



## VILLAGE OF PALMETTO BAY

March 29, 2016

RE: 7200 SW 146 Terrac7240 SW 164 Terrace

Cyrus Naziri  
2401 SW 20<sup>th</sup> Street  
Miami, FL 33145

Re: Variance to Increase the amount of lot coverage from 32% to 37%, and reduce both the east and west side setbacks from 15' to 6' to allow for the construction of a new single family home.

Dear Mr. Naziri,

In compliance with Section 30-30.11(d), of the Village's Land Development Code, staff's analysis of the zoning application request, VPB-16-004, is hereby issued and provided to you, at least twenty (20) days prior to the hearing scheduled for April 18, 2016. The documentation submitted pursuant to the zoning application request can be found in the back-up portion of the Village's Memorandum.

Pursuant to Section 30-30.12(a), all responses to staff's report, your list of expert witnesses and their qualifications, and any other supplemental information pertinent to your request and to be presented at the hearing, must be filed with the Planning and Zoning Department fifteen (15) days prior to the hearing. The deadline for filing such information is April 4, 2016. Section 30-30.12 is attached herein to provide a complete description of all necessary submittal requirements. Any information submitted after April 4, 2016, may only be considered during the hearing at the discretion of the Mayor and Village Council by voice vote.

Sincerely,

Darby P. Delsalle, AICP  
Planning and Zoning Director

# STAFF REPORT

OLD CUTLER PROPERTIES, LLC.

VPB-16-004



Village of Palmetto Bay  
FLORIDA

ZONING ANALYSIS

FILE: VPB-16-004

HEARING DATE: April 18, 2016

APPLICANT Old Cutler Properties, LLC.

COUNCIL DIST.: 2

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**A. GENERAL INFORMATION**

**REQUEST:** The applicant, Old Cutler Properties LLC, is requesting a variance from Section 30-50.4(d)(5) to increase the maximum permitted lot coverage from 32% to 37%, and from section 30-50.4(e) to reduce both the east and west side setbacks from 15' to 6' to allow for the construction of a new single family home..

**ADDRESS:** 7240 SW 164<sup>th</sup> Terrace (Roberts Subdivision Lot 5 Block C)

**LOT SIZE:** 7,200 square feet, .17 acres approximately

**FOLIO #:** 33-5026-003-0211

**B. BACKGROUND**

The property in its original configuration was recorded in 1912 as part of a larger plat entitled "Roberts Subdivision." The property's original zoning was RU-1<sup>1</sup>, Residential Single Family, however that designation changed in 1951 to EU-1, 1 Acre Estate Single Family Residential, which required greater setbacks, lot size, and a lower lot coverage threshold. That 1951 action allowed for development of single homes on the existing platted lots to proceed pursuant to the RU-1 standards provided any of the lots subject thereto were not consolidated with other lots, in which case the EU-1 rules would apply. That is exactly what happened in 1960 when the property in question was joined with the lots to its east and west.

The newly combined lots were never developed, and by 1982, the east lot was split off and granted variances to setbacks and lot coverage in order to construct a home on the newly reconstituted 60 foot wide plated lot. That effort was repeated in 2010 when the western lot was also returned to its original 1912 plated configuration. What remains is a 60'x120' vacant lot the sits in between what is now two properties developed with single

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<sup>1</sup> Date of original zoning designation not available, however a 1951 action by Dade County signifies the RU-1 zoning changing to EU-1(see History Section).

family homes that enjoy 25'-35' front yard setbacks, 6' side yard setbacks, and lot coverages that range from 26% to 32%.

The Roberts Subdivision plat was rezoned by the Village in and around 2009 from the county's EU-1 to EM, Estate Modified District. Although the EM district development standards are more relaxed than those of the EU-1 designation, they are still greater than the original RU-1 zoning of the neighborhood. The development standards applied to the homes east and west of the property in question, as well as many others on this block, are more consistent with RU-1 zoning, which today is comparable to the Village's R-1 district. The R-1 zoning district permits a front setback of 25 feet, side yard setbacks of 6 feet, and a lot coverage of 37%. This standard is consistent with the applicant's request. As a final note, the existing street frontage of the lot at 60 feet enjoys a legal nonconforming status pursuant to the development configuration right granted with the 1912 plat.

### C. ZONING HEARING HISTORY

**On October 9, 1951**, the Dade County Board of County Commissioners pursuant to **Resolution No. 4565** approved a rezoning from RU-1 to EU-1.

**On April 27, 1960**, the Dade County Board of Adjustments approved a variance of lot area requirements to permit a single family building site.

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

### D. NEIGHBORHOOD CHARACTERISTICS

#### ZONING

##### Subject Property:

E-M; Estate Single Family

##### Surrounding Properties

**NORTH:** E-1C; Estate Single Family

**SOUTH:** E-M; Estate Modified Single Family

**EAST:** E-M; Estate Modified Single Family

**WEST:** E-M; Estate Modified Single Family

#### LAND USE

Estate Density Residential

### E. SITE AND BUILDINGS

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable

## **F. ANALYSIS**

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

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

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

The subject property was rezoned by the Village to E-M. Under the current zoning designation the subject property does not meet minimum lot size requirements to allow for construction consistent with other development in the area, in addition the village has approved similar variances on the adjacent parcels in the past. The existing legally non-conforming lot size creates the hardship.

**Finding:** Consistent

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

**Analysis:** See Background and History Sections. The Background Section and History Section provide a fuller description regarding the zoning history of the property and how it came to be in its current undevelopable state. The property is hemmed in by development on all three (3) sides. To deny the variance would be to deny the construction of the main permitted use for properties zoned EM, a single family home.

**Finding:** Consistent

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

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

Finding: Consistent

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

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

Finding: Consistent

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

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

Finding: Consistent

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

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

Finding: Consistent

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

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

Finding: Consistent

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

Analysis: See Background and History sections, and Criteria 2, 3, 4, 6 and 7. The Comprehensive Plan requires the evaluation of the appropriateness of allowing such uses in existing neighborhoods as to adequate setbacks, parking, drainage, septic system, and other similar requirements. Such standards are provided in greater specificity within the Zoning Code, which in this case, seeks to satisfy the intent with a side yard setbacks and lot coverage. However the code does not anticipate reduced lot sizes due to rezoning's. In this case the proposed development and lot coverage are consistent with other development and meets the intent of the code.

Finding: Consistent

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

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

Finding: As determined by the Mayor and Council

## H. RECOMMENDATION

Staff recommends approval.



Darby P. Delsalle, AICP  
Planning & Zoning Director



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To: Darby Delsalle  
Director of Planning and Zoning

Date: March 25, 2016

From: Corrice E. Patterson,   
Public Services Director

Re: Old Cutler Properties, LLC.  
Site Plan Review

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The proposed site plan for a property to be developed on a parcel of land located on SW 164<sup>th</sup> Terrace between SW 72<sup>nd</sup> AV and Old Cutler Road has been submitted to the Village's Public Services Department for review.

