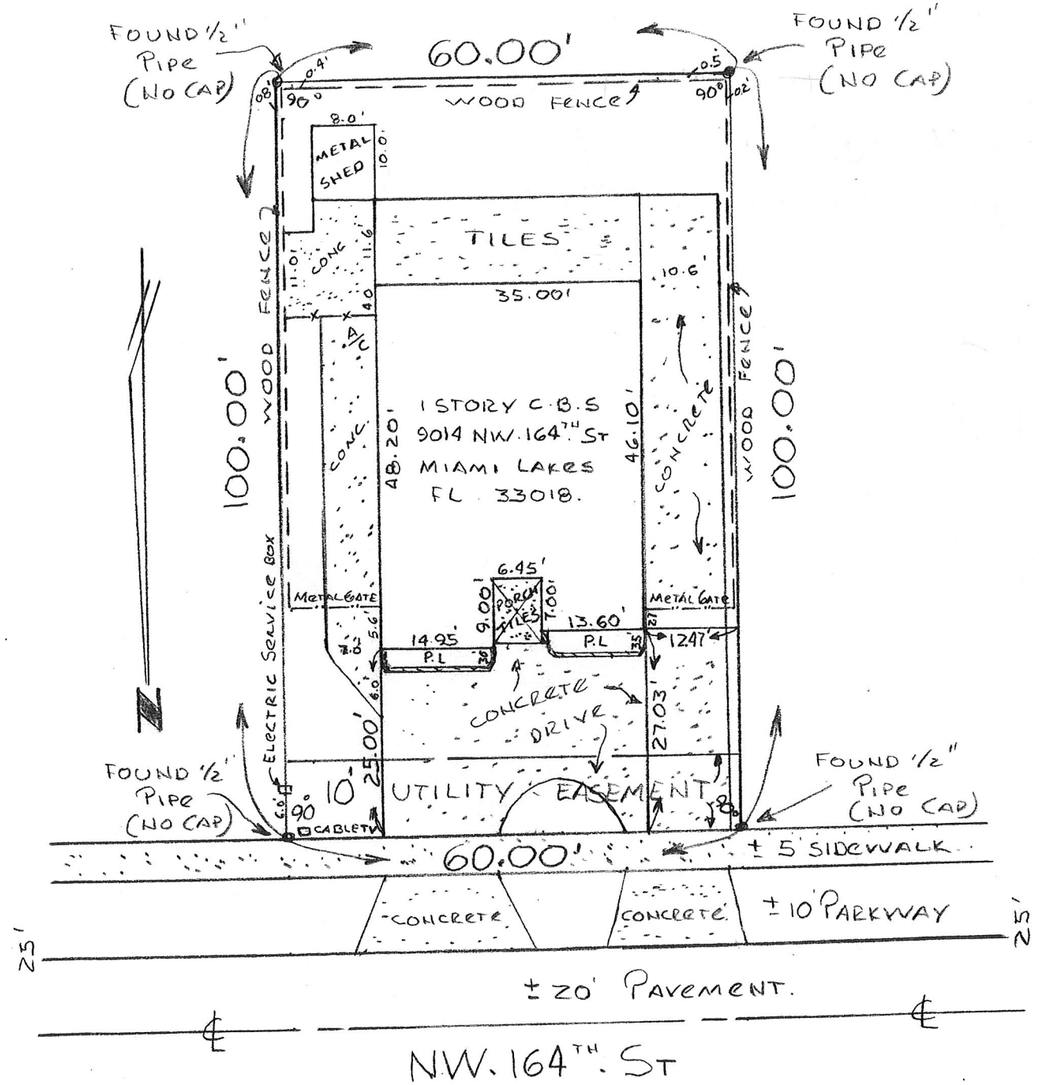
I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statues.

Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

PLAN OF SURVEY	SCALE 1" = 20'



RECEIVED 01.28.16

A....ARC DISTANCE
RAD...RADIAL
DISTANCE
Δ...CENTRAL ANGLE
A/C...AIR CONDITIONING
ENC...ENCROACHMENT
P/L...PROPERTY LINE
R...RADIUS
CONC...CONCRETE
CBS...CONCRETE BLOCK STRUCTURE
R/W...RIGHT OF WAY...
F.H. FIRE HYDRANT
O.U.L...OVERHEAD UTILITY LINE
FIP...FOUND IRON PIPE
UP...UTILITY POLE
CL...CLEAR
O.H...OVER HEAD
R...RADIUS
C/L...CENTER LINE
W.M....WATER METER
U.E...UTILITY EASEMENT
C.H....CHORD

REVISIONS 1 2 3 4 5

From:	Lori Iglesias
To:	Planning-Zoning
Cc:	abi@miamidade.gov; laiglesias@aol.com
Subject:	Applicant :nYenisse Mink, Hearing number VARH2016-0012, Folio Number 32-2016-002-1520
Date:	Tuesday, June 14, 2016 1:47:18 AM

I am opposed to all variances the applicant has applied for,1 - 9. I live in the Town of Miami Lakes for the very reasons of the strict buildings codes. They are put in place for reasons that protect the next door neighbor's yard from flooding and water drainage issues. The green areas also add appeal to what Miami Lakes is all about. Such as: greenery, beauty, and a welcoming appearance. Hialeah/Hialeah Gardens are full of concrete both in the front and back yards and no one respects the codes; therefore, there are a lot of drainage issues and a lack of aesthetic appeal because of concrete everywhere in place of the green areas that assist with drainage. In addition to this, It is in my opinion that if the variances pass this will set a precedence for others to follow. Everyone must be held to the same code. We have them in place for reasons. Let's protect and preserve Miami Lakes and its greenery.

Respectfully,

Abe Iglesias
abi@miamidade.gov

From:	Richard Gonzalez
To:	Planning-Zoning
Subject:	hearing varh2016-0012
Date:	Monday, June 13, 2016 1:13:53 PM

I am a resident at Royal Oak Garden Estate and I do oppose any changes that Yenissse Mink is proposing., period !!!
When he/she purchased that house, he/she accepted the way it was, either sale the house, get out, but I opposed any changes.
All those changes proposed by Yenisse is to accommodate her/his needs or desire, like I say; if the current laws does not fit her/needs, hi/she has the right to move on to where ever his/her way or changes are allow, but keep Miami Lakes the way it is, I do not pay $ 4,500 dollars in taxes to see Miami Lakes changing to people's way.
It's like when you have an association in your community, you either obey, comply with it's law, or just move on and I am not willing to make any changes to fit her desires or needs.
Than you, with regards, Mr. Gonzalez..

MIAMI LAKES
Growing Beautifully

Planning, Zoning, and Code Compliance Department

"Mink Covered Terrace"

PLANNING AND ZONING PUBLIC HEARING APPLICATION

VAR-H2016-0012 File #

04.22.16 Date Received

_____ Date of Pre-application Meeting

32-2016-002-1520

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant YENISSE MINK
   a. If applicant is owner, give name exactly as recorded on deed.
   b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
   c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

   Mailing Address 9014 NW 164th St

   City Miami Lakes State FL ZIP 33018

   Tel. # (during working hours) 786 370 7464 Other 786 370 7464

   E-Mail: Yenissemink27@gmail.com Mobile #: " "

2. Name of Property Owner YENISSE MINK

   Mailing Address SAME AS ABOVE

   City _____ State _____ ZIP _____

   Tel. # (during working hours) _____ Other _____

3. Contact Person YENISSE MINK

   Mailing Address SAME AS ABOVE

   City _____ State _____ ZIP _____

   Tel. # (during working hours) _____ Other _____

   E-Mail: _____ Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
   a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
   b. If metes and bounds description, provide complete description (including section, township, and range). c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

   LOT-15, BLOCK-5, OF Royal Garden Estates, PLAT BOOK 155 AT PAGE 4, PUBLIC RECORDS OF Miami-Dade COUNTY

MIAMI LAKES
Growing Beautifully

5. Address or location of property (including section, township, and range): 9014 NW 164 st Miami Lakes FL 33018

6. Size of property: 60' × 100' Acres 0.14

7. Date subject property ☐ acquired or ☐ leased _____ day of _____

Term of lease; _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

NO

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☑ No

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): RU-1 Present land use classification(s): ~~Single fam Res.~~ Low Density Res.

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.

