

RESOLUTION NO. 04-218 Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A NON-USE VARIANCE FILED IN ACCORDANCE WITH SECTION 33-311 OF THE TOWN CODE TO PERMIT A 13 FT. SIDE YARD SETBACK FACING A STREET (20 FT. REQUIRED) TO PERMIT CONSTRUCTION OF A DETACHED ACCESSORY GAZEBO BUILDING ON PROPERTY ZONED RU-1 AND LOCATED AT 7759 NW 166TH TERRACE, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR APPEAL

WHEREAS, pursuant to Section 33-311 of the Town Code¹, Jorge A. Torras and Zobeida Torras (the “Applicant”) have applied to the Town for approval of the following non-use variance: to permit a 13 ft. side yard setback facing a street for a detached accessory gazebo building (20 ft. required) as set forth in Application No. Z04-03 (the “Variance”); and

WHEREAS, Section 33-311 of the Town Code sets forth the authority of the Town Council to consider and act upon an application for a non-use variance; and

WHEREAS, in accordance with Section 33-310 (c) & (d), proper notice has been mailed to the appropriate property owners of record; the public hearing on the Variance has been noticed for Thursday, March 11, 2004 at 7:00 p.m. at Miami Lakes Middle School, 6425 Miami Lakeway North, Miami Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town Staff has reviewed the application and recommends approval of the Variances with conditions, as set forth in the Memorandum dated March 4, 2004 (the

¹ Pursuant to Section 8.3 of the Town Charter and Ordinance 2001-01, the applicable provisions of Chapter 33 of the Miami-Dade County Code of Ordinances serve as the Town’s Zoning Code.

“Memorandum”), attached as exhibit “A,” and incorporated into this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals.

The above recitals are true and correct and incorporated into this resolution by this reference.

Section 2. Findings.

In accordance with Section 33-311 (A) (4) (b) of the Town Code, the Town Council finds:

- (1) That the Variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations to protect the general welfare of the public, particularly as it affects the stability and appearance of the Town.
- (2) That the Variance is compatible with the surrounding land uses.
- (3) That the Variance is not detrimental to the Town.

Section 3. Approval.

The Town Council grants a non-use variance to the Applicant from Section 33-50 (setbacks) of the Town Code to allow a 13 foot. side yard setback where 20 feet is required for the side yard facing 77th Place to allow for the placement of a detached accessory gazebo building.

Section 4. Conditions of Approval.

The approval granted in Section 3 is subject to the Applicant’s compliance with the following conditions:

1. A landscape plan for the area around the gazebo, prepared by a landscape professional, and approved by staff shall be submitted as part of the building permit for the gazebo building. The landscape plan shall identify all trees/plants to be removed replaced or relocated. At a minimum any trees removed shall be replaced with trees of equal size and if possible existing trees shall be relocated on site. Final Building and Zoning Inspections shall not be issued until the approved landscaping is in place.

2. The roof of the accessory structure shall be constructed of tiles matching the residence and the exterior walls painted to match the residence.
3. The accessory structure/gazebo shall be constructed in substantial compliance with the plans drawn by Raul A. Alvarez, Architects and Planners and dated January 14, 2004. Two sets of plans, which incorporate the above conditions of approval, shall be submitted for Building Permit.
4. The applicant shall obtain a building permit within one year of the date of this approval. If a building permit is not obtained or an extension granted within the prescribed time limit then this approval shall become null and void.

Section 5. Effective Date.

This resolution shall become effective immediately upon its adoption.

Section 6. Appeal.

In accordance with Section 33-312 and 33-316 of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

The foregoing Resolution was moved by Collins and Seconded by Alonso, and upon being put to a vote the motion carried 7-0 with each Council Member voting as follows:

Mayor Wayne Slaton Yes
 Vice Mayor Roberto Alonso Yes
 Councilmember Mary Collins Yes
 Councilmember Robert Meador Yes
 Councilmember Michael Pizzi Yes
 Councilmember Nancy Simon Yes
 Councilmember Peter Thomson Yes

PASSED AND ADOPTED this 11th day of March 2004.

