

RESOLUTION No. 2009-03-948-Z-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY DOTHLYN MORRIS, FOR PROPERTY LOCATED AT 4355 N.W. 197th STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A REAR YARD SETBACK OF 12.8 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED; FOR A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A FRONT YARD SETBACK OF 23.1 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED; NON-USE VARIANCE OF SECTION 33-49 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A LOT COVERAGE OF FORTY-FIVE PERCENT (45%) WHERE A MAXIMUM OF THIRTY FIVE PERCENT (35%) IS ALLOWED; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Dothlyn Morris ("Applicant"), owns certain property located at 4355 N.W. 197th Street, more particularly described on Exhibit "A" attached hereto ("Property"), and

WHEREAS, the Applicant seeks the following non-use variances of setback requirements:

1. A non-use variance of Section 33-50 of the Zoning Code to allow an existing single family residence with a rear yard setback of 12.8 feet where minimum 25.0 feet is required;
2. A non-use variance of section 33-50 of the zoning code to allow an existing single family residence with a front yard setback of 23.1 feet where minimum 25.0 feet is required; and
3. A non-use variance of section 33-49 of the zoning code to allow an existing single family residence with a lot coverage of forty-five percent (45%) where a maximum of thirty five percent (35%) is allowed.

WHEREAS, the City Council held a public hearing on the application on January 7, 2008, and

WHEREAS, the City's Planning & Zoning staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and

WHEREAS, the City's Planning & Zoning staff recommends approval of the application subject to a condition, and

WHEREAS, the City Council considered the testimony of the Applicant, if any, and

WHEREAS, the City Council also considered the testimony of the City's Planning & Zoning staff, and the Staff Report attached hereto as Exhibit "B," incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. APPROVAL: The City Council of the City of Miami Gardens, hereby approves the application submitted by the Applicant as follows:

- a. A non-use variance of Section 33-50 of the Zoning Code to allow an existing single family residence with a rear yard setback of 12.8 feet where minimum 25.0 feet is required;
- b. A non-use variance of section 33-50 of the zoning code to allow an existing single family residence with a front yard setback of 23.1 feet where minimum 25.0 feet is required; and
- c. A non-use variance of section 33-49 of the zoning code to allow an existing single family residence with a lot coverage of forty-five percent (45%) where a maximum of thirty five percent (35%) is allowed.

Section 3. **CONDITION:** This approval is conditioned upon the Applicant making application for and obtaining a building permit for all structures on the property erected without building permits, within one year of this approval. In the event the Applicant does not receive the appropriate building permits, this approval shall be null and void and of no further effect.

Section 4. **EFFECTIVE DATE:** This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS ZONING MEETING HELD ON JANUARY 7, 2009.


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilman Gilbert
SECOND BY: Councilwoman Pritchett

VOTE: 6-0

Mayor Shirley Gibson	<u> X </u> (Yes)	<u> </u> (No)
Vice Mayor Barbara Watson	<u> </u> (Yes)	<u> </u> (No) (not present)
Councilman Melvin L. Bratton	<u> X </u> (Yes)	<u> </u> (No)
Councilman Aaron Campbell	<u> X </u> (Yes)	<u> </u> (No)
Councilman Oliver Gilbert III	<u> X </u> (Yes)	<u> </u> (No)
Councilwoman Sharon Pritchett	<u> X </u> (Yes)	<u> </u> (No)
Councilman André Williams	<u> X </u> (Yes)	<u> </u> (No)

SKD/yt

City of Miami Gardens

1515 NW 167th Street
Miami Gardens, Florida 33169



Mayor Shirley Gibson
Vice-Mayor Barbara Watson
Councilman Oliver Gilbert III
Councilman Melvin L. Bratton
Councilman Aaron Campbell Jr.
Councilwoman Sharon Pritchett
Councilman André Williams

Agenda Cover Page – Dothlyn Morris PH-2008-00036

Date: January 7, 2009

Fiscal Impact: No Yes

(If yes, explain in Staff Summary)

Funding Source: n/a

Contract/P.O. Requirement: Yes No

Sponsor Name/Department: City Manager via Planning and Zoning

Public hearing Quasi-Judicial

Ordinance Resolution

1st Reading 2nd Reading

Advertising requirement: Yes No

RESOLUTION No. 2008-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA; APPROVING THE APPLICATION SUBMITTED BY DOTHLYN MORRIS, FOR PROPERTY LOCATED AT 4355 N.W. 197 STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A REAR YARD SETBACK OF 12.8 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED; FOR A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A FRONT YARD SETBACK OF 23.1 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED; NON-USE VARIANCE OF SECTION 33-49 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A LOT COVERAGE OF FORTY-FIVE PERCENT (45%) WHERE A MAXIMUM OF THIRTY FIVE PERCENT (35%) IS ALLOWED; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Attachments:

Resolution

Exhibit "A" – Legal Description

Exhibit "B" – Staff Recommendation

ITEM 10-C) RESOLUTION

PUBLIC HEARING

Application submitted by Dothlyn Morris

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14, Block 29, Subdivision Carol City Gardens 1st Addition, Plat Book 68,
Page 31

EXHIBIT "B"
STAFF RECOMMENDATION

**STAFF RECOMMENDATION
PH-2007-000036 Dothlyn Morris**

APPLICATION INFORMATION

Applicant/Owner: Dothlyn Morris
Site Location: 4355 N.W. 197 Street
Property Size: 8,800 sq.ft.
Future Land Use: Neighborhood
Existing Zoning: RU-1 Single Family Residential
Requested Action(s):

1. A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A REAR YARD SETBACK OF 12.8 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED;
2. A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A FRONT YARD SETBACK OF 23.1 FEET WHERE MINIMUM 25.0 FEET IS REQUIRED;
3. NON-USE VARIANCE OF SECTION 33-49 OF THE ZONING CODE TO ALLOW AN EXISTING SINGLE FAMILY RESIDENCE WITH A LOT COVERAGE OF FORTY-FIVE PERCENT (45%) WHERE A MAXIMUM OF THIRTY FIVE PERCENT (35%) IS ALLOWED;

Recommendation:

Approval of requests subject to the following condition:

1. That the applicant submit for and obtain a building permit for all structures on the property erected without building permits within one (1) year of this approval.