☐ District Boundary (Zone) Change(s):
Zoning Requested: _____

☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____

☐ Site Plan Approval _____

☒ Variance Requesting A REAR SETBACK OF 14.83' (14'-10")

☐ Preliminary Plat Approval: _____

☐ Final Plat Approval: _____

☐ Modification of Previous Resolution/Plan/Ordinance _____

☐ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ☐ Yes ☑ No

If yes, applicant's name _____ Date of Hearing _____

Nature of Hearing _____

Decision of Hearing _____ Resolution # _____

13. Is this hearing being requested as a result of a violation notice? ☐ Yes ☐ No

If yes, give name to whom violation notice was served _____

Nature of violation _____

MIAMI LAKES
Growing Beautifully

14. Are there any existing structures on the property? ☑ Yes ☐ No

If yes, briefly describe THE EXISTING Residence

15. Is there any existing use on the property? ☑ Yes ☐ No

If yes, what is the use and when was it established? Single Family Residence

6601 Main Street • Miami Lakes, Florida, 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI–DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: _____
LOT-15, BLOCK 5 OF Royal Garden Estates, Plat Book 155 AT PAGE-5 Public Records of Miami Dade County

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Yenisse Mirk
_____
Signature

Yenisse Mirk
_____
Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the 13 day of April, 2016. Affiant is personally known to me or has produced Fl 520 960 58 763 0 as identification.

_____
Notary
(Stamp/Seal)

My Commission Expires: _____

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

Notary Public State of Florida
Carmen R Daniel
My Commission FF 087057
Expires 01/28/2018

Sworn to and subscribed before me on the _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)
My Commission Expires: _____

From the Desk of

Yenisse Mink

9014 NW. 164th Street Miami Florida 33014
Phone: (786) 370-7464

Planning and Zoning Board
Town of Miami Lakes

May 10, 2016

To whom it may concern: ,

I Yenisse Mink would like to request a permit for an open terrace 12' deep ,where the rear setback of 14'-10" would be allowed. I cannot just construct a 6' deep terrace because whenever it rains and it does often, it rains sideways with the wind. If we are sitting out in the back and it starts raining with winds we will all get wet. And have to go inside the house. A 12' deep terrace will be more acceptable. So I come before you now asking you to please grant this request.

Please do not hesitate to call me if you need further clarification on this matter.

