



# VILLAGE OF KEY BISCAINE

Office of the Village Manager

## MEMORANDUM

*Village Council*  
Robert L. Vernon, *Mayor*  
Michael Davey, *Vice Mayor*  
Enrique Garcia  
Robert Gusman  
Michael E. Kelly  
Jorge E. Mendia  
Thomas Thornton

*Village Manager*  
Genaro "Chip" Iglesias

DATE: November 13, 2009  
TO: Honorable Mayor and Members of the Village Council  
FROM: Genaro "Chip" Iglesias, Village Manager  
RE: Dock Variance: 766 Harbor Drive

A large, stylized handwritten signature in black ink, which appears to be "Genaro Iglesias", is written over the "TO:" and "FROM:" lines of the memorandum.

### RECOMMENDATION

The applicant is requesting one (1) variance associated with a dock and boat at 766 Harbor Drive. The Building, Zoning, and Planning Director prepared the attached report which analyzes the request based on the variance criteria. Based upon his analysis, I am recommending that the variance be approved with a dock that extends 14 ft. from the bulkhead. The applicant requested a 16 ft. extension. This request amends a previous application that contained 4 variances. The applicant has removed the dock and mooring piles that were built without permit.

### BACKGROUND

The applicant is requesting the below variance related to boat dockage:

Waive the 10 foot limit of dock extension from a bulkhead into a waterway in order to construct a dock 16 feet into Hurricane Harbor from the bulkhead.

The Miami-Dade County Department of Environmental Resources Management (DERM) has recommended that a 14 ft. dock extension is the minimum projection from the bulkhead based on a biological assessment. Further, the applicant's 45 ft. long boat with a 46 inch draft fits within the triangle that regulates the location of the dock, mooring piles, and boat.



V I L L A G E O F K E Y B I S C A Y N E

Department of Building, Zoning and Planning

Village Council
Robert L. Vernon, Mayor
Michael Davey, Vice Mayor
Enrique Garcia
Robert Gusman
Michael E. Kelly
Jorge E. Mendia
Thomas Thornton

Director
Jud Kurlancheek, AICP
Chief Building Official
Eugenio M. Santiago, P.E.

DT: November 17, 2009
TO: Genaro "Chip" Iglesias, Village Manager
FR: Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department
RE: Dock Variance: 766 Harbor Drive

APPLICATION SUMMARY

Request: The applicant is requesting the below variance associated with boat dockage:
Waive the 10 foot limit of dock extension from a bulkhead into a waterway in order to construct a dock 16 feet into Hurricane Harbor from the bulkhead.
Applicant: Karillis, LLC
Site Address: 766 Harbor Drive
Comprehensive Plan: VE Village Estate (Single Family)
Zoning District: VE Village Estate
File Number: RV - 30
Recommendation: Approve

EXPLANATION AND ANALYSIS

The Request: The applicant is requesting one (1) variance associated with a dock. The request is to permit a dock that projects 16 ft. from the bulkhead. The zoning regulations provide for a maximum projection of 10 ft.

This request amends the original application which included four (4) variances one of which included a 20 ft. dock projection. Following the last hearing, the applicant has removed the dock and mooring piles that were constructed without building permits.

**Variance Review Criteria:** The Village's Zoning Ordinance provides for the granting of variance(s) subject to a finding that the petition meets the following criteria:

**Criteria 1** Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

Analysis: As Hurricane Harbor is very wide, there are no negative impacts on the general welfare of the public or on the stability and appearance of the community should the request be approved

Finding: Consistent

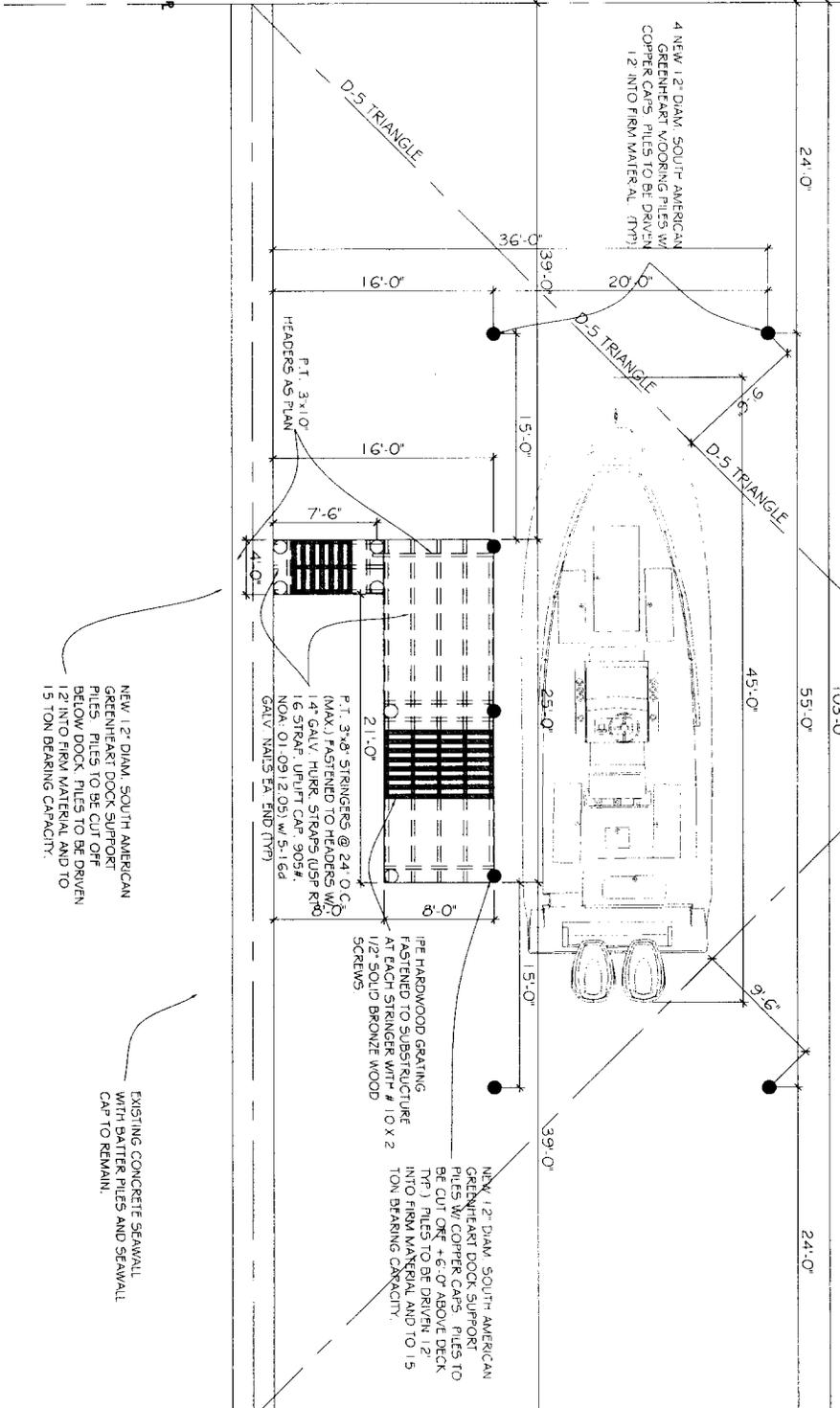
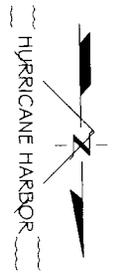
**Criteria 2** Is compatible with the surrounding land uses and would not be detrimental to the community.