The Village of Palmetto Bay, Department of Public Services has reviewed the site plan and has no objection to the proposed right of way improvements. The stormwater runoff must be maintained within the boundaries of the property line and shall not have an adverse impact on the neighboring properties or public right of way.

The property owner shall assume all responsibility for work within the public right of way which shall be undertaken without risk or liability to the Village of Palmetto Bay.

Cc: Travis Kendall, P & Z Administrator  
Danny Casals, Field Operations Supervisor

# RESOLUTION

OLD CUTLER PROPERTIES, LLC.

VPB-16-004

1 RESOLUTION NO. \_\_\_\_\_

2  
3 ZONING APPLICATION VPB-16-004

4  
5 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE  
6 VILLAGE OF PALMETTO BAY, FLORIDA; APPROVING A VARIANCE  
7 FROM SECTION 30-50.4(d)(5), TO INCREASE THE MAXIMUM  
8 PERMITTED LOT COVERAGE FROM 32% TO 37%, AND A VARIANCE  
9 FROM SECTION 30-50.4(e) TO REDUCE BOTH THE EAST AND WEST  
10 SETBACKS FROM 15' TO 6' TO ALLOW FOR THE CONSTRUCTION  
11 OF A NEW SINGLE FAMILY HOME; AND PROVIDING AN  
12 EFFECTIVE DATE

13  
14 WHEREAS, the Applicant, Old Cutler Properties LLC, made an application for variances  
15 to increase the amount of lot coverage from 32% to 37%, and reduce both the east and west side  
16 setbacks from 15' to 6' to allow for the construction of a new single family home; and

17  
18 WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial  
19 hearing on the application at Village Hall, 9705 East Hibiscus Street, on April 18, 2016; and

20  
21 WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence  
22 in the record, that the application for the variances is consistent with the Village of Palmetto Bay's  
23 Comprehensive Plan and the applicable Land Development Regulations; and

24  
25 WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to  
26 grant the application, as provided in this resolution.

27  
28 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE  
29 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

30  
31 Section 1. A public hearing on the present application was held on April 18, 2016, in  
32 accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and  
33 evidence presented during the hearing, the Village Council makes the following findings of fact,  
34 conclusions of law, and final order.

35  
36 Section 2. Findings of fact.

- 37  
38 a. That the property is located at Roberts Subdivision lot 5 block C - 7240 SW 164 Terrace.  
39  
40 b. The requested variance is consistent with the Village's Comprehensive Plan, as further  
41 specified in the Analysis Section of the Village's Staff report.  
42

- 1 c. After hearing testimony from staff, the applicant, the applicant's experts, and the public,  
2 the Village Council found the variance requests are consistent with the variance criteria  
3 at Section 30-30.6(e), of the Village's Land Development Code.  
4  
5 d. The Village adopts and incorporates by reference the Planning & Zoning Department  
6 staff report, which expert report is considered competent substantial evidence.  
7  
8 e. The Village Council did not have any substantive disclosures regarding ex-parte  
9 communications and the applicant did not raise any objections as to the form or content  
10 of any disclosures by the Council.

11 Section 3. Conclusions of law.

12 The requested variance was reviewed pursuant to Section 30-30.6(e) of the Village's Land  
13 Development Regulations and was found to be consistent.  
14

15 Section 4. Order.

16 The Village Council approves the variance requests to increase the amount of lot coverage  
17 from 32% to 37%, and reduce both the east and west side setbacks from 15' to 6' to allow for the  
18 construction of a new single family home for the property located at 7240 SW 164 Terrace.  
19

20 This is a final order.  
21

22 Section 5. Record.

23 The record shall consist of the notice of hearing, the applications, documents submitted by  
24 the applicant and the applicants' representatives to the Village of Palmetto Bay Department of  
25 Planning and Zoning in connection with the applications, the County recommendation and attached  
26 cover sheet and documents, the testimony of sworn witnesses and documents presented at the  
27 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by  
28 the Village Clerk.  
29

30 Section 6. This resolution shall take effect immediately upon approval.  
31

32 PASSED and ADOPTED this \_\_\_\_\_ day of April, 2016.  
33

34 Attest: \_\_\_\_\_  
35 Meighan Alexander  
36 Village Clerk  
37

38 \_\_\_\_\_  
39 Eugene Flinn  
40 Mayor  
41

1 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
2 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

3  
4  
5 \_\_\_\_\_  
6 Dexter W. Lehtinen  
7 Village Attorney

8  
9 FINAL VOTE AT ADOPTION:

10 Council Member Karyn Cunningham \_\_\_\_\_

11  
12 Council Member Tim Schaffer \_\_\_\_\_

13  
14 Council Member Larissa Siegel Lara \_\_\_\_\_

15  
16 Vice-Mayor John DuBois \_\_\_\_\_

17  
18 Mayor Eugene Flinn \_\_\_\_\_

19  
20  
21  
22 This Resolution was filed in the Office of the Village Clerk on this \_\_\_\_ day of \_\_\_\_\_, 2016.

23  
24  
25 \_\_\_\_\_  
26 Meighan Alexander  
27 Village Clerk

# ZONING HISTORY

OLD CUTLER PROPERTIES, LLC.

VPB-16-004

Zon. Dept.

October 11, 1951

Mrs. Gerda Mayer  
3650 Galloway Road  
Route 5 Box 308  
Miami 43, Florida

Dear Mrs. Mayer:

Enclosed herewith is a copy of Resolution No. 4565, adopted by the Board of County Commissioners of Dade County, Florida, rezoning the SW $\frac{1}{4}$  of Section 26, Township 55 South, Range 40 East. Please note that the South 385 feet of the W  $\frac{3}{4}$  of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 26, Township 55 South, Range 40 East, placed in a LRU zone classification, with the exception that you may record your proposed plat (100 feet by 100 feet lots), provided the same is done within ninety days from the date of this resolution. Otherwise, the plat will have to conform with the LRU classification.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Gaebrinski

CCG: A

Enc.

CC R. F. Cook  
C. R. Harvey  
M. Kaiser  
L. O. Rogers

RESOLUTION NO. 4565

The following resolution was offered by Commissioner I. D. MacVicar, seconded by Commissioner Preston B. Bird, and upon vote duly adopted:

WHEREAS the Dade County Planning, Zoning and Building Department has sponsored an application for the following changes of zone:

RU-1 (one family residential), 7600 cubic feet, to EU-10 (2 1/2 acre estates) 12,100 cubic feet minimum, on N 1/2 N 1/2 NW 1/4 SW 1/4; N 1/2 W 1/2 NW 1/4 NE 1/4 SW 1/4; S 1/2 S 1/2 SW 1/4 SW 1/4; S 1/2 W 1/2 SW 1/4 SE 1/4 SW 1/4 in Section 26, Township 55 South, Range 40 East.