Wayne Slaton
WAYNE SLATON, MAYOR

ATTEST:

Beatris M. Arguelles
BEATRIS M. ARGUELLES, CMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:

W. Serota
WEISS SEROTA HELFMAN PASTORIZA
GUEDES COLE & BONISKE, P.A.
TOWN ATTORNEY

**Town of Miami Lakes
Staff Analysis and Recommendation
March 11, 2004 - Zoning Meeting**

To: Town Council

From: Alex Rey
Town Manager

Subject: Variance #ZV 04-03
Jorge A. Torras & Zobeida Torras
7759 N. W. 166th Terrace
Miami Lakes, FL 33016

Date: March 4, 2004

Request:

The applicant, Jorge A. Torras & Zobeida Torras Figueroa, requests the following non-use variance in order to construct a detached accessory building in the rear side yard facing the street of an existing single family residence:

1. A variance to waive 7' – 0" of the minimum required 20' – 0" side yard facing a street setback for accessory structures in order to construct the above building 13' – 0" from the side property line facing 77th Place.

Variance requested from:

Section 33-50 Table of setback lines in residential and estate districts:
Ru-1; Accessory Buildings; Side Facing a Street: 20 feet

Background:

Legal Description:

Folio # 32-2015-030-0150
Lot 15, Block 1 of "Plat of Primavera", Plat Book 151 - Page 42

Zoning of subject property:

RU-1 Residential Single Family

Future Land Use Designation:

LD – Low Density Residential; 1.0 to 6.0 dwelling units per acre

Location and Description of Property:



The residence is located on an irregular shaped lot at the intersection of 166th Terrace and 77th Place. The 2 story, 5 bedroom, 2 bath residence is situated on an 8,946 sq. ft. corner lot and therefore has frontage on two streets. There is no homeowners association in this area.

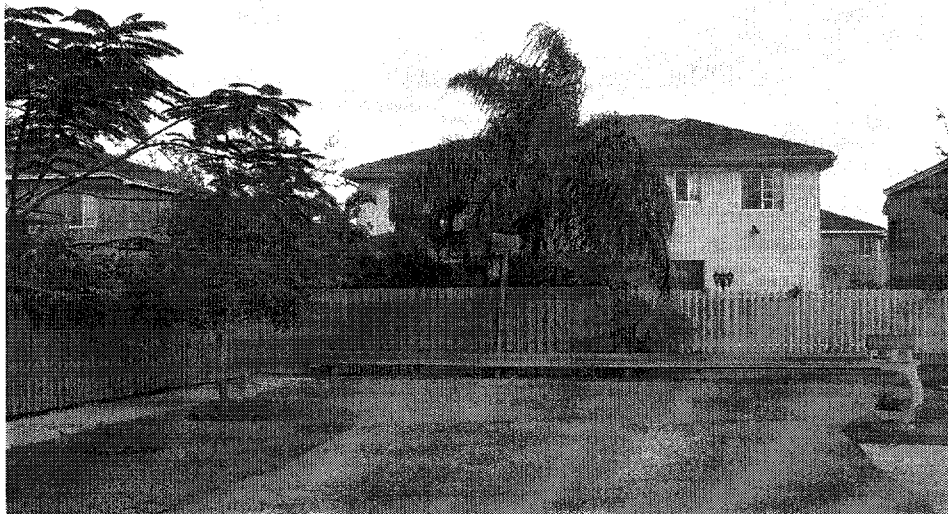
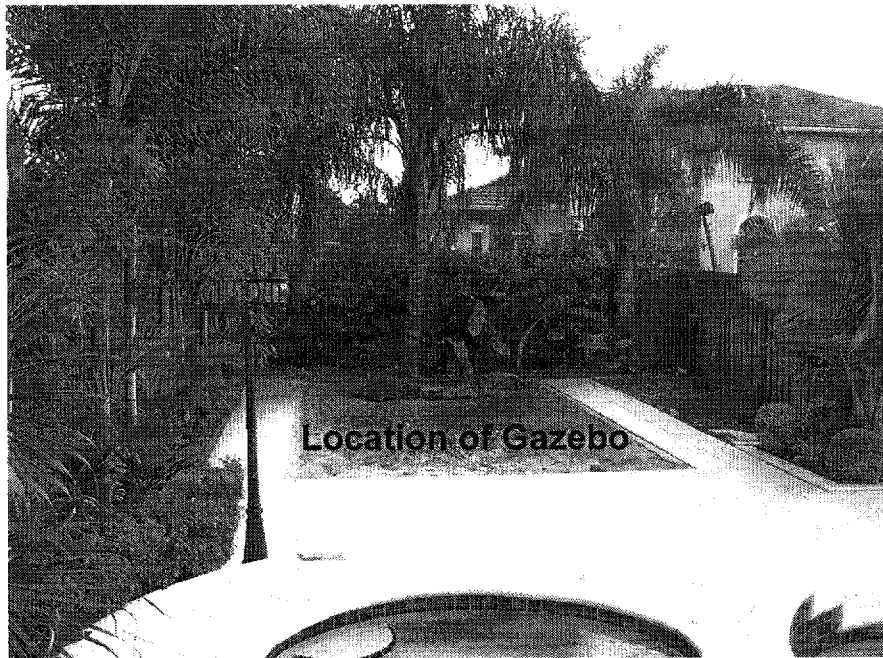
Open Permits / Violations:

The residence was constructed without any variances and there are no open permits or violations on the subject property.

Proposal:

The applicant is proposing to construct a detached accessory building adjoining an existing swimming pool and deck in the northwest corner of the property. The proposed accessory building is 15' X 22'; 15' high and will be of CBS construction with a barrel tile roof and contains a covered open terrace, two a storage rooms and a bathroom.

The proposed accessory building complies with the required rear setback of 5' and the required interior side setback of 7' – 6". The proposed side facing a street setback of 13' however does not comply with the required 20' setback.



Analysis:

The variance request is consistent with the Comprehensive Development Plan and does not create any impact on the levels of service (LOS) standards.

Section 33-311(A)(4)(b) of the Town Code allows the Council to approve non-use variances based upon the following criteria:

“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 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 purpose of this subsection, the term “non-use variance” 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 the use of the property in question.”

The subject property is irregularly shaped due to odd platting by the developer. In order to construct additional lots, short dead end streets were created throughout the development and the end of the right-of-ways were split evenly by the adjoining lots. This created “L” shaped lots with narrow extensions in the rear. When the required setbacks are subtracted from the narrow part of the property at the end of 77th Place, the remaining lot area is so narrow that it becomes virtually unbuildable. If the proposed structure complied with the required setbacks it could only have an exterior width of 8’ and interior dimensions of less than 7 feet.

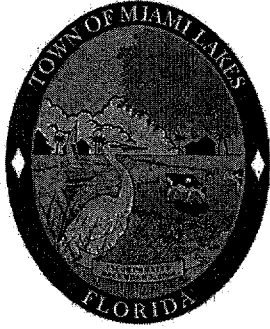
Although the Code does not require the showing of hardship related to the land, the applicant has a legitimate hardship that has not been self-created. The variance if granted will not be detrimental to the community and does not negatively affect the adjoining properties since the waiver faces the dead end street. Therefore, staff recommends approval of the variance as requested with conditions.