REVIEW AND ANALYSIS

Neighborhood Land Use Characteristics

Property	Zoning District	Existing Use	Future Land Use
Site	RU-1 Single Family Res.	Single Family residence	Neighborhood
North	RU-1 Single Family Res.	Single Family residence	Neighborhood
South	RU-1 Single Family Res.	Single Family residence	Neighborhood
East	RU-1 Single Family Res.	Single Family residence	Neighborhood
West	RU-1 Single Family Res.	Single Family residence	Neighborhood

The subject property is an 80' x 110' single family lot with an approximately 3400 square feet residence. The Property Appraiser has the property listed as a 2,640 square feet

residence. The residence has been expanded by enclosing the rear terrace area and the front porch area. The surrounding properties are all single family residences, with a Miami-Dade County pump station abutting to the rear of the property. The pump station appears to be inoperable.

Project/Background Information

The applicant is attempting to obtain a building permit for the new master bedroom expansion at the northeast corner of the home, but on review of the plans it depicted the terrace enclosure and porch enclosure which have resulted in setback encroachments and in exceeding the allowable lot coverage for single family homes.

The applicant's plans depict the new master bedroom expansion and the relocation of the existing shed in the rear yard. The plans do not depict the enclosed terrace or porch, however, the survey does depict these enclosures and staff has confirmed with site inspections.

Zoning History

The subject property has had no recent or relevant zoning actions affecting this development.

Comprehensive Development Master Plan (CDMP)

Paragraph 3 of the Statement of Legislative Intent in the Comprehensive Development Master Plan states as follows:

"The City Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Council's responsibility to provide for the multitude of needs of the City's growing and diverse community. Recognizing that the City Council and City agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare."

The subject property is designated Neighborhood on the adopted 2006-2016 Land Use Plan (LUP) Map of the Future Land Use Element (FLUE) of the Comprehensive Development Master Plan (CDMP) of the City of Miami Gardens.

Objective 1.2, the "Neighborhood" Land Use Designation states:

"The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The

designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible uses."

Conclusion: The granting of the variances does not create an encroachment or intrusion of incompatible uses in the single family neighborhood.

Analysis and Zoning Criteria:

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations, states in relevant terms that:

Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, the Board (following a public hearing) may grant a non-use variance upon a showing by the applicant that the non-use 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.

The encroachment of the residence into the rear yard setback has inconsequential impacts on the adjacent property to the rear considering the rear yard is buffered with a six foot high fence and large canopy trees. Furthermore, adjacent to the rear is an abandoned Miami-Dade County pump station, and the residence to the rear is spaced approximately 100' from the rear of the subject residence. The front setback encroachment is an open porch and is not intrusive to the adjacent residences considering the side yard setbacks are being maintained in addition to a six foot utility easement buffering the property to the west. The variance of lot coverage is a result of the encroachment but not noticeably intrusive with the buffering of the property from adjacent properties.

Conclusion: The requested non-use variance maintains the basic intent and purpose of the Zoning Code; and does not impact negatively the stability and character of the residential neighborhood.

Anticipated Facilities Impact

General: Concurrency determinations are not finalized during the zoning approval process.
Traffic Circulation, Water/Sewer, Solid Waste, Parks, Drainage: No significant additional impact.

Public Notification/Comments

In accordance with the Zoning Code, notification of this rezoning request was mailed to property owners within 500 feet of the subject site to provide them an opportunity to comment on or object the application if they so choose. No comments were received from any of the property owners within that radius. (See Mailed Notice Radius Map, attached).

Attachments:

- Public Hearing Checklist
- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Affidavit
- Mailed Notice Radius Map
- Submitted Plans
- Photos
- Transmittal to Applicant

PUBLIC HEARING CHECKLIST



The City Of Miami Gardens

Development Services

Public Hearing Departmental Checklist

APPLICATION INFORMATION

Applicant Name: Dothlyn Morris
 Project Name: Dothlyn Morris
 Project Location: 4355 NW 197th Street
 Process Number: PH-2008-000036 Public Hearing Scheduled Date: Jan. 7, 2009
 Public Hearing Representative:

APPLICANT'S REQUEST

- District Boundary Change Use Variance Non-Use Variance Unusual Use Special Exception
- Small-Scale Amendment Modification of Resolution Modification of Declaration or Covenant

DEPARTMENT REVIEW

Departmental procedures prior to public hearing

Mandatory

- Completed Application
 Letter of Intent
 Legal Description (electronic)
 Fees Collected
 2 Sets of Original Plans
 1 set of 8½ x 11 of Plans
 Digital copies of plans
 Survey

Site Plan Review

1. Electronic Plans (.pdf & .dwg)
2. Site Plan
3. Floor Plan
4. Elevation Plan
5. Landscape Plan
6. Survey
7. Architectural Renderings

If applicable

- School Checklist
 School Board Report
 Traffic Study
 Economic Impact Analysis
 Environmental Impact Statement
 Neighborhood Outreach
 Proffered Community Amenities
 Liquor Survey

ADMINISTRATIVE ACTIONS

- DIC Meeting (if applicable)
- Preliminary Notice
- Posting Signs (Public Works)
- Radius Map
- Final Notice
- Staff Recommendation
- Zoning Map
- Layman's Notice
- Notify Applicant
- Aerial Map
- Full Legal Advertisement
- Proposed Resolution or Ordinance

Site Visit Date: 12-19 / 12-22

By: Cyril Saiphoo

RECOMMENDATION OUTLINE

1. Summary
2. City Council Action – (2nd reading)
3. Recommendation
4. Review and Analysis
 - Neighborhood Land Use Characteristics
 - Land Use Analysis (consistency with CDMP)
 - Zoning Analysis (compliance with zoning code)
 - Concurrency Analysis (water & sewer, traffic, schools and/or drainage/irrigation)
 - Code Enforcement Violation Notice
 - Yes (attached)
 - No

5. Attachments

- Letter of Intent
- Zoning Map
- Aerial Map
- Radius Map
- Plans
- School Board Report (if any)
- Traffic Study (if any)
- Economic Analysis (if any)
- Environmental Impact Statement (if any)
- Historical Information - (if any)
 - Declaration of Restriction
 - Unity of Title
 - Resolution
- Proposed Resolution or Ordinance
- Proffered Declaration of Restrictions

ZONING AGENDA DECISION

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
 Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
 Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
 Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
 Result: Approved Approved with Conditions Denied

LETTER OF INTENT

August 26th, 2008

City of Miami Gardens
Zoning Department
1515 NW 167th Street
Miami Gardens, Fl 33169

RE: "Letter of Intent"

Project: Legalization of Addition to Residence Project
4355 NW 197th Street
Miami Gardens, Florida 33169

