



City of North Miami Beach, Florida

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING BOARD STAFF REPORT

TO: Planning and Zoning Board
VIA: Justin Proffitt, AICP, Planning and Zoning Manager
FROM: Mario Duron, Associate Planner
DATE: February 13, 2017
RE: 19300 NE 22 Avenue, Fence Height Variance

ITEM # 17-1	Fence Height Variance
OWNER OF PROPERTY	ESTEBAN ALOIA MACRETT & NATACHA ALBERGHINA
ADDRESS OF PROPERTY	19300 NE 22 nd AVE
FOLIO NUMBER	07-2204-014-1690
LEGAL DESCRIPTION	LOT 7 IN BLOCK 9 OF "SKY LAKE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 14,000 SQ.FT. OR 0.3214 ACRES, MORE OR LESS.
EXISTING ZONING	RS-2, RESIDENTIAL SINGLE-FAMILY DISTRICT
EXISTING LAND USE	RESIDENTIAL
FUTURE LAND USE DESIGNATION	RESIDENTIAL

BACKGROUND:

The applicant, 19300 NE 22nd AVE, represented by Susan Wolkenfeld, requests a non-use variance:

1. Variance from Section 24-80(C)(3)(a) to permit a six (6) foot fence in the front yard setback, where only a four (4) foot fence is permitted.

Please note for privacy and medical concerns some names have been omitted from the original documents.

ZONING:

The subject property, as well as the properties to the north and south are zoned R-2, Residential Single-Family District, in the Sky Lake subdivision. To the west, the subject property abuts the Sky Lake. The City of North Miami Beach boundary limit is to the east of the subject property, where, Enchanted Lake, an unincorporated community of Miami-Dade begins. The County properties to the east are zoned RU-1, Single-Family Residential District.

THE SITE:

The existing development consists of a newly constructed 4,445.6 square foot, two-story residential property.

COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS:

Sec. 24-176 Variance Review Standards & City Staff Analysis

In reviewing a fence height variance, city staff utilizes the variance criteria and procedure in Section 24-176.

Below is a staff analysis of how this variance application complies with the variance review standards in Section 24-176(C) of the zoning code:

1. *A non-use variance to the terms of this Code that will not be contrary to the public interest may be recommended by the Planning and Zoning Board and granted by the City Council in compliance with the requirements of the City Charter in this Code, upon a showing by the applicant that the nonuse variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required. For the purpose of this subsection, the term "non-use variances" involves matters such as setback lines, frontage requirements, subdivision regulations, height limitations, lot size restrictions, yard requirements and other variances which have no relation to change of use of the property in question.*

COMPLIES. In the first section of the variance ordinance (Sec. 24-176) it states, “A non-use variance to the terms of this Code that will not be contrary to the public interest may be recommended by the Planning and Zoning Board and granted by the City Council upon showing: that the nonuse variance maintains the basic intent and purpose of the zoning, that it protects the general welfare of the public, and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community.”

The property is located in a RS-2, Residential Single-Family zoning district. The newly constructed home maintains its compatibility with surrounding land uses, having been built

to conform to all the zoning requirements of the RS-2 zoning district, and is not a detriment to the community.

A hardship, not created by the applicant, cannot be eliminated without the requested variance allowing for a fence height in the front yard setback that is greater than permitted by the code. Supporting documents recommend that a greater fence height of at least six (6) feet is an appropriate measure to ensure the health and safety of the applicant and their child. Supporting letters provided by professionals working with the child indicate that the child's disabilities affect her social, cognitive, and language domains. The child has been known to engage in elopement, resulting in her leaving her home alone and exposing her to dangerous situations. The child's affected cognitive abilities impede her from recognizing obvious dangers and affects her ability to effectively communicate or ask for help from pertinent authorities. Ultimately, both professionals recommend that a front yard fence height of a minimum of six (6) feet in height will be tall enough to prevent the child from climbing over it and running into the street, and to ensure the child's safety and that of the general public.

- 2. Appropriate conditions and safeguards, in conformity with the Code, may be prescribed as a condition of the granting of the variance, and violation of such conditions shall be deemed a violation of this Code.*

COMPLIES. Appropriate conditions and safeguards were prescribed as a condition of the granting of the variance. The front gate door abutting the sidewalk is required to open towards the property and not towards the street where it will be a hazard for pedestrians on the sidewalk. In addition, the proposed fence is constructed in a manner that allows air and light to freely pass, as mandated by Section 24-80(B)(3).

- 3. The nonconforming use of adjacent lands, structures, or buildings shall not be considered grounds for the authorization of a variance.*

COMPLIES. Nonconforming uses of adjacent lands, structures, or buildings were not considered as grounds for granting the variance. The single-family home is a permitted use in the RS-2 zoning district and a fence along the perimeter of the home is permitted as well.

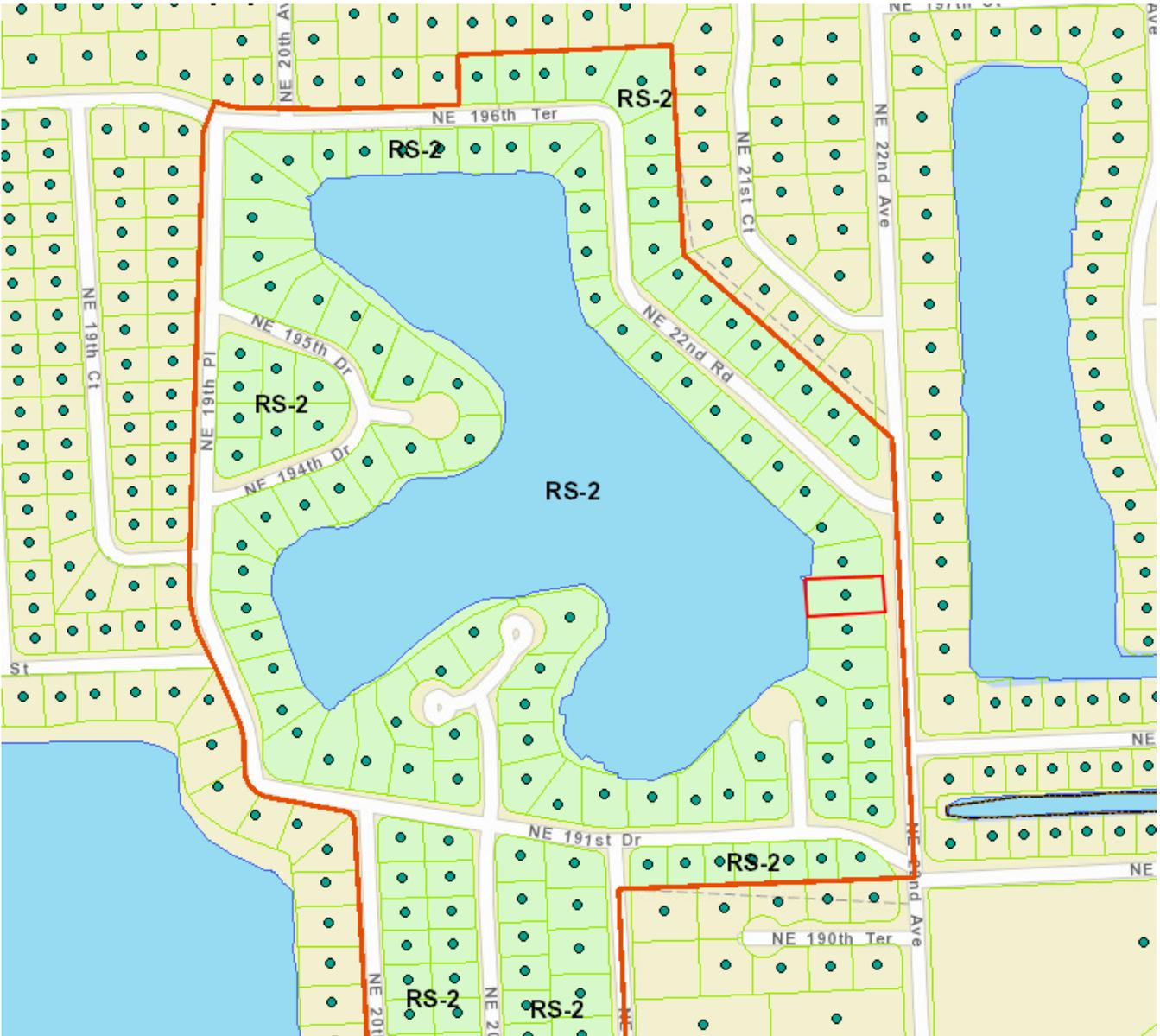
COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Community Development Department recommends **APPROVAL** of the fence height variance subject to the conditions in the attached draft resolution.