Recommendation:

Staff recommends approval of the variance request with the following conditions:

1. A landscape plan for the area around the gazebo, prepared by a landscape professional, and approved by staff shall be submitted as part of the building permit for the swimming pool. The landscape plan shall identify all trees/plants to be removed replaced or relocated. At a minimum any trees removed shall be replaced with trees of equal size and if possible existing trees shall be relocated on site. Final Building and Zoning Inspections shall not be issued until the approved landscaping is in place.
2. The roof of the accessory structure shall be constructed of tiles matching the residence and the exterior walls painted to match the residence.
3. The accessory structure/gazebo shall be constructed in substantial compliance with the plans drawn by Raul A. Alvarez, Architects and Planners and dated January 14, 2004. Two sets of plans, which incorporate the above conditions of approval, shall be submitted for Building Permit.
4. The applicant shall obtain a building permit within one year of the date of this approval. If a building permit is not obtained or an extension granted within the prescribed time limit then this approval shall become null and void.

AR/AV



TOWN OF MIAMI LAKES

6853 Main Street
Miami Lakes, FL 33014
(305) 364-6100/Fax (305) 558-8511
www.townofmiamilakes.com

ZONING HEARING APPLICATION

2V04-03

1/20/2003 Date Received

JAN 12, 2003 Date of Preapplication Meeting

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planner is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant Jorge A. Torras & Zobeida Torras Figueroa
a. If applicant is owner, give name exactly as recorded on deed.
b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 7759 N.W. 166 Terrace

City Miami Lakes State Florida ZIP 33016-3438

Tel. # (during working hours) (305) 594-4074 Other (305) 824-9790 (H)

E-Mail: ozt@aol.com Mobile #: (305) 609-3603 (cell)

2. Name of Property Owner Jorge A. Torras & Zobeida Torras Figueroa

Mailing Address 7759 N.W. 166 Terrace

City Miami Lakes State Florida ZIP 33016-3438

Tel. # (during working hours) (305) 594-4074 Other (305) 824-9790

3. Contact Person Jorge A. Torras & Zobeida Torras Figueroa

Mailing Address 7759 N.W. 166 Terrace

City Miami Lakes State Florida ZIP 33016-3438

Tel. # (during working hours) (305) 594-4074 Other (305) 824-9790

E-Mail: ozt@aol.com Mobile #: (305) 609-3603

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. If metes and bounds description, provide complete description (including section, township, and range).
- c. Submit 7 copies of a survey (1" to 200' scale).
- d. If separate requests apply to different areas, provide the legal description of each area covered by a separate request.
- e. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

Lot 15, Block 1, of Plat of Primavera, according to the plat thereof, as recorded in Plat Book 151 at page 42, of the public records of Miami-Dade County, FL. Folio number: 30-2015030-0150.

5. Address or location of property (including section, township, and range):
7759 N.W. 166 Terrace; Miami, Florida 33016-3438

6. Size of property: 8946 sq. ft Acres _____

7. Date subject property acquired or leased 10th day of December, A.D. 1999
Term of lease _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

N/A

9. Is there an option to purchase or lease the subject property or property contiguous thereto? Yes No
If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): RU-1
Present land use classification(s): _____

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.

District Boundary (Zone) Change(s):
Zone Classification Request _____

Site Plan approval for _____

Unusual Use _____

Use Variance _____

Non-Use Variance Of the set back required side street from 20 feet to 13 feet of property line.

Modification of Previous Resolution/Plan/Ordinance _____

Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? Yes No

If yes, applicant's name _____

Date of Hearing _____

Nature of Hearing _____

Decision of Hearing _____

Resolution # _____

13. Is this hearing being requested as a result of a violation notice? Yes No

If yes, give name to whom violation notice was served _____

Nature of violation _____

14. Are there any existing structures on the property? Yes No

If yes, briefly describe _____

15. Is there any existing use on the property? Yes No

If yes, what is the use and when was it established? Use _____

Established _____

OWNER OR TENANT AFFIDAVIT

I, Jorge A. Torras & Zobeida Torras, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch 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. I understand this application must be completed and accurate before a hearing can be advertised.

