ZONING ANALYSIS

RUBEN J. & MARIA A. RICARDO

VPB-11-006

Village of Palmetto Bay
FLORIDA

ZONING ANALYSIS

APPLICANT: Ruben J. & Maria A. Ricardo

PH: VPB-11-006

ADRESS: 8004 SW 158th Terrace

ZIP: 33157

SECTION: 27-55-40

HEARING DATE: December 12, 2011

COUNCIL DISTRICT: 2

ITEM: 1

A. INTRODUCTION

- **REQUEST:** The applicants are requesting a variance of lot coverage and open space requirements for the construction of a new home in the E-1 District.

- **SUMMARY OF REQUEST:** Pursuant to Section 30-30.6 of the Village of Palmetto Bay's Land Development Code (LDC), the applicants are requesting a variance of lot coverage from 16% to 20.7% and to reduce the minimum required open space from 84% to 79.3% on a parcel zoned E-1 to allow for the construction of a new, one-story single-family home.

- **ADRESS:** 8004 SW 158th Terrace

- **FOLIO:** 3350270380050

- **SIZE OF LOT:** 40,075 sq. ft.

B. BACKGROUND

The applicants are requesting a variance of lot coverage and open space requirements to allow for the construction of a single story home with a lot coverage of 20.7%, (6,412 sq. ft.) where a maximum of 16% (6,412 sq. ft.) is permitted and a reduction of open space where 84% (33,663 sq. ft.) is required and 79.2% (31,757 sq. ft.) is proposed on a parceled zoned E-1. The applicants have obtained letters of support from the adjacent property owners for their variance request, which letters are attached to this report.

C. ZONING HEARING HISTORY (5467, 325, 3-ZAB-439-65, Z-23-76)

On November 18, 1952 the Board of Dade County Commissioners via resolution 5467 approved the applicants' request for a district boundary change from Agriculture (AU) and Interim (GU) to One Acre Estate (EU-1).

On September 26, 1957 the Board of Dade County Commissioners via resolution 325 approved the applicants' request for a district boundary change with conditions from Agriculture (AU) and One Acre Estate (E-1) to Estate Modify (E-M).

On September 15, 1965 the Board of Dade County Commissioners via resolution 3-ZAB-439-65 approved the applicants' request for a district boundary change from One Acre Estate (EU-1) and Estate Modified (EU-M) to Agriculture (AU).

On January 27, 1976 the Board of Dade County Commissioners via resolution Z-23-76 approved the applicants' request for a district boundary change from Agriculture (AU) to One Acre Estate (EU-1).

In 2010 the Village created its Land Development Code and comprehensive zoning map, and re-designated the property as E-1, One Acre Estate Single-Family.

D. COMPREHENSIVE PLAN

The Village of Palmetto Bay Amended Comprehensive Plan, Future Land Use Map, adopted under Ordinance 09-30, designates the applicants' property as Estate Density Residential. The residential density allowed in this category is less than 2.5 dwelling units per gross acre.

E. NEIGHBORHOOD CHARACTERISTICS

	ZONING	FUTURE LAND USE DESIGNATION
Subject Property:		
	E-1; One Acre Estate Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre
Surrounding Properties		
NORTH:	E-1; One Acre Estate Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre
SOUTH:	E-1; One Acre Estate Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre
EAST:	E-1; One Acre Estate Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre
WEST:	E-M; Estate Modified Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre

F. SITE AND BUILDINGS

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Not-Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Not-Acceptable
Buffering:	Acceptable

Access:	Acceptable
Visibility/Visual Screening:	Acceptable

G. PERTINENT REQUIREMENTS/STANDARDS

On December 2009, the Village Council adopted Division 30-30 of the LDC, relating to "Development Approval Procedures." Section 30-30.6 of the Code, entitled "Variances" governs the process for addressing a variance request. The Village defines a variance as "a relaxation of the terms of Chapter 30 of the Code, due to an unnecessary and undue hardship when relaxation of terms is not contrary to the public interest and results from conditions peculiar to the property and not the result of the actions of the applicant that may result from a literal enforcement of Chapter 30 of the Code." In short, the Village applies a strict hardship standard when reviewing variance requests. The Village Council specifically identified permitted variances at subsection (b), and prohibited variances at subsection (c).

In Section 30-30.6(b) of the Code, a variance is authorized to be granted by the Village Council, after a quasi-judicial public hearing, only 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.

According to Section 30-30.6(c) of the Code, the Village Council may not grant a variance to allow a prohibited use, one that is contrary to the Comprehensive Plan, or violates Section 30-30.6. Moreover, subsection c precludes the establishment or expansion of a use otherwise prohibited through the variance process. It also prohibits the granting of a variance because of the presence of non-conformities in the zoning district, uses in an adjoining zoning district or because of prior variances granted. Similarity, a variance shall not be granted which increases or has the effect of increasing density or intensity of a use beyond that permitted by the Comprehensive Plan or Chapter 30 of the Code.

H. ANALYSIS

Pursuant to Section 30-30.6(e) of the Code, the Village Council may after public hearing, adopt a written resolution granting, granting with conditions or denying the variance request. The criteria for reviewing the variance are as follows:

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

Analysis: The Department finds that the applicants may request a variance of lot coverage and a reduction of open space requirements as a variance allowed under the division. In making the request the applicants must demonstrate an unnecessary and undue hardship. The Department has determined that the applicants, per the provisions of the Land Development Code, may accommodate their request through a second floor addition without seeking a variance of lot coverage or a reduction of the open space requirements. The Village Council in enacting the Land Development Code elected to require a strict hardship standard for issuing variances. A variance is a deviation from the norm and would require evidence of some non-economic hardship with the parcel itself. This information has not been provided by the applicants.

(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: The subject property is an interior lot, consisting of a mango grove situated at the end of a cul-de-sac located within the Clinton Grove Estates Subdivision. There are no structures currently on the site. The applicants wish to construct a one story 8,318.6 sq. ft. single-family home to accommodate the special needs of the family's son whom suffers from Cystic Fibrosis (CF) a degenerative disease which affects the lungs and the digestive system. The applicant's son receives therapy twice a day which at times is exacerbating on the child's ability to move, making it impossible for the child to navigate the stairs. In addition the applicant's grandmother and aunt whom are respectively 70 & 80 years of age reside with the applicants and would find it difficult to routinely use a flight of stairs on a daily basis as they provide assistance with the care of the applicant's children. Staff notes that while the applicants have a special need to accommodate their family's needs, there are no special conditions or circumstances which are peculiar to the land.

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

Analysis: Department finds no special condition's to the site, which is a legally platted, conforming parcel. The applicants have the option of adding a second floor addition without a need for a variance request or they may reduce the size of the proposed home.

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

Analysis: Granting the request will give the applicants a special privilege by allowing them to build a structure with a greater footprint and a reduced open space requirement as compared to the adjacent homes in the immediate neighborhood.

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

Analysis: Financial or economic hardships may not be considered in reviewing this application.

(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: The property meets all zoning requirements as to lot size, depth, frontage etc. There is no evidence that the current use would result in an unnecessary hardship as there is no illegal nonconformity, nor any physical limitations to the land. The applicants are entitled to construct a single family home within the permitted code provisions.

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

Analysis: The applicants wish to exceed the permitted lot coverage by 4.7% and reduce the open space requirement by 4.8%. Without a variance the property owner could construct a single

family home with a maximum foot print of 6,412 sq. ft. To construct anything larger would be contrary to the open space requirements enjoyed by others in the immediate neighborhood.

(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: The request may not be considered in harmony with the general intent and purpose of the Comprehensive Plan because the scale and size of the proposed single-family home will not be compatible with the character and size of the existing single-family homes in the surrounding neighborhood.

(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 LDC or any duly enacted ordinance. The Council's are intended to provide conditions that would augment or revise the conditions that may be proposed by the Planning Department.

According to Section 30-30.6(f) of the LDC, once a written decision is made by the Village Council, that resolution shall be recorded in the public records. The resolution granting a variance shall be deemed applicable to the development for which it is granted and not to the individual applicants, provided that no resolution granting a variance shall be deemed valid with respect to any use of the premises other than the use specified in the application for a variance development approval. (See: Section 30-30.6(g) of the Code). As with all applications, if a variance is granted, the construction contemplated under the development approval shall be valid for 24 months from the date of approval, or that date approved by the Village Council, if a longer period is authorized during the public hearing (See: Section 30-30.2(k) of the Code). In short, Section 30-30.2(k) of the Code requires that the variance be utilized, constructed, if applicable, within the two year period.

I. NEIGHBORHOOD SERVICES

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	Required

I. CONCLUSION

The Department of Planning and Zoning recommends denial of the applicants request to increase the permitted lot coverage by 4.7% and reduce the required open space by 4.8%. The Department finds that the proposed variance's requested is not in keeping with the basic intent

and purpose of the zoning and land use regulations. In addition, the request may have a negative impact on the surrounding neighborhood since other homes in the immediate area comply with lot coverage and open space requirements. As such, approval of this application is not in character with adjacent homes, and would not be consistent with the Village's Comprehensive Plan. The applicants can properly use the existing site and have an alternative method, not requiring a variance that would allow applicants to construct a new single-family home.

J. RECOMMENDATION

Staff recommends denial under Section 30-30.6 of the Code of the plans entitled "New Single Family Home Residence at 8004 Southwest 158th Terrace, Palmetto Bay, FL 33157" consisting of four sheets dated stamped received September 16th, 2011, as prepared by Cristina Fandino AIA Architect.

Darby Delsalle, AICP
Director of the Department of Planning & Zoning

APPLICATION

RUBEN J. & MARIA A. RICARDO

VPB-11-006

September 16, 2011

Mr. Efren Nunez
Zoning Administrator
Department of Planning & Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Public Hearing – Variance request of Lot Coverage
8004 SW 158th Street, Palmetto Bay, FL 33157

Terrace

Mr. Efren Nunez:

Our Family has recently purchased the above-mentioned property, where we will be building our home, and are eagerly looking forward to becoming part of the Palmetto Bay Community. It has come to our attention however that our lot is currently zoned as an E1, which limits our ground floor structure to 16% of lot coverage. This falls slightly short of our planned objective. Our desire to build our home as a single story includes multiple factors. Firstly, our son, Christopher, is afflicted with Cystic Fibrosis (CF). CF is a genetic fatal disease with no cure to date. It mainly affects Christopher's lungs and his digestive system. In order to maintain Christopher's current level of health, he needs to receive therapy at least twice a day. During times of exacerbation, Christopher would be taxed unnecessarily by having to use a staircase. He would be essentially cut off from a significant portion of his home. He is a vibrant 10-year-old boy. Requiring him to use an elevator in his home is something I never wish to see. Secondly, our family includes a grandmother and an aunt to our children that are over 70 and 80 years old respectively. They help us tremendously with the care of our children and to say they are cherished would be an understatement. Neither of these women can navigate stairs well and quite frankly I feel allowing them to attempt doing so on a daily basis would be dangerous. Thirdly, in speaking to our neighbors, they have no wish to see a two-story property built. We all agree that a two-story home will appear invasive and intrusive. Everyone's privacy is extremely important to us.

As you can see by our plans, we will not be violating any setbacks. The landscaping will be tasteful and add to the privacy of everyone's home. My architect assures me that storm water will not be an issue. This is a home I pray our family will enjoy for many years. We are not looking to build something that will look out of place or cause animosity. We are a loving family and intend on being excellent neighbors. I have gone to our adjacent neighbors and explained our situation and shown them our future plans. We believe in being open and up front. Their support has been overwhelming. We have enclosed signed letters from them in support of our project. We understand that rules and regulations exist for good reasons. These decisions are ones we've made after careful considerations. We ask that the council see that our needs merit the approval of our future home.
Thank you for your time and attention to this matter.

Your future neighbors,

Dr. Ruben Ricardo
8004 SW 158th Terrace
Palmetto Bay, FL 33157

RECEIVED
Zoning Department
9.16.11
Village of Palmetto Bay
Building & Zoning Department
By:

Form ZH-0107-01

VPB-11-006

SEC: ____ TWP: ____ RGE: ____

RECEIVED
Zoning Department
9-16-11
Village of Palmetto Bay
Building & Zoning Department
By:

ZONING HEARING (ZH) APPLICATION

Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5027-038-0050 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).

Ruben J Ricardo
Maria A Ricardo

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: PO Box 669036
City: Miami State: FL Zip: 33166 Phone#: 305 796-7776

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

Owner's Name (Provide name of ALL owners): Ruben J Ricardo Maria A Ricardo
PO Box 669036
City: Miami State: FL Zip: 33166 Phone#: 305 796-7776

4. CONTACT PERSON'S INFORMATION:

Name: Company: SAME AS ABOVE
City: _____ State: _____ Zip: _____ Cell Phone#: _____
Phone#: _____ Fax#: _____ E-mail: _____

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 5, Block 1, of Clinton Grove Estates Subdivision

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

20004 SW 158th Terrace
Palmetto Bay, FL 33157

7. SIZE OF PROPERTY (in acres): 0.92 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☑ acquired ☐ leased: 06/11 (month & year) **9. Lease term:** _____ years

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

_____

_____

_____

_____

_____

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: OF COT COVERAGE / OPEN SPACE REQUIREMENT

☐ 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 LAND

_____

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**

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA
COUNTY OF MIAMI - DADE

Public Hearing No. VPB-00-006

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

_____
Print Name

_____
Signature

_____
Print Name

Maria A. Ricardo
Affiant's signature

Ruben J Ricardo Maria A Ricardo
Print Name

Sworn to and subscribed before me on the 16 day of Sept 20 11.

Affiant is personally known to me or has produced _____ as identification.
FDL R263-730-69-345-0 R263-541-69-743-0

Notary

(Stamp/Seal)
Commission Expires: August 17, 2015

Notary Public State of Florida
Morelia Rodriguez
My Commission EE106376
Expires 08/17/2015

FORM ZH-0107-06

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

Notary Public State of Florida
Morelia Rodriguez
My Commission EE106376
Expires 08/17/2015

(I)(WE), Ruben J Ricardo + Maria A Ricardo 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 FDL R263-730-69-345-0.

Signature R263-541-69-743.0

Sworn to and subscribed to before me this 16 day of Sept, 2011

Notary Public: _____

Commission Expires: August 17, 2015

****

CORPORATION AFFIDAVIT

(I) (WE), _____, 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 and which is the subject matter of the proposed hearing.

Attest: _____

_____
Authorized Signature

_____
Office Held

(Corp. Seal)

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

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:

FORM ZH-0107-03

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.

Maria A. Ricardo
(Applicant's Signature)

Ruben J Ricardo Maria A. Ricardo
(Print Name)

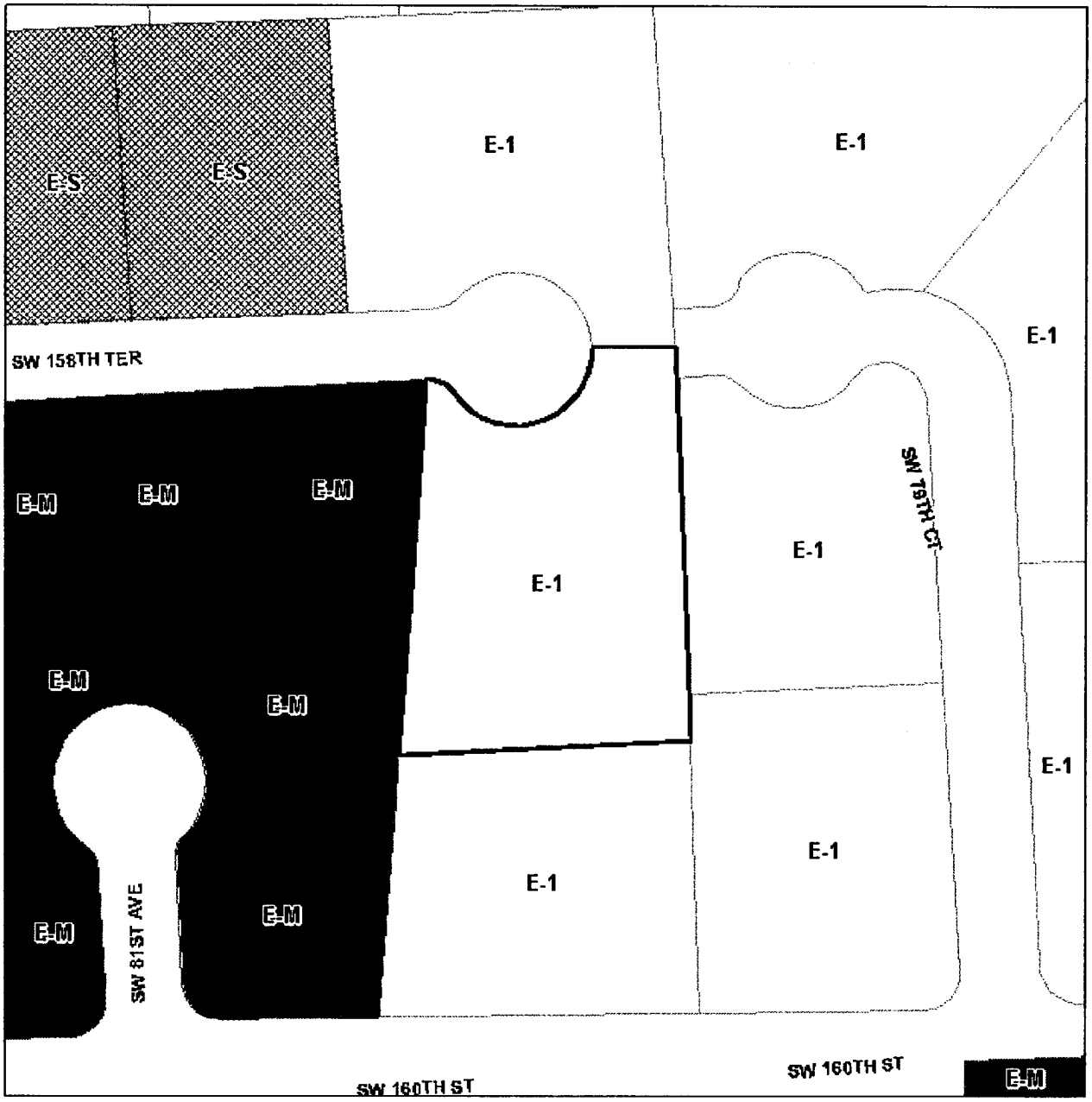
Sworn to and subscribed before me this 16 day of September, 2011. Affiant is personally known to me or has produced _____ as identification.

