



**VILLAGE OF BISCAYNE PARK**  
**Village Commission Agenda Report**

**#Item 9.a**

**REGULAR MEETING**

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**TO:** Honorable Mayor & Members of the  
Biscayne Park Village Commission

**FROM:** Sharon P. Ragoonan, Village Manager

**DATE:** January 10, 2017

**TITLE:** Variance Request – Eric Mainade at 11711 Griffing Blvd.

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**Background**

Property owner Eric Mainade at 11711 Griffing Blvd. has submitted a request for a variance of the zoning code of the Village of Biscayne Park. The section of the code to be appealed is as follows:

*11.2.1 Permitted accessory buildings, which include private garages, storage buildings, private workshops, utility buildings, and greenhouses...*

*The setback requirements are from Table A Residential Sectors...*

*Minimum setback for the side: 10'*

The variance being requested is to allow an existing carport/storage currently located less than the required 10' setback and to make repairs and modifications to the structure. The property owner filled out the Variance Application and paid the fees for the variance, advertising and notices. Along with the application they have provided their letter of intent addressing the four required criteria, and other documents and exhibits.

Summary of events:

- On August 16, 2016, the property owner was issued a courtesy notice for doing work without a permit which were repairs and modifications to the existing accessory structure.
- On August 26, 2016, the property owner submitted a permit application and variance application.
- Notice of the September 6<sup>th</sup> meeting of the Planning & Zoning Board mailed to 11 properties in the immediate area on August 29, 2016.
- On September 6, 2016, the permit and variance application went before the Planning & Zoning Board where the property owner withdrew the request.

- Notice of the September 19<sup>th</sup> meeting of the Planning & Zoning Board mailed to 11 properties in the immediate area on September 14, 2016.
- On September 19, 2016, the permit and variance application went before the Planning & Zoning Board. A motion was made to deny the request. Motion passed 3 to 1. The variance request was then scheduled for the November 1, 2016 Regular Commission meeting.
- Notice of the November 1<sup>st</sup> Commission meeting was mailed to 46 properties within a 500' radius on October 11, 2016.
- Two public notices were advertised in the newspaper during the month of October.
- At the November 1<sup>st</sup> meeting, the applicant requested and was granted an extension of the hearing to a date certain of January 10, 2017

### **Attachments**

- Permit Application
- Variance Application
- Letter of intent
- Survey
- Applicant's supporting documents/exhibits
- Copy of the meeting notice for the September 6<sup>th</sup> Planning & Zoning Board meeting
- Minutes of the September 6<sup>th</sup> Planning & Zoning Board meeting
- Copy of the meeting notice for the September 19<sup>th</sup> Planning & Zoning Board meeting
- Minutes of the September 19<sup>th</sup> Planning & Zoning Board meeting
- Copy of the meeting notice for the November 1<sup>st</sup> Commission meeting
- Copy of the two newspaper advertisements in the DBR

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Prepared by: Maria C. Camara, Village Clerk

VILLAGE OF BISCAIYNE PARK  
**PERMIT APPLICATION**

Fees set October 7, 2014



Village of Biscayne Park  
640 NE 114th Street  
Biscayne Park, FL 33161  
building@biscayneparkfl.gov

8/26/16

PERMIT #: \_\_\_\_\_

JOB ADDRESS: 11711 GIPPING BLVD, Biscayne Park

*3316*

**PROPERTY OWNER INFORMATION**

Name: ERIC MAINADE  
 Address: 11711 GIPPING BLVD  
 City: Biscayne Park FL Zip: 33161  
 Telephone: 786 - 942 - 1972  
 E-Mail: ERMAINIANO@gmail.com

**CONTRACTOR INFORMATION**

Company Name: Owner  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ ST \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 License No.: \_\_\_\_\_

**PERMIT TYPE (Check ONLY one)**

BUILDING  
 ELECTRICAL  
 MECHANICAL  
 PLUMBING/GAS  
 PAVING/DRAINAGE  
 ROOFING

CHANGE CONTRACTOR  
 EXTENSION  
 RENEWAL  
 SHOP DRAWING  
 PAINTING (exterior only)  
 FENCE

**TYPE OF WORK (Check ONLY one)**

NEW CONSTRUCTION  
 ADDITION DETACHED  
 ALTERATION EXTERIOR  
 REPAIR / REPLACE  
 ALTERATION INTERIOR  
 ADDITION ATTACHED

Architectual plans must be provided in both hard copy and electronic format.

ESTIMATED JOB COST
<u>1,000</u>
SQUARE FOOTAGE

**ARCHITECT / ENGINEER INFORMATION**

Name: N/A (By owner)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ ST \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 License No.: \_\_\_\_\_

**PROPERTY INFORMATION**

FOLIO NO: 17 - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

SINGLE FAMILY       DUPLEX  
 OTHER: \_\_\_\_\_

**DESCRIPTION OF WORK**

Accessory Structure: Repair/Modification

APPLICATION IS HEREBY submitted to obtain a PERMIT to do work and installations as indicated. I certify that no work has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the Village of Biscayne Park. If work has commenced without such permit, a double fee will be applied to the permit cost. I understand that separate permits must be secured for each permit type. **OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate, and that all work will be done in compliance with all applicable laws regulating construction and zoning. Furthermore, I authorize the above-named contractor to do the work stated. **AGENT'S AFFIDAVIT:** If an agent is representing the owner, a separate affidavit must be completed and attached herewith authorizing this substitution. A tenant can submit on behalf of the owner with a notarized letter of acknowledgement. **WARNING TO OWNER:** Your failure to record a Notice of Commencement may result in paying twice for improvements to your property. If you intend to obtain financing, you must consult with your lender or an attorney BEFORE recording your Notice of Commencement.

Signature of Owner or Agent: \_\_\_\_\_ Date: 08/26/16  
 Print Name (Owner or Agent): ERIC BARROCAS MAINADE  
 STATE OF FLORIDA, COUNTY OF DADE  
 Sworn to and subscribed before me this 26 day of August 2016.

Signature of Qualifier: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name (Qualifier): \_\_\_\_\_  
 STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
 Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.



**PLANNING & ZONING BOARD REVIEW FEE \$25.00**

Date: 9/19/16, 2016  
 Approved  
 Not Approved  
 By: ARO

TOTAL FEE	Discipline	AP	DAP
	Electrical		
	Mechanical		
	Plumbing		
	Roofing		
	Bldg Official		

*Maria C. Camara*

*1530-202-821480*

*APPROVED*

PREPARED BY:

# Land Surveyors, Inc.

www.exactland.com  
Toll Free 866-735-1916 • F 866-744-2882

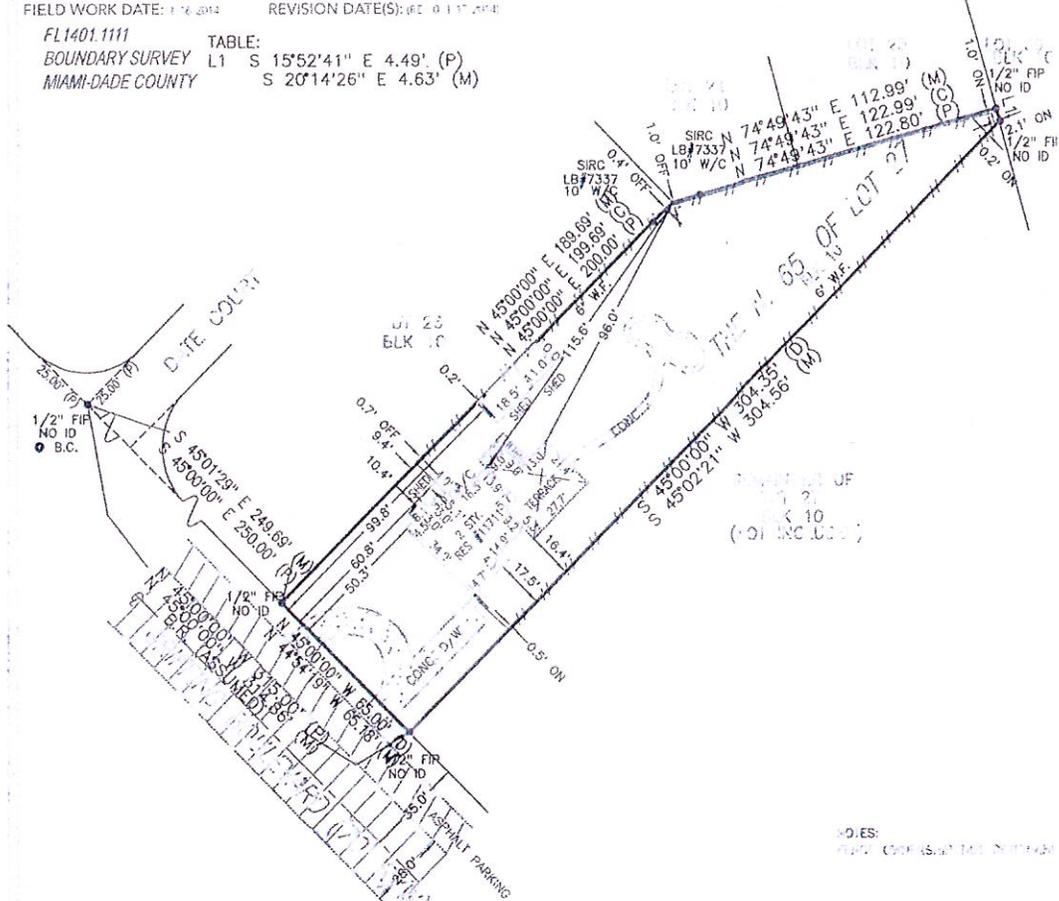


PROPERTY ADDRESS: 11711 GRIFFING BLVD BISCAYNE PARK, FLORIDA 33181

SURVEY NUMBER: FL1401.1111

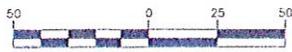
FIELD WORK DATE: 1/16/2014 REVISION DATE(S): (RC) 01/17/2014

FL1401.1111 TABLE:  
 BOUNDARY SURVEY L1 S 15°52'41" E 4.49' (P)  
 MIAMI-DADE COUNTY S 20°14'26" E 4.63' (M)



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING  
 State of Florida Professional Surveyor and Mapper  
 License No. 6473



GRAPHIC SCALE (In Feet)  
 1 inch = 50' ft.



NOTES:  
 (1) SEE LOT 27

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor  
 Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than the Certified.

FLOOD INFORMATION:  
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7) THIS PROPERTY WAS FOUND IN THE VILLAGE OF BISCAYNE PARK, COUNTY UNITY NUMBER 120638, DATED 09/11/09.

POINTS OF INTEREST  
 NONE VISIBLE

CLIENT NUMBER: 13-031 DATE: 1/17, 2014

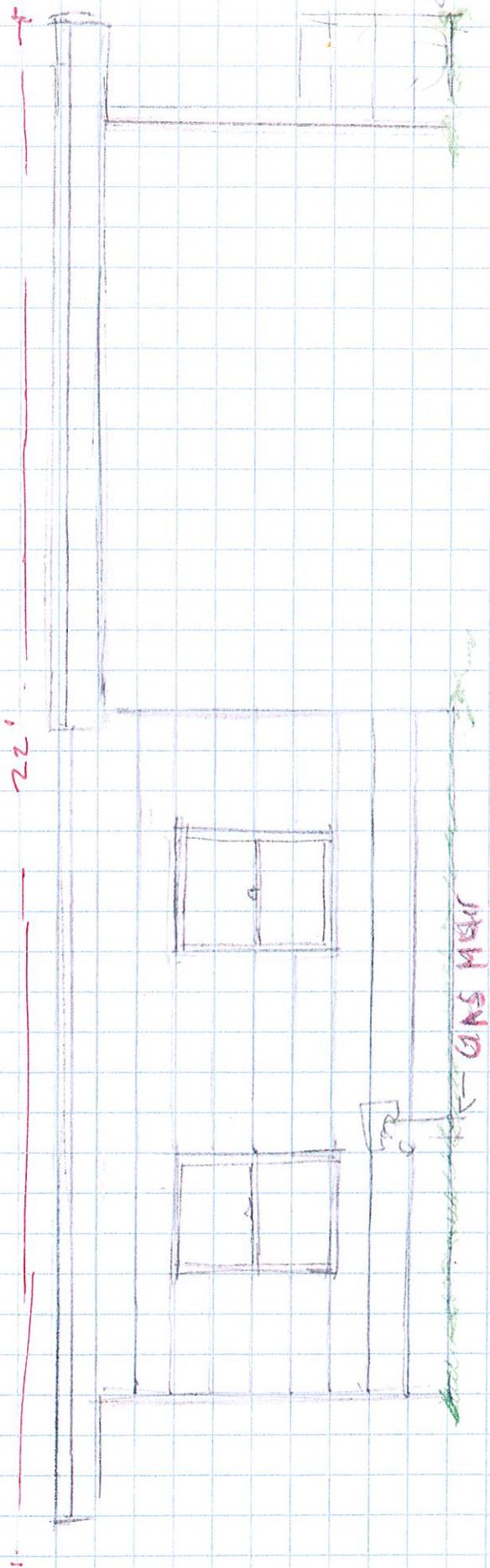
BUYER: ERIC MAINADE

SELLER: MARION DANIELS

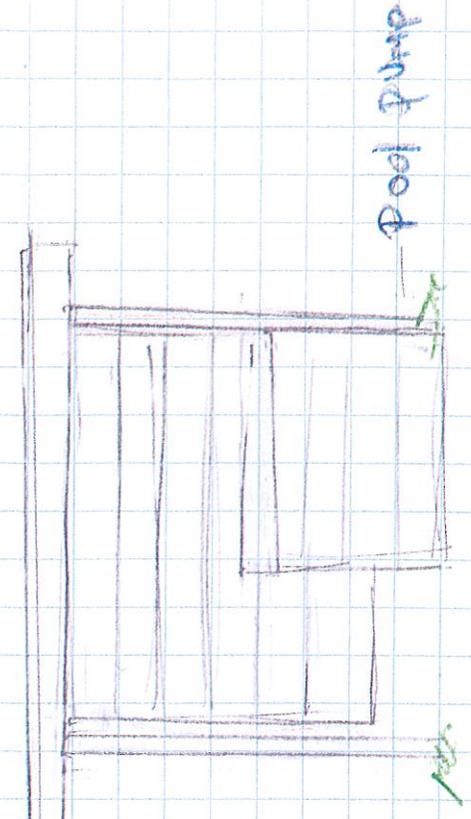
CERTIFIED TO: STATE OF FLORIDA OFFICE OF PROFESSIONAL SURVEYORS AND MAPPERS  
 11940 FAIRWAY LAKES DRIVE, SUITE 101, MYERS, FLORIDA 33193  
 DATED DECEMBER 3, 2007. IN ACCORDANCE WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.



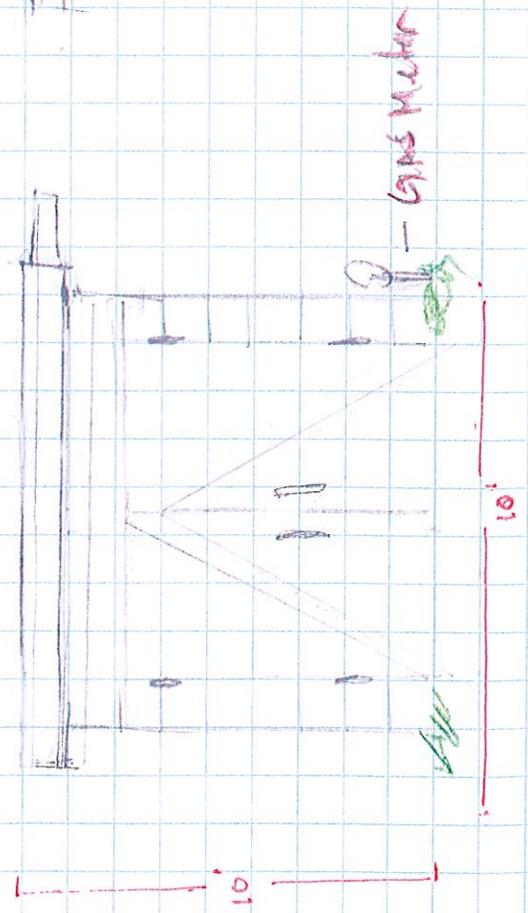
SIDE



BACK



FRONT







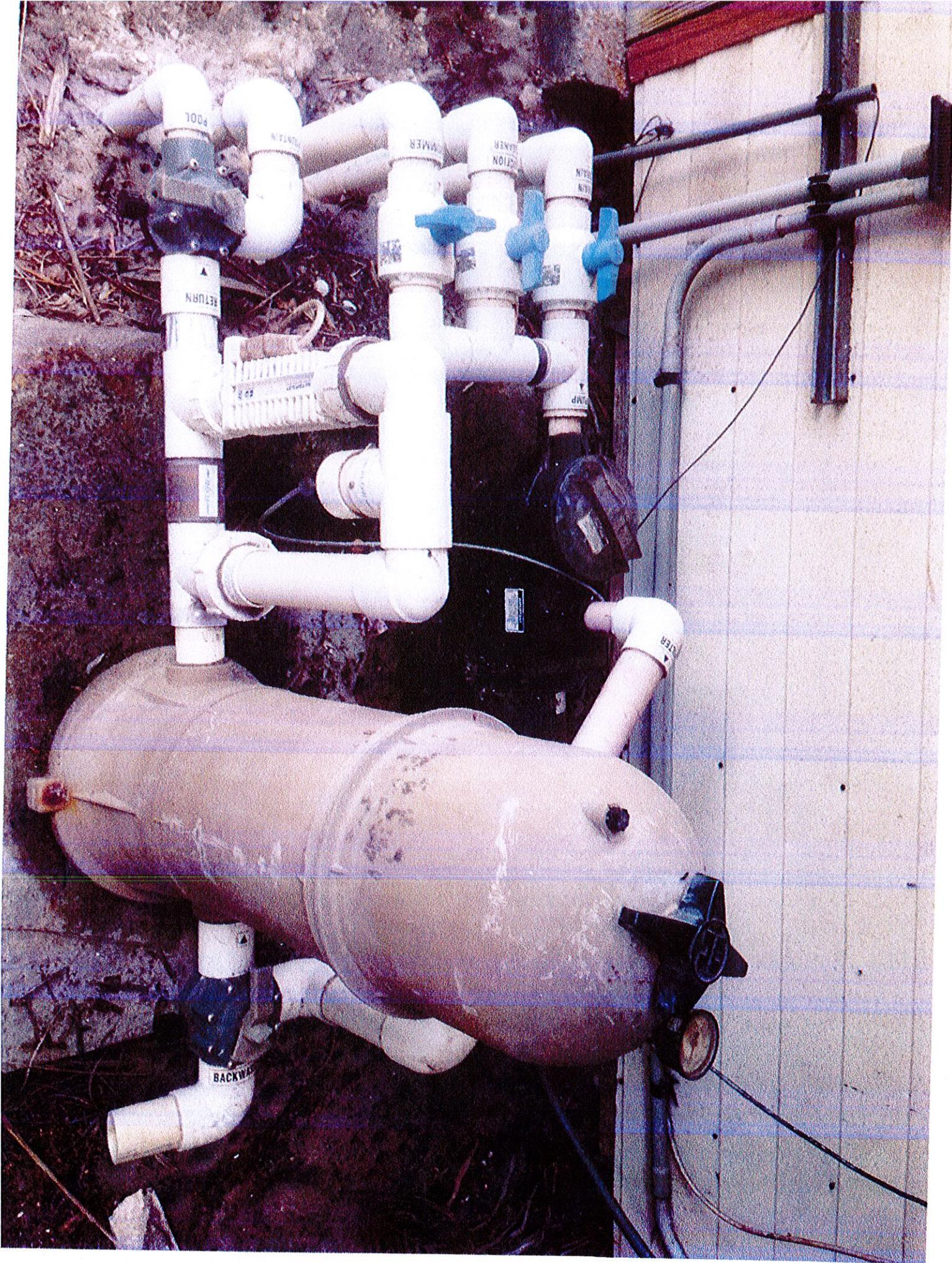














VILLAGE OF BISCAYNE PARK

640 NE 114th St. Biscayne Park, FL 33161

Tel: 305 899 8000 Fax: 305 891 7241

VARIANCE APPLICATION

Pursuant to Section 15.3 of the Code of Ordinances of the Village of Biscayne Park, Florida, a property owner may request a variance of the zoning code.

Date: 08/26/16

PROPERTY ADDRESS: 11711 Grilling Blvd BISCAYNE PARK, FL 33161

PROPERTY OWNER

Name: ERIC M Minade

Mailing Address: 777 NE 62 St Apt # 108 City: Miami ST: FL Zip: 33138

Telephone: (786) 942-6972 [ ] Home [x] Cell [ ] Work

E-Mail Address: ERICMAINADE@gmail.com

Application is made for (type of variance requested): Accessory structure (set back)

OWNER AFFIDAVIT

I, ERIC MAINADE, being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed variance, and that all statements and representations made are true and correct.

I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of this variance for any false or misleading statements in this application.

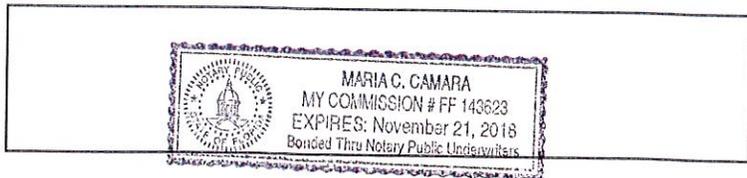
State of Florida County of DADE

Signature of Property Owner

On this 26 day of August, 2016, before me, the undersigned notary public, personally appeared ERIC MAINADE, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

Personally Known -OR- Produced ID - Type of ID: M530-202-82-1480

Maria C. Camara Notary Public



Date:

PROPERTY ADDRESS:

11711 Griffing Blvd

BISCAYNE PARK, FL 33161

**PLANNING & ZONING BOARD REVIEW**

Section(s) of the Code to be appealed for the variance request:

17.8

Table A

11.2.1

Minimum setbacks (feet)

10' sides

Date of Meeting:

9, 19, 16

APPROVAL:

*gan*

DENIED:

*gan*

**ARZ**

*Q*

REASON FOR DECISION:

DID NOT MEET 4 POINT

## LETTER OF INTENT

**RE: 11711 Griffing Boulevard, Biscayne Park Florida, 33161**

**Variance Request: Accessory Structure**

**BASIC BACKGROUND:** We bought this house with the structure located in its current footprint and location (*see survey*). Furthermore, the previous owner bought the house with the structure in its current footprint.

There were no open violations nor was it ever discussed to be a problem in the past two years by any officers/inspectors who visited the property.

The structure was in need of repair and has been slightly (but not more than 50%) modified (by owner) to repair existing wood and roof damage in addition to a very minor enlargement of same by enclosing the front portion. The footprint as well as the roof remain exactly the same size as does the setback.

We have been informed that the setback is at issue. In accordance with The Village of Biscayne Park Code 13.4 (2), we submit the following findings and propose that strict compliance with code will cause undue hardship.

Thank you for your consideration of this matter.

Cordially,  
Eric Mainade / Kristina Holland

### **1.) SPECIAL CIRCUMSTANCES OR CONDITIONS:**

- As noted above, the structure existed at the time of our purchasing the home and did not have any open violations. Furthermore, there has never been any discussion as to it being a problem in over 2 years of owning the home.
- The subject structure has existed on the property prior to both our purchasing of same as well as the previous owner's purchasing of same. It was a point of discussion at some point that was dismissed in part and withdrawn in part. See Exhibit A attached hereto.
- The pump for the pool (properly permitted by the previous owner) was placed inside the structure. If the subject structure was going to be a

problem for the current or future owners, the pool pump should not have been permitted to be placed inside same.

- The electricity for the pool (also properly permitted by the previous owner) runs through the structure. Likewise, if the structure was going to be a problem for the current or future owners, the electricity should not have been permitted to run through same.
- The gas line (also permitted by a previous owner) also sits near the structure.
- The only neighbor affected by ~~its~~ existence (Laura Graves) does not object to our keeping the structure as ~~it~~ stands today.
- The character of the structure remains the same and has been repaired and, as noted above, only slightly enlarged by enclosing a portion that was unstable.
- Taking down the structure would require substantial costs including demolition costs in addition to the costs of moving gas lines and the pool's pump and electrical system.

## **2.) PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHT.**

- We reiterate points above in addition to the following:
  - In accordance with Code 13.4 (2), "undue hardship may result from strict compliance" with existing codes for setback compliance.
  - In accordance with Code 13.4 (2), the structure is in keeping with the "character of land and buildings in the vicinity". See Exhibit B attached hereto.

## **3.) NOT DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY.**

- The footprint/roof of the structure remains the same and is not a concern for the adjacent neighbor.

- As noted above, our neighbor (Laura Graves) who is directly adjacent to the structure has no objection to its existence or slight modification. Our other neighbors are hundreds of feet away and are not affected in any way.
- Our repairing of the structure has only decreased the possibility of injury to other properties. It has also improved the overall look and is pleasant to the eyes.
- Our structure is in keeping with Biscayne Park's look and character. As per the code, the board shall take into account the nature of the proposed use of land and the existing character of land and buildings in the vicinity.
- We have discovered that a great deal of neighbors have been granted variances for accessory structures that are not within the code's setbacks. It is therefore in keeping with our community's permissible variances to code. (*see Exhibit B*)

#### **4.) MINIMUM VARIANCE FOR REASONABLE USE.**

- The structure provides for a safe place to keep a car in the event of a hurricane. The other side of the property is not capable of such and has a small walkway opening.
- The structure is a safe place to keep items of value that are not necessarily suitable for the inside of a home. For example, a generator, lawnmower or tools.
- This structure, unlike some of our neighbor's structures, is not for use as a place of abode.

November 12, 2004

Marion Daniels  
11711 Griffing Blvd.  
Miami, Fl. 33161

Dear Commission,

This is about a shed that is in my yard which is too close to my neighbor's property. Here are the reasons why I think I should not have to move the shed:

1. The shed was there when I bought the property 12 years ago (survey attached).
2. I had a pool put in a year ago. At that time I had a survey done and it was submitted to Biscayne Park. It seems to me that that would have been the time to tell me about the shed, NOT after the pump/electrical for the pool was built around the shed. (survey attached).
3. The neighbor who is affected, Laura Graves has no objection to the shed being there, and is willing to put that in writing.
4. That same neighbor has meanwhile put up a six foot wooden fence, and the entire issue thereby seems to have become irrelevant anyway. (picture attached).

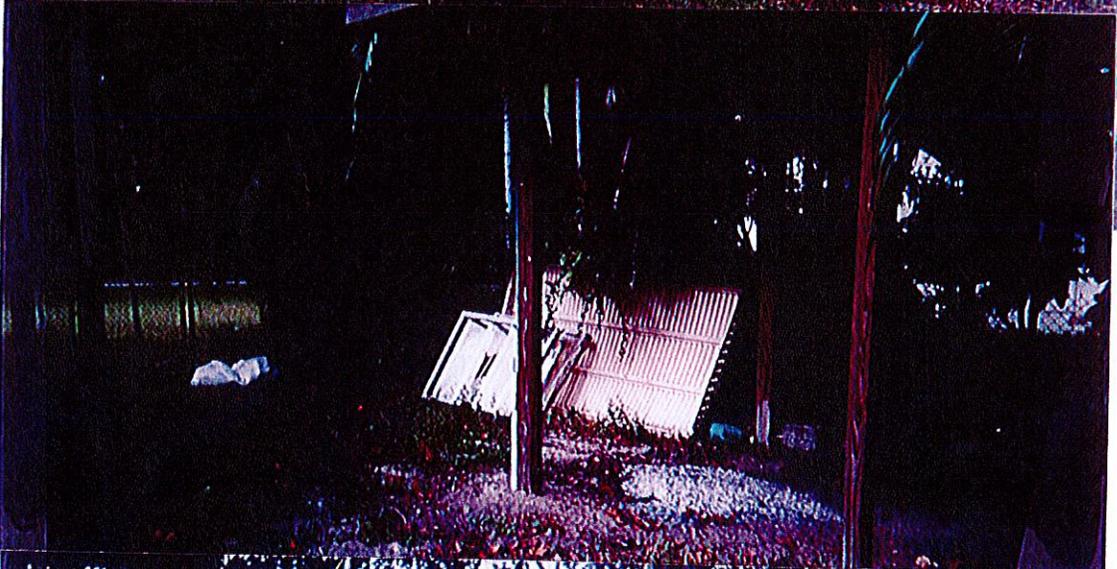
Thank you for your consideration in this matter.

Sincerely,

Marion Daniels

EXHIBIT  
A

# Photo Evidence





Village of Biscayne Park  
Code Enforcement Department  
Code Violation Courtesy Notice  
(305) 899-8000 ext.3

COURTESY #: 03-300 DATE: 5-30-03

CODE OFFICER: S. RAMOS

ADDRESS OF VIOLATION: \_\_\_\_\_

(170) Griffing

**VIOLATION TYPE: (CHECKED BELOW)**

- High Grass/Weeds/Shrubbery 8.4.1 (ii)
- Property Maintenance 8.4.1 (b) (i)
- Unused / Unsightly Objects 8.4.2
- Property Maintenance—Paint—BP 4.1.1/MDC 17.25(5)
- Objects in Right-of-Way 5.3.4
- Garage Sale—No Permit 11.43
- Garbage/Trash out on Wrong Day
- Street Standard—Clear Visibility Triangle 5.4.1
- Permit Violation Work/Construction 16.2.1
- Dish Antenna to be in Rear of Building 11.5.1
- Oversized Real Estate Sign 12.2.3

OTHER: Shed installed without

permit. Does not meet setback  
Requirements. Apply for permit  
OR Remove by

DATE OF COMPLIANCE: 6-16-03



VILLAGE OF BISCAYNE PARK  
ORDER OF ENFORCEMENT

BEFORE THE SPECIAL HEARING MASTER in the Village of Biscayne Park came:

Hearing Master Case# 9      Hearing Date: Sept. 30, 2004      Time: 7:00pm  
Code Violation Case# 03-300      Violation Date: 5-30-03      Officer: Ramos  
Folio#:  
Property Address:

11711 Griffing Blvd  
Biscayne Park, FL 33161

Property Owner or Violator Name: Marion Daniels  
Violation: Failure to maintain structure in good repair. Encroaching in set back  
Section to wit: 17-28(1) & 17-64(1)

*Taken Under Advisement*

This cause came to be heard on the above noted date and time and based upon substantial competent evidence presented, the special Master enters the following findings of fact and conclusions of law order:

1. FINDING OF FACT: that the violations as cited by the code officer in the Notice of Violation referenced above continues to exist.
2. CONCLUSIONS OF LAW: that the violator(s) named above have violated the stated provisions of the code of the Village of Biscayne Park, Florida.
3. THE ORDER OF THE SPECIAL MASTER IS AS FOLLOWS:

Part One:

There shall be full compliance with the stated provisions of the Code by the \_\_\_\_\_ day of \_\_\_\_\_, 2004

On or about aforesaid date, the Code Officer shall revisit the subject property to determine if corrective measures have been completed and shall file with the clerk, an affidavit of compliance or Non-compliance. If there has been no compliance by the previously mentioned date, the special Master has the authority to assess a fine of up to \$250.00 per day for each day the violation is in existence.

The Administrative cost is in the amount of \_\_\_\_\_ for today's hearing is hereby \_\_\_\_\_

Part Two:

It shall be the responsibilities of the violator(s) named above to advise the code officer that the violation(s) has (have) been corrected. Code Officer can be reached by calling Village Hall at 305-899-8000, option 3.

In the event that an affidavit of Non-compliance is filed, a fine of \$ \_\_\_\_\_ per day for each day of non-compliance, is hereby imposed and shall commence from the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

If a finding of a violation of this order, or a repeat violation, is made, an additional hearing shall not be necessary for the issuance for the second part of this order. A certified copy of this order shall be recorded in the Public Records of Miami- Dade county and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. The amount of the lien, along with the costs, interest and attorney's fees, shall continue to accrue until satisfied by full payment. After three (3) months from the date of filing said lien, the village Attorney is authorized to foreclose on said property.

DONE AND ORDERED this 30<sup>th</sup> day of September, 2004

By: James A. Reader  
James A. Reader, Special Master

Jason Lichtenstein  
Jason Lichtenstein, Special Master

\_\_\_\_\_  
Dale Blanton, Special Master

*copy of  
O&E given to  
M. Daniels at  
Village Hall  
10-1-04*

*10-1-04  
Picked up  
variance packet*

VILLAGE OF BISCAYNE PARK  
ORDER OF ENFORCEMENT

BEFORE THE SPECIAL HEARING MASTER in the Village of Biscayne Park came:

Hearing Master Case# 5      Hearing Date: Oct 21, 2004      Time: 7:00pm  
Code Violation Case# 03-300      Violation Date: 10-3-03      Officer: Ramos  
Folio#:  
Property Address:      11711 Griffing Blvd

Property Owner or Violator Name: Marion Daniels  
Violation: Shed in set back  
Section to wit: 17-28 (1)/17-64 (1)

*W. A. Anderson*

This cause came to be heard on the above noted date and time and based upon substantial competent evidence presented, the special Master enters the following findings of fact and conclusions of law order:

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2. CONCLUSIONS OF LAW: that the violator(s) named above have violated the stated provisions of the code of the Village of Biscayne Park, Florida.
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DONE AND ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2004

By:

\_\_\_\_\_  
James A. Reader, Special Master

\_\_\_\_\_  
Jason Lichtstein, Special Master

\_\_\_\_\_  
Dale Blanton, Special Master

VILLAGE OF BISCAYNE PARK  
ORDER OF ENFORCEMENT

BEFORE THE SPECIAL HEARING MASTER in the Village of Biscayne Park came:

Hearing Master Case# 8 Hearing Date: 2-26-04 Time: 7:00pm  
Code Violation Case# 03-300 Violation Date: 10-3-03 Officer: Ramos  
Folio#:  
Property Address: 11711 Griffing Blvd  
Biscayne Park, FL 33161  
Property Owner or  
Violator Name: Marion Daniels  
Violation: Failure to maintain structure in good repair. In set back  
Section to wit: 17-28(1)/17-64(1)

*Continued  
to  
March*

This cause came to be heard on the above noted date and time and based upon substantial competent evidence presented, the special Master enters the following findings of fact and conclusions of law order:

1. FINDING OF FACT; that the violations as cited by the code officer in the Notice of Violation referenced above continues to exist.
2. CONCLUSIONS OF LAW; that the violator(s) named above have violated the stated provisions of the code of the Village of Biscayne Park, Florida.
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Part Two:

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In the event that an affidavit of Non-compliance is filed, a fine of \$ \_\_\_\_\_ per day for each day of non-compliance, is hereby imposed and shall commence from the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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DONE AND ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2004

By:

\_\_\_\_\_  
James A. Reader, Special Master

\_\_\_\_\_  
Drew Dillworth, Special Master

\_\_\_\_\_  
Dale Blanton, Special Master

# Village of Biscayne Park

640 NE 114 Street  
Biscayne Park, Florida 33161  
(305) 899-8000

## NOTICE OF ADMINISTRATIVE HEARING

Date: January 30, 2004

Name: ~~XXXX~~ *Marion Daniels*

Address: 11711 Griffing Boulevard  
Biscayne Park, FL 33161

Department: Code Enforcement

Case #03-300, Description: Failure to maintain accessory structure in good repair and not in set back

Date of Citation: 10-3-03

Has been scheduled for a hearing before the Code enforcement Hearing Master as noted herein below:

Hearing Date: 2-26-04    Place: Biscayne Park Recreation Center    Time: 7:00 pm  
11400 N. E. 9 Court  
Biscayne Park, Fl 33161

You have the right to legal representation and a right to present witnesses and submit evidence on your own behalf.

A Hearing Date shall not be postponed or continued unless the Hearing Master receives a request for continuance showing good cause for such continuance, in writing at least ten (10) calendar days prior to the date set for the hearing.

Your failure to attend the hearing on the date above shall constitute a waiver of your right to a hearing. Such a waiver shall constitute an admission of the violation and may result in additional penalties without the need for issuance of an additional Civil Violation notice.

If you are found guilty of the Civil Violation charged, a payment for both an administrative fee and the fine assessed is to be made to the Clerk in attendance unless otherwise ordered by the Hearing Master.

Americans with Disabilities Act of 1990: Persons needing special accommodations to participate in this proceeding may contact the Clerk of Court ADA Coordinator, no later than seven (7) days prior to the proceedings at (305) 375-2333 (voice), TDD Users, please phone via the Florida Relay Service at 1 800 955-8771 Note: Bring this notice with you to the hearing.

# Village of Biscayne Park

640 NE 114 Street  
Biscayne Park, Florida 33161  
(305) 899-8000

## NOTICE OF ADMINISTRATIVE HEARING

Date: October 4, 2004

Name: Marion Daniels

Address: 11711 Griffing Blvd.  
Biscayne Park, FL 33161

Department: Code Enforcement

Case # 03-300 Description: Setback encroachment

Date of Citations: 10-3-03

Has been scheduled for a hearing before the Code enforcement Hearing Master as noted herein below:

**Hearing Date:** October 21, 2004    **Place:** Biscayne Park Recreation Center    **Time:** 7:00 pm  
11400 N. E. 9 Court  
Biscayne Park, Fl 33161

You have the right to legal representation and a right to present witnesses and submit evidence on your own behalf.

A Hearing Date shall not be postponed or continued unless the Hearing Master receives a request for continuance showing good cause for such continuance, in writing at least ten (10) calendar days prior to the date set for the hearing.

Your failure to attend the hearing on the date above shall constitute a waiver of your right to a hearing. Such a waiver shall constitute an admission of the violation and may result in additional penalties without the need for issuance of an additional Civil Violation notice.

If you are found guilty of the Civil Violation charged, a payment for both an administrative fee and the fine assessed is to be made to the Clerk in attendance unless otherwise ordered by the Hearing Master.

Americans with Disabilities Act of 1990: Persons needing special accommodations to participate in this proceeding may contact the Clerk of Court ADA Coordinator, no later than seven (7) days prior to the proceedings at (305) 375-2333 (voice), TDD Users, please phone via the Florida Relay Service at 1 800 955-8771 Note: Bring this notice with you to the hearing.



Exhibit B





9/14/16

ADDENDUM TO VARIANCE (11711 Griffing Blvd)

IN FURTHER SUPPORT OF THE SUBJECT VARIANCE, THE FOLLOWING  
EVIDENCE/INFORMATION IS SUBMITTED

- CLARIFICATION ON THE IMPROVEMENTS MADE: Please note this accessory structure has not been expanded beyond the original footprint. This building has been partially refurbished.

ADDITIONAL EVIDENCE:

- EXHIBIT 1: 2004 Letter from previous owner indicating, "The shed was there when I bought the property 12 years ago (survey attached)".

*(\*NOTE: This 2004 letter from the previous owner (Marion Daniels) was included once more to demonstrate that the accessory structure existed prior to 1993 Biscayne Park Code 3.4(2).*

*In further support of Code 3.4 (2), please note this structure has been in continual use by virtue of it housing the pool pump and electrical equipment. All approvals for the pool pump/electrical equipment exist in the file)*

- EXHIBIT 2: Survey from 2003 showing the structure in its current footprint.
- EXHIBIT 3: Photograph showing our neighbor's fence leaning into our property and subsequently the structure.
- EXHIBIT 4: 2004 Photograph from our file (prior to refurbishing) showing structure adjacent to the neighbor's wooden fence and the same proximity as exists today.

- **EXHIBIT 5:** Email response from Realtor Laura Graves who sold us the property describing the structure as permitted. (Incidentally the seller's realtor is our neighbor at odds with the structure). The email states,

"THERE IS NO CARPORT. THERE IS A SHED ON THE PROPERTY THAT WAS AGAIN PERMITTED AND SIGNED OFF ON BY THE PROPER CODE COMPLIANCE PARTIES AT THE TIME OF IT'S INSTALLATION."

- **EXHIBIT 6:** Biscayne Park Code 3.4 (2) : "Non-Conforming Uses"

**"Nonconforming use discontinued. The lawful use of land or improvements existing at the time of the adoption of this code, although such use does not conform to the provision hereof, may be continued, but if discontinued for a period of six (6) months such nonconforming use shall not thereafter be re-established and the future use of such land or improvements shall be in conformity with the provisions of this code." (10-5-1993)**

- **NOTE:** A video of the subject fence will be played to demonstrate how the structure is not and has never been "nailed" onto the neighbor's fence as alleged by board member (Andrew Olis) . The neighbor's fence shows partial collapse in certain areas where it is leaning into our property.

#### **IN FURTHER SUPPORT OF "4: MINIMUM VARIANCE FOR REASONABLE USE",**

- The minimal use of a variance of this structure is being requested inasmuch as the structure has existed in its current plat and footprint since prior to 1992. This is a unique request inasmuch as this isn't a new structure it is an old structure that existed before 1993 code was enacted and has been in continual use.

**FOLLOWING OUR INITIAL P&Z MEETING OF TUESDAY, 9/6/16, WE NOTE THE FOLLOWING CHANGE TO THE VARIANCE:**

November 12<sup>th</sup>, 2004

Marion Daniels  
11711 Griffing Blvd.  
Miami, Fl. 33161

Dear Commission;

This is about a shed that is in my yard which is too close to my neighbor's property. Here are the reasons why I think I should not have to move the shed:

1. The shed was there when I bought the property 12 years ago (survey attached).
2. I had a pool put in a year ago. At that time I had a survey done and it was submitted to Biscayne Park. It seems to me that that would have been the time to tell me about the shed, NOT after the pump/electrical for the pool was built around the shed. (survey attached).
3. The neighbor who is affected, Laura Graves has no objection to the shed being there, and is willing to put that in writing.
4. That same neighbor has meanwhile put up a six foot wooden fence, and the entire issue thereby seems to have become irrelevant anyway. (picture attached).

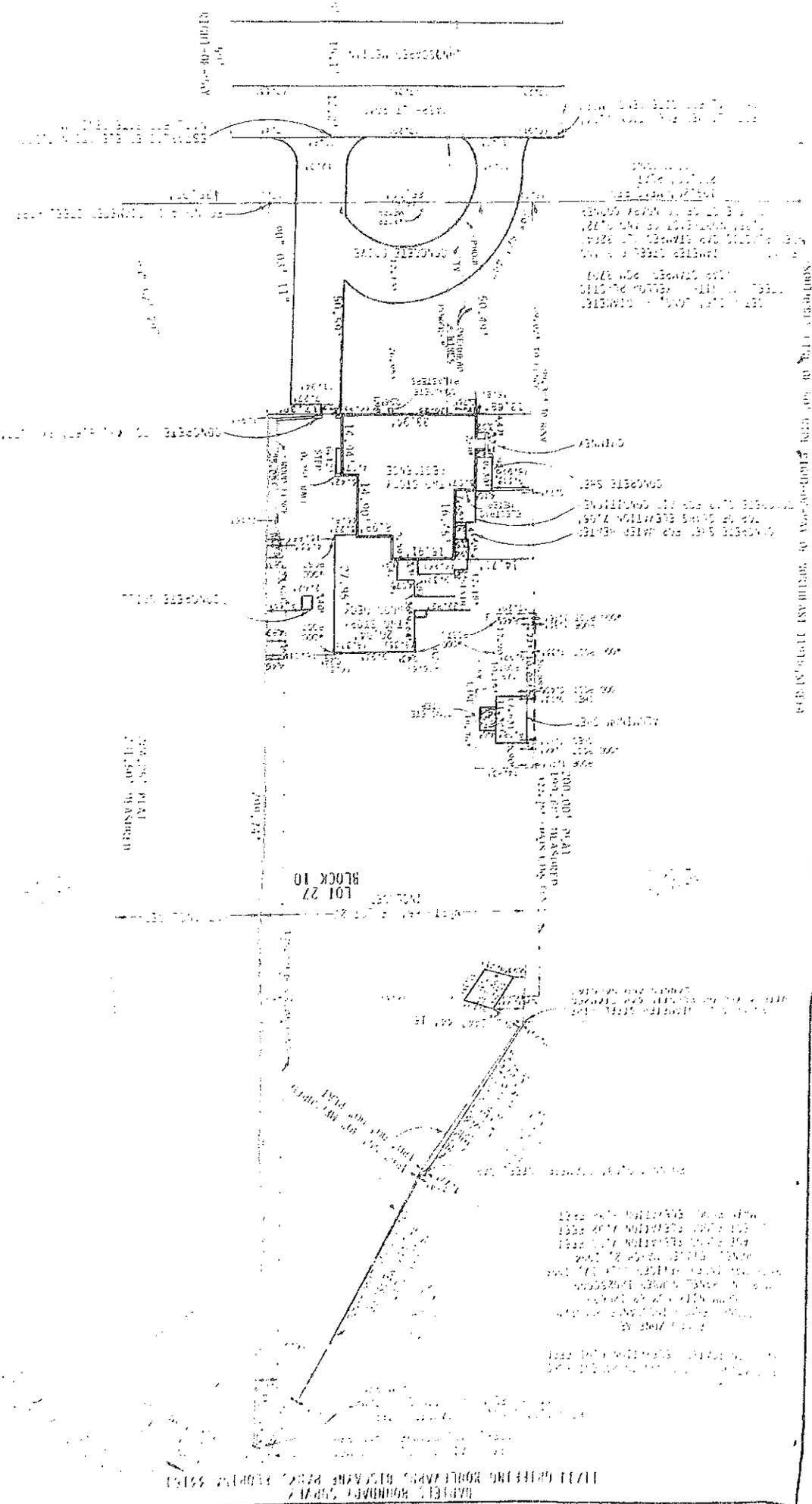
Thank you for your consideration in this matter.

Sincerely,

Marion Daniels

1





AVG. - 40' URBAN

CONCRETE

CONCRETE  
 12" MIN. THICK  
 4" MIN. COVER  
 12" MIN. THICK  
 4" MIN. COVER  
 12" MIN. THICK  
 4" MIN. COVER

LOT 27  
 BLOCK 10

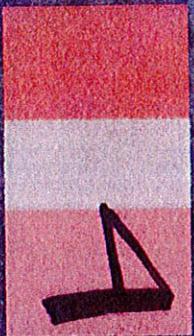
URBAN

SEE PLAN FOR DIMENSIONS

11711 GREENING BOULEVARD, BIRMINGHAM, ALABAMA 35211



3



Fwd: As per the Mainade/Daniels contract on 11711 Giffing Blvd (2)

Peof

From: "Graves, Laura" <Laura.Graves@floridaproyes.com>

Date: January 2, 2014 at 12:39:53 PM EST

To: Cristina Butler <christina102@verizon.com>

Cc: "Eric J Mainade" <ericmainade@gmail.com>, cristina@imbourqirealty.com

Subject: Re: As per the Mainade/Daniels contract on 11711 Giffing Blvd

Cristina,

As per my text shortly ago please provide me with a valid copy of the inspection report and actual addendum requesting this credit from the buyer. Please note the following as well just so there is no confusion. As you know this home is being offered "as-is" with the right to inspect. I know you have done all you can to try and expedite this transaction in a timely fashion but to come back at the last hour and make a request such as this without any valid paperwork to substantiate any of these claims is not going to work.

Please note for the Record: (this is redundant as the sellers property disclosure statement already states all of these things)

1. The home is currently in livable condition. As you know the seller is living in it and has for the last 21 years.
2. A portion of the plumbing was replaced when the upstairs bathroom was put in. We don't know the condition of the other plumbing as your buyers inspector refused to come back and inspect the crawl space. He also chose not to inspect the attic at time of inspection. There is access to the attic and this was never inaccessible.
3. The Deck is up to code. There were permits pulled and signed off on in order to install this decking. \*If possible repair work is needed then that is one thing but the Deck is up to code and always has been.
4. The electrical system as well is up to code and was permitted and signed off on by the proper code compliance parties.
5. There is no carpet. There is a shed on the property that was again permitted and signed off on by the proper code compliance parties at the time of it's installation.
6. There is no lead based paint in this home. It is extremely irresponsible for the Appraiser to make any assumptions regarding this when he has

5

3.4. - Nonconforming uses.

3.4.1 *Prohibited uses.* The following uses are specifically prohibited and declared unlawful, but the enumeration of these specific uses shall not by implication grant the right to make any use not permitted by the terms of Ordinance No. 84 (11-21-1944).

(a) Garage apartment, tourist tent, trailers or trailer camps, truck trailers, mobile homes, amusement parks, bungalow courts, chicken houses, private or commercial dog kennels, rabbit hutches, night clubs, beer gardens, house boats, commercial boat houses or any use defined as commercial.

(b) Any use not consistent with the residential sector regulations (Table A).

3.4.2 *Nonconforming use discontinued.* The lawful use of land or improvements existing at the time of the adoption of this code, although such use does not conform to the provision hereof, may be continued, but if discontinued for a period of six (6) months such nonconforming use shall not thereafter be re-established and the future use of such land or improvements shall be in conformity with the provisions of this code.

(Ord. No. 283, § 2, 10-5-93)



< (2) Laura - Biscayne Par... Details

Hi Eric, We didnt have a problem with the shed. We got a letter from the Park about a varience hearing and thought it necessary for us to attend. What we do have a problem with is that Kristinas father, a man who neither Jeff nor I have ever met, thought it was ok on multiple occassions during this hearing to directly accuse us of moving our fence. We are really appauled and insulted by his behavior. We have been 100% supprtive of your project while ALL the neighbors have complained and we don't appreciate the cheap



Send



August 29, 2016

Property Owner  
11659 Griffing Blvd  
Biscayne Park, FL 33161

**NOTICE OF PUBLIC HEARING  
NON-USE VARIANCE REQUEST**

Notice is hereby given that the Planning & Zoning Board of the Village of Biscayne Park, Florida, will hear the following non-use variance request at the Planning & Zoning Board Meeting to be held on **Tuesday, September 6, 2016, at 6:30** at the Log Cabin, 640 NE 114<sup>th</sup> Street, Biscayne Park, FL 33161.

**Eric Mainade – 11711 Griffing Blvd.  
Variance Request: Accessory structure within the setback**

*All documentation pertaining to this notice may be inspected by the public at the Office of the Village Clerk in Village Hall, 640 NE 114<sup>th</sup> Street. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinances.*

*In accordance with the provision of F.S. Section 286.0105, should any person seek to appeal any decision made by the Board 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 who require special accommodation to participate in the proceedings should call the Village Clerk's office at (305) 899-8000 no later than (4) days prior to the proceeding for assistance. On day of meeting, if called in by 11:00am, we will do our best to accommodate your request.*



## MINUTES

### PLANNING & ZONING BOARD MEETING

Log Cabin

640 NE 114 St – Biscayne Park, FL  
Tuesday , September 6<sup>th</sup>, 2016 at 6:30pm

#### PLANNING & ZONING BOARD

Gage Hartung  
Chairman

Andrew Olis  
Vice Chairman

Elizabeth Hornbuckle

Dan Schneider  
Doug Tannehill

Alternates  
Mario Rumiano

#### 1. CALL TO ORDER

This meeting was called to order at 6:33 P.M.

#### 2. ROLL CALL

Gage Hartung – Board Member– present  
Andrew Olis – Board Member – present  
Elizabeth Hornbuckle – Board Member- present  
Doug Tannehill – Board Member – present  
Dan Schneider- Board Member- present  
Irwina Peterson- staff- present  
Sal Annese- staff- absent

#### 3. APPROVAL OF MINUTES

August 15<sup>th</sup>, 2016

Motion by A. Olis, seconded by D. Schneider. Approved 5-0

#### 4. NEW BUSINESS

a. Mainade- 11711 Griffing Blvd- Variance request- Accesory Building  
Withdrawn by Applicant

#### 5. BUILDING PERMITS

- a. Schmidt- 1007 NE 118 St- Driveway  
Tabled for more information
- b. Palomino- 11010 NE 10 Ave- Driveway  
Motion by D.Tannedhill, seconded by A. Olis. Approved 5-0
- c. Pacheco- 11230 NE 8 Ct- Windows  
Motion by A. Olis, seconded by D. Tannehill. Approved 5-0
- c1. Pacheco- 11230 NE 8 Ct- Pool/Deck  
Motion by A. Olis, seconded by D. Tannehill. Approved 5-0



## *The Village of Biscayne Park*

640 NE 114<sup>th</sup> St., Biscayne Park, FL 33161

Telephone: 305-899-8000 Facsimile: 305 891 7241

- d. Reid- 11315 NE 11 Pl- Driveway  
Tabled for more information
- e. Shibi- 11831 NE 6 Ave- Windows/Doors  
Motion by E. Hornbuckle, seconded by D. Tannehill. Approved 5-0
- f. Vargas- 841 NE 119 St- Windows/Doors  
Motion by A. Olis, seconded by D. Tannehill. Approved 5-0
- g. Romero- 731 NE 116 St- Windows/Doors  
Motion by D. Tannehill, seconded by D. Schneiger. Approved 5-0
- h. Lyndaker- 11940 NE 6 Ave- Wood Panels  
Motion by A. Olis, seconded by E. Hornbuckle. Approved 5-0
- h1. Lyndaker- 11940 NE 6 Ave- Driveway  
Tabled for more information
- i. Larsen- 845 NE 116 St- Addition/Renovation  
Motion by D. Tannehill, seconded by D. Schneiger. Approved 5-0
- i1. Larsen- 845 NE 116 St- Windows/Doors  
Tabled for more information.
- i2. Larsen- 845 NE 116 St- Roof  
Tabled for more information
- j. Gamas- 11095 NE 8 Ave- Addition  
Motion by D. Tannehill, seconded by A. Olis. Approved 5-0
- j1. Gamas- 11095 NE 8 Ave- Windows/Doors  
Motion by A. Olis, seconded by D. Tannehill. Approved 5-0
- j2. Gamas- 11095 NE 8 Ave- Roof  
Motion by A. Olis, seconded by D. Schneiger. Approved 5-0
- k. Lajeune- 930 NE 119 St- REVISION to Driveway  
Motion by A. Olis, seconded by D. Schneiger. Approved 5-0
- l. Scher- 955 NE 118 St- Windows/Doors  
Motion by A. Olis, seconded by E. Hornbuckle. Approved 5-0
- m. Goehl- 11625 NE 7 Ave- Windows/Doors  
Tabled for more information
- n. Childress- 780 NE 112 St- Door  
Motion by A. Olis, seconded by E. Hornbuckle. Approved 5-0



## *The Village of Biscayne Park*

640 NE 114<sup>th</sup> St., Biscayne Park, FL 33161  
Telephone: 305-899-8000 Facsimile: 305 891 7241

- o. Hill- 660 NE 119 St- Door  
Motion by E. Hornbuckle. Approved 5-0
  
- p. Mariano- 511 NE 119 St- Gravel/Swale  
Tabled for more information

The next meetings of the Planning & Zoning Board are Monday, September 19<sup>th</sup>, 2016 and tba.

### **6. ADJOURNMENT**

This meeting was adjourned at 08:22 p.m.

Minutes approved on : \_\_\_\_\_  
(Date)

By: \_\_\_\_\_  
Gage Hartung, Chair Planning & Zoning Board



September 14, 2016

Property Owner  
11659 Griffing Blvd  
Biscayne Park, FL 33161

**NOTICE OF PUBLIC HEARING  
NON-USE VARIANCE REQUEST**

Notice is hereby given that the Planning & Zoning Board of the Village of Biscayne Park, Florida, will hear the following non-use variance request at the Planning & Zoning Board Meeting to be held on **Monday, September 19, 2016, at 6:30** at the Log Cabin, 640 NE 114<sup>th</sup> Street, Biscayne Park, FL 33161.

**Eric Mainade – 11711 Griffing Blvd.  
Variance Request: Accessory structure within the setback**

*All documentation pertaining to this notice may be inspected by the public at the Office of the Village Clerk in Village Hall, 640 NE 114<sup>th</sup> Street. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinances.*

*In accordance with the provision of F.S. Section 286.0105, should any person seek to appeal any decision made by the Board 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 who require special accommodation to participate in the proceedings should call the Village Clerk's office at (305) 899-8000 no later than (4) days prior to the proceeding for assistance. On day of meeting, if called in by 11:00am, we will do our best to accommodate your request.*



## *The Village of Biscayne Park*

640 NE 114<sup>th</sup> St., Biscayne Park, FL 33161

Telephone: 305-899-8000 Facsimile: 305 891 7241

### PLANNING & ZONING BOARD

Gage Hartung  
Chairman

Andrew Olis  
Vice Chairman

Elizabeth Hornbuckle  
Dan Schneiger  
Doug Tannehill

Alternates  
Mario Rumiano

### **MINUTES PLANNING & ZONING BOARD MEETING LOG CABIN**

**640 NE 114 ST – Biscayne Park, FL  
Monday, September 19th, 2016 at 6:30 p.m.**

#### **1. CALL TO ORDER**

This meeting was called to order at 6:30 p.m.

#### **2. ROLL CALL**

Gage Hartung- Board Member- present  
Andrew Olis- Board Member- present  
Elizabeth Hornbuckle- Board Member- present  
Doug Tannehill- Board Member- present  
Dan Schneiger- Board Member- absent- Motion to excuse by D. Tannehill,  
Seconded by A. Olis. Approved 4-0  
Irwin Peterson- Staff- present  
Sal Annese- Staff- absent

#### **3. APPROVAL OF MINUTES**

September 6th, 2016

Motion by A. Olis, seconded by D. Tannehill. Approved 4-0

#### **4. OLD BUSINESS, DELETIONS OR DISCUSSIONS TO ORDER OF BUSINESS**

- a. Scott- 1070 NE 120 St- Roof  
Motion by D. Tannehill, seconded by E. Hornbuckle. Approved 4-0
- b. Wolven- 11305 NE 10 Ave- Windows/Doors  
Motion by A. Olis, seconded by D. Tannehill. Approved 4-0
- c. Schmidt- 1007 NE 118 St- Driveway  
Motion by A. Olis, seconded by D. Tannehill. Approved 4-0
- d. Larsen- 845 NE 116 St- Windows/Doors  
Motion by D. Tannehill, seconded by A. Olis. Approved 4-0
- d1. Larsen- 845 NE 116 St- Roof Addition  
Motion by A. Olis, seconded by D. Tannehill. Approved 4-0
- e. Mariano- 511 NE 119 St- Swale Development  
Tabled for more information
- f. Candela- 472 NE 121 St- Addition  
Tabled for more information
- g. Gamas- 11095 NE 8 Ave- Revision to plans from P & Z 09-06-16  
Motion by D. Tannehill, seconded by A. Olis. Approved 4-0



## *The Village of Biscayne Park*

640 NE 114<sup>th</sup> St., Biscayne Park, FL 33161

Telephone: 305-899-8000 Facsimile: 305 891 7241

### 5. BUILDING PERMIT

- a. Hartung- 1029 NE 114 St- Windows/Doors  
Motion by E. Hornbuckle, seconded by D. Tannehill. Approved 3-0  
G. Hartung recused from vote.
- b. Nalepa- 775 NE 113 St- Pool  
Motion by E. Hornbuckle, seconded by A. Olis. Approved 4-0
- c. Childress- 1019 NE 115 St- Fence  
Motion by A. Olis, seconded by E. Hornbuckle. Denied 4-0
- d. Huff- 579 NE 118 St- Driveway  
Motion by D. Tannehill, seconded by A. Olis. Approved 4-0
- e. Martinez- 11205 NE 8 Ave- Driveway/Walkway  
Motion by A. Olis, seconded by D. Tannehill. Approved 4-0
- f. Ederr- 11528 Griffing Blvd- Windows/Doors  
Motion by D. Tannehill, seconded by E. Hornbuckle. Approved 4-0

### 6. Variance Request

- a. Mainade- 11711 Griffing Blvd- Accessory Building  
Permit- Motion by D. Tannehill, seconded by A. Olis. Denied 4-0  
Variance Request- Motion by A. Olis, seconded by D. Tannehill. Denied 3-1  
E. Hornbuckle voted against.

The next meetings of the Planning & Zoning Board are Monday, October 3<sup>rd</sup>, 2016 and tba.

## ADJOURNMENT

**TWO OR MORE MEMBERS OF THE VILLAGE OF BISCAYNE PARK COMMISSION AND OTHER VILLAGE BOARD MEMBERS MAY BE IN ATTENDANCE.**

### DECORUM

Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Committee, shall be barred from further audience before the Committee by the presiding officer, unless permission to continue or again address the Committee is granted by the majority vote of the members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Board Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in the proceedings should call Village Hall at (305) 899-8000 no later than (4) days prior to the proceeding for assistance.



October 11, 2016

Eric Mainade  
11711 Griffing Blvd  
Biscayne Park, FL 33161

**NOTICE OF PUBLIC HEARING  
NON-USE VARIANCE REQUEST**

Notice is hereby given that the Village Commission of the Village of Biscayne Park, Florida, will hear the following non-use variance request at the regular Commission Meeting to be held on **Tuesday, November 1, 2016 at 7:00pm** at the Log Cabin, 640 NE 114<sup>th</sup> Street, Biscayne Park, FL 33161.

**Eric Mainade – 11711 Griffing Blvd  
Variance Request: Accessory Structure within the Setback**

*All documentation pertaining to this notice may be inspected by the public at the Office of the Village Clerk in Village Hall, 640 NE 114<sup>th</sup> Street. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinances.*

*In accordance with the provision of F.S. Section 286.0105, should any person seek to appeal any decision made by the Board 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 who require special accommodation to participate in the proceedings should call the Village Clerk's office at (305) 899-8000 no later than (4) days prior to the proceeding for assistance. On day of meeting, if called in by 11:00am, we will do our best to accommodate your request.*

MIAMI, FL 33156

TELEPHONE (305) 670-1930

FACSIMILE (305) 670-1932

September 20, 2016

Mrs. Myrna P. Herbert  
Registry of Corporate Affairs  
BVI Financial Services Commission  
Pasea Estate  
Road Town, Tortola  
British Virgin Islands

RE: DT Real Estate Ltd - BC N° 1778217  
Notice of Winding-Up and Dissolution

Dear Ms. Herbert

Please be advised that my office represents DT Real Estate Ltd and its principals, Claudia Westmayr and Manfred Ecker. This letter is to inform you that the winding-up and dissolution of the above named company has been completed.

