ANALYSIS

MICHAEL E. & BARBARA J. BASS - VPB-13-007

Village of Palmetto Bay
FLORIDA

ZONING ANALYSIS

APPLICANT: Michael E Bass & Barbara J **PH:** VPB-13-007

ADDRESS: 15800 SW 82nd Avenue **ZIP:** 33157

SECTION: 27-55-40 **HEARING DATE:** May 20, 2013

COUNCIL DISTRICT: 2 **ITEM:** 2

A. GENERAL INFORMATION

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 setback requirements to permit a (9' x 20') addition to an existing canvas carport within the setbacks on a parcel zoned E-S.

ADDRESS: 15800 SW 82nd Avenue

FOLIO: 33-5027-038-0620

SIZE OF LOT: 23,522 sq. ft.

B. BACKGROUND

In March of 2013, the applicant submitted a permit for an extension to their existing canvas canopy with proposed setbacks of 15' from the (north) interior side and 8'.5" to the adjacent home. Current Code requires a 20 foot interior setback and a 10 foot setback from the building. The existing canopy was approved in March of 2004, under Village of Palmetto Bay permit number B-2004-591. That structure was erected with a six (6) foot interior setback and eight (8) foot separation to the house. The applicable code at that time, Section 33-50, of the Miami-Dade County Zoning Code, permitted a two (2) foot interior setback and did not provide or a building separation requirement (Exhibit A). In December of 2009, the Village changed the canvas canopy setbacks to be consistent with all general accessory structures as delineated under Section 30-50.5. The property is located within the Estate Suburban Single-Family District (E-S).

C. ZONING HEARING HISTORY

On September 26, 1957, the Board of Dade County Commissioners, via resolution **No. 325**, approved, with conditions, the applicants' request for a district boundary change 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 **No. 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 **No. Z-23-76** approved the applicants' request for a district boundary change from Agriculture (AU) to One Acre Estate (EU-1).

No resolution was found for the zoning change from One Acre Estate (EU-1) to Estate Suburban Single-Family (EU-S). Some time thereafter, Miami Dade County changed the zoning to EU-S.

In 2010, the Village created its Land Development Code and comprehensive zoning map, and re-designated the property as E-S, Estate Suburban Single-Family from EU-S, Estate Suburban Single-Family District.

D. NEIGHBORHOOD CHARACTERISTICS

	ZONING	FUTURE LAND USE DESIGNATION
Subject Property:		
	E-S; Estate Suburban 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-M; Estate Modified Single–Family District	Estate Density Residential (EDR) Less than 2.5 D.U. per gross acre
EAST:	E-S; 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

E. SITE AND BUILDINGS

Site Plan Review:	Not-Acceptable
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Not-Acceptable
Compatibility:	Not-Acceptable

Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Visibility/Visual Screening:	Acceptable

F. 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 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. The request is for a setback modification. Therefore, the Department finds that the applicants may request a variance under Criteria 1.

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: The subject property is an interior lot located within the Clinton Grove Estates Subdivision, and is conforming in size and configuration. The existing home on the site complies with all setback requirements. An existing canopy was permitted and erected in March of 2004, (B-2004-591) with setbacks of six (6) feet to the interior (north) side and 8 feet from the home. That canvas carport was subject to the Miami-Dade County Zoning Code, which permitted carports to be setback two (2) feet from an interior side property line with no required separation from the home. The applicants are now seeking to increase the area of that existing carport by 182 sq. ft. In December of 2009, the Village adopted its own Land Development Code, which changed the canopy setbacks to 20' from the interior side and established a separation to the home of ten (10) feet. As a result, the applicants' proposed expansion encroaches into both setbacks. Though the setbacks of the existing canopy are nonconforming, it does not constitute a special condition or circumstance that would permit approval of the applicants' current request. By virtue of the Council's action in 2009, the development standard changed and all future structures are to comply with the new standards. There are no special conditions or circumstances which are peculiar to the land or existing structures on site that would support granting the variance request pursuant to the second criteria of 30-30.6(b).

Finding: Inconsistent.

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

Analysis: See criteria 2. The request for the variance is the result of the applicants' actions as they have chosen a site that does not meet existing setbacks. The applicants' have the option to relocate the proposed carport without resorting to a variance request.

Finding: Inconsistent.

Criteria 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: See Criteria 2. Granting the request will give the applicants' a special privilege by allowing them to encroach into a required setback whereas other property owners who homes and lots conform to current code could not.

Finding: Inconsistent.

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 may not be 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 analysis under Criteria 2 and 4.

Finding: Inconsistent.

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 Criteria 2, 3, and 4. The applicants' wish to reduce the setback requirement for the interior side to 15' and the separation between

structures to 8.5' feet. A reduction of the required setback would be considered contrary to the development standard required by others homeowners within the same zoning designation of E-S.

Finding: Inconsistent.

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: The Comprehensive Plan does not address residential canopy carports.

Finding: Not applicable

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. The Council is to provide conditions that would augment or revise the conditions that may be proposed by the Planning and Zoning Department.

Finding: As per direction of the Mayor and Village Council.

G. NEIGHBORHOOD SERVICES

Code Compliance	No objection
DERM	Not applicable
Building and Capital Projects	Required
Public Works	Not applicable

H. RECOMMENDATION

Pursuant to Section 30-30.6 of the Code recommends as follows:

1. Interior setback 15' : Denial
2. Between Structures 8'.5" : Denial

Darby Delsalle, AICP, Director
Department of Planning & Zoning

EXHIBIT A

MICHAEL E. & BARBARA J. BASS VPB-13-007

9-19-72; Ord. No. 82-30, § 1, 4-20-82; Ord. No. 94-201, § 1, 11-1-94; Ord. No. 95-135, § 5, 7-25-95; Ord. No. 02-32, § 1, 2-26-02; Ord. No. 03-132, § 2, 6-3-03)

Sec. 33-50. Table of setback lines in residential and estate districts.

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5′ max.—7½′	15
Acc. bldg.	75	5	10	same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5′; 20′ where there is no key lot.
Canopy carport	5	5	—	2	5

District/Families	Front (Ft.)	Rear (Ft.)	Between Buildings (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
RU-1M(a):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	5	10
Acc. bldg.	75	5	10	5	15
Canopy carport	5	5	—	2	5

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1M(b):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	6	10
Acc. bldg.	75	5	10	6	15
Canopy carport	5	5	—	2	5
RU-2:					
One			—same as RU-1 res.—		
Two singles:					
Front			—same as RU-1 res.—		
Rear			—same as RU-1 acc. bldg.—		
Duplex			—same as RU-1 res.—		
Acc. bldg.			—same as RU-1 acc. bldg.—		
Canopy carport	5	5	—	2	5
RU-3:					
One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four	25	25	—	15	25
Acc. bldg.	75	5	10	7½	30
Canopy carport	5	5	—	2	5

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-3B:					
One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 unit in RU-3—		
Bungalow court			—see RU-3B—		
Acc. bldg., 1 to 4 units	75	5	10	7½	30
RU-4 & RU-4A:					
One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 units in RU-3—		
Five or more			—see RU-4 and RU-4A—		
Acc. bldg.	75	5	10	7½	30
EU-M:					
One	25	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	5	5	—	2	5
EU-S:					
One	35	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	13	5	—	2	5
EU-1:					
One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5
EU-1C			—same as EU-1—		
EU-2			—same as EU-1—principal building and entrance lodge same as principal building in EU-1—all other buildings not closer than 85′ to the highway right-of-way		
Canopy carport	28	5	—	2	5
AU			—same as EU-1 unless otherwise specified in AU District—		

NOTE 1. Refer to Section 33-20(b)(1) for additional utility shed setback regulations. Sheds in townhouse developments are further restricted by Section 33-202.3(2)(q).

(Ord. No. 57-19, § 30(E), 10-22-57; Ord. No. 59-43, § 3, 11-24-59; Ord. No. 76-82, § 1, 9-21-76; Ord. No. 79-19, § 3, 3-6-79; Ord. No. 95-135, § 6, 7-25-95; Ord. No. 97-19, § 3, 2-25-97; Ord. No. 01-77, § 1, 4-24-01; Ord. No. 02-32, § 2, 2-26-02; Ord. No. 03-132, § 2, 6-3-03)

APPLICATION

MICHAEL E. & BARBARA J. BASS - VPB-13-007

LRG CONSTRUCTION COMPANY INC.

April 3, 2013

RECEIVED
Zoning Department
4 · 4 · 13
Village of Palmetto Bay
Building & Zoning Department
By:

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Fl. 33157

Attn: Mr. Efren Nunez, Zoning Administrator/Planner

Re: Public Hearing Submission, Bass Residence, 15800 SW 82nd Avenue

Dear Mr. Nunez,
Please accept this package as the submission for a public hearing for the Bass Residence.
As discussed with you on a prior date, we are requesting a variance for established setbacks for an accessory structure, namely an expansion of an existing fabric awning carport that was permitted and installed in March of 2004.
Said existing carport is 18' X 18'. We have submitted a building permit application to add on to the rear, a section 9' X 20'.

We have included herewith the following for you use and consideration:

1. Ownership affidavit for individual.
2. Applicant's affidavit.
3. Responsibilities of the applicant affidavit.
4. Zoning Hearing (ZH) Application.
5. Pictures * Please note, pictures were taken during the removal of the existing asphalt driveway and replacement with brick. Therefore the yard appears as a construction site. For clarity, if acceptable, we would like to submit new pictures upon completion of the work which will be prior to the Zoning Hearing. Please advise if this is acceptable.
6. Plans and engineering for the requested fabric awning carport.
7. Copies of the plans, engineering and permit for the existing carport.

Following are setbacks as per Zoning, Existing Structure, the requested Fabric Awning Carport and the requested variances:

STATE CERTIFIED GENERAL CONTRACTOR CGC 010796

14260 S.W. 136th STREET - #12 • MIAMI, FLORIDA 33186 • (305) 251-4859 • FAX (305) 255-3420

Setbacks as per zoning are:
Front, 75'
Rear, 7.5'
Side, 20'
From house, 10'
Existing Carport setbacks are:
Front, 75'
Rear, 115'
Side, 6'
From House, 8.5'
Requested setbacks for carport expansion are:
Front, 93'
Rear, 95'
Side, 15'
From house, 8.5'
Requested variances:
Front, 0
Rear, 0
Side, 5'
From house, 1.5'

I believe I have included herewith all items required for your staff review and Zoning Hearing. If additional information or documentation is required, please contact me at the office number below, or my cell at 305-794-0547. If desired, my e-mail is lrgconstr@aol.com.

Thanking you in advance for your effort and consideration.

Sincerely,

Lawrence Gershen, President

Form ZH-0107-01

SEC:___ TWP:___ RGE:___

VPB-13-007

RECEIVED
Zoning Department
4/4/13
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: 33502703806 20 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).

   MICHAEL E. AND BARBARA J. BASS

2. **APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**
   Mailing Address: 15800 SW 82 AVE.
   City: VILLAGE of PALMETTO BAY State: FL. Zip: 33157 Phone#: 305-233-9985

3. **OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**
   Owner's Name (Provide name of ALL owners): MICHAEL E. AND BARBARA J. BASS
   City: PALMETTO BAY State: FL Zip: 33157 Phone#: 305-233-9985

4. **CONTACT PERSON'S INFORMATION:**
   Name: LAWRENCE GERSHEN Company: LRG CONSTRUCTION
   City: MIAMI State: FL. Zip: 33186 Cell Phone#: 305-794-0547
   Phone: 305-251-4859 Fax #: 305-255-3420 Email: LRGCONSTR@AOL.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.)

   CLINTON GROVE ESTS PB 106-91 LOT 4 BLK 4

6. **ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)
   15800 SW 82 AVE.

7. **SIZE OF PROPERTY** (in acres): .54 (divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property ☑ acquired ☐ leased: JULY 1989 (month & year) 9. **Lease term:** _____ years

10. **IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?** ☐ NO ☐ YES
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:** ES

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 SETBACK REQUIREMENTS
- ☐ Alternative Site Development: Option: _____
- ☐ Special Exception: _____
- ☐ Modification of previous resolution/plan: _____
- ☐ Modification of Declaration of 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: 1, 1 STORY SFR, 1, CANVAS AWNING CARPORT

17. Is there any existing use on the property? ☐ NO ☑ YES (If yes, what use and when established?

Use: RESIDENTIAL Year: 1981

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. _____

Before me, the undersigned authority, personally appeared Michael E Bass _____ hereinafter the Affiant(s), who being first duly sworn by me, an 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:
   Clinton Grove Ests PB 106-91 Lot 4 BLK 4
   Lot size .54 AC OR 14186-926 0789 1
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

BRIAN GERSHEN
Print Name

Signature

LAWRENCE GERSHON
Print Name

Affiant's Signature

Michael E Bass
Print Name

Sworn to and subscribed before me on the 2ND day of APRIL, 2013.

Affiant is personally known to me or has produced _____ as identification.

Notary Rebecca C Gershen

(Stamp/Seal)
Commission Expires:

REBECCA C. GERSHEN
MY COMMISSION # DD909919
EXPIRES: July 22, 2013
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

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

(I)(WE), Michael E. + Barbara J Bass 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 2ND day of APRIL, 2013.

Notary Public: Rebecca C Gershen

Commission Expires: _____

REBECCA C. GERSHEN
MY COMMISSION # DD909919
EXPIRES: July 22, 2013
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

****

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

(Corporate Seal)

_____
Office Held

Sworn to and subscribed to before me this ___ day of _____, 20___.

