



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

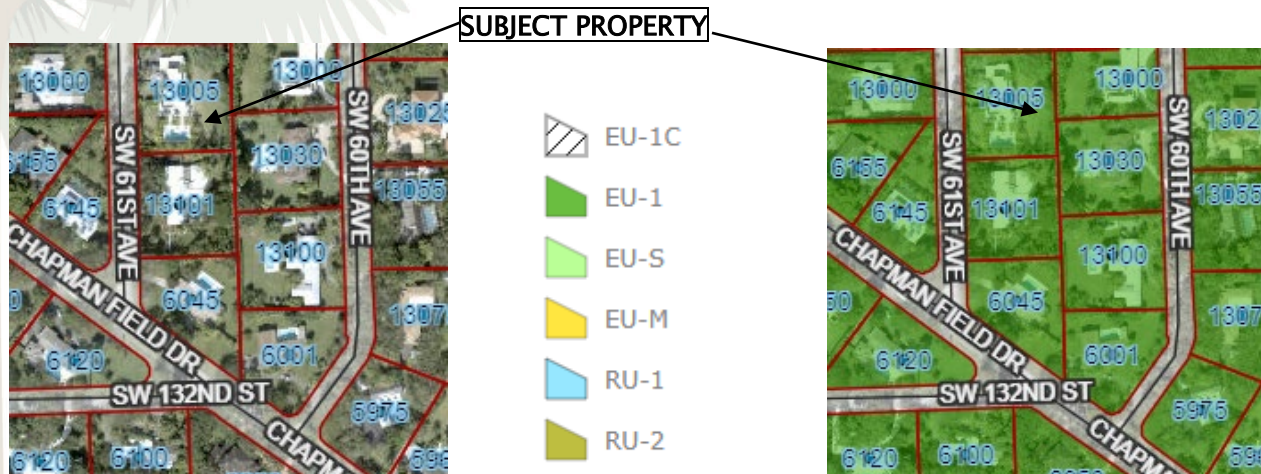
DATE: July 3, 2022
TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager
FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director
RE: 13005 Southwest 61 Avenue
Conditional Use Permit – Outdoor Tennis Court Lighting

PETITION REQUEST

Victor Guardiola (Owner) and Adriano Swift (Applicant) are requesting approval of a conditional use permit to allow installation of outdoor lights adjacent to a proposed tennis court pursuant to the requirements of the Village's Land Development Regulations, *Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting*, in compliance with the criteria for a conditional use permit as provided in *Division 3.3, Conditional Use Approval*.

SITE LOCATION

The subject property is located at 13005 Southwest 61 Avenue, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district.



OWNER/APPLICANT

Victor Guardiola (Owner) / Adriano Swift (Applicant)

BACKGROUND

The owner and applicant are requesting approval of a conditional use permit to allow the lighting of a proposed tennis court that will be constructed in the rear yard of an existing single-family residence on the property.

PUBLIC COMMENT

The Building and Planning Department has not received any public comments related to this request. Letters acknowledging the application for a conditional use permit for outdoor lighting have been submitted by the applicant for properties located to the east, west, and south of the subject property. The applicant has advised that the owner has planted additional Areca Palms along the southern property line as requested by the owner of the property to the south, located at 13101 SW 61 Avenue.

ANALYSIS

In order to obtain approval of a conditional use, an applicant is required to demonstrate compliance with the following standards of Division 3.3 of the Land Development Regulations:

- 1. LAND USE COMPATIBILITY** - *The Conditional Use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

A single-family residence exists to the north, south, and east of the subject property. The proposed lighting of the tennis court will be compatible with adjoining residential land uses if shielded as required, if the lighting is designed so that the intensity of lighting does not exceed 0.5 foot-candles at the adjoining property lines as required by the Village's Land Development Regulations, and if the existing opaque landscape buffer that exists on the north, south, and east sides of the property continues to be maintained.

- 2. SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE** - *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal*

traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

The requested lighting is for a proposed tennis court. The size of the subject property is one acre in area and of sufficient size necessary to accommodate the proposed lighting in compliance with setback requirements of the Village's Land Development Regulations.

- 3. COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDMP) AND LAND DEVELOPMENT CODE** - *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The proposed use is consistent with the CDMP Policy 1-1.1.1 and all applicable requirements of the Village's Land Development Regulations if designed and completed as required by the Village's Land Development Regulations and pursuant to all conditions of approval.

- 4. PROPER USE OF MITIGATIVE TECHNIQUES** - *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The Building and Planning Department recommends mitigative measures to include shielding of the proposed lights and maintenance of the existing landscape buffer adjacent to the north, south, and east sides of the property.

- 5. HAZARDOUS WASTE - HAZARDOUS WASTE** - *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

This standard is not applicable to the proposed conditional use.

In addition to the general standards that are applicable to all conditional uses as provided in Division 3.3 of the Pinecrest Land Development Regulations, Division 5.25 of the Land

Development Regulations includes specific standards for approval of outdoor court lighting as follows:

- (a) A photometric plan shall be submitted which specifies the illumination levels, expressed in initial foot-candles, along all affected property lines.**

The Village's Land Development Regulations limit lighting to 0.5 foot-candles at all property lines. A photometric drawing submitted with the application shows lighting levels at the property line in excess of 0.5 foot-candles, contrary to the requirements of the Village's Land Development Regulations. The applicant is in the process of obtaining an updated lighting survey but it has not yet been provided to the Building and Planning Department. Staff recommends that submittal of a revised photometric lighting plan limiting lighting at all property lines to 0.5 foot-candles or less be submitted and approved as a condition of approval, prior to issuance of the required building and electric permit.

- (b) The lighting shall be designed so that any overspill of lighting onto adjoining properties or street rights-of-way shall not exceed 0.5 foot-candle vertically or horizontally and shall not cause any reflected illumination onto adjacent properties, structures or rights-of-way.**

A photometric plan showing lighting patterns and intensities around the proposed light fixtures has been provided. However, it indicates illumination levels in excess of 0.5 foot-candles, contrary to the requirements of the Village's Land Development Regulations. The applicant is in the process of obtaining an updated lighting survey but it has not yet been provided to the Building and Planning Department. Staff recommends that submittal of a revised photometric lighting plan limiting lighting at all property lines to 0.5 foot-candles or less be submitted and approved as a condition of approval, prior to issuance of the required building and electric permit.

