



TOWN OF MIAMI LAKES, FLORIDA

AGENDA PLANNING AND ZONING BOARD MEETING August 16, 2016 6:00 PM Government Center 6601 Main Street Miami Lakes, FL 33014

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - A. Approval of Minutes of June 21, 2016**
- 5. Business Requiring Board Action**

QUASI-JUDICIAL PUBLIC HEARINGS - Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

- B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN LAND DEVELOPMENT CODE BY AMENDING ARTICLE VII, SECTION 13-1701, LANDSCAPE REQUIREMENTS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**
- C. HEARING NUMBER: VARH2016-0013**

APPLICANT: Jose Nodal

FOLIO: 32-2021-023-0850

LEGAL DESCRIPTION: Lot 2, Block 4, Serenity Pointe, PB 149, PG 8

**LOCATION: 14524 NW 87 Pl., Miami Lakes, Florida
33018**

D. HEARING NUMBER: VARH2016-0015

APPLICANT: Lennar Homes, LLC

FOLIO: 32-2016-000-0020

**LOCATION: Northwest Corner of NW 154th Street & NW 87th
Avenue, Miami Lakes, Florida 33016**

6. Director's Report

7. Adjournment

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at www.miamilakes-fl.gov and is available at Royal Oaks Park Community Center, 16500 NW 87th Avenue, Miami Lakes, FL 33018. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting or hearing 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.



Town of Miami Lakes Memorandum

To: Chairman Rodriguez and Board Members

From: Gina M. Inguanzo, Town Clerk

Subject: Approval of Minutes

Date: August 16, 2016

Recommendation:

Attached please see the Minutes from the June 21, 2016 Planning & Zoning Board Meeting.

Attachments:

[Minutes from June 2016](#)

MINUTES
PLANNING & ZONING BOARD MEETING
June 21, 2016
6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order

Chairman Jeffrey Rodriguez called the meeting to order at 6:03 p.m.

2. Roll Call

The Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Avelino Leoncio, Ameli Padron-Fragetta, Jeffrey Rodriguez, Raul de la Sierra, and Fred Senra. Homero Cruz was absent. Board Member Robert Julia was late and joined the meeting at 6:22 pm.

3. Pledge of Allegiance/Moment of Silence

Chairman Rodriguez led the Pledge of Allegiance and called for a moment of silence.

4. Approval of Minutes

A. Minutes for April 19, 2016 and April 27, 2016 Planning and Zoning Board Meeting

Vice Chairman de la Sierra made a motion to approve the minutes. The motion received a second from Board Member Leoncio. The motion passed 5-0. Board Member Cruz and Board Member Julia were absent.

6. Business Requiring Board Action

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.
The Town Clerk, Gina Inguanzo swore in anyone wishing to speak.

QUASI-JUDICIAL PUBLIC HEARINGS – Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff has made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

A. HEARING NUMBER: VARH2016-0009

APPLICANT: Anibal and Ann Margaret Villar

FOLIO: 32-2015-012-160

LEGAL DESCRIPTION: Lot 16, Block 21, 6th Addition to Royal Oaks, PB 133, PG 31

LOCATION: 8325 NW 163 St., Miami Lakes, Florida 33016

Chairman Rodriguez opened the public hearing.

Stacy Allen, Planning Technician, and Brandon Schaad, Director of Planning & Zoning, presented the item and answered questions posed by the Board.

Attorney Robbie Elias, spoke in favor of the variance.
Anibal Villar, the applicant, also spoke in favor of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Vice Chairman De la Sierra made a motion to approve the variance as per staff's recommendation and to add a precast 6 foot wall across the rear property line. The motion received a second from Chairman Rodriguez. The Town Clerk called the roll and the motion received a tie vote 3-3. Chairman Rodriguez, Vice Chairman De la Sierra and Board Member Julia voted in favor of the motion and Board Members Padron-Fragetta, Avelino Leoncio and Fred Senra voted in opposition. Board Member Cruz was absent.

Board Member Padron-Fragetta moved to table the vote until next meeting. Vice Chairman De la Sierra seconded the motion. Shortly thereafter, Vice Chairman De la Sierra withdrew his second and thus the motion died due to lack of second.

Chairman Rodriguez made a motion to approve the variance as per staff's recommendation and with one foot variance and with the condition that the applicant adds a pre-cast fence along the back property line. The motion was seconded by Board Member Julia. The Town Clerk called the roll and the motion passed 4-2, with Board Member Leoncio and Board Member Padron-Fragetta voting in opposition. Board Member Cruz was absent.

B. HEARING NUMBER: VARH2016-0011

APPLICANT: Miami Lakes Center, LLC

FOLIO: 32-2013-015-0030

LEGAL DESCRIPTION: Tract C, Miami Lakes Section One, PB 122, PG 48

LOCATION: 5875 NW 163 St., Miami Lakes, Florida 33014

Board Member Fred Senra recused himself of this public hearing.

Stacy Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Jorge Brau, is a Design Company that spoke in favor of the variance request.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member Padron-Fragetta made a motion to approve the variance requests as per staff recommendations. The motion was seconded by Board Member Leoncio. The Town Clerk called the roll and the motion passed 5-0. Board Member Senra recused himself from this public hearing and Board Member Cruz was absent.

c. HEARING NUMBER: VARH2016-0012

APPLICANT: Yénisse Mink

FOLIO: 32-2016-002-1520

LEGAL DESCRIPTION: Lot 15, Block 5, Royal Garden Estates, PB 155, PG 4

LOCATION: 9014 NW 164 St., Miami Lakes, Florida 33018

Stay Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Yénisse Mink, the Applicant, spoke in favor of the variance. Her statement to the board was translated by her son, Mr. Marrero.

Let the record reflect that 2 letters were sent in opposition of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Board Member Leoncio made a motion to approve the variance request #1 as per staff's recommendations and to deny variance requests #2 through Request #9. Vice Chairman De La Sierra seconded the motion.

Vice Chairman De la Sierra made the following friendly amendment to the motion for it to include that regarding request #8, it was grandfathered to the extent that it did received a permit and a final inspection. Board Member Leoncio accepted the friendly amendment. The Town Clerk called the roll and the motion passed 6-0. Board Member Cruz was absent.

6. Director's Report

No Director's Report.

7. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:33 p.m.

Approved this 16th day of August, 2016.

Jeffrey Rodriguez, Chairman

Attest:

Gina M. Inguanzo, Town Clerk



Town of Miami Lakes Memorandum

To: Planning and Zoning Board

From: Brandon Schaad, Director of Planning

Subject: Hedge Heights on Single Family and Two Family Properties

Date: August 16, 2016

Recommendation:

It is recommended that the Planning and Zoning Board review the the attached ordinance and provide a recommendation to the Town Council. The proposed ordinance would allow for hedges to be eight feet tall, rather than six feet, along property lines where a single family or two family property shares that property line with a single family or two family property of two or more stories.

Background:

Currently, the Land Development Code (LDC) generally has a maximum hedge height of six feet for single family and two family properties within required setbacks (higher heights are allowed along arterial and collector roadways, and lower heights within the front setback or waterward of the top of slope on waterfront lots). The proposed amendment would provide that, where a single family or two family property shares a common property line with a single family or two family property with two or more stories, any hedge along that common property line may be eight feet high.

The amendment would also allow hedges along side and rear property lines along a local street to be eight feet high (currently ten foot hedges are allowed along arterial and collector streets but local streets are not addressed), and other language modifications are proposed to make the intent more clear.

The Town Council passed the ordinance on first reading at its July 26, 2016 meeting.

Attachments:

[May 3, 2016 New Business Item](#)

[Ordinance - P&Z - Hedge Heights](#)

ORDINANCE NO. 16-____

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES,
FLORIDA, AMENDING THE TOWN LAND
DEVELOPMENT CODE BY AMENDING ARTICLE VII,
SECTION 13-1701, LANDSCAPE REQUIREMENTS;
PROVIDING FOR REPEAL OF LAWS IN CONFLICT;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
INCLUSION IN CODE; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Objective 1.2 of the Town's Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, the Town Council desires to modify allowed hedge heights on single-family and two-family residences where an abutting property includes a structure of two or more stories; and

WHEREAS, the Town's Planning and Zoning Board, as the Local Planning Agency (LPA), will review and make a recommendation on the proposed amendments at a duly advertised Public Hearing on August 16, 2016; and

WHEREAS, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency (LPA) and Town staff, the Town Council wishes to adopt the amendments to the Town LDC attached hereto as Exhibit A; and

WHEREAS, the proposed amendments are in conformance with all applicable requirements of the Town's Code of Ordinances, including the LDC; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. Each of the above stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Adoption. The Town Council hereby adopts the amendments to Article VII, of the Town LDC, which are attached as Exhibit A hereto and are incorporated herein¹.

