

RESOLUTION NO. 2017-131

ZONING APPLICATION VPB-17-012

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A VARIANCE FROM SECTION 30-50.6(e) TO REDUCE THE FRONT SETBACK FROM 50’ TO 25’ TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Built Boutique, LLC made an application for a variance to reduce the front setback from 50’ to 25’ to allow for the construction of a new single family home; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street, on November 20, 2017; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with the Village of Palmetto Bay’s Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present application was held on November 20, 2017, in accordance with the Village’s “Quasi-judicial Hearing Procedures”. Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

1 **Section 2.** Findings of fact.
2

- 3 a. That the property is located at 8380 SW 183rd Terrace.
4
5 b. The requested variance is consistent with the Village’s
6 Comprehensive Plan, as further specified in the Analysis
7 Section of the Village’s Staff Report.
8
9 c. After hearing testimony from staff, the applicant, the applicant’s
10 experts, and the public, the Village Council found the variance
11 requests are consistent with the variance criteria at Section 30-
12 30.6(e), of the Village’s Land Development Code.
13
14 d. The Village adopts and incorporates by reference the Planning
15 and Zoning Department staff report, which expert report is
16 considered competent substantial evidence.
17
18 e. The Village Council did not have any substantive disclosures
19 regarding ex-parte communications and the applicant did not
20 raise any objections as to the form or content of any disclosures
21 by the Council.
22

23 **Section 3.** Conclusions of law.
24

25 The requested variance was reviewed pursuant to Section 30-
26 30.6(e) of the Village’s Land Development Regulations and was found to
27 be consistent.
28

29 **Section 4.** Order.
30

31 The Village Council approves the variance requests to reduce front
32 setback from 50’ to 25’ to allow for the construction of a new single-
33 family home for the property located at 8380 SW 183rd Terrace.
34

35 This is the final order.
36

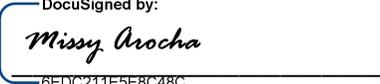
37 **Section 5.** Record.
38

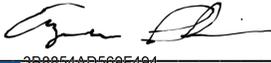
39 The record shall consist of the notice of hearing, the applications,
40 documents submitted by the applicant and the applicants’

1 representatives to the Village of Palmetto Bay Department of Planning
2 and Zoning in connection with the applications, the County
3 recommendation and attached cover sheet and documents, the
4 testimony of sworn witnesses and documents presented at the quasi-
5 judicial hearing, and the tape and minutes of the hearing. The record
6 shall be maintained by the Village Clerk.

7
8 **Section 6.** This Resolution shall take effect immediately
9 upon approval.

10
11 **PASSED AND ADOPTED** this 20th day of November, 2017.

12
13
14 Attest: 
15 8EDC211E5E8C48C...
16 Missy Arocha
17 Village Clerk

DocuSigned by:

3B8854AD569F494...
Eugene Flinn
Mayor

18
19 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
20 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

21
22
23 
24 1B1D00E71321445...
25 Dexter Lehtinen, Esq.
26 Village Attorney

27
28 **FINAL VOTE AT ADOPTION:**

- 29 Council Member Karyn Cunningham YES
- 30 Council Member David Singer YES
- 31 Council Member Larissa Siegel Lara YES
- 32 Vice-Mayor John DuBois YES
- 33 Mayor Eugene Flinn YES

STAFF REPORT

BUILT BOUTIQUE, LLC

VPB-17-012



**Village of Palmetto Bay
FLORIDA**

ZONING ANALYSIS

FILE: VPB-17-012

HEARING DATE: November 20, 2017

APPLICANT Built Boutique, LLC

COUNCIL DIST.: 3

A. GENERAL INFORMATION

REQUEST: The applicant, Built Boutique LLC, is requesting a non-use variance from Section 30-50.6(e) to reduce the front setback from 50' to 25' to allow for the construction of a new single family home.

ADDRESS: 8380 SW 183 Terrace

LOT SIZE: 26,198 square feet, 0.6 acres approximately

FOLIO #: 33-5034-041-0150

B. BACKGROUND

The property in its original configuration was recorded in 1990 as part of a larger plat entitled "M-M Subdivision." The property's original zoning was AU¹, Agricultural, however that designation changed in 1989 to EU-1, One Acre Estate, which required greater lot size. That 1989 action allowed for development of single family homes on the existing platted lots to proceed pursuant to the EU-1 standards. The approval permitted the property and others on SW 183 Terrace to have lot areas less than required under the EU-1 provisions and specifically allowed the subject property to be 26,198 net square feet.

Notwithstanding the rezoning to EU-1, but with an allowed reduction in lot size, the minimum setbacks for EU-1 were maintained during the zoning process. In an apparent understanding that the allowed lot sizes were more akin to a Miami-Dade County EU-M zoning classification, and would be appropriately developed as such, the property at 8370 SW 183 Terrace was permitted to be developed with a 25-foot front setback (this property is immediately adjacent to the east of the subject Property). The approval was an administrative variance by Miami-Dade County. Additionally, the property at 8320 SW 183 Terrace has been developed with a 25-foot front setback. As such, two (2) of

¹ Date of original zoning designation not available, however a 1989 action by Dade County signifies the AU zoning changing to EU-M(see History Section).

the four (4) parcels in the subdivision zoned E-1 and with reduced lot sizes have been developed with a 25-foot front setback. The non-use variance request for a 25-foot front setback is compatible with the area and maintains the current development pattern.

The M-M Subdivision plat was rezoned by the Village in and around 2009 from the county's EU-1 to E-1, One Acre Estate Single Family District.

C. ZONING HEARING HISTORY

On March 9, 1989, the Dade County Board of County Commissioners pursuant to **Resolution No. Z-48-89** approved a rezoning from AU to EU-1 and approved a variance of lot area requirements to permit a single-family building site.

In and around 2009, the Mayor and Village Council of the Village of Palmetto Bay adopted its own Land Development Code and Official Zoning Map which had the effect of rezoning the property from EU-1, Estate Use Modified, to E-1, One Acre Estate Single Family District.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

Subject Property:

E-1; One Acre Estate Single Family

Surrounding Properties

NORTH: E-M; Estate Modified Single Family

SOUTH: Not in Village

EAST: E-1; Estate Single Family

WEST: E-1; Estate Single Family

LAND USE

Estate Density Residential

Estate Density Residential

Not in Village

Estate Density Residential

Estate Density Residential

E. SITE AND BUILDINGS

Site Plan Review: Acceptable

Scale/Utilization of Site: Acceptable

Location of Building(s): Acceptable

Compatibility: Acceptable

F. ANALYSIS

The following is a review of the request pursuant to the Village's variance criteria found at Section 30-30.6(e), of the Land Development Code. The Background Section of this report is hereby incorporated by reference into this analysis.

