



City of North Miami Beach, Florida

Planning and Zoning Application

17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

General information

Project Name: AWNING VARIANCE REQUEST - ANTONIO Submission Date Feb 17, 2022

Street Address(es) of the Property: 2811 NE 164th Street

Proposed Use: Residential

Project Planner(s): _____ (Leave blank for City Staff)

Application request

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

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

Project information

Street Address(es) of the Property: 2811 NE 164th Street, NMB, FL 33160

Property Folio Number(s): 07-2215-007-0010

Property Owner Name(s): MARK A. ANTONIO and ANA ANTONIO

Property Owner(s) Mailing Address(es): 2811 NE 164th Street, NMB, FL 33160



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Telephone: Business 954-651-4911 Fax N/A
 Other N/A Email zobantonio@gmail.com
 Applicant(s)/Agent(s): MARK ANTONIO / ANA ANTONIO
 Applicant(s)/Agent(s) Mailing Address: 2811 NE 16th Street
 Telephone: Business 954 651-4911 Fax N/A
 Other N/A Email zobantonio@gmail.com

Proposed site data and land use(s) information

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

Current Comprehensive Plan Land Use designation(s): Residential Medium Density
 Current Zoning District designation(s): RM-19
 Proposed Comprehensive Plan Land Use designation(s) (if applicable): Residential High Density
 Proposed Zoning District designations(s) (if applicable): RM-19

Supporting information

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency Service Demand Analysis (prepared by applicant, separate document).
- Concurrency: Letter of Water & Sewer Availability from City or County.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.



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- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Proof of City Lobbyist Registration.
- Massing model and/or 3D computer model.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: Condo approval letter

Applicant/agent/property owner affirmation and consent

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

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami Beach unless identified and approved as a part of this application request and/or other previously approved applications.



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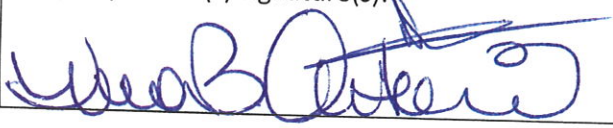
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3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
4. Understand this application must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

(See next page(s) for signature information)

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


Property owner(s) signature(s): 	Property owner(s) print name: MARK ANTONIO ANA ANTONIO
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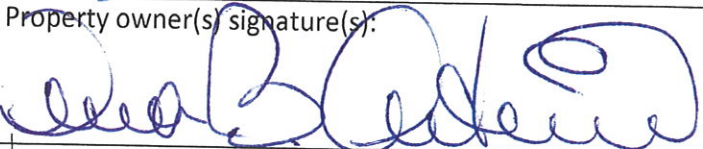


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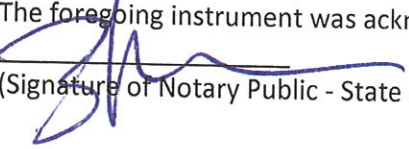
Property owner(s) signature(s): 	Property owner(s) print name: MARK ANTONIO
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Property owner(s) signature(s): 	Property owner(s) print name: ANA ANTONIO
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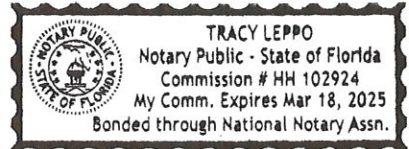
Address(es):
2811 NE 16th Street
N.M.B., FL 33160

Telephone: 954 651-4911	Fax:	Email: 206antonio@gmail.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 17 day of February 2022 by

(Signature of Notary Public - State of Florida)

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



Contract Purchaser(s) Signature: N/A	Contract Purchaser(s) Print Name: N/A
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Contract Purchaser(s) Signature: N/A	Contract Purchaser(s) Print Name: N/A
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Address(es):

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by

(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature(s):

Applicant(s)/Agent(s) Print Name:

MARK ANTONIO
ANA ANTONIO

Address(es):

2811 NE 164th Street
NMB, FL 33160

Telephone:

954 651 4911

Fax:

N/A

Email:

zfbantonio@gmail.com

NOTARIZATION

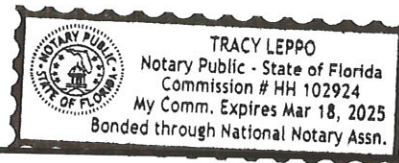
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 17 day of February 2022 by

(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification; Type of Identification Produced _____



To: City of North Miami Beach

From: Mark & Ana Antonio
2811 NE 164th Street
North Miami Beach, FL. 33160

February 15, 2022

Letter of Intent for Zoning Variance

We are requesting a variance to code Sec. 24-81(A)(2) reduction in the required side setback for an awning built in 2009 with the intent of applying for a permit for the non-permitted awning and to address the Code Enforcement violation issued for this matter. Awnings are allowed to encroach into the setback by 5 feet per Section 24-81(A)(2) leaving a remaining 15 feet setback. This variance request is to allow/permit the existing awing to remain, with a 6 foot setback

The original building structure, built in 1974, was permitted and built with a 5 foot side setback. In the 1980's the code was changed to a 20 foot side setback thus making the current structure a "non-conforming structure". This change dramatically affected this corner unit.

Granting this variance would allow the continued quite enjoyment of the property afforded by the privacy and shade of the awning. The privacy is important to the property owners as the adjacent property is a multi story mid-rise building with multiple balconies having direct views into our side-yard. No other unit in our complex has this unique issue. The shade is important because the property owner has skin cancer concerns with multiple melanoma's removed.

Thank you for your consideration,

Mark Antonio
Ana Antonio

REVISIONS	BY
11/11/2022	

BISCAYNE AWNING & SHADE CO., INC.
 2333 NW 8TH AVENUE
 MIAMI, FL 33127

JOB SITE ADDRESS:
 2811 NE 164 STREET UNIT 1
 NORTH MIAMI BEACH FL 33160

SHEET DESCRIPTION
 ISOMETRIC

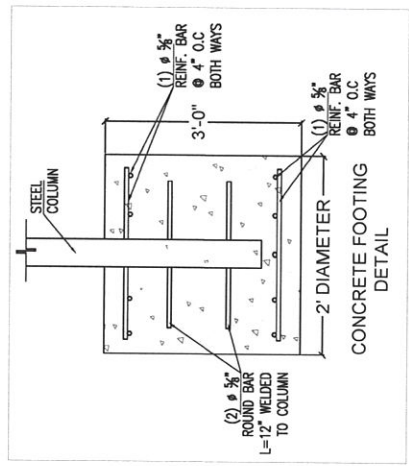
SHEET: 21 of 1

Digitally signed by
 Cesar Castillo, PE
 DN: c=US,
 ou=Cesar Castillo,
 email=cesarcastillo@biscayne.com
 Date: 2022.02.08
 20:11:00 -0500

THIS FABRIC-COVERED STRUCTURE MUST BE DESIGNED WITH A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES EQUAL OR GREATER THAN 75 MPH ACCORDING TO FBC 3105.4.2.1 PROVIDE PERMANENT LABEL

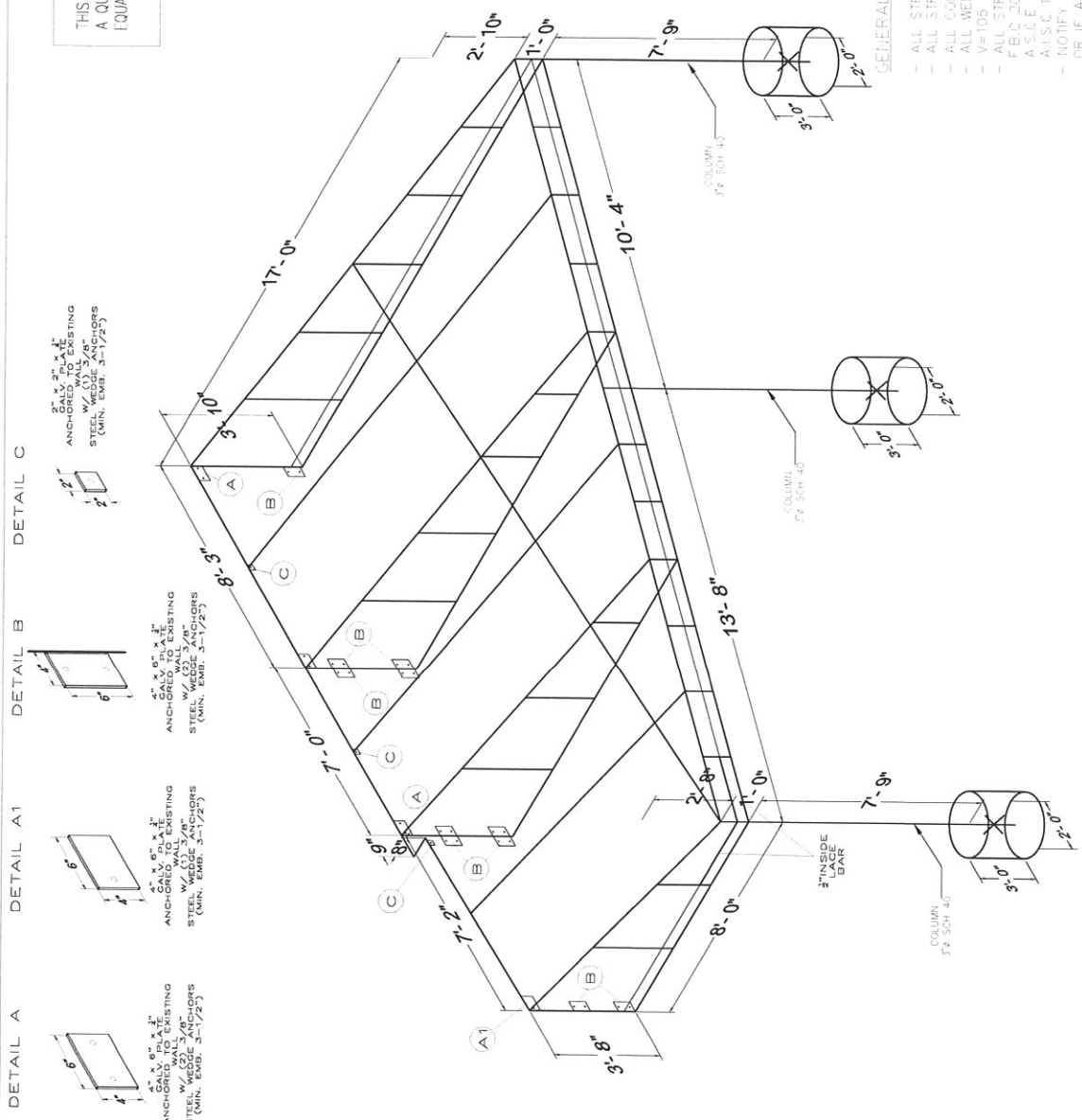
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

ALL PIPE TO BE 1-1/4" Ø SCH. 40 U.N.O.

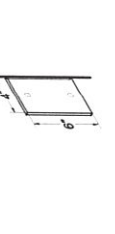


GENERAL NOTES:

- ALL STRUCTURAL PIPES TO BE SCH. 40 STEEL A500 GR.C-F (F_y=50, F_u80)
- ALL STRUCTURAL STEEL PLATES TO BE STEEL A-56 (F_y=55, F_u70)
- ALL CONNECTIONS TO BE FULLY WELDED (S_w-E7018)
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- W=105 mph - Exposure : D ; LL= SPSF; DL= 5 PSF
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH: FBC 2020
- A.S.C.E 7-16
- A.I.S.C 14th EDITION
- NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD
- CANVAS MUST BE REMOVED WHEN A HURRICANE WARNING IS ISSUED (FBC 3105.4.2.1)
- FABRIC TO MEET CURRENT NFPA-701 FIRE CODE
- AFTER VISUAL INSPECTIONS, SOIL CONDITIONS AT THE SITE, ARE SAND AND ROCK WITH MINIMUM SOIL BEARING CAPACITY 2000 psf
- CRITICAL GRAVITY BEARING LOAD < 2000 psf



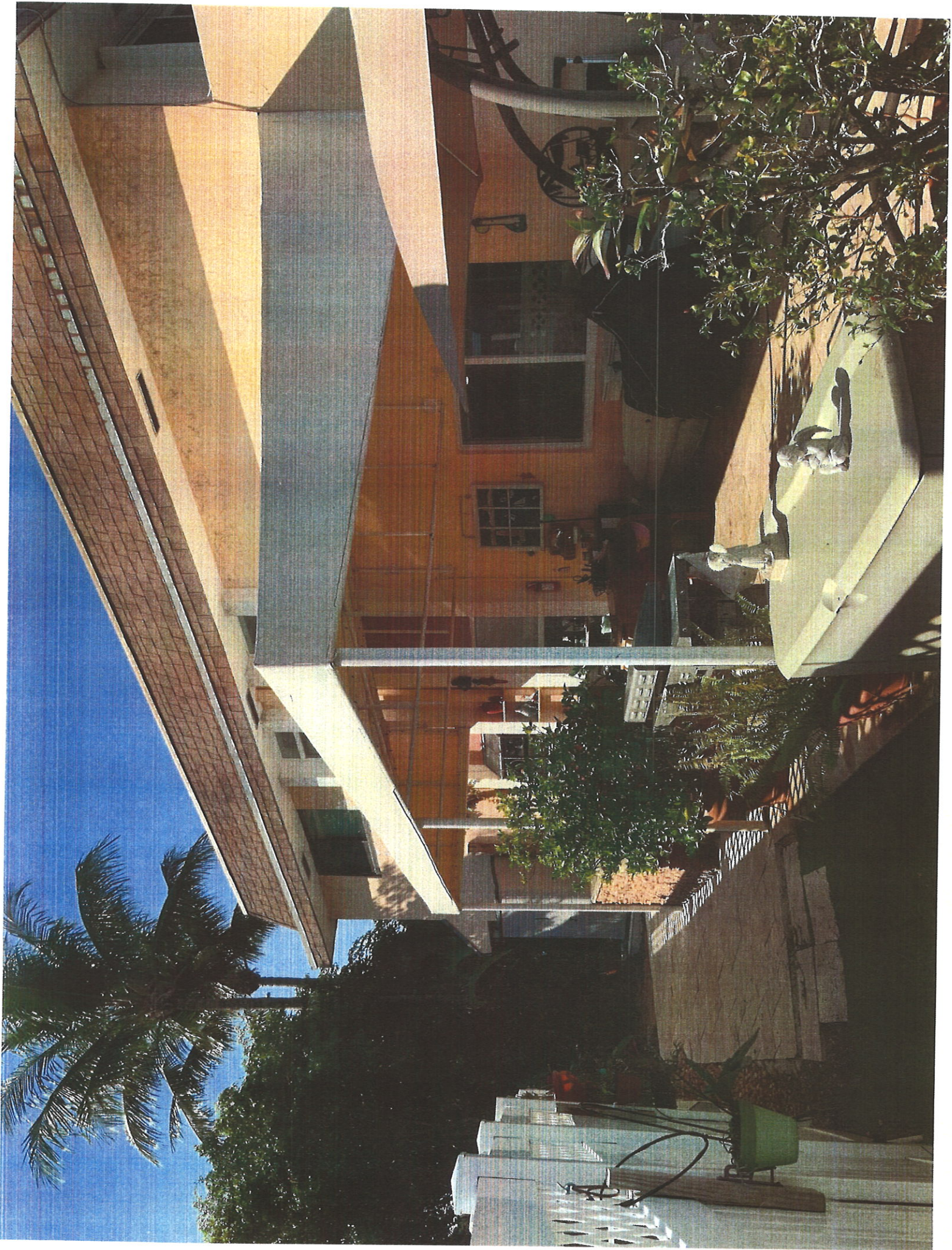
DETAIL A DETAIL B DETAIL C



ANCHORED TO EXISTING WALL WITH STEEL WEDGE ANCHORS (MIN. EMB. 3'-1/2')

ANCHORED TO EXISTING WALL WITH STEEL WEDGE ANCHORS (MIN. EMB. 3'-1/2')

ANCHORED TO EXISTING WALL WITH STEEL WEDGE ANCHORS (MIN. EMB. 3'-1/2')





Proposal

21953

Biscayne Awning Corporation

SINCE 1924

2331 NW 8TH AVE. MIAMI, FL 33127

TEL: (305) 577-0042 FAX: (305) 577-0049

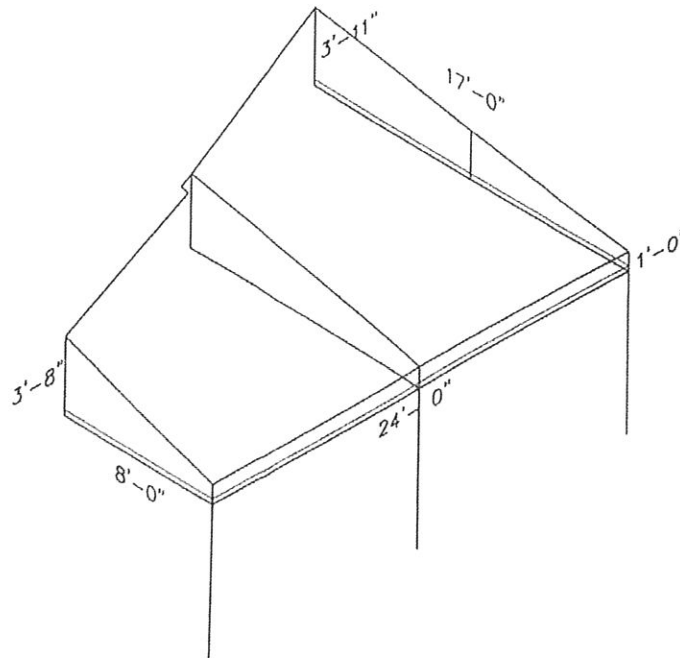
www.biscayneawning.com Email: info@biscayneawning.com

Since 1924
CC No. 000000387

PROPOSAL SUBMITTED TO: MARK ANTONIO		JOB NAME: RECOVER	DATE:
STREET: 2011 NE 164TH STREET		JOB LOCATION:	
CITY AND STATE: N. MIAMI BEACH FL	PHONE: 954-651-4911	E-MAIL: Zobantonio@GMAIL.COM	
CONTACT PERSON: - SAME -	MOBILE / FAX:	FRAME: N/A	COVER: VINYL WEBBING

We hereby submit specifications and estimates for:

NEW ()	RECOVER (<input checked="" type="checkbox"/>)	REPAIR ()	TAKE-DOWN ()	RE-HANG ()	RETRACTABLE ()
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RECOVER:
\$2,780.00 (+TAX)

PERMITS:
PLANS/ENG./CALCULATIONS: \$1,000.00 (+ PERMIT COST BY CITY)
NOTE:
SOME CHANGES TO STRUCTURE MAY BE REQUIRED
AT ADDITIONAL COST

TWO - THOUSAND, NINE HUNDRED SEVENTY FOUR ⁶⁰/₁₀₀ dollars (\$ 2,974.60)
Payment to be made as follows: (18% interest on late payments)

1/2 Deposit and Balance on the day of completion

PRICE: \$ 2,780.00
TAX: \$ 194.60
TOTAL: \$ 2,974.60
DEPOSIT: \$ 1,487.30 + 1,000.00 = 2,487.25
BALANCE: \$ 1,487.30 + PERMIT COST BY CITY
(SEE TERMS & CONDITIONS ON OTHER SIDE)

Authorized Signature: _____
SALES / REP: **CONRADO PEREZ**
Date of Acceptance: **X**
Signature: **X**
Print: _____

June 23 1994
DATE MICROFILMED

LEEWARD POINT CONDOMINIUM
LOCATION

Justin Chamberlain
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

REC: 16413PC3793

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT MARK Antonio and Ana Antonio,
his wife
has been approved by LEEWARD POINT CONDOMINIUM as the purchaser of the following described property in DADE COUNTY:

Apartment No. 1 of LEEWARD OPINT CONDOMINIUM, a Condominium, according to the provisions of the Declaration of Condominium recorded in Official Records of Book 8532 at Page 610 of the Public Records of Dade County, Florida.

Such approval has been given pursuant to the Provisions of the Declaration of Condominium, it's additions and alterations thereto, of such Condominium.

Dated this 12 day of June, 1994.

LEEWARD POINT CONDOMINIUM



BY: *James E Wear*
ATTEST: *Harvey Ruvlin*

STATE OF FLORIDA
COUNTY OF DADE

SS

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVLIN,
Clerk of Circuit & County
Courts

BEFORE ME, personally appeared James Wear well known, and known to me to be the individual described in and who executed the foregoing instrument as Sec / Treasury of the above named corporation, and Jean Wear well known, and known to me to be the individual described in and who executed the foregoing instrument at 1647B NE 27th Place, N.M.B., FL of the above named corporation, and they acknowledged before me that said instrument is the free act and deed of said corporation, and that the seal affixed thereto by due and regular corporate authority.

WITNESS, my hand and official seal this 12 day of June.

MY COMMISSION EXPIRES
MY COMMISSION EXPIRES AUGUST 19, 1995
BONDED THRU HUCKLEBERRY & ASSOCIATES

Ana B.
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE.





City of North Miami Beach, Florida

Building Division

CONDOMINIUM APPROVAL FORM

Date: 12/15/21

To: MARK & ANA ANTONIO (Unit Owner's Name)
RE: Authorization to engage in construction or repair of Apt./Unit# 81
at Leeward Point Assoc, located at 16390 NE 28th AVENUE
(Name of Condominium) (Address of Condominium)

Dear ANTONIO (Unit Owner's Name)

Pursuant to your formal, authorized request made to the (Board of Directors) (Architectural Control Committee) of the Leeward Point Condominium Association, this letter is sent to inform you that your request to construct or repair side awning & outdoor kitchen has been approved. This approval came at a duty held meeting of the (Board/Committee) on the 15 day of Dec, 2021, and is reflected in the minutes of the Association. Your request complies with all the rules, regulations and restrictions concerning the documents establishing and governing the condominium.

This letter may be presented to the City of North Miami Beach to enable you to obtain any necessary permits and approvals for the construction authorized by the (Board/Committee). In no event shall the City of North Miami Beach, its officers, employees or representatives be deemed to have approved any request made by you pursuant to the Condominium documents.

It is understood that the City of North Miami Beach is relying totally upon this letter of authorization in the issuance of any permits and approvals. The City Of North Miami Beach will be indemnified, held harmless and defended by the Leeward Point Condominium Association in the event of any suit, action or proceeding, brought in connection with any approval or permit issued pursuant to this authorization.

[Signature]
(Signature of Board or Committee)

Jorge Cabada

Print Name

[Signature] - Marina Cabada
Attest: (~~Secretary~~) Director

SEAL
(Seal of Condominium Association)

17050 Northeast 19 Avenue · North Miami Beach, Florida 33162 ·
(305)948-2965 · Fax (305)919-3708