The proposed light fixtures are required to include shields or to otherwise be designed to prevent glare and reflected illumination of the adjoining properties. Staff recommends that all lights be shielded and aimed downward to prevent glare.

- (c) Lighting standards and fixtures shall not exceed 18 feet in overall height and shall be located within the confines of the tennis court(s)/basketball court(s).**

The two light poles proposed to be located on the east side of the tennis court and the two light poles proposed to be located on the west side of the tennis court are proposed to be 18 in height, consistent with the maximum permitted height. The maximum overall height of the poles and light fixtures, from the ground to the top of the light fixtures may not exceed 18 feet.

- (d) Tennis court/basketball court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.

If approved by the Village Council, the Land Development Regulations and a proposed condition of approval will limit hours of use between 8:00 a.m. and 10:00 p.m.

- (e) Prior to the issuance of a certificate of use, the permittee must submit a letter of compliance from a registered engineer or architect stating that the installation has been inspected under operating conditions and found to be within the requirements set forth above.

If approved by the Village Council, a letter of compliance will be required to be submitted prior to issuance of a certificate of use, demonstrating compliance with the Village's lighting requirements.

- (f) The lighting shall not be injurious to the area involved or otherwise detrimental to the public welfare.

The lighting will not be injurious to the public, if approved and maintained in compliance with the Village's Land Development Regulations and recommended conditions of approval.

RECOMMENDATION

The Building and Planning Department recommends approval of the proposed tennis lighting subject to the following conditions:

1. Review of plans and approval of an electrical permit by the Building and Planning Department prior to installation of light poles and shielded light fixtures.
2. Submittal of a revised photometric drawing indicating proposed levels of lighting at all property lines not to exceed 0.5 foot-candles.
3. All light fixtures shall be aimed downward, away from adjoining property lines, and fitted with shields to prevent glare.
4. Maintenance of the existing landscape buffer adjacent to the north, south, and east sides of the tennis court.
5. The maximum overall height of the light poles and fixtures shall not exceed 18 feet from natural grade to the top of the light fixtures.

6. Outdoor court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.
7. Submittal of a letter of compliance from a registered engineer or architect, prior to issuance of a certificate of use, stating that installation of the lights has been inspected under operating conditions and found to be consistent with the requirements of the Village's Land Development Regulations.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

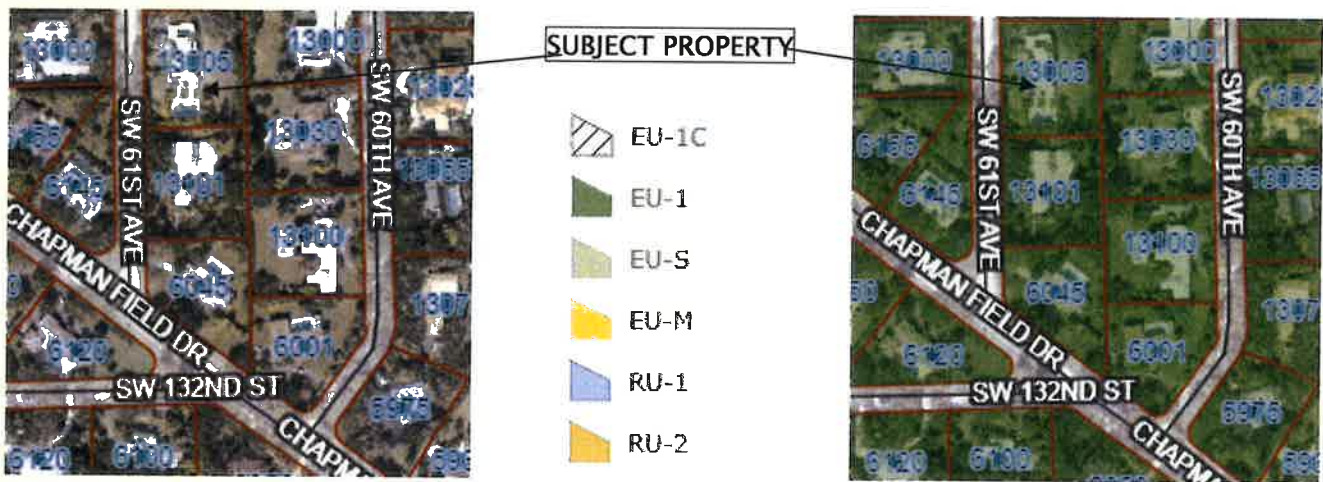
On **Monday, July 11, 2022 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT(S): Victor Guardiola (Owner) / Adriano Swift (Applicant)

ITEM: Outdoor Tennis Court Lighting

LOCATION: The subject property is located at 13005 Southwest 61 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate Zoning District.

REQUEST: Victor Guardiola (Owner) and Adriano Swift (Applicant) are requesting approval of a conditional use permit to allow installation of outdoor lights adjacent to a proposed tennis court pursuant to the requirements of the Village's Land Development Regulations, Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting, in compliance with the criteria for a conditional use permit as provided in Division 3.3, Conditional Use Approval.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Monday, July 11, 2022.

Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a plan is on file.