Section 3. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code and that if necessary the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Article”, “Division” or other appropriate word.

Section 6. Effective Date. That this Ordinance shall be effective immediately upon its adoption on second reading.

THIS SPACE INTENTIONALLY LEFT BLANK

¹ Additions to the text are shown in underline and deletions from the text are shown in ~~striketrough~~.

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Michael A. Pizzi, Jr.	_____
Vice Mayor Tim Daubert	_____
Councilmember Manny Cid	_____
Councilmember Tony Lama	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

Passed and adopted on first reading this 26th day of July, 2016.

THIS SPACE INTENTIONALLY LEFT BLANK

SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Michael A. Pizzi, Jr.	_____
Vice Mayor Tim Daubert	_____
Councilmember Manny Cid	_____
Councilmember Tony Lama	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

Passed and adopted on second reading this ____ day of _____, 2016.

Michael A. Pizzi, Jr.
MAYOR

Attest:

Gina Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

EXHIBIT “A”

Chapter 13 – Land Development Code

Article VII. Environmental Regulations.

Sec. 13-1701. Landscape requirements.

- (a) All single-family and two-family residences shall comply with Chapter 18A, Landscape Ordinance (see Section 13-1), and the following minimum standards.

* * *

(4) Hedges.

- a. Hedges shall not be permitted parallel to the front, side or rear street property line within the required front, side or rear street required yards except as provided in this section.
- b. Within ~~a the required front or side street yard~~, a hedge shall include any plant grouping, parallel to ~~a the front or side street~~ property line, that is greater than ten feet in length or which is less than ten feet from any other plant grouping. A plant grouping shall include, but not be limited to, plant materials such as, grasses, ground covers, shrubs, vines, trees and rocks.
- c. In zero lot line developments, where a side and/or rear yard faces a street, a hedge shall be permitted, with a zero setback, along the required side and rear yard property line facing a street, set back a minimum of 20 feet from the front property line. Any such hedge shall comply with the corner visibility requirements in Subsection (h) below.
- d. In non-zero lot line developments, where a side and/or rear yard faces a street, a hedge shall be permitted, with a zero setback, along the required side and rear property line facing a street, provided that:
 1. The property is located in one of the following two areas: west of the Palmetto Expressway and north of NW 154th Street; or, west of the Palmetto Expressway, south of 154th Street and west of NW 87th Avenue.
 2. The hedge shall be set back a minimum of 25 feet from the front property line.
 3. Any such hedge shall comply with the corner visibility requirements in Subsection (h) below.
- e. The maximum height of hedges located within a required yard, as may be otherwise allowed by this section, shall not exceed six feet with the following exceptions:
 1. For waterfront properties, hedges located waterward of the top of the slope or tie line shall not exceed a height of two and one-half feet.
 2. Hedges that are within a required street side yard or required rear yard along a street, and facing arterial or collector roadways shall have a maximum height of ten feet. Hedges that are within a required street side yard or required rear yard along a street, and facing a local street shall have a maximum height of eight feet. Hedges facing state roadways shall not have a height limit but must be maintained neat and trimmed.
 3. Hedges along the side property lines within the required front yard or along the rear property line within the side yard facing a street shall not exceed a height of two and one-half feet.
 4. Where a single family or two family property has a common lot line that is shared with a property that includes a single family or two family structure of two or more stories,

the maximum hedge height along that common property line within the required yard shall be eight feet; provided, however, the height limitation of hedges along a side property line within the required front yard as specified in subsection (a)(4)e.3 of this section shall apply.

45. Height between different districts. Where an RU District abuts another district, a hedge on the RU property may be erected or maintained on the common property line at the height permitted in the abutting district.
- f. Hedges for waterfront properties.
 1. Hedges along the side property lines shall not be permitted within ten feet of the water's edge. The water's edge is defined as the average high groundwater elevation.
 2. Hedges shall not be permitted to be placed parallel to the water's edge waterward of the top of the slope.
 3. Landscaping or hedges waterward of the top of slope but landward of the water's edge are allowed; however, hedges or plant groupings shall be placed no closer than ten feet from the water's edge. No hedge or plant groupings shall exceed two and one-half feet in height waterward of the top of the slope. Fences, wall or rocks arranged to form a fence or wall or objects which restrict access or block views from adjacent properties are not permitted beyond the top of the slope toward the lake, or waterside of the survey tie line.
- (5) All existing hedges that do not comply with the above regulations shall either be removed if no longer permitted or trimmed to comply with the maximum height requirements.
- (6) All planted materials shall be maintained, trimmed and irrigated as required to maintain a neat and safe landscape environment. If any tree or plant which is being used to satisfy current landscaping requirements dies, such tree or plant shall be replaced with the same landscape material of the same size.



Town of Miami Lakes Memorandum

To: Honorable Mayor and Councilmembers

From: Councilman Manny Cid

Subject: Hedge Issue

Date: May 3, 2016

Recommendation:

Several residents have brought to my attention issues with backyard privacy due to being surrounded by two story homes. I would like to have a discussion with my colleagues on possibly raising the allowable hedge heights from 6ft to 8ft for single story homes adjacent to a two story residence.

Fiscal Impact: Medium



Town of Miami Lakes Memorandum

To: Planning and Zoning Board

From: Brandon Schaad, Director of Planning

Subject: VARH2016-0013

Date: August 16, 2016

Recommendation:

See attached Staff Analysis.

Background:

See attached Staff Analysis.

Attachments:

[Exhibit 1: Survey](#)

[Exhibit 2: Site Plan](#)

[Exhibit 3: Pictures](#)

[Exhibit 4: Backup Materials](#)

[Staff Analysis & Recommendation](#)



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Planning and Zoning Board

From: Brandon Schaad, AICP, LEED AP
Director of Planning

Re: **HEARING NUMBER:** VARH2016-0013
APPLICANT: José Nodal
FOLIO: 32-2021-023-0850
LEGAL DESCRIPTION: Lot 2, Block 4, Serenity Point, according to the plat thereof, as recorded in Plat Book 149, at Page 8 of the public records of Miami-Dade County, Florida
LOCATION: 14524 NW 87th Place
Miami Lakes, Florida 33018

Date: August 16, 2016

REQUEST(S)

In accordance with the Town of Miami Lakes Land Development Code (the "LDC"), José Nodal (the "Applicant") is requesting the following variance(s):

1. A variance from Subsection 13-1508(2) to allow a 32 foot wide driveway where the Code allows a maximum driveway width of 20 feet.
2. A variance from Subsection 13-1508(3) to allow a driveway 2 feet from the non-zero side property line where the Code requires a setback of 4 feet for a driveway from the non-zero side property line.
3. A variance from Subsection 13-1507(2) to allow a 13.3 foot wide walkway in the required side yard where the Code allows a 3 foot wide walkway in the required side yard.
4. A variance from Subsection 13-1508(6) to allow 89 percent impervious area in the required side yard where the Code allows a maximum of 60 percent impervious area in the required side yard.
5. A variance from Subsection 13-1503(2) to allow a 90.25 square foot metal shed in the rear yard where the Code allows a shed in the rear yard to be a maximum of 50 square feet and 6 feet in height.

6. A variance from Subsection 13-1507(3) to allow a rear deck to be set back 2 feet from the rear property line where the code requires a setback of 3 feet.
7. A variance from Subsection 13-1507(3) to allow a rear deck to be set back 2 feet from the non-zero side property line where the Code requires a 4 foot side setback from the non-zero side property line.
8. A variance from Subsection 13-1507(5) and Subsection 13-1701(2) to allow 66 percent impervious area on the lot where the Code requires 50 percent impervious area on the lot.

Summary of Proposal
and
Recommendation

Request #1 through #4 and Requests #6 through #8 - The Applicant is requesting to legalize the concrete in the front, side and rear yards that was poured without permits and to legalize the resulting overage of impervious surface on the property.

Request #5 - The Applicant is requesting to legalize a non-permitted 90.25 square foot metal shed in the rear yard.

Staff's research shows that the property was purchased by the current owner in January 2016. There are Miami-Dade County building permits for the residence only on file for this property.