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 _____, 20___.

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 _____, 20___.

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. Applicants 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 application 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 the 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)

Michael E Bass Barbara J Bass
(Print Name)

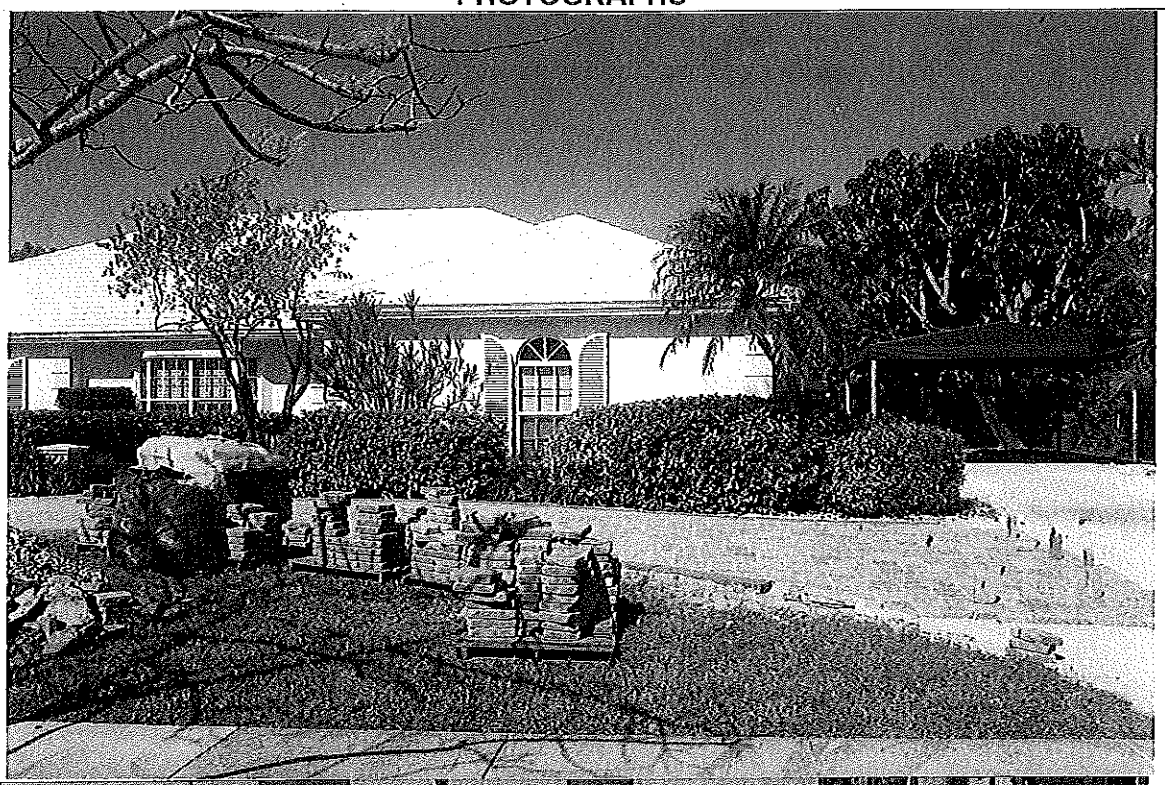
Sworn to and subscribed to before me this 2ND day of JULY, 2013. Affiant is personally known to me or has produced _____ as identification.

(Notary Public) Rebecca C Gershen
My commission expires: _____

REBECCA C. GERSHEN
MY COMMISSION # DD909919
EXPIRES: July 22, 2013
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

FORM ZH-0107-04

PHOTOGRAPHS



Summary Details:	
Folio:	3350270380620
Site Address:	15800 SW 82 AVE Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	MICHAEL E BASS &W BARBARA J 15800 SW 82 AVE MIAMI FL 331572223

Property Information:	
Beds/Baths:	5 /3
Floors:	1
Living Units:	1
Adj Sq Footage:	3,472
Lot Size:	23,522 SQ FT
Year Built:	1981
Legal Description:	CLINTON GROVE ESTS PB 106-91 LOT 4 BLK 4 LOT SIZE .54 AC OR 14186-926 0789 1 F/A/U 30-5027-038-0620 OR 14186-0926 0789 00 VIEW PLAT 106-91 Deed:14186-926 Deed:14186-0926

Sale Information:			
Sale Date:	7 /1989	7 /1986	5 /1981
Sale Amount:	$285,000	$235,000	$301,000
Sale O/R:	14186-0926	12956-0531	11115-0682

Assessment Information:		
Year:	2012	2011
Land Value:	$164,654	$150,541
Building Value:	$293,641	$295,288
Market Value:	$458,295	$445,829
Assessed Value:	$321,619	$312,252
Homestead Exemption:	$25,000	$25,000
Senior Exemption:	$0	$0
Agricultural Exemption:	$0	$0
Widow Exemption:	$0	$0
Disabled Exemption:	$0	$0
Veteran Exemption:	$0	$0

Summary Details:	
Folio:	3350270380620
Site Address:	15800 SW 82 AVE Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	MICHAEL E BASS &W BARBARA J 15800 SW 82 AVE MIAMI FL 331572223

Property Information:	
Beds/Baths:	5 /3
Floors:	1
Living Units:	1
Adj Sq Footage:	3,472
Lot Size:	23,522 SQ FT
Year Built:	1981
Legal Description:	CLINTON GROVE ESTS PB 106-91 LOT 4 BLK 4 LOT SIZE .54 AC OR 14186-926 0789 1 F/A/U 30-5027-038-0620 OR 14186-0926 0789 00 VIEW PLAT 106-91 Deed:14186-926 Deed:14186-0926

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Agricultural Exemption:	$0	$0
Widow Exemption:	$0	$0
Disabled Exemption:	$0	$0
Veteran Exemption:	$0	$0

PLANS & SURVEY

MICHAEL E. & BARBARA J. BASS - VPB-13-007

SINCE 1929

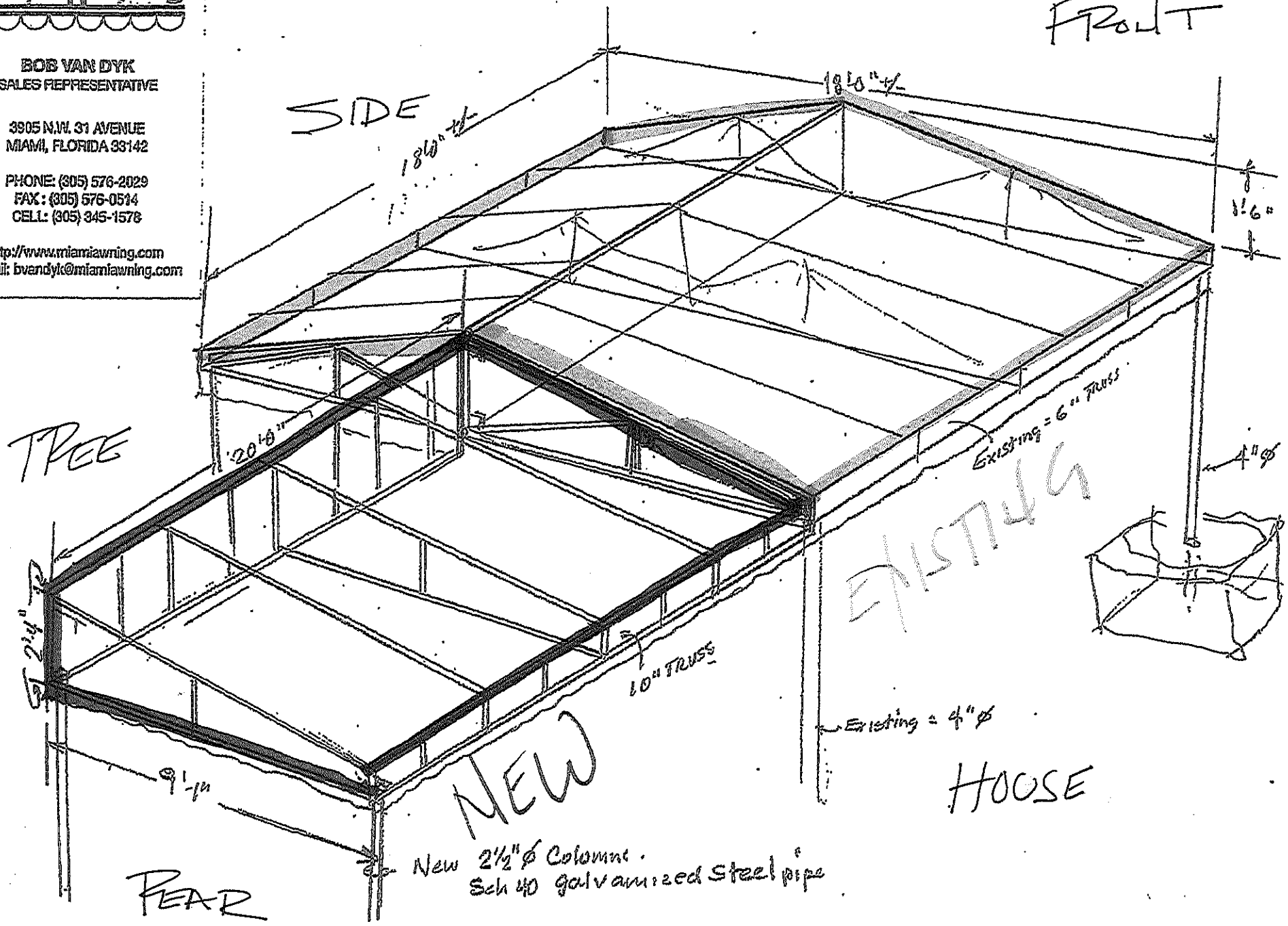
miamiAwning

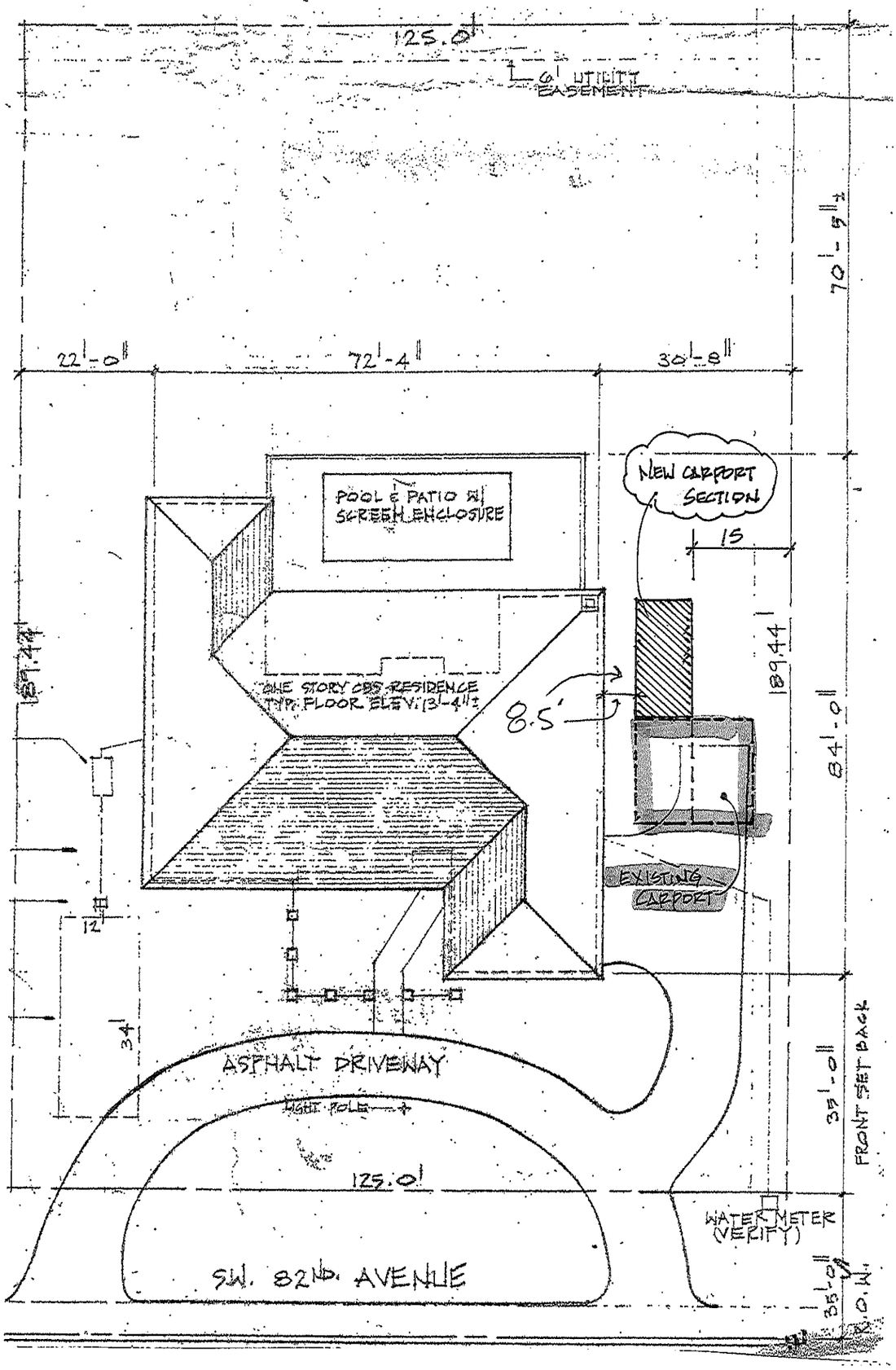
BOB VAN DYK
SALES REPRESENTATIVE

3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142

PHONE: (305) 576-2029
FAX: (305) 576-0514
CELL: (305) 345-1578

http://www.miamiawning.com
mail: bvandyk@miamiawning.com





MIAMI AWNING COMPANY
3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142
305/576-2029 FAX:305/576-0514
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E-mail: SALES@miamiawning.com