BU-1 and BU-2 (special business), 7600 cubic feet to EU-10, 12,100 cubic feet minimum, on E 1/2 W 1/2 NE 1/4 SW 1/4; and on that part of E 1/2 E 1/2 SW 1/4 in Section 26, Township 55 South, Range 40 East, lying West of Old Cutler Road.

RU-1, 7600 cubic feet, to EU-1 (1 acre estates), 12,100 cubic feet minimum, on W 1/2 SW 1/4, except the North 330 feet and except the South 330 feet; and on W 1/2 W 1/2 E 1/2 SW 1/4, except the North 330 feet and except the South 330 feet; all in Section 26, Township 55 South, Range 40 East.

In each and every case, where the ownership as of the date of the adoption of the resolution, would not be in conformity with the proposed zone classifications, the owners shall nevertheless be permitted to use their property in its present size for single family residential use, provided, however, that if at any time thereafter, any two or more contiguous parcels shall come under one ownership, then the same shall not be thereafter separated below the standards of the proposed zoning regulations, 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 the application for approval as follows:

1. RU-1, 7600 cubic feet, to LRU (limited residential), 12,100 cubic feet minimum, on the South 385 feet W 3/4 S 1/2 S 1/2 SW 1/4 Section 26, Township 55 South, Range 40 East, excepting therefrom the East 150 feet, South 215 feet.
2. BU-2, 7600 cubic feet, to BU-2A (special business-masonry), 9100 cubic feet minimum, on Lots 14 through 19, inclusive and S 1/2 of Lot 9, Richmond Subdivision (Plat Book 4, Page 116), and on the East 150 feet, South 215 feet, SW 1/4 SE 1/4 SW 1/4, Section 26, Township 55 South, Range 40 East.
3. RU-1, 7600 cubic feet, to EU-10, 12,100 cubic feet minimum, on N 1/2 N 1/2 NW 1/4 SW 1/4; and N 1/2 W 1/2 NW 1/4 NE 1/4 SW 1/4; and E 1/2 W 1/2 E 1/2 SW 1/4 less the South 385 feet thereof; and E 1/2 E 1/2 SW 1/4 lying West of Old Cutler Road, less Lots 14 through 19, inclusive, and less S 1/2 of Lot 9, Richmond Subdivision (Plat Book 4, Page 116) thereof; all being and lying in Section 26, Township 55 South, Range 40 East.
4. RU-1, 7600 cubic feet, to EU-1, 12,100 cubic feet minimum, on W 1/2 SW 1/4

6. In each and every case where the ownership, as of the date of the adoption of the resolution, would not be in conformity with the proposed zone classifications, the owners shall nevertheless be permitted to use their property in its present size for single family residential use, provided, however, that if at any time thereafter, any two or more contiguous parcels shall come under one ownership, then the same shall not be thereafter separated below the standards of the proposed zoning regulations, and

WHEREAS Harold B. Lewis, Attorney for the Deering properties, has appeared before this Board on this date, and has requested a deferment of any action by this Board, insofar as the recommendations of the Zoning Commission affect their property in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 26, Township 55 South, Range 40 East;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the changes of zone, as recommended by the Zoning Commission, be and the same are hereby approved, and said property is hereby zoned accordingly; that the exception recommended by the Zoning Commission on the proposed plat by Mrs. Gerda Mayer, be and the same is hereby approved, providing said plat is recorded within ninety (90) days from the date of the adoption of this resolution, and compliance with the requirements of the Dade County Planning, Zoning and Building Department, and Dade County Engineer.

BE IT FURTHER RESOLVED by the Board of County Commissioners of Dade County, Florida that action on rescuing of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 26, Township 55 South, Range 40 East be exempted and deferred for final determination at a future date.

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

PASSED AND ADOPTED this 9th day of October, 1951.

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 of said 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 October 9

April 29, 1960

Estate of Helen M. Wilson  
c/o Francis M. Miller  
1425 DuPont Building  
Miami, Florida

Re: Lot 4, 5, and 6 in corrected Blk. C of Roberts Sub. (PB 1, Pgs. 129) Sec. 26, Twp. 55S, Rge. 4OE. SW 164 Terr., between Ingraham Hwy. and Old Cutler Road 150' W. of SW 72 Ave.

Dear Sir:

The Dade County Board of Adjustment at its meeting of Wednesday,  
April 27, 1960, approved your application on the above  
described property for variance of lot area requirements to permit  
a 120' x 150' (2 $\frac{1}{2}$  acres required) single family building site.

The Board has requested that all applicants be advised of a thirty-day appeal period provided by statute from any of its decisions, and that any construction that is started during the appeal period, will be at the risk of the applicant, and so indicated in an affidavit before the permit will be issued.

Very truly yours,

DADE COUNTY BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski  
Assistant Director

CCC: kw

*Estate of Helen M. Wilson*  
*4-30-69*

**CURRENT HEARING NO. 31**

**MR. JENNINGS:** On Current Hearing No. 31, I move that the variance be granted.

**MR. FREEMAN:** I second it.

[The motion of Mr. Jennings, having been duly seconded, was put to a vote and unanimously carried, Messrs. Trammell, Freeman and Jennings voting "aye."]

**CHAIRMAN TRAMMELL:** The requested variance in Current Hearing No. 31 has been granted.

# ZONING & LAND USE MAPS

OLD CUTLER PROPERTIES, LLC.

VPB-16-004

[Click to Print This Page](#)



Summary Details:	
Folio:	<a href="#">3350260030211</a>
Site Address:	
Mailing Address:	OLD CUTLER PROPERTIES LLC 2401 SW 20 ST MIAMI, FL 331452523