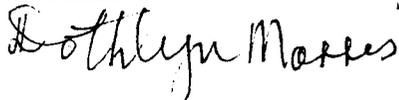
Owner: Dothlin Morris

Dear Building Official:

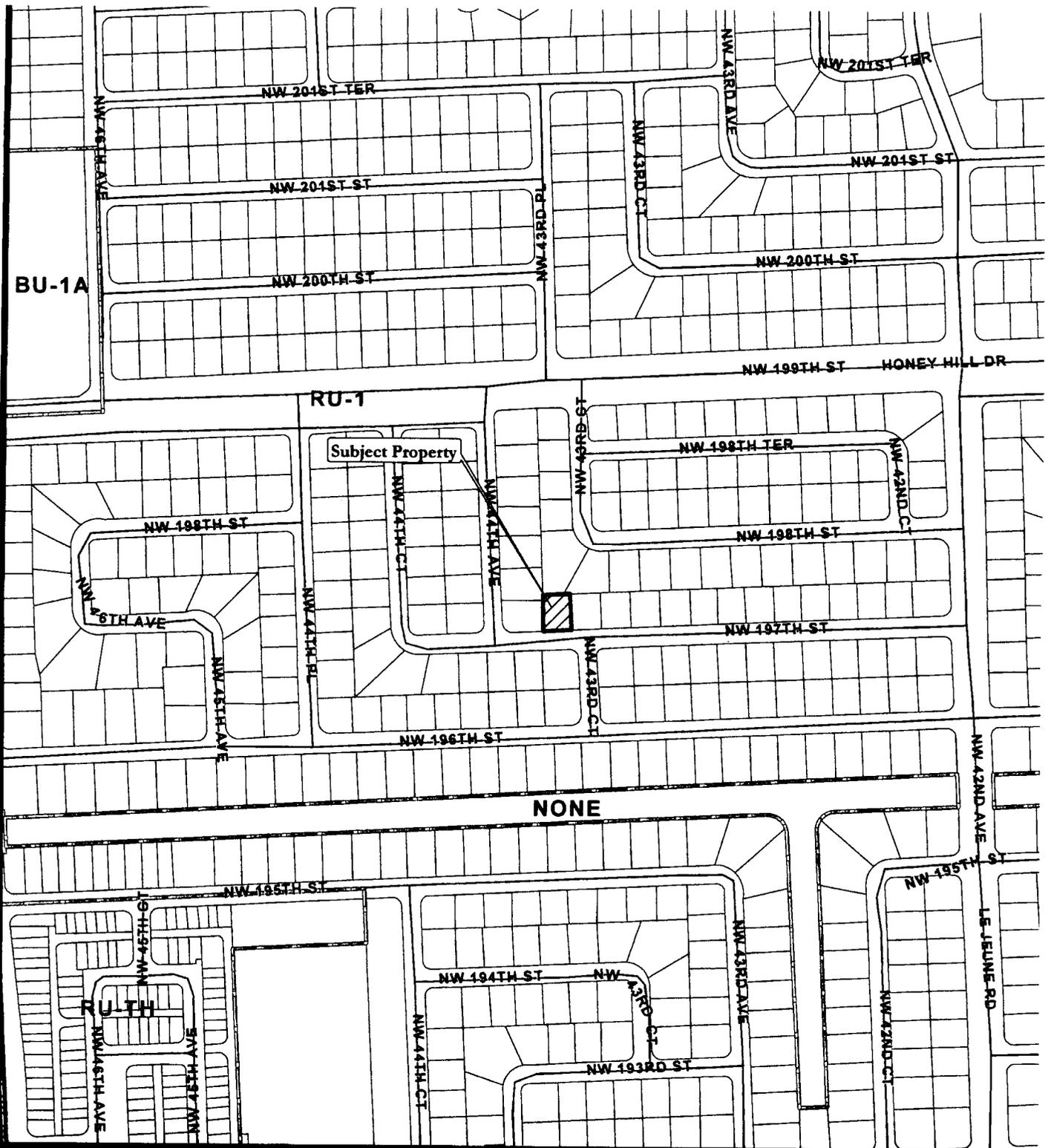
I would like to keep my front porch and my back terrace. I've been living at this house for more than twenty years. The front porch and the terrace has been built for more than ten years. I'm a single woman that's working hard every day to make a living. I would be very gracious and appreciate it a whole lot for Miami gardens Zoning officials to let me keep my home the way it is.

Sincerely,

Dothlin Morris



HEARING MAP-ZONING



HEARING MAP: ZONING

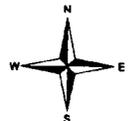


City of Miami Gardens
Planning & Zoning Services

 Subject Property Zoning: RU-1, RU-5A

Applicant:
Dothlyn Morris

Project Location: 4355 NW 197 ST
Miami Gardens, FL 33055



1 inch = 345.677452 feet

December 2008

HEARING MAP-AERIAL



Subject Property

HEARING MAP: AERIAL

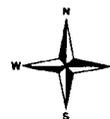


City of Miami Gardens
Planning & Zoning Services

 Subject Property

Applicant:
Dothlyn Morris

Project Location:
4355 NW 199 ST
Miami Gardens, FL 33055



1 inch = 164.202335 feet

December 2008

MAILED NOTICE AFFIDAVIT



The City of Miami Gardens

Development Services Department

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: Hearing No.: PH-2008-000036

Applicant Name: Dothlyn Morris

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- 500'
- 1/2 mile
- 1 mile

minimum radius of the property described in the above-referenced file has been input into the computer system prior to the deadline for the mailing of notices.