Criteria 1 That the variance is in fact a variance allowed in this Division and is within the province of Village Council.

Analysis: Pursuant to Section 30-30.6(b), of the Code, a variance may be requested for setback lines; lot width; street frontage; lot depth; lot coverage; landscape or open space requirements; height limitations; yard regulations; fence and wall regulations; signs; parking; and flood regulations approved under Section 30-100.6, of the Code of Ordinances, and other matters specifically permitted as variances pursuant to this Division. The request is for setbacks which is permitted requests pursuant thereto.

The subject property was rezoned by the Village to E-1. Under the current zoning designation, two (2) of the four (4) parcels in the subdivision zoned E-1 and with reduced lot sizes have been developed with a 25-foot front setback. To allow for construction consistent with other development in the area, in addition the under jurisdiction of the County, similar variances were approved on the adjacent parcels in the past.

Finding: Consistent

Criteria 2 Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Analysis: See Background and History Sections. The Background Section and History Section provide a fuller description regarding the zoning history of the property and how it came to be in its current state.

Finding: Consistent

Criteria 3 That the special conditions and circumstances do not result from the actions of the applicant.

Analysis: See Background and History Sections and Criteria 2 above. The actions identified in the Background or History sections, or Criteria 2 above are not the results of the actions taken by the applicant.

Finding: Consistent

Criteria 4 That granting of the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Analysis: See Background and History Sections. The granting of the request would provide this homeowner the ability to construct a home similar to those which have been built in the neighborhood. The previous approvals of variances for setback in the same block indicate that there is a special and unique situation on these parcels. If approved this development would be

consistent with the other development in the immediate area that share similar property/development configurations.

Finding: Consistent

Criteria 5 Financial difficulties or economic hardship shall not be a factor for determining whether a variance should be granted.

Analysis: Financial or economic hardships have not been considered in reviewing this application.

Finding: Consistent

Criteria 6 That literal interpretation of the provisions of Chapter 30 would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of Chapter 30 and would work unnecessary and undue hardship on the applicant. The purchase of property which has an illegal nonconformity with Chapter 30 shall not be considered a hardship for the granting of a variance, nor shall conditions peculiar to the property owner be considered.

Analysis: See Background and History sections, and Criteria 4. The literal interpretation of Chapter 30 would deprive the applicant of rights that have been afforded to other properties in the area.

Finding: Consistent

Criteria 7 That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: See, Background and History Section, and Criteria 2, 4 and 6. Given that there are other homes that have been constructed with similar setback requirements within the neighborhood, and considering in absence of the requested variances the lot would be undevelopable for the primary permitted use within an E-1 district, the request is the minimum request possible which would allow for the construction of a single family home.

Finding: Consistent

Criteria 8 That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Plan and Chapter 30, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Analysis: See Background and History sections, and Criteria 2, 3, 4, 6 and 7. The Comprehensive Plan requires the evaluation of the appropriateness of allowing such uses in existing neighborhoods as to adequate setbacks,

parking, drainage, septic system, and other similar requirements. Such standards are provided in greater specificity within the Zoning Code, which in this case, seeks to satisfy the intent with a front yard setback. However the code does not anticipate reduced lot sizes due to rezoning's. In this case the proposed development is consistent with other development and meets the intent of the code.

Finding: Consistent

Criteria 9 In granting any variance, Village Council may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Plan and Chapter 30 or any other duly enacted ordinance. Violation of conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and shall nullify the variance development approval.

Analysis: The intent of this criterion is to provide the Council with an opportunity to recommend any conditions based on their evaluation and understating of the technical and non-technical aspects of the application. Should the Mayor and Council be inclined to approve the request with conditions, they should provide clear guidance to mitigate the potential impacts created by the proposed variances. In addition, the Council can recommend conditions to ensure compliance with the Comprehensive Plan, Chapter 30 of the Land Development Code or any duly enacted ordinance. The Council's suggestions are intended to provide conditions that would augment or revise the conditions that may be proposed by the Planning Department.

Finding: As determined by the Mayor and Council

H. RECOMMENDATION

Staff recommends approval.

Scarlet Hammons, AICP CTP
Planning Consultant

ZONING HISTORY

BUILT BOUTIQUE, LLC

VPB-17-012

RESOLUTION NO. Z-48-89

The following resolution was offered by Commissioner Jorge (George) Valdes, seconded by Commissioner Larry Hawkins, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	absent
Charles Dusseau	aye	Jorge (George) Valdes	aye
Joseph M. Gersten	aye	Sherman S. Winn	absent
Larry Hawkins	aye	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, WILLIAM D. SOMAN, TRUSTEE, had applied for the following:

- (1) A district boundary change from AU (Agricultural) to EU-M (Estate Use Modified)

REQUEST #1 ON THE FOLLOWING:

The SW 1/4 of the SE 1/4 of the SW 1/4 of Section 34, Township 55 South, Range 40 East.

- (2) A district boundary change from AU (Agricultural) to EU-1 (One Acre Estates)
- (3) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit proposed Lots 7, 8, 9 & 10 with a lot area varying from 33,600 sq. ft. to 38,850 sq. ft. (43,560 sq. ft. required).

REQUESTS #2 & #3 ON THE FOLLOWING:

The south 210' of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 34, Township 55 South, Range 40 East.

A plan is on file and may be examined in the Zoning Department entitled "Location of Trees," as prepared by Wenceslao Ortega, dated received 2-13-89. Plans may be modified at public hearing.

LOCATION: The Northwest corner of S.W. 83 Avenue and S.W. 184 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary changes to EU-M and EU-1 would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, and that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes to EU-M and EU-1 be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested non-use variance be and the same is hereby approved, subject to the following conditions:

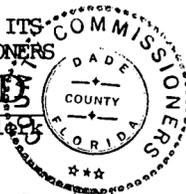
- 1. That the division of the property be substantially in accordance with the plat and plans submitted for the hearing entitled "Location of Trees", prepared by Wenceslao Ortega, dated received 2-13-89.
- 2. That the homes built on the subject lot contain a minimum of 3,800 sq. ft.
- 3. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of March, 1989.