Analysis: The Miami-Dade County Department of Environmental Resources Management (DERM) has recommended that a 14 ft. dock extension is the minimum necessary projection from the bulkhead based on a biological assessment. Further, the applicant's 45 ft. long boat with a 46 inch draft fits within the triangle that regulates the location of the dock, mooring piles, and boat. As such, the applicant's request for a 16 ft. dock extension cannot be justified.

Finding: Consistent subject to the dock having a maximum projection of 14 ft. from the bulkhead

### **RECOMMENDATION**

It is recommended that the Council permit a variance with a maximum projection of 14 ft.



**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'

NEW 12" DIAM. SOUTH AMERICAN GREENHEART DOCK SUPPORT PILES TO BE CUT OFF BELOW DOCK PILES TO BE DRIVEN 12" INTO FIRM MATERIAL AND TO 15 TON BEARING CAPACITY.

EXISTING CONCRETE SEAWALL WITH BATTER PILES AND SEAWALL CAP TO REMAIN.

12" SOLID BRONZE WOOD SCREWS FASTENED TO SUBSTRUCTURE AT EACH STRINGER WITH #10 X 2

NEW 12" DIAM. SOUTH AMERICAN GREENHEART DOCK SUPPORT PILES W/ COPPER CAPS. PILES TO BE CUT OFF +6'-0" ABOVE DECK TOP. PILES TO BE DRIVEN 12" INTO FIRM MATERIAL AND TO 15 TON BEARING CAPACITY.

P.T. 3" x 8" STRINGERS @ 24'-0" C.C. (MAX) FASTENED TO HEADERS W/ 14 GALV. TURN STRIPS (100# RHT) 16 STRIP TURN CAP 303# GALV NAILS EA END (17#)



Silver Structural Partnership, Inc.  
1000 N. Dixie Hwy, Suite 1122  
Miami, Florida 33132  
Phone: (305) 591-5447  
Fax: (305) 591-5448  
Email: silverstructural.com  
ORION INSPECTION INVESTIGATION REPORTS

Dimitri K. Salano  
P.E. 5042  
S.I. 394  
C.I.T.A. 1000001

DATE: 10/20/10  
S-2  
2 of 3

PROJECT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

JOB NAME: KARALIS, LLC  
766 HARBOR DRIVE  
KEY BISCAIYNE, FLORIDA  
SITE: PROPOSED TIMBER BOAT DOCK W/  
IPE GRATING

**TRIDENT**  
environmental consultants, inc.  
305-455-0222 (T) 305-455-0225 (F)  
2045 NW 25th Street Miami, Florida 33142

## Jud Kurlancheek

---

**From:** Eitzmann, Jeffrey (DERM) [eitzmj@miamidade.gov]  
**Sent:** Thursday, October 29, 2009 3:57 PM  
**To:** Jud Kurlancheek  
**Subject:** 2008-CLI-PER-00265-Karalis  
**Attachments:** 08-00265-Bio and photocard.PDF

Jud,

The agents submitted vessel specifications for a vessel drafting 46 inches. Therefore, DERM recommends that the slip area should be in an area with 5 feet of water depth at mean low water. From the biological assessment we decided that the minimum distance that we would recommend the dock to be built would be 14 feet waterward of the seawall. Please see the attached biological assessment and if you have any questions, feel free to contact me.

Thanks,

**Jeff Eitzmann, Biologist 1**  
**Miami-Dade County D.E.R.M. Coastal Resources Section**  
701 NW 1st Court • 6th Floor • Miami, Florida 33136  
305-372-6577 Phone 305-372-6479 Fax  
[www.miamidade.gov/derm](http://www.miamidade.gov/derm)  
*"Delivering Excellence Every Day"*

## Jud Kurlancheek

---

**From:** Bibi Villazon [bibi@tridentenv.com]  
**Sent:** Tuesday, October 27, 2009 1:24 PM  
**To:** Jud Kurlancheek  
**Cc:** Richard Bunnell  
**Subject:** 766 Harbor Drive Dock - Vessel Inside D-5  
**Attachments:** Karalis Dock - Vessel Inside D-5.pdf

Jud,

Per our conversation this morning, attached is revised layout showing the dock and vessel would be inside D-5.

If I revise it like this – can we revisit the mooring piles ?