Thank you all in advance,

Yenisse Mink

Sincerely,

Yenisse Mink

FOLIO	PTXADDRESS	NAME	MAIL_ADDRESS	CITY_ST	MAIL_ZIP
3220160021480	9054 NW 164 ST	REBECCA F GONZALEZ &H JESUS	9054 NW 164 ST	MIAMI LAKES, FL	33018
3220160021960	8945 NW 164 ST	MENDY MILANES	8945 NW 164 ST	HIALEAH, FL	33018
3220160021750	9043 NW 163 TER	ADRIAN PAJON &W OLGA L	9043 NW 163 TERR	MIAMI, FL	33018
3220160021860	8948 NW 165 TER	RAUL ORAMAS &W MARIA	8948 NW 165 TERR	MIAMI LAKES, FL	33018-6194
3220160021430	16359 NW 91 CT	MAYTE E FERREIRA	16359 NW 91 CT	MIAMI LAKES, FL	33018-6180
3220160021740	9033 NW 163 TER	ISRAEL LEPPE &W MARCELA	9033 NW 163 TERR	MIAMI, FL	33018
3220160022470	16526 NW 90 AVE	JAMES LOPEZ	16526 NW 90 AVE	MIAMI LAKES, FL	33018
3220160020440	9030 NW 162 TER	MARIELA CHONG	23048 OXFORD PL APT B	BOCA RATON, FL	33433-6855
3220160022110	16518 NW 91 AVE	ABRAHAM M IGLESIAS TRS	16518 NW 91 AVE	MIAMI, FL	33018
3220160021450	9114 NW 164 ST	VINCENT ANZARDO	9114 NW 164 STREET	MIAMI, FL	33018
3220160021560	8954 NW 164 ST	ANGEL ARGUELLES & M TERESA	8954 NW 164 ST	MIAMI, FL	33018-0000
3220160022280	16414 NW 89 PL	ADELKIS VILLAREAL	16414 NW 89 PLACE	HIALEAH, FL	33018
3220160021970	8946 NW 165 ST	MARIA C VAZQUEZ	8946 NW 165 STREET	MIAMI LAKES, FL	33018
3220160021790	9083 NW 163 TER	VICTOR SALAZAR	PO BOX 823101	PEMBROKE PINES, FL	33082
3220160021600	8914 NW 164 ST	LAZARO A TEJERA &W REINA	8914 NW 164 ST	MIAMI, FL	33018
3220160022400	16459 NW 91 CT	OSVALDO BORRELL	16459 NW 91 CT	MIAMI, FL	33018
3220160021330	9021 NW 162 TER	OLIVIA DIAZ	9021 NW 162 TERR	MIAMI, FL	33018
3220160022500	16507 NW 91 AVE	LOURDES PEREZ &	16507 NW 91 AVE	MIAMI LAKES, FL	33018
3220160021270	8921 NW 162 TER	LARRY BARRIOS &W AURORA	8921 NW 162 TERR	MIAMI, FL	33018
3220160022180	16505 NW 90 AVE	REYNALDO ROUCO JR &W ELKE	16505 NW 90 AVE	MIAMI LAKES, FL	33018
3220160021530	9004 NW 164 ST	CARLOS F DELGADO &W MAYRA L	9004 NW 164 ST	MIAMI LAKES, FL	33018
3220160021500	9034 NW 164 ST	LORETTO V MOURE &W	9034 NW 164 ST	MIAMI, FL	33018
3220160021950	8935 NW 164 ST	CARLOS TEJERA &W SANDRA	8935 NW 164 ST	MIAMI, FL	33018
3220160020430	9020 NW 162 TER	RICHARD GONZALEZ	9020 NW 162 TERR	MIAMI LAKES, FL	33018
3220160021460	9104 NW 164 ST	JAVIER DIAZ &W CAROLINA	9104 NW 164 ST	MIAMI, FL	33018
3220160022000	8947 NW 165 ST	RAFAEL MITCHELL	8947 NW 165 ST	MIAMI, FL	33018
3220160021520	9014 NW 164 ST	YENISSE MINK	9014 NW 164 ST	MIAMI, FL	33018
3220160021390	16259 NW 91 CT	GAETANO LAURITANO &W BERTHA	16259 NW 91 CT	MIAMI, FL	33018-6179
3220160021830	16258 NW 91 AVE	CRISTINA DAJER	16258 NW 91 AVE	MIAMI LAKES, FL	33018
3220160022310	9025 NW 164 ST	LILLY GARCIA	9025 NW 164 ST	MIAMI, FL	33018
3220160021540	8974 NW 164 ST	JULIO C VARGAS &W ISELA C M	8974 NW 164 ST	MIAMI, FL	33018
3220160022370	9115 NW 164 ST	MAURO PERDOMO	9115 NW 164 ST	MIAMI, FL	33018
3220160022380	16419 NW 91 CT	PEDRO VALLINA	16419 NW 91 CT	MIAMI, FL	33018