FDL R263-730-69-345-0
R263-541-69-743-0

(Notary Public)
My commission expires August 17, 2015

Notary Public State of Florida
Morelia Rodriguez
My Commission EE106376
Expires 08/17/2015

FORM ZH-0107-04



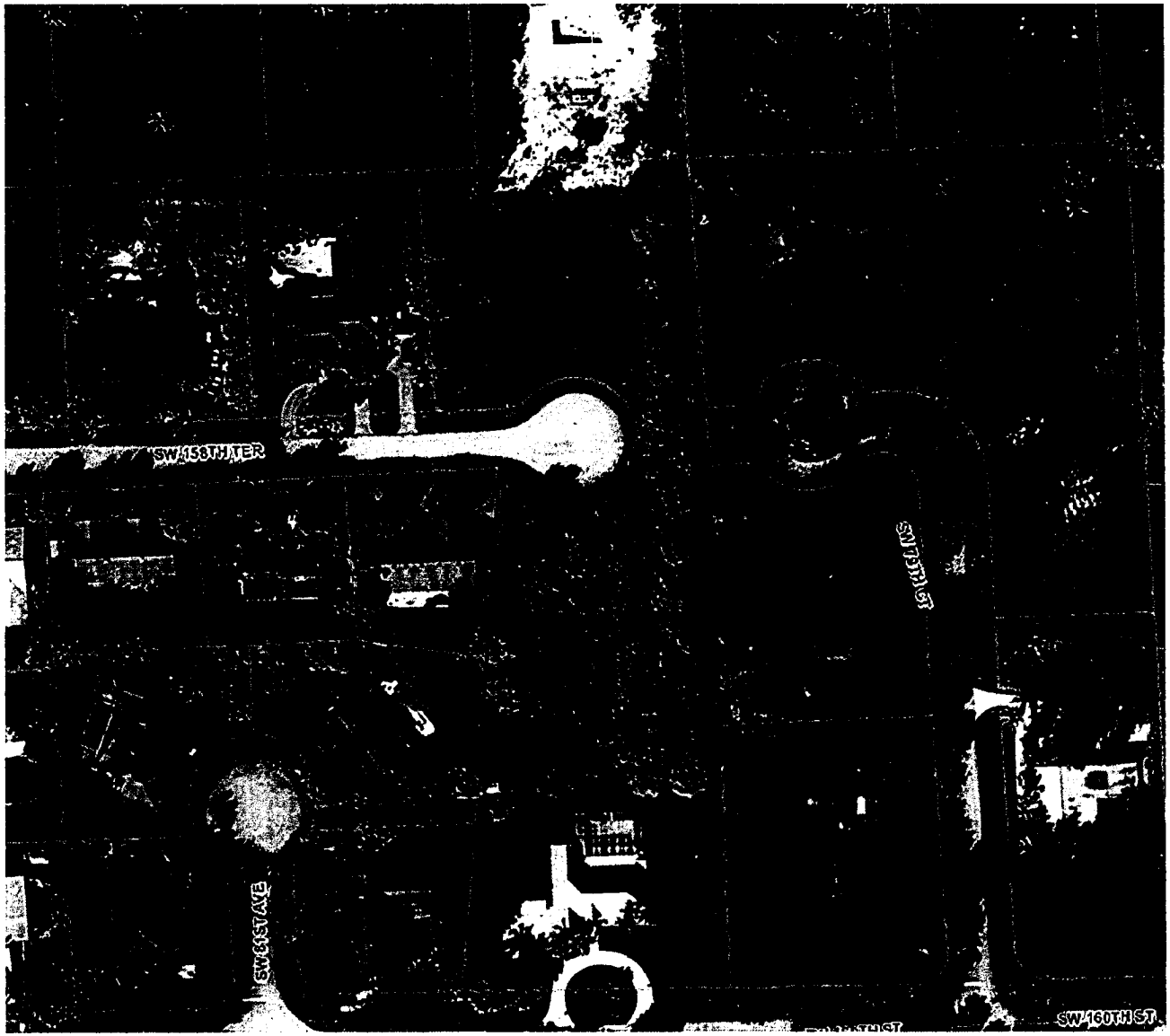
Summary Details:	
Folio:	3350270380050
Site Address:	8004 SW 158 TER Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	RUBEN J RICARDO MARIA A RICARDO 8004 SW 158 TER PALMETTO BAY FL 33157

Property Information:	
Beds/Baths:	0 /0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,075 SQ FT
Year Built:	0
Legal Description:	CLINTON GROVE ESTS PB 106-91 LOT 5 BLK 1 LOT SIZE .92 AC OR 10378-1823 0479 5 F/A/U 30-5027-038-0050 COC 22956-0960 25224-3858 1204 4 VIEW PLAT 106-91 Deed:10378-1823

Sale Information:			
Sale Date:	6 /2011	7 /1978	0 /0
Sale Amount:	$375,000	$56,400	$0
Sale O/R:	27739-0334	10099-0649	

Assessment Information:		
Year:	2011	2010
Land Value:	$257,600	$207,000
Building Value:	$801	$810
Market Value:	$258,401	$207,810
Assessed Value:	$258,401	$207,810
Homestead Exemption:	$0	$0
Senior Exemption:	$0	$0
Agricultural Exemption:	$0	$0
Widow Exemption:	$0	$0
Disabled Exemption:	$0	$0
Veteran Exemption:	$0	$0

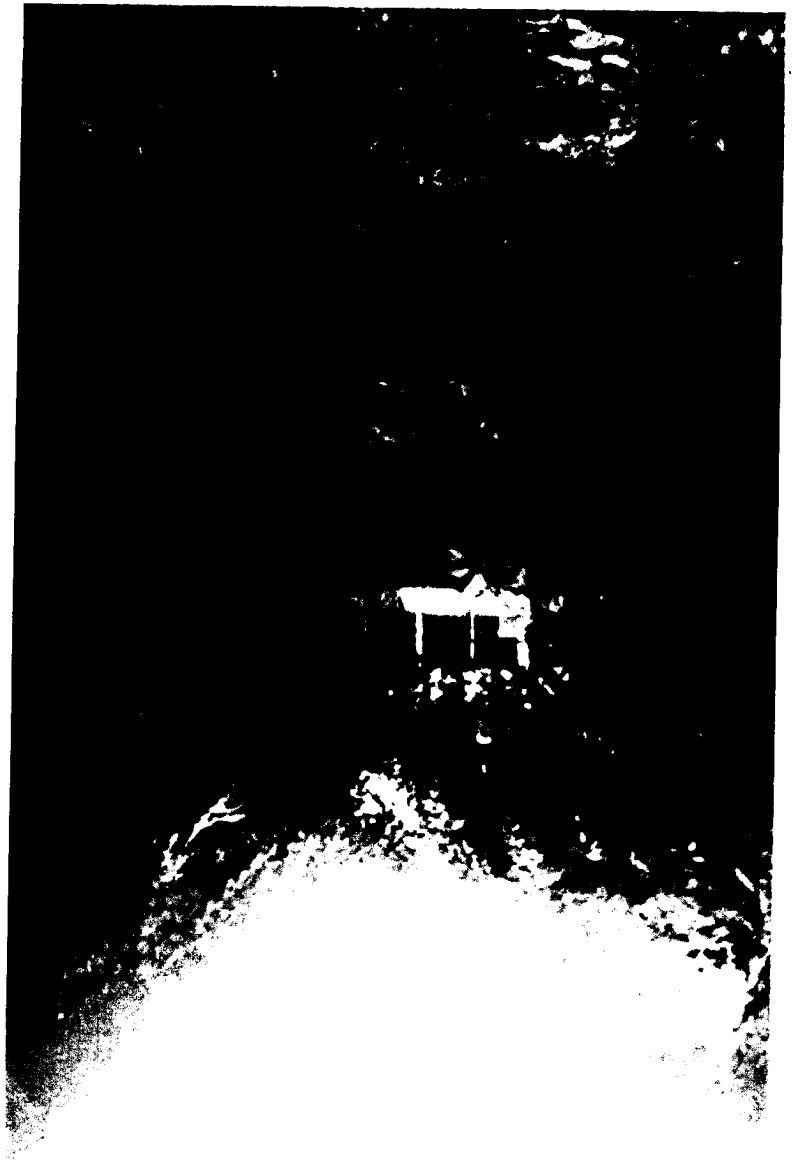
Index Map



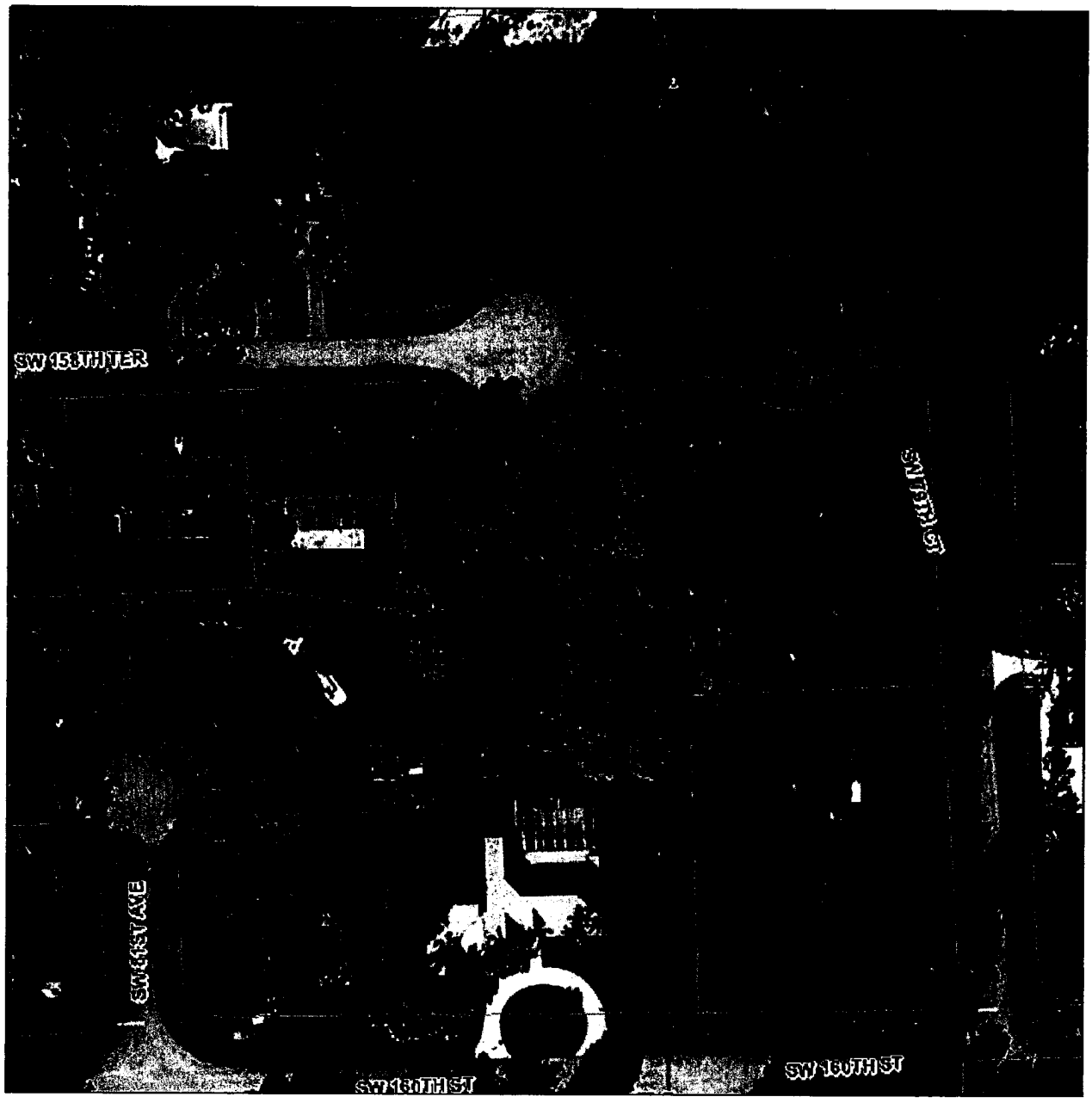
(1)

(2)

(g)



(h)



Summary Details:	
Folio:	3350270380050
Site Address:	8004 SW 158 TER Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	RUBEN J RICARDO MARIA A RICARDO 8004 SW 158 TER PALMETTO BAY FL 33157

Property Information:	
Beds/Baths:	0 /0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,075 SQ FT
Year Built:	0
Legal Description:	CLINTON GROVE ESTS PB 106-91 LOT 5 BLK 1 LOT SIZE .92 AC OR 10378-1823 0479 5 F/A/U 30-5027-038-0050 COC 22956-0960 25224-3858 1204 4 VIEW PLAT 106-91 Deed:10378-1823

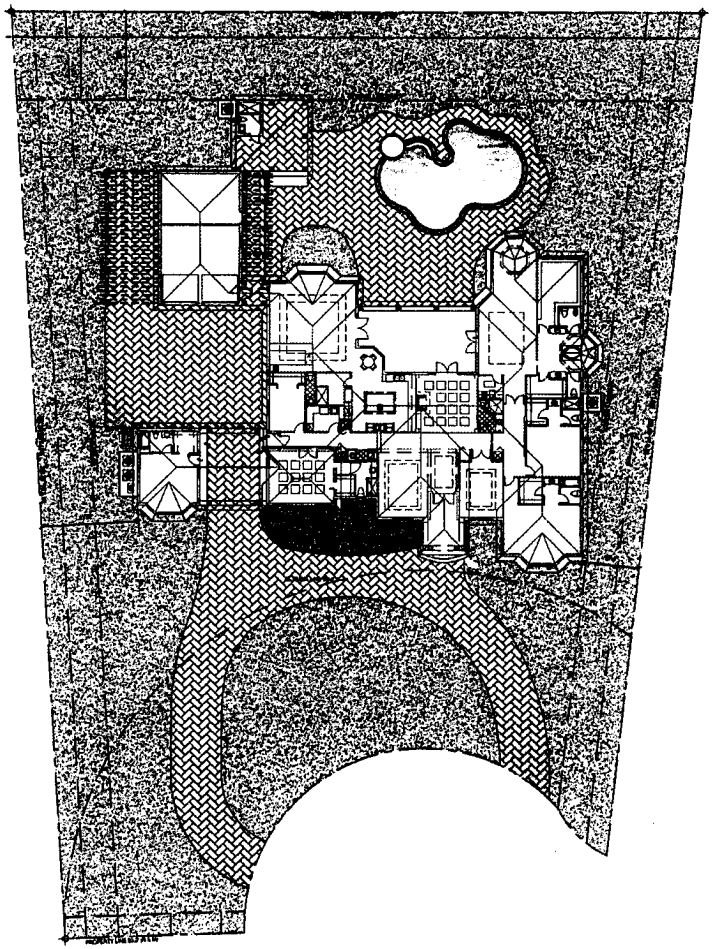
Sale Information:			
Sale Date:	6 /2011	7 /1978	0 /0
Sale Amount:	$375,000	$56,400	$0
Sale O/R:	27739-0334	10099-0649	

Assessment Information:		
Year:	2011	2010
Land Value:	$257,600	$207,000
Building Value:	$801	$810
Market Value:	$258,401	$207,810
Assessed Value:	$258,401	$207,810
Homestead Exemption:	$0	$0
Senior Exemption:	$0	$0
Agricultural Exemption:	$0	$0
Widow Exemption:	$0	$0
Disabled Exemption:	$0	$0
Veteran Exemption:	$0	$0

PLANS & ELEVATIONS

RUBEN J. & MARIA A. RICARDO

VPB-11-006



RECEIVED
Zoning Department
9/16/11
Village of Palmetto Bay
Building & Zoning Department
By:
1 of 4

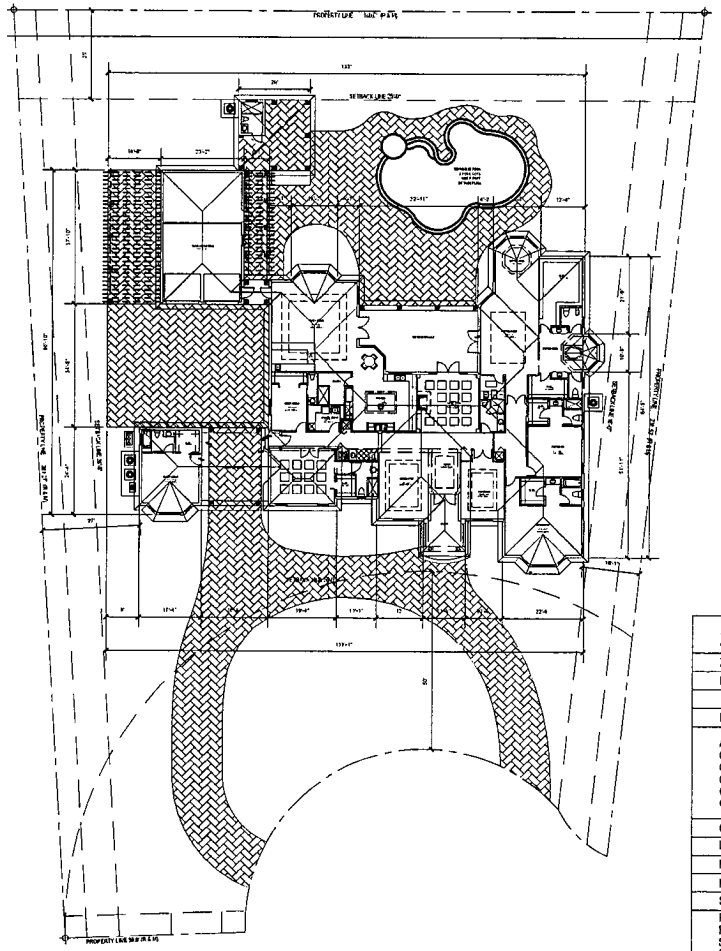
01 SITE PLAN / colored

SCALE 1/16" = 1'-0"

n

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143



ZONING INFORMATION		
ZONING DESIGNATION	E1	
LOT SIZE	40,075 SF.	
	ALLOWED	PROPOSED
LOT COVERAGE	6412 SF (16%)	8,318.6 SF (20.7%)
AC SPACE COVERED ENTRY COVERED TERRACE COVERED ENTRY TO GARAGE GARAGE GAZEBO		5,877 SF 154 SF 559 SF 454 SF 874 SF 400 SF
OPEN SPACE	33,663 SF (84%)	31,757 SF (79.2%)
LANDSCAPE AREA 45%	18,033.75 SF (45%)	22,170 SF (55.3%)
MAX BUILDING HEIGHT	35'	25'
MAX # OF STORIES	2	1
SETBACKS		
FRONT - NORTH REAR - SOUTH SIDE - EAST SIDE - WEST BETWEEN BUILDINGS (Main House & Gazebo)	50' 25' 15' 15' N/A	50' 25' 27'-0" 16'-1" 0'

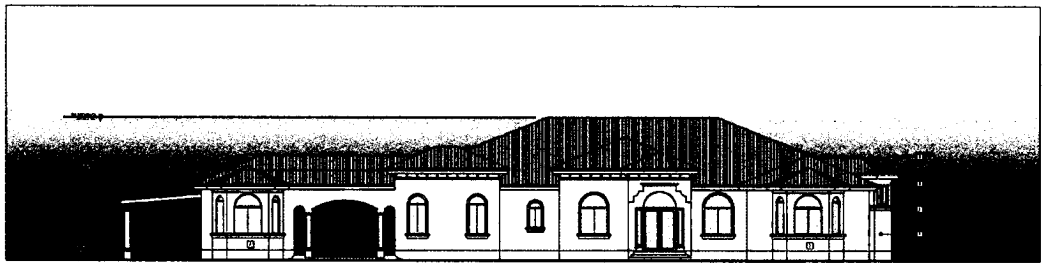
02 GROUND FLOOR PLAN / setbacks & overall dim.