Thanks,

Bibi



2845 NW 35th Street  
Miami, Florida 33142  
(305) 638-0266 (O)  
(305) 638-0293 (F)  
(305) 244-0595 (M)

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# VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

*Village Council*  
Robert Oldakowski, Mayor  
Jorge E. Mendia Vice Mayor  
Martha Fdez-Leon Broucek  
Carol Diaz-Castro  
Mortimer Fried  
James L. Peters  
Robert L. Vernon

Jud Kurlancheek, AICP  
*Director*

Eugenio M. Santiago, P.E.  
*Chief Building Official*

## PLANNING AND ZONING APPLICATION

Date Filed: 12-30-08

File # RV-30  
To be completed by staff

### 1. REQUEST FOR:

- |   |   |
|---|---|
| <input type="checkbox"/> SUPERVISORY VARIANCE           | <input type="checkbox"/> AMENDMENT TO           |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE        | ZONING ORDINANCE                                |
| <input checked="" type="checkbox"/> REGULATORY VARIANCE | <input type="checkbox"/> SPECIAL EXCEPTION      |
| <input type="checkbox"/> APPEAL OF AN                   | <input type="checkbox"/> AMENDMENT TO THE       |
| ADMINISTRATIVE DECISION                                 | COMPREHENSIVE PLAN                              |
| <input type="checkbox"/> SITE PLAN APPROVAL             | <input type="checkbox"/> ZONING DISTRICT CHANGE |
| <input type="checkbox"/> UNUSAL USE                     |   |
| <input type="checkbox"/> OTHER _____                    |   |

Explain your request:

**We are requesting a Variance of the Village of Key Biscayne Zoning Code, Section 30-100 (3) Docks and Mooring Piles, Item 5, which states "No dock shall extend from a bulkhead into any canal, lake, or waterway a distance greater than ten feet, or ten percent of the width of the waterway, whichever is less. Notwithstanding the foregoing, no dock or mooring pile shall extend into Biscayne Bay a distance of more than 25 feet from the bulkhead" in order to construct a dock that projects 20' into Hurricane Harbor. Due to the 20' projection of the dock, we are also requesting a variance of Item 3, to allow a portion of the vessel to be moored there to broach the D-5 triangle. This request is being made due to Miami-Dade County Code requirements which mandates a minimum of 4' mean low water within the slip area for any boat dock located within Biscayne Bay, or adequate water depth within the slip area defined as draft of vessel to be moored plus 12". At this specific property that depth is not reached until 20' water ward of the seawall. Dredging in order to achieve greater depth at this site is not allowed due to significant resources.**

2. Street Address of Property: 766 Harbor Drive Folio # 24-5205-001-3380

Legal Description: Lot(s) 17 Block 19

Subdivision: Biscayne Key Estates

3. Name of Applicant: **Karalis, LLC**  
Mailing Address of Applicant: **766 Harbor Drive, Key Biscayne, Florida 33149**  
Business Telephone: **(305) 915-7610** Home: \_\_\_\_\_ Fax: \_\_\_\_\_
4. Name of Property Owner if Different from Applicant:  
Address of Property Owner if Different from Applicant:  
Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_
5. Contact Person: Name **Massimo Cellino** Address **766 Harbor Dr, Key Biscayne, FL 33149.**  
Phone Number: **(305) 915-7610** Fax: \_\_\_\_\_
6. Name / address of anyone else who should receive notice of hearing?  
**Trident Environmental Consultants, 2845 NW 35<sup>th</sup> Street, Miami, Florida 33142**
7. If applicant is owner, indicate date purchased: **September 2008.**
8. If applicant is lessee, indicate date leased \_\_\_\_\_ Years \_\_\_\_\_
9. Is there an option to purchase the property? Yes ( ) No (X)
10. Is the request the result of a violation notice? No If yes, attach a copy of the violation.
11. Existing use of property: **Single Family Residence.** If residential, how many apartments  
\_\_\_\_\_ hotel units \_\_\_\_\_. If commercial, how many sq. ft. \_\_\_\_\_ in your space. Single family  
home? Yes (X) No ( )
12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of  
the appeal. (If necessary attach additional explanation). **N/A.**
13. If this is a request for a variance, the Code requires that you substantiate why this request  
should be granted. In order to do this properly, please indicate how your request complies  
with the following standards:
- a. Maintains the basic intent and purpose of the zoning, subdivision and other land use  
regulations, which is to protect the general welfare of the public, particularly as it  
affects the stability and appearance of the community.
- The basic intent of the Zoning code as it pertains to docks is to provide to prevent  
view of the water ward extension of a dock to be a hazard to navigation, or impede  
boat traffic. The proposed concrete boat dock, projecting 20' from the seawall does**

**not impede boat traffic in the area, and is consistent with other docks along this section of Harbor Drive / Hurricane Harbor.**

**The proposed dock is also in compliance with the proposed ZORG recommendation for docks within Hurricane Harbor.**

**DERM's biological assessment of this site revealed dense resources along the property and that the required water depth required was not achieved until 20' water ward from the seawall. (See DERM Biological Assessment). This configuration allows for avoidance of the seagrasses located along the seawall and allows for sufficient water depth when mooring a vessel.**

- b. Is compatible with the surrounding land uses and would not be detrimental to the community.

**The proposed concrete boat dock, projecting 20' from the seawall does not impede boat traffic in the area, and is consistent with other docks along this section of Harbor Drive / Hurricane Harbor.**

**The proposed dock is also in compliance with the proposed ZORG recommendation for docks within Hurricane Harbor.**

- 14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
- 15. All supporting data and exhibits submitted with this application become a permanent part of the public records.
- 16. If you are a lobbyist as described in the Village Code, please contact the Village Clerk at 305-365-5506.

**SUPERVISORY VARIANCES ONLY**

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

**ABUTTING PROPERTY OWNER AFFIDAVIT**

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant,

_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature

**ADMINISTRATIVE VARIANCES ONLY**

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

**ABUTTING PROPERTY OWNER AFFIDAVIT**

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant,

_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature

_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature

_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature

_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature
_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature
_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature
_____	_____	_____	_____
Date	Name (Type or Print)	Address	Signature

If you need additional signatures please use the above format.