Signature: B.A. Landyga
 (GIS Analyst)
 Date: 12/09/2008

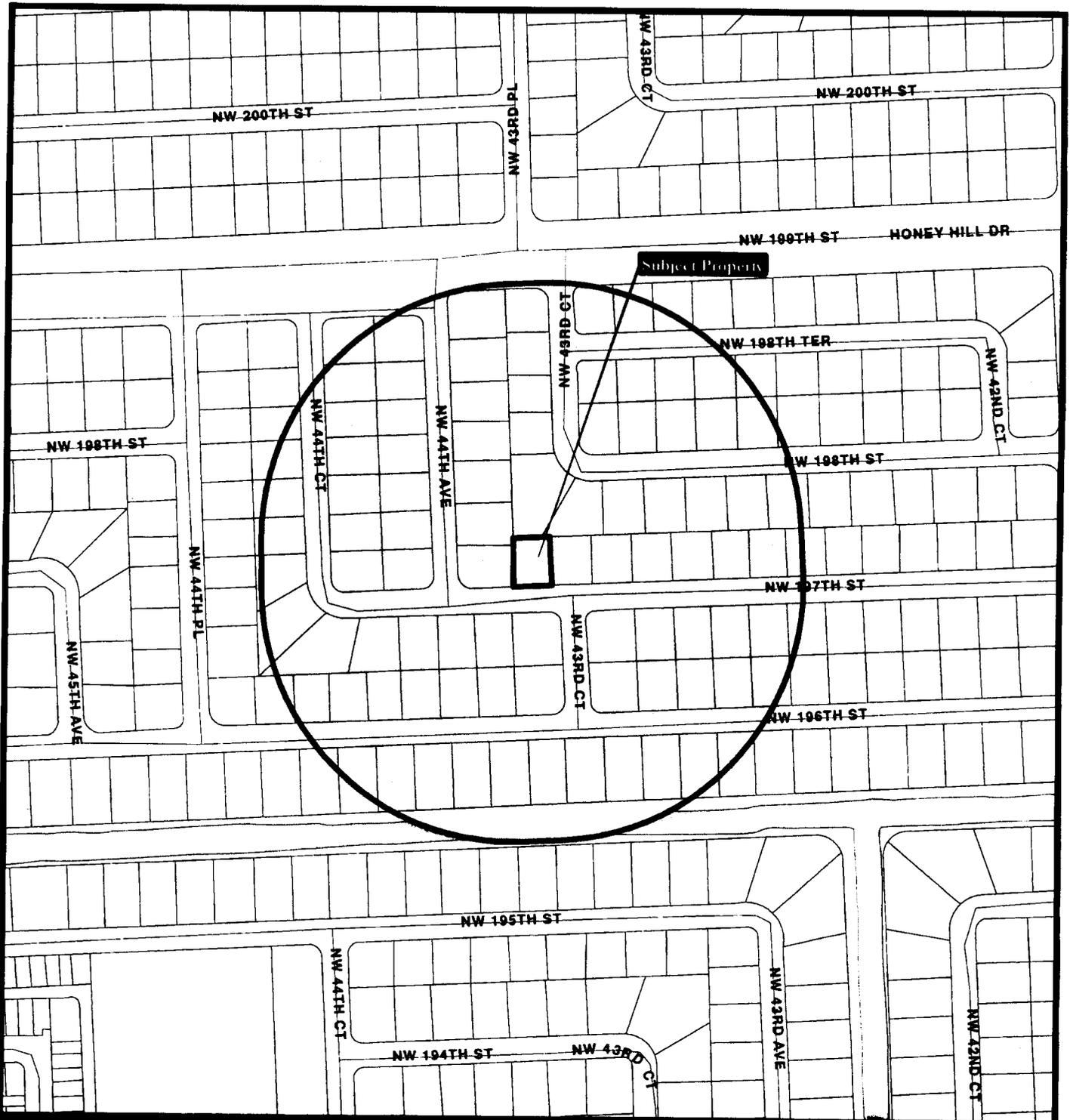
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were emailed and/or otherwise delivered to **Post-It Inc. 1480 NE 129th Street North Miami, FL 33161** info@postitinc.com for postmarking and mailing.

Signature: [Signature]
 (Zoning Technician)
 Date: 12/09/2008

I, as the undersigned individual, do hereby affirm that on the date referenced below, a notice for the aforementioned file was received from and postmarked date: 12/5/08 through the US Postal Service.