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D.B.A. MIAMI AWNING COMPANY
THOMAS AWNINGS
C.C. # 0000012781

PROJECT: MICHAEL BASS		REV. DATE:
LOCATION: 15800 S.W. 82 AVENUE		REV. DATE:
DESCRIPTION: SITE PLAN		REV. DATE:
SALESMAN: BND	SCALE: AS NOTED	DATE: 3/21/13
DRAWN BY:	PREPARED BY:	SHEET NO. 1 OF 2

Village Of Palmetto Bay Building Permit Card

	Issue	Expiration
15800 SW 82 AVE	3/19/2004	9/15/2004

MASTER B-2004-591	AWNING	AWNING OF MIAMI

EXISTING AWNING CARPORT

Building	Inspector	Date	Mechanical	Inspector	Date		Inspector	Date
Shutters			A/C Slab			Vac Sys		
Windows			A/C Rough			Fire Damp		
Doors			Doors			Boiler		
Patio Slab			Patio Slab			Vent		
Screen Enclosure						Heating		
Pool Barrier			**Fire**			Fire Prot		
Pool Steel			Fire Rough			Hood System		
Pool Deck			Fire test			Dry Chem		
Final			Final			Final		

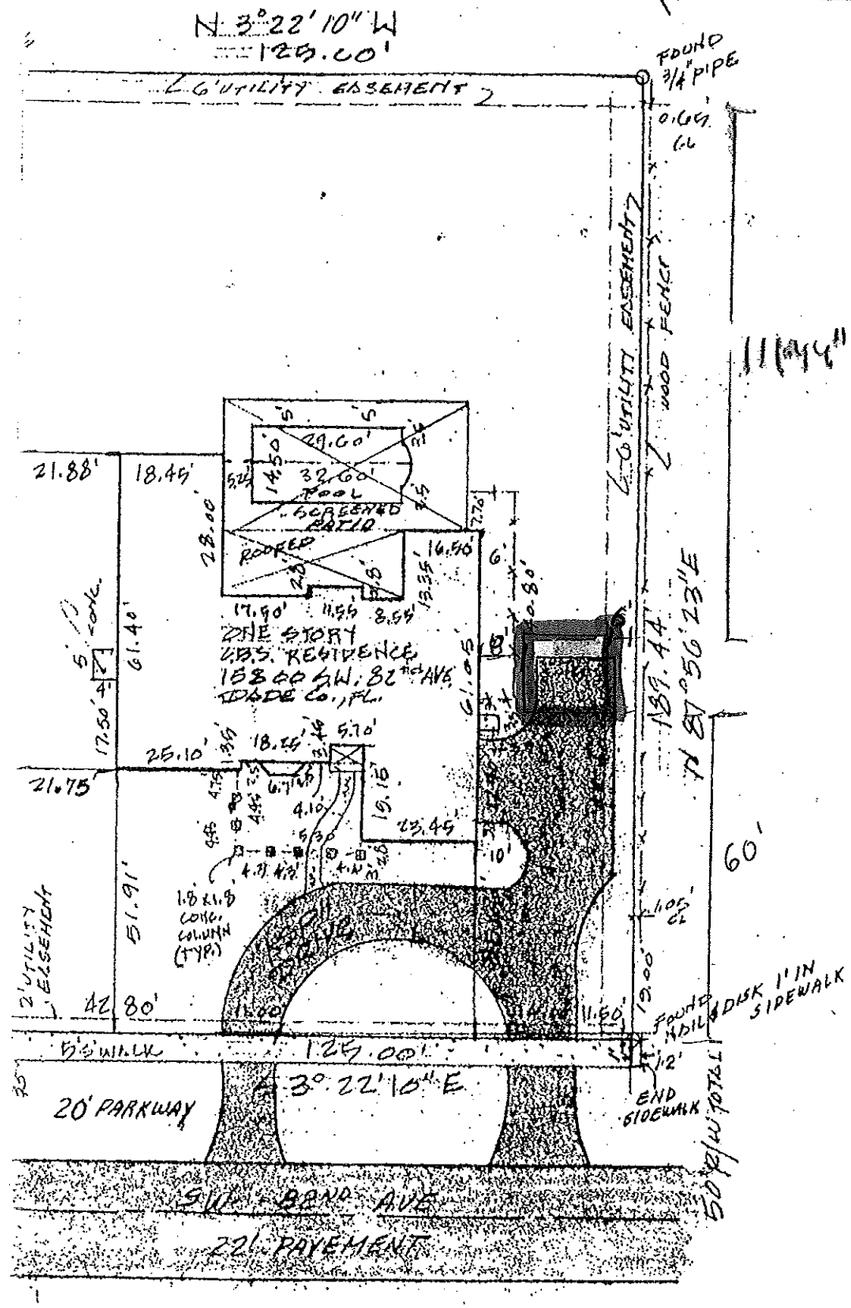
Building			Plumbing			Electrical		
Foundation	[illegible]	4/28/04	Grd Rough			Temp		
Slab			Cond Dr			Service		
Columns			Water			Undrground		
Tie Beam			Sewer			Slab		
Sheathing			PVC Test			Rough		
Tin Cap			Top out			TV		
Truss			Heater			Tele		
Lathe			Spr. System			Low Volt		
Framing			Inspector			Alarm		
Insulation			Roof Drain			Poool Grd		
Drywall			Pool MD			Pool Slab		
Mop in Progress			Pool Piping			Pool Alarm		
Tile in progress			Final			Final		
Final	RH	4/5/04						
			Roofing					
			Tin Cap					
			Mop Inp					
			Install Inp					
			Final					

see Comments RH 5/4/04 *

No Inspections will be conducted unless a Permit Card is displayed and approved plans are available

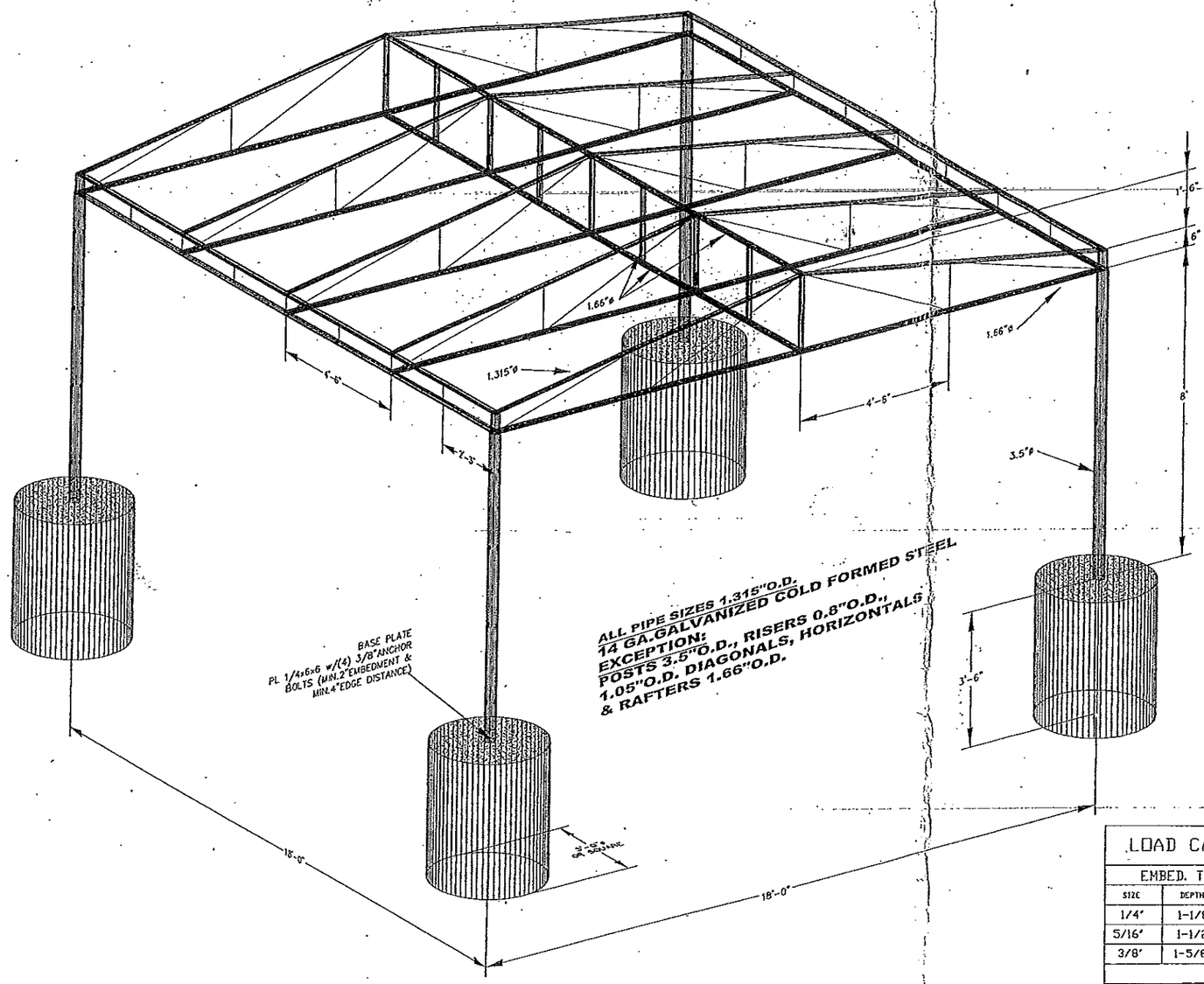
Warning to Owner: Your failure to to record a Notice of Commencement May result in your paying twice for improvements to your property. If you intend obtain financing, consult with your lender or an attorney before recording your Notice of Commencement. For inspection, call 305-259-1250

SKETCH OF SURVEY



NOTE: BEARINGS ARE TO AN ASSUMED MERIDIAN

SCALE: 1" = 30'



GENERAL NOTES

1. All tubing to be COLD FORMED STEEL 14 GA, ASTM A 787, TYPE 2 GRADE 50, G 90, AWG ASTM A 653 GALVANIZED STEEL
2. All welds shall comply with the A.W.S. Code (latest edition).
3. All welds covered with corrosion resistant coating.
4. All structures designed in accordance with the following Codes (latest edition).
   A. Florida Building Code, ASCE 7-98
      A.W.S. Code D 1.3 & D 19
5. Awning covers shall be removed during periods of high winds specifically, winds in excess of 90 m.p.h. (GUST)
6. All connections shall be fully welded (U.O.N.).
7. All frames have been designed using rational analysis.

2/16 E6011

LOAD CAPACITIES FOR LOK/BOLT™ IN CONCRETE

EMBED. TORQUE			2000 PSI		4000 PSI		6000 PSI	
SIZE	DEPTH	FT-LBS.	TENSION	SHEAR	TENSION	SHEAR	TENSION	SHEAR
1/4"	1-1/8"	4	1,190	1,520	1,440	1,630	1,730	1,670
5/16"	1-1/2"	8	1,590	2,015	1,750	2,015	2,110	2,105
3/8"	1-5/8"	16	2,200	3,070	2,700	3,250	3,300	3,365
1/4"	1-1/8"	28	3,500	4,050	5,015	6,372	5,275	6,145
5/16"	1-1/2"	60	4,060	9,950	6,345	10,255	8,725	10,620
3/8"	1-5/8"	90	5,530	15,215	9,135	16,615	11,900	16,725

LOAD CAPACITIES FOR LOK/BOLT™ IN HOLLOW BLOCK

SIZE	EMBED. DEPTH	TORQUE (FT.-LBS.)	ASTM C-90 BLOCK TENSION	SHEAR
1/4"	1-1/8"	2-4	1,200	1,700
5/16"	1-1/2"	6-8	1,430	1,970
3/8"	1-1/2"	12-16	1,700	2,180
1/2"	1-1/2"	22-26	2,460	2,640

REVISIONS	BY.