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

(I)(We) certify that (I)(we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I)(we) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(we) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: \_\_\_\_\_

Date 12-16-08

Signature of Owner: \_\_\_\_\_

Date 12-16-08

Application Received by: \_\_\_\_\_

Date 12-30-08

Approved by: \_\_\_\_\_

Date \_\_\_\_\_

**AFFIDAVITS**

Complete one or more of the following that relates to your request.

**Corporation Affidavit**

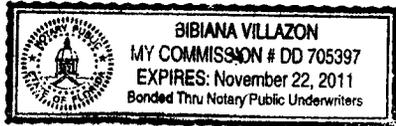
I, Massimo Cellino, being first duly sworn, depose and say that I am the Manager of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

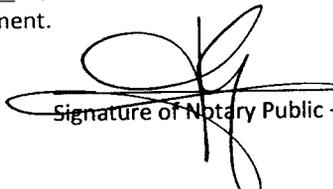
I, Massimo Cellino, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

  
\_\_\_\_\_  
Signature of Manager (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this  
16 day of Dec by Massimo Cellino  
2008 Name of person making statement.



  
\_\_\_\_\_  
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 \_\_\_\_\_



Department of Environmental Resources Management  
Coastal Resources Section  
701 NW 1st Court, Suite 400  
Miami, FL 33136-3912  
305-372-6575

## Biological Assessment

**APPLICANT'S NAME:**

Karalis, LLC

**LOCATION OF PROJECT:**

766 HARBOR DR  
KEY BISCAVNE, FL 33149

**WATER BODY:**

Biscayne Bay

**DATE & TIME OF INSPECTION:**

10/27/2008 11:00

**TIDE STAGE:**

Mid

**BIOLOGIST(S):**

FA, JLE

**PROVIDE THE INFORMATION REQUESTED BELOW:**

**A. DESCRIPTION OF PROPOSED PROJECT**

New Timber Boat dock & Mooring piles

**B. DESCRIPTION OF EXISTING SITE - Include existing structures.**

The site contained a seawall, seawall cap, king piles, batter piles, and four (4) mooring piles.

**C. BIOLOGICAL ASSESSMENT - Include depth, identification of bottom types, water quality, all marine and wetland flora and fauna observed at the project site.**

Depth at the site reached four (4) feet at nine (9) feet waterward and six (6) feet was reached at sixteen (16) to twenty (20) feet waterward.

Resources: Halemida, whirled caulerpa, Acetabuleria, Halophila decipiens, merman shaving brush, orange sponges, tube worms, flat-tree oysters, Halophila johnsonii, encrusting star coral

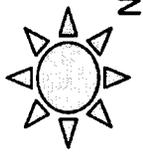
**D. IMPACT TO BIOLOGICAL RESOURCES AND WATER QUALITY - Include short and long-term impacts for all aspects of the proposed project.**

Impacts expected during construction and due to the shading of the proposed dock. The property has a dense patch of algae that will be affected by the proposed dock.

**E. RECOMMENDATIONS - Include any suggestions to modify the project which may reduce potential impacts; and based on all the above information, determine whether the proposed project should be approved or denied.**

Change proposed work to avoid the dense algae patch.

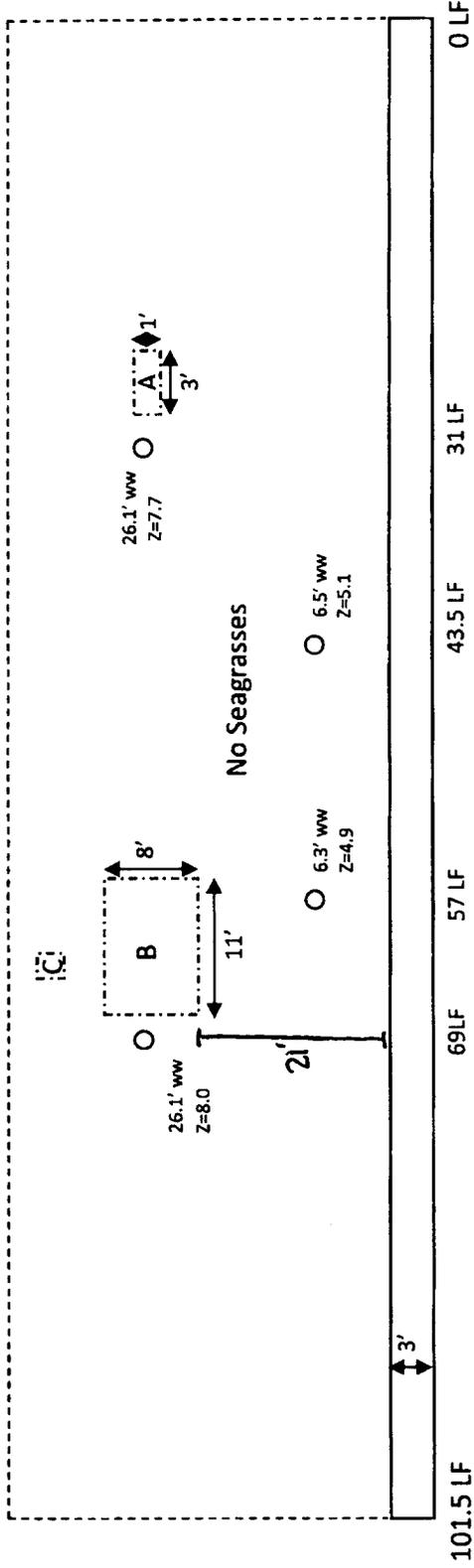
2008-CLI-PER-00265-Karalis, LLC  
 766 Harbor Dr., Key Biscayne, FL 33149



LF	Wall	-4'MLW	-5'MLW	-6'MLW
10	2.8	9	10.3	13.8
20	2.8	8.7	10.9	16.1
30	2.0	8.2	11.4	16.1
40	1.7	8.6	13.8	16.0
50	1.9	8.2	10.5	16.0
60	2.2	9.7	12.6	18.1
70	2.4	8.8	11.8	17.6
80	2.6	8.9	11.2	18.0
90	2.7	9.3	11.7	20.9

Seagrass at the site:

- A. Total coverage = 40-50%, *Thalassia testudinum* = 35-40%, *Halophila Decipiens* = 5-10%
- B. Total coverage = 95-100% *Halemida*
- C. This is a 1' x 1' area locate at 60LF and 31' waterward and had a total coverage < 5% *Halophila johnsonii*.