The Serenity Point Homeowner's Association approved the request with the condition that the Applicant submit his petition, along with the HOA's approval, to the Town of Miami Lakes as the petition must comply with the Town's Land Development Code.

Staff Recommendation

Requests #1 through #8: Staff recommends denial.

Background

Zoning District of Property: **RU-1Z – Single-Family Residential District,
Zero Lot Line**

Future Land Use Designation: **Low Density Residential**

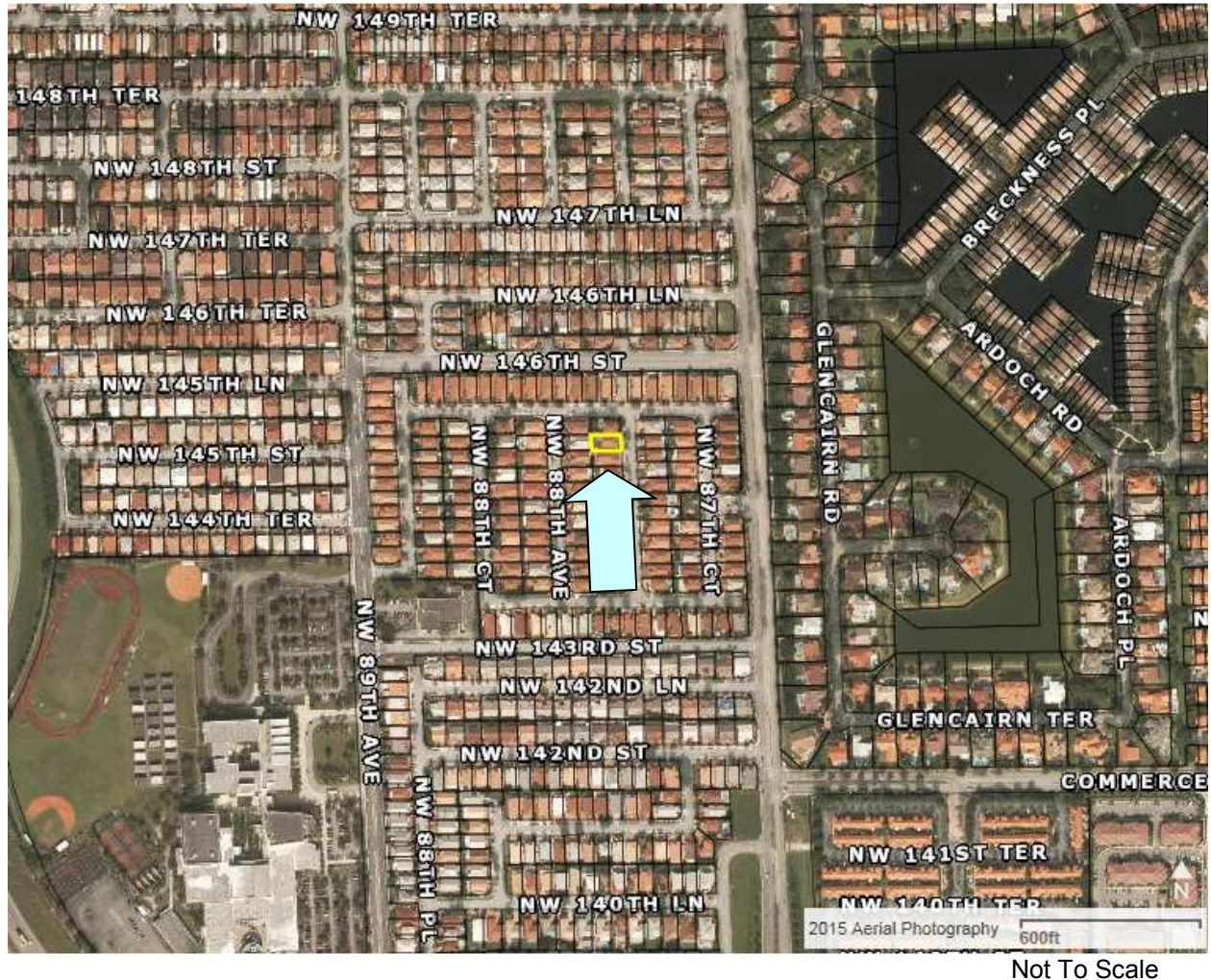
Subject Property:

The site is a single-family property located at 14524 NW 87th Place. According to the Miami-Dade Property Appraiser information, the one-story home was built in 1999, consisting of approximately 1,663 square feet on a 5,009 square foot lot. The property is located within the Low Density Residential Future Land Use Designation and is zoned RU-1Z (Single-Family Residential District, Zero Lot Line).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, Zero Lot Line (RU-1Z)
South:	Low Density Residential	Single-Family Residential District, Zero Lot Line (RU-1Z)
East:	Low Density Residential	Single-Family Residential District, Zero Lot Line (RU-1Z)
West:	Low Density Residential	Single-Family Residential District, Zero Lot Line (RU-1Z)

Subject Property Location Map



The following information is provided for informational purposes only and shall not be considered by the Planning and Zoning Board in providing its determination:

A. Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There is one open code violation associated with this property; case #C2016-0554 for work without permits for the driveway/approach.

There are no open building permits associated with this property.

Variance Criteria

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

	PRACTICAL DIFFICULTY VARIANCE FACTORS
	FACTOR
a.	<p>The Town has received written support of the specifically identified variance requests from adjoining property owners;</p> <p><i>Analysis: The Town has not received written support in response to this request. <u>This criterion is not met.</u></i></p>
b.	<p>The Variance would be compatible with development patterns in the Town;</p> <p><i>Analysis: None of these requests are compatible with development patterns in the Town.</i></p> <p><i>Requests #1 and #2 – There is a solid 32 foot wide driveway on the property. By Code the Applicant is allowed a 20' wide driveway (as was originally there) or a circular driveway with a combined width of 30 feet. Also, the driveway encroaches 2 feet into the 4 foot wide drainage easement along the non-zero lot line side of the property.</i></p> <p><i>Request #3 – The 13.3 foot wide walkway in the side yard is excessive as the Code allows only a 3 foot wide walkway. While the walkway does meet the required 2 foot setback, it does encroach 2 feet into the 4 foot wide drainage easement along this side of the property.</i></p> <p><i>Requests #6 and #7 – The requested 2 foot side setback for the rear deck along the non-zero lot line side of the property encroaches into the 4 foot wide drainage easement as does the driveway and walkway, the same as explained above.</i></p> <p><i>Requests #4 and #8 – With regard to the amount of impervious surface (IS) on the lot, the Applicant is requesting 89 percent IS in the side yard and 66 percent IS on the overall lot. This is respectively 29 percent and 16 percent over the limit. It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.</i></p> <p><i>Request #5 – The shed, at 90.25 square feet, is almost twice the size allowed by the Code, 50 square feet. Additionally, Staff was unable to find a building permit for this shed.</i></p>

	<p><u>This criteria is not met with regard to Requests #1 through #8.</u></p>
c.	<p>The essential character of the neighborhood would be preserved;</p> <p><i>Analysis: These requests would not preserve the character of the neighborhood.</i></p> <p><i>Requests #1 and #2 – By Code, the Applicant is allowed a 20' wide driveway (as was originally there) or a circular driveway with a combined width of 30 feet. In this area, there is a mix of oversized and code compliant driveways. Staff's main concern is that the driveway now covers most of the front yard. It is important to the Town that the required amount of green space is preserved on each lot for drainage and aesthetics. Additionally, the driveway encroaches 2 feet into the 4 foot wide drainage easement along the non-zero lot line side of the property. It is important to the Town that the drainage easement remains open/green so that rain can filter into the ground and not so much into stormwater system.</i></p> <p><i>Request #3 – The Code does allow a 3 foot wide walkway in a side yard. The Applicant poured a 13.3 foot wide walkway in the side yard. While the walkway does meet the required 2 foot setback, it does encroach 2 feet into the 4 foot wide drainage easement along the non-zero lot line side of the property. Except for the 2 foot wide strip along the non-zero lot line side of the property, the entire side yard is covered with concrete. This is not consistent with the Code or the character of the neighborhood.</i></p> <p><i>Requests #6 and #7 – The requested 2 foot side setback for the rear deck along the non-zero lot line side of the property encroaches into the 4 foot wide drainage easement, as does the walkway and driveway along this side of the property. This situation is not typical for zero lot line developments. The entire drainage easement must remain open/green.</i></p> <p><i>Requests #4 and #8 – The amount of impervious surface on the lot is 89 percent in the side yard and 66 percent on the overall lot. This is respectively 29 percent and 16 percent over the limit. In this area of Town, excessive amounts of impervious surface are problematic. It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.</i></p> <p><i>Request #5 – By the Code, sheds are limited to 50 square feet. The shed that is currently on the property is 90.25 square feet. Staff was unable to find a building permit for this shed. It is not typical for such small lots to have oversized structures in the rear yard.</i></p> <p><u>This criteria is not met with regard to Requests #1 through #8.</u></p>
d.	<p>The Variance can be approved without causing substantial detriment to adjoining properties;</p> <p><i>Analysis: Requests #1 through #4 and Requests #6 through #8 – It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space and impervious surface in their required yards for drainage and aesthetics. The Applicant has almost covered his entire lot with concrete. This causes drainage problems on the property and surrounding properties.</i></p> <p><i>Request #5 – The oversized, non-permitted shed is located within the drainage</i></p>