B., A., & K. GROUP, INC.
JOSEPH C. CHAN, P.E.
12000 S.W. 92 STREET
MIAMI, FLORIDA 33186
(786)-488-1000
E-MAIL: jchan@earthlink.net
BOARD OF PROFESSIONAL ENGINEERS EXAM: CIVIL-STRUCTURAL
STATE OF FLORIDA P.E. REGISTRATION NO. 46037

FABRIC AWNINGS AT
MICHAEL BASS'S RESIDENCE
15800 S.W. 82 AVENUE
PALMETTO BAY, FLORIDA

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE USED ONLY FOR THE JOB DESIGNATED

SEAL 2/16/06

DRAWN BY:	XC
CHECKED BY:	XC
DATE	FEB. 15, '06
JOB NO.:	BAKSI 2010
SHEET	1 of 1

B, A, & K GROUP, INC.
CONSULTING ENGINEERING

February 14th, 2004

Job Name: Michael Bass's Residence
158000 S.W. 82 Avenue
Palmetto Bay, Florida

Job: FABRIC AWNING

Site#: BAKGI 20042020

Prepared And Checked By: Joseph C. Chan, PE. 40587 FL

Design Criteria:

- Calculations are as per Florida Building Code 2001 and adopted Standards
- Wind Loads as per ASCE 7-98 using corresponding loads, 90 mph (3 sec, Gust, Basic wind speed) [For Design Parameters and Loads see calculations]
- AISC/ ASD Standard, Material ASTM A 53 SCH 40
- Combinations of Loads ASCE 7-98 CH 2.4 Increases for allowable stress by 1.33 with the usage of Combination of Loads LC=WL+DL, I = 0.87, kd = 0.85

Notes:

1. Shop drawings checked for structural requirements only;
2. Any deviation from conditions shown on calculations or shop drawings to be engineered separately;

12000 S.W. 92nd Street, Miami, Florida 33186
PHONE: (786) 488-1000_FAX: (305) 675-5732
EMAIL: jchan@earthlink.net

Joseph C. Chan PE# 40587 FL.
Civil- & Structural Engineer

2/16/04

Project : Michael Bass's Residence
Subject : Carport Awning
Location : 15800 S.W. 82 Street, Palmetto Bay, Florida

File : BAKGI 2020
Date : 02/14/2004
Eng. : JCC

Velocity Pressure Calculations, qz (Cont.)

Where :	Kz	= Velocity pressure coefficient at height z	(Eq. C6-3a)
		= 2.01·(Z/Zg) ^ (2/Alpha) for 15 ft <= Z <= Zg	(Eq. C6-3b)
		= 2.01 · (15/Zg) ^ (2/Alpha) for Z < 15 ft	
		= 0.85	
	Kzt	= Topographic factor obtained from Fig. 6-4	
		= $(1 + K1 \cdot K2 \cdot K3)^2$	
		= 1.00	
	Topography	= None	
	Kd	= Wind directionality factor obtained from Table 6-4	
		= 0.85	

Gust Effect Factor, Gf, Obtained by Rational Analysis

The gust effect factor Gf obtained by rational analysis uses the dynamic properties of the system

Values Obtainedfrom Table 6-2

Zmin	= 15.00 ft
e	= 0.200
l	= 500.0 ft
c	= 0.200

Calculated Values

Analysis		= Category II : Rigid Structure-Complete Analysis	
z	(-)	= 15.00 ft	
Iz		= *c · (33/z) ^ (1/6)*	(Eq. 6-5)
		= 0.228	
Lz		= *l · (z/33) ^e*	(Eq. 6-7)
		= 427.1 ft	
Q		= *Sqr [1/(1+ 0.63 · [(b+h)/Lz]^0.63)]*	(Eq. 6-6)
		= 0.964	
gq		= 3.4	
gv		= 3.4	
Gust Factor (G)		= *.925 · [(1 + 1.7 · gq · Iz · Q²) / (1 + 1.7 · gv² · Iz)]*	
G		= 0.906	(Eq. 6-4)

Force Coefficient, Cf, Figure 6-20

The pressure force coefficient is given in Figure 6-20

Location	= Above ground leve
Ratio : M/N	= 16.00
Cf	= 1.40

Project : Michael Bass's Residence
Subject : Carport Awning
Location : 15800 S.W. 82 Street, Palmetto Bay, Florida

File : BAKGI 2020
Date : 02/14/2004
Eng. : JCC

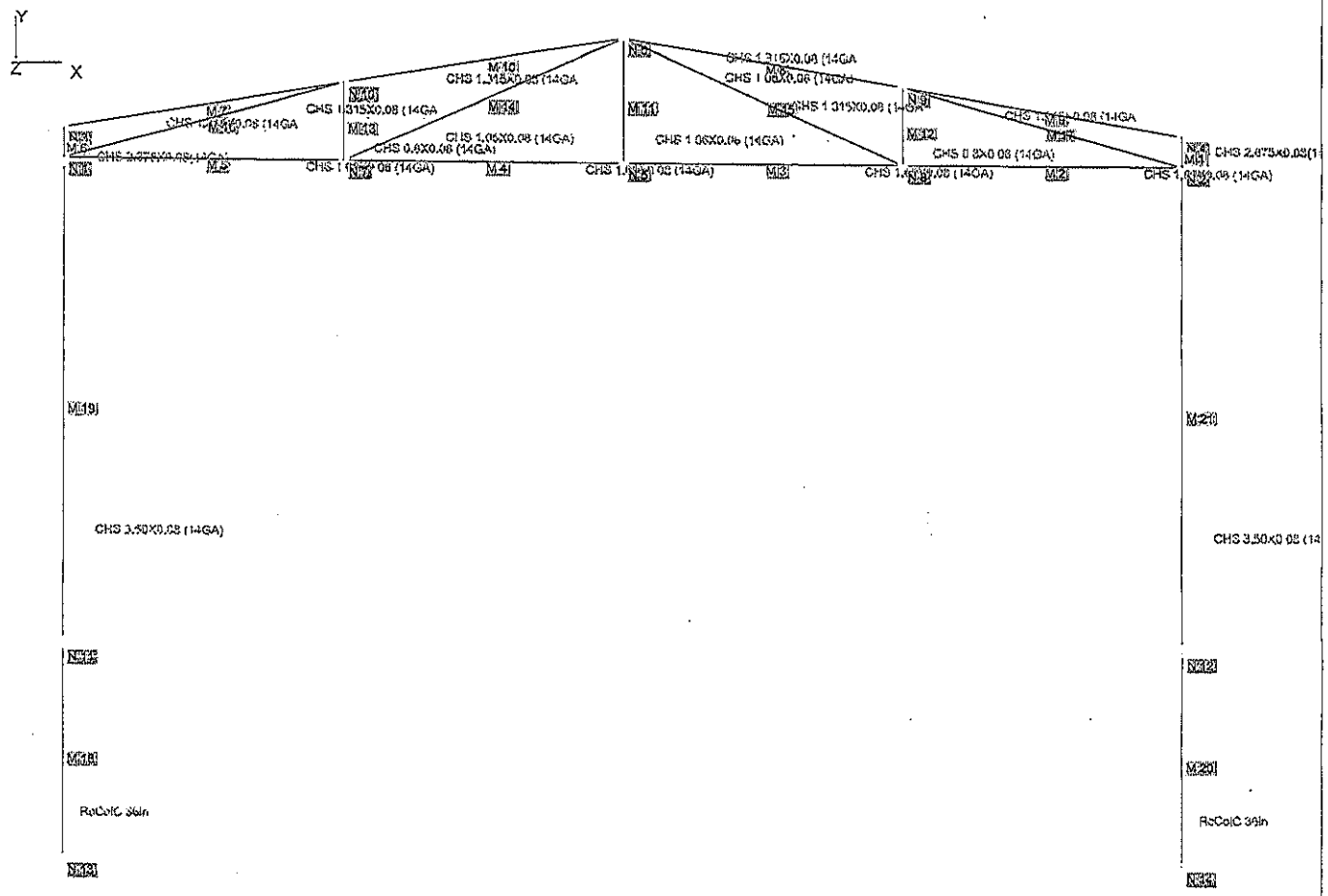
Design Wind Pressure, p, (psf), Equation 6-25

Design wind pressures and forces are determined per equations given in section 6.5.13

Heights (feet)	Kz	K3	Kzt	Kd	qz (psf)	Cf	p (psf)
0.00 - 1.20	0.85	1.00	1.00	0.85	13.02	1.40	16.51
1.21 - 2.40	0.85	1.00	1.00	0.85	13.02	1.40	16.51
2.41 - 3.60	0.85	1.00	1.00	0.85	13.02	1.40	16.51
3.61 - 4.80	0.85	1.00	1.00	0.85	13.02	1.40	16.51
4.81 - 6.00	0.85	1.00	1.00	0.85	13.02	1.40	16.51
6.01 - 7.20	0.85	1.00	1.00	0.85	13.02	1.40	16.51
7.21 - 8.40	0.85	1.00	1.00	0.85	13.02	1.40	16.51
8.41 - 9.60	0.85	1.00	1.00	0.85	13.02	1.40	16.51
9.61 - 10.80	0.85	1.00	1.00	0.85	13.02	1.40	16.51
10.81 - 12.00	0.85	1.00	1.00	0.85	13.02	1.40	16.51

File : BAKGI2020MichaelBass.FEM | Date: 02/14/2004 | Time: 15:10:46 | Condition: LC=WL+0.6DL

Finite Elemente Modeling | Analysis: Pdelta | Carport Awning | Page 5



L O A D D A T A

File : Michael Bass Residence,15800 S.W. 82 Ave, Palmetto Bay, FL
Units : Kip-ft
Date : 2/14/2004
Time : 16:01:56
Material : ASTM A 787, Type 2, Grade 50, G 90 AWG, ASTM A 653

DISTRIBUTED FORCES ON MEMBERS

ConditiBeam		Diri	val1 [Kip/ft]	val2 [Kip/ft]	Dist1 [ft]	%	Dist2 [ft]	%
WL	1	X	0.017	0.017	0	0	100	1
	2	Y	0.017	0.017	0	0	100	1
	3	Y	0.017	0.017	0	0	100	1
	4	Y	0.017	0.017	0	0	100	1
	5	Y	0.017	0.017	0	0	100	1
	6	X	0.017	0.017	0	0	100	1
	7	Y	0.017	0.017	0	0	100	1
	8	Y	0.017	0.017	0	0	100	1
	9	Y	0.017	0.017	0	0	100	1
	10	Y	0.017	0.017	0	0	100	1
	11	X	0.017	0.017	0	0	100	1
	12	X	0.017	0.017	0	0	100	1
	13	X	0.017	0.017	0	0	100	1
	14	Y	0.017	0.017	0	0	100	1
	15	Y	0.017	0.017	0	0	100	1
	16	Y	0.017	0.017	0	0	100	1
	17	Y	0.017	0.017	0	0	100	1
	19	X	0.017	0.017	0	0	100	1
	21	X	0.017	0.017	0	0	100	1

L O A D C O N D I T I O N S

ConditiDescription		Comb.	--Self weight multiplier-- Multx	Multy	Multz
dl	Dead load	0	0	-1	0
WL	Wind Load	0	0	1	0
LC	WL+0.6DL	1	0	0	0

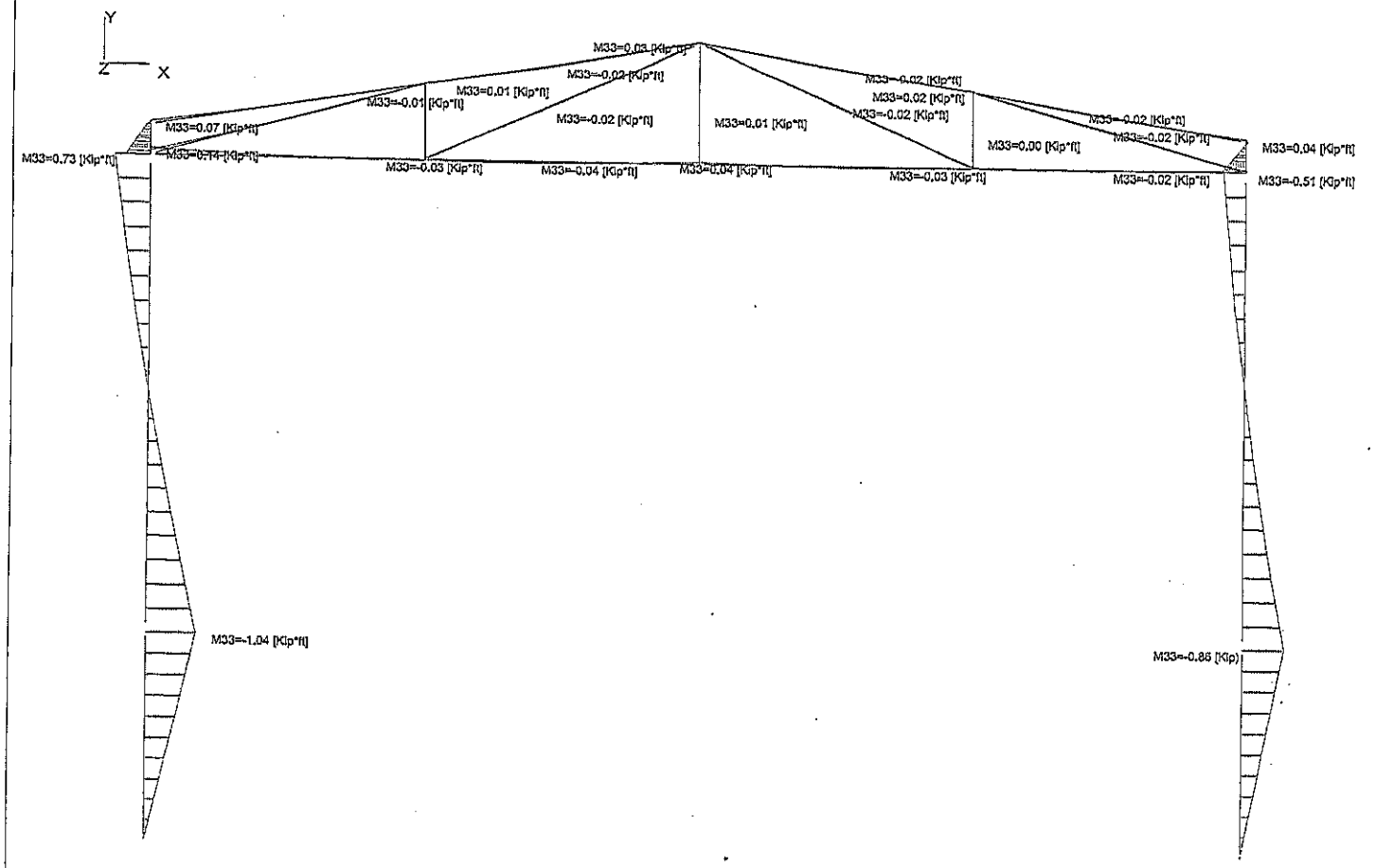
12000 S.W. 92nd Street, Miami, Florida 33186 PHONE: (786) 488-1000_FAX: (305) 675-5732
EMAIL: jchan@earthlink.net