Resources: *Halemida*, whirled caulerpa, acetabularia, *Halophila decipiens*, *Halophila johnsonii*, *Thalassia testudinum*, Penicillus, orange sponges, encrusted star coral, tube worms, flat-tree oysters, *Halophila johnsonii*, *Thalassia testudinum*.

Cap=3'

Cap height=1.5'

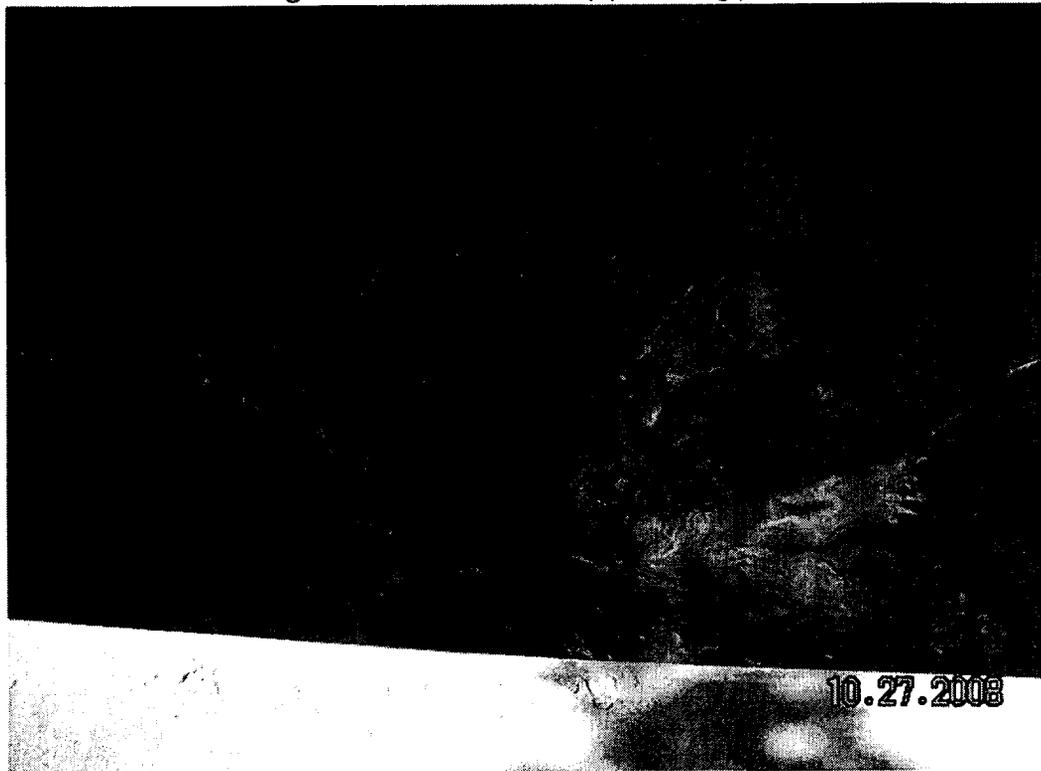
Cap over water=1.8'

Water to top of cap=2.1'

Tide adjustment=1.4' at 11:30am



View facing northwest of the four (4) mooring piles on site.



View of the palm branches in the water at the southeast end of the property.

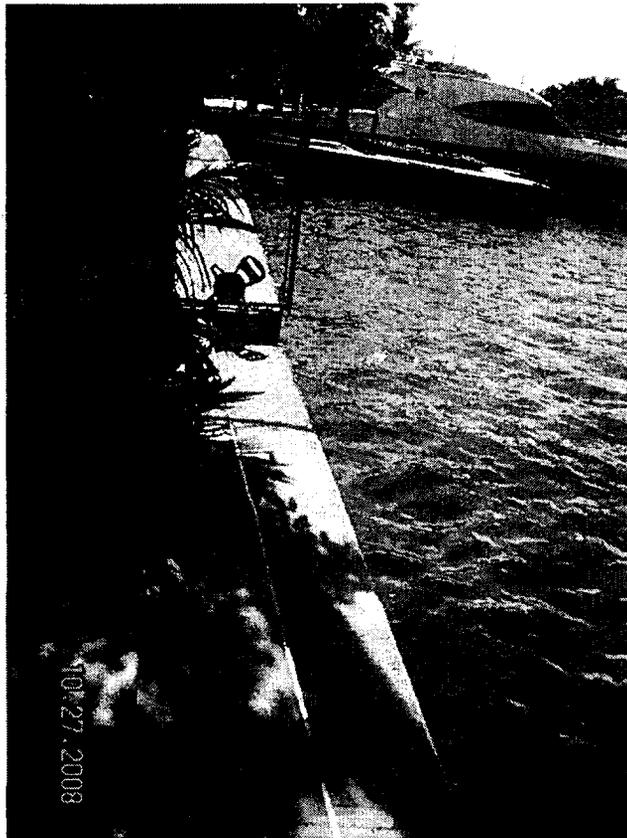
Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

Coastal Resources Section  
766 Harbor Drive  
Key Biscayne , FL 33149



View of the palm branches in the water at the southeast end of the property.