March, 1989
No. 89-3-CC-2
3/30/89
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
RAYMOND REED
By Richard P. Brinker, Clerk
Deputy Clerk



This resolution transmitted to the Clerk of the Board of County Commissioners on the 10th day of April 1989.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-48-89, adopted by the said Board of County Commissioners at its meeting held on March 9, 19 89.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 10th day of April, A. D. 19 89.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By C. M. Spaulock
Deputy Clerk

SEAL



Board of County Commissioners
Dade County, Florida

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2500

April 10, 1989

William D. Soman, Tr.
9000 Arvida Dr.
Coral Gables, FL 33156

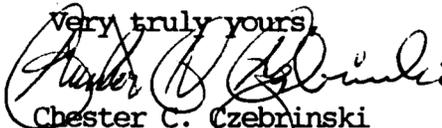
Re: Hearing No. 89-3-CC-2; The Northwest corner of S.W. 83 Avenue and S.W.
184 Street

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-48-89, adopted by the Board of County Commissioners, which approved your requested district boundary changes and approved, subject to conditions, the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/mr
Enclosure

cc: Reinaldo Cruz
14375 S.W. 110 St.
Miami, FL 33186

ZONING & LAND USE MAPS

BUILT BOUTIQUE, LLC

VPB-17-012

[Click to Print This Page](#)



Summary Details:	
Folio:	3350340410150
Site Address:	8380 SW 183 TER
Mailing Address:	LEONEL A ORBEA & WIRENE C ORBEA 14238 SW 97 TER MIAMI, FL 33186

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	26198 SQ FT
Year Built:	0
Legal Description:	M M SUBPB 138-80LOT 7 BLK 2LOT SIZE 26198 SQ FT30-5034-000-0480OR 20406-0215 022002 1 VIEW PLAT 138-80 Deed: 20406-0215

Sale Information:			
Sale Date:	2/2002	1/1997	11/1991
Sale Amount:	75000	59500	520000
Sale O/R:	20406-0215	17521-1566	15259-1067

Assessment Information:		
Year:	2017	2016
Land Value:	0	257488
Building Value:	0	0
Market Value:	0	257488
Assessed Value:	0	177305
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350340410150
Site Address:	8380 SW 183 TER
Mailing Address:	LEONEL A ORBEA & WIRENE C ORBEA 14238 SW 97 TER MIAMI, FL 33186

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	26198 SQ FT
Year Built:	0
Legal Description:	M M SUBPB 138-80LOT 7 BLK 2LOT SIZE 26198 SQ FT30-5034-000-0480OR 20406-0215 022002 1 VIEW PLAT 138-80 Deed: 20406-0215

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Veteran Exemption:	0	0

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Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

POSTING & MAILING

BUILT BOUTIQUE, LLC

VPB-17-012



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, November 20, 2017, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

The following items are being considered pursuant to Division 30-80 of the Village's Land Development Code:

Applicant: Built Boutique LLC

Folio: 33-5034-041-0150

File #: VPB-17-012

Location: 8380 SW 183 Terrace, Palmetto Bay, FL 33157

Zoned: One Acre Estate Single Family District (E-1)

Request: A request for a non-use variance to reduce the front setback from 50' to 25' to allow for the construction of a single-family home.

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

**APPLICANT NAME: BUILT BOUTIQUE LLC
PROJECT LOCATION: 8380 SW 183rd TERRACE, PALMETTO BAY, FL 33157**

REQUEST: A REQUEST FOR THE NON-USE VARIANCE TO REDUCE THE FRONT SETBACK FROM 50 FEET TO 25 FEET TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME.

A PUBLIC HEARING WILL BE HELD MONDAY, NOVEMBER 20TH, 2017, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
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YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

THE VILLAGE OF PALMETTO BAY SHALL CONDUCT A ZONING PUBLIC HEARING ON MONDAY, NOVEMBER 20, 2017, AT 7:00 P.M. DISCUSSION AND PUBLIC INPUT WILL BE WELCOMED CONCERNING THE FOLLOWING HEARING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

THE FOLLOWING ITEMS ARE BEING CONSIDERED PURSUANT TO DIVISION 30-80 OF THE VILLAGE'S LAND DEVELOPMENT CODE:

APPLICANT: BUILT BOUTIQUE LLC
FOLIO: 33-5034-041-0150
FILE #: VPB-17-012
LOCATION: 8380 SW 183 TERRACE, PALMETTO BAY, FL 33157
ZONED: ONE ACRE ESTATE SINGLE FAMILY DISTRICT (E-1)
REQUEST: A REQUEST FOR A NON-USE VARIANCE TO REDUCE THE FRONT SETBACK FROM 50' TO 25' TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME.

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

THE HEARING SHALL BE HELD AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157. ANY MEETING MAY BE OPENED AND/ OR CONTINUED, UNDER SUCH CIRCUMSTANCES, ADDITIONAL LEGAL NOTICE WOULD NOT BE PROVIDED. ANY PERSON MAY CONTACT VILLAGE HALL AT (305) 259-1234 FOR ADDITIONAL INFORMATION.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION (OR HEARING IMPAIRED) TO PARTICIPATE IN THIS PROCEEDING OR TO REVIEW ANY DOCUMENTS RELATIVE THERETO SHOULD CONTACT THE VILLAGE FOR ASSISTANCE AT (305) 259-1234 NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDINGS.

10 30 2017



VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay, Florida, hereby gives notice of a public hearing on the proposed rezoning of the property described below, to the Village of Palmetto Bay, Florida, for the purpose of rezoning the property from its current zoning to the proposed zoning.

PROPERTY: 10000 SW 10th Street, Palmetto Bay, FL 33157
OWNER: RUBY RIVINGTON LLC
APPLICANT: RUBY RIVINGTON LLC
PROPOSED ZONING: R-1
EXISTING ZONING: R-1
PROPOSED PROJECT: A PROJECT FOR A SINGLE-FAMILY RESIDENCE TO BE BUILT ON THE PROPERTY.

A PUBLIC HEARING WILL BE HELD ON THE PROPOSED REZONING OF THE PROPERTY ON **WEDNESDAY, SEPTEMBER 10, 2025, AT 7:00 PM** AT THE VILLAGE OF PALMETTO BAY, 10000 SW 10th Street, Palmetto Bay, FL 33157.

The public hearing will be held at the Village of Palmetto Bay, 10000 SW 10th Street, Palmetto Bay, FL 33157, on Wednesday, September 10, 2025, at 7:00 PM. The public hearing will be held in the Village of Palmetto Bay, 10000 SW 10th Street, Palmetto Bay, FL 33157, on Wednesday, September 10, 2025, at 7:00 PM.

Any person who wishes to speak at the public hearing should contact the Village of Palmetto Bay, 10000 SW 10th Street, Palmetto Bay, FL 33157, at least 48 hours before the public hearing.

For more information, please contact the Village of Palmetto Bay, 10000 SW 10th Street, Palmetto Bay, FL 33157, at 305-885-1234.



VILLAGE OF PALM BEACH
WATER USE PERMITS AND CHARGES

1. The Village of Palm Beach is a public utility and is subject to the Florida Public Utility Code, Chapter 350, Florida Statutes, and the Florida Public Utility Commission's rules and regulations.