Jorge A. TORRAS and ZOBELDA TORRAS will represent me at the hearing.

Sworn to and subscribed before me this 12 day of January 2004.

RODRIGO A. ARGUELLO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC979121
EXPIRES 1/2/2005
BONDED THRU ASA 1-888-NOTARY1

Notary Public
Commission Expires: Jan 2 2005

OWNER OR TENANT AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch 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. I understand this application must be completed and accurate before a hearing can be advertised.

_____ will represent me at the hearing.

Sworn to and subscribed before me this ___ day of _____ 200__.

Notary Public
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner/tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed before me this ___ day of _____ 200__.

Notary Public
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, of _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Sworn to and subscribed before me this ___ day of _____ 200__.

Notary Public
Commission Expires: _____

Date: ___/___/___


Public Hearing No: _____

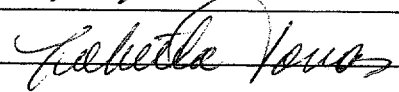
**RESPONSIBILITIES OF THE APPLICANT
PLEASE READ CAREFULLY BEFORE SIGNING**

I hereby acknowledge that I am aware that the various applicable Town and county agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling. I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the compliance of requirements or to advise the Town Manager in writing if the application will not go forward and may be considered withdrawn. Contact with the Town Planner is advised during the hearing process. You may obtain the telephone number and location of the Town Planner at Town Hall.

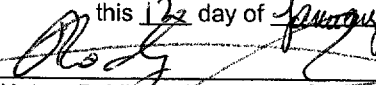
Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans.

Permit Requirements: I also understand that the Florida Building Code may contain requirements that affect my ability to obtain a required building permit for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.





Notary: Sworn to and subscribed before me
this 12 day of January, 2004.



Notary Public — State of Florida

RODRIGO A. ARGUELLO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC979121
EXPIRES 1/2/2005
BONDED THRU ASA 1-888-NOTARY1

My Commission Expires: Jan 2 2005

**OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL**

STATE OF FLORIDA

Public Hearing No. ZV04-03

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: Single-Family Residential Lot 15, Block 11, of Primavera, according to the plat thereof, as recorded in Plat Book 151 at page 42, of the public records of Miami-Dade County, FL. Folio# 30-2015-030-0150
3. Affiants understand 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]
Signature

Rodrigo A. Arguello
Print Name

[Signature]
Signature

OFFELIA TORRAS
Print Name

[Signature]
Signature

[Signature]
Print Name

Sworn to and subscribed before me on the 12 day of January, 2004. Affiant is personally known to me or has produced FL. DMV LIC as identification.

RODRIGO A. ARGUELLO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC979121
EXPIRES 1/2/2005
BONDED THRU ASA 1-888-NOTARY1

[Signature]
Notary
(Stamp/Seal)

My Commission Expires: Jan 2 2005

Witnesses:

Signature


Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 2004. Affiant is personally known to me or has produced _____ as identification.

Notary
(Stamp/Seal)
My Commission Expires: _____


JORGE A. TORRAS
 7759 NW 166 TERRACE
 MIAMI, FL 33116


1441

Date 1/20/04

63-8826 2670
01

PAY to the order of TOWN OF MIAMI LAKES \$ 1494⁰⁰

ONE THOUSAND AND FOUR HUNDRED AND NINETY FOUR ^{00/100} Dollars


 For Zoning Hearing 2V04-03

⑆767080155400000000002438820144⑆

ZONING VARIANCE 2V04-03

7759 NW 166 TERR.

BASIC Fee	855
RESIDENTIAL	570
	<hr/>
	1425.