SCALE 1/16" = 1'-0"

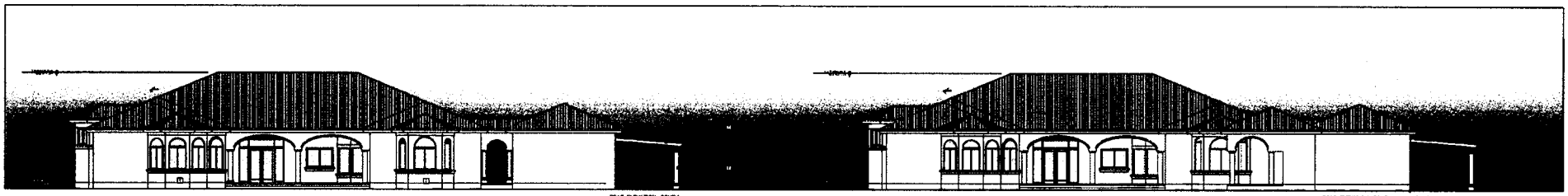
n

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143

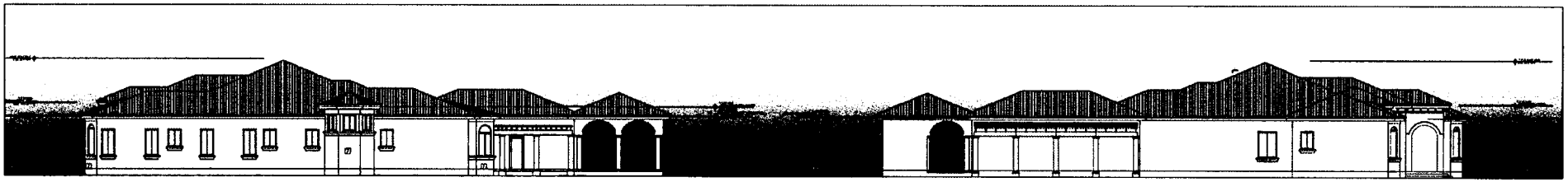


FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH

REAR ELEVATION - SOUTH (including Gazebo's Rear Elevation)



SIDE ELEVATION - WEST

SIDE ELEVATION - EAST

LEGEND

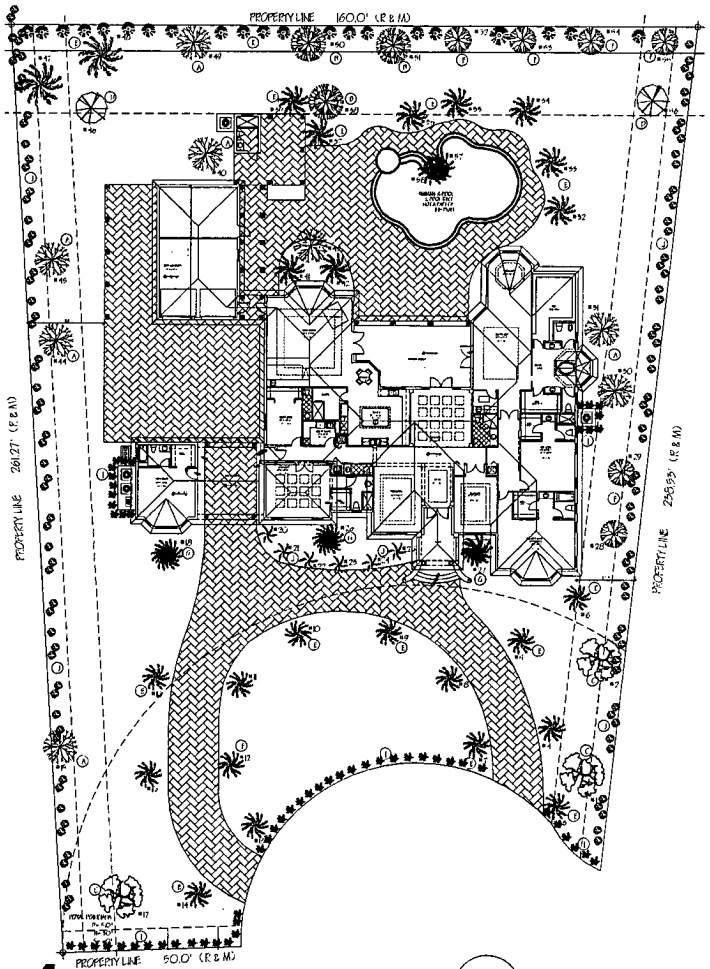
1. SMOOTH STUCCO FINISH
2. BASE ROUGH STUCCO FINISH
3. BARREL TILE ROOF
4. STUCCO CORNICE (TYP. WHERE SHOWN)
5. PREFABRICATED SAND STUCCO PIN (TYP. WHERE SHOWN)
6. PREFABRICATED SAND SIMULATED LIMESTONE COLUMNS
7. WOOD TRELLIS

03 ELEVATIONS

SCALE 3/32" = 1'-0"

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143



LANDSCAPE LEGEND :

VILLAGE OF PINECREST CODE ARTICLE 9.8.14

ZONE DISTRICT E-1

GROSS LAND (ACRES) 0.92 (SQ.FT.) 40,076 S.F.

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (IF APPLICABLE)	55 %	79.24 %
OPEN SPACE WIDTH (IF APPLICABLE)	N/A	N/A
LAWN AREA (AS DEFINED IN CODE ARTICLE)	55% = (22,041 S.F.)	21.2% = (8,496.45 S.F.)
TREES	19	49

TREES MUST BE PLACED WITHIN 25' OF THE EDGE OF THE PAVEMENT. TREES AND/OR PALMS SHALL BE NATIVE SPECIES.
NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (COMMON PALM)

TOTAL NUMBER OF TREES	19	590
SHRUBS (10 SHRUBS FOR EACH TREE REQUIRED)	190	590

* 50% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.

LANDSCAPE SCHEDULE

	SYMB.	NEW	EXISTING	BOTANICAL NAME	COMMON NAME	NATIVE	HEIGHT
	A	8		QUERCUS VIRGINIANA	LIVE OAK	YES	12' HGT. X 5' SPRD.
	B	3		PERSEA AMERICANA	AVOCADO		
	C	3		DYPSIS LUTESCENS	BUTTERFLY PALM		
	D	2		MANGO TREE	MANGO		
	E	27		ROYSTONEA ELATA	FLORIDA ROYAL PALM	YES	12' HGT.
	F	6		SWIETENIA MAHAGONI	MAHAGONY	YES	12' HGT.
	G	3		PHOENIX SILVESTRIS	SILVESTER PALM		
	H	6		HYPHORBE LAGENICAULIS	BOTTLE PALM		
SHRUBS							
	I	100		COCCOLOBA OR BOXWOOD	BOXWOOD SHRUBS		18" MIN.
	J	200		FICUS	FICUS SHRUBS		5' HGT.
	K	90		HIBISCUS FENESTRATUS	SWAMP HIBISCUS		18" MIN.
SOD	L			SCARIFIED TURF GRASS SYNOCIDIUM SPECIMAN "FLORIDA"	SOLID SOD, LAND LEVELLED AGE. 95 % WEED AND DISEASE FREE		
	M			3" LAYER MULCH MINIMUM			

55% NATIVE SHRUBS, USE COCOPLUM, HIBISCUS, SILVER BOTTOM OAK FOUND.
NOTE: IRRIGATION SYSTEM MUST BE INSTALLED UNDER SEPARATE PERMIT, PRIOR TO ISSUING CERTIFICATE OF COMPLETION.
*Existing trees, conservation area, trees and shrubs shall be shown in the existing conservation area and shall be under the review and supervision of a tree or shrub specialist, who shall be responsible for selection, pruning, effective installation and protection.

NEW TREES CHART

No.	BOTANICAL NAME	COMMON NAME	MIN. DIAMETER	MIN. HEIGHT	SPREAD
1	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	6'-0"
2	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	6'-0"
3	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
4	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
5	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
6	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
7	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
8	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
9	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
10	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
11	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
12	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
13	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
14	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
15	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
16	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
17	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	6'-0"
18	SILVESTER PALM	PHOENIX SILVESTRIS	1'-0"	10'-0"	6'-0"
19	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
20	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
21	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
22	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
23	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
24	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
25	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8" - 10"	4'-0"	6'-0"
26	SILVESTER PALM	PHOENIX SILVESTRIS	1'-0"	10'-0"	6'-0"
27	SILVESTER PALM	PHOENIX SILVESTRIS	1'-0"	10'-0"	6'-0"
28	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
29	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
30	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
31	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
32	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
33	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
34	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
35	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
36	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
37	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
38	AVOCADO	PERSEA AMERICANA	16"	16'-0"	20'-0"
39	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
40	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
41	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
42	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
43	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
44	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
45	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
46	MANGO	MANGO TREE	2.0"	20'-0"	16'-0"
47	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
48	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
49	OAK	QUERCUS VIRGINIANA	16"	16'-0"	25'-0"
50	AVOCADO	PERSEA AMERICANA	16"	16'-0"	20'-0"
51	AVOCADO	PERSEA AMERICANA	16"	16'-0"	20'-0"
52	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
53	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
54	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
55	MAHOGANY	SWIETENIA MAHAGONI	0'-6"	14'-0"	6'-0"
56	MANGO	MANGO TREE	2.0"	20'-0"	16'-0"
57	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"
58	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	6'-0"

04 LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143

ZONING HISTORY

RUBEN J. & MARIA A. RICARDO
VPB-11-006

COPY

IV 17

RESOLUTION NO. 5462

The following resolution was offered by Commissioner Charles B. Bird seconded by Commissioner L. D. MacKicas, and upon vote duly adopted:

WHEREAS, the Dade County Planning, Zoning and Building Department has applied for a change of zone from AU (Agricultural) and GU (Interim) to EU-1 (One Acre Estates) 12,500 cubic feet minimum, on the S3/4 W½ S½ and on the S½ SW¼ and on the S3/4 N½ SW¼ and on the 33/4 N½ SW¼; and from GU (Interim) 3,000 cubic feet, to AU (Agricultural) 12,500 cubic feet, on the 33/4 E½ and on the W3/4 S½ SW¼, all in Section 27, Township 55 South, Range 40 East; S. W. 156th Street to Richmond Drive, between Palmetto Road and Galloway Road, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the entire area be zoned AU with a minimum cubic content of 12,500 cubic feet, and

WHEREAS, it appears to this Board that the change of zone, as recommended by the Zoning Commission, is in accord with and for the betterment of the overall comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the change of zone and minimum cubic content, as recommended by the Zoning Commission, be and the same is hereby approved and said property is hereby zoned accordingly.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 18th day of November, 1952.

STATE OF FLORIDA)
: SS.
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and ex officio Clerk of the Board of County Commissioners [illegible] County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on November 18, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 18th day of November, 1952.

E. B. LEATHERMAN, Clerk

by _____
Deputy Clerk

Heard 8 18 52.

Zoning Dept

Proposed Change AU & GU to EU-1 & AU 12,500 cf

Hrg Aug 18 1966

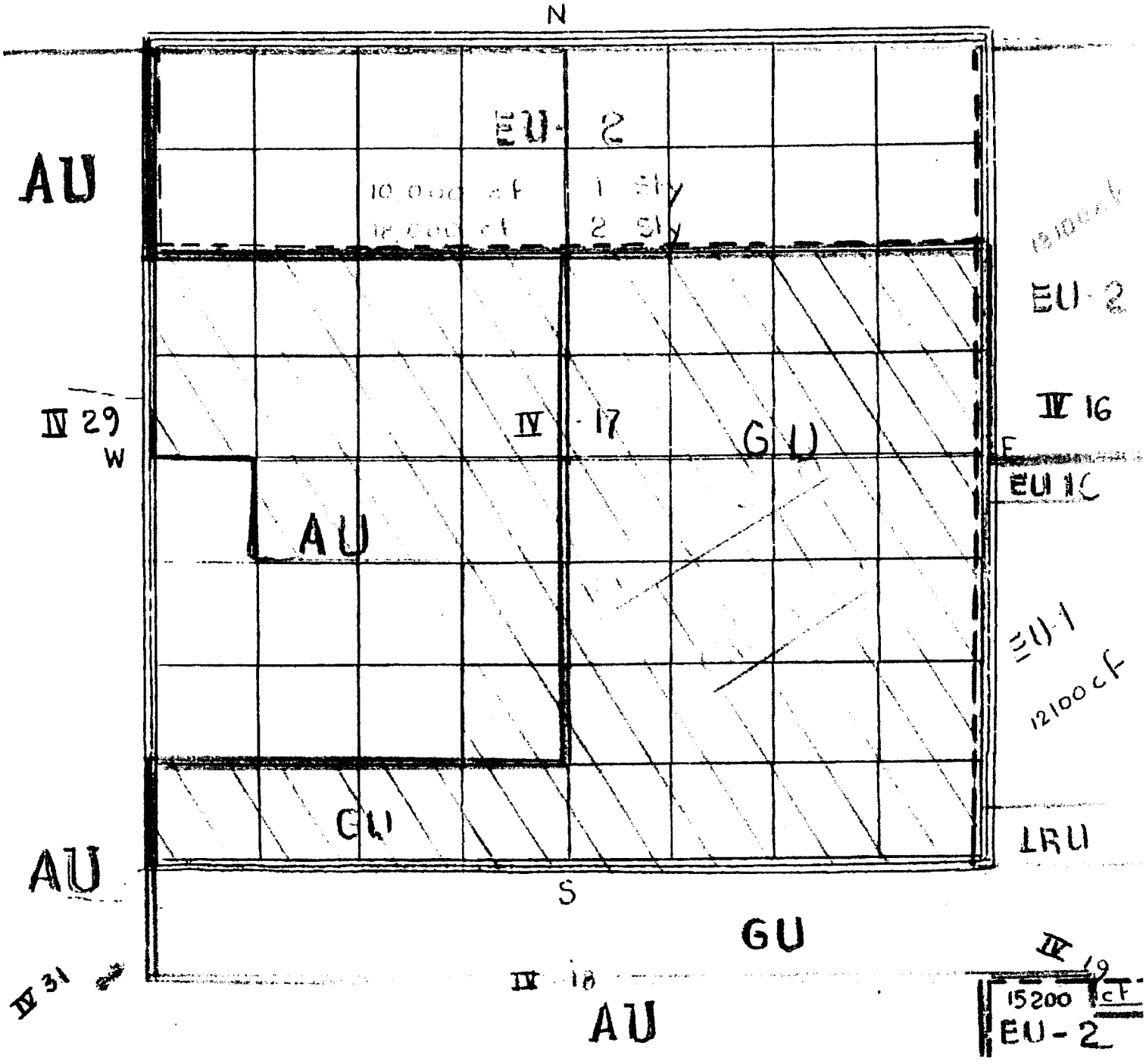
IV 17

Present Zoning 7-24-59

Section Blank

District No. _____

Section 27 Township 5S Range 40



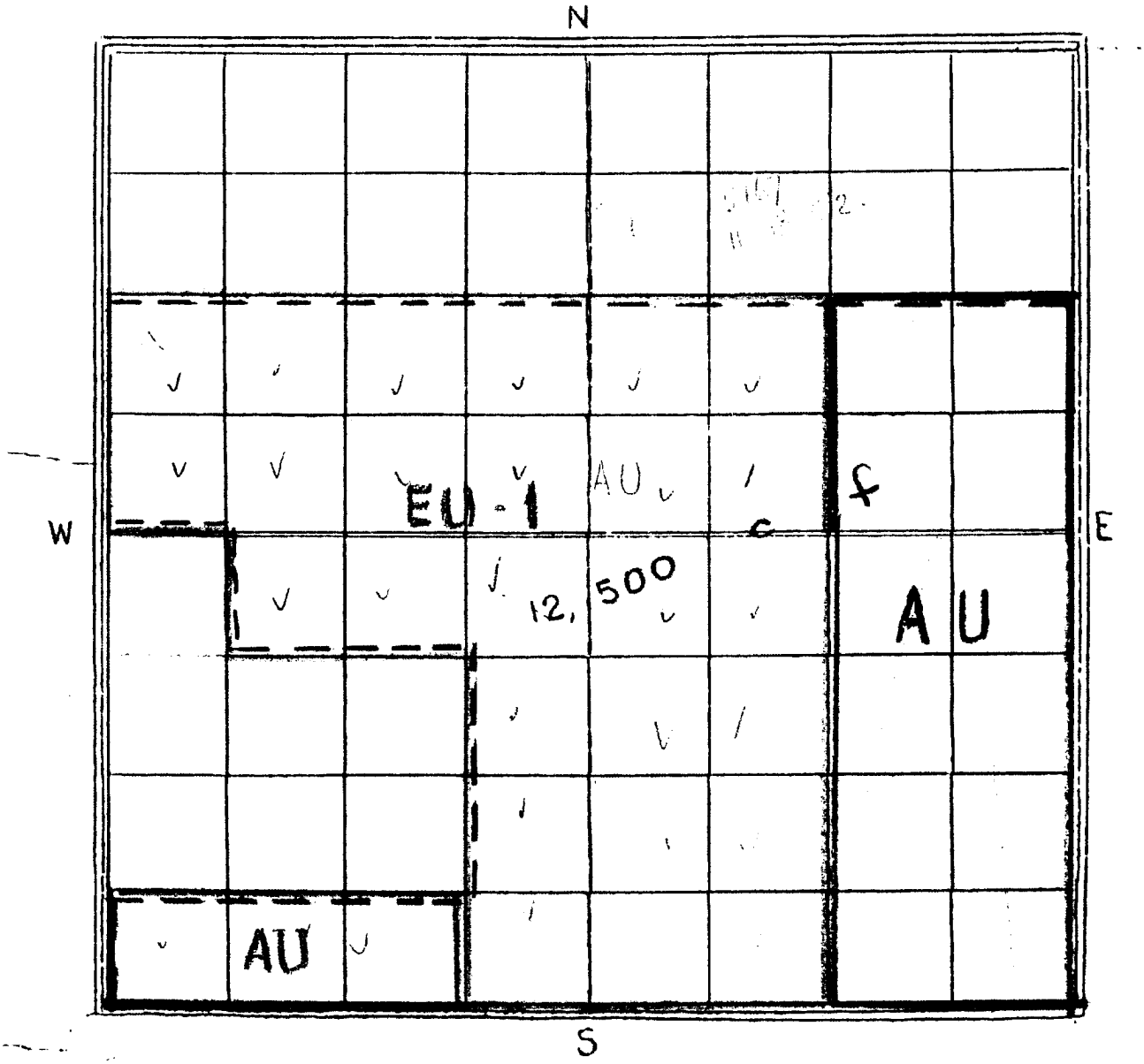
Map Showing Proposed Zoning

7. 26. 52

Section Blank

District No. _____

Section 27 Township 55 Range 40



RESOLUTION NO. 325

The following resolution was offered by Commissioner

Edwin L. Mason, seconded by Commissioner

John B. McLeod, and upon poll of members

present, the vote was as follows:

Ralph A. Fossey	Absent	Faris N. Cowart	Absent
John B. McLeod	Yes	Charles F. Hall	Yes
Edwin L. Mason	Yes		

WHEREAS, Charles B. Breslow and Carl Ferner have applied for a change of zone from AU (agricultural), 7500 cubic feet minimum, and EU-1 (one acre estates), 18,000 cubic feet minimum, to EU-M (estate use modified), 18,000 cubic feet minimum, to permit single family residential use on the following described property:

> E½ of the SE¼ NW¼; SW¼ SW¼ NE¼; NW¼ NW¼ SE¼; N½ of the NE¼ SW¼; SE¼ NE¼ SW¼; S½ of the SW¼ NE¼ SW¼; N½ of the SE¼ SW¼; W½ of the SE¼ SE¼ SW¼ and W½ of the NW¼ SW¼ SE¼, all in Section 27, Township 55 South, Range 40 East; from Kuhn Road to South West 84 Avenue, between South West 156 Street and Richmond Drive, Dade County, Florida, and,

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and, after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be approved for a change of zone to EU-M, 18,000 cubic feet minimum, subject to the following conditions:

1. That the lots in the W½ SE¼ SE¼/SW¼ be a minimum of 140 feet by 140 feet.

2. That the lots along the South portion of the N½ SE¼ SW¼ be a minimum of 140 feet by 140 feet.

3. That the lots along the South portion of the W½ NW¼ SW¼ SE¼ be a minimum of 140 feet by 140 feet.

4. That the lots along the East portion of the N½ SE¼ NW¼ be a minimum of 140 feet by 140 feet.

5. That the tier of lots along the North portion and the East portion of the SW¼ SW¼ NE¼ be a minimum of 140 feet by 140 feet, and,

WHEREAS, a public hearing of this Board was advertisedand held, at which time the recommendations of the Zoning Commission were presented, and interested parties present and concerned in the same were heard, and upon due and proper consideration having been given to the same, it appears to this Board that the change of zone and minimum cubic content requirement, as recommended by

the Zoning Commission, would be in accord with and for the betterment of the overall, comprehensive zoning plan for Dade County, Florida, with certain modifications;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the application be approved on the following basis:

1. That the east 216 feet (plus or minus) of the north 1003 feet of the SE¼ of the NW¼ of Section 27, Township 55 South, Range 40 East be zoned EU-1 (one acre estates), 18,000 cubic feet minimum, and said property is to be platted into five lots of equal frontage on South West 82 Avenue.

2. That the north 200 feet of the SW¼ SW¼ NE¼ be zoned EU-1, 18,000 cubic feet minimum, and that said property is to be platted into three lots of equal frontage along South West 159 Street.

3. That the balance of the property be zoned EU-M (estate use modified), 18,000 cubic feet minimum, and that the lots be platted substantially in accordance with the tentative lay-outs prepared by Harry C. Schwebke and Associates, Inc., dated September 20, 1957 and submitted to this Board for consideration at this meeting.

4. That a minimum setback of sixty (60) feet be provided on the two lots fronting on Richmond Drive, and that the houses to be erected on said two lots face Richmond Drive.

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

PASSED AND ADOPTED this 26th day of September, 1957.

HEARD 8/19/57 (#46)

October 15, 1957

Messrs. Charles B. Breslow and
Carl Fetzer
1006 Congress Building
Miami, Florida

Re: EU-1 & Change of zone to EU-M, to put. single fam. res. use on property lying from Kuhn Rd. to S.W. 8th Ave., bet. S.W. 136 St. and Richmond Dr.

Gentlemen:

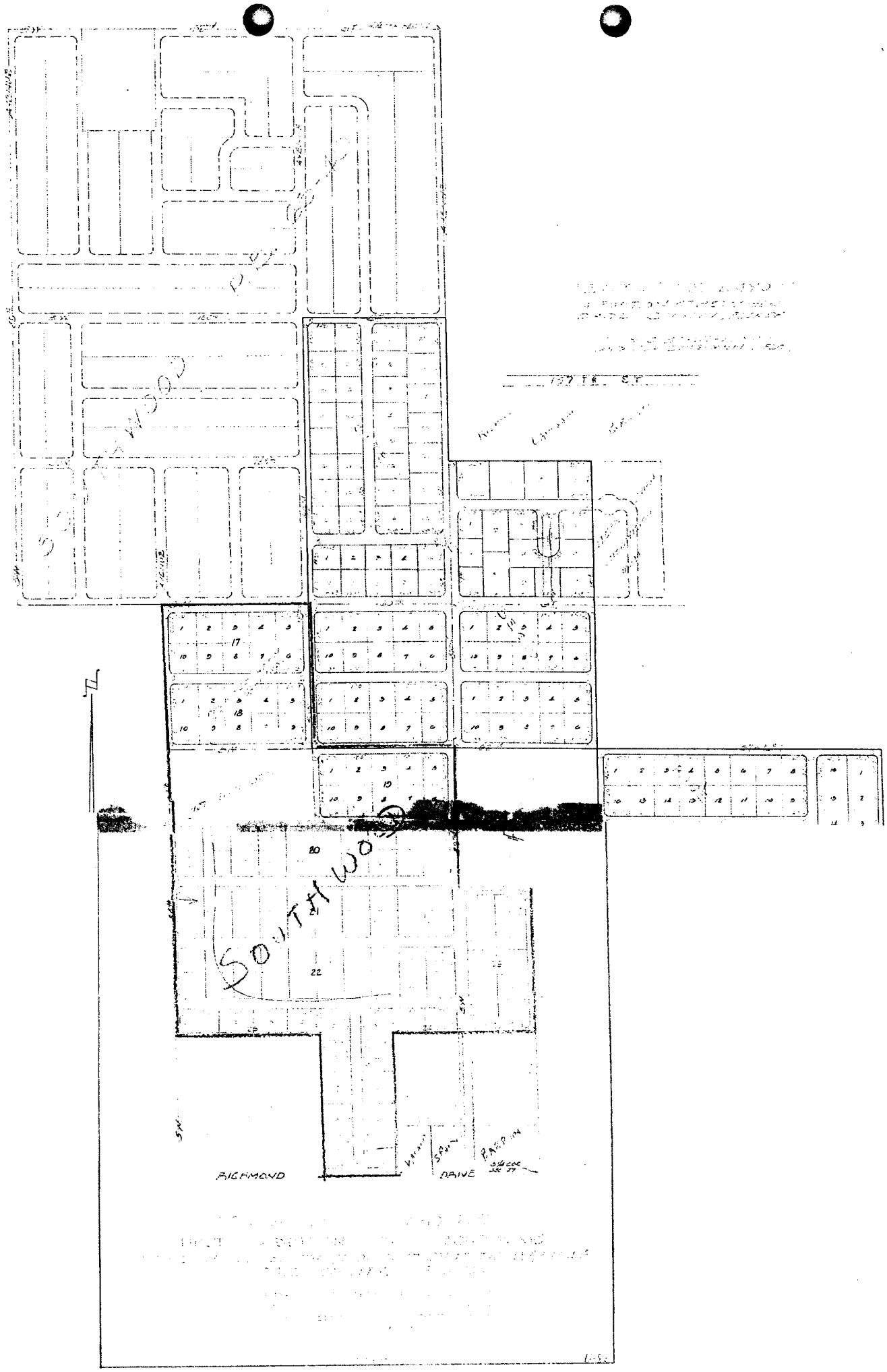
Your application on the aforedescribed property has been approved by the Board of County Commissioners, Dade County, Florida, as recommended by the Zoning Commission. I am enclosing herewith a copy of Resolution No. 125 adopted by the Board of County Commissioners in reference to this matter.

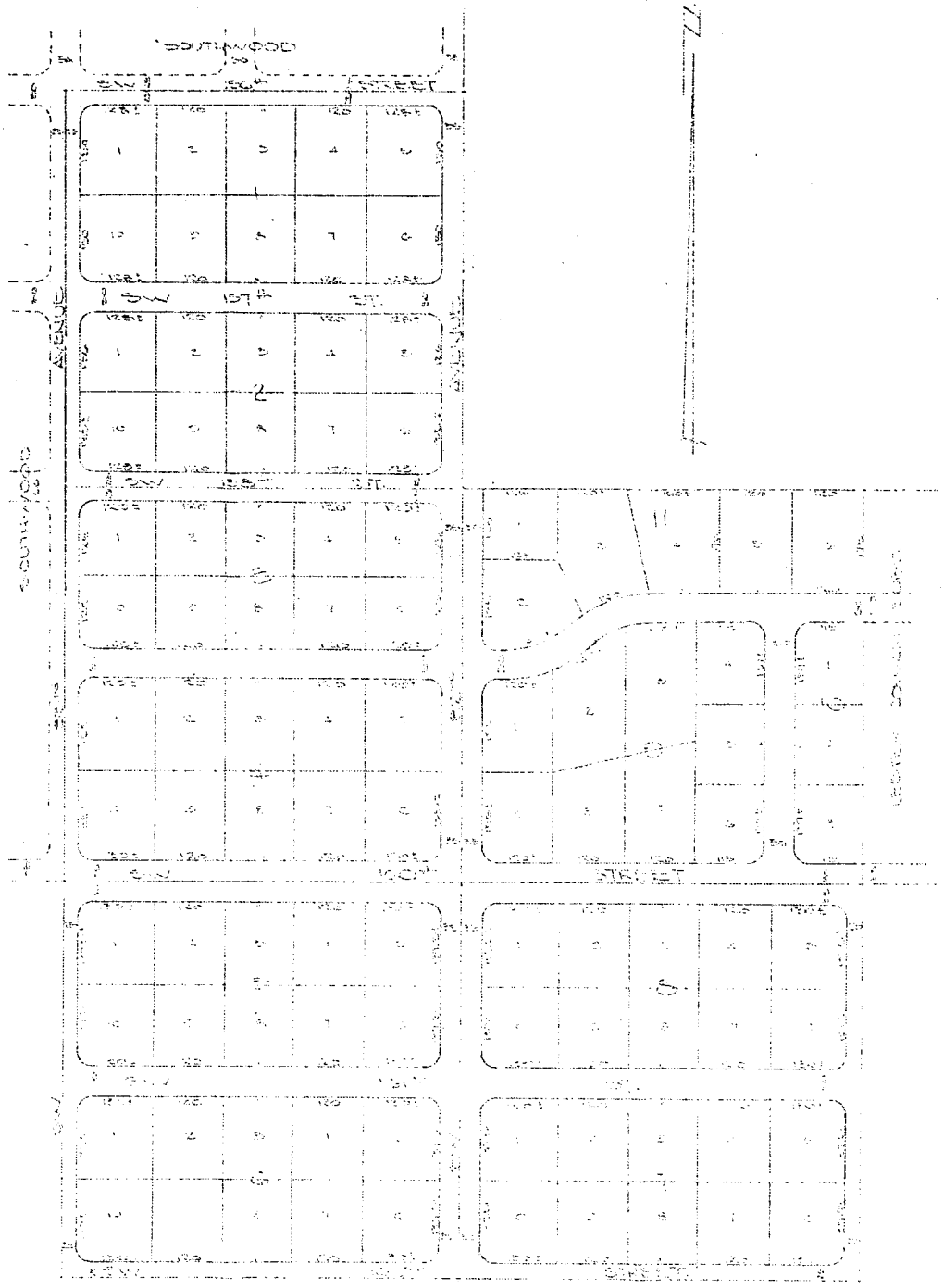
Very truly yours,

Chester C. Czebrinski, Deputy Director
Dade Co. Planning, Zoning, and Bldg. Dept.

CCC/era/tm
Encl.
Please note that the minimum cubic content requirement has been established at 18,000 cubic feet.