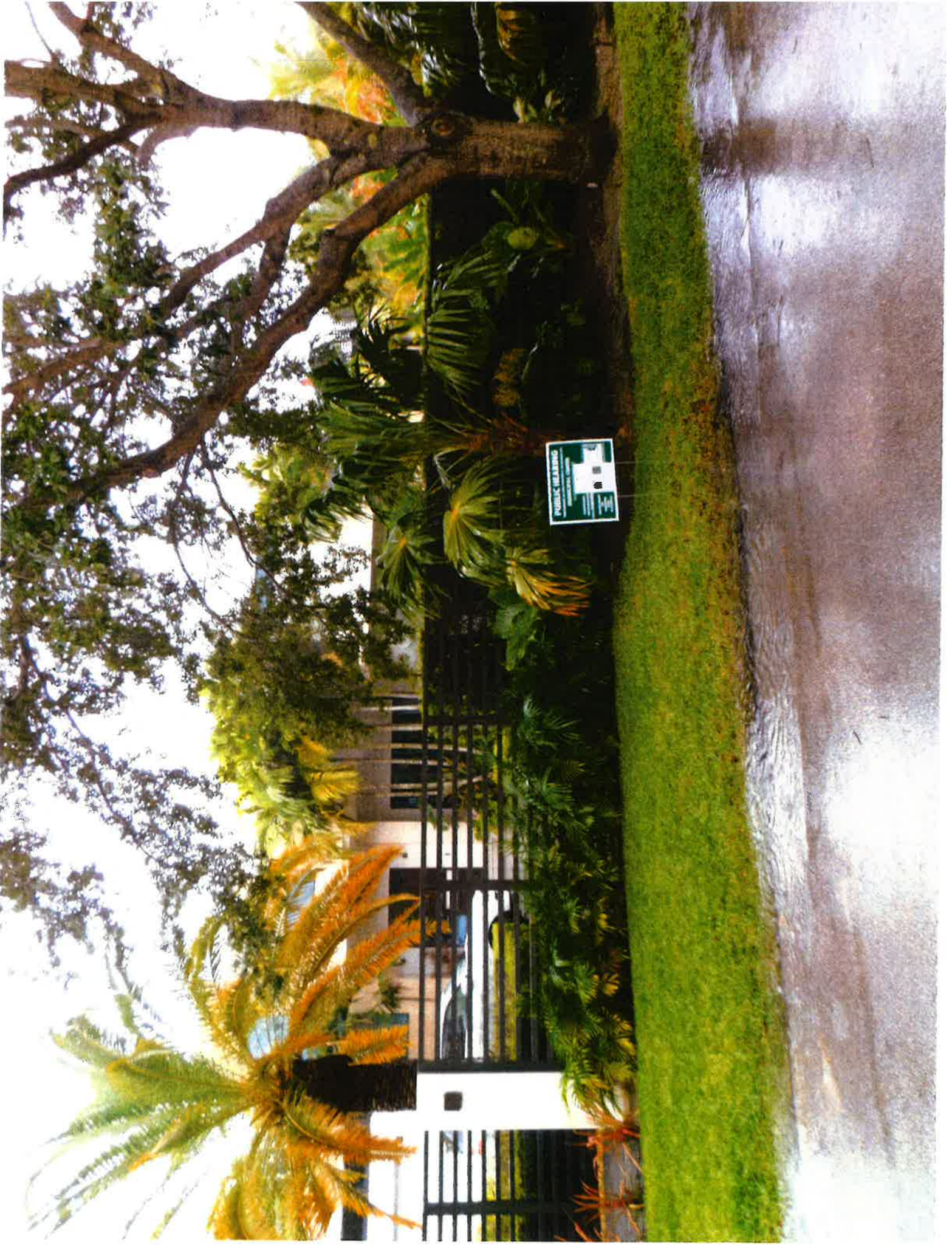
In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, 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 (F.S. 286.0105).





PLANT TAG WITH QR CODE



100% SURETY
100% GUARANTEE
100% PROTECTION
100% PROTECTION
100% PROTECTION

Dear Pinecrest Resident,

I am writing to inform you as to the improvements being permitted at my property, 13005 SW 61st Ave, Pinecrest, FL. This work is being performed by Sport Surfaces, LLC, with whom I have contracted this work. Sport Surfaces is a national leader of all sport surface installation and repair.

I will be adding a lighted tennis court to my residence. I am writing this letter as your neighbor and would love to play a couple rounds with you once completed. The tennis court lights will be shielded to prevent light spillage to your properties. The lighting metrics are processed by a computer Auto-CAD program to design the best system with the least possible light spilling onto any neighboring properties.

I felt it to be prudent to bring this to you in advance and seek your blessing on our home's project. I have taken each and every possible consideration to ensure the tennis court project is a desirable addition to my residence and our neighborhood.

I greatly thank you for your consideration in this matter.

Best Regards,

Victor Guardiola

Pinecrest Resident Address 13030 SW 60th Av. Lot # 11

Pinecrest Resident Name (Printed) Alfredo Arreaza, Mercedes González

Pinecrest Resident Signature 

Date 03/30/22

Kindly contact me when you read this. You may return this
via email.
Adriano Swift - 561-856-3525
swiftservicesandconsulting@gmail.com

PINECREST

04-10-22

Dear Pinecrest Resident,

I am writing to inform you as to the improvements being permitted at my property, 13005 SW 61st Ave, Pinecrest, Fl. This work is being performed by Sport Surfaces, LLC, with whom I have contracted this work. Sport Surfaces is a national leader of all sport surface installation and repair.

I will be adding a lighted tennis court to my residence. I am writing this letter as your neighbor and would love to play a couple rounds with you once completed. The tennis court lights will be shielded to prevent light spillage to your properties. The lighting metrics are processed by a computer Auto-CAD program to design the best system with the least possible light spilling onto any neighboring properties.

I felt it to be prudent to bring this to you in advance and seek your blessing on our home's project. I have taken each and every possible consideration to ensure the tennis court project is a desirable addition to my residence and our neighborhood.

I hereby agree to extend the Areca Palms along the fence-line, as requested by the residents of 13101 SW 61st Ave.

I greatly thank you for your consideration in this matter.

Best Regards,

Victor Guardiola

Pinecrest Resident Address 13101 SW 61st Ave Lot # 7

Pinecrest Resident Name (Printed) Elizabeth Fantis

Pinecrest Resident Signature Elizabeth Fantis

Date 3/25/22

Dear Pinecrest Resident,

I am writing to inform you as to the improvements being permitted at my property, 13005 SW 61st Ave, Pinecrest, Fl. This work is being performed by Sport Surfaces, LLC, with whom I have contracted this work. Sport Surfaces is a national leader of all sport surface installation and repair.