Signature: [Signature]
 (Zoning Administrator)
 Date: 12/21/08

MAILED NOTICE RADIUS MAP



MAILED NOTICE RADIUS MAP

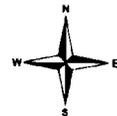


City of Miami Gardens
Planning & Zoning Services

 Subject Property

Applicant:
Dothlyn Morris

Project Location:
4355 NW 197 ST
Miami Gardens, FL 33055



1 inch = 248.697934 feet

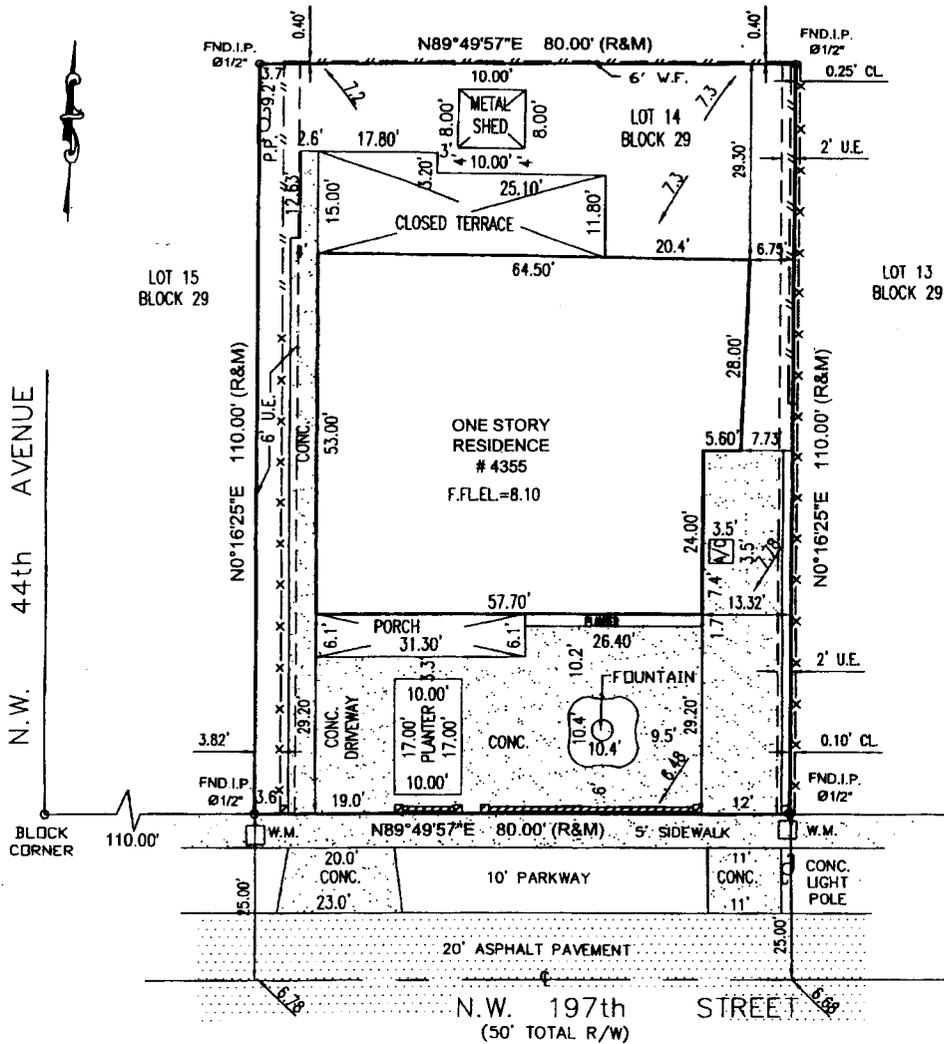
December 2008

SUBMITTED PLANS

BOUNDARY SURVEY

D'AVILA & ASSOC. SERVICES, INC.
LAND SURVEYORS
1800 W. 49th SUITE 324E
HALEAH, FL 33012
PHONE:(305) 512-3710
LB# 7538

SCALE: 1" = 20'



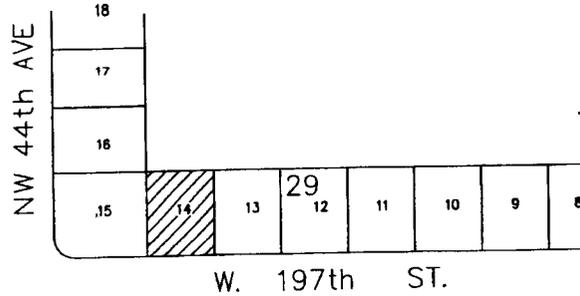
LEGEND AND ABBREVIATIONS

<ul style="list-style-type: none"> Δ - ELEVATION DRWY. - DRIVEWAY U.P. - UTILITY POLE B.O.B. - BASIS OF BEARINGS A/C - AIR CONDITIONING PAD A - ARC DISTANCE BLDG. - BUILDING C.B. - CATCH BASIN C.B.S. - CONCRETE BLOCK STRUCTURE CH. - CHORD DISTANCE CL. - CLEAR C/L - CENTER LINE CONC. - CONCRETE C. & G. - CURB & GUTTER S.I.R. - SET IRON ROD P.O.C. - POINT OF COMMON-CEMENT F.M. - FOUND MAIL P.T. - POINT OF TANGENCY E.N.C. - ENCROACHMENT F.H. - FIRE HYDRANT F.I.P. - FOUND IRON PIPE F.I.R. - FOUND REBAR L.F.E. - LOWEST FLOOR ELEVATION L.P. - LIGHT POLE (M) - MEASURED (R) - RECORD (R & M) - RECORD & MEASURED P.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVE P.C. - POINT OF CURVATURE F.M.D. - FOUND MAIL/DISK P.C.C. - POINT OF COMPOUND CURVE M/L - MONUMENT LINE N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM O.E. - OVERHEAD ELECTRIC LINE P.B. - PLAT BOOK P.C.P. - PERMANENT CONTROL POINT P.S. - PAGE P.O.B. - POINT OF BEGINNING P/L - PROPERTY LINE N.T.S. - NOT TO SCALE D. & M.E. - DRIVEWAY & INTERSPACE EASEMENT Δ - CENTRAL ANGLE -/ - WOOD FENCE (6" HIGH) -/ - CHAIN LINK FENCE (4" HIGH) C.B.S. - C.B.S. WALL B/C - BLOCK CORNER R - RADIUS RAD. - RADIAL RES. - RESIDENCE R/W - RIGHT OF WAY SEC. - SECTION S.I.P. - SET IRON PIPE STY. - STORY SWK. - SIDEWALK U.E. - UTILITY EASEMENT

LOCATION SKETCH

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2

SCALE: NTS



JOB No. 07-0796LM-793 CLIENT: DOTHLYN BENNETT
PROPERTY ADDRESS 4355 NW 197 STREET, OPA LOCKA, FL. 33055
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 14, BLOCK 29

SUBDIVISION FIRST ADDITION TO CAROL CITY GARDENS

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68 AT PAGE 31
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

LEGAL NOTES

THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ACCURACY OR OMISSIONS. SUBJECT TO OPINION TITLE.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED PLATTED UNDER MY DIRECTION; ALSO THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN 472.027 (F.S) AND CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE. ELEVATIONS REFER TO:

NGV DATUM 1929
B.M. USED N-471 ELEVATIONS 6.30 FEET B.M. LOCATED NW 196 ST.
NW 42 AVE.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 7-17-95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 7.0 COMMUNITY 120635 PANEL NUMBER 0080 SUFFIX J

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO:

DOTHLYN BENNETT

D'AVILA & ASSOC. SERVICES, INC.

Land Surveyors

CERTIFICATE No. L.B.-7536, STATE OF FLORIDA
1800 W. 49th SUITE 324E
HALEAM, FL 33012
PHONE (305) 512-3710

EFRAIN C. LOPEZ, P.L.S.

CERTIFICATE No. L.S.-2300
STATE OF FLORIDA

SURVEY DATE: 07-18-07

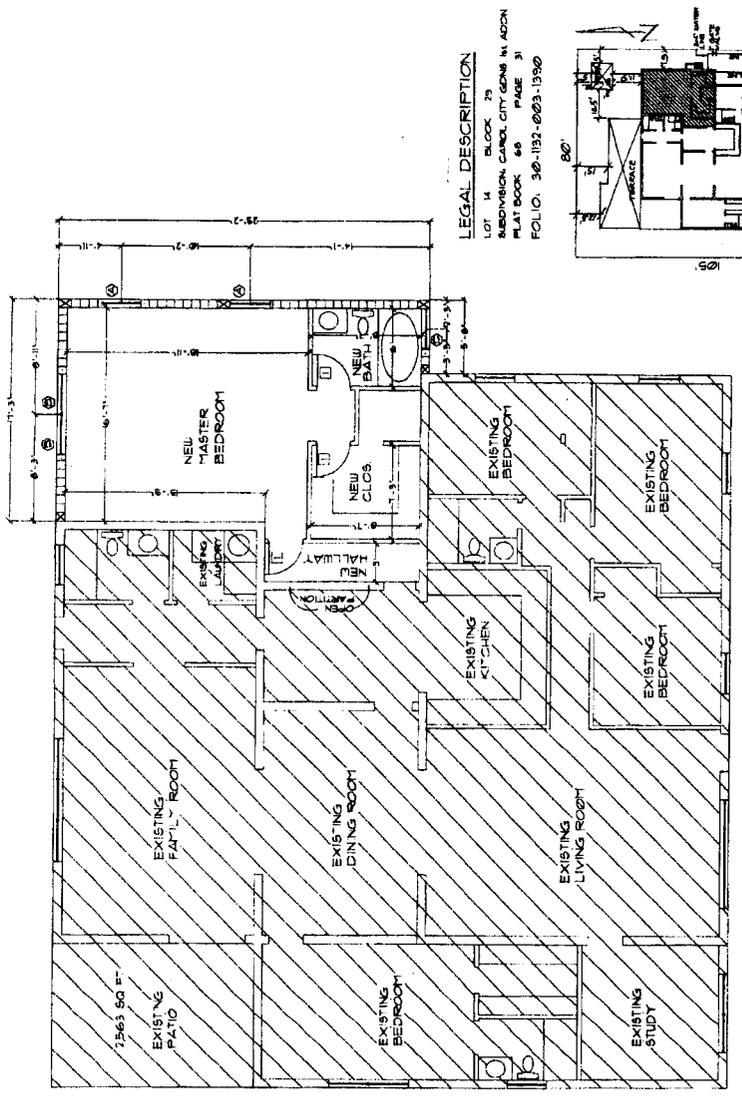
NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCOPE OF WORK

