

JLD ARCHITECT CORPORATION

8592 SW 169 TERRACE | PALMETTO BAY 33157
305.310.5992 | JLD@JLDArchitect.com

Zoning Comments Response Narrative for Permit #BL2022-1894

Group: ALL

Type: ZONING

Status: DENIED

Date

Submitted: 12/28/2022 & 6/18/2024

Date Due:

Date

Completed: 1/12/2023 & 7/10/2024

Reviewer: PAT JANISSE

Remarks:

Notes: 1/12/2023 3:52:42 PM Maximum coverage for a 2-story home is 20% on the ground and you are proposing 23% must reduce proposed addition for the total area not to exceed 20% of the net lot.

7/5/2024 11:06:54 AM PLEASE MAKE SURE THAT THE REVISED SHEETS BELONG TO THE SAME ADDRESS/PROJECT MAKE SURE THAT THE REVISED SHEETS BELONG TO THE SAME ADDRESS/PROJECT

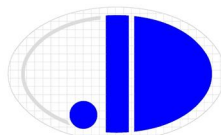
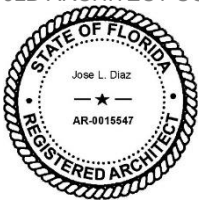
JLD Architect Corp. Response

All revision are identified as Revision "A" dated 5/15/2024

1. Acknowledged. As per our discussions, the existing loft will be demolished and removed to convert the house to a one-story and match the Dade County Property Appraiser's information. Please refer to Dade County Property Appraiser's data sheet attached. Please also refer to Demolition Plan sheet A-1, file [A-1_09012024.pdf](#). All other plans now reflect the stairs and mezzanine removed inclusive of data on Site Plan sheets SP-1, file [SP-1_09012024.pdf](#), SP-2, file [SP-2_09012024.pdf](#), SP-3, file [SP-3_09012024.pdf](#), Elevations on sheet A-4.1, file [A-4.1_09012024.pdf](#), Foundation sheet S-2.1.1, file [S-2.1.1_09012024.pdf](#) and Roof Framing Plan Sheet S-2.2.1, file [S-2.2.1_09012024.pdf](#).

Jose L. Diaz

JLD ARCHITECT CORPORATION



AA-26003440 / AR-0015547



OFFICE OF THE PROPERTY APPRAISER

Summary Report

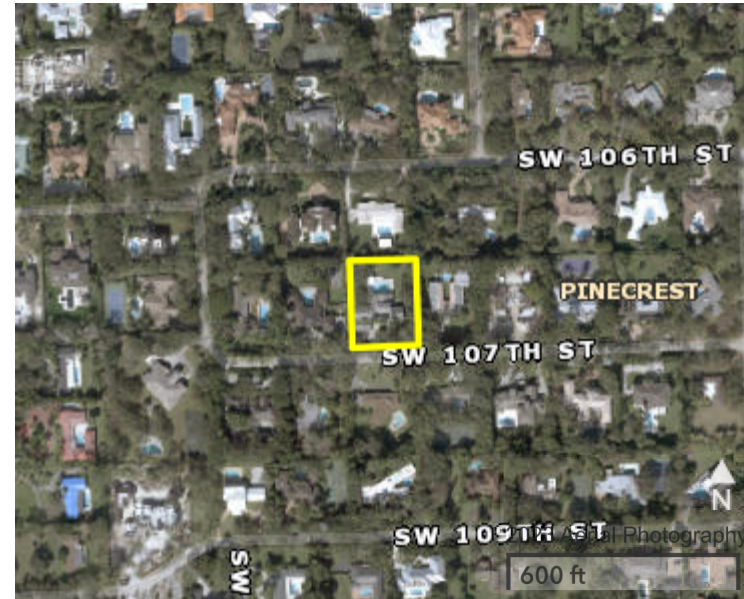
Generated On: 08/17/2024

PROPERTY INFORMATION	
Folio	20-5012-004-0710
Property Address	6445 SW 107 ST PINECREST, FL 33156-4051
Owner	CHRISTOPHER MONTERO , LISA MONTERO
Mailing Address	6445 SW 107 ST PINECREST, FL 33156
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 1
Floors	1
Living Units	1
Actual Area	
Living Area	
Adjusted Area	4,687 Sq.Ft
Lot Size	39,204 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,960,200	\$1,646,568	\$1,136,916
Building Value	\$731,360	\$740,171	\$649,072
Extra Feature Value	\$40,868	\$41,190	\$41,512
Market Value	\$2,732,428	\$2,427,929	\$1,827,500
Assessed Value	\$2,500,766	\$2,427,929	\$1,827,500

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$231,662		
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,000	\$25,000	

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



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$2,450,766	\$2,377,929	\$1,827,500
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$2,475,766	\$2,402,929	\$1,827,500
CITY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$2,450,766	\$2,377,929	\$1,827,500
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$2,450,766	\$2,377,929	\$1,827,500

SALES INFORMATION

SHORT LEGAL DESCRIPTION	Previous Sale	Price	OR Book-Page	Qualification Description
HELMS COUNTRY ESTS ADDN	03/18/2021	\$2,150,000	32417-1145	Qual by exam of deed
PB 51-64				
LOT 14 BLK 7	11/01/1999	\$699,000	18885-1499	Sales which are qualified
F/A/U 30-5012-004-0710	04/01/1991	\$458,500	15008-642	Other disqualified
OR 18885-1499 1199 1	09/01/1989	\$550,000	14260-1235	Other disqualified

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>

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

9/23/2024 7:43:23 PM

Tracking #	Process #	Permit #
2024008008	M2024008008	2024075190

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2024008008	DEPT OF HEALTH	A	VALDIVIESO, JOSE	9/23/2024
M2024008008	WASA	A	ROCA, ROBERTO	4/23/2024
M2024008008	DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	A	HERNANDEZ ACOSTA, JESUS	8/13/2024
M2024008008	UPFRONT FEES	A	WEB APPLICATION ID	1/29/2024
M2024008008	DERM CORE	A	CASTELLANOS, LEYSI	7/31/2024
M2024008008	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	9/23/2024
M2024008008	DERM PAVING & DRAINAGE	A	JUNCO PI, RAUL	1/31/2024

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
Void	DERM	V	Void
Approved	HRS	A	Approved
Disapproved	HRS	D	Disapproved
Void	HRS	V	Void
Approved	OTDS	A	Approved
Void	OTDS	V	Void



Department of Regulatory and Economic Resources
Impact Fee Assessment

Process Number: M2024008008-0

Batch:

Collection Number:

Folio: 2050120040710

Site Address: 6445 SW 107 ST

CP*: N

Assessment Date: 01/29/2024

Fee Payer:

Online Payment available at:

CP*: Exempt from Public Records 119.071 Florida Statutes <https://www.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx>

Y: Exempt

N: No Exempt

Blank: No info

Payment can be made by Credit Card, Cash, Check or Cashiers's Check

Payable to Miami Dade County

Fee Type	Dist Id	Category Code	Cat Suffix	Category Description	Units	Fee	Extended Amount
AREA							
	1	5002	00	UNIT SIZE (SQ FT)	70	\$0.9180	\$64.26

Assessment Total Amount: \$64.26

Deferral Amount: \$0.00

Current Balance Due: \$64.26