I will be adding a lighted tennis court to my residence. I am writing this letter as your neighbor and would love to play a couple rounds with you once completed. The tennis court lights will be shielded to prevent light spillage to your properties. The lighting metrics are processed by a computer Auto-CAD program to design the best system with the least possible light spilling onto any neighboring properties.

I felt it to be prudent to bring this to you in advance and seek your blessing on our home's project. I have taken each and every possible consideration to ensure the tennis court project is a desirable addition to my residence and our neighborhood.

I greatly thank you for your consideration in this matter.

Best Regards,

Victor Guardiola

Pinecrest Resident Address 13005 SW 61st Ave # 12

Pinecrest Resident Name (Printed) Dragisa Stanimirovic

Pinecrest Resident Signature *Victor Guardiola*

Date 3/15/22

CU 0204-0001

VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION
Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No. _____	
Date Received: _____	

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Other <i>special use - Tennis court lighting</i> |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <i>Adriano Swift</i>		
Mailing Address <i>3217 Castle Oak Ave</i>	City, State, Zip <i>Orlando, FL 32808</i>	Telephone <i>561 856 3525</i> Email <i>Swiftservicesandconsulting@gmail.com</i>
Name of Owner <i>Victor Guardiola</i>		
Mailing Address <i>13005 SW 61st Ave</i>	City, State, Zip <i>pinecrest, FL 33156</i>	Telephone Email <i>vguardiola@gmail.com</i>

PROPERTY INFORMATION

A. **LEGAL DESCRIPTION.** (If subdivided – lot, block, complete name of subdivision, plat book and page numbers)
(If metes and bounds description – Complete description, including section, township and range).

Folio Number *20-5013-012-0060*

Address *13005 SW 61st Ave*

Lot(s) *6* Block *1* Section *Rollingwood Estates* Plat Book No. *57* Page No. *90*

FINISHED FLOOR ELEVATION (if applicable): _____ FLOOD _____ ZONE *X*

Revised 8/2016

- B. ADDRESS (if number has been assigned) 13005 SW 61st Ave
- C. SIZE OF PROPERTY 203.9 ft. X 188 ft. = 38,332 sq. ft. 0.8799 acre(s)
Width Depth
- D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

E. DATE SUBJECT PROPERTY WAS ACQUIRED 2019

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

We respectfully request the special use of 18' light posts to light the new tennis court at the Guardiola residence

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The lights are required for lighting the tennis court. The lighting manufacturer recommends 18' light posts to properly light the court. Photometrics are provided in this package, as well as neighbor letters approving of the lights

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents **X3**
- Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

12/9/2021

Date

Applicant's Signature

Print Name

VICTOR GUARDIOLA

Date

Applicant's Signature (if more than one)

Print Name

Adriano Swift

Adriano Swift

COMMUNITY DEVELOPMENT

I/We VICTOR GUARDIOLA as Owner(s) of Lot(s) 6

Block 1 Section ROLLINGWOOD ESTS PB/PG 2023R/3543

of property which is located at 13005 SW 61 AVE MIAMI FL 33156 desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

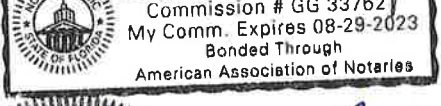
1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- do hereby authorize ADRIANO SWIFT to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name VICTOR GUARDIOLA Signature [Signature] Date 12/9/2021

Owner's Name _____ Signature _____ Date _____

Notary to Owner [Signature]  Date 12/9/2021

Applicant's Name Adriano Swift Signature [Signature] Date 12/5/21

Notary to Applicant:

 [Signature]

OPTIONAL
 However, applicants are encouraged to contact neighbors regarding application.

PUBLIC HEARING APPLICATION SUPPLEMENT

Adriano Swift
 Name of Applicant

has applied to the Village of Pinetrest for a variance,

which will affect the property located at 13005 SW 61st Ave as follows
 Property Address

To permit 18' light post at the tennis court

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 Owner Name Address Signature Date	Parcel 2 <u>N/A</u> Owner Name Address Signature Date	Parcel 3 Owner Name Address Signature Date
Parcel 4 <u>Dennis & Elizabeth Fantis</u> Owner Name <u>13101 SW 61st Ave</u> Address Signature Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) 	Parcel 5 <u>Guilherme and Fernando Dabus</u> Owner Name <u>12925 SW 61st Ave</u> Address Signature Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 <u>Mercedes / Alfredo Gonzalez</u> Owner Name 13030 <u>13030 60th Ave</u> Address Signature Date	Parcel 7 <u>Dragisa Stanimirovic</u> Owner Name <u>13000 60th Ave</u> Address Signature Date	Parcel 8 Owner Name Address Signature Date



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/27/2022

Property Information	
Folio:	20-5013-012-0060
Property Address:	13005 SW 61 AVE Pinecrest, FL 33156-7171
Owner	VICTOR GUARDIOLA YEISEL BARQUIN
Mailing Address	13005 SW 61 AVE PINECREST, FL 33156 USA
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 1
Floors	2
Living Units	1
Actual Area	5,216 Sq.Ft
Living Area	4,178 Sq.Ft
Adjusted Area	4,438 Sq.Ft
Lot Size	38,332 Sq.Ft
Year Built	2019



Assessment Information			
Year	2022	2021	2020
Land Value	\$919,968	\$766,640	\$689,976
Building Value	\$982,928	\$834,788	\$843,220
XF Value	\$58,116	\$58,633	\$59,150
Market Value	\$1,961,012	\$1,660,061	\$1,592,346
Assessed Value	\$1,663,077	\$1,614,638	\$1,592,346

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$297,935	\$45,423	
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
13 55 40
ROLLINGWOOD ESTS PB 57-90
LOT 6 BLK 1
LOT SIZE IRREGULAR
F/A/U 30-5013-012-0060

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,613,077	\$1,564,638	\$1,542,346
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,638,077	\$1,589,638	\$1,567,346
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,613,077	\$1,564,638	\$1,542,346
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,613,077	\$1,564,638	\$1,542,346

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/15/2014	\$100	29357-2395	Corrective, tax or QCD; min consideration
10/15/2014	\$865,000	29357-2393	Qual by exam of deed
01/01/2002	\$0	20239-3543	Sales which are disqualified as a result of examination of the deed
03/01/1997	\$0	17582-0501	Sales which are disqualified as a result of examination of the deed

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:

PINECREST

January 13th, 2022

Pinecrest City Council,

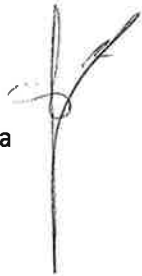
I am writing to authorize the improvements being permit at my property, 13005 SW 61st Ave, Pinecrest, Fl. This work is being performed by Sport Surfaces, LLC, with whom I have contracted this work.