1. REMOVE AND REPLACE ALL WALL AND CEILING BOARDING
2. REPAIR ONE DAMAGED ROOF TRUSS
3. REPLACE ALL DAMAGED ROOF DECKING AND SHINGLES WHERE NECESSARY
4. REPLACE BATHROOM FURNITURE AND KITCHEN SINK
5. REPLACE ALL DAMAGED WINDOW
6. INSTALL NEW TWO TONS PACKAGE UNIT A/C UNIT AND DUCTS
7. PAINT INTERIOR AND CLEAN UP WORK AREA
8. UPGRADE ELECTRICAL SERVICE AND REPLACE OUTLETS AS PER CODE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE BUILDING AND SERVICE RECORDS FOR THE PROJECT WORK. ALL OCCUR PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FOR THE WORK FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FOR THE WORK FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FOR THE WORK FROM THE CITY OF MIAMI.
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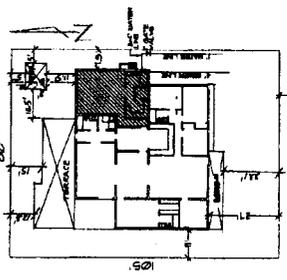
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE
ALL WINDOW SILL AND BASE AND BAUER COMPARTMENT 30" HIGH AND SHALL BE OF IMPERVIOUS MATERIAL EB - CERAMIC TILE.

MARK	DIMENSIONS	ROUGH DTL	TYPE
1	36" X 51" X 19"	46" X 23"	21 SINGLE HUNG WINDOW
2	36" X 36" X 19"	46" X 21"	23 SINGLE HUNG
3	36" X 26"	46" X 19"	27 SINGLE HUNG W/ CAT II SAFETY GLASS