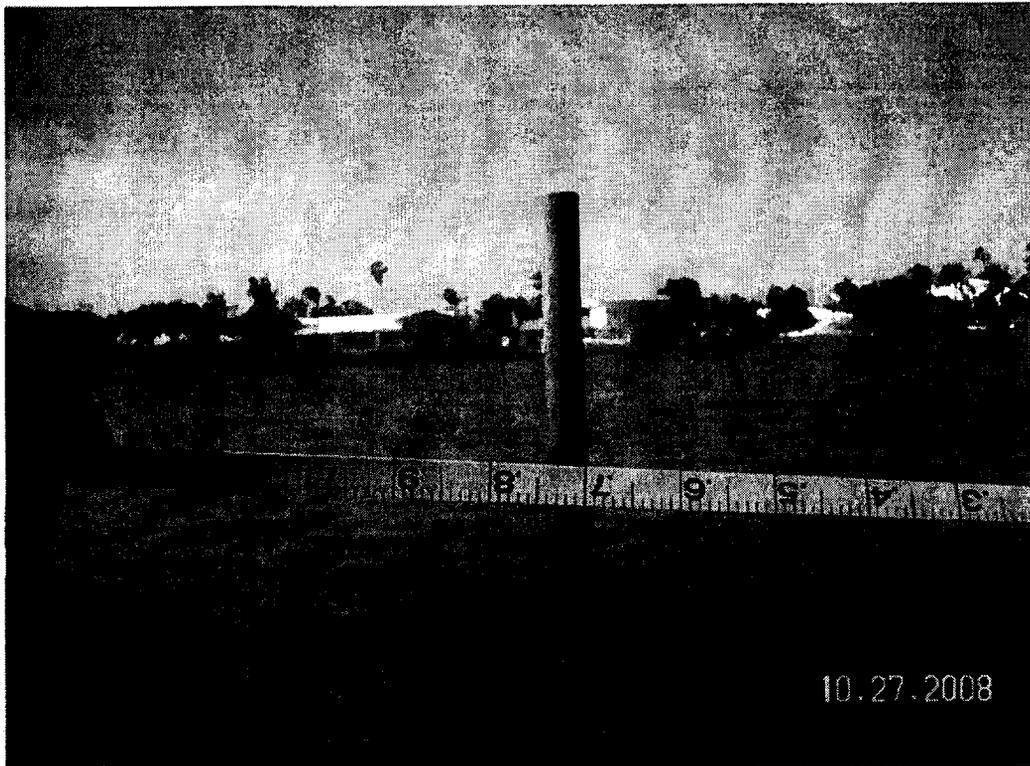


View of the southeast end of the property.

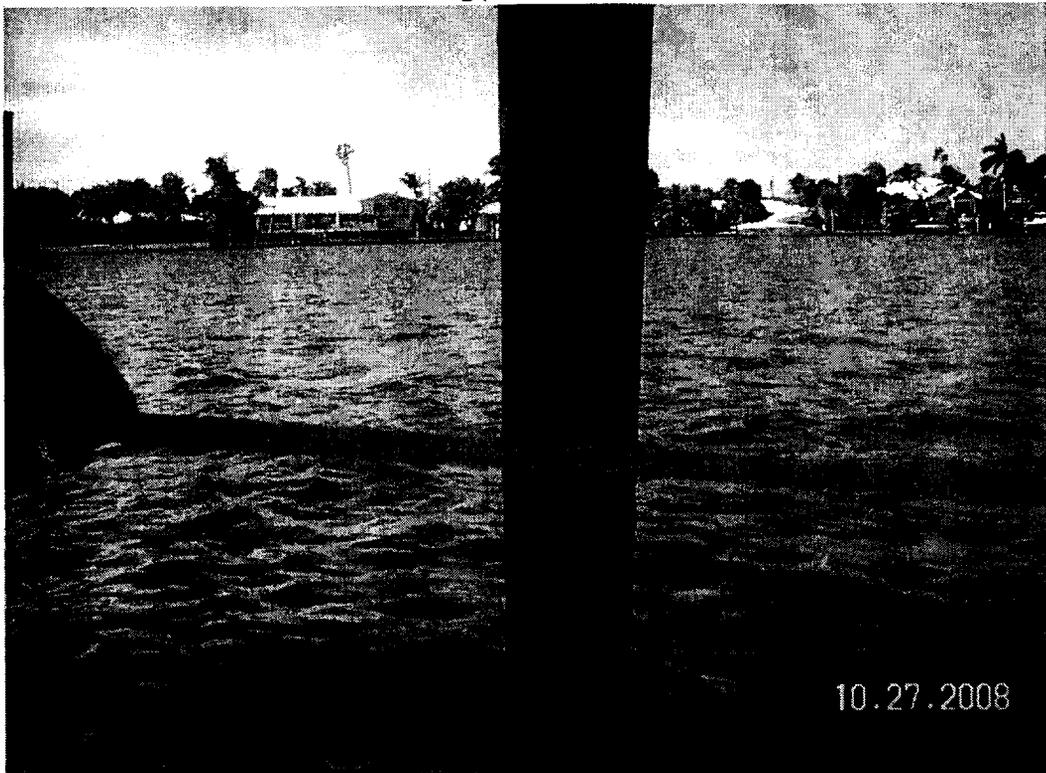
Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

Coastal Resources Section  
766 Harbor Drive  
Key Biscayne , FL 33149



View of the mooring pile located at linear foot 71.