	<p><i>easement. As stated above, this causes drainage problems on the property and surrounding properties.</i></p> <p><u>This criteria is not met with regard to Requests #1 through #8.</u></p>
e.	<p>The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;</p> <p><i>Analysis: All of the requests would and do cause substantial detriment to the property and adjoining properties. This amount of concrete affects drainage on the property, adjoining properties and the stormwater system. Also, the aesthetics of the lot have been altered substantially with the addition of the concrete. These requested variances do not justify a relaxation of the Code.</i></p> <p><u>This criteria is not met with regard to Requests #1 through #8.</u></p>
f.	<p>The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and</p> <p><i>Analysis: Requests #1 through #8 - There are no unique circumstances with the property and/or the Applicant that would render conformity with the Code unnecessarily burdensome. <u>These criteria are not met.</u></i></p>
g.	<p>The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.</p> <p><i>Analysis: There are no special conditions or circumstances that exist that are the result of actions beyond the control of the Applicant. <u>These criteria are not met.</u></i></p>

ANALYSIS

Request #1 through #4 and Requests #6 through #8 - The Applicant is requesting to legalize the concrete in the front, side and rear yards that was poured without permits and to legalize the resulting overage of impervious surface on the property.

Request #5 - The Applicant is requesting to legalize a non-permitted 90.25 square foot metal shed in the rear yard.

None of these requests are compatible with development patterns in the Town nor would these requests preserve the character of the neighborhood.

Requests #1 and #2 – There is a solid 32 foot wide driveway on the property. By Code the Applicant is allowed a 20' wide driveway (as was originally there) or a circular driveway with a combined width of 30 feet. Also, the driveway encroaches 2 feet into the 4 foot wide drainage easement along the non-zero lot line side of the property.

Staff's main concern is that the driveway now covers most of the front yard. It is important to the Town that the required amount of green space is preserved on each lot for drainage and aesthetics. It is also important to the Town that the drainage easement remains open/green so that rain can filter into the ground and not so much into stormwater system.

Request #3 – The 13.3 foot wide walkway in the side yard is excessive as the Code allows only a 3 foot wide walkway. While the walkway does meet the required 2 foot setback, it does encroach 2 feet into the 4 foot wide drainage easement along this side of the property. Except for the 2 foot wide strip along the non-zero lot line side of the property, the entire side yard is covered with concrete.

Requests #6 and #7 – The requested 2 foot side setback for the rear deck along the non-zero lot line side of the property encroaches into the 4 foot wide drainage easement, as does the walkway and driveway along this side of the property. This situation is not typical for zero lot line developments. The entire drainage easement must remain open/green.

Requests #4 and #8 – With regard to the amount of impervious surface (IS) on the lot, the Applicant is requesting 89 percent IS in the side yard and 66 percent IS on the overall lot. This is respectively 29 percent and 16 percent over the limit. In this area of Town, excessive amounts of impervious surface are problematic. It is important to the Town that property owners respect the Code and maintain the appropriate amount of green space in their required yards for drainage and aesthetics.

Request #5 – The shed, at 90.25 square feet is almost twice the size allowed by the Code, 50 square feet. Additionally, Staff was unable to find a building permit for this shed. It is not typical for such small lots to have oversized structures in the rear yard. The oversized, non-permitted shed is located within the drainage easement. As stated above, this causes drainage problems on the property and surrounding properties.

All of the requests would and do cause substantial detriment to the property and adjoining properties. This amount of concrete affects drainage on the property, adjoining properties and the stormwater system. Also, the aesthetics of the lot have been altered substantially

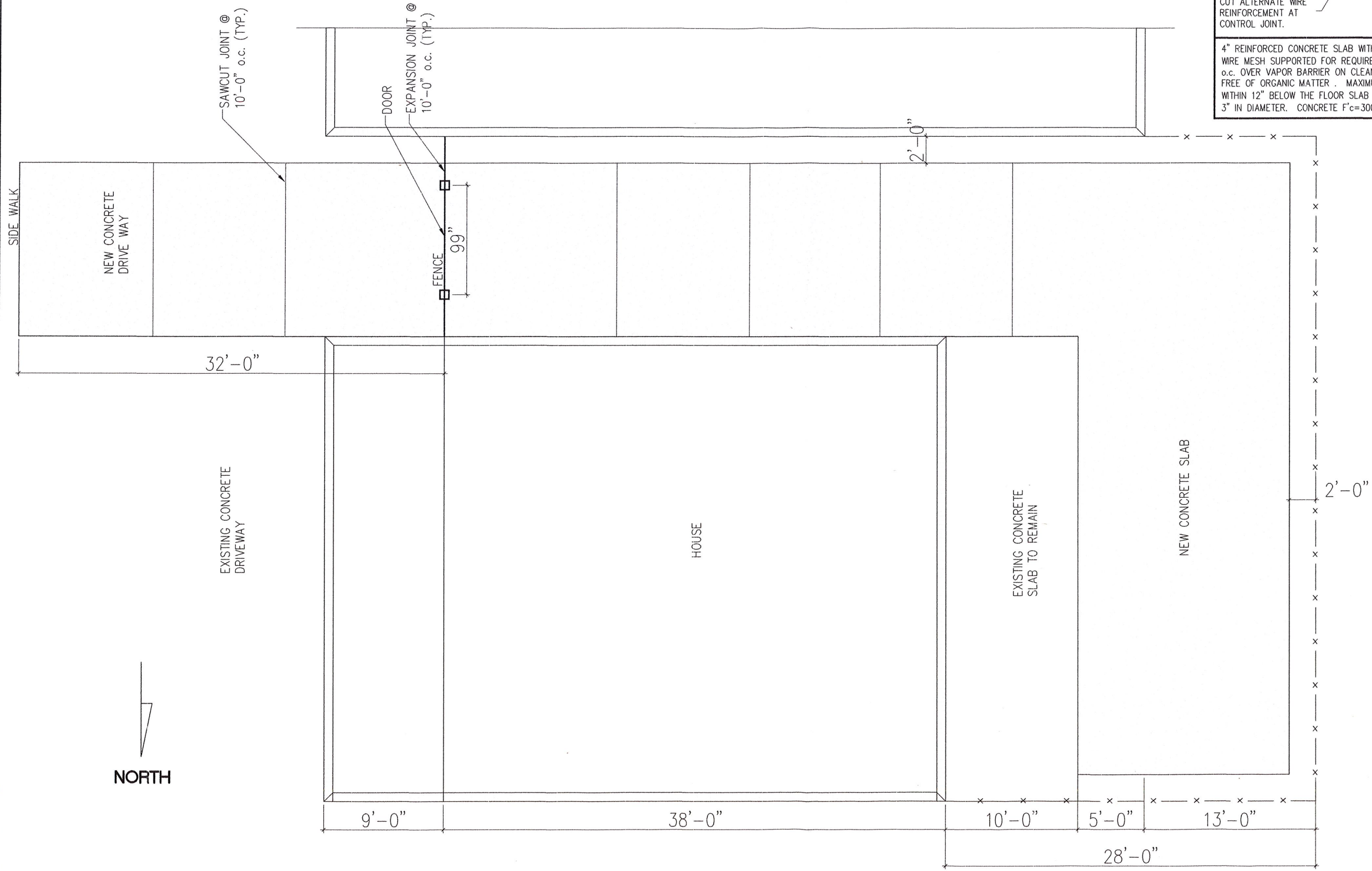
with the addition of the concrete. These requested variances do not justify a relaxation of the Code.

Staff's analysis shows that Requests #1 through #8 meet zero (0) of the seven (7) practical difficulty criteria.