Adriano Swift, and Swift Services and Consulting, has been hired to facilitate all matters regarding permitting, through issuance.

Feel free to call me should you have any questions or concerns regarding this matter.

Best Regards,

Victor Guardiola

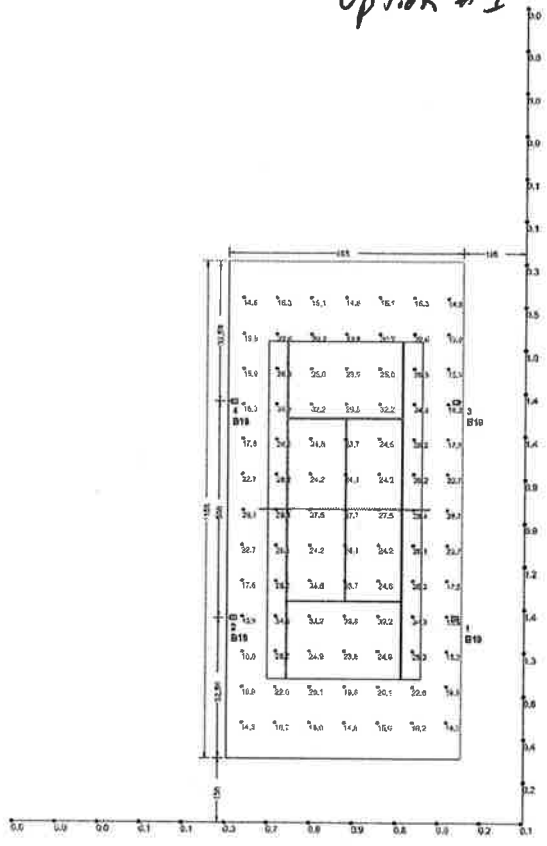
A handwritten signature in black ink, appearing to read 'Victor Guardiola'. The signature is written in a cursive style with a large loop at the end of the last name.

Option #1

CUSTOMER APPROVAL
 Drawing is approved, proceed with production.
 Drawing is not approved, make changes as noted.
 Customer Signature: _____ Date: _____

TECHLIGHT
 2707 SATSUMA
 DALLAS, TX
 75229

Project: **GUARDIOLA TENNIS**



Notes:
 1. Calculation 3' AFG.
 2. Based on 18' AFG fixture mounting using standard short arm.

Luminaire Location Summary			
LumNo	Label	Z-Luminaire height	TqL
1	B19	18	0
2	B19	15	0
3	B19	10	0
4	B19	15	0

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
COURT	Illuminance	Fc	22.70	34.3	14.5	1.57
PROPLINE	Illuminance	Fc	0.51	1.4	0.0	N/A

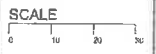
Notes:

FILE: guardiola2.agi

Date: 12-28-21

- DO NOT CHANGE LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTO METRICS AND LUMINAIRE SPEC'S TO THE LOCAL INSPECTOR BEFORE ORDERING TO INSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCE.
 - THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIMITED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
 - THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Luminaire Schedule						
Symbol	Qty	Label	Luminaire amp	Arrangement	LLF	Description
	4	B19	N.A.	SINGLE	0.900	LSMT-4-C-X-T4F-3216-FOUR BRICK TYPE 4 1400MA LED W. FULL SHLD



Option #2

CUSTOMER APPROVAL

Drawing is approved, proceed with production

Drawing is not approved, make changes as noted

Customer Signature: _____ Date: _____

TECHLIGHT
 2707 SATSUMA
 DALLAS, TX
 75229

Project:

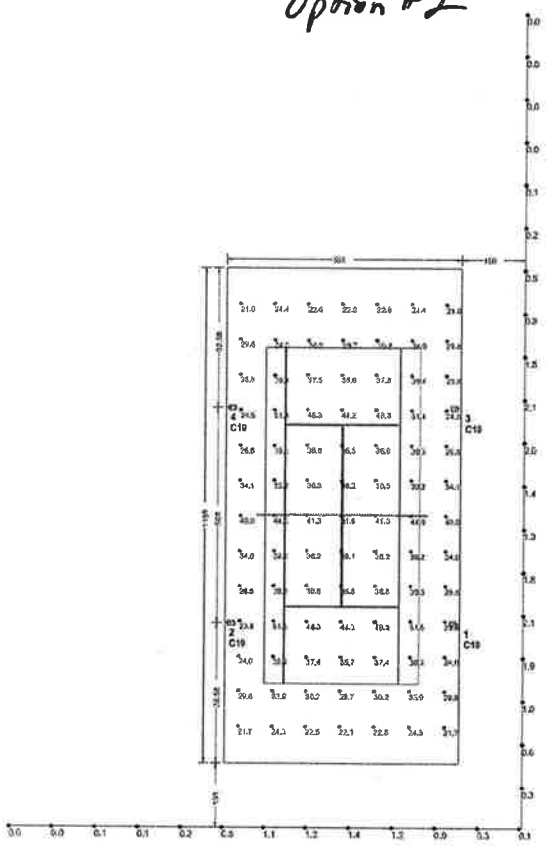
GUARDIOLA TENNIS

Notes:

FILE:
guardiola3.agi

Date:
12-28-21

SCALE
0 10 20 30



Notes:
 1. Calculation 3' AFG.
 2. Based on 18' AFG fixture mounting using standard short arm.