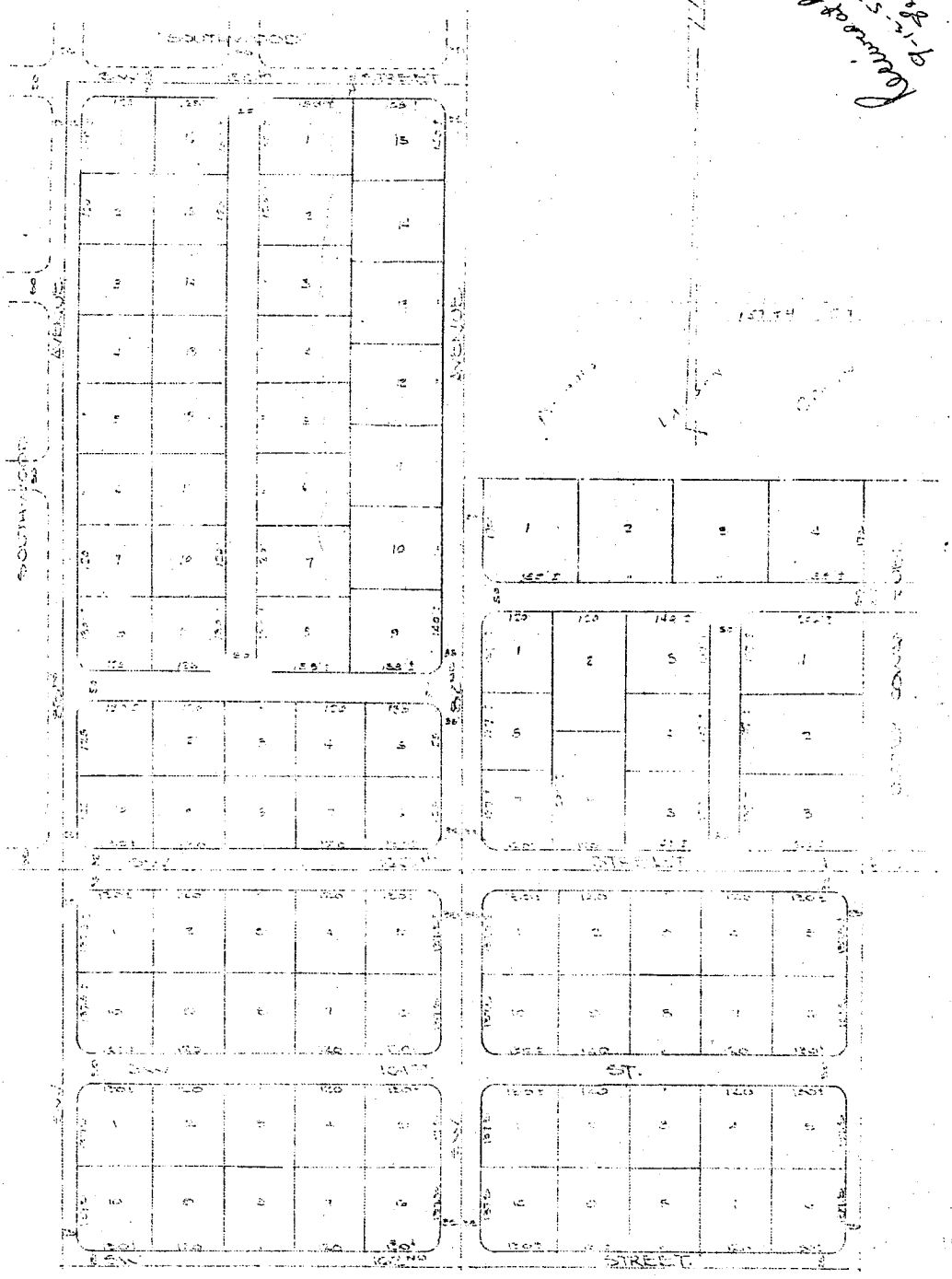
cc: R. F. Cook
Personal File
Hrg. File


SOUTHWOOD
RICHMOND
DRIVE



TENTATIVE LAYOUT

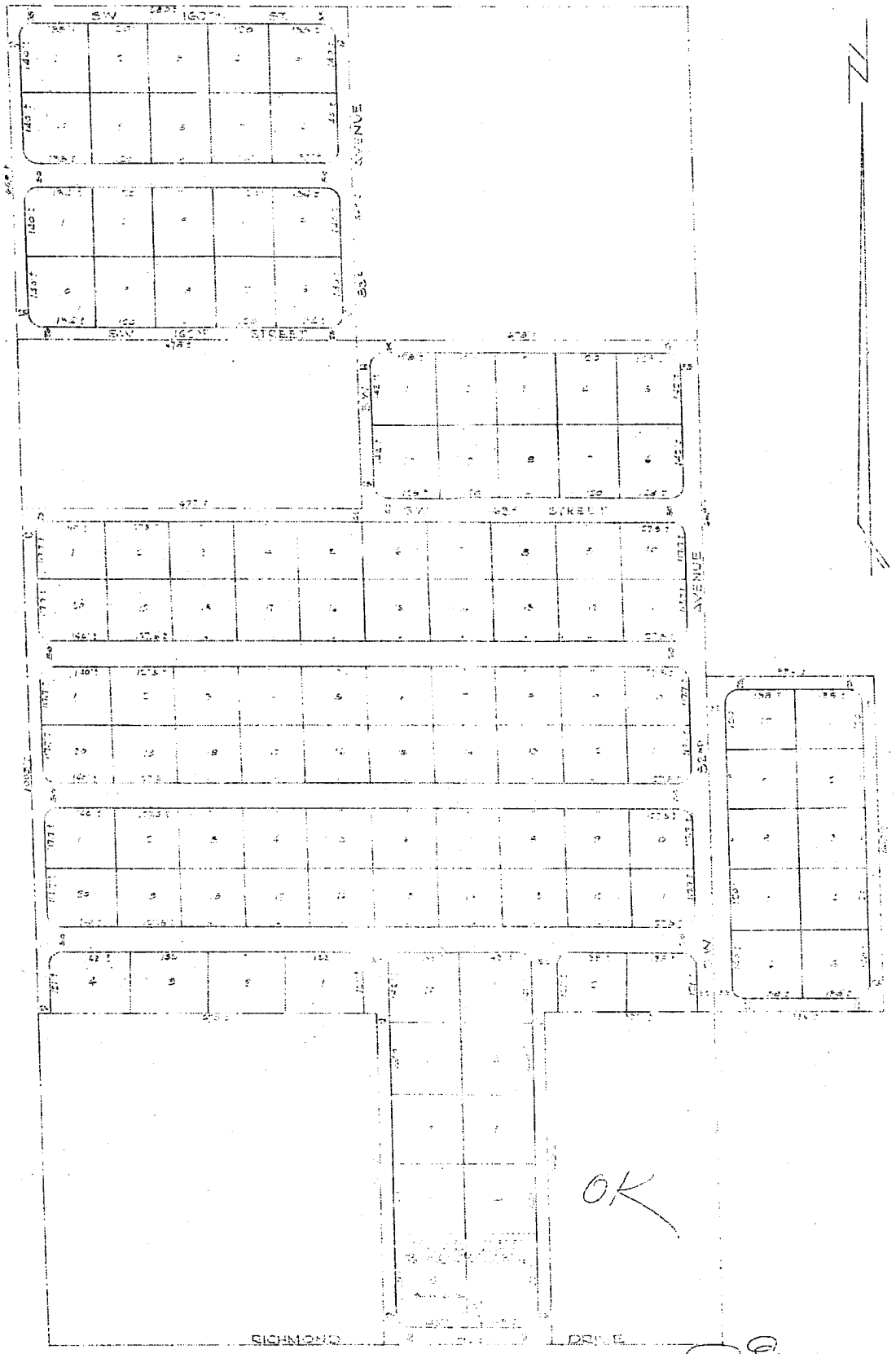
GEORGE R. BREWER
CROSSROADS BLDG.
SOUTH MIAMI, FLA.



TENTATIVE LAYOUT

NE¼ OF THE SE¼ OF THE NW¼; SE¼ OF THE SE¼ OF THE NW¼; SW¼ OF THE SW¼ OF THE NE¼; NE¼ OF THE NE¼ OF THE SW¼; SW¼ OF THE NW¼ OF THE SE¼; SECTION 33 TOWNSHIP 51 RANGE 40 E.
DADE COUNTY FLORIDA

HARRY C. SCHUSSER & ASSOCIATES INC
LAND SURVEYORS MIAMI, FLORIDA
ORD. No 27759 SEPT., 1957
SCALE: 1" = 100'



TENTATIVE LAYOUT
PORTION OF SE [illegible] 40
DADE COUNTY [illegible]

Harry C. [illegible]
Land Surveyors
[illegible]

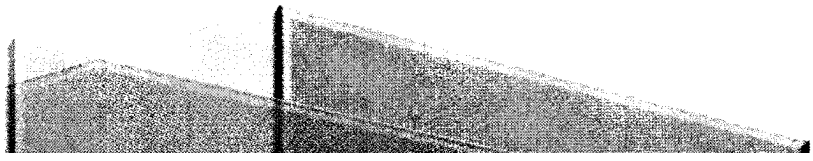
Approved by
[illegible]
9/24/87
[illegible]

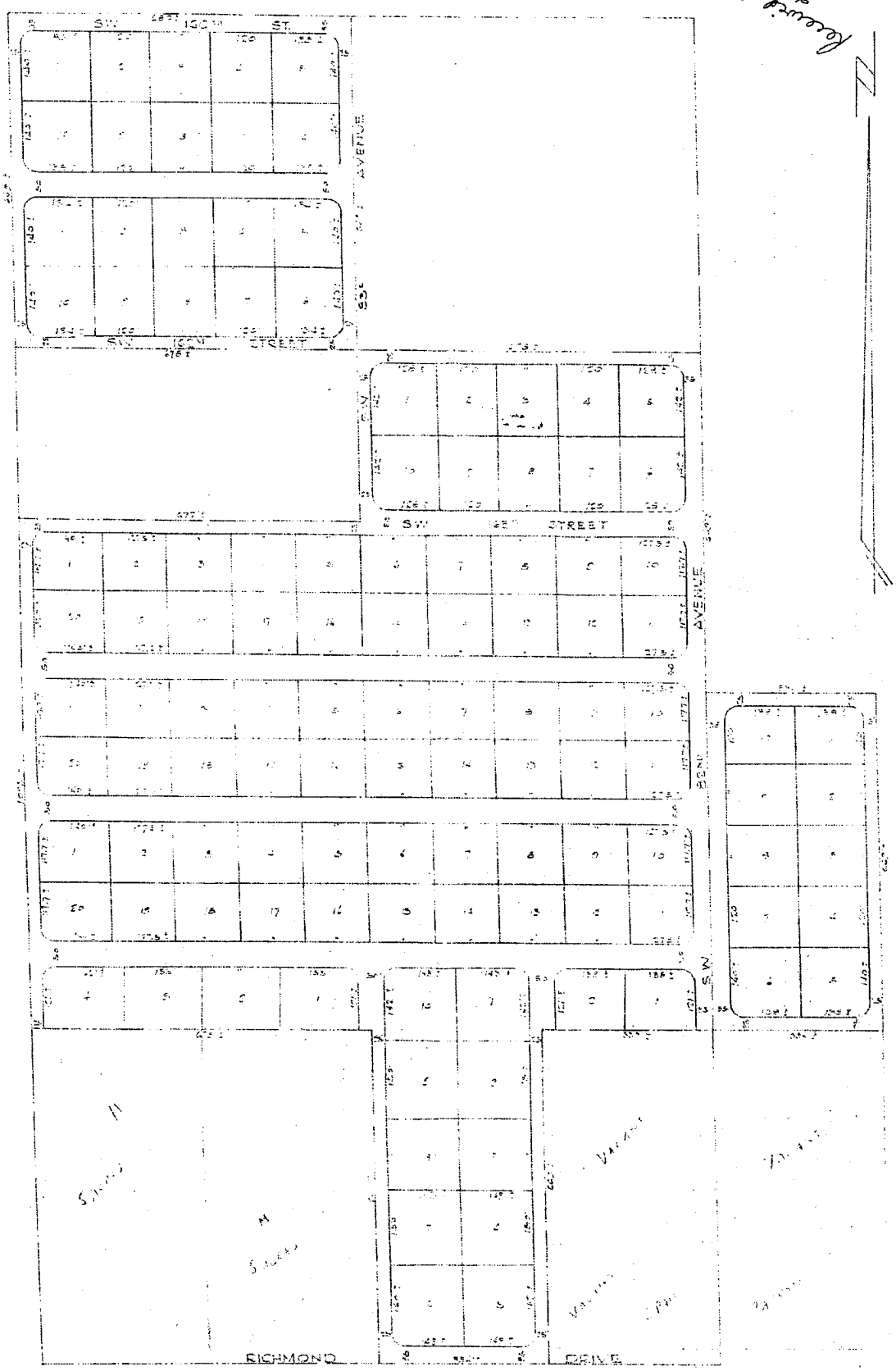
[illegible] Lots [illegible] 5,000 sq ft
100 min. [illegible]
[illegible]

RUBEN J. & MARIA A. RICARDO

VPB-11-006

Department of Planning and Zoning
Village of Palmetto Bay
9705 East Hibiscus Street, Suite 160
Palmetto Bay, FL 33157





TENTATIVE LAYOUT
PORTION OF S½ OF SEC 27-55-40
DADE COUNTY, FLORIDA

Harry C. Schwebke & Associates Inc
Land Surveyors Miami Florida
ORD. No 27783 SCALE: 1"=100' FEBT. 1957

1½ Lots - Minimum Area 15,000 sq.ft.
100' min. Frontage - Dimensions
shown subject to computations.

27-55-40
EV-17
Item No. 65-384

RESOLUTION NO. Z-ZAB-439-65

The following resolution was offered by Mr. H. H. Wood, seconded by Mr. John Darling, and upon poll of members present, the vote was as follows:

Paul Adams	aye	Thomas D. Walker, Jr.	aye
John Darling	aye	H. H. Wood	aye
Frank P. Reynolds	aye	Andrew Leo	aye
Gordon Severud	aye		

WHEREAS, Clinton Construction Co. has applied for a district boundary change from EU-1 (1-acre Estates) and EU-M (Estate Use Modified, 1/2 acre) to AU (Agricultural) on the NE¼ SE¼ NW¼ and the S½ SE¼ NW¼ and SW¼ SW¼NE¼ and the NE¼ NE¼ SW¼ and the NW¼ NW¼ SE¼, all in Sec. 27, Twp. 55S, Range 40E, located from SW 80 Ave. to SW 83 Ave. between SW 156 St. and SW 162 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change 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;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change to AU be and the same is hereby recommended for approval by the Board of County Commissioners, Dade County, Florida.

The Zoning Director is hereby directed to make the necessary notations upon the records of the DadeCountyBuilding and Zoning Department.

PASSED AND ADOPTED this 13th day of September, 1965.

Heard 9/13/65
No. 65-9-54
Je
9/20/65

September 22, 1965

Clinton Construction Company
1491 N.W. 20th Street
Miami, Florida

Gentlemen:

Re: Request: EU-1 and EU-M to AU
Located from SW 90 Ave. to SW 83 Ave. between SW 156 St.
and SW 162 Street, Dade County, Florida
Section 27-55-40

Enclosed herewith is a copy of Resolution No. 3- 248-639-65, adopted by the Metropolitan Dade County Zoning Appeals Board, recommending approval of the requested district boundary change on the subject property.

You are hereby advised that said Zoning Appeals Board recommendation has already been scheduled for final action by the Board of County Commissioners, as was noted in the courtesy notice.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

Chester C. Czebrinski
Assistant Director

CCC/ fe

Enclosure

bcc - DAYTON
HEARING FILE

Amos Lowell Smith

Hearing No. 65-9-53 Res. No. 3-ZAB-438-65

Mr. Reynolds: I move for approval.

Mr. Wood: I second the motion.

Mr. Darling: I question what we approve when he does not want it.

Mr. Reynolds: But he might want it maybe six months from now.

Chairman Lee: Is there any further discussion on the motion? All those opposed signify by raising their right hand. The motion is carried six for approval and one abstention.

Whereupon the motion carried by a vote of 6-0; Mr. Darling abstaining.

Clinton Construction Co.

Hearing No. 65-9-54 Res. No. 3-ZAB-439-65

Mr. Wood: I move for approval.

Mr. Darling: I second the motion.

Chairman Lee: Is there any further discussion on the motion? All those opposed signify by raising their right hand. The motion is carried seven to zero for approval.

Whereupon the motion carried by a vote of 7-0.

Florida Lobster House

Hearing No. 65-9-55

Mr. Darling: I think due to the fact that both recommendations are for denial and there seems to be some difference of opinion in here, I move that we give them 30 days to see if they can't get together and work out something that we can get together on.

Chairman Lee: There is a motion for a 30-day deferral of the application. Do I hear a second?

Mr. Wood: I second the motion.

Mr. Severud: I was going to second it and to request that when they do come back that they have some kind of sketch to give us a better picture.

Mr. Czebrinski: We have one.

Chairman Lee: Is there any further discussion on the motion? All those opposed signify by raising their right hand. The motion is carried seven to zero.

Whereupon the motion carried by a vote of 7-0.

Mr. Czebrinski: That will be October 13 for further hearing.

Mr. Daniels: Thank you, gentlemen, that is the first time I have ever heard a deferral on a sign case.

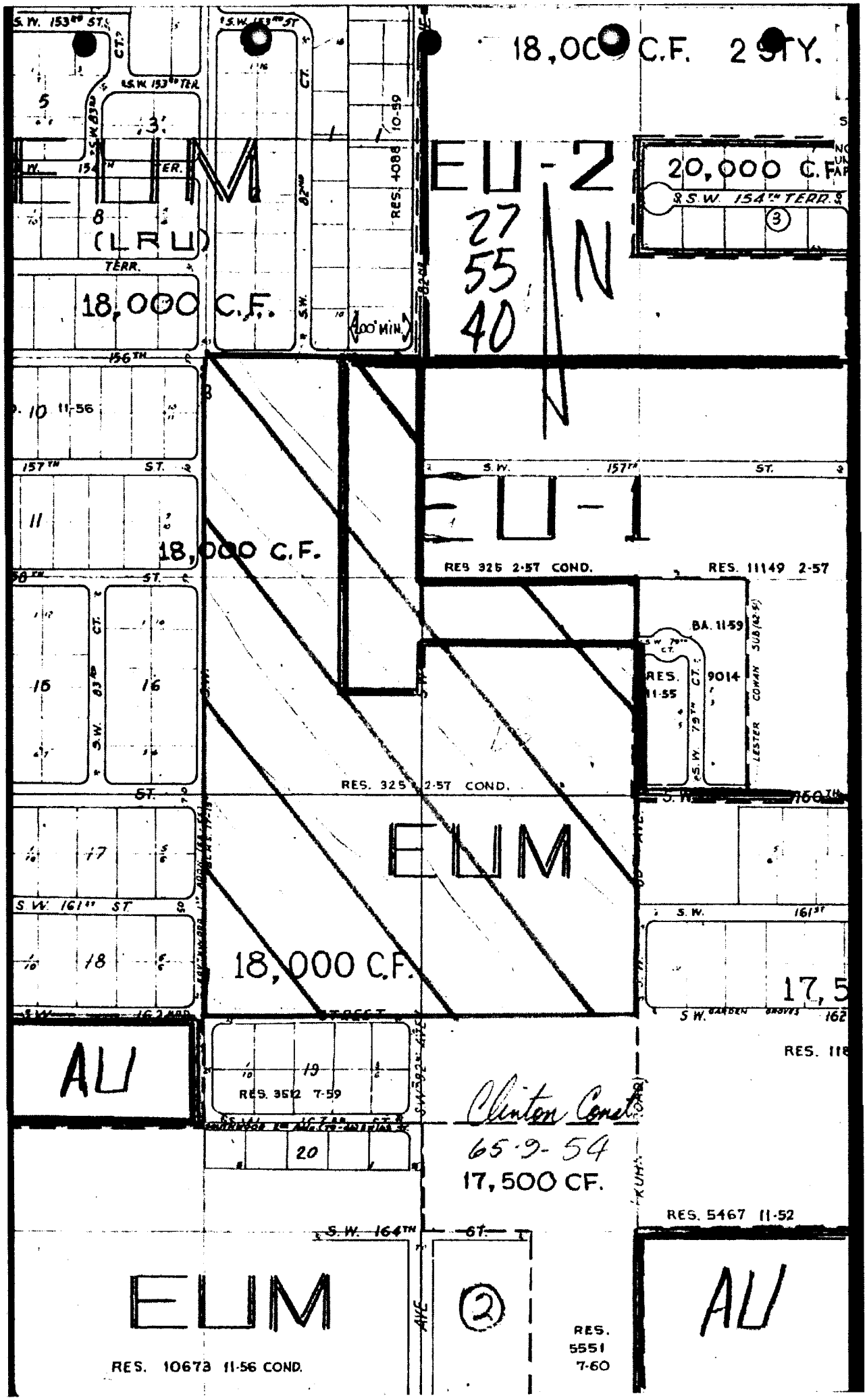
Chairman Lee: You are very lucky.