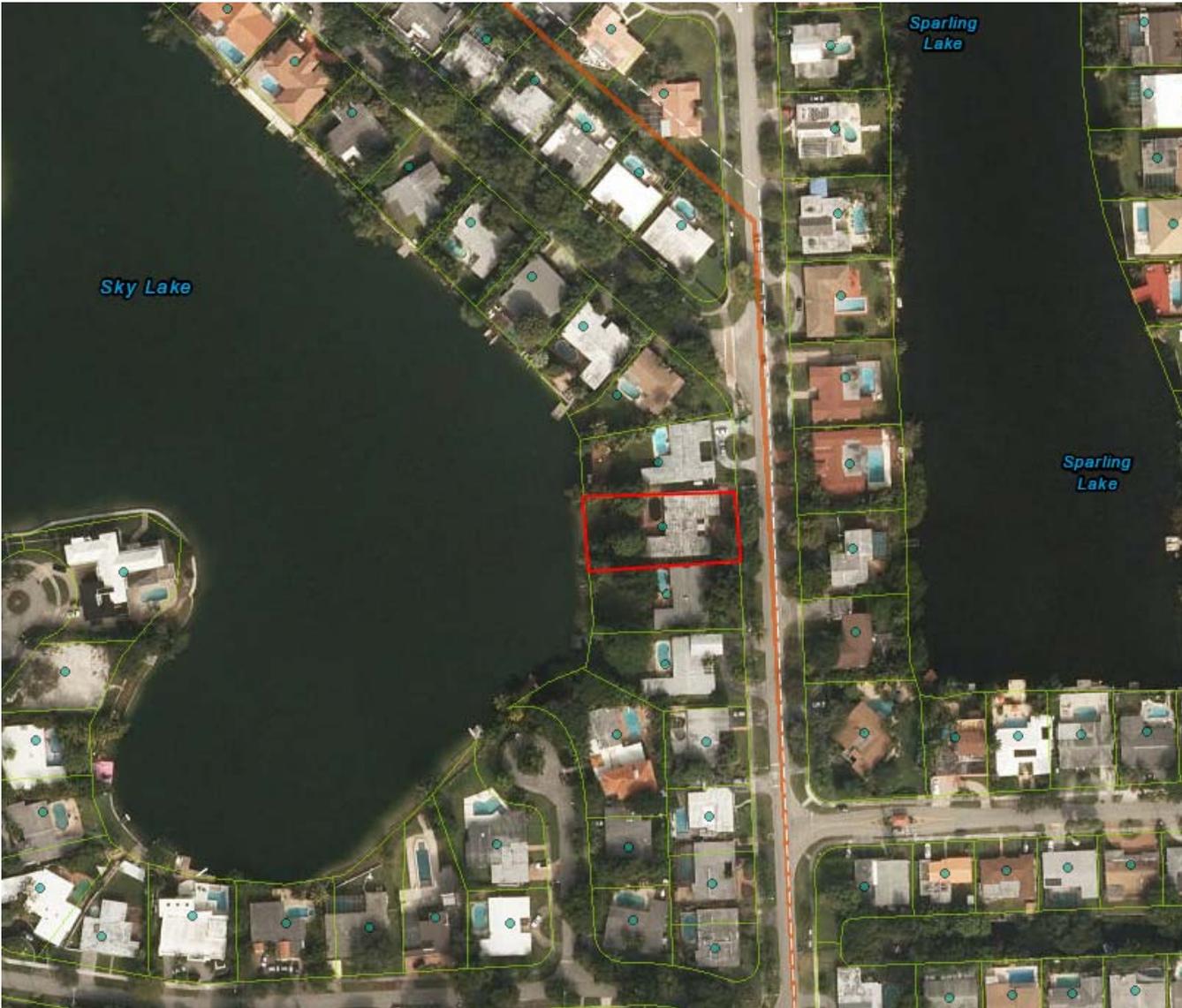
Attachment(s):

- Draft Resolution
- Application
- Variance Request Letter: Markowicz International Law
- Letter of Intent: Behavioral Initiatives
- Letter of Intent: Casa Blanca Academy
- Property Owner Information
- Property Owner List (within 500 ft.)
- Site Plan and Survey

LOCATION AND ZONING MAP



AERIAL LOCATION MAP



PUBLIC HEARING ADVERTISEMENT



CITY OF NORTH MIAMI BEACH NOTICE OF PUBLIC HEARING

DATE/TIME: Monday, February 13, 2017 6:00 P.M.
LOCATION: North Miami Beach City Hall, 2nd Floor, City Commission Chambers
17011 NE 19th Avenue, North Miami Beach, FL 33162

PUBLIC NOTICE is hereby given that the City of North Miami Beach Planning and Zoning Board shall consider the following public hearing items:

Development Agreement – “5 Park Mixed Use Project” – 17071 West Dixie Highway:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH MIAMI BEACH AND LAAAJ, LLC PURSUANT TO SECTIONS 163.3220 TO 163.3243 OF THE FLORIDA STATUTES FOR THE PURPOSE OF REDEVELOPING THE PROPERTY WITH A MULTI-USE PROJECT THAT INCLUDES RETAIL, OFFICE, AND RESIDENTIAL USES.

Site Plan Approval, Variance – “5 Park Mixed Use Project”- 17071 West Dixie Highway:

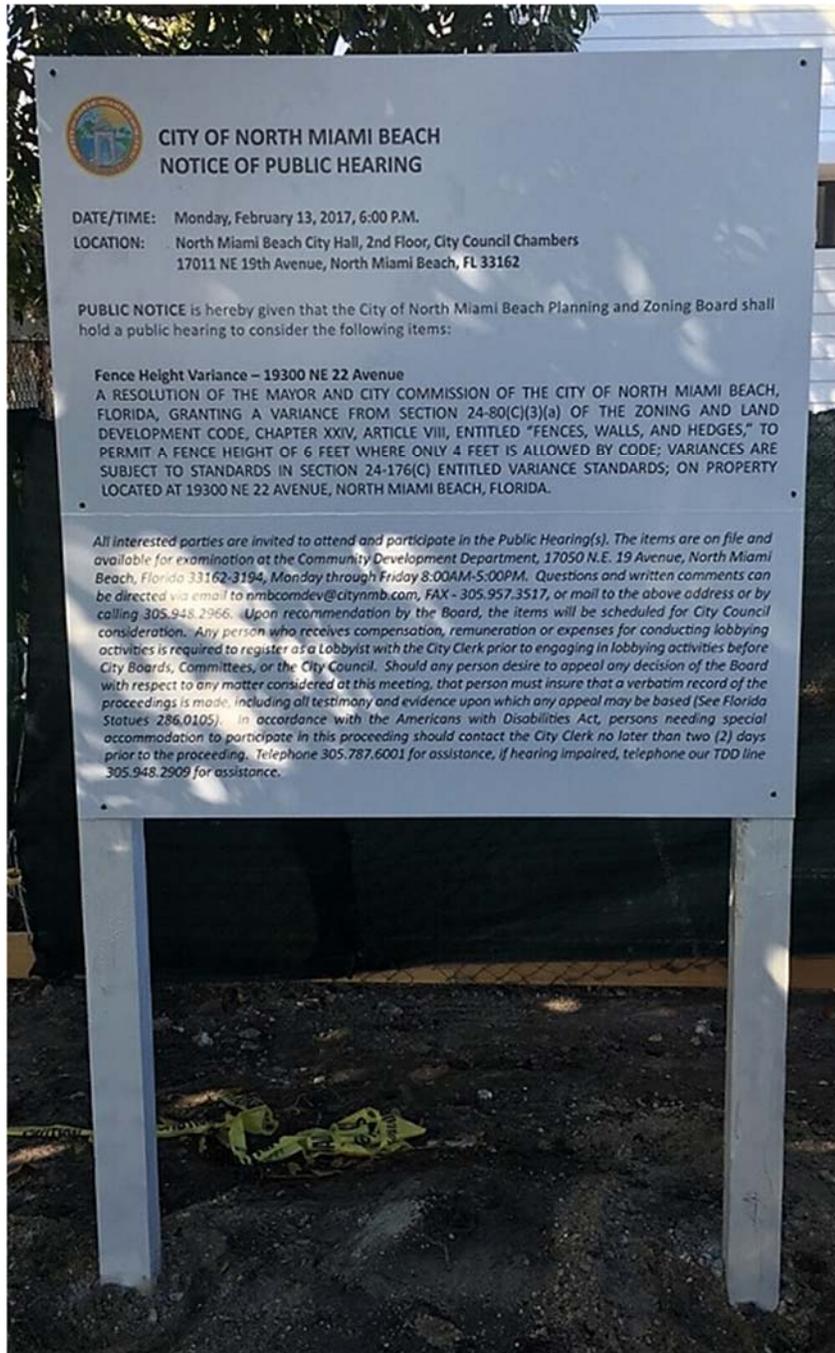
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 862,217 SQUARE FOOT, 19 STORY, MIXED USE DEVELOPMENT ON LAND TOTALING 2.52 ACRES, CONSISTING OF 415 RESIDENTIAL UNITS, 50,486 SQUARE FEET OF OFFICE, AND 30,210 SQUARE FEET OF RETAIL SPACE AS PROPOSED; AND GRANTING A NON-USE VARIANCE FROM SECTION 24-58.5(K)(B)(I) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO PERMIT A MIXED-USE BUILDING WITH A MULTI-LEVEL PARKING GARAGE WITHOUT THE REQUIRED 20 FOOT WIDE LINER BUILDING ALONG THE WEST DIXIE HIGHWAY FRONTAGE.

Fence Height Variance – 19300 NE 22 Avenue

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM SECTION 24-80(C)(3)(a) OF THE ZONING AND LAND DEVELOPMENT CODE, CHAPTER XXIV, ARTICLE VIII, ENTITLED “FENCES, WALLS, AND HEDGES,” TO PERMIT A FENCE HEIGHT OF 6 FEET WHERE ONLY 4 FEET IS ALLOWED BY CODE; VARIANCES ARE SUBJECT TO STANDARDS IN SECTION 24-176(C) ENTITLED VARIANCE STANDARDS; ON PROPERTY LOCATED AT 19300 NE 22 AVENUE, NORTH MIAMI BEACH, FLORIDA.

All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to nmbcomdev@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.

PUBLIC HEARING PROPERTY SIGN



RESOLUTION NO. R2017-1

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM CHAPTER XXIV, ARTICLE VIII, SECTION 24-80, ENTITLED “FENCES, WALLS, AND HEDGES”, SPECIFICALLY GRANTING A VARIANCE FROM SECTION 24-80(C)(3)(a) TO PERMIT A FENCE HEIGHT OF SIX (6) FEET IN THE FRONT YARD SETBACK, WHERE ONLY FOUR (4) FEET IS ALLOWED, ON THE PROPERTY LOCATED AT 19300 NE 22 AVENUE, NORTH MIAMI BEACH, FLORIDA.

(P&Z Item No. 17-1, February 13, 2017)

WHEREAS, the property described herein is zoned RS-2 Residential Single-Family District; and

WHEREAS, the Applicant requests approval of variances from Section 24-80(C)(3)(a) to construct a six (6) foot fence in the front yard setback, where only a four (4) foot fence is permitted; and

WHEREAS, on February 13, 2017, the Planning and Zoning Board, by a vote of ____ to ____, recommend approval of the variance, subject to the conditions set forth and included herein below in Section 1.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of North Miami Beach, Florida:

Section 1. Variance approval to construct a six (6) foot fence in the front yard setback of the property, where only a four (4) foot fence is permitted, on property legally described as:

LOT 7 IN BLOCK 9 OF “SKY LAKE”, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 14,000 SQ.FT. OR 0.3214 ACRES, MORE OR LESS;

A/K/A 19300 N.E. 22ND AVENUE
NORTH MIAMI BEACH, FLORIDA.
Tax Folio: 07-2204-014-1690

is **HEREBY GRANTED** SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless otherwise provided, all of the below conditions shall be completed/complied with prior to the issuance of the building permit.
2. The conditions of approval for this variance approval, are binding on the Applicant, the property owners, operators, and all successors in interest and assigns.

RESOLUTION NO. R2017-1

3. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
 - i. Land Title Survey prepared by Cousins Surveyors & Associates, Inc.
 - ii. Plans prepared by SDH Studio Architecture and Design, dated January 9, 2015, including the following:
 1. Site Plan, Sheet A-100
4. All representations and exhibits as prepared and provided to the Community Development Department as part of the Application Submittal Package, as amended.
5. All representations proffered by the Applicant's representatives as a part of the review of the application at public hearings.
6. No later than 90 days following the final City Commission approval, the Applicant shall enter into an agreement with the City to defend, indemnify and hold harmless (using legal counsel acceptable to the City) the City, its agents, servants and employees, from and against any loss, cost, expense, claim, demand or cause of action of whatever kind or nature arising out of or related to any act or omission related to the variances and for which the City, its agents, servants, or employees, are alleged to be liable or charged with such expense. The Applicant shall pay all costs and expenses related to any legal defense required by the City pursuant to the foregoing.
7. All gates must open inward onto the property and not in the city right of way.

Section 2. The City Commission makes the following FINDINGS OF FACT based upon the substantial competent evidence provided:

- The requested variance is due to a hardship not created by the Applicant and cannot be eliminated and, without the requested variances the health and safety of the family (Applicant) are not served within the existing permitted fence height. A non-use variance allowing for a fence height greater than permitted by this Code is not contrary to the public interest nor contrary to the requirements of this Code. The Applicant has demonstrated that the non-use variance maintains the basic intent and purpose of the zoning, does not impact the general welfare of the public, and maintains the appearance of the community and surrounding land. Appropriate conditions and safeguards, in conformity with the Code, have been prescribed as a condition of the granting of the variance, and violation of such conditions shall be deemed a violation of this code. The existing uses on the property are not nonconforming uses of the adjacent lands, structures, or buildings.