File : BAKGI2020MichaelBass.FEM
Finite Elemente Modeling

Date: 02/14/2004
Analysis: Pdelta

Time: 15:13:01
Carport Awning

Condition: LC=WL+0.6DL
Bending Moments



A N A L Y S I S R E S U L T S

File : Michael Bass Residence,15800 S.W. 82 Ave, Palmetto Bay, FL
Units : Kip-ft
Date : 02/14/2004
Time : 16:02:19
Material : ASTM A 787, Type 2, Grade 50, G 90 AWG, ASTM A 653

R E A C T I O N S

Node	FORCES [Kip] FX	FY	FZ	MOMENTS [Kip*ft] MX	MY	MZ
Condition LC=WL+0.6DL						
11	-0.59561	-0.48051	-0.35582	0.00000	0.00000	0.00000
12	-0.48702	-0.32832	-0.35583	0.00000	0.00000	0.00000
13	0.29688	1.11239	0.15619	0.00000	0.00000	0.00000
14	0.24600	1.11239	0.15619	0.00000	0.00000	0.00000
SUM	-0.53975	1.41596	-0.39926	0.00000	0.00000	0.00000

M E M B E R M A X I M U M F O R C E S

Condit.: LC=WL+0.6DL

	Axial [Kip]	Shear V2 [Kip]	Shear V3 [Kip]	Torsion [Kip*ft]	M22 [Kip*ft]	M33 [Kip*ft]
MEMBER 1						
MAX	0.58	1.10	0.40	0.02	0.59	0.04
MIN	0.58	1.09	0.40	0.02	0.39	-0.51
MEMBER 2						
MAX	-2.55	0.03	0.01	-0.01	-0.02	0.03
MIN	-2.55	-0.04	0.01	-0.01	-0.05	-0.02
MEMBER 3						
MAX	-2.45	0.03	0.02	0.00	0.07	0.04
MIN	-2.45	-0.05	0.02	0.00	-0.03	-0.03
MEMBER 4						
MAX	-2.40	0.05	0.00	0.00	-0.02	0.04
MIN	-2.40	-0.02	0.00	0.00	-0.02	-0.04
MEMBER 5						
MAX	-1.93	0.01	0.01	0.01	0.06	0.14
MIN	-1.93	-0.07	0.01	0.01	-0.01	-0.03
MEMBER 6						
MAX	0.25	0.87	-0.42	0.02	0.59	0.51
MIN	0.25	0.86	-0.42	0.02	0.38	0.07
MEMBER 7						
MAX	-0.89	0.05	0.01	0.00	-0.00	0.07
MIN	-0.90	-0.02	0.01	0.00	-0.03	-0.01
MEMBER 8						
MAX	2.55	0.04	0.00	-0.00	-0.00	0.03
MIN	2.54	-0.04	0.00	-0.00	-0.01	-0.02

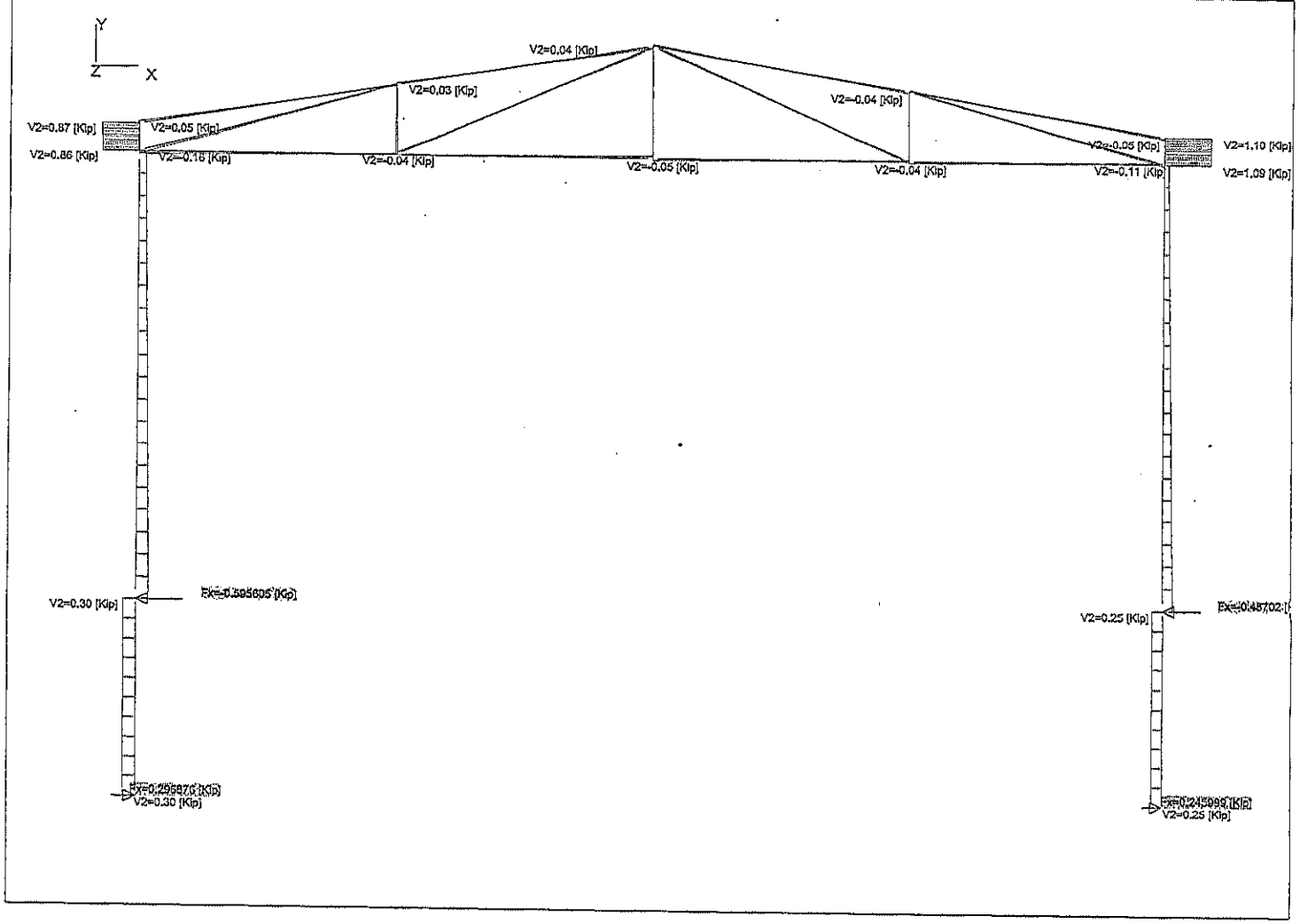
12000 S.W. 92nd Street, Miami, Florida 33186 PHONE: (786) 488-1000_FAX: (305) 675-5732
EMAIL: jchan@earthlink.net

File : BAKGI2020MichaelBass.FEM
Finite Elemente Modeling

Date: 02/14/2004
Analysis: Pdelta

Time: 15:30:53
Carport Awning

Condition: LC=WL+0.6DL
Shear Forces



M E M B E R M A X I M U M F O R C E S

Condit.: LC=WL+0.6DL

	Axial [Kip]	Shear V2 [Kip]	Shear V3 [Kip]	Torsion [Kip*ft]	M22 [Kip*ft]	M33 [Kip*ft]
MEMBER 9						
MAX	1.14	0.03	0.00	-0.01	0.02	0.04
MIN	1.13	-0.05	0.00	-0.01	0.00	-0.02
MEMBER 10						
MAX	2.08	0.03	0.01	0.00	0.04	0.03
MIN	2.07	-0.04	0.01	0.00	-0.01	-0.02
MEMBER 11						
MAX	-0.42	0.02	0.38	0.00	0.38	0.01
MIN	-0.42	-0.01	0.38	0.00	-0.39	-0.01
MEMBER 12						
MAX	-0.06	0.01	0.01	0.00	0.01	0.00
MIN	-0.06	-0.01	0.01	0.00	-0.00	-0.00
MEMBER 13						
MAX	-0.25	-0.02	0.01	-0.00	0.00	0.01
MIN	-0.25	-0.04	0.01	-0.00	-0.00	-0.02
MEMBER 14						
MAX	0.49	0.03	0.01	0.00	0.02	0.03
MIN	0.46	-0.04	0.01	0.00	-0.01	-0.02
MEMBER 15						
MAX	-0.08	0.04	-0.00	0.00	-0.00	0.03
MIN	-0.11	-0.03	-0.00	0.00	-0.01	-0.02
MEMBER 16						
MAX	3.04	0.01	0.00	0.00	0.03	0.08
MIN	3.02	-0.06	0.00	0.00	0.01	-0.01
MEMBER 17						
MAX	1.45	0.03	0.01	-0.00	0.02	0.03
MIN	1.43	-0.04	0.01	-0.00	-0.00	-0.02
MEMBER 18						
MAX	1.11	0.30	-0.16	0.00	0.00	0.00
MIN	-1.11	0.30	-0.16	0.00	-0.55	-1.04
MEMBER 19						
MAX	1.61	-0.16	0.20	0.00	1.05	0.73
MIN	1.59	-0.30	0.20	0.00	-0.55	-1.04
MEMBER 20						
MAX	1.11	0.25	-0.16	0.00	0.00	0.00
MIN	-1.11	0.25	-0.16	0.00	-0.55	-0.86
MEMBER 21						
MAX	1.45	-0.11	0.20	0.00	1.05	0.46
MIN	1.44	-0.24	0.20	0.00	-0.55	-0.86

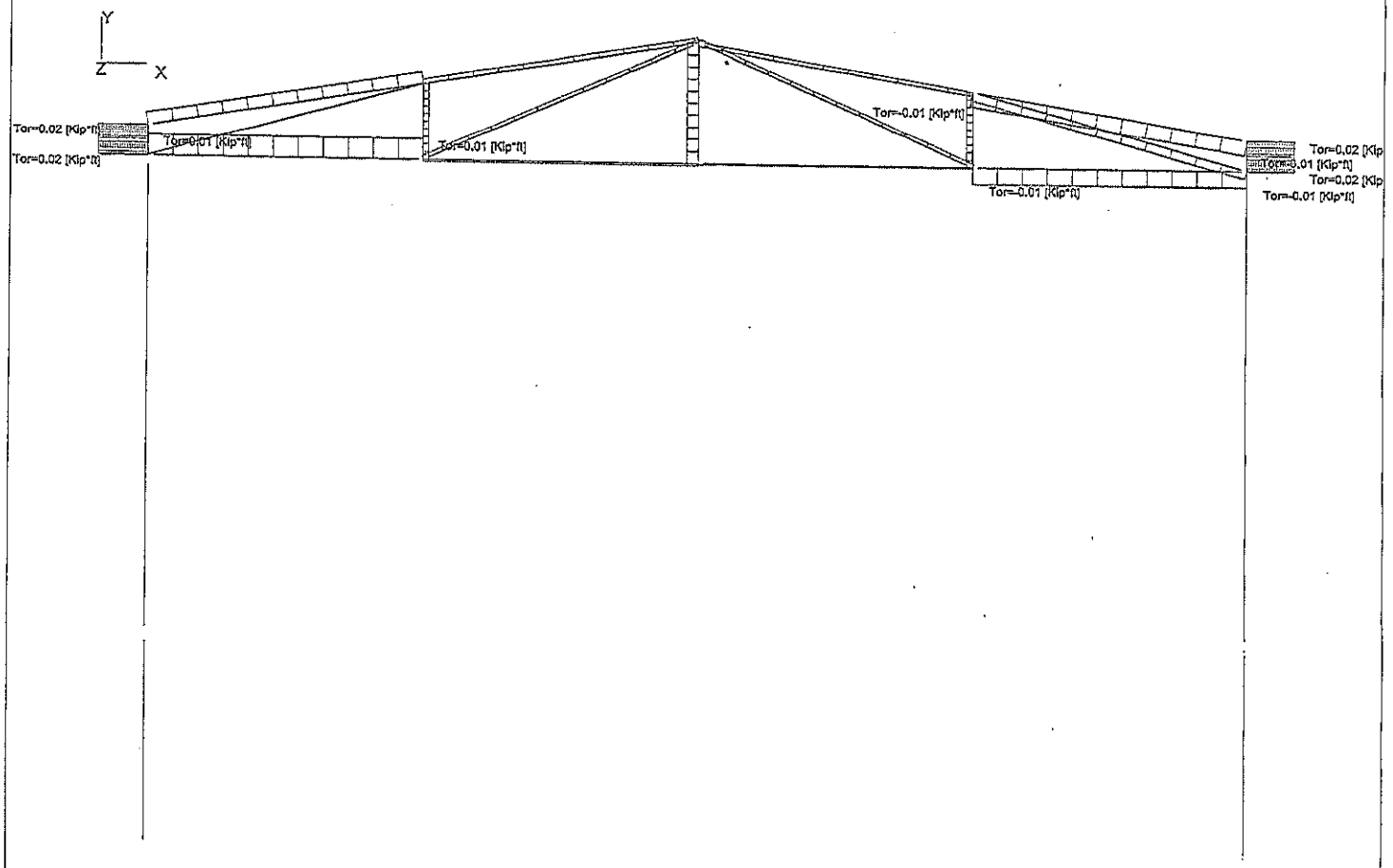
12000 S.W. 92nd Street, Miami, Florida 33186 PHONE: (786) 488-1000_FAX: (305) 675-5732
EMAIL: jchan@earthlink.net

File : BAKGI2020MichaelBass.FEM
Finite Elemente Modeling

Date: 02/14/2004
Analysis: Pdelta

Time: 15:40:10
Carport Awning

Condition: LC=WL+0.6DL
Torsional Moments



CRITERIA:
Analysis
Maintain Strain Compatibility
Use min. effective plate area for axial only compression load on plate.
Design
Use ASD 9th to check plate bending
Max concrete bearing per AISC J9.
Anchor Shear Check Per AISC Specifications.
Anchor Tension Check Per AISC Specifications.