MARK	DIMENSIONS	ROUGH DTL	TYPE
1	37" X 60"	38" X 60"	HOLLOW CORE INT DOOR

LEGAL DESCRIPTION
LOT 14 BLOCK 75
MAYNARD CANNON CITY HOME IN ADDN
PLAT BOOK 64
FOLIO 36-191-003-1990

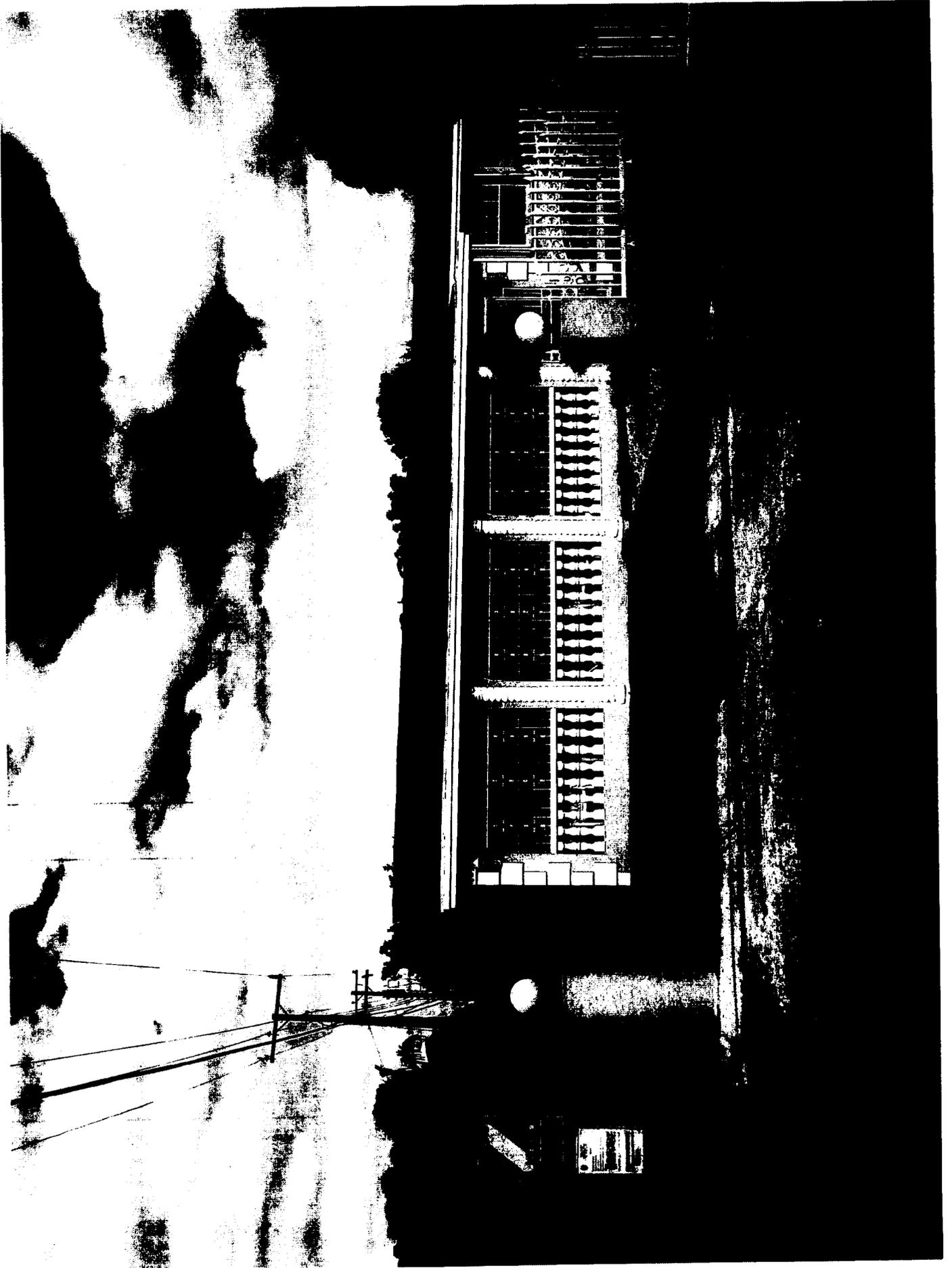


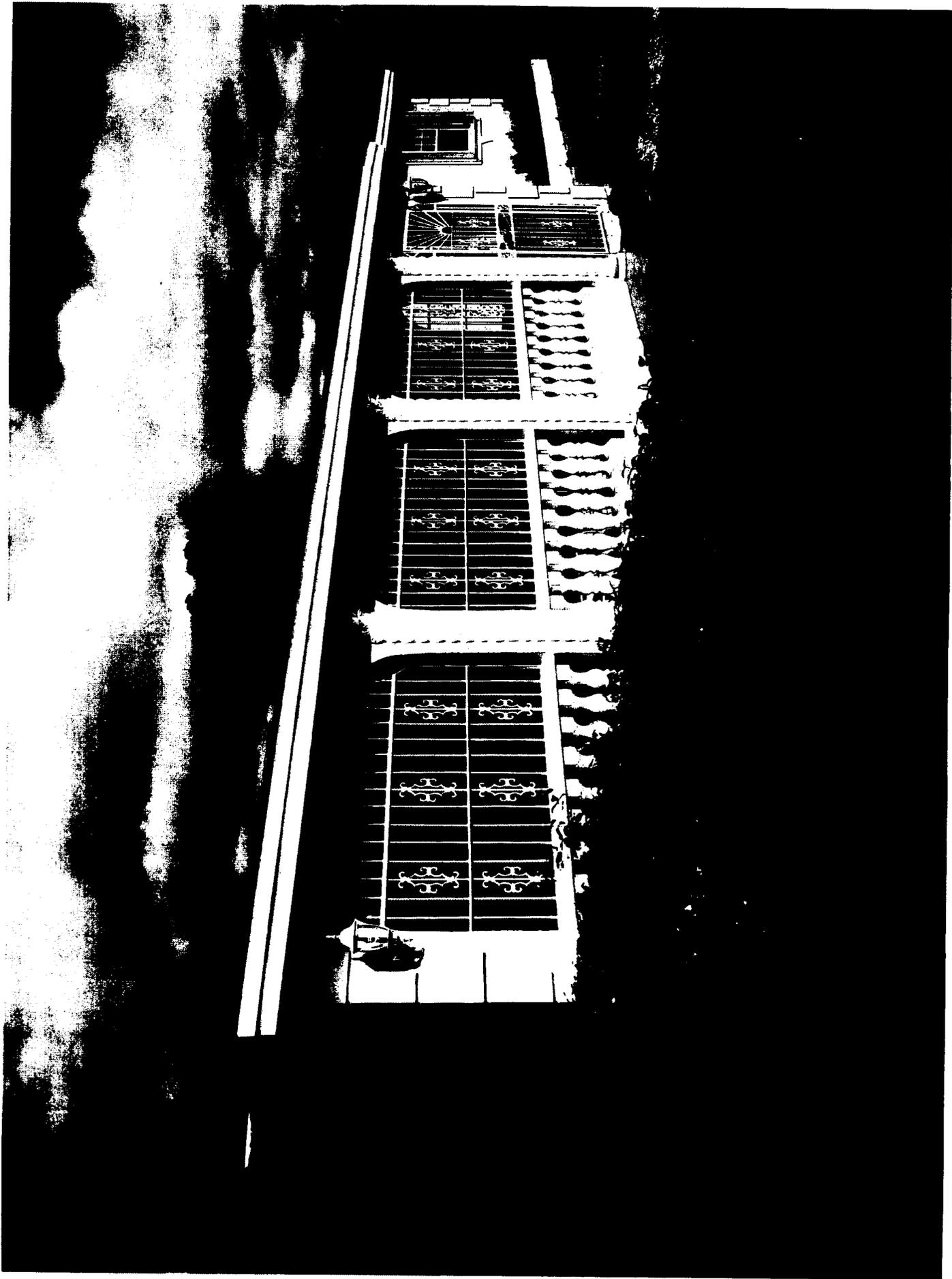
SITE PLAN
SCALE: 1" = 30'-0"

Charles C. Mitchell, P.E.
Dorham S. Morris
Legalization of Addition to Residence
4555 NW 19TH STREET
MIAMI, FLORIDA 33189
305.945.8202 / 305.945.8204
786.377.8185