Section 3. Pursuant to Section 24-172(I) of the Code of Ordinances of the City of North Miami Beach, the applicant must apply for a master building permit from the City within one (1) year of the date of this Resolution or the variance approval granted shall be deemed null and void and the applicant shall be required to reinstate the variance process unless the term is extended administratively or by the City Commission prior to its expiration.

APPROVED AND ADOPTED by the City Commission of the City of North Miami Beach, Florida at regular meeting assembled this ___ day of _____, 2017.

ATTEST:

PAMELA L. LATIMORE
CITY CLERK

(CITY SEAL)

GEORGE VALLEJO
MAYOR

APPROVED AS TO FORM & LANGUAGE
AND FOR EXECUTION

JOSE SMITH
CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Mayor George Vallejo				
Commissioner Anthony DeFillipo				
Commissioner Barbara Kramer				
Commissioner Marlen Martell				
Commissioner Frantz Pierre				
Commissioner Phyllis Smith				
Commissioner Beth Spiegel				



General information

Property/project name: _____ Submittal date _____, 2016

Street address(es) of the property: 19300 NE 22nd Ave, Miami Fl 33180

Proposed use: _____

Applicant(s)/agent(s): SUSAN WOLKENFELD

Application request

The undersigned Applicant(s)/Agent(s)/Property Owner(s) request City of North Miami Beach consideration and review of the following application(s). Please check all that apply.

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use
- Conditional Use – Special Limited
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Planned Unit Development
- Plat/Replat
- Site Plan
- Variance
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

Project information

Street address(es) of the property: 19300 NE 22nd Ave, Miami Fl 33180

Legal description: Lot(s) 7 Block 9, Sky Lake

Block(s) 9 Section (s) SKY LAKE.

Property folio numbers (list all numbers) 07-2204-014-1690



Property owner name(s): ESTEBAN ALOIA MACRETT and NATACKA ALBERGHINA

Property owner(s) mailing address(es): 2340 NE 192 STREET, MIAMI FL 33180

Telephone: Business 954 394 5978 Fax _____

Other 786 290 6016 Email emacrett@gmail.com

Applicant(s)/agent(s): SUSAN WOLKENFELD

Applicant(s)/agent(s) mailing address: 17635 NE 8th Ct

Telephone: Business 305 527-6282 Fax _____

Other _____ Email speedypermits@gmail.com

Proposed site data and land use(s) information

Please complete and/or respond to all requested information. If "Not Applicable," please note NA.

Current Comprehensive Plan Land Use designation(s): _____

Current Zoning District designation(s): _____

Proposed Comprehensive Plan Land Use designation(s) (if applicable): _____

Proposed Zoning District designations(s) (if applicable): _____

Proposed non-residential land uses (list of intended uses), gross square footage, required parking and parking provided.

Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____

Non-residential totals: Square footage: _____ Required parking: _____ Parking provided: _____

Residential unit size, number by unit type, gross square footage by type, required parking and parking provided:

Unit size: Studio: _____ One-bedroom: _____ Two-bedroom: _____ Three-bedroom: _____

Studio: _____	Square footage: _____	Required parking: _____	Parking provided: _____
One-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Two-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Three-bedroom: _____	Square footage: _____	Required parking: _____	Parking provided: _____

Residential totals: _____ Square footage: _____ Required parking: _____ Parking provided: _____



Site data information:

Total lot area (square footage/acreage): _____ Lot width: _____ Lot depth: _____
 Setbacks: Front: _____ Rear: _____ Side: _____ Side (Interior): _____
 Building height (feet/inches): _____ Number of floors: _____
 Minimum pervious area: _____ Maximum lot coverage: _____
 Total required parking: _____ Parking provided: _____ Additional parking: _____

Supporting information

A Preapplication Conference is required with the Community Development Staff in advance of application submittal to determine the information necessary to be filed with the application(s). Staff will advise and check the required items at the Preapplication Conference. If necessary, attach additional sheets to application. Staff reserves the right to request additional information as necessary throughout the entire City review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency review application.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Lobbyist form (City form).
- Massing model and/or 3D computer model.

- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: _____

Application submittal requirements – Number of copies

1. Table of Contents. Please provide a Table of Contents identifying all documents provided on all paper and electronic copies. Please clearly indicate date on all pages of plans and drawings.
2. Hard copies.
 - a. Fifteen (15) paper copies (11 inch by 17 inch format with binding) of this application and entire application shall be submitted including all the items identified in the Pre-application Conference.
 - b. One (1) paper full-size (24 inch by 36 inch format, signed and sealed, stapled and folded) plans of all drawings, illustrations, etc.
 - c. One (1) copy of exterior architectural materials board (if applicable).
 - d. Fifteen (15) sets of the application.
 - e. Fifteen (15) sets of the letter of intent for the project.
 - f. Fifteen (15) sets of the most recent survey of the property.
3. Digital media copies. One (1) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. Each document shall be separated into separate PDF files (i.e., application; site plan,

landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami Beach unless identified and approved as a part of this application request and/or other previously approved applications.
3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
4. Understand this application must be complete and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application (I)(We) understand that any City review shall be voidable at the option of the City of North Miami Beach.
5. Understand the failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. Understand that the application, all attachments, correspondence and fees become a part of the official records of the City of North Miami Beach and are not returnable.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. All representatives of the application have registered with and completed the required lobbyist forms from the City of North Miami Beach City Clerk's Office.
9. The application before the Board or City Council shall be represented by the legal owner, the prospective owner having a bona fide purchase contract or a duly qualified attorney retained by said owner or prospective owner.
10. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: concurrency review; property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review. Understand that if payment is not received the prior to Final Public Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

(See next page for signature information)

(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).

★

Property owner(s) signature(s): <i>[Handwritten Signature]</i>	Property owner(s) print name: <i>Esteban Aloia Maccreti</i>
Property owner(s) signature(s): <i>[Handwritten Signature]</i>	Property owner(s) print name: <i>NATACHA ALBERGHINA</i>
Property owner(s) signature(s):	Property owner(s) print name:

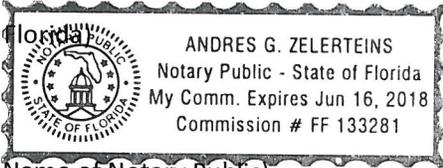
Address(es):
19300 NE 22nd AVE, MIAMI FL 33180

Telephone: <i>7862906016</i>	Fax:	Email: <i>emaccreti@gmail.com</i>
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this *8th* day of *December* 2016 by

(Signature of Notary Public - State of Florida)
[Handwritten Signature]



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:



Address(es):

Telephone: Fax: Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this _____ day of _____ 2016 by

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature(s): <i>[Handwritten Signature]</i>	Applicant(s)/Agent(s) Print Name: <i>SUSAN WOLKENFELD</i>
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Address(es):
17635 NE 8th Ct Miami FL 33162

Telephone: *305527-6282* Fax: Email: *speedypermits@gmail.com*

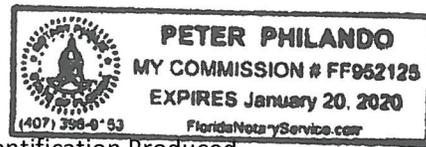
NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 24 day of January 2016 by

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____





MARKOWICZ
INTERNATIONAL LAW

Javier Markowicz, Esq.
Markowicz International Law
2999 NE 191st Street
Aventura, Florida 33180

December 1, 2016

Mr. Richard Lorber, Director
Community Development, Planning and Zoning
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162

Re: **Variance Request**

Dear Mr. Lorber:

We are contacting you to a recent denial of approval of plans for the construction of a fence on our client's property located at 19300 NE 22nd AVE, MIAMI FL 33180. The contractor submitted the plans on November 1st 2016 and received a verbal denial because the fence purported to be built was above the height allowed under local ordinance.