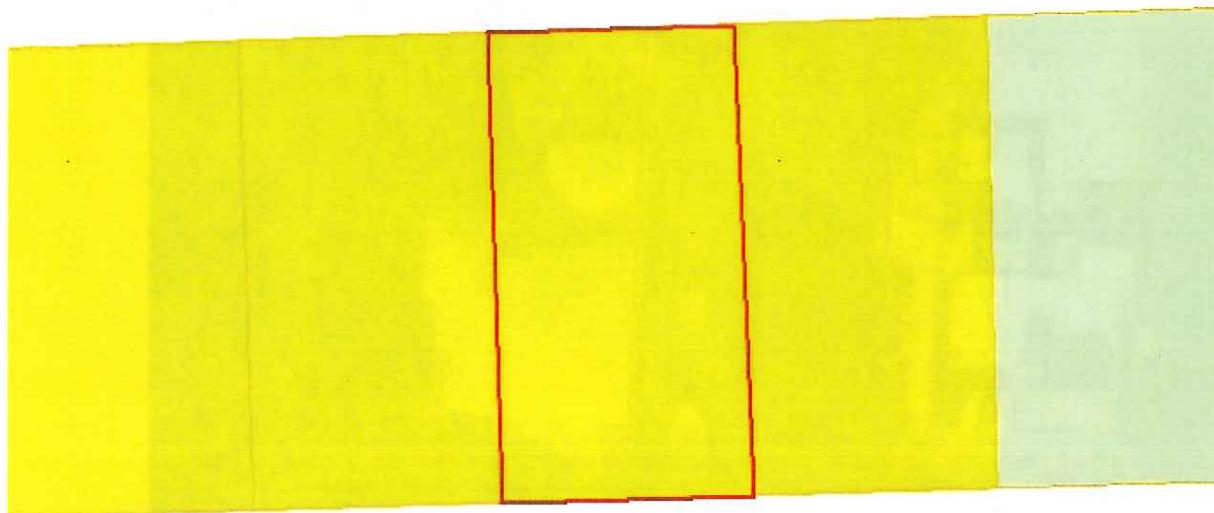
Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7200 SQ FT
Year Built:	0
Legal Description:	ROBERTS SUB PB 1-129 LOT 5 BLK CLOT SIZE 60.00 X 120.00F/A/U 30-5026-003-0211COC 22217-2428 04 2004 1OR 22217-2428 0404 00 <a href="#">VIEW PLAT 1-129</a> <a href="#">Deed: 22217-2428</a>

Sale Information:			
Sale Date:	4/2004	0/0	0/0
Sale Amount:	95000	0	0
Sale O/R:	<a href="#">22217-2428</a>		

Assessment Information:		
Year:	2016	2015
Land Value:	0	93600
Building Value:	0	0
Market Value:	0	93600
Assessed Value:	0	73790
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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SW 164TH TER



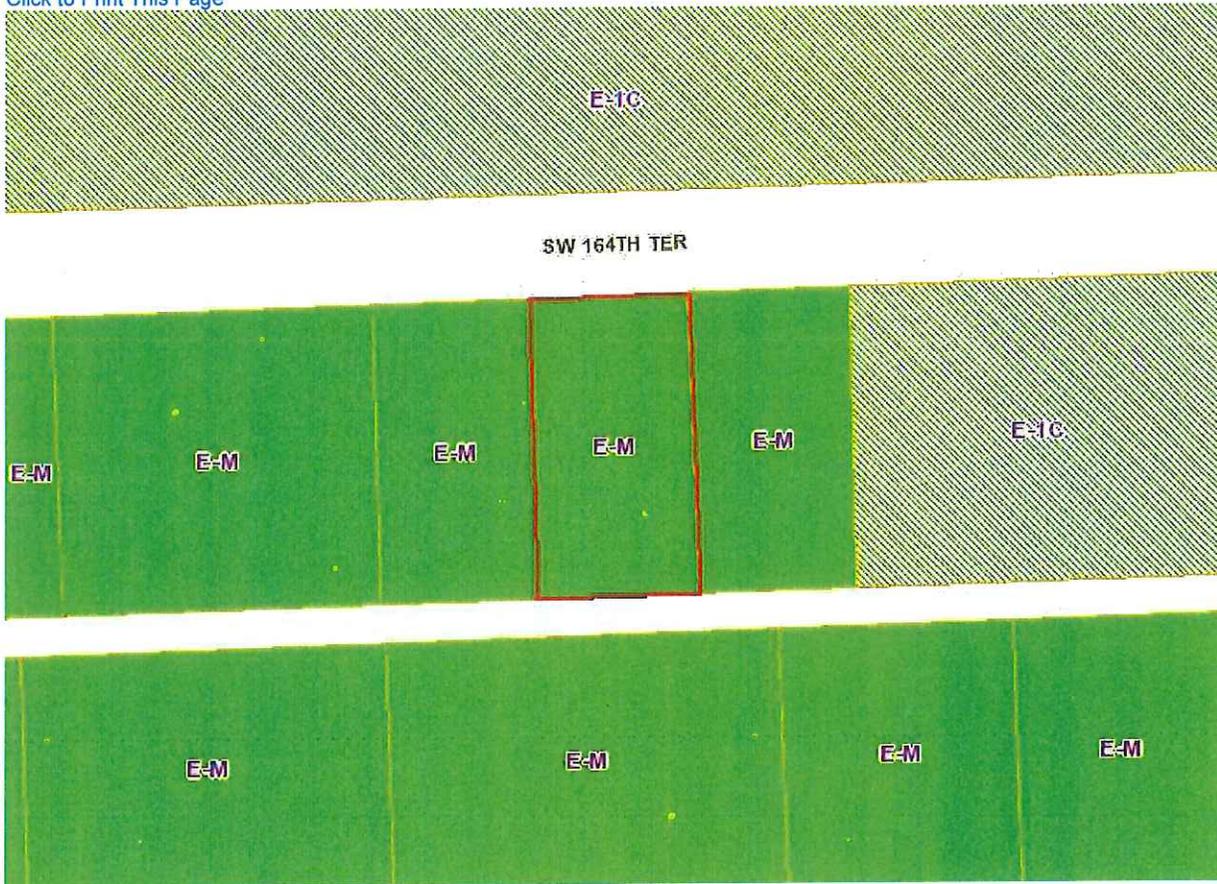
Summary Details:	
Folio:	<a href="#">3350260030211</a>
Site Address:	
Mailing Address:	OLD CUTLER PROPERTIES LLC 2401 SW 20 ST MIAMI, FL 331452523

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7200 SQ FT
Year Built:	0
Legal Description:	ROBERTS SUB PB 1-129 LOT 5 BLK CLOT SIZE 60.00 X 120.00F/A/U 30-5026-003-0211COC 22217-2428 04 2004 1OR 22217-2428 0404 00 <a href="#">VIEW PLAT 1-129</a>  <a href="#">Deed: 22217-2428</a>

Sale Information:			
Sale Date:	4/2004	0/0	0/0
Sale Amount:	95000	0	0
Sale O/R:	<a href="#">22217-2428</a>		

Assessment Information:		
Year:	2016	2015
Land Value:	0	93600
Building Value:	0	0
Market Value:	0	93600
Assessed Value:	0	73790
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350260030211
Site Address:	
Mailing Address:	OLD CUTLER PROPERTIES LLC 2401 SW 20 ST MIAMI, FL 331452523

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7200 SQ FT
Year Built:	0
Legal Description:	ROBERTS SUB PB 1-129 LOT 5 BLK CLOT SIZE 60.00 X 120.00 F/A/U 30-5026-003-0211 COC 22217-2428 04 2004 1OR 22217-2428 0404 00 <a href="#">VIEW PLAT 1-129</a> <a href="#">Deed: 22217-2428</a>

Sale Information:			
Sale Date:	4/2004	0/0	0/0
Sale Amount:	95000	0	0
Sale O/R:	<a href="#">22217-2428</a>		

Assessment Information:		
Year:	2016	2015
Land Value:	0	93600
Building Value:	0	0
Market Value:	0	93600
Assessed Value:	0	73790
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

# POSTING & MAILING

OLD CUTLER PROPERTIES, LLC.