05-27-2008
AS SHOWN
DATE
PROJECT

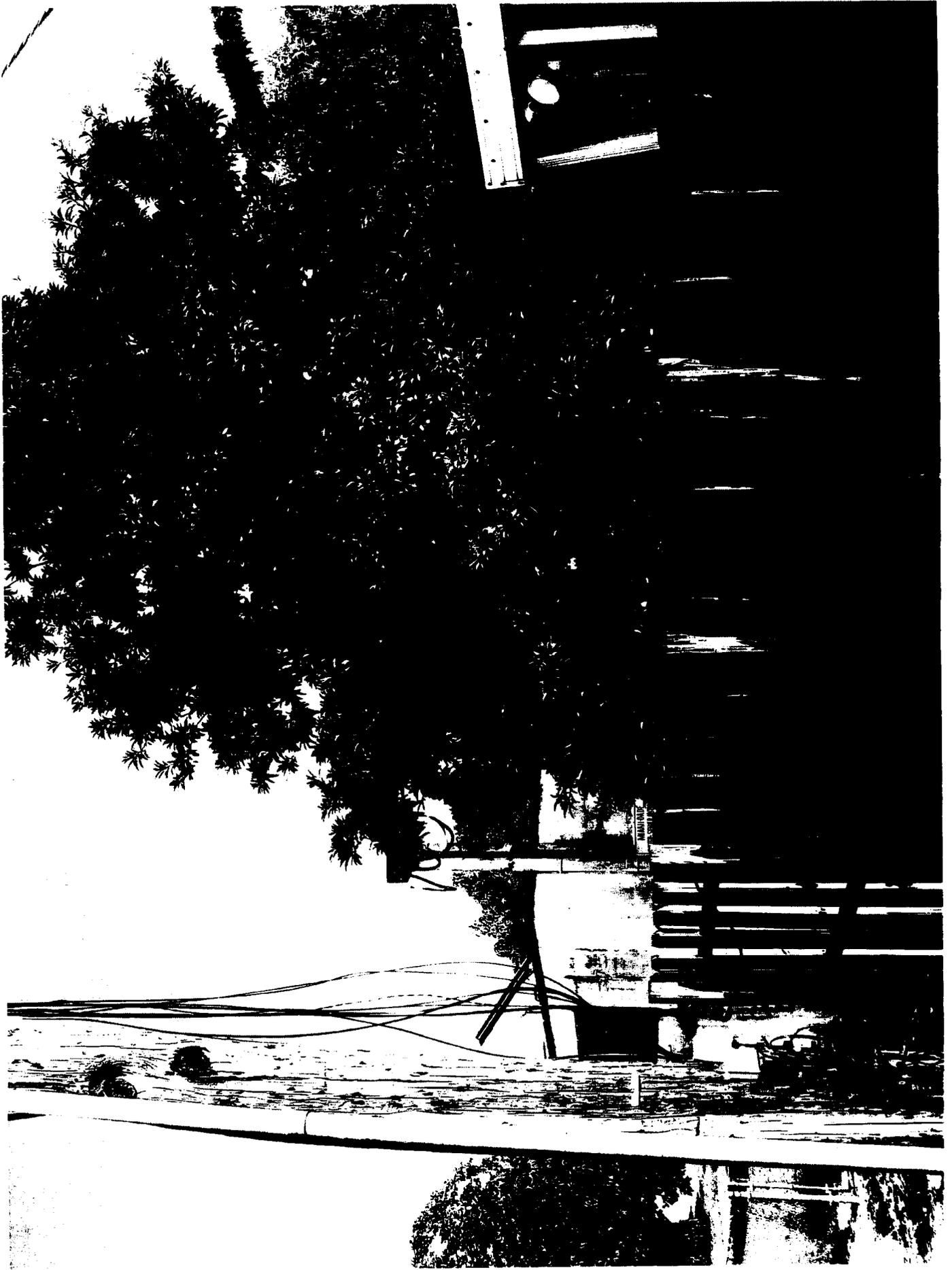
PHOTOS



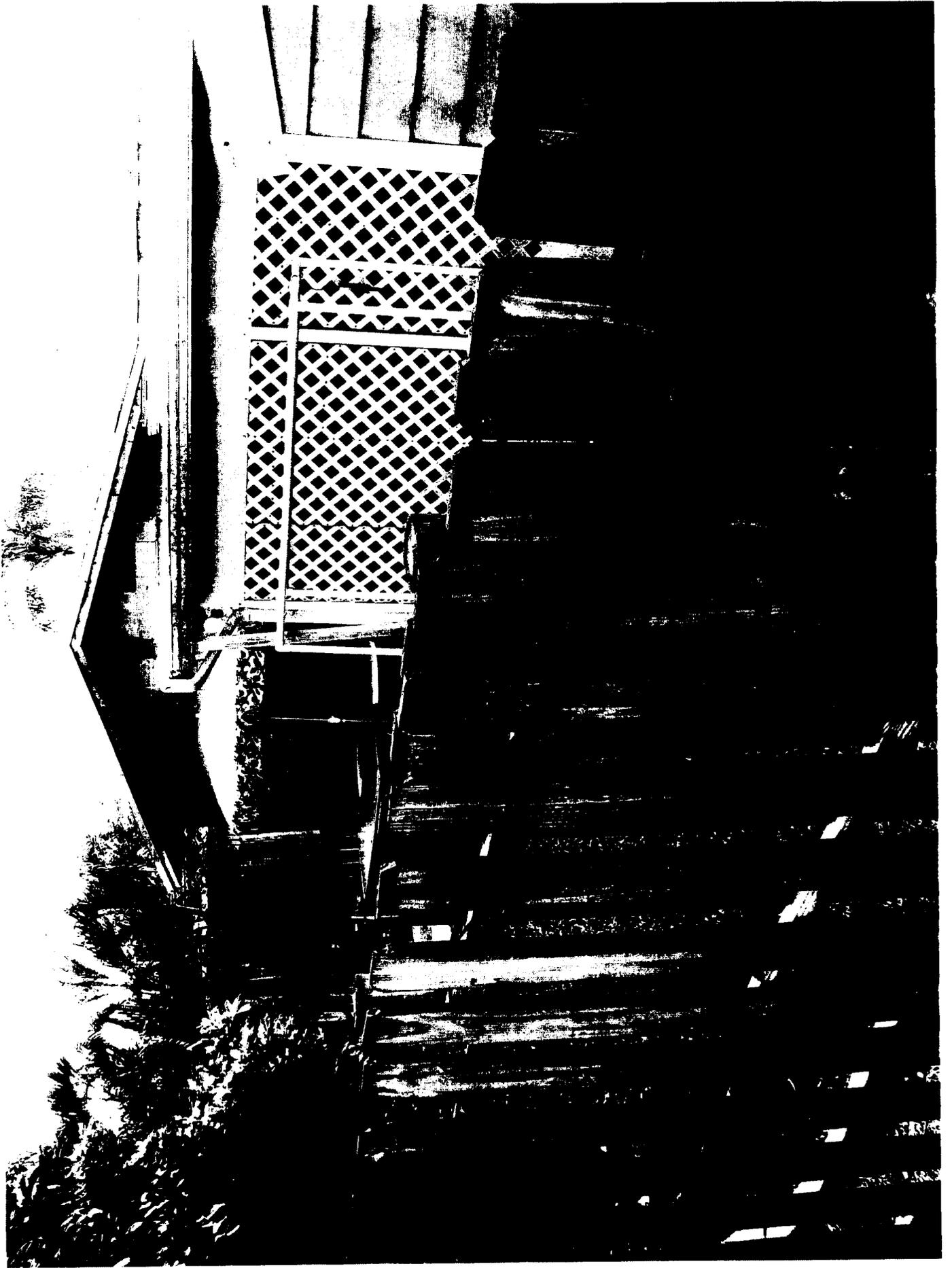












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