INPUT DATA:
Post
Post Size..... 3.50 x 0.08 (14ga)

Dim:	TW	O.D.	I.D.
(in)	0.08	3.50	3.34

Base Plate
Plate Fy (ksi) 50.000
N (Parallel to Web) (in)..... 6.000
B (Perpendicular to Web) (in)..... 6.000
Plate Thickness (in)..... 0.250
Anchor
Anchor Size..... 3/8"
Anchor Area (in^2)..... 0.110
Anchor Material..... A307-60
Anchor Modulus (ksi) 29000.00
Anchor Strength Fu (ksi) 60.00
Thread Included in Shear Plane
Footing
Footing Strength f'c (ksi) 3.00
Concrete Modulus (ksi) 3122.02
Dimension (Parallel to web) (ft)..... 2.50
Dimension (Perpendicular to web) (ft)... 2.50
Design Load
Building Code: AISC 92
Load combination: 1.00W
Axial (kip)..... -1.11
Vx (kip)..... -0.30
Mx (kip-ft)..... 0.00
Allowable Stress Increase Factor 1.33

RESULTS:

Analysis

YBar (in)	0.00
Resultant Angle (°)	0.00

Plate Bending

Max bending moment from anchor/s #1 in tension

Allowable Stress Increase Factor	1.33
m [N-0.80d]/2.0 (in)	1.600
n [B-0.80b]/2.0 (in)	1.600
Controlling effective width to resist moment (in)	0.700
Controlling plate bending moment (kip-ft)	0.01
fb (ksi)	13.32
Fb (ksi)	49.88
fb/Fb	0.27
Thickness Required (in)	0.129

Thickness controlled by cantilever action.

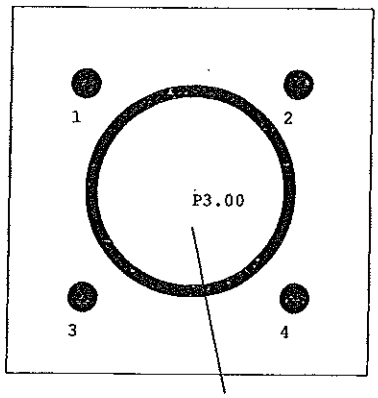
Anchors

Anchor	X(in)	Y(in)	V(kip)	T(kip)	Interaction
1	-1.75	1.75	0.08	0.28	0.09
2	1.75	1.75	0.08	0.28	0.09
3	-1.75	-1.75	0.08	0.28	0.09
4	1.75	-1.75	0.08	0.28	0.09

Bearing

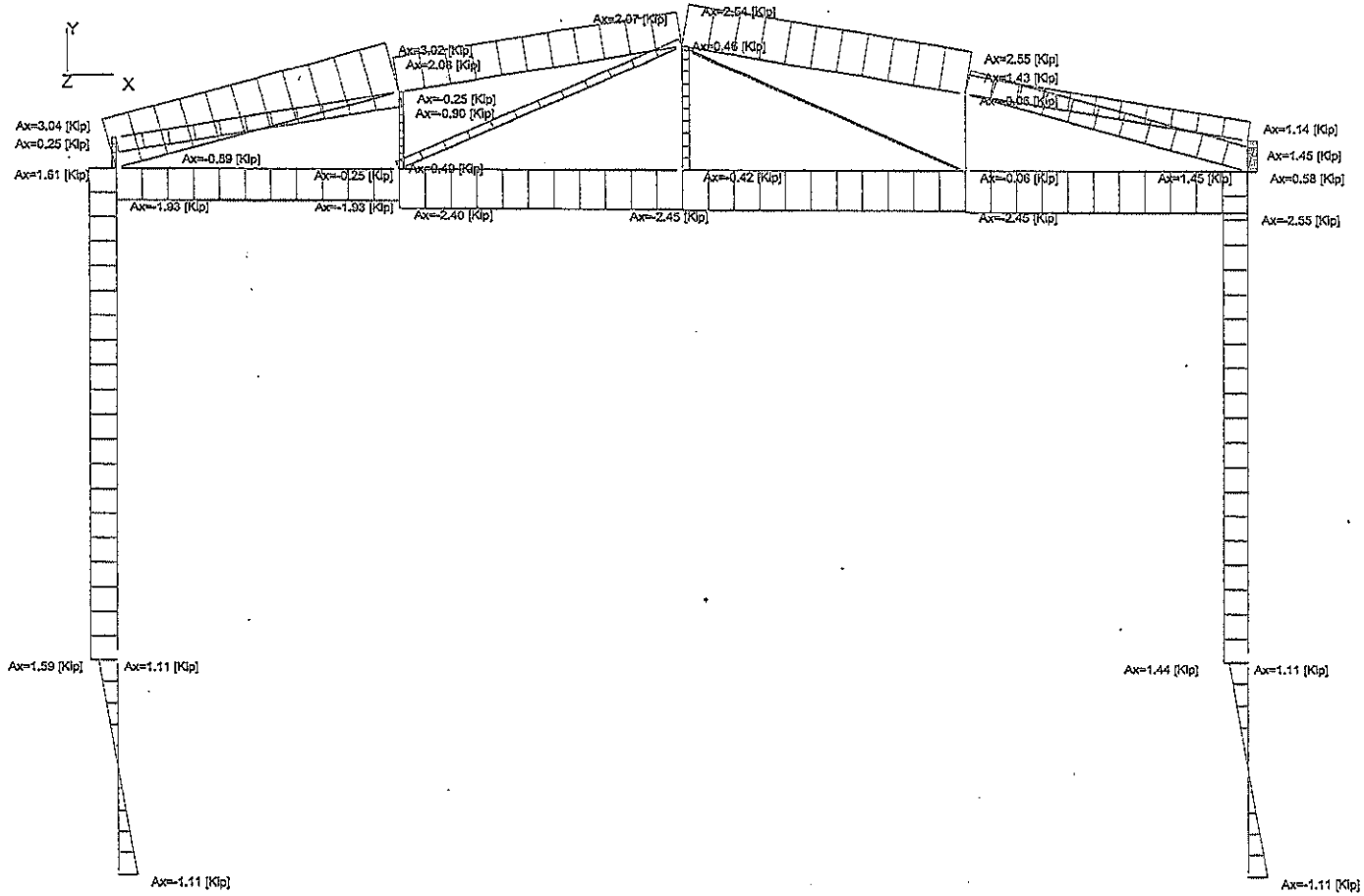
Eff Area of Support A2 (in^2)	144.00
Plate Area A1 (in^2)	36.00
Sqrt(A2/A1)	2.00
Allowable Bearing Pressure (ksi)	0.00
Actual Bearing Stress (ksi)	0.00

DIAGRAM:



#	X(in)	Y(in)
1	-1.750	1.750
2	1.750	1.750
3	-1.750	-1.750
4	1.750	-1.750

PL 1/4 x 6.00 X 6.00 (in)
(4) - 3/8" A307 Anchor Bolts

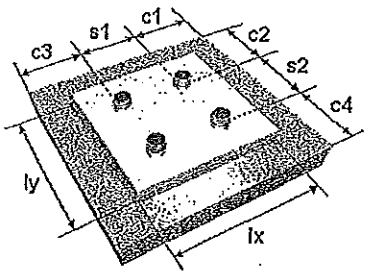

Y
Z
X
Ax=3.04 [Kip]
Ax=0.25 [Kip]
Ax=1.61 [Kip]
Ax=-0.59 [Kip]
Ax=-1.93 [Kip]
Ax=-0.25 [Kip]
Ax=-1.93 [Kip]
Ax=3.02 [Kip]
Ax=2.08 [Kip]
Ax=-0.25 [Kip]
Ax=-0.90 [Kip]
Ax=-0.40 [Kip]
Ax=-2.40 [Kip]
Ax=2.07 [Kip]
Ax=2.54 [Kip]
Ax=0.46 [Kip]
Ax=-0.42 [Kip]
Ax=-2.45 [Kip]
Ax=2.55 [Kip]
Ax=1.43 [Kip]
Ax=0.06 [Kip]
Ax=-0.06 [Kip]
Ax=1.45 [Kip]
Ax=-2.45 [Kip]
Ax=1.14 [Kip]
Ax=1.45 [Kip]
Ax=0.58 [Kip]
Ax=-2.55 [Kip]
Ax=1.59 [Kip]
Ax=1.11 [Kip]
Ax=-1.11 [Kip]
Ax=1.44 [Kip]
Ax=1.11 [Kip]
Ax=-1.11 [Kip]

	Customer No.:	Anchor fastening design for	Page:	15
		Location:	Quotation:	
		michael Bass	Project:	Michael Bass
		15800 S.W. 82 Avenue	List No.:	
	Phone:	Palmetto Bay, Florida	Date:	2004-02-15
	Resp.:		Name:	JCC

Anchor fastening design for Anchor Bolts - 3/8"x5

As per ICBO Inspected

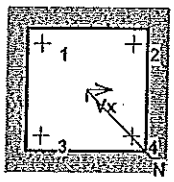
Positioning



Anchoring plate:

lx=6.00 in ly=6.00 in
s1=4.50 in s2=4.50 in
c1=12.00 in c2=12.00 in c3=12.00 in c4=12.00 in
Tensile strength fu=50765 PSI
Thickness of anchor plate was given=0.25 in

Loads



Tensile Load:

N=-1111 Lbf

Shear Load:

Vx=300 Lbf

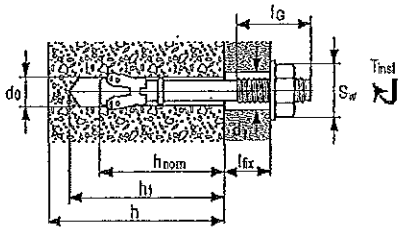
Concrete

Compressive strength: 3000 PSI
Thickness of base material: 12.00 in
Specified depth of embedment: 4.00 in

Data and results must be checked for agreement with the actual existing conditions and for plausibility!
© 1999

	Customer No.:	Anchor fastening design for	Page:	16
		Location:	Quotation:	
		michael Bass	Project:	Michael Bass
		15800 S.W. 82 Avenue	List No.:	
	Phone:	Palmetto Bay, Florida	Date:	2004-02-15
	Resp.:		Name:	JCC

Setting Details



Anchor Bolts - 3/8"x5

Recommended Rotary Hammer
1/4"(M5), 5/8"(M15)

Recommended Drill Bit
3/8"

Width across flats
9/16"

tightening torque:

hmin < h < hnom:	20 ft•lb
h >= hnom:	25 ft•lb
diameter of clearance hole:	7/16 in
minimum member depth:	2 1/2"

more details see packaging!