Luminaire Location Summary			
LumNo	Label	Z-terminus height	Tilt
1	C19	18	0
2	C19	18	0
3	C19	18	0
4	C19	18	0

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
COLRT	Illuminance	Fc	34.03	51.6	21.7	1.57
PROPLINE	Illuminance	Fc	0.77	2.1	0.0	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
	4	C19	N.A.	SINGLE	0.900	LSMT-6-C-X1-F-S216-81X BRCK TYPE 4 1400MA LED W. FULL SHLD

• DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPEC'S TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCE.
 • THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
 • THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

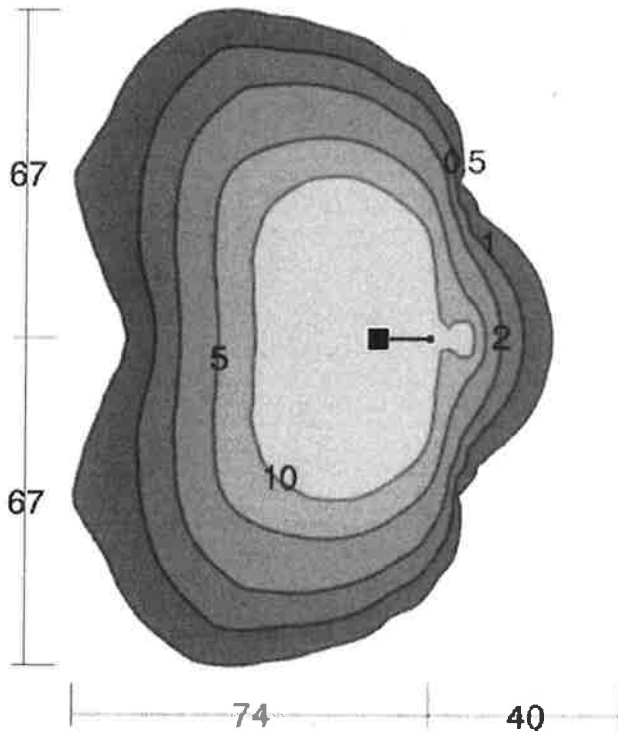
ZNL-50L-FT-30-IH.ies



Luminaire Watts	375 W
Ballast/Driver Factor	1.00
Light Loss Factor	1.00
Total Proration Factor	1.00
Luminaire Lumens	35383 lms

Bullhorn (Twin)

18 ft



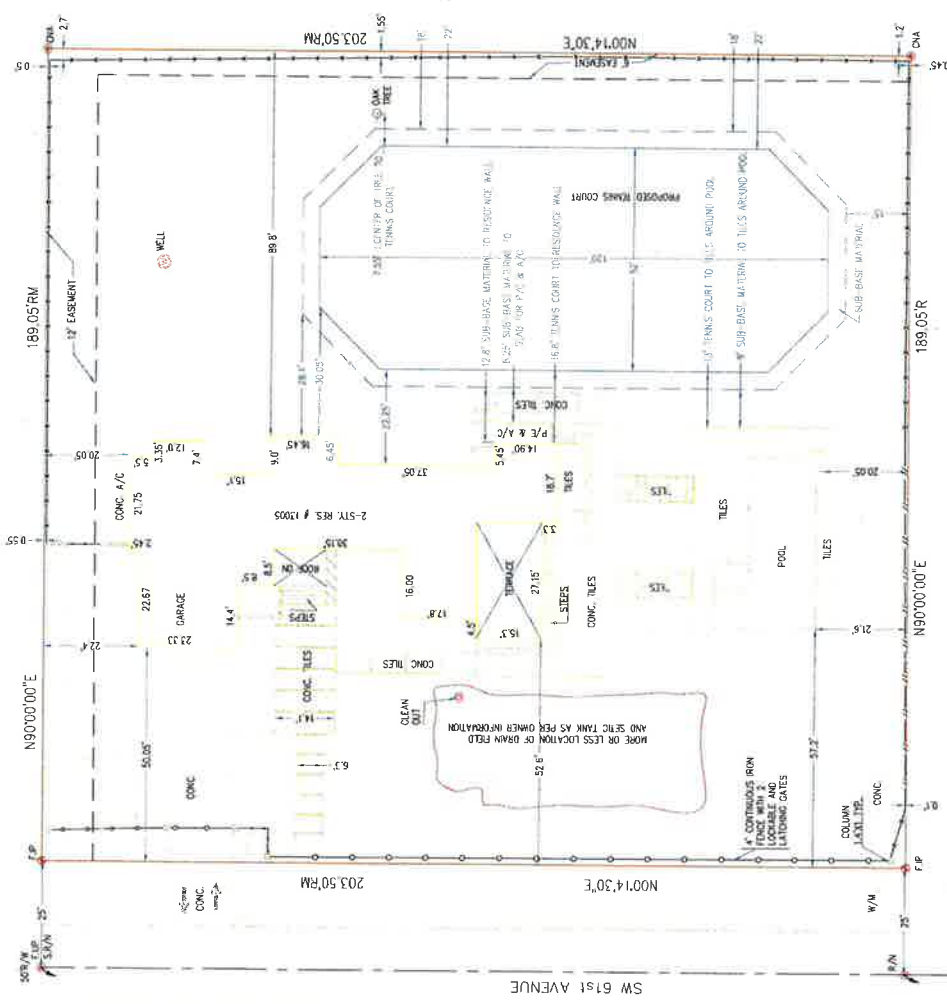
Min: 0.50 fc
Max/Avg: 5.9

Avg: 6.8 fc
Avg/Min: 14

Max: 40 fc
 Max/Min: 80

SKETCH OF SURVEY

SCALE: 1" = 20'