Therefore, based on the above analysis and other factors contained in this report, Staff recommends:

- **Requests #1 through #8:** *Denial.*

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



TYPICAL SAWCUT JOINT

CONCRETE SLAB
1/8" SAW CUT
FILL SAW CUT WITH NON-SHRINK GROUT

CUT ALTERNATE WIRE REINFORCEMENT AT CONTROL JOINT.

NOTE: SAWED JOINT SHALL BE CUT WITHIN 24 HRS. OF CONCRETE PLACEMENT.

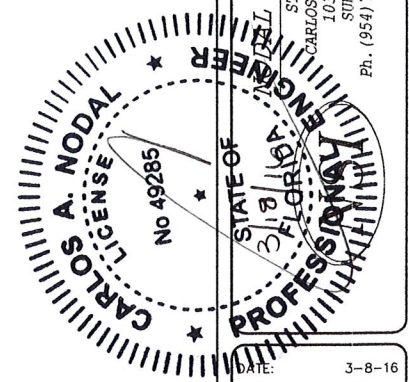
4" REINFORCED CONCRETE SLAB WITH 6X6-1.4x1.4 WELDED WIRE MESH SUPPORTED FOR REQUIRED CLEARANCE @ 3'-0" o.c. OVER VAPOR BARRIER ON CLEAN WELL COMPACTED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER. CONCRETE F'c=3000 PSI

REVISIONS:

**NODAL RESIDENCE
ENTRY WAY REPAIR**

MIAMI-DADE COUNTY, FLORIDA

STRUCTURAL ENGINEERS
CARLOS A. NODAL - P.E. #49285
10316 N.W. 55th STREET
SUNRISE, FLORIDA 33351
Ph. (954) 741-2572 Fax. (954) 741-8635



DATE: 3-8-16
DRAWN BY: M.R.
CHECKED BY: C.N.
SCALE: 1/4"=1'-0"

SHEET
S-1
1 OF 6 SHEETS



















Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

"Nodal Lot Coverage"

VARH2016-0013 File #

06.14.16 Date Received

Date of Pre-application Meeting

32-2021-023-0850

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant JOSE NODAL
- a. If applicant is owner, give name exactly as recorded on deed.
- b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
- c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 14524 NW 87 PL

City MIAMI LAKES State FL ZIP 33018

Tel. # (during working hours) _____ Other 305-826-1962

E-Mail: no email Mobile #: 954-325-6832

2. Name of Property Owner JOSE NODAL
- Mailing Address 14524 NW 87 PL
- City MIAMI LAKES State FL ZIP 33018
- Tel. # (during working hours) 954. 325. 6832 Other _____

3. Contact Person OWNER
- Mailing Address SAME
- City _____ State _____ ZIP _____
- Tel. # (during working hours) _____ Other _____
- E-Mail: _____ Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
- a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. If metes and bounds description, provide complete description (including section, township, and range).
- c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

LOT 2 BL 4 SERENITY POINT
P. B. 149-8

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov


MIAMI LAKES
Growing Beautifully

5. Address or location of property (including section, township, and range): 14524 NW 87 PL
MIAMI LAKES FL 33018
6. Size of property: 50' × 99' Acres .11 ACRES
7. Date subject property ☒ acquired or ☐ leased 9th day of 1- 1999
Term of lease; n/a years/months.
8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")
no
9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☐ No
If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)
n/a
10. Present zoning classification(s): RU12 Present land use classification(s): RESIDENTIAL
11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided.
Be advised that all zone changes require concurrent site plan approval.

- ☐ District Boundary (Zone) Change(s):
Zoning Requested: _____
- ☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____
- ☐ Site Plan Approval _____
- ☒ Variance EXCEEDING LOT COVERAGE WITH CONCRETE
AND WIDTH OF APPROACH
- ☐ Preliminary Plat Approval: _____
- ☐ Final Plat Approval: _____
- ☐ Modification of Previous Resolution/Plan/Ordinance _____
- ☐ Modification of Declaration or Covenant _____
12. Has a public hearing been held on this property within the last year and a half? ☐ Yes ☒ No
If yes, applicant's name _____ Date of Hearing _____
Nature of Hearing _____
Decision of Hearing _____ Resolution # _____
13. Is this hearing being requested as a result of a violation notice? ☒ Yes ☐ No
If yes, give name to whom violation notice was served 617116
Nature of violation BUILT WITHOUT PERMIT (CONC SLAB)

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov



14. Are there any existing structures on the property? ☒ Yes ☐ No

If yes, briefly describe

SINGLE FAMILY

15. Is there any existing use on the property? ☒ Yes ☐ No

If yes, what is the use and when was it established?

1999

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

**OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: _____

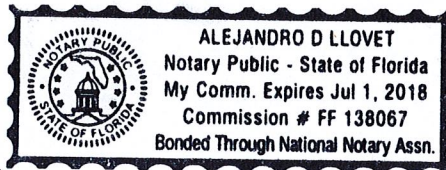
3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

x [Signature]
Signature
JOSE Nodal
Print Name

x [Signature]
Signature
Maria Nodal
Print Name

Sworn to and subscribed before me on the 13 day of Jun., 2016. Affiant is personally known to me or has produced DRIVE LIC. as identification.



Notary
(Stamp/Seal)

My Commission Expires: Jul 1/2018

Witnesses:

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant is personally known to me or has produced _____ as identification.

Notary
(Stamp/Seal)

My Commission Expires: _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

14524 NW 87th Place
Miami Lakes, Florida 33018

July 6, 2016

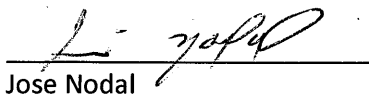
Town of Miami Lakes
Miami Lakes, Florida 33018

To Whom It May Concern:

I am writing to note that I want to leave 2-feet of green space in my driveway and backyard in order to be consistent with the location of the shed that is in the backyard. The shed is on concrete that has a 2-foot space from the edge of my property. This 2-feet of green space in the driveway and backyard extends from the edge of my property to the concrete ground.

Please let me know if you have any further questions.

Sincerely,


Jose Nodal

Jose Nodal
14524 NW 87 Place
Miami Lakes, Florida 33018
(954) 325-6832

June 14, 2016

Estimados miembros del Board de Serenity Point Homeowners Association, Inc, por medio de la presente les pide carta de aprobación para adición de concreto en mi propiedad localizada en 14524 NW 87 Place en Serenity Point, y en la ciudad de Miami Lakes. Junto con esta carta, someto un mapa de mi propiedad. En dicho mapa marco un área roja donde será ampliado el concreto.

Estimado Board, por favor les pido agilizar el trámite lo más que puedan. Si necesitan más información, por favor me avisan

Sin más, atentamente,

Jose Nodal



Estimados miembros del Board de Serenity Point Homeowners Association, Inc., por medio de la presente les pido carta de aprobación para adición de concreto en mi propiedad localizada en 14524 NW 87 Place en Serenity Point, y en la ciudad de Miami Lakes. Junto con esta carta, someto un mapa de mi propiedad. En dicho mapa marco un área roja donde será ampliado el concreto.

Estimado Board, por favor les pido agilizar el trámite lo más que puedan. Si necesitan más información, por favor me avisan.

Sin más, atentamente,

Jose Nodal

Dear members of the Board of Serenity Point Homeowners Association, Inc., hereby asked approval letter for additional concrete in my property located at 14524 NW 87 Place in Serenity Point, and in the city of Miami Lakes. Along with this letter, I put a map of my property. In the map frame a red area will be where expanded concrete.

Dear Board, please I ask you expedite the process the most that they can. If you need more information, please let me know.