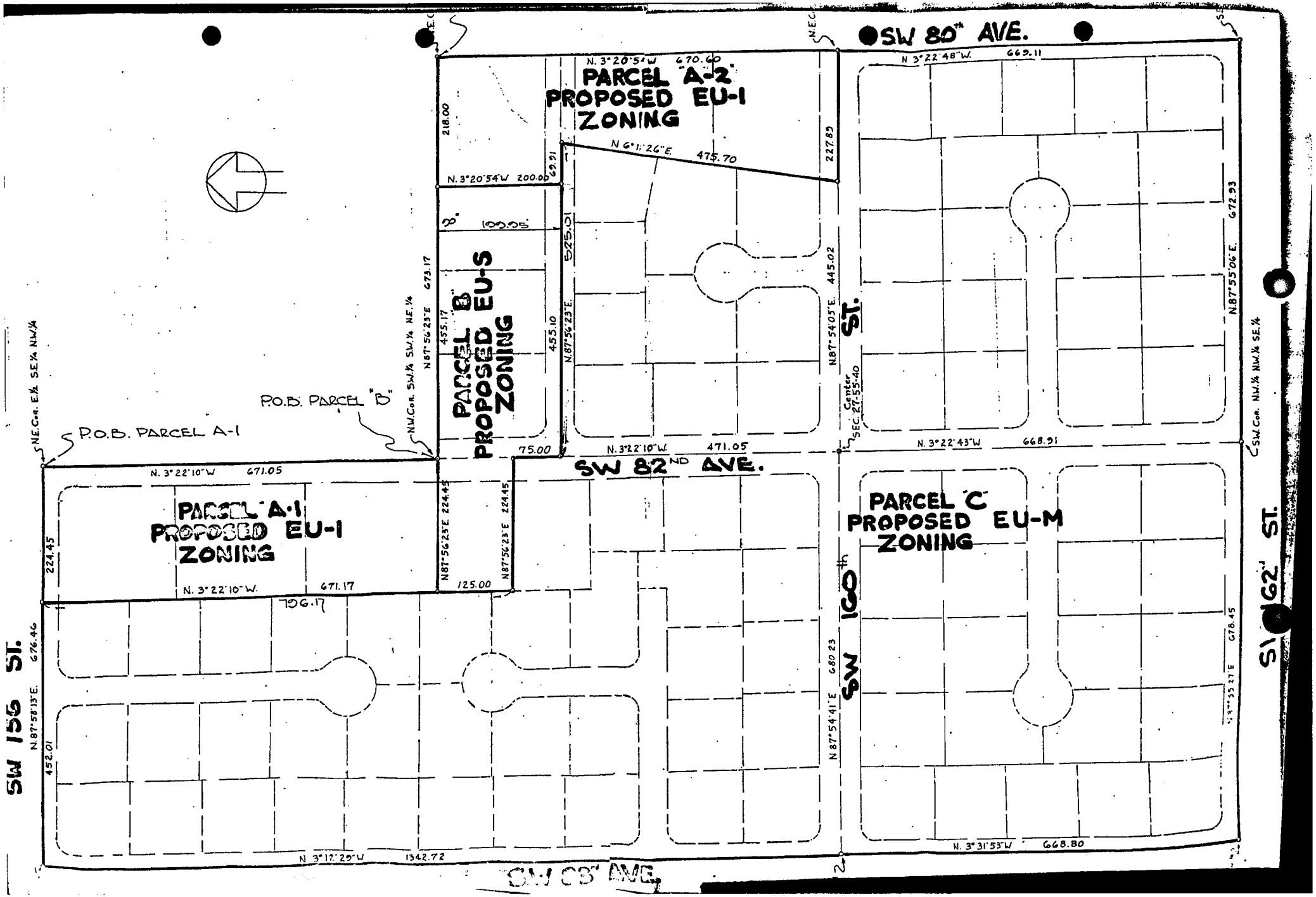
Mr. Richmond: 9:00 A.M., October 13, Wednesday. No further notice.

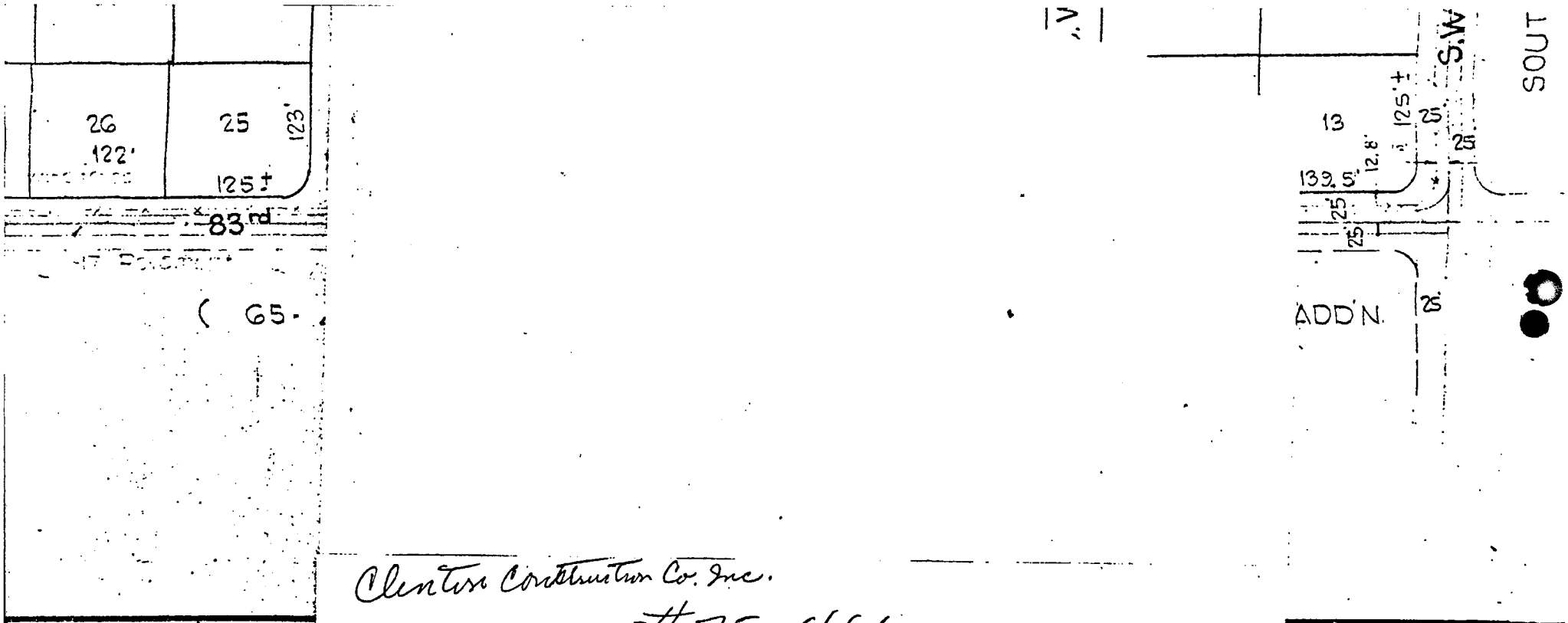
Tixe Corp.

Hearing No. 65-9-56 Res. No. 3-ZAB-440-65

Mr. Adams: I move this year extension be approved.


18,000 C.F. 2 STY.
EU-2
27
55
40
N
20,000 C.F.
S.W. 154TH TERR.
M
(LRU)
18,000 C.F.
RES. 4088 10-59
156TH
157TH ST.
EU-1
18,000 C.F.
RES 325 2-57 COND.
RES. 11149 2-57
BA. 11-59
RES. 11-55
9014
LESTER COWAN SUB
RES. 325 2-57 COND.
EUM
18,000 C.F.
S.W. 161ST ST
AU
RES. 3512 7-59
Clinton Cemetery
65-9-54
17,500 CF.
RES. 5467 11-52
S.W. 164TH ST.
EUM
RES. 10673 11-56 COND.
RES. 5551 7-60
AU


SW 80th AVE.
PARCEL "A-2"
PROPOSED EU-1
ZONING
N. 3°20'54"W 670.60
N 6°11'26"E 475.70
N. 3°20'54"W 200.00
218.00
69.91
227.89
N 3°22'48"W 669.11
PARCEL "B"
PROPOSED EU-S
ZONING
N87°56'23"E 673.17
455.17
455.10
525.01
N.87°56'23"E.
N.87°54'05"E. 445.02
ST.
Center
SEC. 27-55-40
N.87°55'06"E. 672.93
P.O.B. PARCEL "B"
P.O.B. PARCEL A-1
N.E.Cor. E.½ S.E.¼ N.W.¼
N.W.Cor. SW.¼ SW.¼ NE.¼
75.00
N. 3°22'10"W. 471.05
N. 3°22'43"W 668.91
SW 82ND AVE.
N. 3°22'10"W 671.05
PARCEL "A-1"
PROPOSED EU-1
ZONING
N87°56'23"E 224.45
N87°56'23"E 224.45
224.45
N. 3°22'10"W. 671.17
125.00
796.17
PARCEL "C"
PROPOSED EU-M
ZONING
SW 160th
N 87°54'41"E 680.23
SW 156 ST.
N.87°58'13"E. 676.46
452.01
N 3°12'29"W 1342.72
N. 3°31'53"W 668.80
678.45
SW 162nd ST.
SW 88th AVE.



Clenton Construction Co. Inc.

#75-466

IONS	
arks	By

THE N.E. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4; THE S.E. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4; THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4; THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4; THE N.W. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 SECTION 27-55-40

RESOLUTION NO. Z-23-76

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Beverly B. Phillips, and upon poll of members present, the vote was as follows:

Neal Adams	absent	James F. Redford, Jr.	aye
Harry P. Cain	aye	Sandy Rubinstein	aye
Sidney Levin	aye	Harvey Ruvin	aye
Clara Oesterle	aye	Stephen P. Clark	aye
Beverly B. Phillips	aye		

WHEREAS, Clinton Construction Co., Inc., had applied for the following:

A district boundary change from AU (Agricultural) to EU-1 (One Acre Estates) on the following described property:

PARCEL "A-1"

Being a portion of the East 1/2, of the Southeast 1/4, of the Northwest 1/4 of Section 27, Township 55 South, Range 40 East and being more particularly described as follows:

Begin at the Northeast corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27; thence South 87 degrees 58 minutes 13 seconds West along the North line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27 for 224.45 feet; thence South 3 degrees 22 minutes 10 seconds East for 671.17 feet; thence North 87 degrees 56 minutes 23 seconds East for 224.45 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence North 3 degrees 22 minutes 10 seconds West along the East line of the Northwest 1/4 of said Section 27, for 671.05 feet to the Point of Beginning all lying and being in Dade County, Florida.

PARCEL "A-2"

Being a portion of the Northeast 1/4 of Section 27, Township 55 South, Range 40 East being more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence South 87 degrees 56 minutes 23 seconds West along the North line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 218.00 feet; thence South 3 degrees 20 minutes 54 seconds East for 200.00 feet; thence North 87 degrees 56 minutes 23 seconds East for 69.91 feet; thence South 6 degrees 18 minutes 26 seconds West for 475.70 feet to a point on the South line of the Northeast 1/4 of said Section 27; thence North 87 degrees 54 minutes 05 seconds East for 227.89 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence North 3 degrees 20 minutes 54 seconds West for 670.60 feet to the Point of Beginning, all lying and being in Dade County, Floiida.

A district boundary change from AU to EU-S (Estate Use Suburban - 1 family) on the following described property:

PARCEL "B"

Being a portion of the North 1/2 of Section 27, Township 55 South, Range 40 East, being more particularly described as follows:

Begin at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence South 87 degrees 56 minutes 23 seconds West for 224.45 feet; thence South 3 degrees 22 minutes 10 seconds East for 125.00 feet; thence North 87 degrees 56 minutes 23 seconds East for 224.45 feet to a point on the East line of the Northwest 1/4 of said Section 27, said point being 125.00 feet South of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27 as measured along the West line of the Southwest 1/4 of the Southwest 1/4 of the

Northeast 1/4; thence South 3 degrees 22 minutes 10 seconds East along said West line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 75.00 feet; thence North 87 degrees 56 minutes 23 seconds East along a line that is parallel with and 199.95 feet South of the North line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27, as measured at right angles to the said line for 455.10 feet; thence North 3 degrees 20 minutes 54 seconds West for 200.00 feet to a point on the NOrth line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27, said point being 218.00 feet West of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27, as measured along the said North line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence South 87 degrees 56 minutes 23 seconds West for 455.17 feet to the Point of Beginning, all lying and being in Dade County, Florida.

A district boundary change from AU to EU-M on the following described property:

PARCEL "C"

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 all in Section 27, Township 55 South, Range 40 east, less the following described portion of the North 1/2 of said Section 27:

Begin at the Northeast corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27; thence South 87 degrees 58 minutes 13 seconds West along the North line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27 for 224.45 feet; thence South 3 degrees 22 minutes 10 seconds East for 796.17 feet; thence North 87 degrees 56 minutes 23 seconds East for 224.45 feet to a point on the East line of the Northwest 1/4 of said Section 27, said point being 125.00 feet South of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27, as measured along the West line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence South 3 degrees 22 minutes 10 seconds East along said West line of the Northeast 1/4 of said Section 27 for 75.00 feet; thence North 87 degrees 56 minutes 23 seconds East along a line that is parallel with and 199.95 feet South of the North line of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27, as measured at right angles to said line for 525.01 feet; thence South 6 degrees 18 minutes 26 seconds West for 475.70 feet to the South line of the Northeast 1/4 of said Section 27; thence North 87 degrees 54 minutes 05 seconds East for 227.89 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence North 3 degrees 20 minutes 54 seconds West for 670.60 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence South 87 degrees 56 minutes 23 seconds West for 673.17 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence North 3 degrees 22 minutes 10 seconds West for 671.05 feet to the Point of Beginning, lying and being in Dade County, Florida.

LOCATION: Between SW 80th Avenue and SW 83rd Avenue, from SW 156th Street and SW 162nd 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 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, but with a minimum building requirement of 1800 sq. ft., and also that if approved by the Public Works

Department, a cul-de-sac be provided in lieu of a road opening into the cul-de-sac in the Cowan's Subdivision to the East;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes be and the same are hereby approved with a minimum building requirement of 1800 sq. ft., and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that, if approved by the Public Works Department, a cul-de-sac be provided in lieu of a road opening into the cul-de-sac in the Cowan's Subdivision to the East.

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.

PASSED AND ADOPTED this 27th day of January, 1976.

Heard 1-27-76
No. 76-1-CC-47
vp

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By EDWARD D. PHELAN
Deputy Clerk

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-23-76, adopted by the said Board of County Commissioners at its meeting held on January 27, 19 76.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 4th day of March, A. D. 19 76.

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

By B. H. Habeke
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

102.01-3 REV. 11/72

February 15, 1976

Clinton Construction Co., Inc.
c/o Harris & Sirkin, P. A.
21 NE First Avenue
Miami, Florida

Re: Hearing No. 76-1-CC-47; Between SW 80th Avenue and SW 83rd Avenue, from SW 156th Street and SW 162nd Street

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-23-76, adopted by the Board of County Commissioners, which approved your requested district boundary changes on the above-described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp
Enclosure

CLINTON GROVE ESTATES

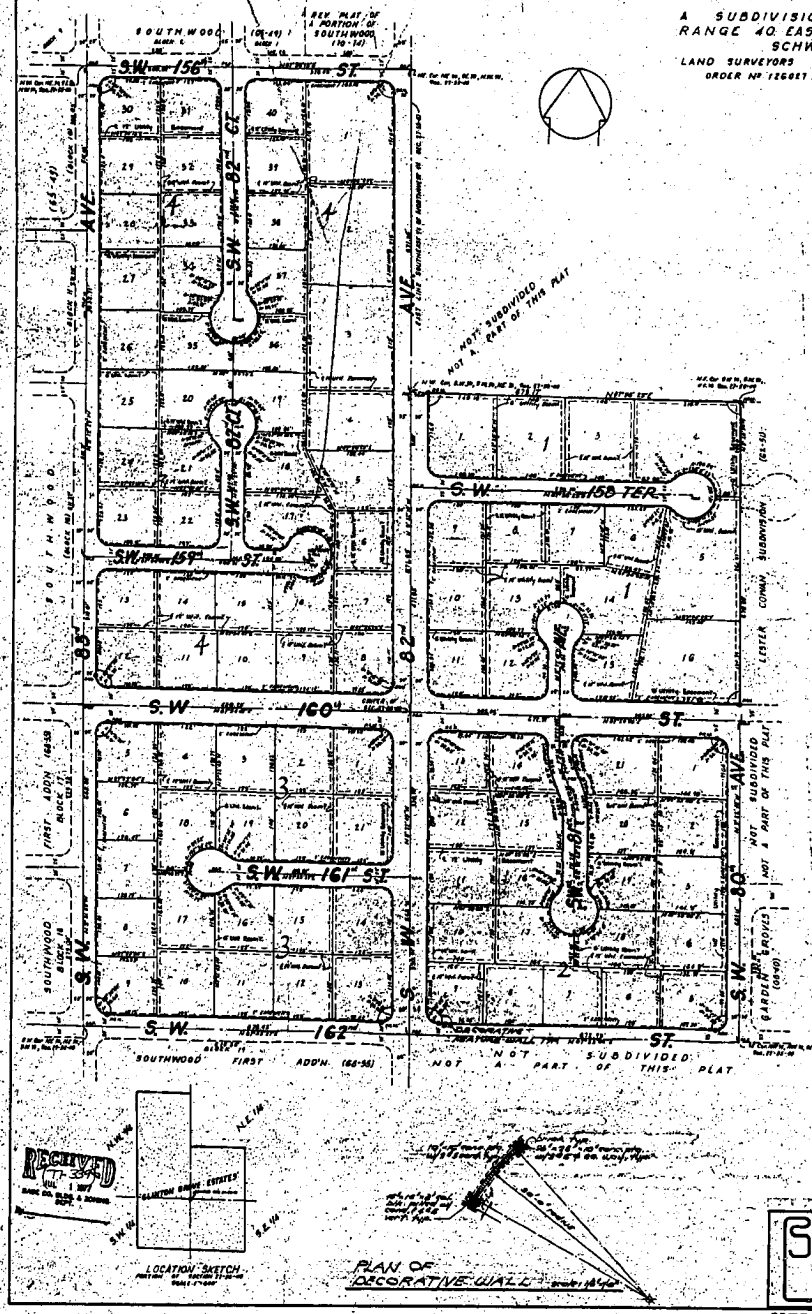
A SUBDIVISION IN SECTION 27, TOWNSHIP 55 SOUTH
RANGE 40 EAST DADE COUNTY, FLORIDA

SCHWEBKE - SHISKIN AND ASSOCIATES, INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS

ORDER Nº 126087 FEBRUARY, 1976 SCALE: 1" = 100'

GRAPHIC SCALE



PLAN OF DECORATIVE WALL

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

That CUTLER REEF CORPORATION, a Florida corporation has caused to be made the attached plat of "CLINTON GROVE ESTATES" the same being a subdivision of the Northeast ¼ of the Southeast ¼ of the Northwest ¼, the Southeast ¼ of the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Southeast ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼ of the Southwest ¼, and the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 27, Township 55 South, Range 40 East, lying and being in Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS

No individual wells will be permitted within this subdivision except for irrigation, air conditioning, or swimming pools.

All new electric and communications lines, other than transmission lines, within this subdivision, shall be installed underground.

The five foot wide easement along the Right-of-Way lines as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of fire hydrants, street lights and guard rails.

The Avenues, Streets, Courts, as shown on the attached plat together with all existing and future planting, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or remainder thereof, whenever discontinued by law.