3220160022360	9105 NW 164 ST	RADU OLTEANU JTRS	103 DUNLOE RD	TORONTO ONTARIO, C.	M5P2T7
3220160022140	9090 NW 165 ST	EDUARDO SANTANA &W RAYSA	9090 NW 165 ST	MIAMI, FL	33018
3220160021550	8964 NW 164 ST	JUAN C SOTOLONGO	8964 NW 164 ST	MIAMI LAKES, FL	33318
3220160021310	8961 NW 162 TER	ZAKIE EXPOSITO	8961 NW 162 TER	MIAMI LAKES, FL	33018
3220160022290	9005 NW 164 ST	EDENIA RODRIGUEZ TRS	9005 NW 164 ST	MIAMI LAKES, FL	33018
3220160021710	8963 NW 163 TER	CHAD E ZAHN	8963 NW 163 TER	MIAMI LAKES, FL	33018
3220160021580	8934 NW 164 ST	JUAN A ANDRADE &W NILDA	8934 NW 164 ST	MIAMI, FL	33018
3220160021720	9013 NW 163 TER	MARTHA J GONZALEZ	9013 NW 163 TER	MIAMI LAKES, FL	33018
3220160022250	16504 NW 89 PL	MARTHA C ANDRADE & DIANA &	16504 NW 89 PL	MIAMI LAKES, FL	33018
3220160020470	9060 NW 162 TER	EDUARDO I MAYA	9060 NW 162 TERR	HIALEAH, FL	33018
3220160021910	16452 NW 89 CT	LEDIF BOBEY	16452 NW 89 CT	MIAMI LAKES, FL	33012
3220160022150	9060 NW 165 ST	ELOY VELAZQUEZ &W GUADALUPE	9060 NW 165 ST	MIAMI, FL	33018
3220160020410	8960 NW 162 TER	LINO MARTIN &W BLANCA R &	8960 NW 162 TERR	MIAMI, FL	33018
3220160022010	8957 NW 165 ST	DIANA L HURTADO	8957 NW 165 ST	MIAMI LAKES, FL	33018
3220160022190	16515 NW 90 AVE	GUILLERMO J ARZOLA &W VIVIANA M	16515 NW 90 AVE	MIAMI, FL	33018
3220160021080	16307 NW 91 AVE	DONALD ZEA &W ADA BARQUIN	16307 NW 91 AVE	MIAMI, FL	33018
3220160022170	9000 NW 165 ST	OMAR MARRERO &W SUSAN MARU	9000 NW 165 ST	MIAMI, FL	33018
3220160020460	9050 NW 162 TER	ALFREDO ALFONSO	5065 E 9 LANE	HIALEAH, FL	33013
3220160021370	16257 NW 91 AVE	MARIBEL CASTELLANOS &H	16257 NW 91 AVE	MIAMI, FL	33018
3220160020400	8950 NW 162 TER	OMAR GONZALEZ	8950 NW 162 TER	HIALEAH, FL	33018
3220160021190	8932 NW 163 TER	JORGE E CABRERA JR &W DANEB A	8932 NW 163 TERR	MIAMI, FL	33018
3220160021360	16237 NW 91 AVE	NESTOR NUNEZ &W SHEILA BARRERO	16237 NW 91 AVE	MIAMI LAKES, FL	33018-6165
3220160022120	16508 NW 91 AVE	JOSE LARA TRS	16508 NW 91 AVE	MIAMI, FL	33018
3220160022160	9030 NW 165 ST	JESUS T VERGARA &W CLAUDIA G	9030 NW 165 ST	MIAMI, FL	33018
3220160021770	9063 NW 163 TER	MARITZA QUINTELA	9063 NW 163 TER	HIALEAH, FL	33018
3220160021800	9093 NW 163 TER	ELSA C ZAMORA	9093 NW 163 TER	MIAMI LAKES, FL	33018
3220160021680	8933 NW 163 TER	RICARDO RODRIGUEZ JTRS	8933 NW 163 TERR	MIAMI LAKES, FL	33018
3220160021920	16442 NW 89 CT	GRECIA GARCIA JTRS	16442 NW 89 CT	MIAMI LAKES, FL	33018
3220160021590	8924 NW 164 ST	LAZARO TEJERA &W TERESA E	8924 NW 164 ST	MIAMI, FL	33018
3220160021510	9024 NW 164 ST	ROBERTO PEREZ &W ANIHUZKA	9024 NW 164 ST	MIAMI LAKES, FL	33018
3220160021340	9031 NW 162 TER	ORLANDO PAZ SR & MARTA N PAZ TRS	1100 COLONY POINT CIR #	PEMBROKE PINES, FL	33026
3220160022510	16517 NW 91 AVE	MARIO GONZALEZ &W LISSETTE	16517 NW 91 AVE	MIAMI LAKES, FL	33018
3220160022490	16506 NW 90 AVE	ALBERTO NUNEZ &W VICKI	16506 NW 90 AVE	MIAMI LAKES, FL	33018
3220160021400	16309 NW 91 CT	BERTA ASEN &	16309 NW 91 CT	MIAMI, FL	33018-6180

3220160020390	8940 NW 162 TER	WILLIAM GARCIGA &W ISABEL NAVAS	16721 NW 78 PL	MIAMI LAKES, FL	33016
3220160022320	9035 NW 164 ST	CARLOS E MUJICA &W	9035 NW 164 ST	MIAMI, FL	33018
3220160022230	16524 NW 89 PL	GUILLERMO J MONTORO &W	16524 NW 89 PL	MIAMI, FL	33018
3220160021440	16389 NW 91 CT	LUIS A RODRIGUEZ &W NIURKA B	16389 NW 91 CT	MIAMI, FL	33018
3220160022390	16439 NW 91 CT	DOMINGO LANTIGUA &W SONIA	16439 NW 91 CT	MIAMI LAKES, FL	33018
3220160021930	8915 NW 164 ST	MAIKO LLANES	8915 NW 164 ST	MIAMI LAKES, FL	33018
3220160021570	8944 NW 164 ST	ROBERLANDO PADILLA &W LEYSET	8944 NW 164 ST	MIAMI, FL	33018
3220160021150	9012 NW 163 TER	GLORIA MORALES	9012 NW 163 TERR	MIAMI, FL	33018
3220160021820	16308 NW 91 AVE	HECTOR ORTEGA &W GLORIA &	16308 NW 91 AVE	MIAMI LAKES, FL	33018
3220160022210	16535 NW 90 AVE	MARLENE FREIXAS	16535 NW 90 AVE	MIAMI LAKES, FL	33018
3220160021130	9032 NW 163 TER	RAUL BANOS &W YAQUELINE	9032 NW 163 TERR	MIAMI, FL	33018
3220160021320	9011 NW 162 TER	PEDRO A RODRIGUEZ &W MARIA M	9011 NW 162 TERR	MIAMI, FL	33018
3220160022480	16516 NW 90 AVE	ENRIQUE J MARTI &W SONIA	16516 NW 90 AVE	MIAMI LAKES, FL	33018
3220160021660	8913 NW 163 TER	OSMEL CASTELLANOS &W ISIS	8913 NW 163 TERR	MIAMI, FL	33018
3220160020450	9040 NW 162 TER	JORGE CASTILLO &W CARMEN	9040 NW 162 TERR	MIAMI, FL	33018
3220160021280	8931 NW 162 TER	OSCAR W GARCIA JR	8931 NW 162 TER	MIAMI LAKES, FL	33018
3220160022520	16527 NW 91 AVE	JORGE TUBELLA &W BERTHA C	16527 NW 91 AVE	MIAMI LAKES, FL	33018
3220160020420	9010 NW 162 TER	EDISON JARAMILLO &W MARITZA	9010 NW 162 TERR	MIAMI, FL	33018
3220160021760	9053 NW 163 TER	MARTHA VAZQUEZ	9053 NW 163 TERR	MIAMI, FL	33018
3220160021780	9073 NW 163 TER	ELIO RODRIGUEZ &W ISIS DE LA CRUZ	9073 NW 163 TERR	MIAMI, FL	33018
3220160021490	9044 NW 164 ST	JOAQUIN ANTONIO CANAMERO	9044 NW 164 STREET	MIAMI LAKES, FL	33018
3220160022330	9045 NW 164 ST	ALFREDO BENAVIDES &W PATRICIA M	9045 NW 164 ST	MIAMI LAKES, FL	33018
3220160021160	8962 NW 163 TER	MIRTA GONZALEZ	8962 NW 163 TERR	MIAMI LAKES, FL	33018
3220160021140	9022 NW 163 TER	EDDY JULES	9022 NW 163 TER	MIAMI LAKES, FL	33018
3220160021990	8937 NW 165 ST	DULCE M FONT PEREZ	8937 NW 165 ST	MIAMI LAKES, FL	33018-6300
3220160021670	8923 NW 163 TER	MAURICIO A MORALES &W NEUDYS &	8923 NW 163 TERR	MIAMI, FL	33018
3220160022300	9015 NW 164 ST	ESPERANZA RAMIREZ	9015 NW 164 ST	MIAMI LAKES, FL	33018
3220160021840	16238 NW 91 AVE	IVAN IBANEZ &W GRETEL	16238 NW 91 AVE	MIAMI, FL	33018
3220160021940	8925 NW 164 ST	CARLOS L RIVERO &W JOHANNA B	8925 NW 164 ST	MIAMI, FL	33018
3220160021690	8943 NW 163 TER	BRADLEY ROSH &W PATRICIA M	8943 NW 163 TERR	MIAMI, FL	33018
3220160022340	9055 NW 164 ST	RAUL E QUINTERO &W AMPARO C	9055 NW 164 ST	MIAMI LAKES, FL	33018
3220160021470	9064 NW 164 ST	CESAR A LEPPE &W ALEJANDRA	9064 NW 164 STREET	MIAMI, FL	33018
3220160021170	8952 NW 163 TER	GERMAN HERRERA	8952 NW 163 TERR	MIAMI, FL	33018
3220160021810	16318 NW 91 AVE	ROBERTO ROJAS JR JTRS	16318 NW 91 AVE	MIAMI LAKES, FL	33018