Please arrange for your files on DT Real Estate Ltd to be amended accordingly and proceed to strike the company off the Register and issue the respective Certificate of Dissolution.

Sincerely,

Giorgio L. Ramirez, Esq.  
10/6-13

16-100/0000158560M

**LEGAL NOTICE**

THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES pursuant to Section 33.423 of the Code of Miami-Dade County hereby provides this notice of intent to issue a rock mining excavation permit in connection with the application described as follows:

Rock Mining Lake Excavation File Number: 370  
Owners: Summit Limestone and Soils, Inc.  
The aforementioned plans are on file and may be examined in the Information Section of the Department of Regulatory and Economic Resources.

SUBJECT PROPERTY: Lying between NW 201 St and NW 202 St. and between NW 177 Ave and NW 132 Ave.

The Northeast ¼ less the North 130 feet for Snake Creek Canal Right of Way and less the West 60 feet of the East 214 feet for canal purposes, of Section 2, Township 53 South, Range 39 East lying and being in Miami-Dade County.

Plans and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-1474, Zoning Information Section. Please refer to the file/project number when making an inquiry.  
10/13

16-125/0000161599M

Phone: (305) 237-0012  
Fax: (305) 237-0737  
Email: Rmartin9@mdc.edu

*If a person decides to appeal any decision with respect to any matter considered at the above cited meeting, you will need a record of the proceedings, and for such purpose you may 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. A copy of the agenda may be obtained by writing to: Miami Dade College, Office of the Purchasing Director, 11011 SW 104 Street, Room 9254, Miami, FL 33176 or by Calling (305) 237-2402.*

10/13

16-126/0000161607M

**HEARINGS**



**NOTICE OF PUBLIC HEARING  
VILLAGE OF BISCAYNE PARK**

**NOTICE IS HEREBY GIVEN** that the Village Commission of the Village of Biscayne Park, Florida will hear the following non-use variance request at the Regular Commission Meeting to be held on **Tuesday, November, 1 2016, at 7:00PM**, at the **Log Cabin located at 640 NE 114th Street, Biscayne Park, FL 33161.**

Pursuant to Section 15.3 of the Code of Ordinances of the Code Biscayne Park, Florida, the property owners hereby seek the following variance from the Village Code for their property-located at:

**Eric Malnade-11711 Griffing Blvd.  
Variance Request: Accessory Structure within the Setback**

All documentation pertaining to this notice may be inspected by the public at the Office of the Village Clerk in Village Hall, 640 NE 114th Street. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

In accordance with the provision of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission 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 who require special accommodation to participate in the proceedings should call the Village Clerk's office at (305) 899-8000 no later than 48 hours prior to the proceeding for assistance. On day of meeting, if called in by 11:00am, we will do our best to accommodate your request. Maria Camara, Village Clerk  
10/13-18

16-127/0000161598M

received after this time will not be considered and no time extensions will be permitted. Bids will be publicly opened and read aloud immediately after specified closing time. All interested parties are invited to attend. Please clearly mark bids: **ITB NO. 15-16-039(A) Sidewalk Replacement And Installation Annual Contract Rebid**

**SCOPE:**

The City of Miami Gardens, acting as lead City for the Southeast Florida Governmental Purchasing Co-operative Group, is actively seeking sealed bids from licensed contractor(s) for an annual contract for the replacement and installation of new sidewalks on an as needed basis to the City and the Co-Op in full accordance with the specifications, terms and conditions herewith from a source(s) that will give prompt and efficient service.

**PERFORMANCE BOND AND PAYMENT BOND**

Bond Requirements: A 10% Bid Bond is a requirement of this Invitation to Bid (ITB). A 100% Performance and Payment Bond is a requirement of this project.

**FURTHER INFORMATION**

Bidders requiring additional information regarding any of the bid terms, conditions or administrative requirements and or technical clarifications should contact Scott Shaw of the Office of Procurement Management at 305-622-8000 Ext. 2492 or by email at [sshaw@miamigardens-fl.gov](mailto:sshaw@miamigardens-fl.gov). No change(s) and no interpretation(s) shall be considered binding unless provided to all bidders in writing by an addendum issued by the Office of Procurement Management.

The City is not obligated to respond to any questions received after the Deadline for submittal of questions, which is **Thursday, October 27, 2016.**

**COPIES OF THIS PROPOSAL DOCUMENT** May be obtained by contacting BidSync at [www.bidsync.com](http://www.bidsync.com) or call 1-800-990-9339 and request Document 15-16-039(A), Sidewalk Replacement And Installation Annual Contract Rebid or may be found on the City's web site at [www.miamigardens-fl.gov](http://www.miamigardens-fl.gov). Vendors who obtain specifications and plans from other sources other than [www.bidsync.com](http://www.bidsync.com) are cautioned that the bid package may be incomplete. All addendums, tabulations, evaluation meetings, recommendation of award will be posted and disseminated by BidSync.

**NON-MANDATORY PRE-BID MEETING** Will be held on **Wednesday, October 19, 2016 at 10:00 A.M to 11 A.M E.S.T** at 18605 N.W. 27th Avenue, Miami Gardens, Florida.

10/13

16-122/0000161604M

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to place your ad.**

Ellisa L. Horvath, MMC, City Clerk  
10/18

16-68/0000162438M



**CITY OF AVENTURA  
NOTICE OF PUBLIC HEARING**

**Date and Time of Public Hearing:** Tuesday, November 1, 2016  
6:00 p.m.

**Applicant Name/Number:** Aventura IMP LLC  
(04-VAR-99 REV3)

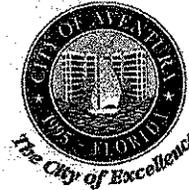
**Applicant Request:** Modification of Variance Approval granted through Resolution No. 99-39 as modified by Resolution No. 2001-01 and Resolution No. 2002-30 to delete Condition numbered "7" in Resolution No. 99-39 requiring construction and maintenance of 20 parking spaces in the FEC Railway right-of-way.

**Location of Subject Property:** 20601 East Dixie Highway, City of Aventura

**Legal Description:** Lots 12 through 30, Block 8 of Hallandale Park No. 8 according to the plat thereof recorded in Book 20, Page 49 of the Public Records of Miami-Dade County, City of Aventura, Florida

Plans are on file and may be examined during regular business hours at the City of Aventura Government Center, Community Development Department, 19200 West Country Club Drive, Aventura, Florida, 33180. Plans may be modified at or before the Public Hearing. The application may change during the hearing process.

The Public Hearing will be held in the City Commission Chamber at City of Aventura Government Center at 19200 West Country Club Drive, Aventura,



**CITY OF AVENTURA  
NOTICE OF PUBLIC HEARING**

**Date and Time of Public Hearing:** Tuesday, November 1, 2016  
6:00 p.m.

**Applicant Name/Number:** Parcel Cove LLC  
(03-SV-16)

**Applicant Request:** Variance from Section 31-191(j)(2)a. of the City Code to permit a second wall sign for the Bagel Cove restaurant, where one wall sign is permitted by Code.

**Location of Subject Property:** 19001 Biscayne Boulevard, City of Aventura

**Legal Description:** Part of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 3, Township 52 South, Range 42 East, City of Aventura, Miami-Dade County, Florida (complete legal description available at the Community Development Department)

Plans are on file and may be examined during regular business hours at the City of Aventura Government Center, Community Development Department, 19200 West Country Club Drive, Aventura, Florida, 33180. Plans may be modified at or before the Public Hearing. The application may change during the hearing process.

The Public Hearing will be held in the City Commission Chamber at City of Aventura Government Center at 19200 West Country Club Drive, Aventura, Florida, 33180. Your comments may be made in person at the hearing or filed in writing prior to the hearing date. Refer to applicant/property on correspondence and mail same to City of Aventura Government Center,



**NOTICE OF PUBLIC HEARING  
VILLAGE OF BISCAYNE PARK**

**NOTICE IS HEREBY GIVEN** that the Village Commission of the Village of Biscayne Park, Florida will hear the following non-use variance request at the Regular Commission Meeting to be held on **Tuesday, November, 1 2016, at 7:00PM**, at the Log Cabin located at **640 NE 114th Street, Biscayne Park, FL 33161**.

Pursuant to Section 15.3 of the Code of Ordinances of the Code Biscayne Park, Florida, the property owners hereby seek the following variance from the Village Code for their property located at:

**Eric Mainade-11711 Griffing Blvd.  
Variance Request: Accessory Structure within the Setback**

All documentation pertaining to this notice may be inspected by the public at the Office of the Village Clerk in Village Hall, 640 NE 114th Street. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

In accordance with the provision of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission 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 who require special accommodation to participate in the proceedings should call the Village Clerk's office at (305) 899-8000 no later than 48 hours prior to the proceeding for assistance. On day of meeting, if called in by 11:00am, we will do our best to accommodate your request. Maria Camara, Village Clerk  
10/13-18 16-127/0000161598M

PLANNING & ZONING

SIZE OF PROPERTY: 2905 sq. ft.