The use of septic tanks will not be permitted on any of the lots within this subdivision after sewer lines from an approved central sewerage are available. All deeds of conveyance shall contain the foregoing statement.

OWNER'S PLAT RESTRICTIONS

The easements as shown on the attached plat by dashed lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: CUTLER REEF CORPORATION, a Florida corporation, has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and attested by its Secretary, this day of , A.D. 1976.

CUTLER REEF CORPORATION

Attest _____ Secretary. Signed _____ President

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. I HEREBY CERTIFY: That on this day personally appeared before me, an officer, duly authorized to administer oaths and take
COUNTY OF DADE acknowledgements _____ and _____ respectively
of CUTLER REEF CORPORATION, a Florida corporation, to me well known to be the persons herein described and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the free act and deed of said corporation.

Witness my signature and official seal this day of _____ A.D. 1976.

My Commission Expires _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That the SOUTHEAST FIRST NATIONAL BANK OF MIAMI, a _____ corporation, the owner and holder by assignment of that certain mortgage, dated _____ 19__ and recorded _____ 19__ under Clerk's File Nº _____, and assignment dated _____ and recorded _____ under "Clerks File Nº _____ both of the Public Records of Dade County, Florida, does hereby consent to the plat and joins in the above dedications.

IN WITNESS WHEREOF: The said SOUTHEAST FIRST NATIONAL BANK OF MIAMI, has caused these presents to be signed for and on its behalf by its _____ and its corporate seal to be hereunto affixed and attested by its _____, this day of _____ A.D. 1976.

SOUTHEAST FIRST NATIONAL BANK OF MIAMI

Attest _____ Signed _____

ACKNOWLEDGEMENT

STATE OF FLORIDA ss. I HEREBY CERTIFY: That on this day personally appeared before me, an officer, duly authorized to administer oaths and take acknow-
COUNTY OF DADE ledgements, _____ and _____ and _____ respectively of
SOUTHEAST FIRST NATIONAL BANK OF MIAMI, a _____, to me well known to be the persons described herein and who signed the fore-
going instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said _____ and that the said instrument is the free act and deed of said _____.

Witness my signature and official seal this _____ day of _____ A.D. 1976.

My Commission Expires _____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVALS

This Plat was approved by the Dade County, Florida, Building and Zoning Department this _____ day of _____ A.D. 1976.

By _____ Director

This Plat was approved by the Dade County, Florida, Planning Department this _____ day of _____ A.D. 1976.

By _____ Director

This Plat was approved by the Dade County, Florida, Public Works Department this _____ day of _____ A.D. 1976.

By _____ Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution Nº _____, passed and adopted by the Board of County Commissioners of Dade County, Florida this _____ day of _____ AD 1976.

Attest: The Clerk of Circuit Court

By _____ Deputy Clerk Signed _____ Mayor

Filed for Record this _____ day of _____ A.D. 1976 at _____ M. in Book _____ of Plats at Page _____ of the Public Records of Dade County, Florida. This plat complies with the provisions of the laws of the State of Florida and Metropolitan Dade County.

The Clerk of the Circuit Court, Richard P. Brinker

By _____ Deputy Clerk

SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY: That the attached plat of "CLINTON GROVE ESTATES" is a true and correct representation of the lands as recently surveyed and platted under our direction, also that the Permanent Reference Monuments were in place on the _____ day of _____ A.D. 1976, in accordance with Section 177.091 Chapter 71-331, laws of the State of Florida.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

By _____ Secy Treas.

James P. Shiskin
Professional Land Surveyor Nº 1115
State of Florida

BRADEN · LYNS · ASSOCIATES · A.I.A. · INC.
ARCHITECTS
SOUTH MIAMI, FLA. STUART, FLORIDA

comm. 7028

LETTERS OF SUPPORT

RUBEN J. & MARIA A. RICARDO

VPB-11-006

8004 SW 158th Terrace
Palmetto, Bay, FL 33157

I have reviewed the 4 enclosed elevations/plans for the above mentioned home and have no objections to this project.

Signed Karen Sobel

Printed Name Karen Sobel

Address 15901 SW 81 Ave
Miami, FL 33157

Date 9/13/11

RECEIVED
Zoning Department
9/19/11
Village of Palmetto Bay
Building & Zoning Department
By:

8004 SW 158th Terrace
Palmetto, Bay, FL 33157

I have reviewed the 4 enclosed elevations/plans for the above mentioned home and have no objections to this project.

Signed Dawn Bogle

Printed Name DAWN BOGLE

Address 8025 SW 158 TERR.
Palmetto Bay, FL 33157

Date 09/12/11

RECEIVED
Zoning Department
9/14/11
Village of Palmetto Bay
Building & Zoning Department
By:

8004 SW 158th Terrace
Palmetto, Bay, FL 33157

I have reviewed the 4 enclosed elevations/plans for the above mentioned home and have no objections to this project.

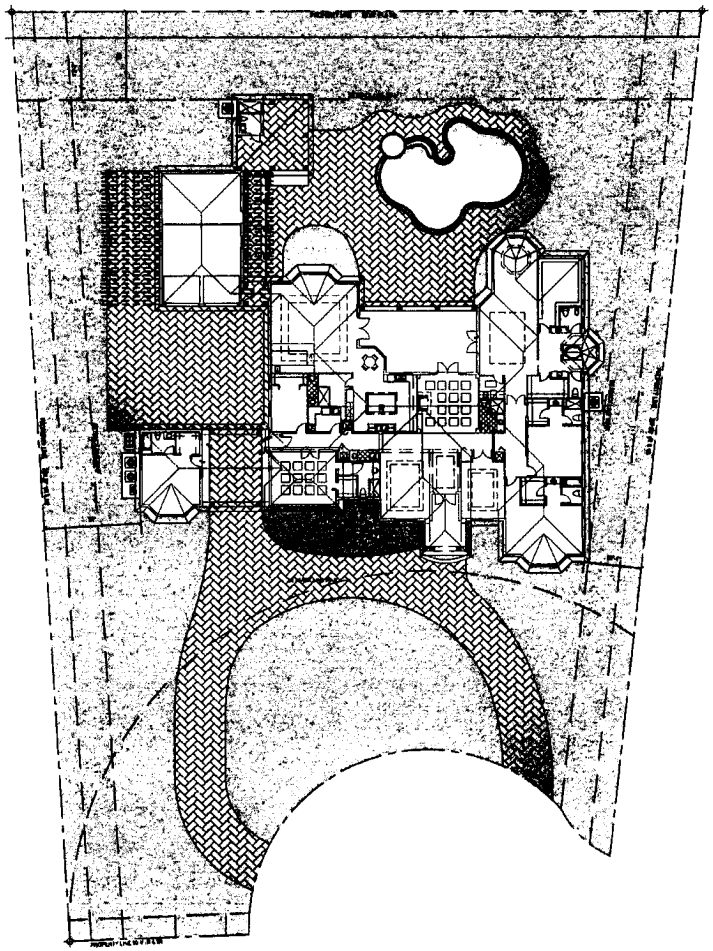
Signed

Printed Name CHARLES OSDEN

Address 15840 SW 79CT
PALMETTO BAY, FL

Date 09/13/2011

RECEIVED
Zoning Department
9/19/11
Village of Palmetto Bay
Building & Zoning Department
By:



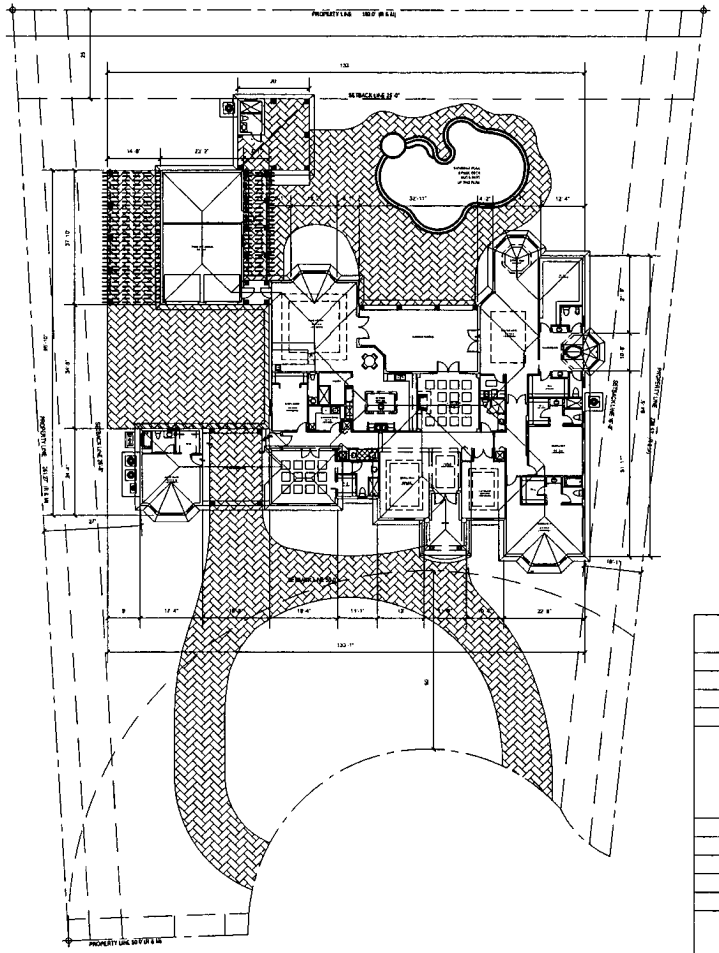
01 SITE PLAN / colored

SCALE 1/16" = 1'-0"

n

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143



ZONING INFORMATION		
ZONING DESIGNATION	E1	
LOT SIZE	40,075 SF.	
	ALLOWED	PROPOSED
LOT COVERAGE	6412 SF (16%)	8,318.6 SF (20.7%)
AC SPACE COVERED ENTRY COVERED TERRACE COVERED ENTRY TO GARAGE GARAGE GAZEBO		5,877 SF 154 SF 559 SF 454 SF 874 SF 400 SF
OPEN SPACE	33,663 SF (84%)	31,757 SF (79.2%)
LANDSCAPE AREA 45%	18,033.75 SF (45%)	22,170 SF (55.3%)
MAX BUILDING HEIGHT	35'	25'
MAX # OF STORIES	2	1
SETBACKS		
FRONT - NORTH REAR - SOUTH SIDE - EAST SIDE - WEST BETWEEN BUILDINGS (Main House & Gazebo)	50' 25' 15' 15' N/A	50' 25' 27'-0" 16'-1" 0'

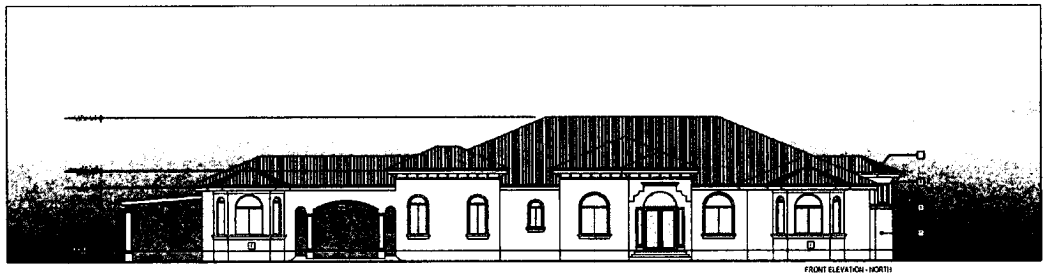
02 GROUND FLOOR PLAN / setbacks & overall dim.

SCALE 1/16" = 1'-0"

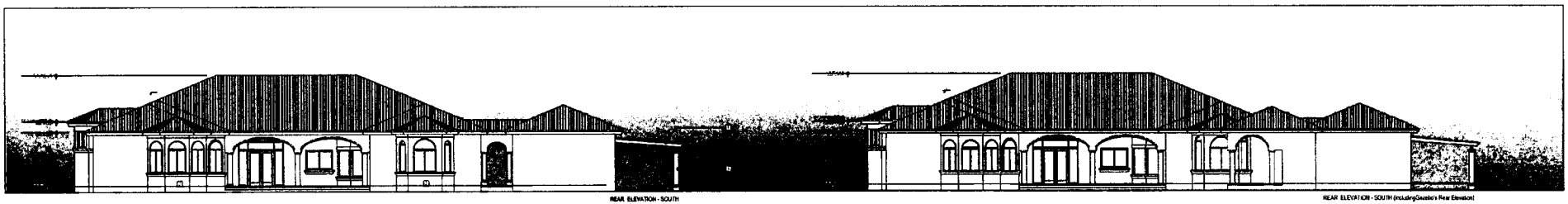
n

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143

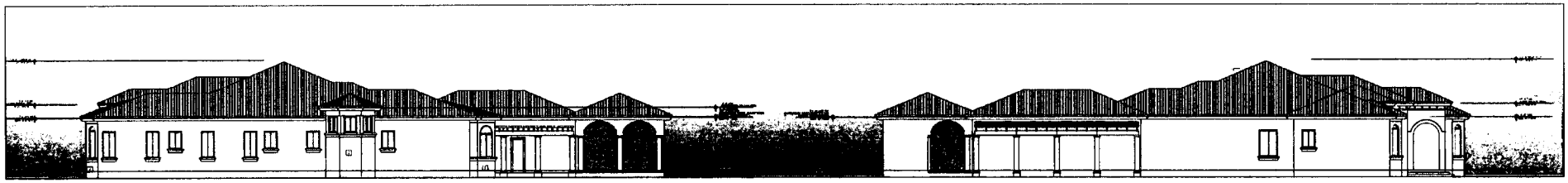


FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH

REAR ELEVATION - SOUTH (including Gazebo's Rear Elevation)



SIDE ELEVATION - WEST

SIDE ELEVATION - EAST

LEGEND

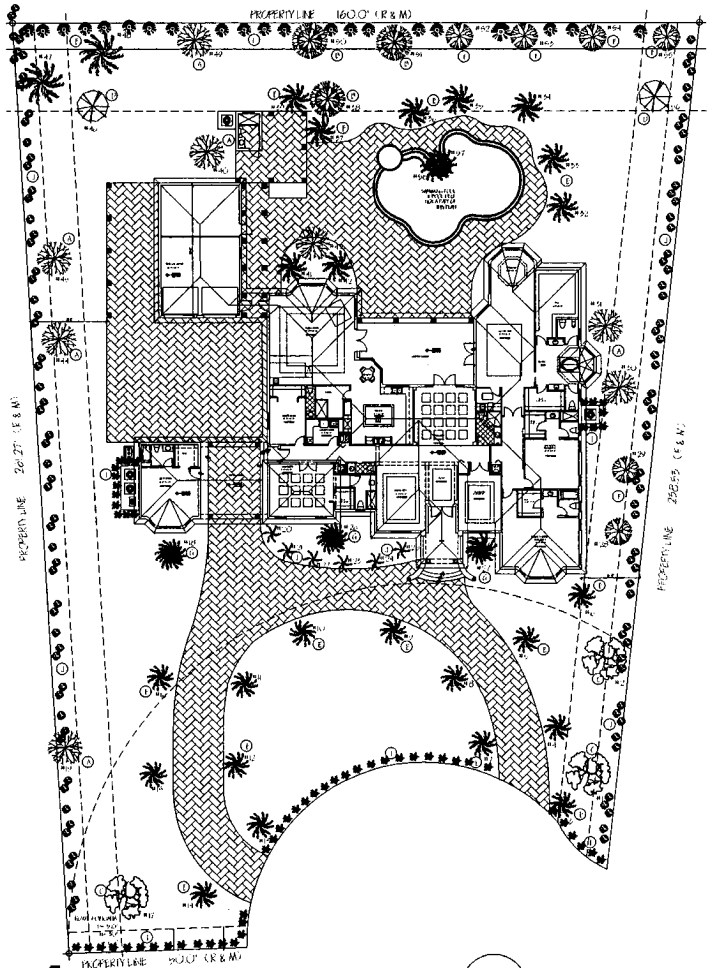
1. SMOOTH STUCCO FINISH
2. BASE POUNDED STUCCO FINISH
3. BARREL TILE ROOF
4. STUCCO CORNICE (TYP. MURAL SHOWN)
5. PREFABRICATED BAND W/STUCCO FIN. (TYP. WHERE SHOWN)
6. PREFABRICATED IMITATION LIMESTONE COLUMNS
7. WOOD TRELLIS

03 ELEVATIONS

SCALE 3/32" = 1'-0"

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143



04 LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

LANDSCAPE LEGEND:

VILLAGE OF PINECREST (MIAMI-DADE)

ZONE
DISTRICT E-1

GROSS LAND 1 ACRE OR 43,560 NET LAND 40,075 SF

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (IF APPLICABLE)	60%	70.24%
GREENBELT WIDTH (IF APPLICABLE)	N/A	N/A
LAWN AREA AS DEFINED BY ORDINANCE	[illegible]	[illegible]
TREES	10	56

TREES TO BE LOCATED ON NOT MORE 30% OF REQUIRED TREES AND OTHER PLANTS SHALL BE NATIVE SPECIES
NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE NATIVE PALMETTO (SABAL PALMA)

TOTAL NUMBER OF TREES	10	56
SHRUBS TO SHRUBS (TREE REQUIRED)	850	850

* 50% SHRUBS/HEDGES SHALL BE NATIVE SPECIES

LANDSCAPE SCHEDULE

	SYMB	NEW	EXIST	BOTANICAL NAME	COMMON NAME	NATIVE	HEIGHT
	A	8		CALLIANDRA VIRGINIANA	TWIG ON	YES	12" HIGH @ 36" SPRD
	B	5		TECOMA ARDENANA	AVOCADO		
	C	5		DELONIX	ROYAL POINCIANA		
	D			MANGO TREE	MANGO		
	E	27		ROYSTONEA ELATA	FLORIDA ROYAL PALM	YES	15' HIGH
	F	9		SWIETENIA MAHAGONI	MAHOGANY	YES	12' HIGH
	G	5		THRINAX SILVESTRIS	SILVERSIDE PALM		
	H	9		HYOPHORBE LAGENICAULIS	BOTTLE PALM		
SHRUBS							
	I	300		CODIAEUM OR TYGINA	CROTON SHRUBS		18" MIN
	J	200		FICUS	FICUS SHRUBS		5' HIGH
	K	300		HIBISCUS (PALMETTO RED)	SWAMP HIBISCUS		18" MIN
SOD	L	5" TOPSOIL TO PROVIDE SENSITIVE GRASS				SOD TO BE LAID TO FULL AND 100% WEED AND DISEASE FREE	
	M	5" LAYER MULCH MINIMUM					

50% NATIVE SHRUBS, USE COCOPLUM, BUDLA POO, SILVER BOTTOM OF BUSH.
NOTE: IRRIGATION SYSTEM MUST BE INSTALLED UNDER SEPARATE PERMIT PRIOR TO ISSUING CERTIFICATE OF COMPLETION
Planting in energy conservation zone. Trees and shrubs shall be planted in the energy conservation zone where feasible, in order to reduce energy consumption by shading buildings and shall be used to reduce heat island effects by shading paved surfaces.