VPB-16-004



## VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, April 18, 2016, 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 item is being considered pursuant to Division 30-30.6 of the Village's Land Development Code:

Applicant: Old Cutler Properties, LLC.  
Folio: 33-5026-003-0211  
File #: VPB-16-004  
Location: 7240 SW 164 Terrace, Palmetto Bay, FL 33157  
Zoned: E-M  
Request: Increase the amount of lot coverage from 32% to 37%, and reduce both the east and west side setbacks from 15' to 6' to allow for the construction of a new single family home.

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

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

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

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

HEARING NUMBER: VPB-16-004  
APPLICANT NAME: Old Cutler Properties LLC  
FOLIO: 33-5026-003-0211  
ZONED: E-M

PROJECT LOCATION: 7240 SW 164 TERRACE, PALMETTO BAY, FL 33157

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A PUBLIC HEARING WILL BE HELD MONDAY, April 18, 2016, 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.

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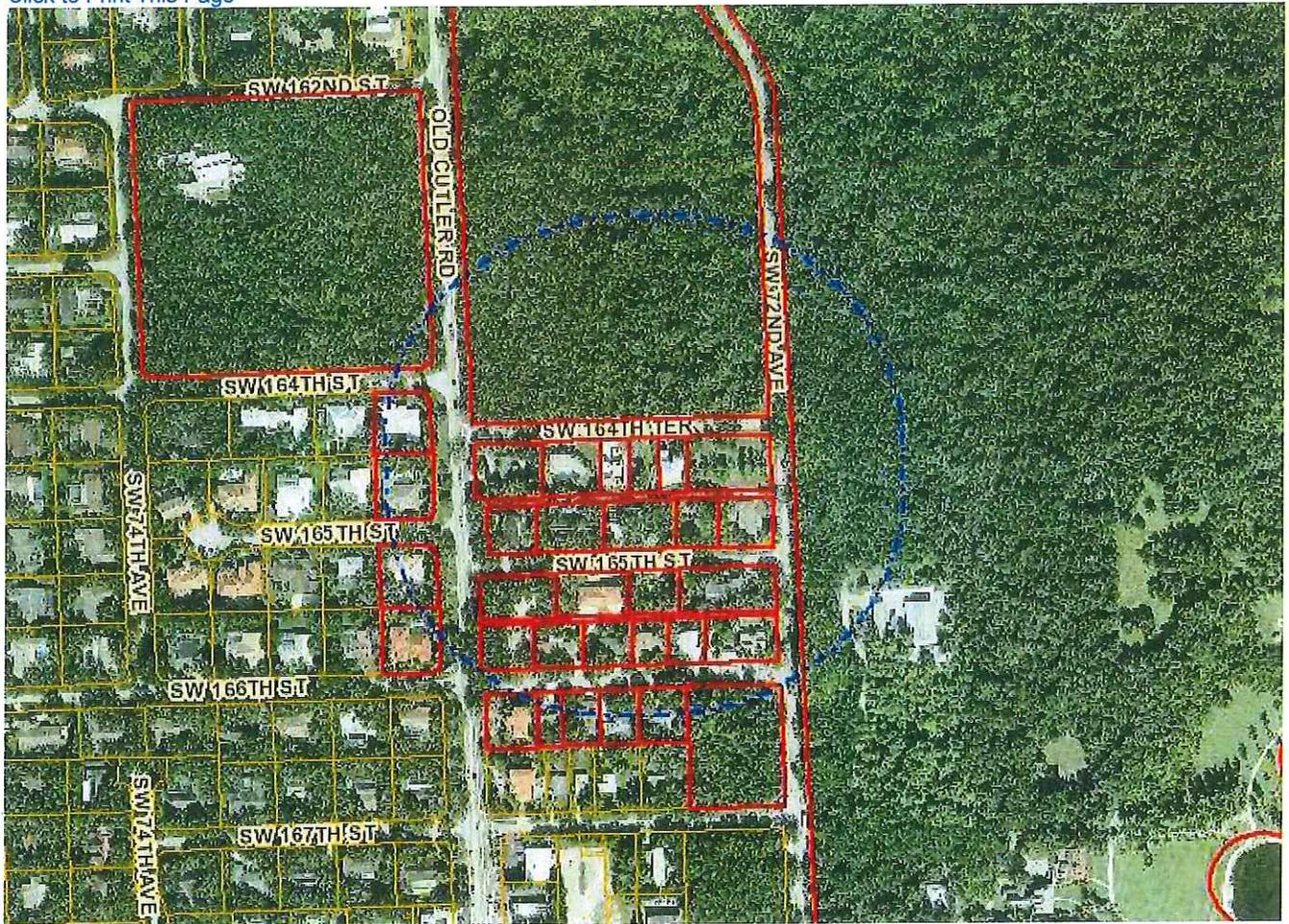
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**PUBLIC NOTICE**  
[Logo]  
[Text]



[Click to Print This Page](#)



# APPLICATION

OLD CUTLER PROPERTIES, LLC.

VPB-16-004

VPB-16-004



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

LIST ALL FOLIO #S: 33-5026-003-0211 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).

OLD CUTLER PROPERTIES L.L.C.

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 2401 S.W. 20 ST  
City: MIAMI State: FL Zip: 33145 Phone#: 786-256-2515

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

Owner's Name (Provide name of ALL owners): OLD CUTLER PROPERTIES L.L.C.  
City: MIAMI State: FL Zip: 33145 Phone#: 786-256-2515

4. CONTACT PERSON'S INFORMATION:

Name: CYRUS NAZIRI 2401 SW 20 ST Company: OLD CUTLER PROPERTIES  
City: MIAMI State: FL Zip: 33145 Cell Phone#: 786-256-2515  
Phone: (305) 600-3304 Fax #: \_\_\_\_\_ Email: ARMANDO.DAVILA@EVERIZON.NET

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 C, CORRECTED PLAT OF BLOCK "C",  
ROBERTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 1, PAGE 129 OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

7240 SW 164 TERRACE PALMETTO BAY, FL. 33157

Called 2/3/06 11:42 AM to Discuss App.