115 labels x .60 =

	69.
	<hr/>
	\$ 1494.00

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



0 ——— 111 ft

This map was created on 2/3/2004 11:06:43 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	32-2015-030-0150
Property:	7759 NW 166 TERR
Mailing Address:	JORGE A TORRAS &W ZOBEDA 7759 NW 166 TERR MIAMI FL 33016-3438

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	5/2
Floors:	2
Living Units:	1
Adj Sq Footage:	3,488
Lot Size:	8,946 SQ FT
Year Built:	1999
Legal Description:	PRIMAVERA PB 151-42 T-19312 LOT 15 BLK 1 LOT SIZE 8946 SQ FT M/L FAU 30-2015-001-0060 0065 0070 & 0084 & 005-0010

Sale Information:

Sale O/R:	18905-0980
Sale Date:	12/1999
Sale Amount:	\$250,700

Assessment Information:

Year:	2003	2002
Land Value:	\$60,850	\$60,850
Building Value:	\$229,976	\$202,072
Market Value:	\$290,826	\$262,922
Assessed Value:	\$247,742	\$241,936
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$222,742	\$216,936



Notice of Public Hearing Town of Miami Lakes Zoning Hearing

The Miami Lakes Town Council will hold a public hearing to discuss a non-use variance request for the following address:

Variance #ZV 04-03

**Jorge A. Torras & Zobeida Torras Figueroa
7759 N. W. 166th Terrace
Miami Lakes, FL 33016**

Folio # 32-2015-030-0150

Lot 15, Block 1 of "Plat of Primavera", Plat Book 151 - Page 42 of the Public Records of Miami Dade County. FL

Request: The applicant, Jorge A. Torras & Zobeida Torras Figueroa, requests the following non-use variance in order to construct a detached accessory building in the rear side yard facing the street of an existing single family residence:

1. A variance to waive 7' – 0" of the minimum required 20' – 0" side yard facing a street setback for accessory structures in order to construct the above accessory building 13' – 0" from the side property line facing 77th Place.

Meeting Date: March 11, 2004
Time: 7:00 P.M.
Location: Miami Lakes Middle School
6425 Miami Lakeway North
Miami Lakes, FL 33014

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this request is on file in the office of the Town Clerk, Town Offices located at 6853 Main Street, Miami Lakes, Florida 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Council with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, Persons needing special accommodation to participate in the proceedings should call Town Hall at 305-364-6100 no later than (4) days before the proceeding for assistance.

Beatris M. Arguelles, CMC
Town Clerk

Jorge A. & Zobeida Torras
7759 N.W. 166 Terrace
Miami Lakes, FL 33016-3438

January 19, 2004

To Miami Lakes Council members:

The applicant's, Jorge and Zobeida Torras are requesting a waiver of 7' of the required 20' side street setback in the rear (south) property line, located in the east side corner of our backyard to construct a 15' wide gazebo, 13' from the property line facing the street. The gazebo will respect the others minimum setback distances, rear and interior side, according to the zoning code RU-1.

This variance request would not disrupt the view or access to any property in the surrounding area. We would like to make a note that the side south street where the construction will take place is a dead end street.

The gazebo with this variance will have the size of 15' by 22' and will consist of a storage room, pantry area, bathroom and open area.

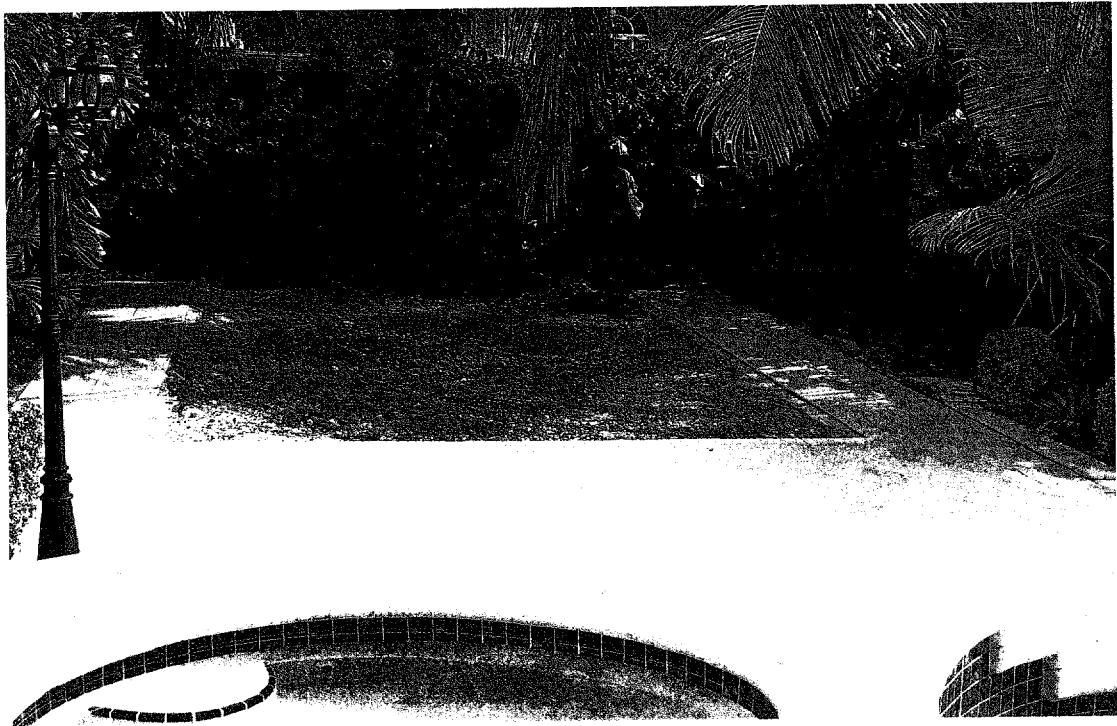
Thank you, for considering this request, we will greatly appreciate your assistant to this matter.

Sincerely,



Jorge A. Torras
Zobeida Torras

PHOTOGRAPHS



PHOTOGRAPHS



Boundary Survey

Page 1 of 2
Survey No: 0613
See Reverse

Property Address:

7759 N.W. 166th Terrace, Miami, Florida 33018

Legal Description:

Lot 15, Block 1, PRIMAVERA, according to the Plat thereof, as recorded in Plat Book 151, Page 42, of the Public Records of Miami-Dade County, Florida.

Certified To:

Jorge A. Torras;
Zobeida Torras Figueroa;
United Title Services, Inc.;
Stewart Title Guaranty Company;
Cima Mortgage Bankers, its successors and/or assigns, as their interests may appear.

Flood Zone: AE Community Number: 120635 Panel No: 0075
Suffix: J Panel Revised Date: 03/02/1994

Notes:

1. Legal Description provided by others. This Survey does not determine or imply ownership.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat of records.
3. Boundary distances and directions are platted and measured unless otherwise shown.
4. Elevations and vertical data, if shown, are referred to NGVD 1929.
5. Underground utilities, footings and encroachments are not located on this survey map.
6. Fence ownership not determined. Apparent clearances and/or encroachments are noted by visual means only.
7. No identifications caps found on recovered monuments, unless otherwise noted.
8. This survey is exclusively for the use of those parties to whom it is certified.
9. Additions or deletions to survey maps and/or reports are prohibited without the written consent of the signing party or parties.
10. This Survey Map is not valid without the signature and the original raised seal of a Florida Registered Land Surveyor and Mapper.

Field Work Date: 01-07-03

Completion Date: 02-11-03

Certifications Revised: February 11, 2003

Survey Revised: 01/09/2004

(Field Work Not Updated)


Odalys C. Bello-Iznaga

Professional Surveyor and Mapper No. 6169
State of Florida

Odalys C. Bello, P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER
12230 S.W. 131st Avenue, Suite 201
Miami, Florida 33186
Tel: (305) 251-9606 Fax: (305) 251-6057