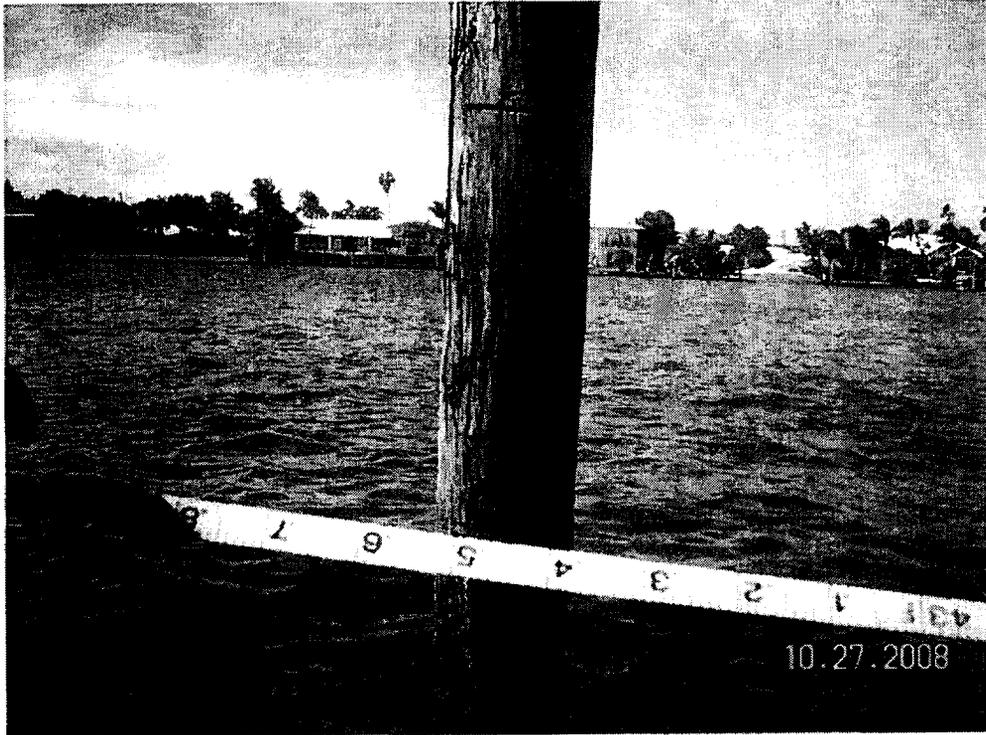


View of the mooring pile located at linear foot 58.

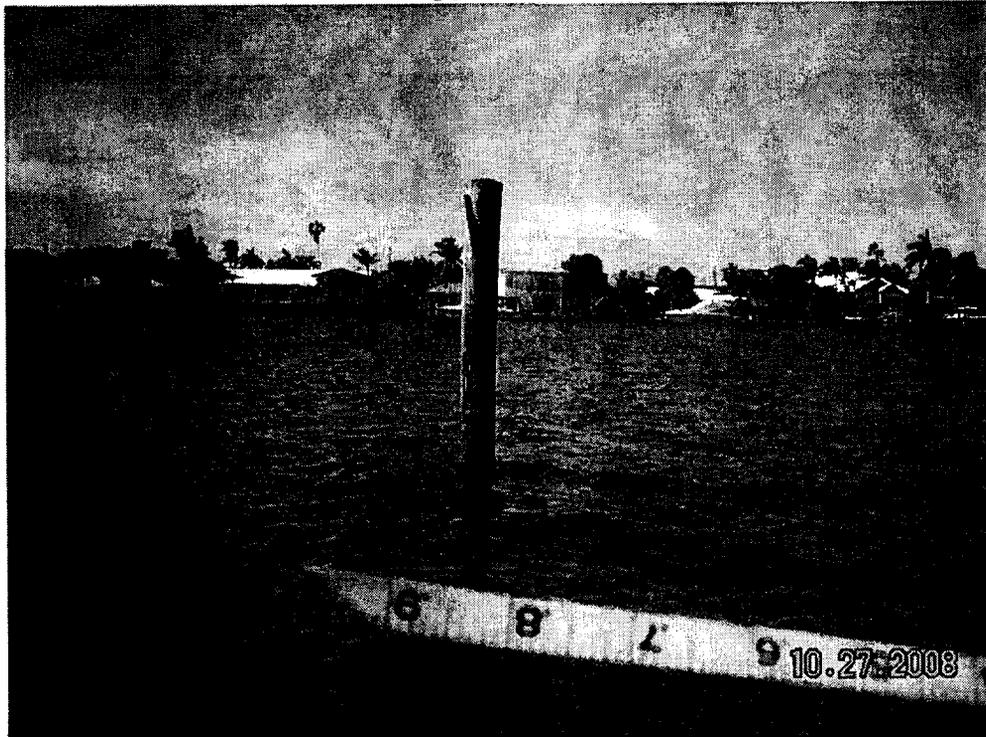
Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

Coastal Resources Section  
766 Harbor Drive  
Key Biscayne , FL 33149



View of the mooring pile located at linear foot 43.

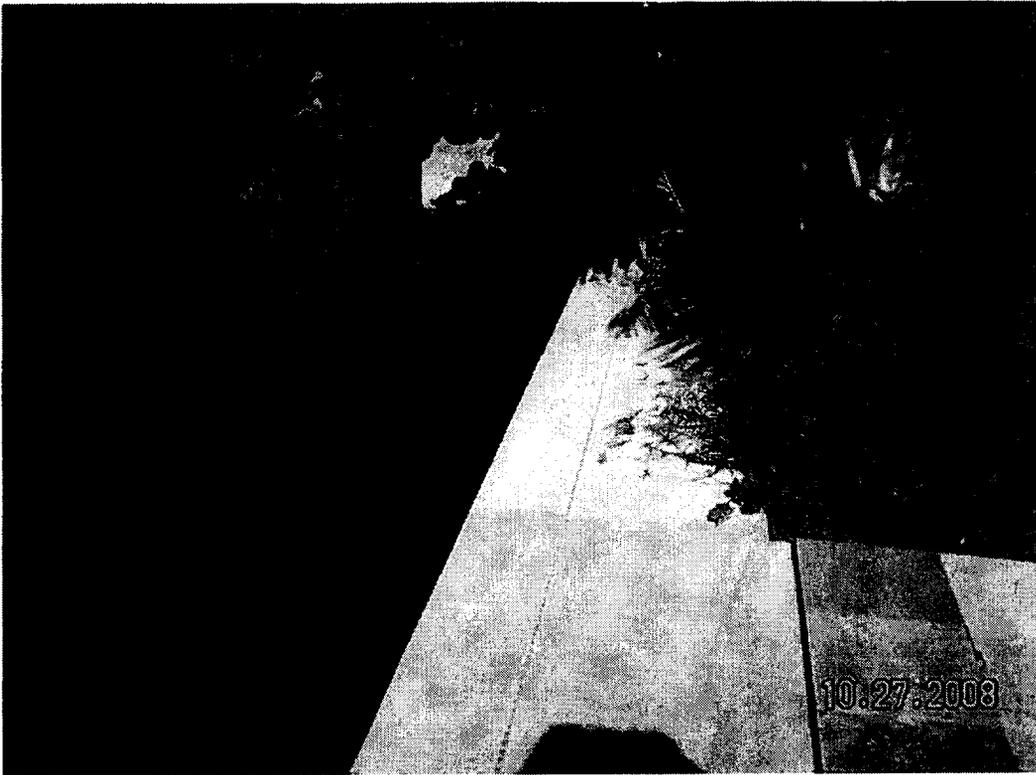


View of the mooring pile located at linear foot 31.

Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

Coastal Resources Section  
766 Harbor Drive  
Key Biscayne , FL 33149



View of the northwest end of the property.



View facing southwest of three of the mooring piles on site.

Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

Coastal Resources Section  
766 Harbor Drive  
Key Biscayne , FL 33149



View of the cap and batter piles at the site.



View of the cap and batter piles at the site.

Biologists: FA, JLE  
File #: 2008-CLIPER-00265  
Karalis, LLC

10/27/2008

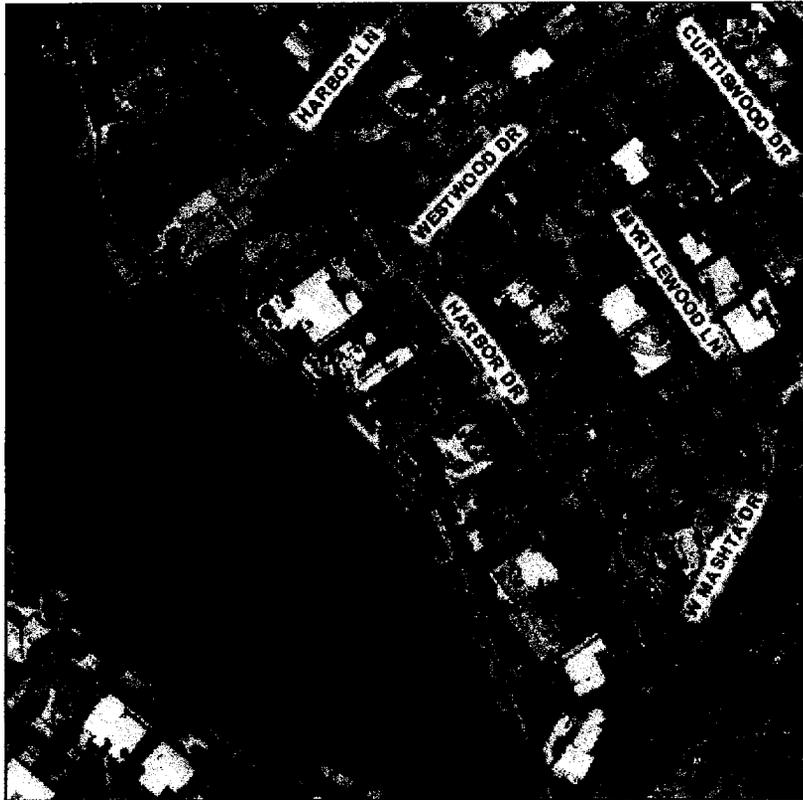
Coastal Resources Section  
766 Harbor Drive  
Key Biscayne, FL 33149

**My Home**  
Miami-Dade County, Florida



**miamidade.gov**

Property Information Map



Digital Orthophotography - 2007

0 ————— 120 ft

This map was created on 10/27/2009 10:21:04 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



**Close**

**Summary Details:**

Folio No.:	24-5205-001-3380
Property:	766 HARBOR DR
Mailing Address:	KARALIS LLC 2601 S BAYSHORE DR #600 MIAMI FL 33133-

**Property Information:**

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	5/5
Floors:	2
Living Units:	1
Adj Sq Footage:	9,848
Lot Size:	18,734 SQ FT
Year Built:	2005
Legal Description:	5 & 6 55 42 BISCAYNE KEY ESTS PB 50-61 LOT 17 BLK 19 LOT SIZE 18734 SQ FT OR 20365-2644 04/2002 5 OR 26558-2314 0808 00

**Assessment Information:**

Year:	2009	2008
Land Value:	\$3,840,470	\$4,308,820
Building Value:	\$2,502,008	\$2,994,408
Market Value:	\$6,342,478	\$7,303,228
Assessed Value:	\$6,342,478	\$7,303,228

**Taxable Value Information:**

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$6,342,478	\$0/ \$7,303,228
County:	\$0/ \$6,342,478	\$0/ \$7,303,228
City:	\$0/ \$6,342,478	\$0/ \$7,303,228
School Board:	\$0/ \$6,342,478	\$0/ \$7,303,228

**Sale Information:**

Sale Date:	8/2008
Sale Amount:	\$6,000,000
Sale O/R:	26558-2314
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

## Jud Kurlancheek

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**From:** Bibi Villazon [bibi@tridentenv.com]  
**Sent:** Thursday, October 29, 2009 7:26 AM  
**To:** Jud Kurlancheek  
**Cc:** Richard Bunnell; Veronique Leclercq  
**Subject:** Karalis - 766 Harbor Drive, VKB  
**Attachments:** Karalis Dock - Vessel Inside D-5 at 14'.pdf

Jud,

Please be advised that the existing timber dock support piles and mooring piles have been removed from the site.

Attached please find revised plans indicating our revised scope, with the dock at a maximum projection of 14' from the seawall.

Please accept this email as our request for withdrawal of Variances 1, 2 and 3, and modification of Variance # 4 to a dock projecting 14' from the seawall.

Should you have any questions, do not hesitate to contact us.

Sincerely,

Bibi



2845 NW 35th Street  
Miami, Florida 33142  
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(305) 638-0293 (F)  
(305) 244-0595 (M)

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