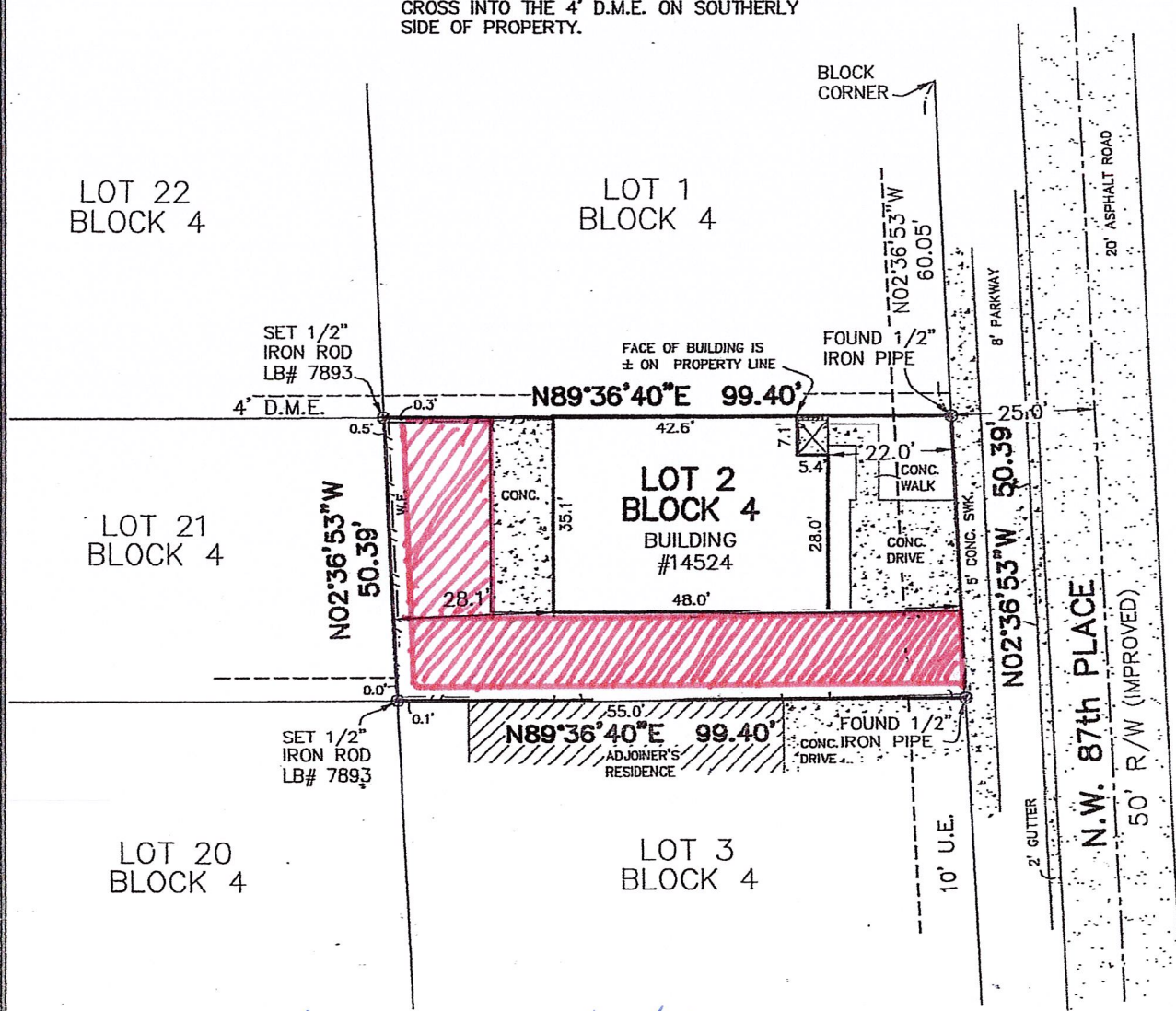
Without more, atentamente,

Jose Nodal

SURVEY NOTES

CONCRETE DRIVE CROSSING INTO 10' U.E.
ON WESTERLY SIDE OF LOT.

THERE ARE FENCES AND METAL SHED NEAR
THE BOUNDARY OF THE PROPERTY AND
CROSS INTO THE 4' D.M.E. ON SOUTHERLY
SIDE OF PROPERTY.



Handwritten signature and date: 6/14/16

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



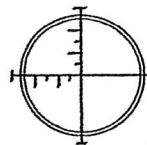
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Clyde O. McNeal*
Clyde O. McNeal

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

Digitally signed by Clyde O.
McNeal
DN: CN = Clyde O. McNeal, C =
US, O = Target Surveying, OU =
West Palm Beach
Date: 2016.01.07 13:57:14 -0500



**TARGET
SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576



Serenity Point Homeowners Association, Inc

14442 NW 87 CT

Miami Lakes, FL 33018-8043

www.serenitypointhoa.com board@serenitypointhoa.com

Board (305) 772-4027 Security (305) 828-6933

June 20, 2016

To whom it may concern,

Dear Mr. Jose Nodal, your petition to, professionally, add and/or expand a concrete floor around your house on the South, East and West areas within your property located at 14524 NW 87th Place, and within the limits and jurisdiction of the Town of Miami Lakes and Serenity Point HOA's regulations has been revised. It was revised following the indications on the letter you submitted with the petition. Your petition shall include the following:

1. At least, 2 feet separation from the concrete of your South neighbor on the portion east of the gate
2. The concrete at front (driveway area) must match color and design of existing one

Upon complying with the 2 notations mentioned above, your petition does not interfere with the beatification standards and uniformity of Serenity Point HOA. Therefore, the board of Serenity Point HOA approved your petition.

However, you shall submit your petition, along with this letter, to The Town of Miami Lakes; due to the fact that your petition shall comply with the Town of Miami Lakes' pertaining codes, which might be different than the ones of Serenity Point HOA.

Additional information is available upon request.

Serenity Point HOA
Maximino Freiria, Board's PD

Board of Directors

"Working Together, Progress in Motion"





FOLIO	NAME	MAIL_ADDRESS	CITY_ST	MAIL_ZIP
3220210260360	BIYUEH HSIEN CHOU	8830 NW 146 LN	MIAMI LAKES, FL	33018
3220210260210	JUAN CLAUSELL &W EMMA	PO BOX 161116	HIALEAH, FL	33016-0019
3220210260390	BRIAN D PAEZ &W RAQUEL	8812 NW 146 LN	MIAMI, FL	33018
3220210230770	JANET PENA	14437 NW 88 CT	MIAMI LAKES, FL	33018
3220210230980	FRANCISCO A MARTE	14425 NW 88 AVE	MIAMI LAKES, FL	33018
3220210230930	ORLANDO H FERRERA &W ELENA V	14364 NW 87 PL	MIAMI, FL	33018
3220210230180	IDALIS SAMA	8801 NW 145 TERR	MIAMI LAKES, FL	33018
3220210260490	CARLOS GARCIA JR	3951 SW 130 AVE	MIRAMAR, FL	33027
3220210231010	RICARDO FARIA	14455 NW 88 AVE	HIALEAH, FL	33018
3220210231240	ALBERTO GARCIA &W HILDA	14522 NW 87 CT	MIAMI, FL	33018-8042
3220210260220	JEANILIER LORENZO &H	8769 NW 146 LN	MIAMI LAKES, FL	33018
3220210260260	GASTON R RIVES JTRS	8743 NW 146 LANE	MIAMI LAKES, FL	33018
3220210230210	LUIS F RUBIO &W MAYRA	8825 NW 145 TERR	MIAMI, FL	33018
3220210260460	JORGE ALPIZAR &W SOL E	8748 NW 146 LN	MIAMI, FL	33018
3220210230640	SALVADOR FUNES JTRS	11121 SUPERIOR LANDINGS	BOWIE, MD	20720
3220210230410	ERIC GONZALEZ	14408 NW 88 CT	MIAMI LAKES, FL	33018
3220210231000	CARLOS ALBERTO FERNANDEZ &W ELSA	14445 NW 88 AVE	MIAMI LAKES, FL	33018
3220210230440	ARIAM ARIAS	14448 NW 88 CT	MIAMI LAKES, FL	33018
3220210230460	MARIA E GARCIA	14468 NW 88 CT	MIAMI LAKES, FL	33018
3220210280020	MARTA JARAMILLO	14527 NW 88 CT	MIAMI, FL	33018-8029
3220210230740	ANGEL N CARBONELL&W VICTORIA	14367 NW 88 CT	MIAMI, FL	33018
3220210231180	JORGE M OMAR	14463 NW 87 PL	MIAMI LAKES, FL	33018
3220210230960	MARIA A ABAD	14365 NW 88 AVE	MIAMI LAKES, FL	33018
3220210260480	JORGE A BELLIDO &	8736 NW 146 LN	MIAMI, FL	33018-8054
3220210260550	FIDEL BUZZI	9142 NW 177 TER	MIAMI, FL	33018
3220210231060	ALEXANDER RODRIGUEZ &W	14432 NW 87 CT	MIAMI LAKES, FL	33018
3220210230750	GERALDINE D ALFARO	14407 NW 88 CT	MIAMI, FL	33018-8028
3220210260510	LILIAN ROTGER	8718 NW 146 LN	MIAMI LAKES, FL	33018
3220220120040	BENJAMIN F ISOM (TRUST)	14620 GLENCAIRN RD	MIAMI LAKES, FL	33016-1446
3220210231210	LUIS A MCCARTHY &W JULIA DIAZ	14523 NW 87 PL	MIAMI LAKES, FL	33018
3220210231160	ROBERTO VEGA	14443 NW 87 PL	MIAMI, FL	33018-8040
3220210231130	JORGE ALBERTO TORRES	14403 NW 87 PL	MIAMI LAKES, FL	33018
3220210260270	MINELIO RODRIGUEZ &W VIVIAN J	8737 NW 146 LN	MIAMI, FL	33018-8056