Data and results must be checked for agreement with the actual existing conditions and for plausibility!
© 1998

	Customer No.:	Anchor fastening design for	Page:	17
		Location:	Quotation:	
		michael Bass	Project:	Michael Bass
		15800 S.W. 82 Avenue	List No.:	
	Phone:	Palmetto Bay, Florida	Date:	2004-02-15
	Resp.:		Name:	JCC

Results for Anchor Bolts - 3/8"x5

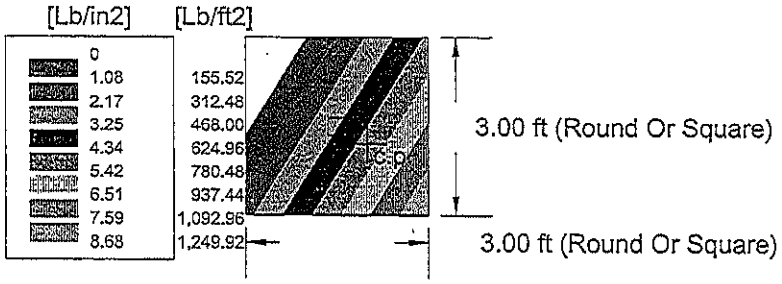
Anchor	1	2	3	4
Vx [Lbf]	75	75	75	75
Vy [Lbf]	0	0	0	0
Vres [Lbf]	75	75	75	75
N [Lbf]	0	0	0	0
Res [Lbf]	75	75	75	75
F rec. Tension [Lbf]	1138	1138	1138	1138
F rec. Shear [Lbf]	972	972	972	972
Setting depth [in]	4	4	4	4
Influence edge fRV	1.00	1.00	1.00	1.00
Influence edge fRN	1.00	1.00	1.00	1.00
Influence spacing fA	0.88	0.88	0.88	0.88

Data and results must be checked for agreement with the actual existing conditions and for plausibility!
© 1998

CURRENT LOAD CONDITION	AXIAL [Kip]	Axial + Weight [Kip]	Mxx [Kip*ft]	Mzz [Kip*ft]	V x [Kip]	V z [Kip]	Mxx + Vz.Ht [Kip*ft]	Mzz + Vx.Ht [Kip*ft]
n11LC=+1n11WL+0.6n11DL	-0.481	4.24	0	0	-0.596	-0.356	-1.25	2.08

Area in compression	8.17 [ft2] (91%)
Average soil stress	3.61 [Lb/in2] 519.84 [Lb/in2]

Soil bearing pressure



Design		Page 19	
Status		OK	
Footing area		9	[ft2]
Footing volume		31.5	[ft3]
Weight of fill + footing		4.72	[Kip]
Long Side/Short Side of Load Area		1	
Column Factor per 11.12.2.1		40	
Footing bar size for bending about zz		#5	
Footing bar size for bending about xx		#5	
Dowel bar size		#5	
Dowel Ld (compression)		15	[in]
Dowel Ldh		11	[in]
Dowel hook length		11	[in]
Dowel splice length		39	[in]
Modulus of subgrade reaction		2.5	[Kip/ft3]
Maximum soil pressure	8.68 [Lb/in2]	1,249.92	[Lb/ft2]
Condition	n26LC=+1n26WL+0.6n26DL		
SHEAR CHECK			
Phi		0.85	
	Plane zz	Plane xx	
Controlling condition	n13LC	n13LC	
Shear area	9.67	9.51	[ft2]
Vu	1.7E-15	1.7E-15	[Kip]
Vc	152.56	150.08	[Kip]
Vu/(0.85*Vc)	1.34E-17	1.36E-17	
PUNCHING SHEAR CHECK			
Phi		0.85	
bo: Perimeter of critical section		6	[ft]
Shear area		19.19	[ft2]
Controlling condition		n13LC	
Vu		1.7E-15	[Kip]
Vc		605.29	[Kip]
Vu/(0.85*Vc)		3.38E-18	
BENDING			
Phi		0.9	
Min rebar ratio		0.00166	
	Bending zz	Bending xx	
Condition	n25LC	n13LC	
Moment	0.783	0.577	[Kip*ft]
Required area	2.31	2.28	[in2]
Provided area	2.48	2.48	[in2]
As req/As prov	0.933	0.918	
Provided spacing	4	4	[in]
Number of bars	8	8	
Ld	28	28	[in]
Ldh	10	10	[in]

B2004-591
15800 SW 82 Ave

VILLAGE OF PALMETTO BAY

THIS COPY OF PLAN MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTION WILL BE GIVEN

	APPROVED		DISAPPROVED	
SECTION	BY	DATE	BY	DATE
ZONING		3/4/04		3/15/04 8/25/04
LANDSCAPING				
PUBLIC WORKS				
BUILDING		3/15/04		2/26/04
UTILITIES				
HANDICAP				
STRUCTURAL		3/8/04		
ELECTRICAL				
PLUMBING				
MECHANICAL				
ENERGY				
FIRE				

JOB COPY

ZONING HISTORY

MICHAEL E. & BARBARA J. BASS - VPB-13-007

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 H. 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 duly 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 NE¼ 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 Forner
1006 Congress Building
Miami, Florida

Re: Change of zone to EU-1 & EU-H, to pmt. single fam. res. use on property lying from Kuhn Rd. to S.W. 84 Ave., bet. S.W. 156 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. 325 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/jm
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

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

RESOLUTION NO. 3-ZAR-439-65

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

Neal Adams	aye	Thomas B. Walker, Jr.	aye
John Darling	aye	H. H. Wood	aye
Frank P. Reynolds	aye	Andrew Lee	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 SE¼ 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 15th day of September, 1965.

Heard 9/15/65
No. 65-9-54
Je
9/20/65

September 22, 1965

Clinton Construction Company
1451 N.W. 20th Street
Miami, Florida

Gentlemen:

Re: Request: EU-1 and EU-M to AU
Located from SW 90 Ave. to SW 89 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- ZAB-439-65, 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.

27-59-40
IV-17
Item No. 65-984

RESOLUTION NO. Z-249-65

The following resolution was offered by Commissioner Earl H. Starnes, seconded by Commissioner Thomas D. O'Malley, and upon poll of members present, the vote was as follows:

Joseph A. Boyd, Jr.	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	absent	Earl H. Starnes	aye
Harold A. Greene	aye	Lewis B. Whitworth, Jr.	aye
R. Hardy Matheson	aye	Chuck Hall	aye
Thomas D. O'Malley	aye		

WHEREAS, Clinton Construction Company 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 NW¼ SE¼ NW¼ and the SW¼ SE¼ NW¼ and the SW¼ SW¼ NE¼ and the NW¼ NW¼ SW¼ and the NW¼ NW¼ SE¼, all in Sec. 27, Twp. 55S, Range 40E located from SW 80th Avenue to SW 83rd Avenue between SW 156th Street and SW 162 Street, 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 upon due and proper consideration having been given to the matter, it was 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, and recommended approval of same, and

WHEREAS, 15-day notice of the time and place of the meeting of the Board of County Commissioners was published, as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and having given an opportunity for interested parties to be heard, and upon considering the record and recommendation of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change is compatible with the neighborhood and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to AU (Agricultural) be and the same is hereby approved, as recommended by the Zoning Appeals Board, and said property is hereby zoned accordingly.

27-35-40
IV-17
Item No. 65-304

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

PASSED AND ADOPTED this 21st day of October, 1965.

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

E. D. LEATHERMAN, CLERK

By _____
Deputy Clerk

Heard 9/13/65
Hearing No. 65-9-54
Adj/27/65

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, 1976.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 4th day of March, A. D. 1976.

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

By B. H. Habelke
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

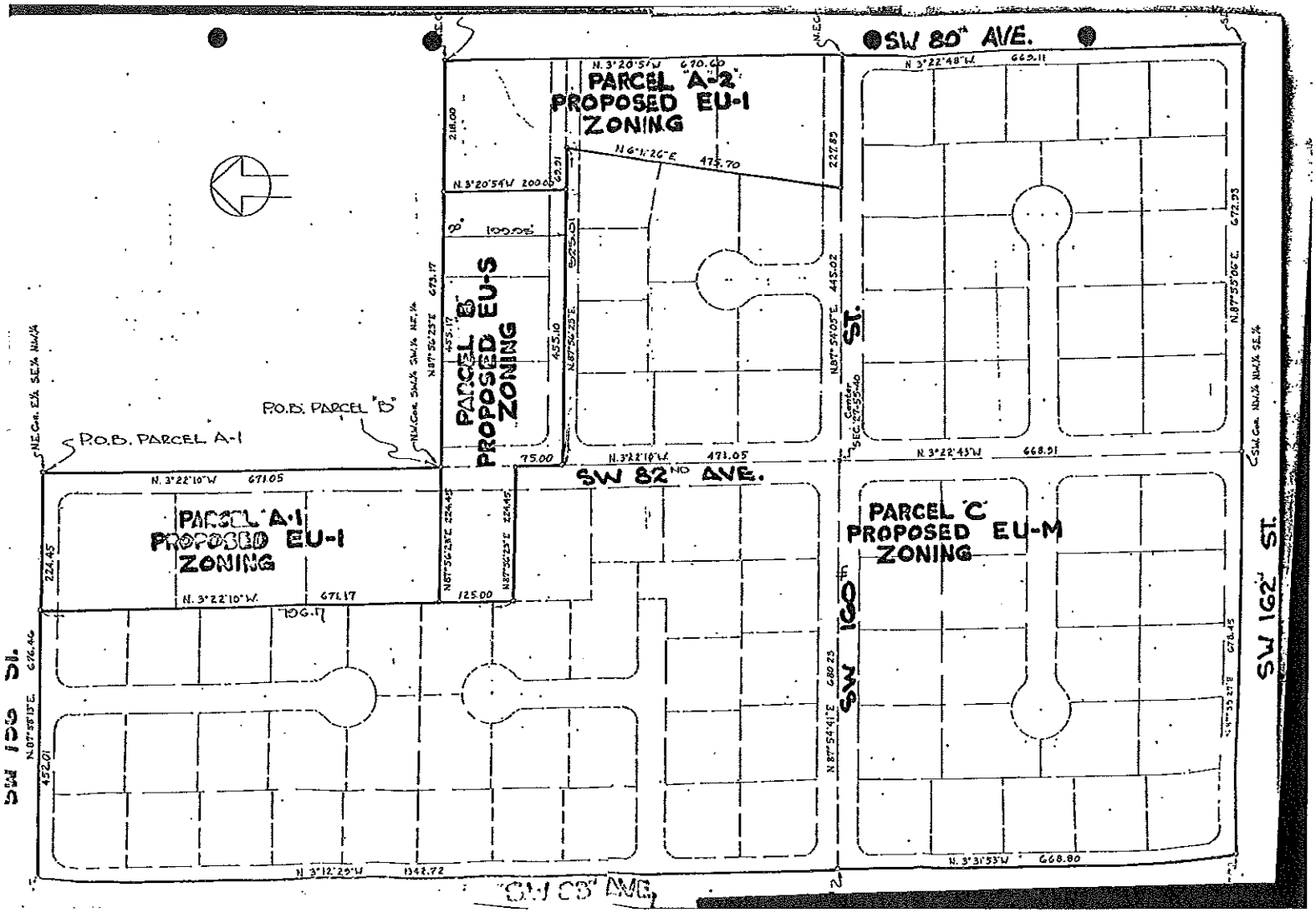
Gentlemen:

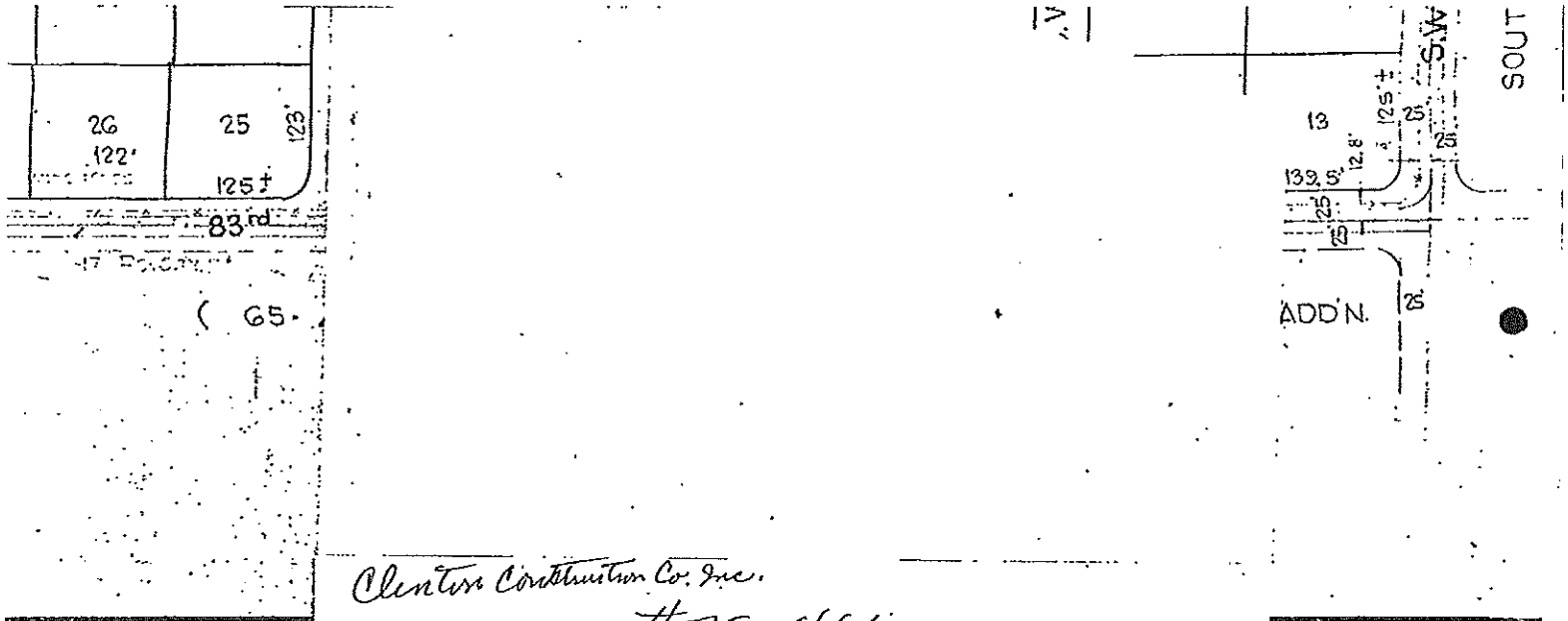
Enclosed, herewith, is a copy of Resolution No. Z-23-76, adopted by the Board of County Commissioners, which approved your requested district boundary changes on the above-described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp
Enclosure


SW 80th AVE.
PARCEL "A-2"
PROPOSED EU-1
ZONING
PARCEL "B"
PROPOSED EU-S
ZONING
P.O.B. PARCEL "B"
P.O.B. PARCEL A-1
SW 82ND AVE.
PARCEL "A-1"
PROPOSED EU-1
ZONING
PARCEL "C"
PROPOSED EU-M
ZONING
SW 160th ST.
SW 162nd ST.
SW 158 St.
SW 83rd AVE.