Please be advised that this matter is of high security importance. Our client intentionally submitted the request of a high fence to protect the security of her daughter [REDACTED]. For your information, [REDACTED], is diagnosed with Autism Spectrum Disorder. Although [REDACTED] is a very loving child, who I happen to know her on a personal basis, she is known not only to her teachers but also to her parents as very adventurous. However, her curiosity, coupled with her scarce cognitive abilities, drives her to run out of premises, jump barriers, and wonder arounds the streets. Therefore, based on previous experiences, our client has concluded that a fence higher than six (6) feet tall is required to ensure [REDACTED] safety and wellbeing.

As for you to make a better assessment of this matter, we are enclosing two letters from professionals, who have been working with [REDACTED] and who were gentle enough to provided their testimony as expert witnesses. One letter is from Mrs. Sarha Bartlett, Clinical Director of Behavioral Initiative Institute and the second letter is from Mrs. Marina Aviles, Special Education Teacher at Casa Blanca.

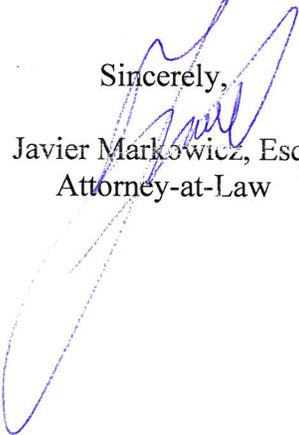
Through this letter we would like to formally request a variance to the rules set by the municipality so that the [REDACTED] family can install a six (6) feet fence to protect the wellbeing of her child [REDACTED] while remaining in full compliance with the rules and regulations prescribed by City of North Miami Beach.

If you have any questions or comments, I encourage you to contact me directly at jmarkowicz@mrkinternationallaw.com and/or 1 (786) 371-1295 or you can contact my client directly, Esteban Aloia at emacrett@gmail.com and/or 1 (954)394-5978.

Thank you in advance for your attention and disposition to cooperate with such important matter.

Sincerely,

Javier Markowicz, Esq.
Attorney-at-Law



Friday, November 4th 2016



To whom it may concern:

My name is Marina Avilés. I am a Special Education Teacher at Casablanca Academy in the City of Hollywood, Florida. I have been providing educational and therapeutic services to the [REDACTED] family since 2014, time in which their daughter has been attending the school. [REDACTED] diagnosed with Autism Spectrum Disorder, is a loving girl and a great student, however her condition requires special care from her teachers, family and other caretakers. Her disability severely affects social, cognitive and language domains. Although [REDACTED] is very active and able-bodied, her disability prohibits her from identifying dangers in her environment. It is typical for [REDACTED] to quickly run out of premises, climb furniture and tall equipment, and even wander to the street with no awareness of what danger cars or strangers may represent to her safety. Is important to note that [REDACTED] is also non-verbal and lacks the ability to effectively communicate otherwise; in the event of an emergency, [REDACTED] will not be able to ask for help or alert pertinent authorities. It is vital that [REDACTED]'s immediate environments such as home and school, are adapted to her special needs and that all efforts are made to ensure her safety.

If more details or information is needed, please feel free to contact me by phone at 787-922-2944 or via email at marina@casablancaacademy.org

Kind Regards,

A handwritten signature in blue ink, appearing to be 'Marina Avilés', is written over a horizontal line.

Teacher/DIRFloortime Therapy Facilitator



Behavioral Initiatives
Quality ABA Professionals

November 8, 2016

RE: Gate height allowance

To Whom it May Concern:

My name is Sarah Bartlett and I am the owner and clinical director of Behavioral Initiatives, a group of professionals providing Applied Behavior Analysis (ABA) services to individuals with autism and other disabilities. For the past 3 years we have been providing services to [REDACTED]. [REDACTED] is diagnosed with Autism. Due to her condition she has symptoms including communication, social, and behavioral challenges. She is not aware of danger and requires constant supervision. [REDACTED] engages in elopement, leaving her home alone, which exposes her to a number of dangerous situations. The [REDACTED] family must put certain measures in place to ensure her safety. Therefore, it is imperative that the front gate of their new home be at a minimum height of 6ft., a height tall enough that she cannot climb over it, to ensure her safety.

If you have any further questions, please feel free to contact me at (954) 579-6204.

Sincerely,

Sarah Bartlett, M.S., BCBA





CERTIFICATION LETTER

City of North Miami Beach

Date: January 19, 2017

Applicant: Esteban Aloia Macrett and Natacha Alberghina

Legal Description: Lot 7 Block 9 of Sky Lake as recorded in Plat Book 60 Page 8 of the Public Records of Miami-Dade County, Florida.

Address or General Location: 19300 NE 22 Avenue

Type of Application: Variance

This letter certifies that the attached list of property owners are a complete and accurate representation of the property ownership within 500 feet of the subject property listed above. This was prepared using the latest tax folio rolls supplied by the Miami-Dade County Property Appraisers Office as of January 16, 2017.

Thank You,

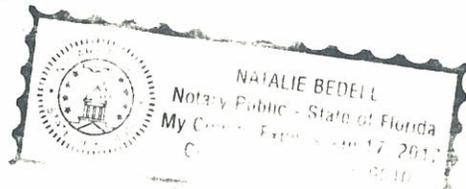
A handwritten signature in blue ink, appearing to read "Christina Mathews", written over a horizontal line.

Christina Mathews

Sworn and subscribed before me this 19th day of January, 2017. She is personally known to me.

A handwritten signature in blue ink, appearing to read "N. Bedell", written over a horizontal line.

Signature of Notary



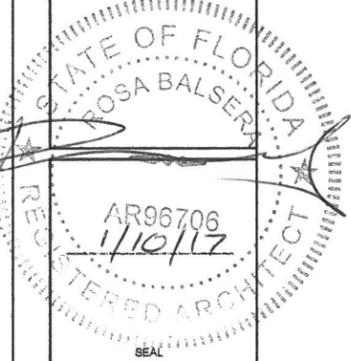
30-2204-019-0620	MIAMI-DADE COUNTY	Not Available	Miami	33180-0000	111 NW 1 ST STE 1610	MIAMI FL	33128-1924
30-2204-020-0300	ELIANE M MEUNIER TR	19400 NE 22 AVE	Miami	33180-2108	19400 NE 22 AVE	N MIAMI BEACH FL	33180-2108
30-2204-020-0310	CARLOS DOMINGUEZ &W GLADYS	19410 NE 21 CT	Miami	33179-3617	19410 NE 21 CT	MIAMI FL	33179-3617