3220210260570	ERIC CASAL GARCIA	14604 NW 87 PL	MIAMI LAKES, FL	33018
3220210230160	JULIO VALDES &W CELAIDA LORA	8781 NW 145 TERR	MIAMI, FL	33018
3220210260520	GENESIS HOMES/DADE INC	PO BOX 820237	MIAMI, FL	33082
3220210230230	RAMON CASTELLANO &W LUCIA LUGO	8841 NW 145 TERR	MIAMI, FL	33018
3220210230690	ERNESTO C RODRIGUEZ	14426 NW 88 AVE	MIAMI, FL	33018
3220210230990	MARGARITA DUARTE	14435 NW 88 AVE	MIAMI, FL	33018-8034
3220210230630	JACQUELINE GARCIA	14526 NW 88 AVE	MIAMI, FL	33018
3220210230420	CARLOS VAZQUEZ &W	14428 NW 88 CT	MIAMI LAKES, FL	33018
3220210231470	SONIA LANDA	14401 NW 87 CT	MIAMI, FL	33018
3220220120070	DINAH H PEREZ &H LUIS	14540 GLENCAIRN RD	MIAMI LAKES, FL	33016-1470
3220210231170	SARA GOMEZ TRS	14400 NW 77 CT #300	MIAM LAKES, FL	33016
3220210231270	HORACE MAY	14452 NW 87 CT	MIAMI, FL	33018
3220210230890	YOSBEL R MORALES REYES	14444 NW 87 PL	HIALEAH, FL	33018
3220210230030	RODOLFO MARTINEZ &W CTISTINA	14501 NW 87 CT	MIAMI LAKES, FL	33018
3220210230780	SANTIAGO OCHOA &W MARIA S PENA	14447 NW 88 CT	MIAMI, FL	33018-8028
3220210230530	GLORIA GONZALEZ	2770 W 61 PL #202	HIALEAH, FL	33016-5939
3220210230450	ALEJANDRA N HERRERA	14458 NW 88 CT	MIAMI, FL	33018
3220210230100	ALEJANDRO GARCIA	8733 NW 145 TER	MIAMI LAKES, FL	33018
3220210230490	MARCOS MUNOZ &W MIRIAM	14536 NW 88 CT	MIAMI LAKES, FL	33018
3220210231020	AABI LP	5959 HARRY HINES BLVD #904	DALLAS, TX	75235
3220210230660	ZENAIDE A JAEN JTRS	14456 NW 88 AVE	MIAMI LAKES, FL	33018
3220210260400	JOSE A CALLES &W BEATRIZ D DIAZ	8806 NW 146 LN	MIAMI, FL	33018
3220210230240	NELSON VILLANUEVA &W ROSARIO	8849 NW 145 TERR	MIAMI, FL	33018
3220210231200	EDWIN A CASTILLO &W JENNIFER G	14503 NW 87 PL	HIALEAH, FL	33018-8041
3220210230870	NORMAN E GIAMPIERI	14464 NW 87 PL	MIAMI, FL	33018-8037
3220210230200	CANARSIE ENOVA IX LLC	PO BOX 640883	MIAMI, FL	33164
3220210230730	NORA MORETTI	14337 NW 88 CT	MIAMI LAKES, FL	33018
3220210230480	EDWIN RODRIGUEZ	14526 NW 88 CT	MIAMI, FL	33018
3220210230710	ALBERTO CHVIECH &W MARIA	14366 NW 88 AVE	HIALEAH, FL	33018
3220210260450	GERMAN L VILLAR JR &W	8754 NW 146 LN	MIAMI LAKES, FL	33018-8054
3220210230060	CARMEN O GARCIA	8701 NW 145 TER	MIAMI LAKES, FL	33018
3220210230970	RODOLFO LEAL	14405 NW 88 AVE	MIAMI LAKES, FL	33018
3220210230130	IH3 PROP FLORIDA LP	8050 SW 10 ST 1000	PLANTATION, FL	33324
3220210230090	SARA NAZCO	2434 NIPOMO AVE	LONG BEACH, CA	90815-2416

3220210230680	PEDRO RUBIO &	14436 NW 88 AVE	MIAMI, FL	33018-0000
3220210230700	YOLANDA BLANCO	14406 NW 88 AVE	MIAMI, FL	33018-8031
3220210280010	IH4 PROPERTY FLORIDA L P	8050 SW 10 ST # 1000	PLANTATION, FL	33324
3220210231110	GUSTAVO MIRANDA &W	14333 NW 87 PL	HIALEAH, FL	33018-0000
3220210230720	IH3 PROPERTY FLORIDA LP	1 OAKWOOD BLVD #250	HOLLYWOOD, FL	33020
3220210260580	JESUS PEREZ &W MARIA C	14605 NW 88 CT	MIAMI, FL	33018
3220220120050	EDUARDO GARRASTACHO &W	14560 GLENCAIRN RD	MIAMI LAKES, FL	33016-1470
3220210260230	JULIO C TORRES &W DAMARIS E	8761 NW 146 LN	MIAMI, FL	33018
3220210230860	GUILLERMO & MADELAINE TORRES	14504 NW 87 PL	MIAMI, FL	33018
3220210260380	ISABEL GUZMAN	8818 NW 146 LN	MIAMI LAKES, FL	33018
3220210231510	SERENITY POINT HOMEOWNERS INC	14442 NW 87 CT	MIAMI LAKES, FL	33018
3220210231040	MICHELLE M ODIO	14525 NW 88 AVE	MIAMI LAKES, FL	33018
3220210231070	ALFREDO F GOMEZ	11337 HIGHLAND DR	PLAINFIELD, IL	60585
3220210260240	EUGENIO VASQUEZ &W FE MAGALY &	8755 NW 146 LN	MIAMI, FL	33018
3220210230940	JORGE L GONZALEZ &	14334 NW 87 PL	MIAMI, FL	33018
3220210230670	YOSVANI RAMOS SR	1711 NW 111 TER	PEMBROKE PINES, F	33026
3220210230170	THE SALVATION ARMY	1907 NW 38 ST	MIAMI, FL	33142-5446
3220210230050	ARNALDO HERNANDEZ & ANA GONZALEZ	14531 NW 87 CT	MIAMI LAKES, FL	33018
3220210231460	ENRIQUE MORALES	14361 NW 87 CT	MIAMI, FL	33018
3220210230010	RUBEN GONZALEZ &W	14451 NW 87 CT	HIALEAH GARDENS,	33018
3220210230650	JAIME BLANDON &W PATRICIA I M	14466 NW 88 AVE	MIAMI, FL	33018
3220210230120	JUAN A CANALES	8749 SW 145 TER	MIAMI LAKES, FL	33018
3220210230020	COLFIN AH FLORIDA 7 LLC	9305 E VIA DE VENTURA #201	SCOTTSDALE, AZ	85258
3220210260500	JUAN DOMINGUEZ & TERESA FREIRE	8724 NW 146 LN	MIAMI, FL	33018
3220210231100	RUBEN ECHEVARRIA	14332 NW 87 CT	MIAMI LAKES, FL	33018
3220210231230	EDUARDO DOMINGUEZ &W CARIDAD	14532 NW 87 CT	MIAMI, FL	33018-8042
3220210230520	YOANKIS F MUNOZ &W YANIN V	14521 NW 88 PL	MIAMI LAKES, FL	33018-8022
3220210230080	ARNALDO HERNANDEZ JTRS	8717 NW 145 TER	HIALEAH, FL	33018
3220210231250	PROGRESS RESIDENTIAL 2014-1	201 N FRANKLIN ST #1750	TAMPA, FL	33602
3220210230920	MARIA BROK	14404 NW 87 PLACE	MIAMI LAKES, FL	33018
3220210260440	LUIS D PERMUY GONZALEZ	8760 NW 145 LN	MIAMI LAKES, FL	33018
3220210231520	SERENITY POINT HOMEOWNERS INC	14442 NW 87 CT	MIAMI LAKES, FL	33018-8020
3220210231190	EDWARD A VELEZ	14473 NW 87 PL	MIAMI LAKES, FL	33018
3220210260470	AMELIA NORMA MIRET	8742 NW 146 LANE	HIALEAH, FL	33016