NEW TREES CHART

NO	TREE NAME	BOTANICAL NAME	MIN DIAMETER	MIN HEIGHT	SPREAD
1	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	0'-0"
2	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	0'-0"
3	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
4	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
5	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
6	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
7	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
8	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
9	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
10	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
11	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
12	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
13	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
14	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
15	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
16	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
17	ROYAL POINCIANA	DELONIX	18"-24"	18'-0"	0'-0"
18	SILVERSIDE PALM	THRINAX SILVESTRIS	1'-0"	10'-0"	0'-0"
19	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
20	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
21	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
22	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
23	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
24	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
25	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
26	BOTTLE PALM	HYOPHORBE LAGENICAULIS	8"-10"	4'-0"	0'-0"
27	SILVERSIDE PALM	THRINAX SILVESTRIS	1'-0"	10'-0"	0'-0"
28	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
29	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
30	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
31	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
32	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
33	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
34	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
35	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
36	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
37	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
38	AVOCADO	PERSEA AMERICANA	15"	14'-0"	20'-0"
39	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
40	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
41	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
42	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
43	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
44	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
45	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
46	MANGO	MANGO TREE	20"	20'-0"	18'-0"
47	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
48	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
49	OAK	QUERCUS VIRGINIANA	16"	18'-0"	26'-0"
50	AVOCADO	PERSEA AMERICANA	15"	14'-0"	20'-0"
51	AVOCADO	PERSEA AMERICANA	15"	14'-0"	20'-0"
52	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
53	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
54	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
55	MAHOGANY	SWIETENIA MAHAGONI	0'-8"	14'-0"	0'-0"
56	MANGO	MANGO TREE	20"	20'-0"	18'-0"
57	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"
58	ROYAL PALM	ROYSTONEA ELATA	18"-24"	18'-0"	0'-0"

CRISTINA FANDINO AIA ARCHITECT **AR 0014682**
5940 SW 73 ST, SUITE 205 SOUTH MIAMI 33143

NEW SINGLE FAMILY RESIDENCE @ 8004 SOUTH WEST 158 TERRACE PALMETTO BAY, FL 33157

POSTING & MAILING

RUBEN J. & MARIA A. RICARDO

VPB-11-006

500' RADIUS / MAILING LABELS

(48)

RITA K MCCALL TR
8150 SW 157 ST
MIAMI FL 331572243

MITCHELL N GURDJIAN
8000 SW 157 ST
MIAMI FL 331572241

ELISSA GURDJIAN
8100 SW 157 ST
VILLAGE OF PALMETTO BAY FL 331572243

JACQUES GURDJUIAN &W KATHLEEN
8050 SW 157 ST
MIAMI FL 331572241

WILLIAM M ELLISON &W GLORIA
7900 SW 157 ST
MIAMI FL 331572326

STANLEY J SIMMONS &W PATRICIA
7960 SW 157 ST
MIAMI FL 331572326

JACK KASSEWITZ DONNA KASSEWITZ
7980 SW 157 ST
MIAMI FL 331572326

LINDA G HUNTER
15740 SW 79 AVE
MIAMI FL 331572311

PAUL R NEIDHART &W LOIS M
15800 SW 79 AVE
MIAMI FL 331572312

LESTER H BOURNE &W SUSAN E
15930 SW 79 AVE
MIAMI FL 331572314

HOWARD S REEDER III COURTNEY REEDER
11011 SW 77 CT CIR
MIAMI FL 33159

RICHARD S ASH &W DIANE M
15840 SW 79 AVE
MIAMI FL 331572312

MICHEL JEAN JOSEPH &W NIKKI
7975 SW 161 ST
MIAMI FL 331573736

JPMORGAN CHASE BANK NATL ASSOC
C/O CHERYL L BURM
100 N BISCAYNE BLVD #2300
MIAMI FL 33132

RAUL J CARRILLO
7990 SW 160 ST
MIAMI FL 331573759

JAMIE SEYMOUR NEWTON &H RUPERT SEYMOUR NEWTON
16025 SW 80 AVE
MIAMI FL 331573728

BARRY R VAN CLIEF &W JEANNE C
15801 SW 79 CT
MIAMI FL 331572315

THOMAS C DECKER HAROLD C DECKER
15875 SW 79 CT
MIAMI FL 33157

COLETTE MARA
15951 SW 79 CT
PALMETTO BAY FL 33157

RESIDENT
15840 SW 79TH CT
PALMETTO BAY FL 33157

JONATHAN CORCORAN SABRENA CORCORAN
15950 SW 79 CT
POMPANO BAY FL 33157

ERNESTO L MESTRE JR &W MAYRA M
7940 SW 160 ST
MIAMI FL 331573759

HUGH J CONNOLLY &W CHERY L
8851 SW 152 ST
MIAMI FL 331572033

HUGH J CONNOLLY &W CHERY L
8135 SW 158 TERR
MIAMI FL 331572244

ANDREW A BOGLE &W DAWN
8025 SW 158 TERR
MIAMI FL 331572244

ANDREW A BOGLE &W DAWN B
8005 SW 158 TERR
MIAMI FL 33193

RUBEN J RICARDO MARIA A RICARDO
8004 SW 158 TER
PALMETTO BAY FL 33157

CONSTANCE VANDER WYDEN
8024 SW 158 TERR
MIAMI FL 331572245

HAROLD T SMITH JR
8044 SW 158 TERR
MIAMI FL 331572245

GREGORY M KATSIKAS DEBORAH C KATSIKAS
8104 SW 158 TER
PALMETTO BAY FL 33157

DIEGO LINARES &W IVONNE B
1060 BRICKELL AVE #1801
MIAMI FL 33131

WALDEMAR F BARNES &W MARIA M
15901 SW 82 AVE
MIAMI FL 331572224

ILERET B MONTEAGUDO
15921 SW 82 AVE
MIAMI FL 331572224

MARKS PERS RES TRUST (QRT) IRENE O MARKS (BEN)
15920 SW 81 AVE
MIAMI FL 331572212

LARRY BARFIELD &W MARY
15900 SW 81 AVE
MIAMI FL 331572212

TERRY A BOOKMAN &W KAREN A
15901 SW 81 AVE
MIAMI FL 331572212

RICHARD R MCCORMACK &W PATRICIA E
15921 SW 81 AVE
MIAMI FL 331572212

BUFORD MOORE &W MARY E
8001 SW 160 ST
MIAMI FL 331573760

GENINE BRAND
8000 SW 160 ST
PALMETTO BAY FL 331573761

RESIDENT
16020 SW 80TH AVE
PALMETTO BAY FL 33157

CONRAD D COKE &W ARLENE J POTTINGER
16040 SW 80 AVE
PALMETTO BAY FL 331573772

JOHN SHEPPARD &W ELAINE
16021 SW 82 AVE
MIAMI FL 331573709

ALEX & BEATRIZ ASTUDILLO TRS
8120 SW 160 ST
MIAMI FL 331573763

MARY J MINCE
16000 SW 81 AVE
MIAMI FL 331573702

DANIEL LAMPERT &W FERN J
16020 SW 81 AVE
MIAMI FL 331573702

RICHARD F BLAKE &W FRANCES
16041 SW 81 AVE
MIAMI FL 331573701

BONG KIL CHUNG TRUSTEE
16021 SW 81 AVE
MIAMI FL 331573701

BARBARA CLIFFORD
16001 SW 81 AVE
MIAMI FL 331573701

VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-11-006
APPLICANT NAME: RUBEN J. & MARIA A. RICARDO
PROJECT LOCATION: 8004 SW 158th TERRACE, PALMETTO BAY, FL 33157

REQUEST: VARIANCE OF LOT COVERAGE REQUIREMENTS IN ORDER TO CONSTRUCT A NEW, ONE STORY SINGLE FAMILY HOME, AND PROVIDING AN INCREASE IN THE MAXIMUM PERMITTED LOT COVERAGE FROM 16% TO 20.7% AND TO REDUCE THE MINIMUM REQUIRED OPEN SPACE FROM 84% TO 79.3% ON A PARCEL ZONED E-1

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

A PUBLIC HEARING WILL BE HELD MONDAY, DECEMBER 12th, 2011 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
NOTICE OF PUBLIC HEARING

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APPLICANT NAME: RUBEN J. & MARIA A. RICARDO
PROJECT LOCATION: 8004 SW 158th TERRACE, PALMETTO BAY, FL 33157

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VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-11-006
APPLICANT NAME: RUBEN J. & MARIA A. RICARDO
PROJECT LOCATION: 8004 SW 158th TERRACE, PALMETTO BAY, FL 33157

REQUEST: VARIANCE OF LOT COVERAGE REQUIREMENTS IN ORDER TO CONSTRUCT A NEW, ONE STORY SINGLE FAMILY HOME, AND PROVIDING AN INCREASE IN THE MAXIMUM PERMITTED LOT COVERAGE FROM 16% TO 20.7% AND TO REDUCE THE MINIMUM REQUIRED OPEN SPACE FROM 84% TO 79.3% ON A PARCEL ZONED E-1

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A PUBLIC HEARING WILL BE HELD MONDAY, DECEMBER 12th, 2011 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
NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, December 12, 2011, 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.

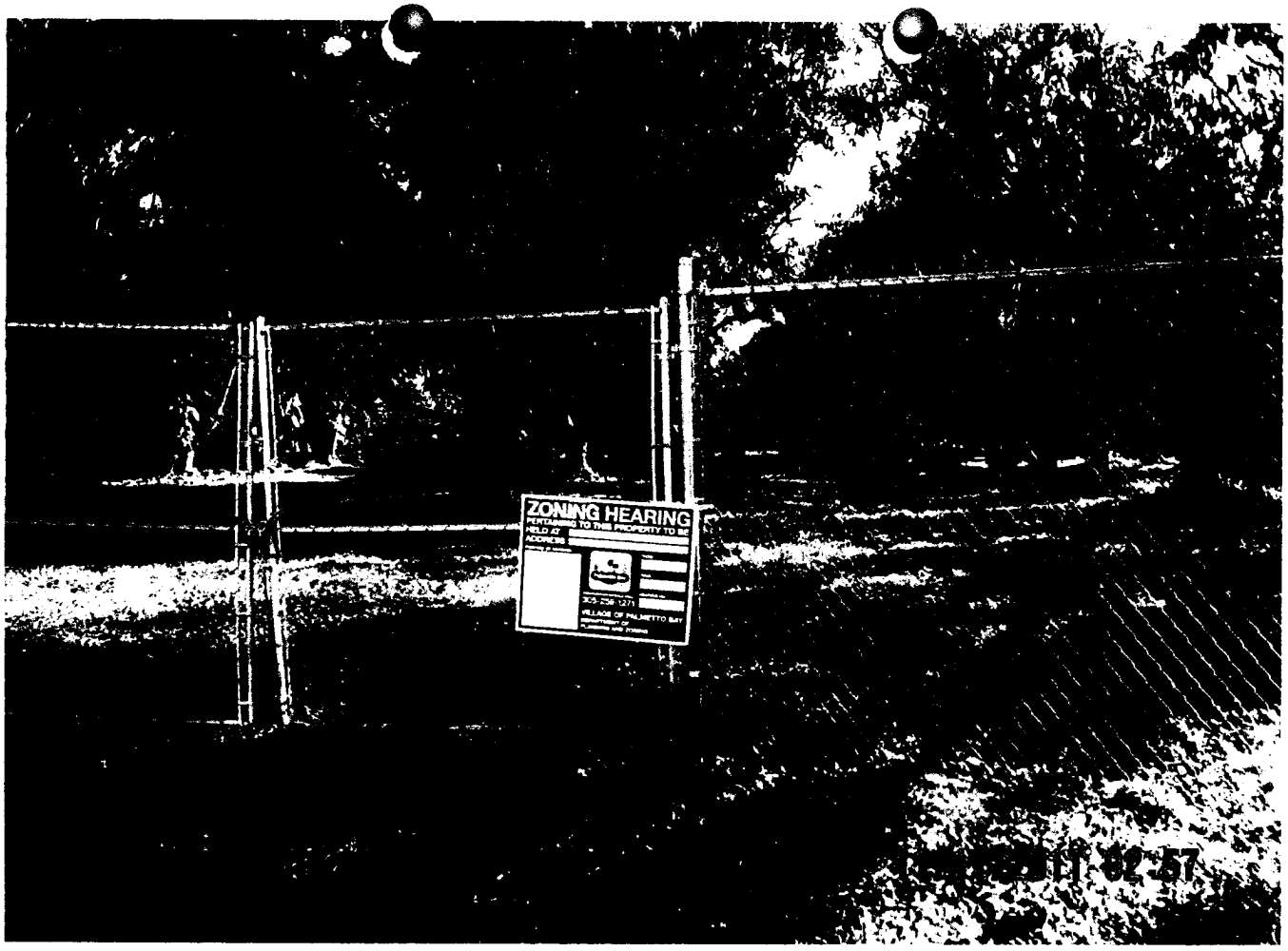
The following items are being considered pursuant to Sections 30-30 of the Village's Land Development Code:

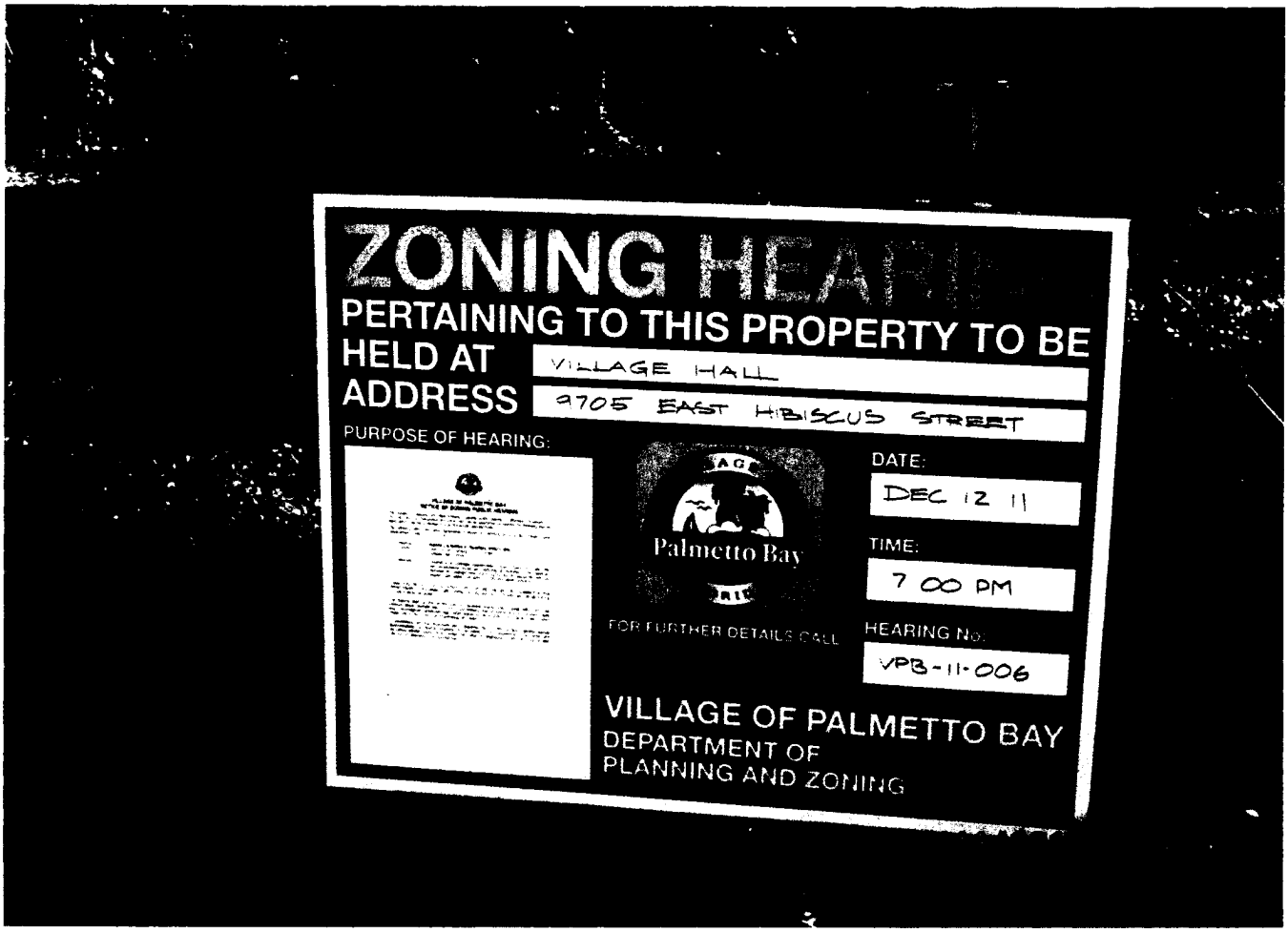
Applicant:	**RUBEN J. & MARIA A. RICARDO (VPB-11-006)**
Location:	8004 SW 158th Terrace Zoned: E-1 Palmetto Bay, Florida
Request:	Non-use variance of lot coverage requirements to allow for the construction of a new one story single-family home to have a lot coverage of 20.7% where a maximum of 16% is the allowed and an open space of 79.2% where a minimum of 84% is required on a parcel zoned E-1.

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.


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT
ADDRESS
305-235-1271
VILLAGE OF PALMETTO BAY
DEPARTMENT OF


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT
VILLAGE HALL
ADDRESS
9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
Palmetto Bay
DATE:
DEC 12 11
TIME:
7 00 PM
FOR FURTHER DETAILS CALL
HEARING No:
VPB-11-006
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING