



General information

Project Name: Chamo/Pirola Residence Submission Date July 16, 2020

Street Address(es) of the Property: 16454 NE 27th Place Unit #37 North Miami Beach, FL 33160

Proposed Use: Residential - no change in use proposed

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: 16454 NE 27th Place Unit #37 North Miami Beach, FL 33160

Property Folio Number(s): 07-2215-007-0370

Property Owner Name(s): Alan Chamo and Vanesa Pirola

Property Owner(s) Mailing Address(es): 16454 NE 27th Place Unit #37 North Miami Beach, FL 33160



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

Telephone: Business Vanessa Pirola (954) 274-0842 Fax _____

Other _____ Email vanesapirola @ avantiway.com

Applicant(s)/Agent(s): Rachel A. Streitfeld, Esq.

Applicant(s)/Agent(s) Mailing Address: 1455 North Treasure Drive #70 North Bay Village, Florida 33141

Telephone: Business (954) 290-8600 Fax _____

Other _____ Email rachel @ brightsidelegalfi.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 High Density

Current Zoning District designation(s): RM-19

Proposed Comprehensive Plan Land Use designation(s) (if applicable): N/A

Proposed Zoning District designations(s) (if applicable): N/A

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.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).



- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- 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: _____

Applicant/agent/property owner affirmation and consent

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

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



Beach unless identified and approved as a part of this application request and/or other previously approved applications.

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



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

Property owner(s) signature(s): 	Property owner(s) print name: Alan Chamo
Property owner(s) signature(s): 	Property owner(s) print name: Vanesa Pirola
Property owner(s) signature(s): N/A	Property owner(s) print name: N/A

Address(es): 16454 NE 27th Place Unit #37 North Miami Beach, FL 33160

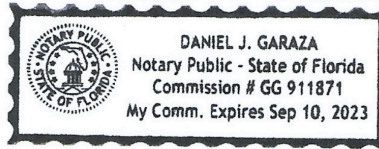
Telephone: Vanesa Pirola (954) 274-0842	Fax:	Email: vanesapirola@avantiway.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of July 2020 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 Both FL Driver License

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



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

Address(es): N/A

Telephone: N/A

Fax: N/A

Email: N/A

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: Rachel A. Streitfeld

Address(es): 1455 North Treasure Drive #70 North Bay Village, Florida 33141

Telephone: (954) 290-8600

Fax: N/A

Email: rachel@brightsidelegalfl.com

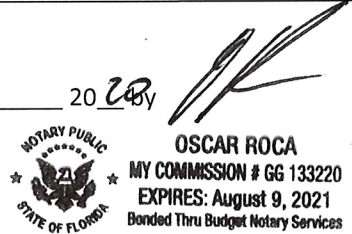
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of July 2020

Rachel Streitfeld

(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 Fl Drivers License



Developmental Review Process, Submission Requirements & Public Hearing Process Guide

Public Hearing Steps	Deadline and Submittal Date
<p>Pre-application Conference</p>	<p>Please call the department to schedule a Pre-application meeting. Tel: (305) 948-2966</p>
<p>Submittal for TRAD Meeting</p> <p>(See TRAD Submission and Meeting Date Scheduled on Planning & Zoning Webpage)</p> <p>Submission Fees: _____</p>	<p>Must include the following items:</p> <ul style="list-style-type: none"> • Proof of City Lobbyist Registration from the City Clerk. • Fees. Check payable to the City of North Miami Beach. • Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together. • Fifteen (15) sets of the letter of intent for the project. • Fifteen (15) sets of the completed application. • Fifteen (15) sets of the Concurrency Service Demand Analysis Form & Letter of Water & Sewer Availability from City or County. • One (1) DVD/USB of the entire application, plans, studies, etc. • Miami-Dade County Fire Department site plan review comments. • Any other documents, plans, studies identified from the Pre-Application Meeting.
<p>TRAD Meeting Date</p>	<p>See submission deadlines and meeting schedule on the P&Z Division webpage.</p>
<p>Continuing Application Meeting</p>	<p>Meeting is required in order to verify that all comments and issues are addressed before continuing the Public Hearing process.</p>
<p>Re-submittal for P&Z Board</p> <p>(See P&Z Board Submission deadlines and Meeting Schedule on the P&Z Webpage)</p> <p>Outstanding Fees: _____</p>	<ul style="list-style-type: none"> • TRAD Comment Response Letter (Must respond to each TRAD Comment) • Fees. Check for remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests. • Fifteen (15) sets of the completed application. • Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together. • Fifteen (15) sets of the letter of intent for the project. • Three (3) sets of gummed mailing labels. • One (1) CD/DVD/USB of the entire application, plans, studies, etc.
<p>P&Z Board Meeting Date</p>	<p>(see P&Z Schedule on P&Z Division webpage)</p>
<p>City Commission Meeting</p>	<p>(See City Commission Schedule on P&Z Division webpage)</p>
<p>After City Commission</p>	<p>Prior to the issuance of a building permit, a check for the remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests are due.</p>



Minimum Site Plan Requirements Checklist

PLAT

1. Provide copy of existing or proposed plat for the subject property.

SURVEY

1. Signed, sealed and dated within the last year.
2. Abstracted for right of way and easements.
3. Full Legal Description.

SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft., net and gross acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), bedroom mix, site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones, ADA spaces
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Vehicular use area (in sq.ft. & % of site)
 - Open space (in sq. ft. & % of site)
 - Landscape area (in sq. ft. & % of site)
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed

- Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
- Waterway width, if applicable
- Outline of adjacent buildings (indicate height in stories and approximate feet)
- Property lines (dimensioned)
- Building outlines of all proposed structures (dimensioned)
- Ground floor plan
- Dimension of grade at crown of road, at curb, sidewalk, building entrance, and finished floor elevation
- Dimension for all site plan features (ie., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
- Mechanical equipment dimensioned from property lines
- Setbacks and building separations (dimensioned)
- Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
- On-site light fixtures
- Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
- Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
- Project signage, location, shape and size
- Traffic control signage
- Catch basins or other drainage control devices
- Fire hydrants (including on-site and adjacent hydrants, show distances to structures)
- Fire Rescue Vehicle turning radii
- Easements (as applicable)
- Indication of any site or building design methods used to conserve energy and/or water.
- Indication of any site or building design methods used to incorporate the principles of Crime Prevention Through Environmental Design (CPTED)
- Location and method of screening of refuse stations, storage areas and off-street loading areas. (See city staff for dumpster diagram)
- Method maintaining any common or joint use area

SITE DETAILS

1. Provide details of the following:



- Ground floor elevation
- Storefronts, awnings, entryway features, doors, windows
- Fence/wall (measured from the finished grade of the abutting property or crown of adjacent street)
- Dumpster
- Light fixtures
- Balconies, railings
- Trash receptacles, benches, other street furniture
- Pavers, concrete, hardscape ground cover material

FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage (will require separate building permit)

LANDSCAPE PLAN

(see Mixed-Use ordinances for additional landscaping requirements)

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number **(Must be signed and sealed by a registered Landscape Architect)**
3. Scale (must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Features (graphically indicated)
 - Property lines
 - Easements (as applicable)
 - Landscape areas with dimensions

- All Existing trees and palms, must be adequate to calculate their species names and sizes, number, and canopy (indicate whether they are to remain, be relocated, or removed)
- Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
- Plant list (note species, sizes, quantities and any appropriate specifications)
- Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground, sight vision triangles)
- Grading (swales, retention areas, berms, etc.)
- Show any required berms along right of way

PHOTOMETRIC PLAN

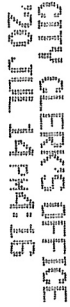
1. Foot-candle readings must extend to all property lines.
2. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property.

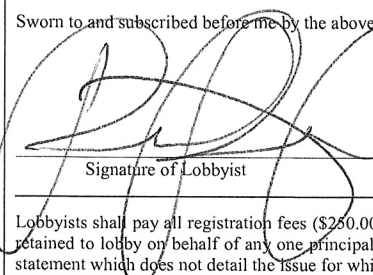

SCHEMATIC ENGINEERING PLAN

1. Signed and Sealed by a Registered Engineer.
2. Proposed or existing utility easements and fire hydrants and distance to structures.
3. Location and method of stormwater retention or detention.
4. Schematic Engineering Plan Details:
 - Outline of plan to provide water, sewer, roads, and drainage for the project.
 - Utility Pipe Sizes (lengths, material and preliminary locations)
 - Roadway cross-section (width, depth of base and subgrade)
 - Typical sections across property lines
 - Offsite utility and roadway public infrastructure necessary to serve the site
 - Illustrate how first one (1) inch of rainfall will be retained onsite



CITY OF NORTH MIAMI BEACH
ANNUAL LOBBYIST REGISTRATION
 City of North Miami Beach Ordinance No. 2013-21



DATE REGISTERED: _____		(TYPE OR PRINT IN INK)	
NAME OF LOBBYIST:			
Ms.	Streitfeld	Rachel	A.
Mr./Ms.	LAST NAME	FIRST NAME	MI
Bright Side Legal			
BUSINESS/FIRM NAME			
1455 North Treasure Drive #70			
ADDRESS			
North Bay Village		Florida	33141
CITY	STATE	ZIP	
(954) 290-8600			rachel@brightsidelegalfl.com
BUSINESS PHONE	CELL PHONE	FAX	E-MAIL
PRINCIPAL'S NAME: Alan Chamo and Vanesa Pirola			
MAILING ADDRESS: 16454 NE 27th Place Unit #37 North Miami Beach, FL 33160		E-MAIL ADDRESS: vanesapirola@avantiway.com	
PRINCIPAL'S CONTACT PERSON: N/A			
BUSINESS PHONE NUMBER: N/A		CELL PHONE:	FAX:
DATE OF EMPLOYMENT BY LOBBYIST: January 6, 2020			
THE LOBBYIST IS EMPLOYED FOR THE FOLLOWING SPECIFIC ISSUE: legalization of existing rear enclosure in RM-19 / variance			
OATH			
LOBBYIST AND PRINCIPAL CONFIRMATION OF ACKNOWLEDGEMENT AND RECEIPT OF A COPY OF ORDINANCE NO. 2013-21			
I do solemnly swear that all of the foregoing facts contained in this Annual Lobbyist Registration are true and correct, and that I, Rachel A. Streitfeld _____ hereby confirm acknowledgement and receipt of a copy of Ordinance No. 2013-21. I further hereby attest and solemnly swear that I have not spent money on meals, gifts, entertainment, food and beverage(s) beyond the City, County, State regulations and/or prohibitions.			
State of Florida _____ County of Miami-Dade _____			
Sworn to and subscribed before me by the above-described lobbyist on this <u>14</u> day of <u>July</u> , 20 <u>20</u>			
		 OSCAR ROCA MY COMMISSION # G6 133220 EXPIRES: August 9, 2021 Bonded Thru Budget Notary Services	
Signature of Lobbyist		Notary Public, State of Florida Oscar Roca Type or Print Name	
Lobbyists shall pay all registration fees (\$250.00 annually, plus \$125.00 for each principal represented and for each issue a lobbyist has been retained to lobby on behalf of any one principal), and specifically define the issue for which they are employed. The Clerk shall reject any statement which does not detail the issue for which the lobbyist has been employed.			
PENALTIES: Failure to register pursuant to the City of North Miami Beach Ordinance Number 2013-21. Once the Office of the City Clerk has been notified of a failure to comply with the registration requirement the lobbyist may be subject to double the administrative (late) registration fee and the lobbyist may be registered. In addition, if the Mayor and City council determines, that further action is necessary, the Mayor and City Council may set additional fines, reprimand, suspend or prohibit the lobbyist from lobbying before the City Council, a City Board, a City Committee or members thereof, for a period not to exceed two (2) years.			
For Office Use Only:			
Data Entry Date _____, 20____		Entered By _____	



Rachel A. Streitfeld, Esq.
Bright Side Legal
1455 North Treasure Drive #70
North Bay Village, FL 33141

July 15, 2020

Mr. Justin Profitt, AICP
Community Development Director
City of North Miami Beach
North Miami Beach, FL 33161

RE: Letter of Intent (16454 NE 27th Place)

Dear Mr. Profitt:

Through undersigned counsel, Mr. Alan Chamo and Ms. Vanesa Pirola, the owners (the “Owners”) of the property with Folio Number 07-2215-007-0370 located within the City of North Miami Beach (the “City”) with the address of 16454 NE 27th Place, North Miami Beach, Florida 33160¹ (the “Property”), humbly submit the attached Application for a non-use variance pursuant to Chapter 24-176 of the Code of Ordinances City of North Miami Beach and Section 3.5.3 of the North Miami Beach Charter. The Application is prompted by and responds to comments from planning staff in the Community Development department on a permit the Owners seek to obtain, City of North Miami Beach Permit Number BM20-518 (the “Permit”), in order to legalize an existing atrium enclosure (the “Atrium”) at the rear of the Property.² In support of the Application, the Owners submit this Letter of Intent describing the facts and circumstances requiring the non-use variance for the ultimate legalization of the Atrium.

Background

The Atrium has existed since 1988.³ The Owners purchased the Property in the Leeward Point Condominium Association in 2015. At that time, they received an Association Estoppel from the Leeward Point Condominium Association advising that there were no violations on the Property.⁴ The Owners also visited the City to inquire as to whether there were any known violations or citations on the Property: there were none. Several years later, the Owners were involved in an unrelated dispute with their adjacent neighbor to the north over riparian rights in the rear canal. After the Owners prevailed in their claim, that neighbor contacted the City and complained about the Atrium, resulting in City of North Miami Beach Notice of Violation Citation No. BV19-226⁵ imposed against the Owners. The Owners have worked cooperatively with the City in response to Citation BV19-226, the result of such cooperation being this Application and the associated Permit.

¹ Please see attached Warranty Deed with the Property’s legal description (Exhibit “A”) and Property Appraiser Summary (Exhibit “B”).

² Please see attached Plan Review Report for Building Permit BM20-518 (Exhibit “C”).

³ Please see attached Composite Exhibit “D”, which is comprised of correspondence from Leeward Point Condominium Association attorneys to the then-owners of the Property regarding the Atrium.

⁴ Please see attached Association Estoppel (Exhibit “E”).

⁵ Please see attached Notice of Violation (Exhibit “F”).

The image below depicts the Atrium as seen from the rear of the Property. The Owners are requesting a non-use variance from the City’s site development standards contained in Section 24-47 of the Code of Ordinances North Miami Beach that require a side setback of twenty feet in the RM-19 zoning district. The existing condition provides a seven-foot setback.



Variance Criteria

The Owners request a non-use variance that maintains the basic intent and purpose of the RM-19 Residential Low-Rise Multifamily (Medium Density) District, particularly as it affects the stability and appearance of the Leeward Point Condominium Association and the surrounding community. The non-use variance will be compatible with the surrounding residential multifamily developments and will not be detrimental to the neighborhood. The Atrium is in the rear of the Property and cannot be seen from the public right of way. The Atrium offers an enclosed extension of the residential living space, consistent with uses in the RM-19 District.

Moreover, the Atrium does not pose any threat to the health, safety, and general welfare of the community. The Atrium was constructed to be hurricane-proof, and has remained so for over thirty years, weathering such devastating storms as Hurricane Irma (2017), Hurricane Wilma (2005), and Hurricane Andrew (1992). The Atrium meets the requirements of the current 6th Edition of the Florida Building Code. Finally, the Owners have obtained approval from Building, Structural, and all other disciplines for Permit Number BM20-518.¹

Granting a variance to the Owners and legalizing the Atrium would prevent a hardship not self-imposed by the Owners. The hardship arises from the nature of the Property’s location in relation to its neighbors, and the extreme difficulty of accessing the Atrium for demolition. The Property is a townhome, structurally connected through shared walls with the neighboring townhomes on both sides. There is no access to the Atrium through a side yard. Access to the Atrium from the land

¹ All approvals and comments are reviewable in attached Exhibit “C”.

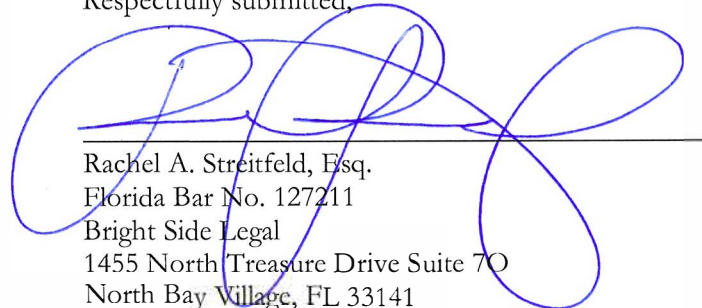
would require temporary easement or access agreements with at least five neighboring properties. Furthermore, existing fences dividing the neighbors' yards would have to be removed for such access. The image below depicts an aerial view of the Property with a red dotted line showing the only reasonable bath to the Atrium from the public right of way. The number of affected homes is also shown to underscore the magnitude of disturbance to the neighbors should demolition of the Atrium be required. The image below is also provided as Exhibit "G".



The only feasible alternative for demolition of the Atrium is to access the structure via a floating barge in the canal at the rear of the Property. The Owners have obtained 8 statements (at the time of transmittal) from their neighbors objecting to this unnecessary disruption and stating their support for the Application.²

In closing, the Owners respectfully request that the City of North Miami Beach consider and accept the locational and siting hardship that would be created by requiring demolition of the Atrium, and acknowledge that to legalize the Atrium would not be incompatible with the purpose and intent of the existing multifamily residential zoning in the community.

Respectfully submitted,



Rachel A. Streitfeld, Esq.
Florida Bar No. 127211
Bright Side Legal
1455 North Treasure Drive Suite 70
North Bay Village, FL 33141

² See attached Composite Exhibit "H".



CFN 2015R0571973
 OR BK 29764 Pgs 2830-2832 (3Pgs)
 RECORDED 09/03/2015 11:56:45
 DEED DOC TAX \$2,220.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Nelson M. Taracido, Esq.
 8700 West Flagler Street Suite 170
 Miami, FL 33174
 786-888-1599

File Number: **Pirola fr Castr**

Will Call No.:

Parcel Identification No. **07-2215-007-0370**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of August, 2015 between Raymond D. Bacallao and Amada Bellas Castro, husband and wife whose post office address is 1797 West Marlon Avenue, Punta Gorda, FL 33950 of the County of Charlotte, State of Florida, grantor*, and Alan Chamo, a single man and Vanesa Pirola, a single woman, as joint tenants with rights of survivorship whose post office address is 16454 NE 27th Place, Unit 37, North Miami Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Unit No. 37 of LEEWARD POINT CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 8532, Page 610, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, and limitations of record, if any but this reference shall not serve to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(acknowledgments contained on following page)

DoubleTimes

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

W. T. W.
Witness Name: W. T. W.

Raymond D. Bacallao
Raymond D. Bacallao

Marisol Ingram
Witness Name: Marisol Ingram

Amada Bellas Castro
Amada Bellas Castro

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 28th day of August, 2015 by Raymond D. Bacallao and Amada Bellas Castro, who have produced their Florida driver's licenses as identification.

[Notary Seal]

Marisol Ingram
Notary Public

Printed Name: _____

My Commission Expires: _____



LEEWARD POINT CONDOMINIUM

APPROVAL OF UNIT TRANSFER


State of Florida)
County of Miami Dade)

LEEWARD POINT CONDOMINIUM, by its Board of administration, does give its approval to: Vanesa Pirola and Alan Chamo

To acquire title to the following Condominium 16454 NE 27 Place, N. Miami Beach, Florida 33160 Unit 27, Leeward Point Condominium, according to the declaration of Condominium recorded in public records of Miami Dade County, Florida together with an undivided fractional interest and share in the common elements appurtenant thereto.

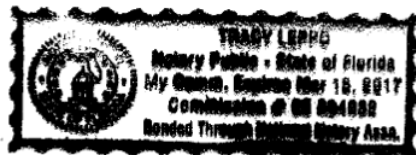
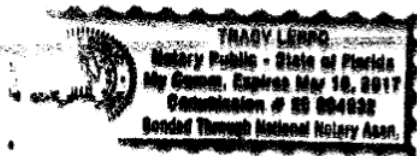
Said approval is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

Leeward Point Condominium

BY: 
Ira Baraz, Treasurer

Sworn Before me this July 14, 2015


Notary Public
My Commission Expires:



Book29764/Page2832 CFN#20150571973

Page 3 of 3

Exhibit "A"



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/7/2020

Property Information	
Folio:	07-2215-007-0370
Property Address:	16454 NE 27 PL UNIT: 37 North Miami Beach, FL 33160-4063
Owner	ALAN CHAMO VANESA PIROLA
Mailing Address	16454 NE 27 PL 37 NORTH MIAMI BEACH, FL 33160 USA
PA Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 3 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	1,550 Sq.Ft
Adjusted Area	1,550 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1974



Assessment Information				
Year	2019	2018	2017	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$297,200	\$330,191	\$294,813	
Assessed Value	\$297,200	\$301,004	\$294,813	

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction		\$29,187	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LEEWARD POINT CONDO
UNIT 37
UNDIV 2.402% INT IN COMMON

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$247,200	\$251,004	\$244,813
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$272,200	\$276,004	\$269,813
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$247,200	\$251,004	\$244,813
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$247,200	\$251,004	\$244,813

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/28/2015	\$370,000	29764-2830	Qual by exam of deed
06/24/2013	\$285,000	28712-2152	Qual by exam of deed
11/24/2012	\$142,300	28380-4373	Qual by exam of deed
04/01/2005	\$390,000	23292-1536	Sales which are qualified

ELEMENTS

CLERKS FILE 74B 200007

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

City of North Miami Beach
COMMUNITY DEVELOPMENT DEPARTMENT

Plan Review Report

Permit Number: BM20-518

Applicant: F & F ENGINEERING CONTRACTOR, INC **Phone:** 786-412-9898

Parcel Number: 07-2215-007-0370 **Zoning:** 3700

Address: 16454 NE 27 PL #37

Owner: ALAN CHAMO & VANESA PIROLA **Phone:** 954-274-0842

Contractor: F & F ENGINEERING CONTRACTOR, INC

Type: GENERAL

Phone: 786-412-9898

Project Description: ***ATF BV19-226V***LEGALIZATION OF GLASS ENCLOSURE AT REAR OF THE HOUSE. IT S IS ATTACHED TO THE REAR OF HOUSE

Approvals:

* Department	File Received	Decision Date	Status
BUILDING	3/31/2020	4/2/2020	APPROVED

- Approval Reviews:

○ Date Received	Date Completed	Reviewer	Status
4/2/2020	4/2/2020	J. D. OZUNA	APPROVED

Review Comments:

* Department	File Received	Decision Date	Status
STRUCTURAL	3/31/2020	5/21/2020	APPROVED

- Approval Reviews:

○ Date Received	Date Completed	Reviewer	Status
4/2/2020	4/2/2020	A. GONZALEZ	DENIED

Review Comments:

1. For legalization submit as-built certificate with narrative of findings and method of investigation signed and sealed by PE or RA
2. Clarify on calculations why span on vertical members is 10.17', distance from slab on ground to fascia is over 15', horizontal members are supported by vertical members @ 2.67'?
3. Verify fascia and connection under tension loads from vertical members, top connection do not match approved connections by NOA
4. As per NOA No. 16-0713.02 max span for system is less than 15' (ht) verify, if calculations and specifications are as per FBC 2017, NOA must be in compliance with FBC 2017
5. Verify second floor tie beam since originally there was an sliding door, plans shows

full opening from wall to wall

6. provide detail for enclosure on lateral wall attachment to roof

<input type="radio"/> Date Received	Date Completed	Reviewer	Status
4/30/2020	4/30/2020	A. GONZALEZ	DENIED

Review Comments:

1. OK
2. Clarify on calculations why span on vertical members is 10.17', distance from slab on ground to fascia is over 15', horizontal members are supported by vertical members @ 2.67', comment still pending as per front view and section A-A on SD-1, vertical span is over 14'-7" (old print submitted shows 16'-6"), see marks on plan
3. Verify fascia and connection under tension loads from vertical members, top connection do not match approved connections by NOA, comment still pending, verify if existing fascia is structural?, fascia must be at least 2X_ to allow minimum 3" penetration as per NOA, verify existing fascia attachment to roof based on additional loads from new enclosure
4. As per NOA No. 16-0713.02 max span for system is less than 15' (ht) verify, if calculations and specifications are as per FBC 2017, NOA must be in compliance with FBC 2017, Comment still pending, coordinate applicable codes on calculations, As-built Certificate and product approvals, some are as per FBC 2010 others As per FBC 2017, new NOA 13-0110.02 is not in compliance with FBC 2017
5. OK
6. OK

<input type="radio"/> Date Received	Date Completed	Reviewer	Status
5/21/2020	5/21/2020	A. GONZALEZ	APPROVED

Review Comments:

* Department	File Received	Decision Date	Status
PLANNING/ZONING	4/2/2020	4/2/2020	DENIED

- Approval Reviews:

<input type="radio"/> Date Received	Date Completed	Reviewer	Status
4/2/2020	4/2/2020	M. DURON	DENIED

Review Comments:

Show compliance with the following development standards for RM-19 properties:

1. Include a site plan sheet and show setbacks of proposed installation. Include a zoning data table and reference the development standards for RM-19 properties.
2. Maximum lot coverage is 25% for 2 story structures. Show compliance.
3. Minimum pervious area is 30%. Pervious area is defined as a surface area that allows, without great difficulty, penetration by water. Show compliance.

Be advised, based on this initial plan review, current work proposed is non-conforming, and a request for approval of the work under this permit may have to go through a public hearing for final approval.

<input type="radio"/> Date Received	Date Completed	Reviewer	Status
5/1/2020	5/1/2020	M. DURON	DENIED

Review Comments:

APPLICANT TO REQUEST A VARIANCE



**Leeward
Point**

JOE and CHRIS MERRILL
16462 N.E. 27th Place
North Miami Beach, Florida 33160

October 8, 1986

SUBJECT: Board of Directors Meeting
October 7, 1986

Dear Joe and Chris:

Per our conversation at the Board of Directors meeting, the Board has seen your drawings to add a portion of overhead patio rear of your unit. At this time we request that you provide a copy of your plans for the Board's file.

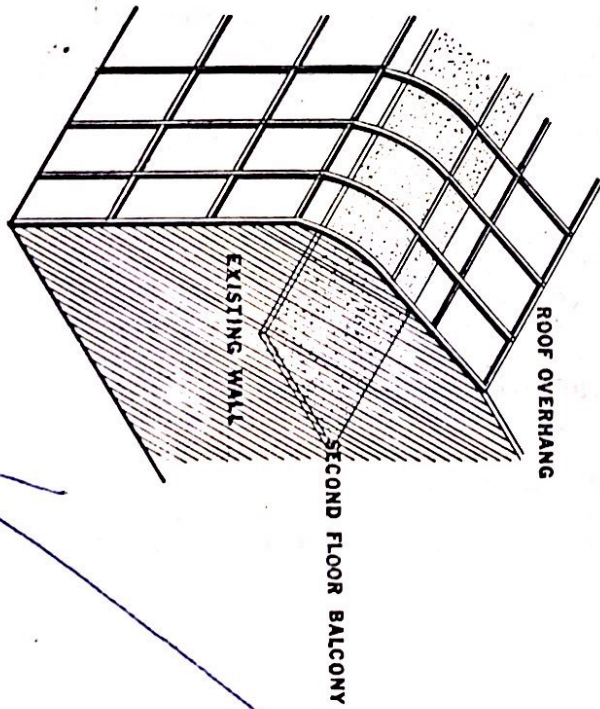
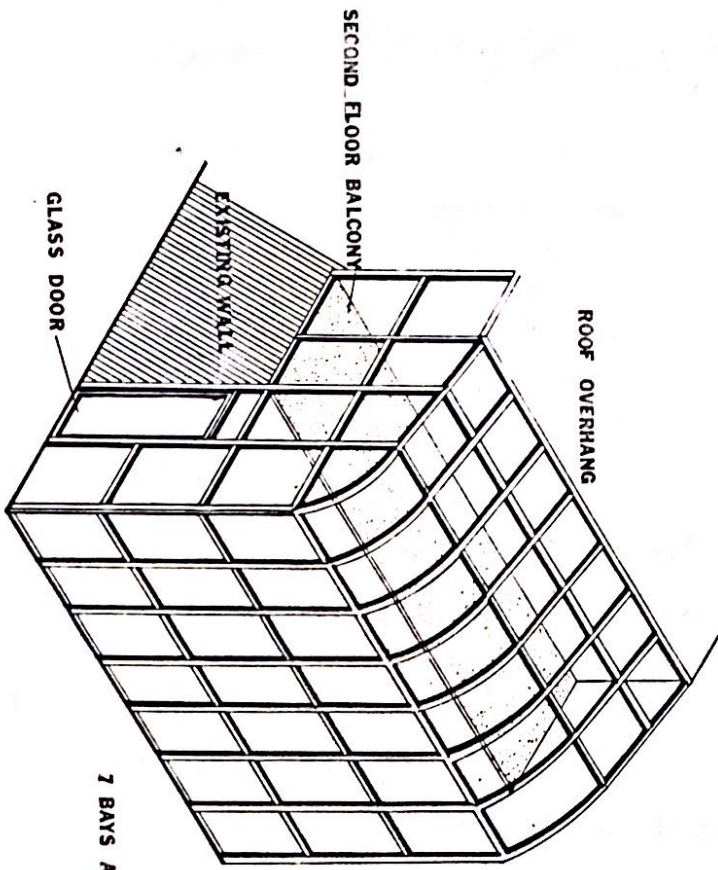
It has been further agreed that prior to the start of construction the proper County and City permits will be secured and posted for inspection.

The Board of Directors has also informed you that all future maintenance to your improvements will be your responsibility, as per stated in the by-laws.

If you have any questions, please contact a Board member.

Sincerely,

The Board of Directors



LAW OFFICES

Becker, Poliakoff & Streitfeld, P.A.

CLEARWATER

FORT LAUDERDALE

MIAMI

SARASOTA

WEST PALM BEACH

GARY A. POLIAKOFF
ALAN S. BECKER
JEFFREY E. STREITFELD
MARK B. SCHORR
KAY LATONA
ROBERT J. MANNE
EDWARD S. POLK
ALAN E. TANNENBAUM
ANTHONY A. KALLICHE
DANIEL J. LOBECK
DANIEL S. ROSENBAUM
CHARLES R. MORGENSTEIN
SHARON A. WEBER
GARY C. ROSEN
ALLEN M. LEVINE
LEE H. BURG
ROBERT L. TANKEL
CHARLES N. TETUNIC
PETER S. BARANOWICZ
RICHARD H. BREIT

HERBERT O. BROCK, JR.
MICHAEL J. BRUDNY
PATRICK M. CUSACK
KENNETH S. DIREKTOR
MICHAEL J. GELFAND
ELLEN G. HIRSCH
GABRIEL L. IMPERATO*
A. HINDA KLEIN
STEVEN B. LESSER
CHAD M. McCLENATHEN
SHERRY D. McMILLAN
MICHELE G. MILES
PATRICK J. NEWTON
EMMANUEL PEREZ
DAVID H. ROGEL
JANICE L. SEAMON
ROBERT D. SOLOFF
HOWARD A. STONE
LYNN SIMPSON WOODS
*ADMITTED IN IL ONLY

ADMINISTRATIVE OFFICES
CORPORATE PARK AT CYPRESS CREEK
6520 N. ANDREWS AVENUE
P.O. BOX 9057
FORT LAUDERDALE, FL 33310-9057

DIRECT TELEPHONE LINES
FT. LAUDERDALE (305) 776-7550
MIAMI (305) 944-2926
BOCA RATON (305) 941-8069
PALM BEACH (305) 732-0803
TOLL FREE 1-800-432-7712

FACSIMILE
(305) 776-7559

REPLY TO

Fort Lauderdale

November 6, 1986

CERTIFIED MAIL NO. P421 229 093
RETURN RECEIPT REQUESTED

Chris and Jo Merrill
16462 N. E. 27th Place
N. Miami Beach, FL 33160

Re: Building of Room Addition at Leeward Point Condominium

Dear Mr. and Mrs. Merrill:

Please be advised that this Firm serves as general corporate counsel to the Leeward Point Condominium, Inc., the not-for-profit Florida corporation charged with operation and maintenance of the Leeward Point Community.

I have been contacted by our client concerning your request for approval of a room addition on your unit at Leeward Point. The building of an addition to your unit would constitute the removal of a portion of the common elements of the Condominium, and is in violation of Section 718.113(3) of the Florida Statutes, which reads as follows:

(3) A unit owner shall not make any alterations to his unit which would remove any portion of, or make any additions to, common elements or do anything which would adversely affect the safety or soundness of the common elements or any portion of the condominium property which is to be maintained by the association.

The Board of Directors at Leeward Point Condominium has the power to approve items such as awnings, shutters, television or radio antennas, air conditioning units, and the building of a deck,

Composite Exhibit "D"

Chris and Jo Merrill
November 6, 1986
Page 2

under Article XI of the Declaration of Condominium. These types of alterations and modifications to the individual unit are easily removable, if necessary. However, the addition of an entire room to a unit constitutes an irrevocable change and encroachment upon the common elements which cannot be accomplished by a vote of the Board of Directors.

According to the Florida Statutes, the only way in which you might receive approval for the building of an addition to your unit would be to get the consent of 100% of the owners at Leeward Point Condominium. Therefore, the Board of Directors has properly rescinded its approval for you to build an addition to your unit, based upon the requirements of the Florida Statutes. I understand that you have not begun any construction at this time, and this letter will serve as formal notification that you may not do so under the present circumstances.

If you do not understand what your legal rights are, please contact a member of the Florida Bar. If you have any questions concerning this matter, please address them to the Board of Directors of Leeward Point Condominium.

Very truly yours,


Ellen G. Hirsch
For the Firm

EGH:mn

cc: Mr. and Mrs. Merrill, By Regular Mail
Board of Directors - Leeward Point
Condominium, Inc.

LAW OFFICES
YOUNG, STERN & TANNENBAUM
PROFESSIONAL ASSOCIATION
17071 WEST DIXIE HIGHWAY
POST OFFICE BOX 600 550
NORTH MIAMI BEACH, FLORIDA 33160

March 25, 1988

DADE (305) 945-1851
BROWARD (305) 920-9793
TELECOPIER (305) 949-9989

Joe and Chris Merrill
16462 N.E. 27th Place
North Miami Beach, Florida 33160

Re: Leeward Point Condominium
Unit #37
Our File #4702

Dear Mr. and Mrs. Merrill:

Please be advised that this firm represents the Leeward Point Condominium Association, Inc.

It has come to our attention that you have an unauthorized, unapproved and illegal alteration to the limited common elements and common elements of the Condominium by having the service lines of your air conditioning unit exposed on the rear perimeter wall of the Condominium, and you have an unauthorized, unapproved and illegal improvements to the limited common elements and common elements by landscaping in the rear of your unit, including the planting of ficus shrubs. These are violations of the Condominium Documents. The Association has extended you sufficient time to remedy these violations, but you have failed and refuse to do so.

Therefore, demand is hereby made that you remedy the above-mentioned violations by removing the exposed air conditioning service lines and removing the ficus shrubs within ten (10) days of the date hereof.

Failure to remedy these violations within the specified time will leave no alternative but to bring legal action against you to force compliance with the Condominium Documents. Such legal action may expose you to liability for the Association's attorney's fees and legal costs in addition to your own.

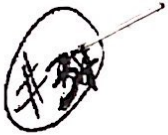
It is hoped that further legal action will not be necessary.

Sincerely,


ROBERT RUBINSTEIN
For the Firm

RR:et
cc: Mr. and Mrs. Rienhold
Leeward Point Condominium

Composite Exhibit "D"



NELSON TARACIDO, PA
8700 West Flagler Street
Suite 170
Miami, Florida 33174

786-888-1599 Office

866-832-8264 Facsimile

ASSOCIATION ESTOPPEL

* Association: Leeward Point Condominium.

Property address: _____

Maintenance Fee: 521.⁰⁰ per Month Quarter Year

Maintenance payment is due on the 1 day of each Month Quarter Year

Next payment due on: July Last payment made: June Date made: _____

Late fee: 25.⁰⁰ due after the 10 day of the month quarter/year;

Final Balance to date: 0

Prior approval is required by the Association. Yes No

Violations: Yes No

If yes, please describe: _____

Special Assessment (s): Yes No

Is Special Assessment payable in installments? Yes No

Monthly installment: _____ Due Date: _____ Late Fee: _____

Assessments Start Date: _____ Assessments End Date: _____

Pay Off Amount _____

*Other Associations (Master, Sub, etc.) N/A

Other charges owed to date: _____

for: _____

Insurance Agent Contact Information TANNEBACH Harbor
954-883-2500

I certify the above information relating to the assessments is correct according to the records of the Association. All payments are made payable to:

(Name) Leeward Point Condominium

And mailed to: c/o T. L. Property
8362 Pines Blvd # 309 Pembroke Pines 33024

Telephone(s): 754-281-2045

02/29/15
Date

[Signature]
Signature
Troy Coppo Property Mgr.
Print Name and Title

LEEWARD POINT CONDOMINIUM

APPROVAL OF UNIT TRANSFER

State of Florida)
County of Miami Dade)

LEEWARD POINT CONDOMINIUM, by its Board of administration, does give its approval to: VANESH PIROLA T Alanchamo

To acquire title to the following Condominium 16454 NE 27 Place, N. Miami Beach, Florida 33160 Leeward Point Condominium, according to the declaration of Condominium recorded in public records of Miami Dade County, Florida together with an undivided fractional interest and share in the common elements appurtenant thereto.

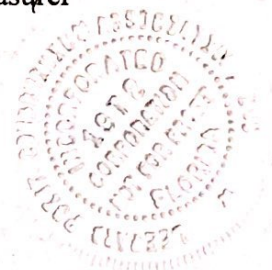
Said approval is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

Leeward Point Condominium

BY: *Ira Baraz*
Ira Baraz, Treasurer

Sworn Before me this July 14, 2015

[Signature]
Notary Public
My Commission Expires:





**CITY OF NORTH MIAMI BEACH
BUILDING DEPARTMENT
NOTICE OF VIOLATION**

LOCATION OF VIOLATION

16454 NE 27 PL 37
N MIAMI BEACH, FL
Folio No: 07-2215-007-0370
Citation No: BV19-226
Case #: VIA CODE OFFICER
Permit No:

INSPECTOR:
M.ISMAIL

DATE INSPECTED AND/OR RECORD REVIEWED:
4/5/2019

OWNER:

ALAN CHAMO & VANESA PIROLA
16454 NE 27 PL #37
NORTH MIAMI BEACH, FL 33160-4008

BUSINESS/TENANT:

This notice is to inform the business/tenant and /or owner of the property located at
16454 NE 27 PL 37

that as of 4/5/2019, you are in violation of the following:

AS PER SECTION 105.1 FBC 6TH EDITION [2017]
WORK PERFORMED WITHOUT PERMITS AND INSPECTIONS:

- INSTALLATION OF A GLAZING ENCLOSURE ADDITION IN THE REAR OF THE PROPERTY

YOU MUST TAKE THE NECESSARY ACTION(S) TO CORRECT OR ELIMINATE THE VIOLATION(S) LISTED ABOVE. IF YOU DO NOT COMPLY WITHIN 30 DAYS FROM THE RECEIPT OF THIS NOTICE, THE CITY OF NORTH MIAMI BEACH BUILDING DEPARTMENT WILL FILE CHARGES AND PRESENT THIS CASE BEFORE THE GOVERNING AGENCY HAVING JURISDICTION. IF YOU INTEND TO PULL A PERMIT IN RESPONSE TO THIS VIOLATION, A COPY OF THE VIOLATION NOTICE MUST BE SUPPLIED TO THE BUILDING DEPARTMENT. ANY FINES OR FEES INCURRED FROM THIS VIOLATION THAT REMAIN OUTSTANDING WILL RESULT IN A LIEN BEING PLACED ON THE PROPERTY.

J. Daniel Ozuna
City of North Miami Beach Building Official

4/9/2019
Date

cc:

Access and Disruption: Hardship Diagram

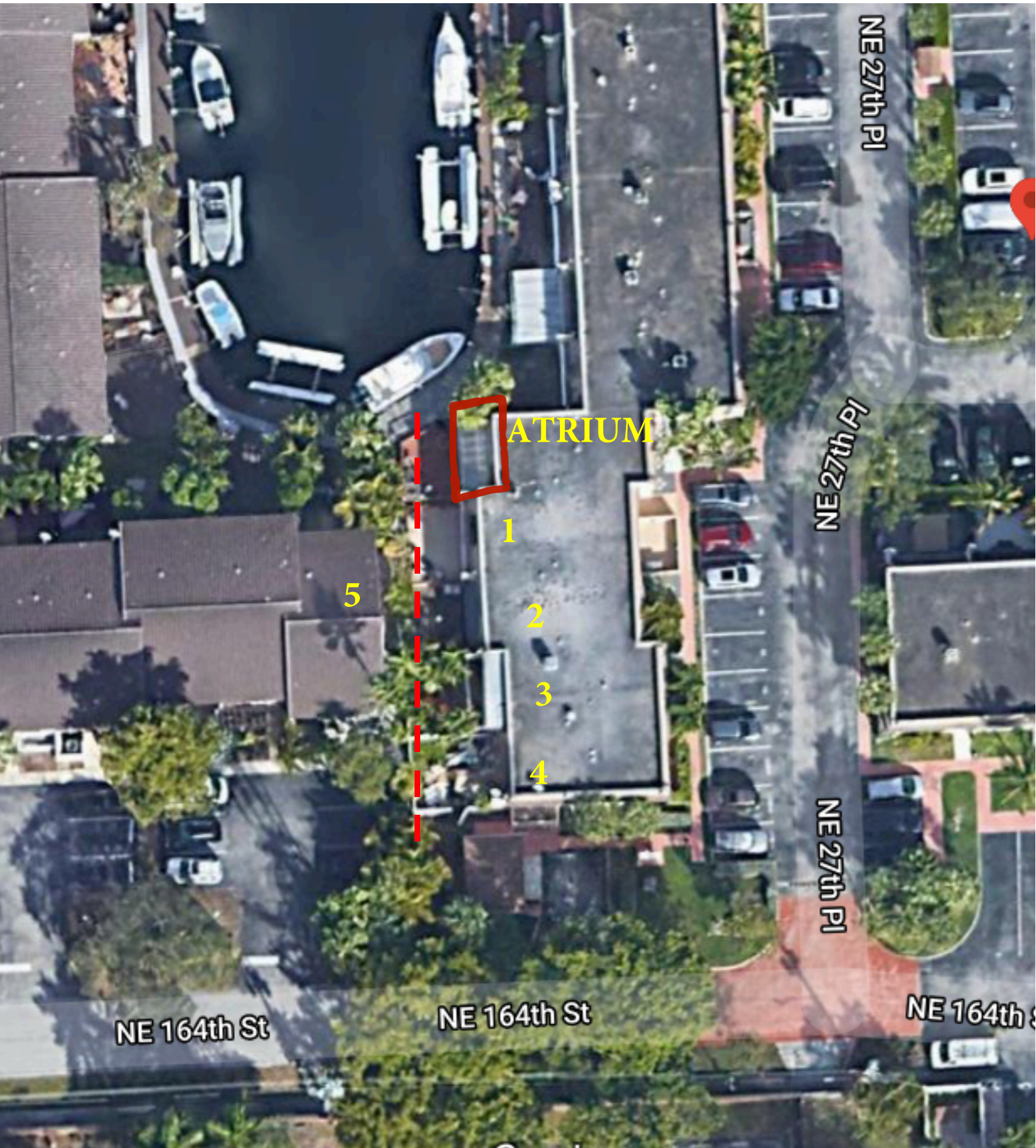


Exhibit "G"

Variance for 16454NE 27th Place North Miami Beach fl, 33160



Inbox x

Alan Chamo x



Juan Pablo <jpcatanzaro@gmail.com>
to Justin.Proffitt, me, achamo, vanesapirola

Tue, Jul 14, 3:33 PM (19 hours ago)



I Juan Pablo reside at 2739 NE 164 th North Miami Beach Beach, Florida 33160.

I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place North Miami Beach, Florida 33160.

Further, I support the requested variance because any construction activity that may be requires in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

Sincerely,

Juan Pablo.



Reply



Reply all



Forward

Composite Exhibit "H"

Variance for 16454 NE 27th Place, North Miami Beach, FL 33160



Inbox x

Alan Chamo x



Michael Hawes <mhawes@mac.com>

Tue, Jul 14, 1:59 PM (21 hours ago)



to Justin.Proffitt, me, Alan, Vanesa ▾

I, Michael Hawes, reside at 16430 NE 27th Place, North Miami Beach, Florida 33160.

I do hereby waive any and all objections to the variance requested by my neighbors, Mr. Alan Chamo and Ms. Vanesa Pirola, to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place, North Miami Beach, Florida 33160.

Further, I support the requested variance because any construction activity that may be required in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

Thank you,

Michael Hawes

mhawes@mac.com

305.582.8740

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160



Inbox x

Alan Chamo x



gerard etienne zapala <gz@1uc.net>
to Justin.Proffitt, me, achamo, vanesapirola

Tue, Jul 14, 1:59 PM (21 hours ago)



I Gerard E ZAPALA reside at 16494 NE 27TH PLACE North Miami Beach Beach, Florida 33160. I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place North Miami Beach, Florida 33160. Further, I support the requested variance because any construction activity that may be requires in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

Envoyé depuis mon mobile.

Received, thank you.

Thank you!

Approved.

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160



Inbox x

Alan Chamo x



Katie McCrath <katie.mccrath@gmail.com>

Tue, Jul 14, 1:21 PM (22 hours ago)



to Justin.Proffitt, bcc: me

I, Katie McCrath, reside at 2757 NE 165th Terrace North Miami Beach Beach, Florida 33160.

I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place North Miami Beach, Florida 33160.

Further, I support the requested variance because any construction activity that may be required in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

Sincerely,

Katie McCrath

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160

Inbox x Alan Chamo x



Maritza Chilelli <chilelli.mari@gmail.com>
to Justin.Proffitt, me, achamo, vanesapirola

Tue, Jul 14, 12:57 PM (22 hours ago)



I Maritza Chilelli, reside at 16446 NE 27th Pl, unit 38, North Miami Beach Beach, Florida 33160. I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place North Miami Beach, Florida 33160.

Further, I support the requested variance because any construction activity that may be required in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of the same.

Sincerely,

Maritza Chilelli

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160



Inbox x

Alan Chamo x



Mark Pranzini <markpranzini@mac.com>

Tue, Jul 14, 12:55 PM (22 hours ago)



to Justin.Proffitt, me, achamo, vanesapirola

I Mark Pranzini, reside at 16467 NE 27th Ave, North Miami Beach, Florida 33160. I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place, North Miami Beach, FL 33160. Further, I support the requested variance because any construction activity that may be requires in the event the variance is not approved would cause harm to property and disturb my quite enjoyment of the same.

Sincerely,

Mark Pranzini

Received, thank you.

Approved.

Thank you!

Reply

Reply all

Forward

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160

Inbox x Alan Chamo x



sebastian celentano <celentano_seba@hotmail.com> Tue, Jul 14, 12:40 PM (22 hours ago)
to Justin.Proffitt@citynmb.com, me, achamo@gmail.com, vanesapirola@avantiway.com



I, Sebastian Celentano reside at 2707 NE 164 st North Miami Beach Beach, Florida 33160. I do hereby waive any all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at 16454 NE 27th Place North Miami Beach, Florida 33160.

Further, I support the requested variance because any construction activity that may be requires in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

Sincerely,

Sebastian Celentano

Sent from my iPhone

Composite Exhibit "H"

Variance for 16454NE 27th Place North Miami Beach fl, 33160

Inbox x Alan Chamo x



jazz shadeandsound.com <jazz@shadeandsound.com>

2:16 PM (1 hour ago)



to Justin.Proffitt@citynmb.com, me, achamo@gmail.com, vanesapirola@avantiway.com

I Jasem Almanla reside at 2719 NE 164th St, North Miami Beach, Florida 33160.

I do hereby waive any and all objections to the variance requested by my neighbors Mr. Alan Chamo and Ms. Vanesa Pirola to legalize the existing rear glass enclosure at their home at [16454 NE 27th Place North Miami Beach, Florida 33160](#).