7. SIZE OF PROPERTY (in acres): .165 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: APRIL 2004 9. Lease term: \_\_\_\_\_ years  
(month & year)

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: E-M

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: REQUEST FOR COVERAGE FROM 32% TO 37%
- Use Variance: REQUEST FOR REDUCTION OF SIDE SETBACKS FROM 15' TO 6'
- Non-Use Variance: TO ALLOW FOR THE CONSTRUCTION OF A HOME
- 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: NONE VACANT

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

Use: \_\_\_\_\_ Year: \_\_\_\_\_

*Planning Staff Use Only*

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

PHOTOGRAPHS

FRONT ELEVATION



APPLICANT'S AFFIDAVIT

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

\*\*\*\*\*

OWNER OR TENANT AFFIDAVIT

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

Signature \_\_\_\_\_ Signature \_\_\_\_\_
Sworn to and subscribed to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_. Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

\*\*\*\*\*

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), CYRUS NAZIRI, 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 CYRUS NAZIRI - MGR 100 % By \_\_\_\_\_ %
By \_\_\_\_\_ % By \_\_\_\_\_ %

Sworn to and subscribed to before me this 30th day of Jan, 2016. Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_



ATTORNEY AFFIDAVIT

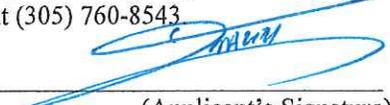
I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

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 3<sup>rd</sup> 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) 760-8543.

  
 \_\_\_\_\_  
 (Applicant's Signature)

CYRUS NAZIRI  
 \_\_\_\_\_  
 (Print Name)

Sworn to and subscribed to before me this 20<sup>th</sup> day of Jan, 2016. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Public)  
 My commission expires \_\_\_\_\_



OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Public Hearing No. \_\_\_\_\_

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

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address: 2401 SW 20 ST MIA, FL
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
7040 SW 164 TBR  
PALMETTO BAY, FL
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

X 

\_\_\_\_\_  
Affiant's Signature

CYRUS NAZIRI - MANAGING MEMBER  
Print Name

Sworn to and subscribed before me on the 20<sup>th</sup> day of Jan, 2016.

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

Notary

  
DIANA M. HERNANDEZ-PADRON  
MY COMMISSION # EE201098  
EXPIRES May 28, 2016  
FloridaNotaryService.com

(Stamp/Seal)  
Commission # EE201098

**OWNERSHIP AFFIDAVIT  
FOR  
INDIVIDUAL**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Public Hearing No. \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_  
\_\_\_\_\_ 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:

\_\_\_\_\_  
\_\_\_\_\_

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

Witnesses:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Affiant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

**Notary**

(Stamp/Seal)  
Commission Expires:

**DISCLOSURE OF INTEREST**

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

CORPORATION NAME: OLD CUTLER PROPERTIES LLC

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

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

TRUST/ESTATE NAME: \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: OLD CUTLER PROPERTIES LLC

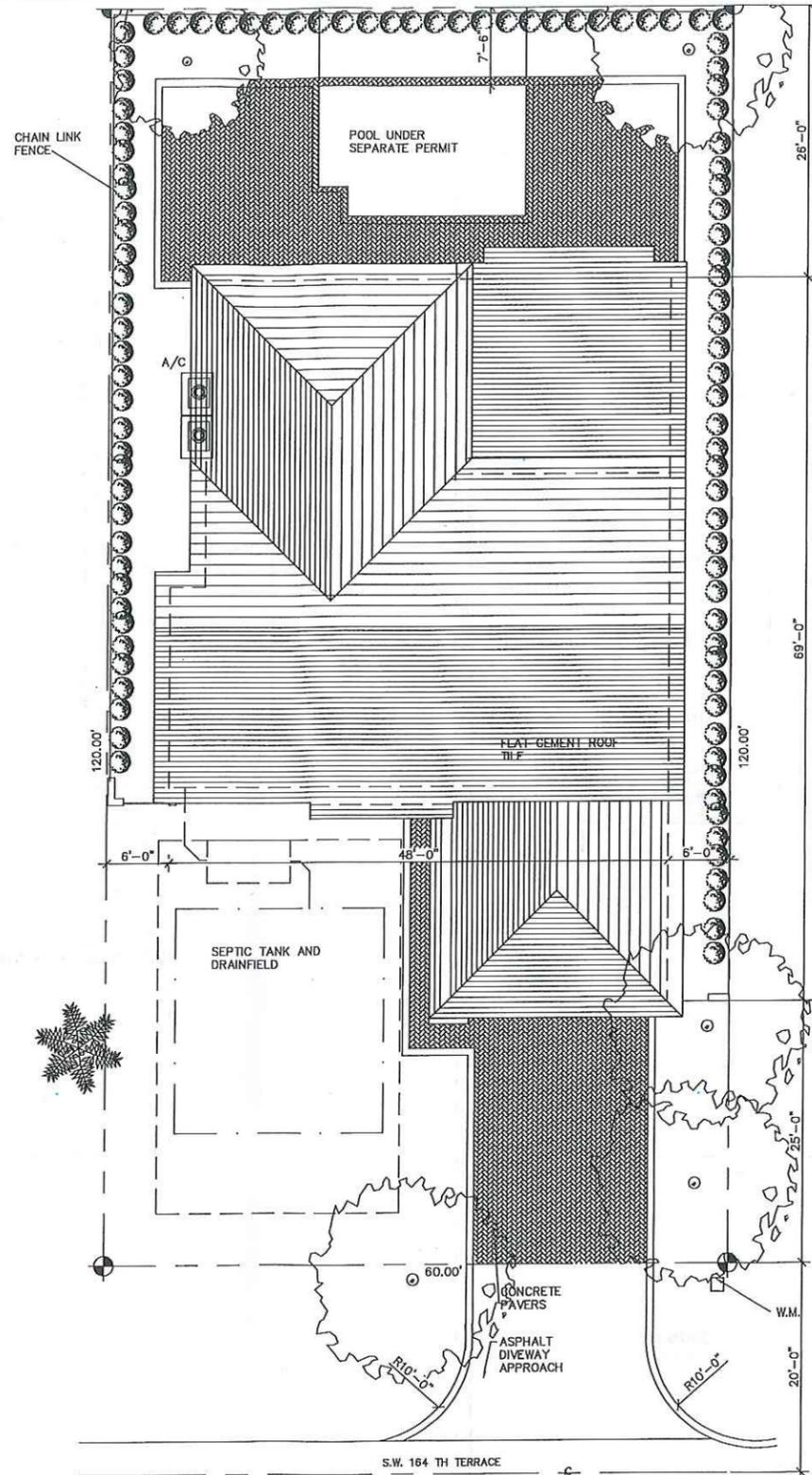
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>CYRUS NAZIRI</u>	<u>100%</u>
_____	_____
_____	_____

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

# PLANS

OLD CUTLER PROPERTIES, LLC.