Clenton Construction Co. Inc.

#75-466

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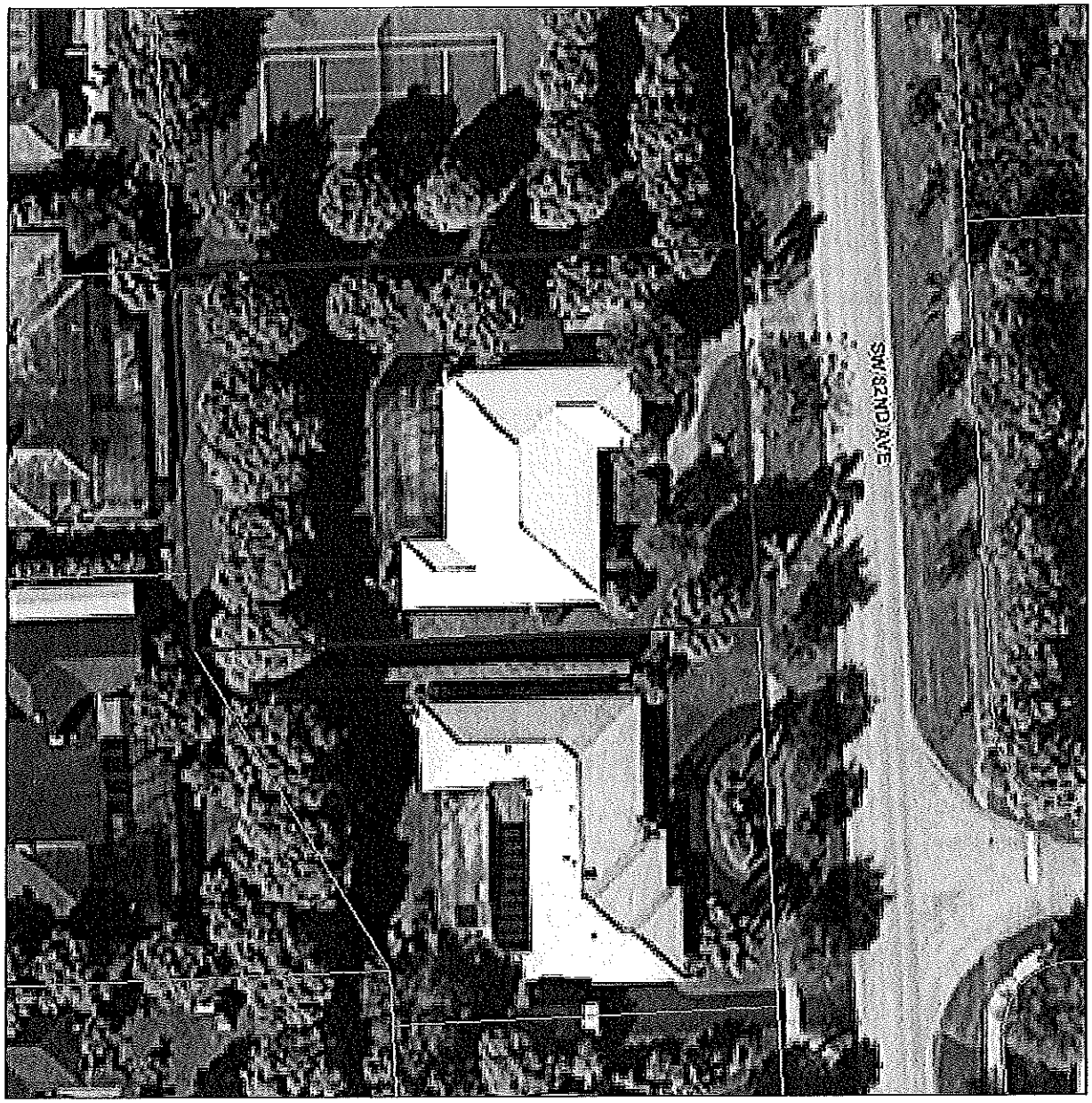
arks	By

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

POSTING & MAILING

MICHAEL E. & BARBARA J. BASS - VPB-13-007

500' RADIUS
BASS



Summary Details:	
Folio:	3350270380620
Site Address:	15800 SW 82 AVE Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	MICHAEL E BASS &W BARBARA J 15800 SW 82 AVE MIAMI FL 331572223

Property Information:	
Beds/Baths:	5 /3
Floors:	1
Living Units:	1
Adj Sq Footage:	3,472
Lot Size:	23,522 SQ FT
Year Built:	1981
Legal Description:	CLINTON GROVE ESTS PB 106-91 LOT 4 BLK 4 LOT SIZE .54 AC OR 14186-926 0789 1 F/A/U 30-5027-038-0620 OR 14186-0926 0789 00 VIEW PLAT 106-91 Deed:14186-926 Deed:14186-0926

Sale Information:			
Sale Date:	7 /1989	7 /1986	5 /1981
Sale Amount:	$285,000	$235,000	$301,000
Sale O/R:	14186-0926	12956-0531	11115-0682

Assessment Information:		
Year:	2012	2011
Land Value:	$164,654	$150,541
Building Value:	$293,641	$295,288
Market Value:	$458,295	$445,829
Assessed Value:	$321,619	$312,252
Homestead Exemption:	$25,000	$25,000
Senior Exemption:	$0	$0
Agricultural Exemption:	$0	$0
Widow Exemption:	$0	$0
Disabled Exemption:	$0	$0
Veteran Exemption:	$0	$0

VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-13-007
APPLICANT NAME: MICHAEL E. & BARBARA J. BASS
FOLIO: 3350270380620 **ZONED: E-S**
PROJECT LOCATION: 15800 SW 82ND AVENUE, PALMETTO BAY, FL 33157

REQUEST: Variance of setback requirements to permit a 9' x 20' addition to an existing fabric awning carport to setback 15' where 20' is required from the (north) interior side property line and 8.5' from the principle structure where 10' is required on a parcel zoned Estate Suburban Single-Family District (E-S).

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, MAY 20, 2013, 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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VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-13-007
APPLICANT NAME: MICHAEL E. & BARBARA J. BASS
FOLIO: 3350270380620 **ZONED: E-S**
PROJECT LOCATION: 15800 SW 82ND AVENUE, PALMETTO BAY, FL 33157

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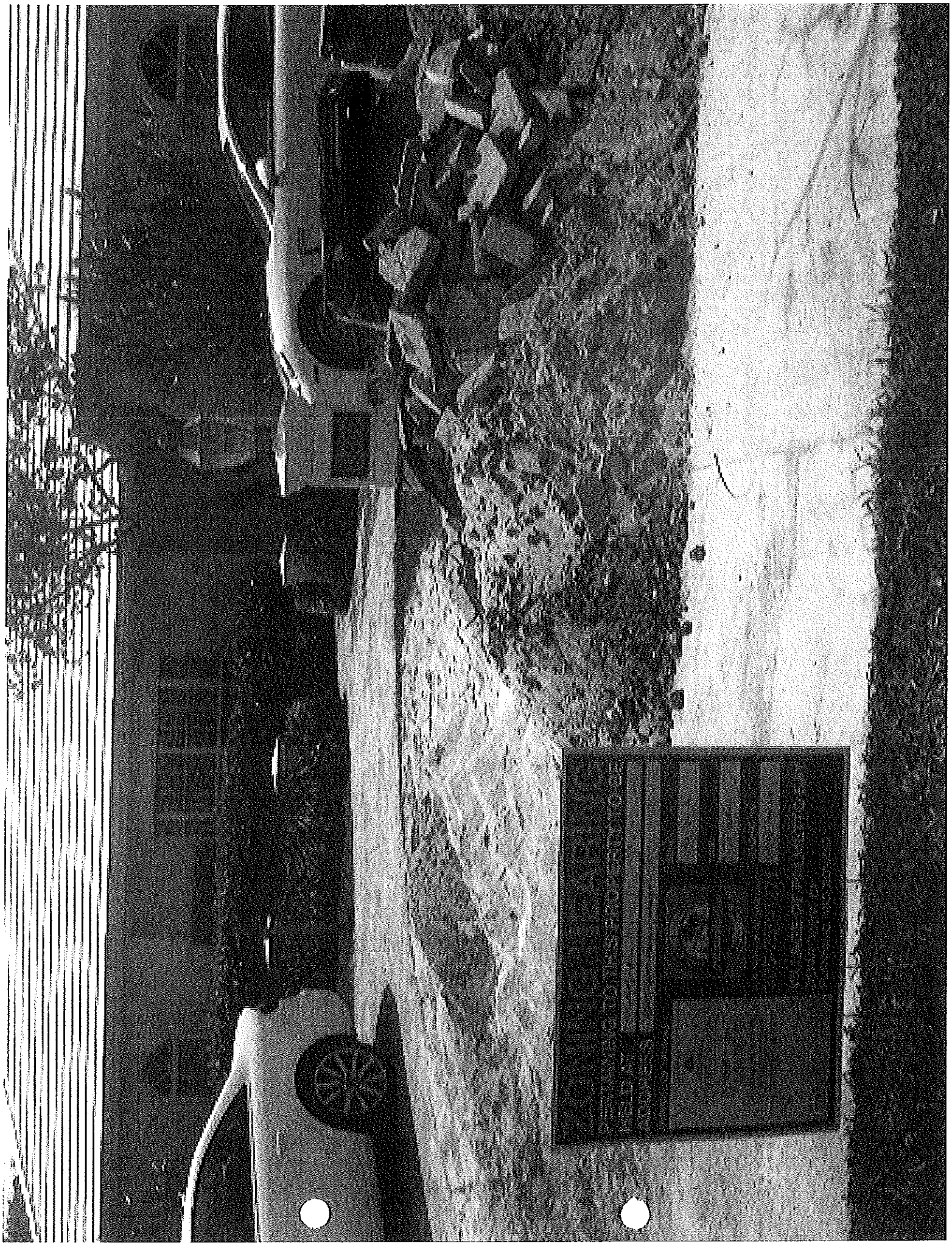

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on May 20, 2013, 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:	**MICHAEL E. & BARBARA J. BASS (VPB-13-007)**
Location:	15800 SW 82nd Avenue Zoned: E-S Palmetto Bay, Florida
Request:	Variance of setback requirements to permit a 9' x 20' addition to an existing fabric awning carport to setback 15' where 20' is required from the (north) interior side property line and 8.5' from the principle structure where 10' is required on a parcel zoned Estate Suburban Single-Family District (E-S).

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.

APPLICATION FEES

MICHAEL E. & BARBARA J. BASS - VPB-13-007

Village of Palmetto Bay
FLORIDA

April 4, 2013

Michael E. & Barbara J. Bass
15800 SW 82 Avenue
Palmetto Bay, FL 33157

Re: Direct Costs to be reimbursed to the Village of Palmetto Bay for Zoning Hearing **VPB-13-007** for 15800 SW 82nd Avenue.

Dear Mr. & Ms. Bass:

The Village of Palmetto Bay requires, per ordinance, reimbursement of direct costs incurred to process zoning applications for zoning hearings. Application VPB-13-007 is scheduled for the zoning hearing of Monday, May 20th, 2013. The following costs are to be reimbursed to the Village:

Application Fee:	$	1255.00
Mailings to property owners within a 500 foot radius @ $.57 each x 57:	$	32.49
TOTAL	$	1,287.49

Please submit your check payable to the Village of Palmetto Bay no later than Friday, April 5th, 2013 by the closing business day. Scheduling of this application will be withheld until payment of the required fee is received.

If you have any questions concerning this matter, please do not hesitate to contact the Division of Planning and Zoning at (305) 259-1271.

Sincerely,

Efrén Nunez
Zoning Administrator

Village of Palmetto Bay
FLORIDA

April 4, 2013

Michael E. & Barbara J. Bass
15800 SW 82 Avenue
Palmetto Bay, FL 33157

Re: Direct Costs to be reimbursed to the Village of Palmetto Bay for Zoning Hearing **VPB-13-006** for Browne Real Estate Investments, LLC.

Dear Mr. & Ms. Bass:

The Village of Palmetto Bay requires, per ordinance, reimbursement of direct costs incurred to process zoning applications for zoning hearings. Application VPB-13-007 is scheduled for the zoning hearing of Monday, May 20th, 2013. The following costs are to be reimbursed to the Village:

Application Fee:	$	1255.00
Mailings to property owners within a 500 foot radius @ $.57 each x 57:	$	32.49
TOTAL	$	1,287.49

Please submit your check payable to the Village of Palmetto Bay no later than Friday, April 5th, 2013 by the closing business day. Scheduling of this application will be withheld until payment of the required fee is received.

If you have any questions concerning this matter, please do not hesitate to contact the Division of Planning and Zoning at (305) 259-1271.

Sincerely,

Efrén Nunez
Zoning Administrator

Village of Palmetto Bay, Florida
Planning and Zoning - pzzoneappl
002547-0003 Gladys B. 04/04/2013 12:58PM
P&Z ZONING APPLICATIONS
Paid Amount: 32.49

Village of Palmetto Bay, Florida
Planning and Zoning - pzzoneappl
002547-0003 Gladys B. 04/04/2013 12:57PM
P&Z ZONING APPLICATIONS
Paid Amount: 1,255.00