2. The Village of Palm Beach is a public utility and is subject to the Florida Public Utility Code, Chapter 350, Florida Statutes, and the Florida Public Utility Commission's rules and regulations.

3. The Village of Palm Beach is a public utility and is subject to the Florida Public Utility Code, Chapter 350, Florida Statutes, and the Florida Public Utility Commission's rules and regulations.

4. The Village of Palm Beach is a public utility and is subject to the Florida Public Utility Code, Chapter 350, Florida Statutes, and the Florida Public Utility Commission's rules and regulations.

5. The Village of Palm Beach is a public utility and is subject to the Florida Public Utility Code, Chapter 350, Florida Statutes, and the Florida Public Utility Commission's rules and regulations.

10 30 2017



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

THE VILLAGE OF PALMETTO BAY SHALL CONDUCT A ZONING PUBLIC HEARING ON MONDAY, NOVEMBER 20, 2017, AT 7:00 P.M. DISCUSSION AND PUBLIC INPUT WILL BE WELCOMED CONCERNING THE FOLLOWING HEARING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD:

THE FOLLOWING ITEMS ARE BEING CONSIDERED PURSUANT TO DIVISION 30-80 OF THE VILLAGE'S LAND DEVELOPMENT CODE:

APPLICANT: BUILT BOUTIQUE LLC
FOJO: 33-5034-041-0150
FILE #: VPB-17-012
LOCATION: 8380 SW 183 TERRACE, PALMETTO BAY, FL 33157
ZONED: ONE ACRE ESTATE SINGLE FAMILY DISTRICT (E-1)
REQUEST: A REQUEST FOR A NON-USE VARIANCE TO REDUCE THE FRONT SETBACK FROM 50' TO 25' TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME.

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

THE HEARING SHALL BE HELD AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9205 EAST PIRIBISCUS STREET, PALMETTO BAY, FL 33157. ANY MEETING MAY BE OPENED AND/OR CONTINUED, UNDER SUCH CIRCUMSTANCES, ADDITIONAL LEGAL NOTICE WOULD NOT BE PROVIDED. ANY PERSON MAY CONTACT VILLAGE HALL AT (305) 259-1734 FOR ADDITIONAL INFORMATION.

IN ACCORDANCE WITH THE AMENDMENTS SPECIFICALLY BY FC 170.01, PERSONS NEEDING SPECIAL ACCOMMODATION (OR ASSISTANCE) TO PARTICIPATE IN THIS PROCEEDING OR TO REVIEW ANY DOCUMENTS RELATIVE THERETO SHOULD CONTACT THE VILLAGE FOR ASSISTANCE BY (305) 259-1734 NO LATER THAN FOUR (4) DAYS PRIOR TO THE MEETING.

10 30 2017

APPLICATIONS

BUILT BOUTIQUE, LLC

VPB-17-012



ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5034-041-0150 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

BUILT BOUTIQUE LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: C/O The Flanagan Law Firm, P.A., 3399 Ponce de Leon Blvd., Ste 202
City: Coral Gables State: FL Zip: 33134 Phone#: 305-444-1500

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Built Boutique LLC
8009 SW 176 St.
City: Palmetto Bay State: FL Zip: 33157 Phone#: 786-306-4281

4. CONTACT PERSON'S INFORMATION:

Name: Company: The Flanagan, Law Firm, P.A., Jeffrey M. Flanagan, Esq., 3399 Ponce de Leon Blvd., Ste 202
City: Coral Gables State: FL Zip: 33134 Cell Phone#: _____
Phone#: 305-444-1500 Fax#: 305-443-8617 E-mail: JMF@FLFPA.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

Lot 7, Block 2, of M-M Subdivision, according to the Plat thereof as recorded in
Plat Book 138, Page 80 of the Public Records of Miami-Dade County, FL

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

8380 SW 183 Terr., Palmetto Bay, FL 33157

7. SIZE OF PROPERTY (in acres): 0.60 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 06/17 **9. Lease term:** _____ years
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no If yes, provide complete legal description of said contiguous property.

No

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: E-1

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: _____
(Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: NUV for front setback

Alternative Site Development: Option: _____

Special Exception: _____

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

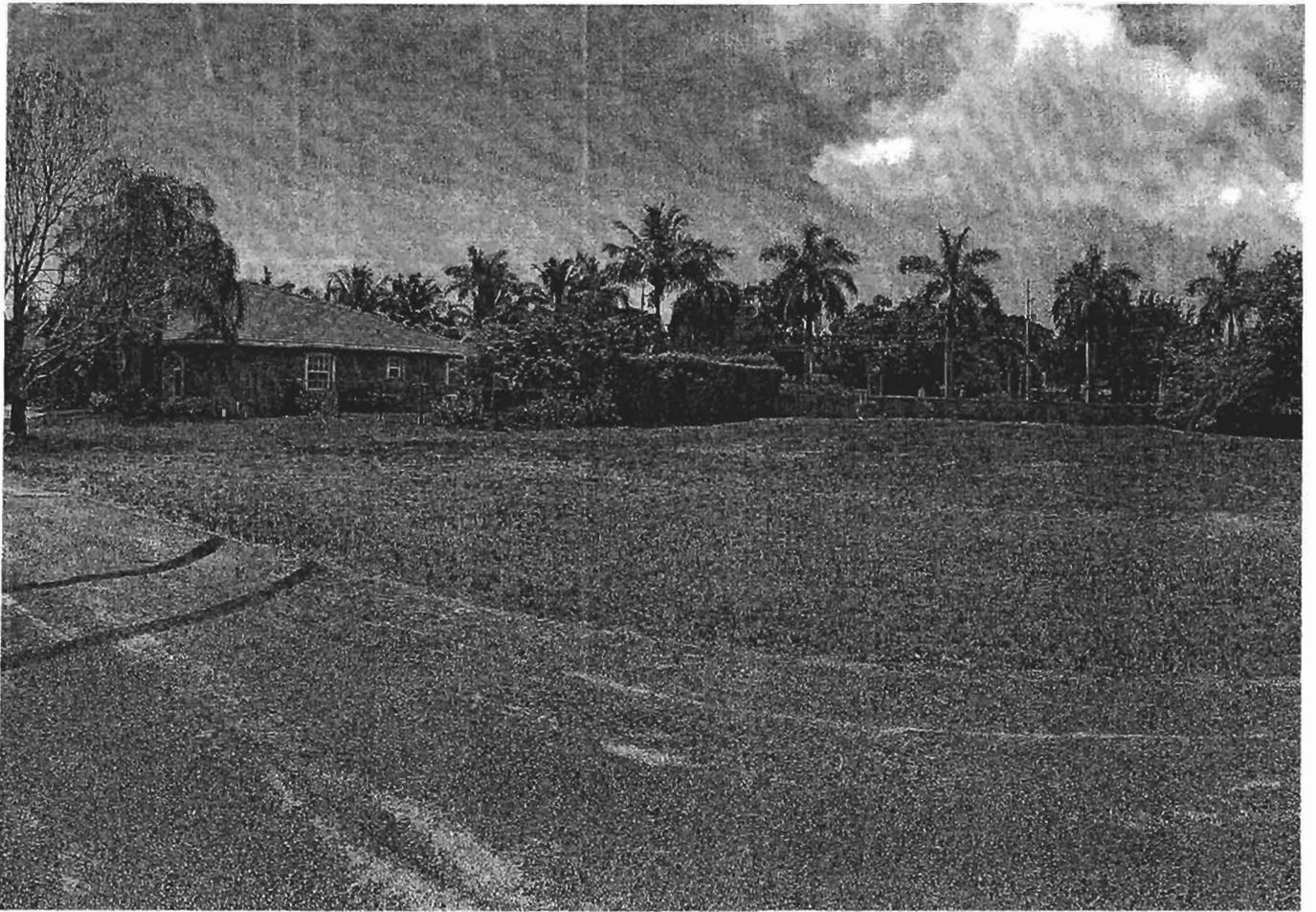
15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: and describe the violation: _____

16. Describe structures on the property: vacant

17. Is there any existing use on the property? no yes. If yes, what use and when established?
Use: _____ Year: _____

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date



NORTH PROPERTY LINE
LOOKING SOUTH



SOUTH PROPERTY LINE
LOOKING NORTH

Google Maps 8380 SW 183rd Terrace



Imagery ©2017 Google, Map data ©2017 Google United States 100 ft

AERIAL VIEW

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature _____

Signature _____

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I) (WE), Elias Marouki, as Manager of Built Boutique LLC being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

Attest: _____



Authorized Signature _____

Manager _____

Office Held _____

(Corp. Seal)

Sworn to and subscribed to before me This 3 day of Aug, 2017

Notary Public: _____
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature _____

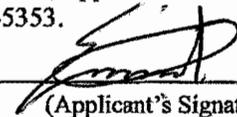
Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.



(Applicant's Signature)

Elias Marouki, Manager

(Print Name)

Sworn to and subscribed before me this 3 day of Aug, 2017. Affiant is personally known to me or has produced PC D.C. as identification.

(Notary Public)
My commission expires



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida
COUNTY OF Miami-Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Elias Marouki
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the ^{*Manager} president, vice-president or CEO of the Corporation, with the following address:
8009 SW 176 St., Palmetto Bay, FL 33157
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
Lot 7, Block 2, of M-M Subdivision, according to the Plat thereof as recorded in
Plat Book 138, Page 80 of the Public Records of Miami-Dade County, FL
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

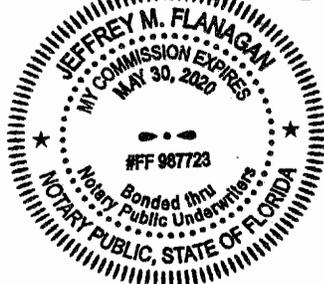
[Signature]
Signature
Jeffrey M. Flanagan
Print Name

[Signature]
Affiant's signature
Elias Marouki
Print Name

[Signature]
Signature
Natasha Melende Z
Print Name

Sworn to and subscribed before me on the 3 day of Aug 2017.

Affiant is personally known to me or has produced FL D.L. as identification.



Notary

[Signature]

(Stamp/Seal)
Commission Expires:

**OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL**

STATE OF _____
COUNTY OF _____

Public Hearing No. _____

Before me, the undersigned authority, personally appeared _____
_____ hereinafter the Affiant, who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.
2. The subject property is legally described as:

3. Affiant understands 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

Affiant's signature

Print Name

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)
Commission Expires:

DISCLOSURE OF INTEREST*

If a CORPORATION 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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Built Boutique LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ELIAS MARUCCI</u>	<u>100%</u>
<u>8950 SW 74 CT</u>	
<u>Ste 1203</u>	
<u>MIAMI FL 33156</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

PLANS

BUILT BOUTIQUE, LLC

VPB-17-012

LANDSCAPE LEGEND

LEGAL DESCRIPTION

LOT 1, BLOCK 2, 11-M SUBDIVISION, PLAT BOOK 198, PAGE 80,
MIAMI, DADE COUNTY
FOLIO NUMBER: 33-5034-041-0150
NET LOT AREA: 26,198 SF (60 ACRES)
ZONING DISTRICT: E-1

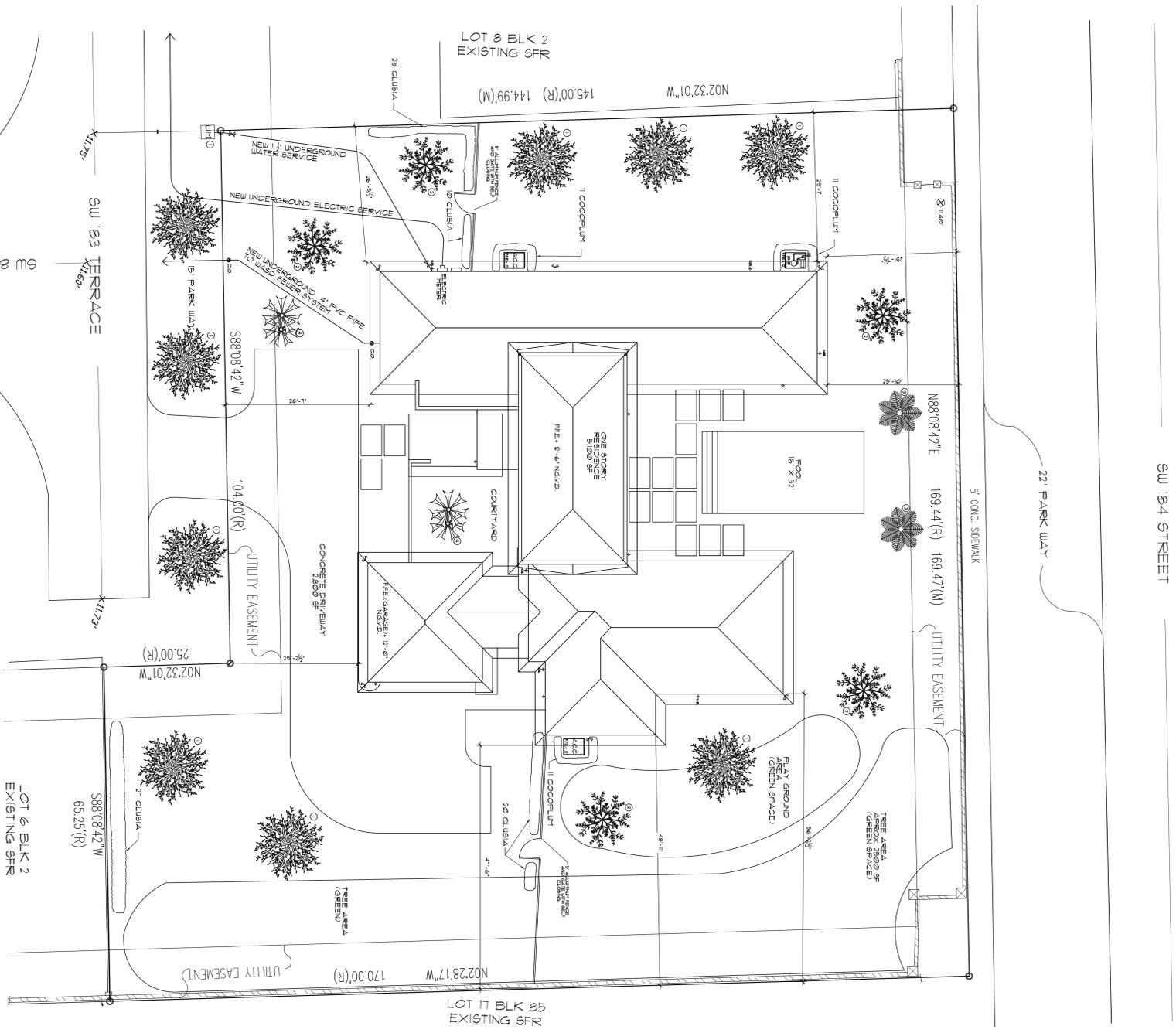
SITE:	REQUIRED	PROVIDED
A. GREEN SPACE	35%	66.5%
B. NUMBER OF TREES REQ. PER NET LOT ACRE (18)	11	11
C. NUMBER OF TREES FOR REPLACEMENT CANOPY	0	0
D. STREET TREES (MAX. AVERAGE SPACING 30' OC)	3	3
E. TOTAL NUMBER OF TREES PROVIDED	14	14
F. TOTAL NUMBER OF TREES TO REMAIN	SEE EXISTING TREE NOTE	SEE EXISTING TREE NOTE
G. NUMBER OF SHRUBS = NUM. OF TREES REQ. X 10	110	115
H. NUMBER OF NATIVE SHRUBS = 30% NUM. OF SHR	33	33

NOTE: SHRUBS USED TO SCREEN MECHANICAL EQUIPMENT MUST BE 36 INCHES HEIGHT @ PLANTING.

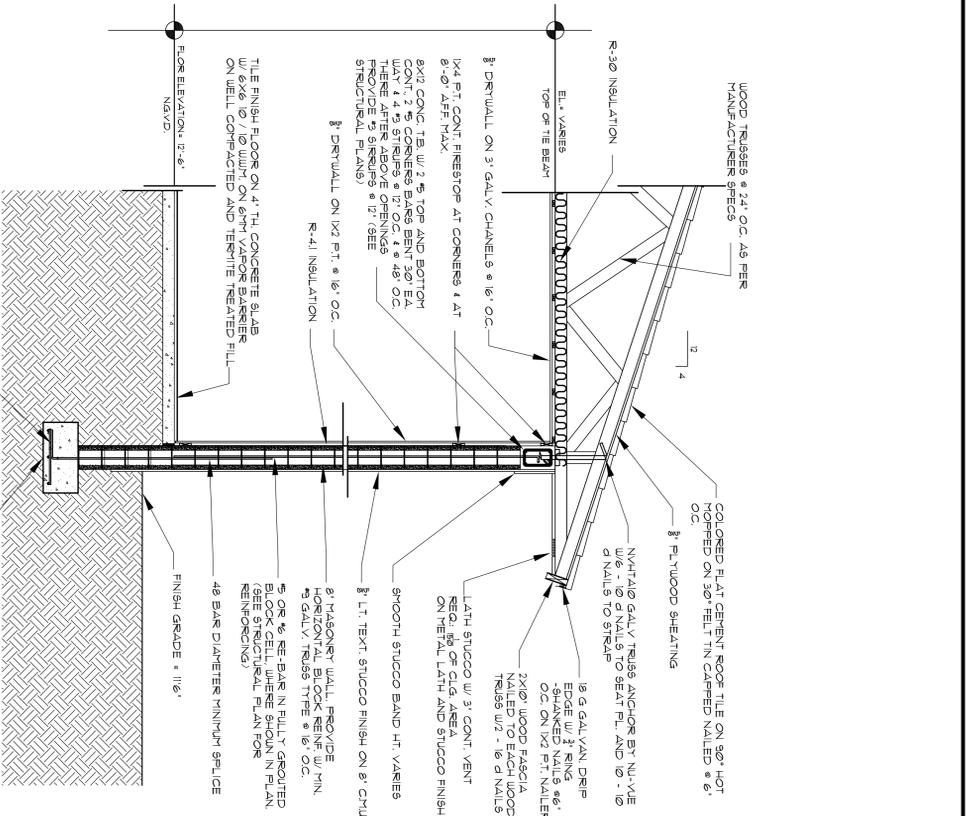
EXISTING TREES: CLUSTER OF TREES TO REMAIN PARTIALLY IN A 2500 SF AREA ALONG WEST (RIGHT) PROPERTY LINE. SEPARATE DEMO PERMIT REQUIRE.

NEW TREES, PALMS AND SHRUBS

TYPE	QTY.	COMMON NAME	SCIENTIFIC NAME	HEIGHT	D. CAL.	REMARKS
①	3 & 6	LIVE OAK	QUERCUS VIRGINIANA	14'-0"	3"	TREES (6 ON ROW)
②	5	GUMBO LIMBO	BURSERA SIMARUBA	14'-0"	3"	TREES
③	1	CANARY PALM	PHOENIX CANARIENSIS	10'-0"	10"	PALMS
④	3	CHRISTMAS PALM	VEITCHIA NERILLII	14'-0"	10"	PALMS
⑤	33	COCOPLUM	CHRYSOBALANUS ICACO	3'-0"	3 GAL.	NATIVE SHRUBS
⑥	82	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	2'-0"	3 GAL.	SHRUBS



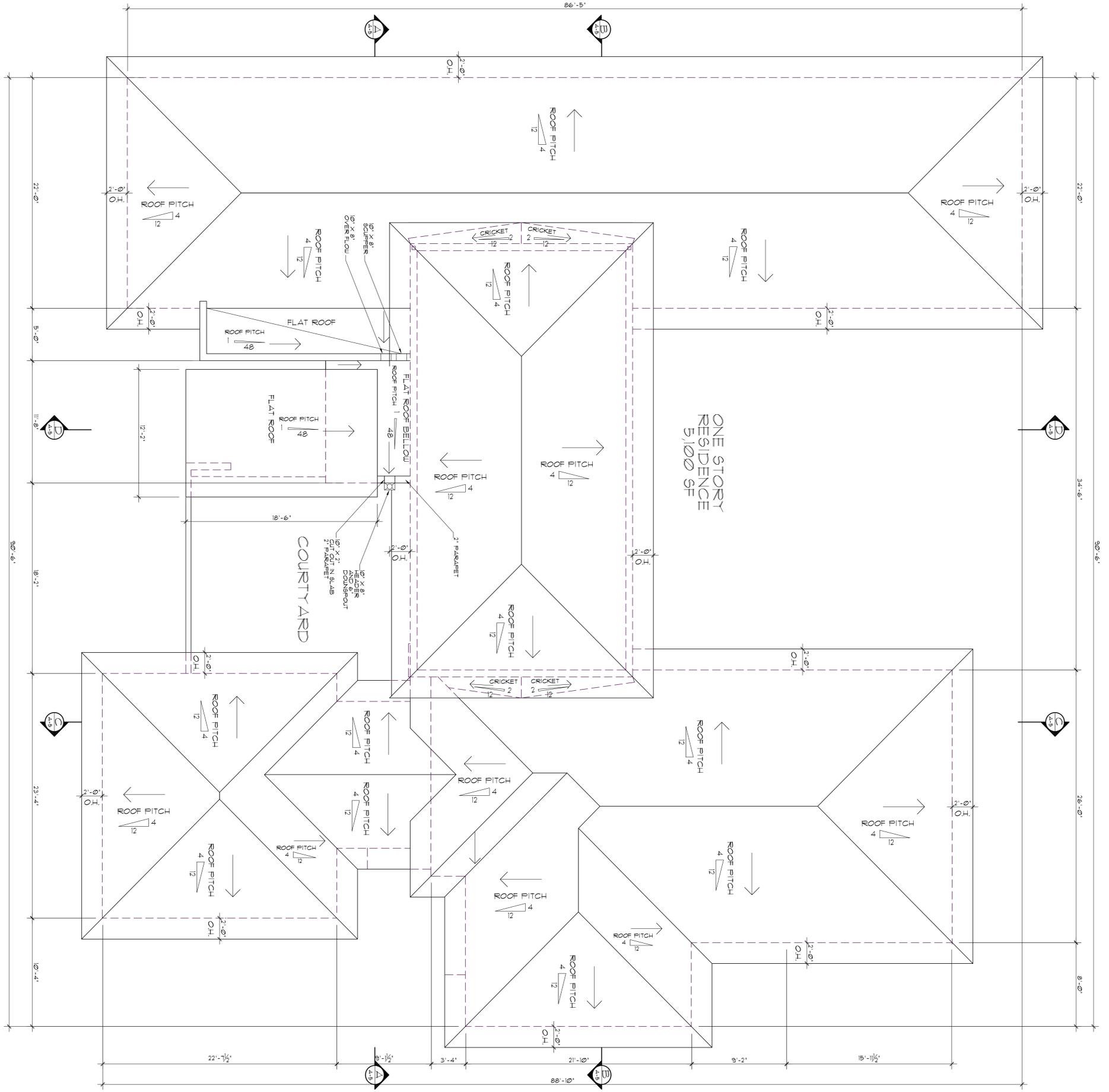
LANDSCAPE PLAN
SCALE 3/8" = 1'



TYPICAL WALL SECTION
SCALE 1/2" = 1'

ELASTOMERIC MEMBRANE ROOFING FOR FLAT ROOF:
 A. TOPCOAT FLEXISEAL
 B. TOPCOAT FLASHING FABRIC
 C. TOPCOAT SURFACE SEAL 9B
 OR SIMILAR PROPOSED BY ROOF CONTRACTOR
 AND ACCEPTED BY OWNER

ATTIC VENT CALCULATION:
REQUIRED VENTILATION:
 ROOF AREA = 3390 SF = 2260 SF REQ. VENT.
 150
PROVIDED VENTILATION:
 ROOF PERIMETER = 253' W/ 3' WIDE CONTINUOUS ATTIC.
 VENTILATION = 253' X .25' = 63.25 SF PROV. VENT.



ROOF PLAN
SCALE 1/4" = 1'

ELEVATION FINISH SCHEDULE

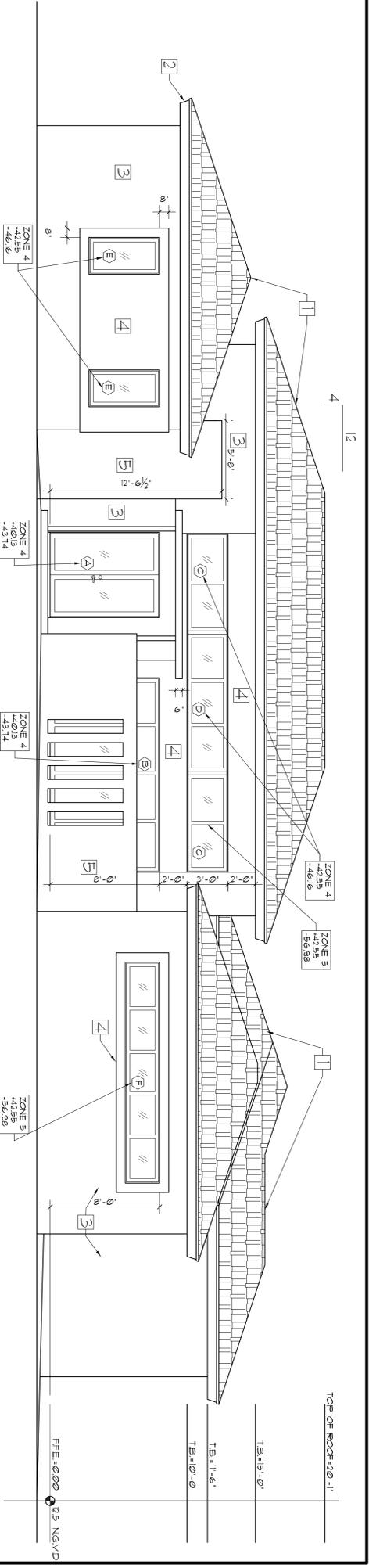
- 1 FLAT CEMENT ROOF TILE
COLOR: LIGHT GRAY (SAMPLE 1)
- 2 10" WOOD FASCIA, COLOR:
CYBERSPACE (DARK GRAY)
SUT016 (SAMPLE 2)
- 3 SMOOTH STUCCO FINISH, COLOR:
HERON PLUME (OFF WHITE)
SW6010 (SAMPLE 3)
- 4 8" AND VARIABLE BAND SMOOTH
STUCCO FINISH COLOR: MARCH
WIND (GRAY) SUT668 (SAMPLE 4)
- 5 GRAY CULTURED STONE
(SAMPLE 5)
- 6 INSULATED GARAGE DOOR
COLOR: WHITE (SAMPLE 6)