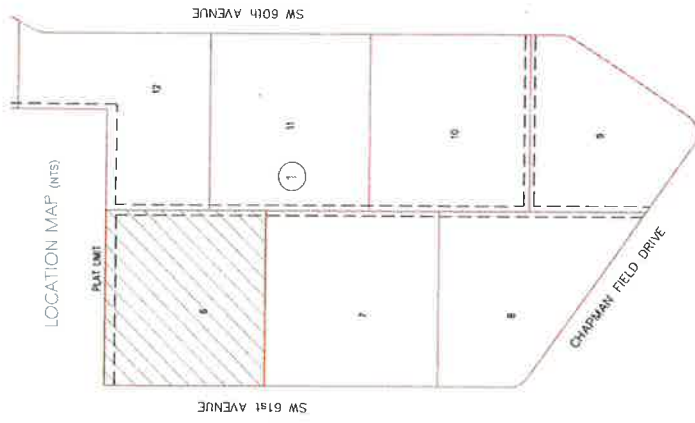
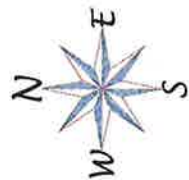


ABBREVIATIONS
 ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SOWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, P7=POINT OF TANGENCY, D/H=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT-OF-WAY, (TYP)=TYPICAL, (FM)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/M=CUTNAIL, R/N=ROUND NAIL, N/TT=NAIL & TIN TAB, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, POC=POINT OF COMMENCEMENT, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASMT=EASEMENT, UT EASMT=UTILITY EASEMENT, DME=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.S.H.=METAL SHED, P/P=PLASTIC FENCE, MH=MANHOLE, CL=CLEAR

NOTES:
 BEARINGS HEREON REFERRED TO THE PLAT BEARING OF N00°14'30"E ON THE CENTER LINE OF SW 61st AVENUE

FOR: VICTOR DANIEL GUARDOLA AMADO AND YESSEL BARQUIN
 ADDRESS: 13005 SW 61st AVENUE, PINECREST, FLORIDA 33156
 LEGAL DESCRIPTION:
 LOT 6, BLOCK 1 OF "ROLLINGWOOD ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57 AT PAGE 90 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UP-DATE, LAYOUT TENNIS COURT YARD, AND SHOW LOCATION OF SEPTIC TANK AND DRAIN FIELD:
 ADD PROPOSED FENCE AND LIGHTS ON PERIMETER OF TENNIS COURT: 01-21-2022
 ADD NOTE FOR POOL COMPLIANCE; PROPOSED TENNIS COURT WITH CALIFORNIA CORNERS: 03-10-2022



- LEGENDS**
- CATCH BASIN
 - GUY ANCHOR
 - HYDRANT
 - DRAINAGE MANHOLE
 - NAIL & DISC
 - IRON PIPE
 - IRON ROD
 - LIGHT POLE
 - WELL
 - OVERHEAD POWERLINE
 - CONCRETE FENCE
 - METAL FENCE
 - WOOD FENCE

SURVEYOR'S NOTES:

1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 3) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 4) BELOW SURFACE LOCATION NOT DONE; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER; 7) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050, FLORIDA STATUTES ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-0271, FLORIDA STATUTES.

Digitally signed
 by Enrique H. Poussa
 Date: 2022.03.10 10:55:05-0500
 ENRIQUE H. POUSSA
 Registered Land Surveyor No.6130
 STATE OF FLORIDA

FREEDOM OF LAND CORP
Surveying Services
 1150 NW 72nd AVENUE
 TOWER 1, SUITE 151
 MIAMI, FLORIDA 33156
 305.664.681 - 305.658.9971 LHASIS

FLOOD INFORMATION
 COMMUNITY: 120425
 COUNTY: 06000
 SURF: 120850068
 FLOOD ZONE: X
 BASE FLOOD ELEV: N/A
 DATE OF PRM: 09-11-2009

Conjoining Properties



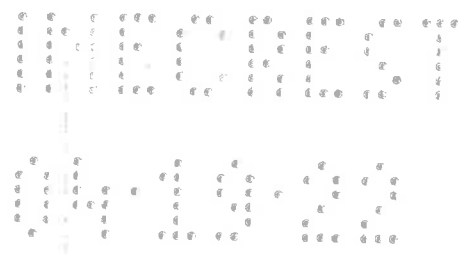
2021 Aerial Photography 200ft

Featured Online Tools

- Comparable Sales
- PA Additional Online Tools
- Property Search Help
- Report Discrepancies
- Special Taxing Districts and Other Non-Ad valorem Assessments
- Tax Estimator
- Value Adjustment Board

Glossary

- Property Record Cards
- Property Taxes
- Report Homestead Fraud
- Tax Comparison
- TRIM Notice