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code
07-2204-014-1630	T RACCIATTI &W ELIZABETH	19180 NE 22 AVE	NORTH MIAMI BEACH	33180-2102	19180 NE 22 AVE	NO MIAMI BEACH FL	33180-2102
07-2204-014-1640	JULIO E RIVERA	19190 NE 22 AVE	NORTH MIAMI BEACH	33180-2102	19190 NE 22 AVE	NORTH MIAMI BEACH FL	33180-2102
07-2204-014-1650	VICTOR ZUNIGA	19200 NE 22 AVE	NORTH MIAMI BEACH	33180-2104	19200 NE 22 AVE	MIAMI FL	33180
07-2204-014-1660	ABRAHAM ALLOUCHE	19230 NE 22 AVE	NORTH MIAMI BEACH	33180-2104	1064 NW 3 STREET	HALLANDALE BEACH FL	33009
07-2204-014-1670	RONALD RINDLER	19260 NE 22 AVE	NORTH MIAMI BEACH	33180-2104	19260 NE 22 AVE	NORTH MIAMI BEACH FL	33180-2104
07-2204-014-1680	JEROME B ULLMAN JR &W RIT	19290 NE 22 AVE	NORTH MIAMI BEACH	33180-2104	19290 NE 22 AVE	NO MIAMI BEACH FL	33180-2104
07-2204-014-1690	ESTEBAN ALOIA MACRETT	19300 NE 22 AVE	NORTH MIAMI BEACH	33180-2106	19300 NE 22 AVE	MIAMI FL	33179
07-2204-014-1700	WALTER FRANK LAMBERT TRS	19330 NE 22 AVE	NORTH MIAMI BEACH	33180-2106	19330 NE 22 AVE	MIAMI FL	33180
07-2204-014-1710	JEAN M. BUCHWALD &W SANDRA	19360 NE 22 RD	NORTH MIAMI BEACH	33179-3619	19360 NE 22 RD	NO MIAMI BCH FL	33179-3619
07-2204-014-1720	JO ELLEN ZALAZNICK	19380 NE 22 RD	NORTH MIAMI BEACH	33179-3619	19380 NE 22 RD	N MIAMI BEACH FL	33179-3619
07-2204-014-1730	STEVEN A STAMLER &W PENNY	19390 NE 22 RD	NORTH MIAMI BEACH	33179-3619	19390 NE 22 RD	N MIAMI BEACH FL	33179-3619
07-2204-014-1740	KASSFRANC 19410 LLC	19410 NE 22 RD	NORTH MIAMI BEACH	33179-3666	155 N SHORE DR	MIAMI BEACH FL	33141
07-2204-014-1750	KASSFRANC 19430 LLC	19430 NE 22 RD	NORTH MIAMI BEACH	33179-3666	155 N SHORE DR	MIAMI BEACH FL	33141
07-2204-014-1760	JEAN PULCINI (TRUST LE)	19450 NE 22 RD	NORTH MIAMI BEACH	33179-3666	APT 103		
07-2204-014-2210	LEE COVE	19241 NE 20 CT	NORTH MIAMI BEACH	33179-4368	19241 NE 20 CT	NO MIAMI BEACH FL	33179
07-2204-014-2280	VICTOR E FOREITER &W MERCEDES N	2105 NE 191 DR	NORTH MIAMI BEACH	33179-4356	2212 NW 3 ST	MIAMI FL	33179-5210
07-2204-014-2290	LAWRENCE S HURWIT &W EDITH R	2115 NE 191 DR	NORTH MIAMI BEACH	33179-4356	2115 NE 191 DR	N MIAMI BEACH FL	33179-4356
07-2204-014-2300	RALPH KORETSKY TRS	2125 NE 191 DR	NORTH MIAMI BEACH	33179-4356	2125 NE 191 DR	NORTH MIAMI BEACH FL	33179
07-2204-014-2310	RALPH KORETSKY TRS	19150 NE 21 CT	NORTH MIAMI BEACH	33179-4342	2125 NE 191 DR	NO MIAMI BEACH FL	33179
07-2204-014-2320	CHARLES H KATES &W ADELE	19190 NE 21 CT	NORTH MIAMI BEACH	33179-4342	19190 NE 21 CT	NO MIAMI BEACH FL	33179-4342
07-2204-014-2330	JERRY ROSENBLUM TRS	19231 NE 21 CT	NORTH MIAMI BEACH	33179-4376	19231 NE 21 CT	NORTH MIAMI BEACH FL	33179
07-2204-014-2340	IRVING WEISSBROD &W USA	19191 NE 21 CT	NORTH MIAMI BEACH	33179-4376	19191 NE 21 CT	NO MIAMI BEACH FL	33179-4376
07-2204-014-2350	RICHARD N BROOKS	2155 NE 191 DR	NORTH MIAMI BEACH	33179-4384	2155 NE 191 DR	NORTH MIAMI BEACH FL	33179
07-2204-014-2440	LIZETTE ALGAZI	19401 NE 22 RD	NORTH MIAMI BEACH	33179-3618	19401 NE 22 ROAD	NORTH MIAMI BEACH FL	33179
07-2204-014-2450	DAVID PERETZ TRS	19421 NE 22 RD	NORTH MIAMI BEACH	33179-3618	19421 NE 22 RD	NORTH MIAMI BCH FL	33179
07-2204-014-2460	JOHN PAGEL SOHN	19441 NE 22 RD	NORTH MIAMI BEACH	33179-3618	19441 NE 22 RD	NORTH MIAMI BEACH FL	33179
07-2204-014-2470	BARRETT WOLF	19461 NE 22 RD	NORTH MIAMI BEACH	33179-3618	19461 NE 22 RD	NORTH MIAMI BEACH FL	33179
07-2204-014-2480	ALEX KROYTER &W ELAINE	19481 NE 22 RD	NORTH MIAMI BEACH	33179-3618	19481 NE 22 RD	N MIAMI BEACH FL	33179-3618
07-2204-019-0310	JOSEPH PETERSMAN TRS	19421 NE 22 AVE	Miami	33180-2107	19421 NE 22 AVE	MIAMI FL	33180
07-2204-019-0320	AYRE ROTSHYTN &W JANET	19411 NE 22 AVE	Miami	33180-2107	19411 NE 22 AVE	MIAMI FL	33180
07-2204-019-0330	STUART S FREIDES TRS	19401 NE 22 AVE	Miami	33180-2107	19401 NE 22 AVE	MIAMI FL	33180-2107
07-2204-019-0340	STEVEN PARKER	19341 NE 22 AVE	Miami	33180-2105	19341 NE 22 AVE	MIAMI FL	33180
07-2204-019-0350	MARION MUTCHNIK TR	19321 NE 22 AVE	Miami	33180-2105	1905 NE 119 RD	N MIAMI BEACH FL	33181-3305
07-2204-019-0360	ARVID A RUMBAITIS &W MARIA	19301 NE 22 AVE	Miami	33180-2105	19301 NE 22 AVE	N MIAMI BEACH FL	33180-2105
07-2204-019-0370	OM DEVELOPERS LLC	19231 NE 22 AVE	Miami	33180-2103	17260 NW 2 CT	MIAMI GARDENS FL	33169
07-2204-019-0380	SERGE OTMEZGUINE &W SYLVIA	19221 NE 22 AVE	Miami	33180-2103	#330		
07-2204-019-0390	MICHAEL P D'ALESSANDRO &W YVONNE	19201 NE 22 AVE	Miami	33180-2103	19221 NE 22 AVE	NO MIAMI BEACH FL	33180-2103
07-2204-019-0400	STEVEN ERIC WIGDOR TR	2225 NE 192 ST	Miami	33180-2123	2225 NE 192 ST	MIAMI FL	33180-2103
07-2204-019-0410	ALICE M GOVAERT	2231 NE 192 ST	Miami	33180-2123	2231 NE 192 ST	N MIAMI BEACH FL	33180-2123
07-2204-019-0420	MEIR RAN	2241 NE 192 ST	Miami	33180-2123	2241 NE 192 ST	MIAMI FL	33180-2123
07-2204-019-0430	CHARLTON ADLER	2251 NE 192 ST	Miami	33180-2123	2251 NE 192 ST	NO MIAMI BEACH FL	33180
07-2204-019-0500	SABENA BERY TRS	2240 NE 192 ST	Miami	33180-2124	2240 NE 192 ST	MIAMI BEACH FL	33180
07-2204-019-0510	JOSEPH D BRONSTEIN	2230 NE 192 ST	Miami	33180-2124	2230 NE 192 ST	AVENTURA FL	33180
07-2204-019-0520	STEFANO CHINDEMI	2220 NE 192 ST	Miami	33180-2124	2220 NE 192 ST	MIAMI FL	33180
07-2204-019-0530	OSKAR ZARATE	2200 NE 192 ST	Miami	33180-2124	2200 NE 192 ST	MIAMI FL	33180
07-2204-019-0540	CARLOS CAMPO	19101 NE 22 AVE	Miami	33180-2101	19101 NW 22 AVE	AVENTURA FL	33180