EXTERIOR DOORS AND WINDOWS SCHEDULE

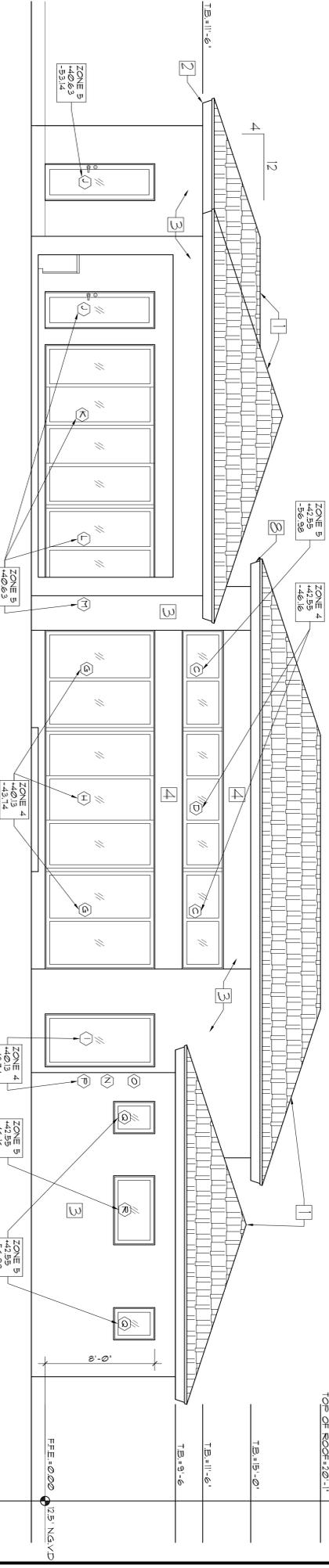
QTY.	TYPE	WIDTH	HEIGHT	NOTE	TYPE	MATERIAL	REMARKS
1	1A	6'-2"	8'	2 X 3'	DOUBLE FRENCH DOOR	ALUM. + SAFETY GLASS	SEPARATE PERMIT
2	2	14'-0"	8'-0"	4 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
4	2	14'-0"	3'-0"	3 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
4	3	9'-0"	8'-2"	3 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
4	4	9'-0"	8'-2"	3 PANELS	CASSETTE WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	3	6'-0"	2'-6"	5 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
2	10	8'-0"	8'-11"	2 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	11	8'-0"	8'-11"	2 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
2	11	8'-0"	8'-11"	2 PANELS	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	12	2'-0"	8'-11"	...	FRENCH DOOR	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	13	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	14	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	15	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	16	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	17	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	18	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	19	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	20	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	21	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	22	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	23	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	24	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	25	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	26	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	27	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	28	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	29	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	30	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	31	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	32	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	33	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	34	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	35	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	36	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	37	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	38	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	39	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	40	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	41	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	42	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	43	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	44	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	45	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	46	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	47	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	48	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	49	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	50	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	51	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	52	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	53	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	54	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	55	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	56	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	57	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	58	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	59	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	60	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	61	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	62	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	63	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	64	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	65	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	66	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	67	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	68	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	69	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	70	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	71	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	72	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	73	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	74	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	75	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	76	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	77	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	78	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	79	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	80	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	81	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	82	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	83	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	84	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	85	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	86	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	87	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	88	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	89	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	90	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	91	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	92	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	93	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	94	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	95	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	96	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	97	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	98	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	99	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT
1	100	8'-0"	8'-11"	...	FIXED WINDOW	ALUM. + SAFETY GLASS	SEPARATE PERMIT

- NOTES:
1. SEPARATE PERMITS AND PRODUCT CONTROL APPROVALS ARE REQUIRED FOR EXTERIOR DOORS AND WINDOWS.
 2. ALL EXTERIOR GLASS WINDOWS AND DOORS ARE IMPACT RESISTANT. NO SHUTTERS REQUIRED.
 3. CONTRACTOR AND OWNER TO CHECK ALL MASONRY OPENINGS ON SITE BEFORE ORDER WINDOWS AND DOORS.
 4. WHITE COLOR FOR EXTERIOR ALUMINUM DOORS AND WINDOWS (SAMPLE #1).
 5. WHITE COLOR FOR METAL GARAGE DOOR (SAMPLE #6).

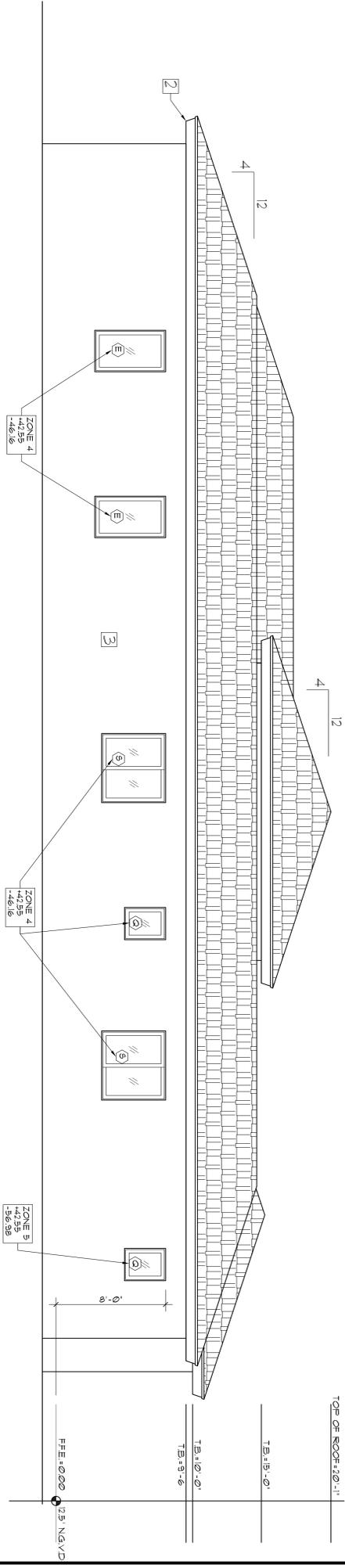
FRONT ELEVATION (NORTH)
SCALE 1/4" = 1'



REAR ELEVATION (SOUTH)
SCALE 1/4" = 1'



LEFT SIDE ELEVATION (EAST)
SCALE 1/4" = 1'



RIGHT SIDE ELEVATION (WEST)
SCALE 1/4" = 1'