SKETCH OF SURVEY

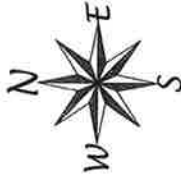
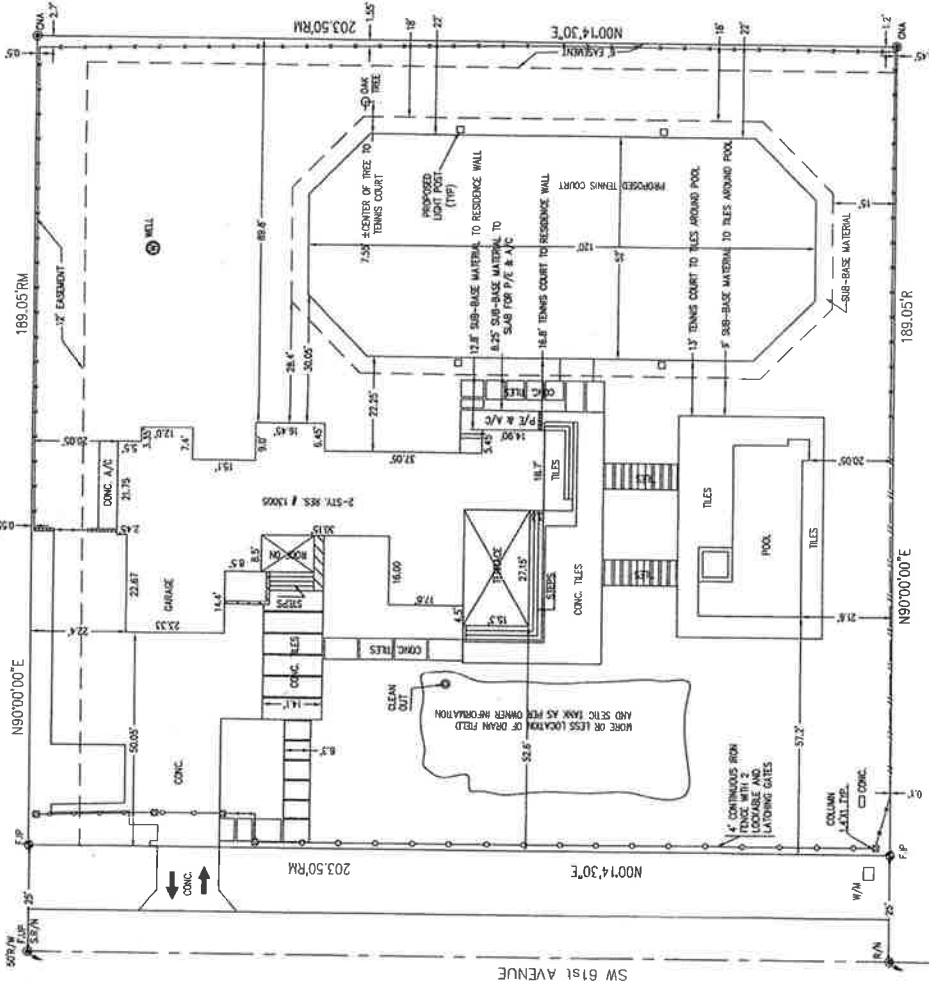
SCALE: 1"=20'

FOR: VICTOR DANIEL GUARDIOLA AMADO AND YESEL BARQUIN
 ADDRESS: 13005 SW 61st AVENUE, PINECREST, FLORIDA 33156
 SURVEY DATE: 12-01-2017
 JOB NO.: 1208171

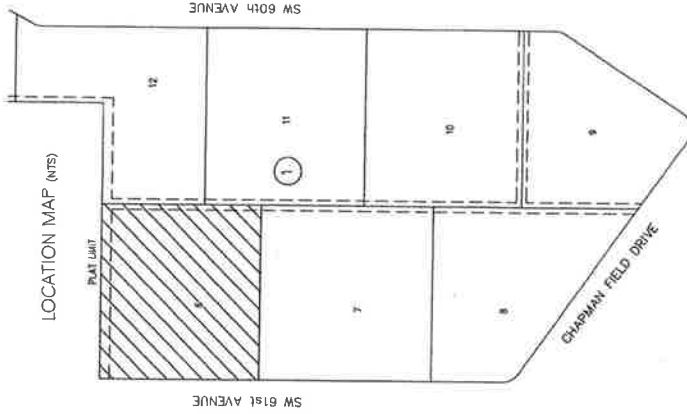
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UP-DATE, LAYOUT TENNIS COURT YARD, AND SHOW LOCATION OF SEPTIC TANK AND DRAIN FIELD.
 ADD PROPOSED FENCE AND LIGHTS IN REVERSE OF TENNIS COURT.
 ADD NOTE FOR POOL COMPLIANCE; PROPOSED TENNIS COURT WITH CALIFORNIA CORNERS AND LIGHTS.

REVISIONS:
 CONCRETE SLAB: 02-05-2018
 FINAL SURVEY: 05-31-2018
 FINAL SURVEY: 04-18-2019
 ADD PROPOSED FENCE AND LIGHTS IN REVERSE OF TENNIS COURT: 11-10-2021
 ADD NOTE FOR POOL COMPLIANCE; PROPOSED TENNIS COURT WITH CALIFORNIA CORNERS AND LIGHTS: 03-10-2022



LOCATION MAP (NTS)



- LEGENDS**
- = CATCH BASIN
 - = GUY ANCHOR
 - ⊕ = HYDRANT
 - ⊗ = IRON PIPE
 - = IRON ROD
 - ⊙ = LIGHT POLE
 - ⊖ = SEWER MANHOLE
 - ⊕ = DRAINAGE MANHOLE
 - ⊗ = NAIL & DISC
 - ⊙ = POWER POLE
 - ⊖ = WATER METER
 - ⊕ = WELL
 - ⊖ = OVERHEAD POWERLINE
 - ⊕ = CONCRETE FENCE
 - ⊖ = METAL FENCE
 - ⊙ = WOOD FENCE

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 - 4) BELOW SURFACE LOCATION NOT DONE; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER; 7) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
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ABBREVIATIONS

ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SDWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, PT=POINT OF TANGENCY, D/H=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT-OF-WAY, (TYP)=TYPICAL, (FM)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/A=CUT/NAIL, R/N=ROUND NAIL, N/T=NAIL & TIN TAB, S=SET, FFE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG=PAGE, NTS=NOT TO SCALE, PROC=POINT OF REVERSE CURVE, POC=POINT OF COMPOUND CURVE, POC=POINT OF COMMENCEMENT, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASMT=EASEMENT, UT EASMT=UTILITY EASEMENT, DNE=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.S.H.=METAL SHED, P/F=PLASTIC FENCE, MH=MANHOLE, CL=CLEAR

NOTES:
 BEARINGS HEREON REFERRED TO THE PLAT BEARING OF N0014°30'E ON THE CENTER LINE OF SW 61st AVENUE

FREEDOM OF LAND CORP
Surveying Services

150 NW 7th AVENUE
 TOWER SUITE 301
 MIAMI, FLORIDA 33136
 305.566.4461 • 305.562.9807 / LRA615

FLOOD INFORMATION
 COMMUNITY: 120425
 SURFNO: 72086C048B
 FLOOD ZONE: X
 BASE FLOOD ELEV: N/A
 DATE OF FIRM: 08-11-2009

EMERSON K. POJOSADA
 Registered Land Surveyor No. 6130
 STATE OF FLORIDA