ALOIA RESIDENCE

19300 N.E. 22ND AVE NORTH
MIAMI BEACH, FL 33180

ALOIA FAMILY



REVISIONS

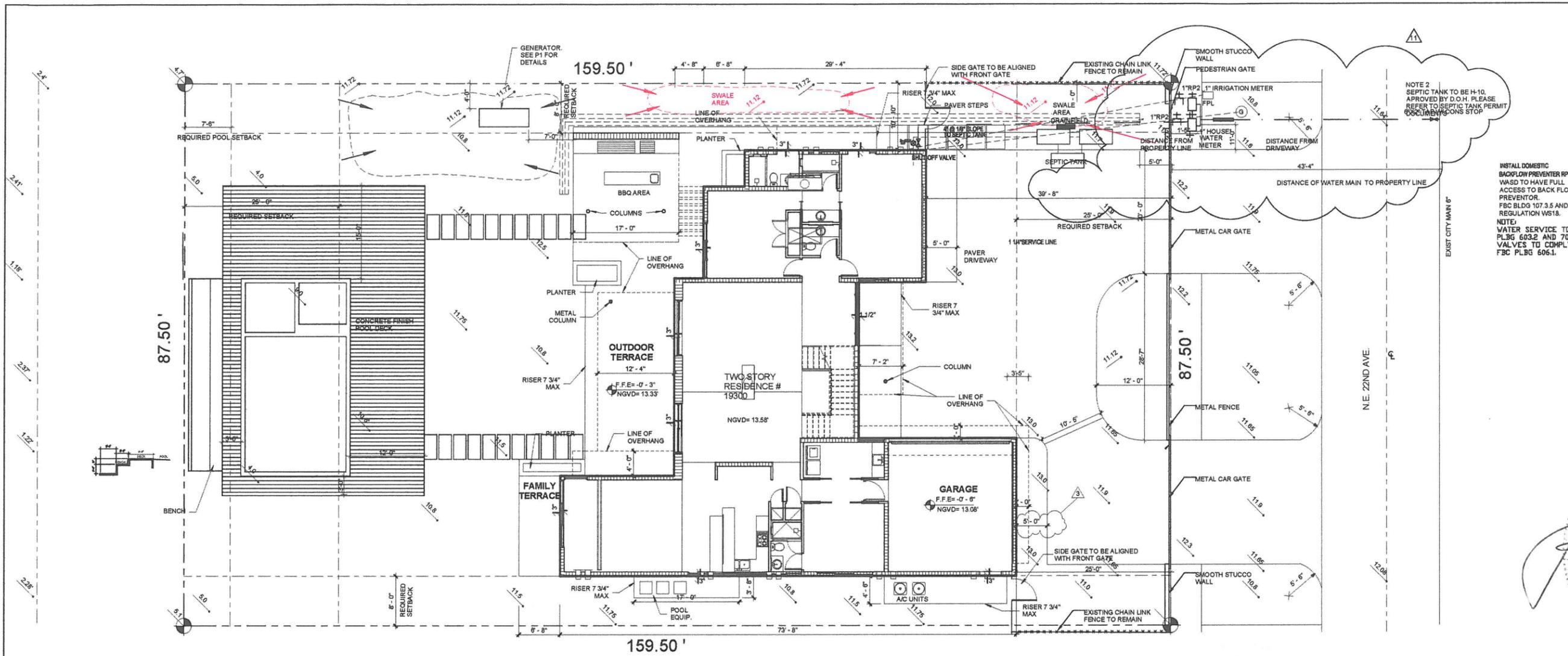
BD	1	08-29-2015
BD	2	08-19-2016
BD	3	12-02-2016
BD	4	12-23-2016

NOTES/COMMENTS

SITE PLAN

DRAWN BY: SHD
CHECKED BY: RB
DATE: 01-09-2015

A-100



INSTALL DOMESTIC BACKFLOW PREVENTER RPZ W/SD TO HAVE FULL ACCESS TO BACK FLOW PREVENTOR. FBC BLDG 107.3.5 AND W. REGULATION WS18. NOTE: WATER SERVICE TO PLBG 603.2 AND 703. VALVES TO COMPLY FBC PLBG 606.1.

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

NOTE 1
TYPE OF CONSTRUCTION AS PER 2010 FBC CHAPTER 6 SECTION 602.3 IS TYPE III OPTION B (AS PER TABLE 601)

602.3 TYPE III
TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOURS RATINGS OR LESS.

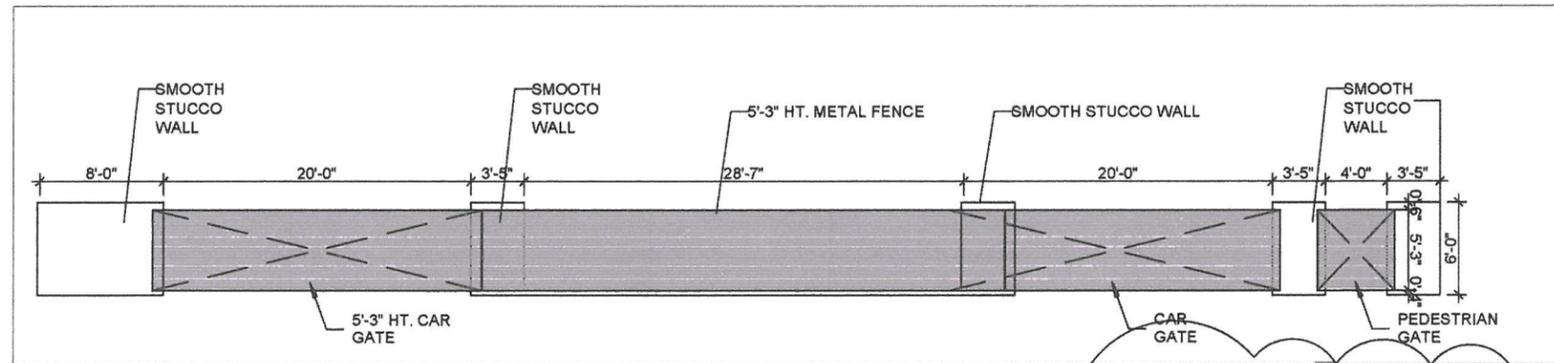
OCCUPANCY CLASSIFICATION IS GROUP R-2 (RESIDENTIAL) TO COMPLY WITH 2010 FBC CHAPTER 3 SECTION 310.1

APPLICABLE CODES
FLORIDA BUILDING CODE 2010 EDITION
FLORIDA ELECTRICAL CODE (LATEST EDITION)
FLORIDA PLUMBING CODE (LATEST EDITION)
FLORIDA MECHANICAL CODE (LATEST EDITION)
STATE OF FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