Further, I support the requested variance because any construction activity that may be required in the event the variance is not approved would cause harm to my property and disturb my quiet enjoyment of same.

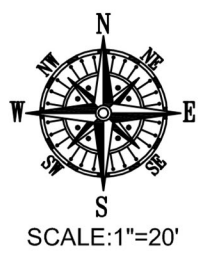
Sincerely,

Jasem Almanla



SHADE & SOUND

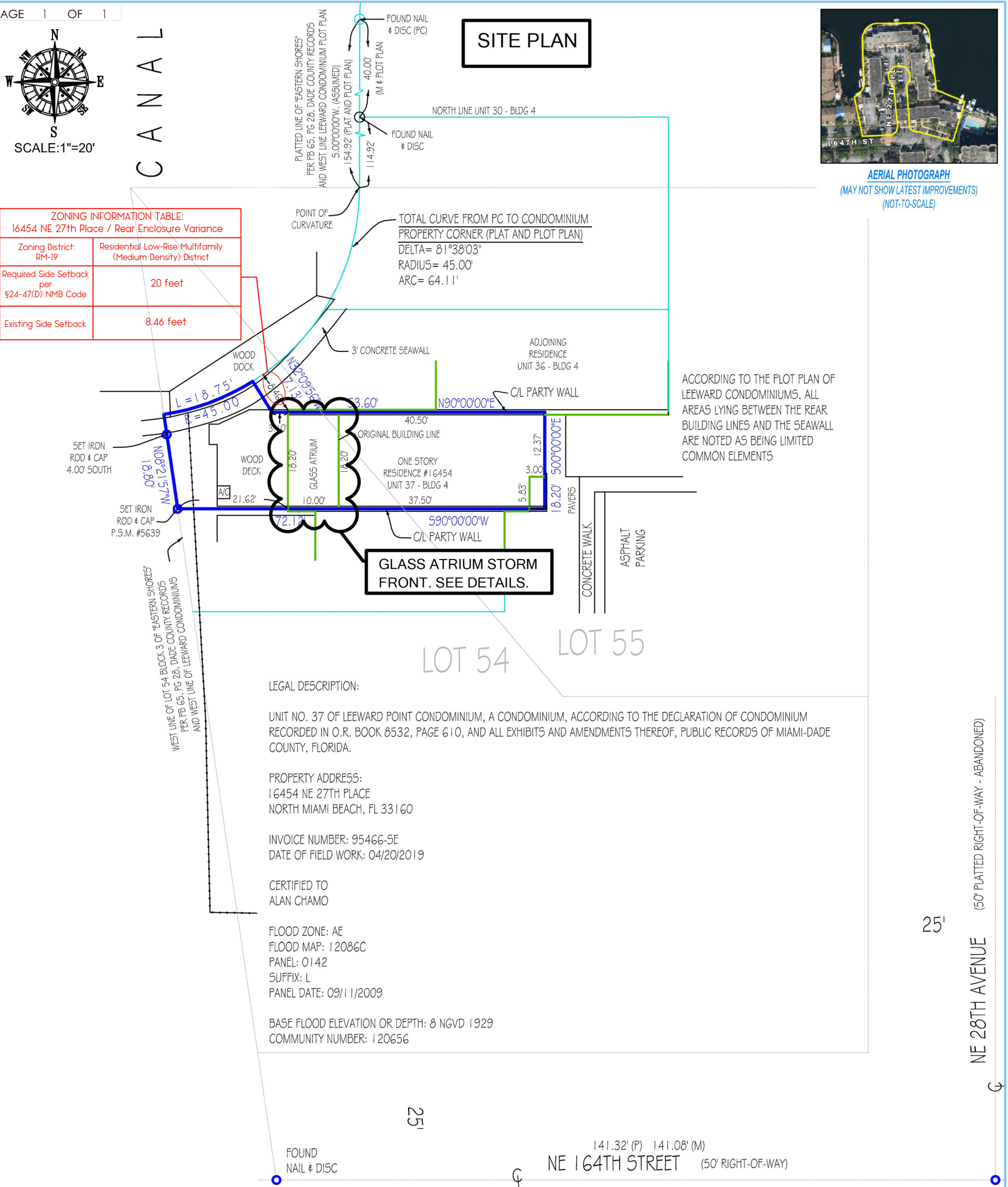
Composite Exhibit "H"



SCALE: 1"=20'

CANAL

ZONING INFORMATION TABLE: 16454 NE 27th Place / Rear Enclosure Variance	
Zoning District: RM-19	Residential Low-Rise Multifamily (Medium Density) District
Required Side Setback per §24-47(D) NMB Code	20 feet
Existing Side Setback	8.46 feet



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

ACCORDING TO THE PLOT PLAN OF LEEWARD CONDOMINIUMS, ALL AREAS LYING BETWEEN THE REAR BUILDING LINES AND THE SEAWALL ARE NOTED AS BEING LIMITED COMMON ELEMENTS

LEGAL DESCRIPTION:

UNIT NO. 37 OF LEEWARD POINT CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 8532, PAGE 610, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
16454 NE 27TH PLACE
NORTH MIAMI BEACH, FL 33160

INVOICE NUMBER: 95466-SE
DATE OF FIELD WORK: 04/20/2019

CERTIFIED TO
ALAN CHAMO

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0142
SUFFIX: L
PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 8 NGVD 1929
COMMUNITY NUMBER: 120656

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - NONE FOUND

This survey has been issued by the following Landtec Surveying office:
600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number: 95466-SE	Rev.:
Drawn By: A.SNYDER	Rev.:
Date of Field Work: 4/20/2019	Rev.:

IMPORTANT NOTE:
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "LANDTEC APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION BAR BELOW. LANDTEC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

Digitally signed by Andrew Snyder
Date: 2019.08.07
16:06:24 -04'00'

SIGNED: _____ DATE: 08/07/2019
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

A - DENOTES ARC LENGTH	P - DENOTES PLAT
CA - DENOTES CENTRAL ANGLE	PH - DENOTES POOL HEATER
CATV - DENOTES CABLE T.V. BOX	PP - DENOTES POOL PUMP
CF - DENOTES CALCULATED FROM FIELD	R - DENOTES RADIUS
CR - DENOTES CALCULATED FROM RECORD	SV - DENOTES SEWER VALVE
CH - DENOTES CHORD DISTANCE	TR - DENOTES TELEPHONE RISER
DE - DENOTES DRAINAGE EASEMENT	UE - DENOTES UTILITY EASEMENT
EM - DENOTES ELECTRIC METER	UP - DENOTES UTILITY POLE
FN - DENOTES FOUND NAIL	WM - DENOTES WATER METER
L - DENOTES LEGAL	WV - DENOTES WATER VALVE
M - DENOTES MEASURED	
OHC - DENOTES OVERHEAD CABLE	

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	METAL FENCE
	WOODEN FENCE
	PVC FENCE
	OVERHEAD CABLE



LICENSED BUSINESS # 8007

NE 28TH AVENUE (50' PLATTED RIGHT-OF-WAY - ABANDONED)