3220160021980	8936 NW 165 ST	FERNANDO GONZALEZ	8936 NW 165 ST	MIAMI LAKES, FL	33018
3220160021410	16319 NW 91 CT	JULIO FARELL &W ISAILY	16319 NW 91 CT	MIAMI, FL	33018
3220160021290	8941 NW 162 TER	JOSE M SALAZAR &W	8941 NW 162 TERR	MIAMI, FL	33018
3220160021350	9041 NW 162 TER	JACQUELINE C TORRES	9041 NW 162 TER	MIAMI LAKES, FL	33018
3220160021180	8942 NW 163 TER	DAVID CAPOTE &	8942 NW 163 TERR	MIAMI LAKES, FL	33018
3220160021100	9062 NW 163 TER	JAUN A JACOME &W ERMITA A	9062 NW 163 ST	MIAMI LAKES, FL	33018-0000
3220160021300	8951 NW 162 TER	ALEXANDER J LORA	8951 NW 162 TER	MIAMI, FL	33018
3220160022410	16509 NW 91 CT	ROSA MIRANDA	16509 NW 91 CT	MIAMI LAKES, FL	33018
3220160021890	16514 NW 89 CT	GAMAL CARMONA &W LINDA B	16514 NW 89 CT	MIAMI, FL	33018
3220160021090	9072 NW 163 TER	ALCIRA M EIMIL	9072 NW 163 TERR	MIAMI, FL	33018
3220160021730	9023 NW 163 TER	NILDA HERNANDEZ	9023 NW 163 TERR	MIAMI LAKES, FL	33018
3220160022260	16454 NW 89 PL	JOE FAVIA &W MARIA C	16454 NW 89 PL	MIAMI LAKES, FL	33018
3220160022200	16525 NW 90 AVE	NELSON E OLIVARES &W NILDA	16525 NW 90 AVE	MIAMI, FL	33018
3220160022350	9065 NW 164 ST	CARLOS E PACHECO	9065 NW 164 ST	HIALEAH, FL	33018
3220160021700	8953 NW 163 TER	ISMAEL BUENO &W BEATRIZ	8953 NW 163 TERR	MIAMI, FL	33018
3220160022270	16434 NW 89 PL	LESLIE ROUCO &H EDUARDO GRABIEL	16434 NW 89 PL	MIAMI, FL	33018
3220160022240	16514 NW 89 PL	JUAN C ALEJO &W CYNTHIA	16514 NW 89 PL	MIAMI, FL	33018
3220160021420	16339 NW 91 CT	JUSTO L MONTIEL &W NEYA	16339 NW 91 CT	MIAMI, FL	33018
3220160021900	16502 NW 89 CT	ANA B MONTPELLIER &H REINALDO	16502 NW 89 CT	MIAMI, FL	33018
3220160021110	9052 NW 163 TER	LORENZO DIAZ &W LENIA	9052 NW 163 TERR	MIAMI, FL	33018
3220160022220	16534 NW 89 PL	WINSTON MENDOZA &	16534 NW 89 PL	MIAMI LAKES, FL	33018
3220160022130	9100 NW 165 ST	CARLOS M TANTALEAN &W JULIA P	9100 NW 165 ST	MIAMI, FL	33018
3220160021200	8922 NW 163 TER	ASHLEY X CISNEROS &W	8922 NW 163 TERR	MIAMI, FL	33018-0000