NOTE:
ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN

TERMITE PROTECTION:
PER FBC 1816.1.7-TERMITE PROTECTION - PRIOR TO BUILDING FINAL INSPECTION A 'CERTIFICATE OF COMPLIANCE' SHALL BE ISSUED TO THE 'BUILDING DEPARTMENT' BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



GATE DETAIL AND REFERENCE IMAGE
3/16" = 1'-0"

LEGAL DESCRIPTION:
3/16" = 1'-0"

ADDRESS: 19300 N.E. 22ND AVE NORTH MIAMI BEACH, FL 33180

LOT: 7 BLOCK: 9 PLAT BOOK: 80 PAGE: 8

HIGHEST CROWN OF ROAD ELEV. = 12.08' AVERAGE OF CROWN OF ROAD ELEV. = 12.08'

ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: FINKA REALTY GROUP PLS LIC. # LB # 7337

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	GRADE
PROPOSED	13.58'	13.08'	

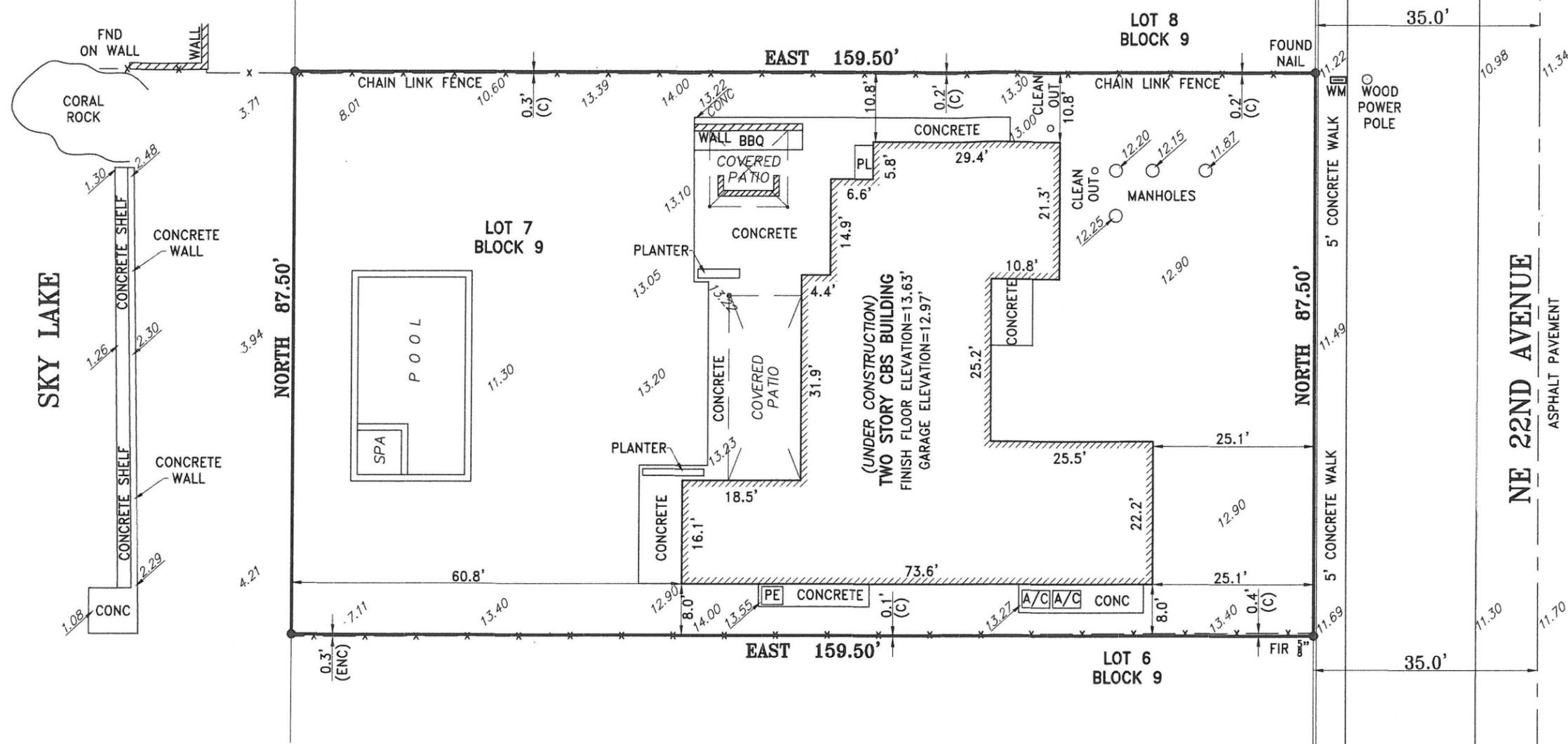
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

SCOPE OF WORK
1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY	
LOT AREA	14,000 SQF
A/C GROUND FL	2547.8 SQF
A/C SECOND FL	1897.8 SQF
TOTAL A/C AREA	4445.6 SQF
ENTRY	70 SQF
TERRACES	654.7 SQF
GARAGE	453 SQF
BALCONIES	582 SQF

ZONING INFORMATION		
MUNI ZONE: RS-2	REQUIRED	PROVIDED
FRONT SETBACK	25'	25'
REAR SETBACK	25'	60'-10"
SIDES SETBACK	8'-0"	8'-0"
HEIGHT LIMITATION	30' FROM C.O.R.	27'-6" FROM C.O.R.
LOT COVERAGE	MAX 40% OF TOTAL= 5600 SQF	4361.4 SQF
TOTAL PERVIOUS AREA	>35%= 4900 SQF	7155.4 SQF
FRONT YARD PERVIOUS AREA	>25% OF FRONT YARD AREA= 25% OF 3500 SQF=824.8 SQF	1117.23 SQF

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built so that the structure in violation of the applicable non-elevation design requirements in sections 110-3, 110-4, 110-5. GARAGE OR STORAGE (SFHA, OSHA 110-5-7). Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be design to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls. Design for complying with this requirement must be either certified by a professional engineer or architect and meet the following criteria:
(1) Provide a minimum of two(2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size. Bottom of all opening shall be no more higher than one(1) foot above grade.
(2) The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

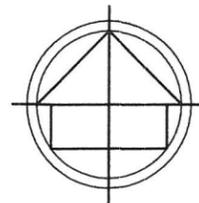


- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - WPP WOOD POWER POLE
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - PE POOL EQUIPMENT
 - CO CLEAN OUT
 - NTS NOT TO SCALE
 - 1.59 ELEVATION
 - FNT FOUND NAIL AND TAB
 - (C) CLEAR
 - (ENC) ENCROACHING
 - WM WATER METER
 - PL PLANTER
 - BBQ BARBECUE GRILL

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK #N-3101 ELEVATION = 11.16' (NGVD29)
8. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 7, BLOCK 9 OF "SKY LAKE", P.B. 60, PG. 8, M/D.C.R. SAID LINE BEARS EAST.

SKETCH OF SURVEY



LAND DESCRIPTION:

LOT 7, BLOCK 9 OF "SKY LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/04/16

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7790-15

CLIENT :

URBAN GROUP CONTRACTORS

REVISIONS	DATE	FB/PG	DWN	CKD
FOUNDATION SURVEY	12/22/15	SKETCH	JD	REC
LOCATED REAR YARD WITH ELEVATIONS	05/12/16	SKETCH	CS	REC
UPDATE SURVEY	12/04/16	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120656
PANEL NUMBER	0133 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
19300 NE 22ND AVENUE

SCALE: 1" = 20'

SHEET 1 OF 1