VPB-16-004



**SITE PLAN**  
1/8" = 1'-0"

20' ASPHALT PAVEMENT

**LEGAL DESCRIPTION**

LOT 5, IN BLOCK C OF "CORRECTED PLAT OF BLOCK C OF ROBERTS' SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 129 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ZONING LEGEND**  
RU-1 SINGLE FAMILY

**ZONING:**  
HEIGHT ( TO RIDGE OF ROOF ) 35'-0"  
NET LAND AREA 7,200 S.F.  
LOT COVERAGE ( EVERYTHING UNDER ROOF ) : 2,663 SQFT 37%

**SET BACKS:** FRONT 25'-0"  
SIDE STREET 5'-0" / 6'-0"  
REAR 25'-0"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

**ANY APPLICABLE RESOLUTION:**

**NOTE:**  
IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT.

THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

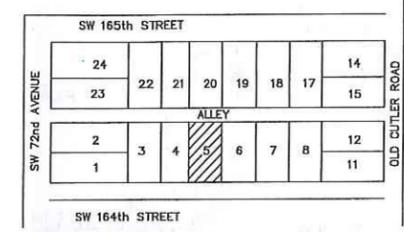
**AREA BREAKDOWN**

AREA UNDER A/C:	3,445 S.F.
GARAGE AREA	440 S.F.
REAR PORCH:	233 S.F.
SECOND FLOOR REAR PORCH:	233 S.F.
BALCONY:	71 S.F.
<b>TOTAL FLOOR AREA:</b>	<b>4,493 S.F.</b>
2 STORIES	

A.R.#0398 Armando Davi

To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Section 165 and 633 Florida Statute

OWNER:  
OLD CUTLER PROPERTIES LLC  
9800 SW 89th CT.  
MIAMI, FLORIDA 33176  
(305) 972-2355



**VICINITY MAP**  
NTS

NEW RESIDENCE FOR:  
**OLD CUTLER PROPERTIES**  
9800 SW 89TH CT.  
PALMETTO BAY, FLORIDA 33176

△	Date	Revisions
✓	Checked	A.D.
✍	Drawn	CAD
📅	Date	3-7-18
📄	Job no.	C-1602

**A-1**

A.R.#9338 Armando Davil

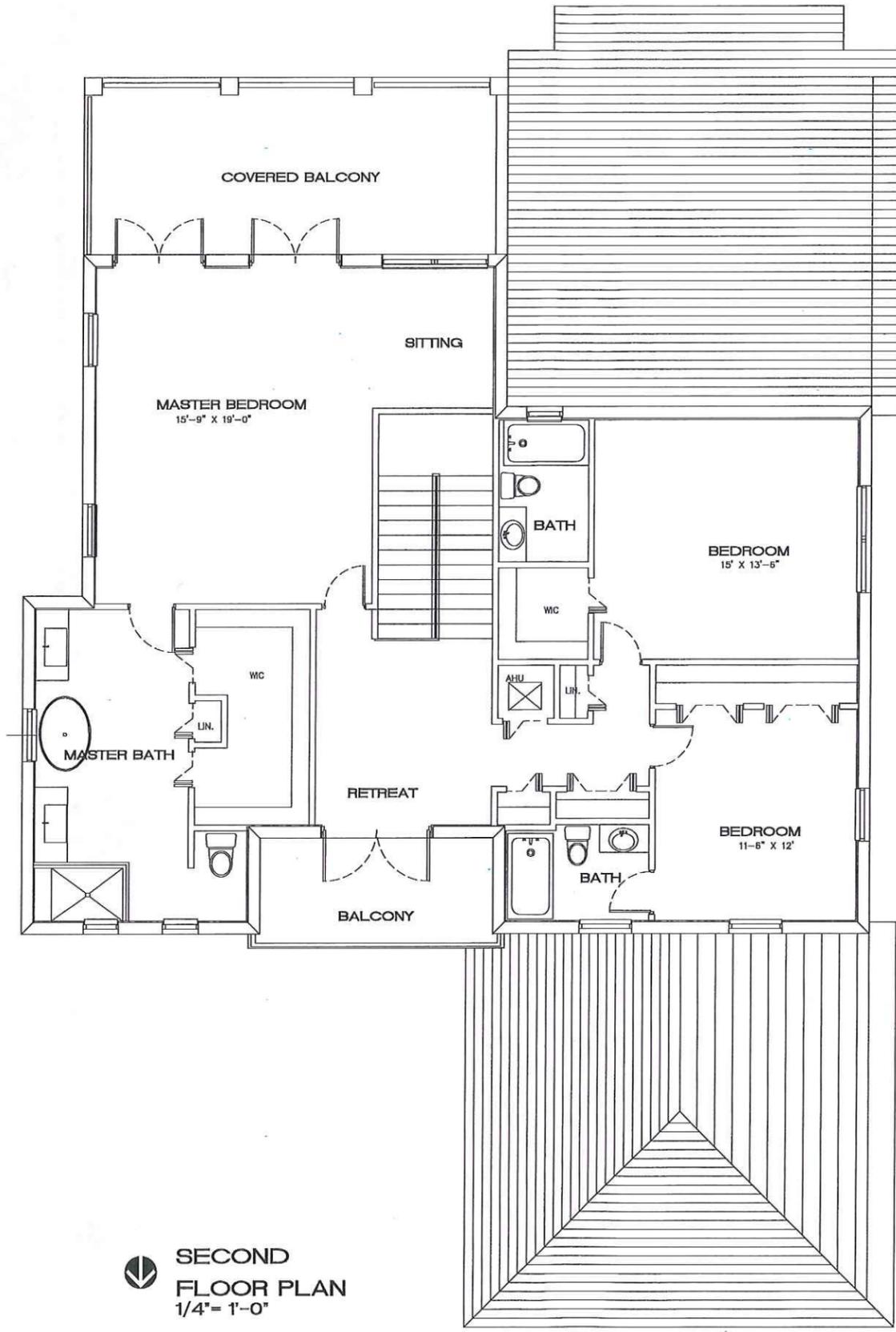
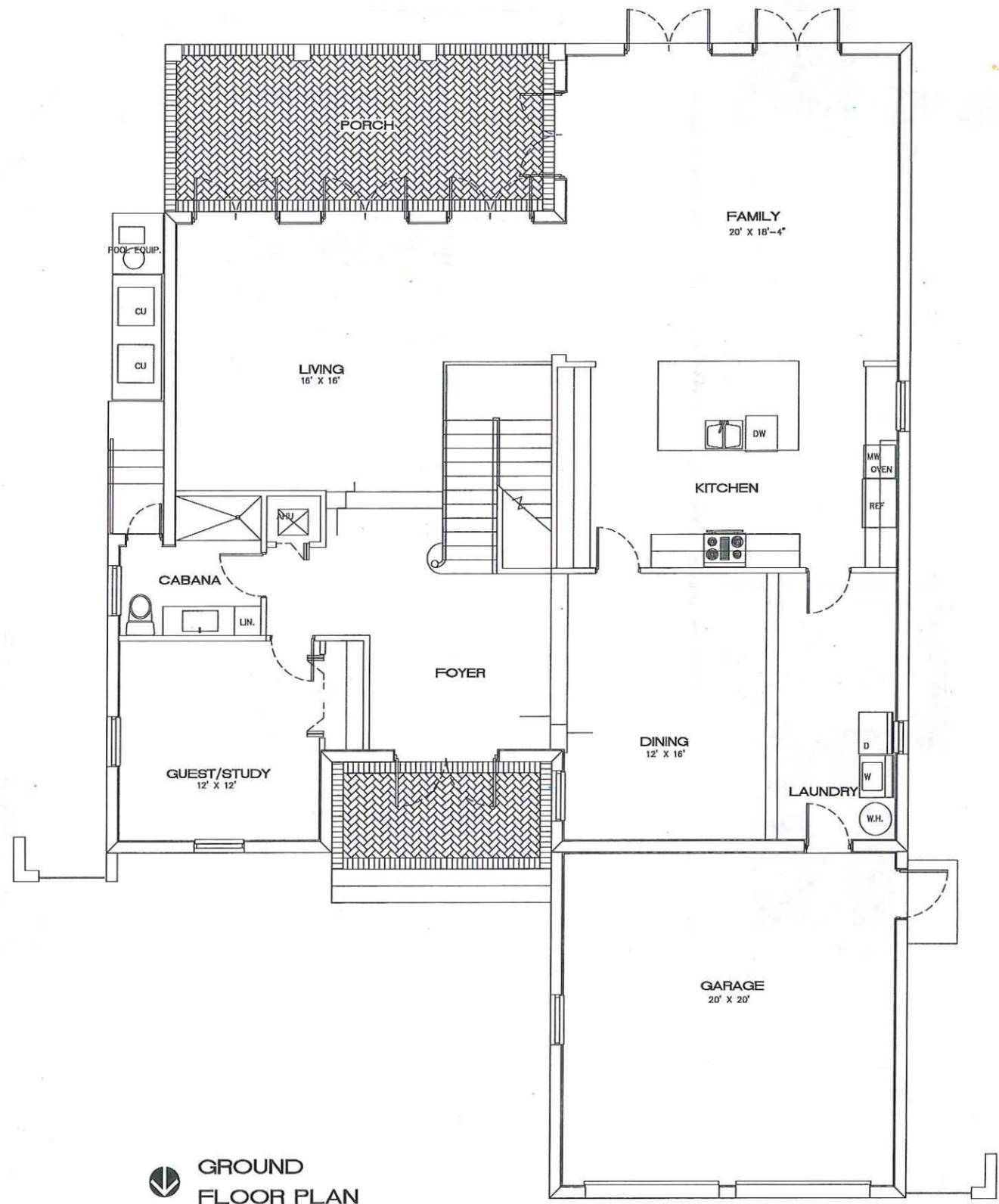
To the best of my knowledge, if plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statute

OWNER:  
 OLD CUTLER PROPERTIES LLC  
 9800 SW 89th CT.  
 MIAMI, FLORIDA 33176  
 (305) 972-2355

NEW RESIDENCE FOR:  
**OLD CUTLER PROPERTIES**

9800 SW 89TH CT.  
 PALMETTO BAY, FLORIDA 33176

Date	Revisions	
Checked	A.D.	
Drawn	CAD	
Date	3-7-16	
Job no.	C-1602	



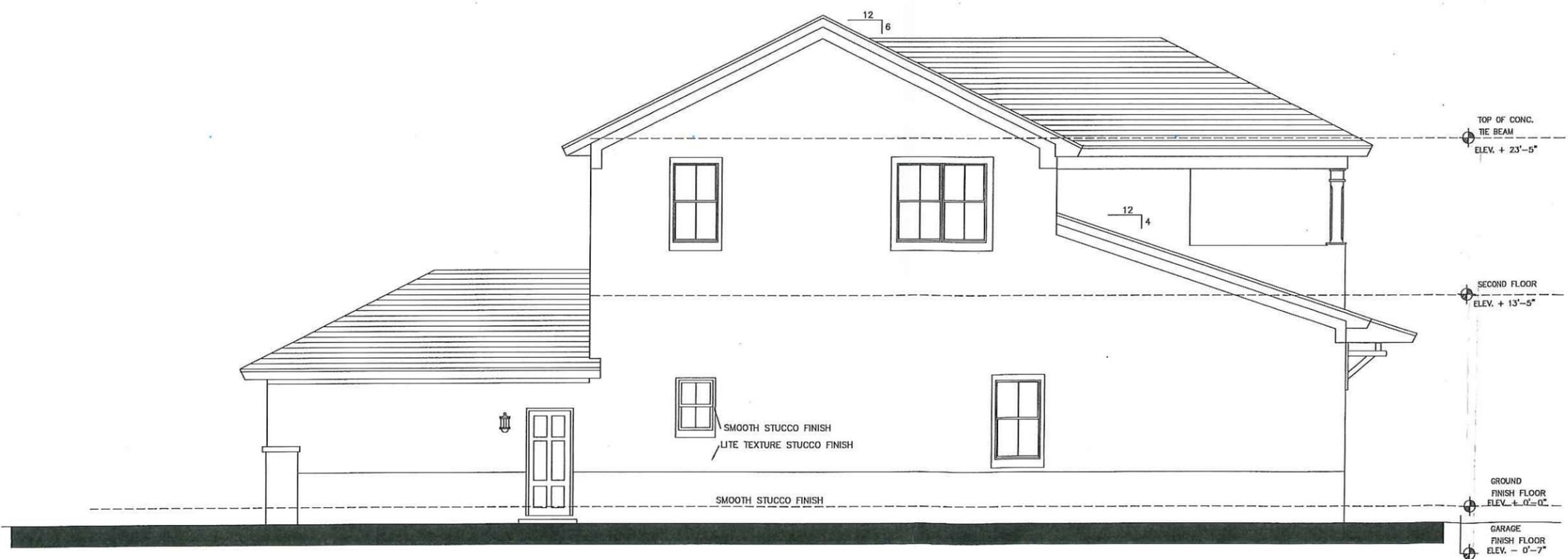
A.R.#8338 Armando Davil

To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statute.

OWNER:  
 OLD CUTLER PROPERTIES LLC  
 9800 SW 89th CT.  
 MIAMI, FLORIDA 33176  
 (305) 972-2355



SOUTH ELEVATION 1/4"



WEST ELEVATION 1/4"

NEW RESIDENCE FOR:  
**OLD CUTLER PROPERTIES**  
 9800 SW 89TH CT.  
 PALMETTO BAY, FLORIDA 33176

Date	Revisions	Checked	Drawn	Date	Job no.
		A.D.	CAD	3-7-16	C-1602

**A-3.1**