3220210260540	DAINYS RODRIGUEZ	14601 NW 87 CT	MIAMI LAKES, FL	33018
3220210230250	MARA PEREZ &	8857 NW 145 TERR	HIALEAH, FL	33018
3220210260410	OSCAR SR & ELVIRA HERNANDEZ &	8830 NW 146 LN	MIAMI, FL	33018-0000
3220210230760	VICTOR H ALMANZAR	14427 NW 88 CT	MIAMI LAKES, FL	33018
3220210230040	WALESKA FLORES JANSON &H ALFREDO	14521 NW 87 CT	MIAMI LAKES, FL	33018
3220210260250	NANCY CISNEROS BELLVER	8749 NW 146 LN	MIAMI LAKES, FL	33018-8056
3220210260530	GENESIS HOMES/DADE INC	PO BOX 820237	MIAMI, FL	33082
3220210231030	JUAN NOYA &W MARILYN	14505 NW 88 AVE	MIAMI, FL	33018
3220210230190	JULIO VALDES &W CELAIDA LORA	8809 NW 145 TERR	MIAMI, FL	33018
3220210230540	NELSON GONZALEZ &W RAQUEL	14501 NW 88 PL	MIAMI LAKES, FL	33018-8022
3220220120080	JUAN A IGLESIAS &W LOURDES M	14530 GLENCAIRN RD	MIAMI LAKES, FL	33016-1470
3220210230110	ONEL TORRES	8741 NW 145 TERR	MIAMI, FL	33018
3220210230140	ROSA ACOCELLA TRS	8773 NW 145 TER	MIAMI LAKES, FL	33018
3220210230070	ELENA VALDES WILENCHIK	8709 NW 145 TERR	MIAMI, FL	33018
3220210230470	ALEX F PAZOS	14506 NW 88 CT	MIAMI LAKES, FL	33018
3220210230220	JOHN CANNONE &W CARMEN	8833 NW 145 TERR	MIAMI, FL	33018
3220210260420	CARLOS A ANGULO	8772 NW 146 LANE	MIAMI LAKES, FL	33018
3220210260430	LEONCIO RODRIGUEZ &W MARTA	8766 NW 146 LN	MIAMI, FL	33018
3220210230510	ROSA PRADO	14531 NW 88 PL	MIAMI LAKES, FL	33018
3220210231050	BERLUTH M WALLACE &H	14535 NW 88 AVE	MIAMI LAKES, FL	33018
3220210231090	ROBERTO PEREIRA	14362 NW 87 CT	MIAMI LAKES, FL	33018-8044
3220210230500	JULIO M COMPANIONI	14546 NW 88 CT	HIALEAH, FL	33018-8023
3220210231260	JORGE MACHADO	14462 NW 87 CT	HIALEAH, FL	33018
3220210260560	MAYRA TORRES	14603 NW 87 PL	MIAMI LAKES, FL	33018-1324
3220210230800	JULIA J VALVERDE	14467 NW 88 CT	HIALEAH, FL	33018
3220210260590	ELIER BUENO	14606 NW 88 CT	MIAMI, FL	33018
3220210230620	ANGEL A RODRIGUEZ	14536 NW 88 AVE	MIAMI, FL	33018
3220210231480	MERCEDES GONZALEZ	14421 NW 87 CT	HIALEAH, FL	33018
3220210231140	LAZARO RENE SAINZ DE LA TORRE	14423 NW 87 PL	MIAMI, FL	33018
3220210231220	MARINO A ROSARIO	14533 NW 87 PL	MIAMI, FL	33018
3220210230840	IVONNE FERNANDEZ	14534 NW 87 AVE	MIAMI, FL	33016
3220210230950	CORALIA CASTRO	14335 NW 88 AVE	HIALEAH, FL	33018-8033
3220210280030	JUAN C SOSA	14537 NW 88 CT	HIALEAH, FL	33018
3220210230910	JORGE LUIS RODRIGUEZ	14425 NW 87 PL	MIAMI, FL	33018

3220210230900	OSCAR R GOMEZ &W CARMEN PERDOMO	14434 NW 87 PL	MIAMI LAKES, FL	33018
3220210231120	ROSA A ROSAS	14363 NW 87 PL	MIAMI, FL	33018
3220210231490	FATIMA ORTEGA	14431 NW 87 CT	HIALEAH, FL	33018
3220210230880	GEORGE L SEDENO	14454 NW 87 PL	HIALEAH, FL	33018
3220210231500	SERENITY POINT HOMEOWNERS INC	14442 NW 87 CT	MIAMI LAKES, FL	33018
3220210260370	JOSE A SOTO &W ANA M	8824 NW 146 LN	MIAMI, FL	33018
3220210230790	RENE CARRILLO &W MARIA F &	14457 NW 88 CT	HIALEAH, FL	33018-8028
3220210230430	ENRIQUE J MARTINEZ &W CANDELARIA	14438 NW 88 CT	HIALEAH, FL	33018
3220220120060	RONALD S IRWIN LE (JTRS)	14550 GLENCAIRN RD	MIAMI LAKES, FL	33016
3220210231150	TANIA MARTINEZ	1250 W 33 ST	HIALEAH, FL	33012
3220210230850	YELINA DIAZ	14524 NW 87 PL	MIAMI, FL	33018
3220210230150	GIOVANNI ACOCELLA TRS	8773 NW 145 TER	MIAMI LAKES, FL	33018



Town of Miami Lakes Memorandum

To: Planning and Zoning Board

From: Brandon Schaad, Director of Planning

Subject: VARH2016-0015

Date: August 16, 2016

Recommendation:

See attached Staff Analysis.

Background:

See attached Staff Analysis.

Attachments:

[Exhibit 1: Proposed Location of Temporary Signs](#)

[Exhibit 2: Temporary "Billboard" Type Signs](#)

[Exhibit 3: Temporary Directional Signs](#)

[Exhibit 4: Temporary "Dibond" Fence Sign](#)

[Exhibit 5: Proposed Entry Feature Signs](#)

[Exhibit 6: Site Plan Approved by Town Council](#)

[Exhibit 7: Backup Materials](#)

[Staff Analysis & Recommendation](#)



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Planning and Zoning Board

From: Brandon R. Schaad, AICP, LEED AP
Director of Planning

Subject: **HEARING NUMBER:** VARH2016-0015
APPLICANT: Lennar Homes, LLC
FOLIO: 32-2016-000-0020 (portion of)
LOCATION: North side of NW 154th Street, between NW 87th Avenue and I-75 Ext.
Miami Lakes, Florida
ZONING DISTRICT: RM-13 –Low Density Residential District
FUTURE LAND USE: Low Density Residential (LD)

Date: August 16, 2016

REQUEST(S)

In accordance with the Town of Miami Lakes Land Development Code (the “Code”), Lennar Homes, LLC (the “Applicant”) is requesting the following:

1. A variance from Subsection 13-1903(p) to allow eight (8) temporary signs where the Code limits temporary signs to a maximum of three (3).
2. A variance from Subsection 13-1903(p) to allow five (5) 128 square foot temporary signs and one 2,400 square foot temporary sign where the Code limits temporary signs to a maximum of 40 square feet each and a cumulative total of 120 square feet.
3. ~~A variance from Subsection 13-1903(p) to allow five (5) signs to be 16 feet high, where the Code allows temporary signs to be 15 feet high.~~ **WITHDRAWN**
4. A variance from Subsection 13-1903(p) to allow the temporary signs to be erected for the duration of the marketing of the property where the Code states that signs shall not be posted for more than ninety (90) days.
5. A variance from Subsection 13-1904(2)(b)1 to allow three (3) permanent standing signs where the Code limits the site to no more than two (2) permanent standing signs.
6. A variance from Subsection 13-1904(2)(b)1 to allow two (2) permanent standing signs of 660 square feet each, and one (1) permanent standing sign of 304.2 square feet, where the Code limits permanent standing signs to a maximum of 40 square feet.
7. A variance from Subsection 13-1904(2)(b)1 to allow two (2) permanent standing signs to be spaced less than the 100 feet apart required by the Code.

8. A variance from Subsection 13-1904(2)(b)2 to allow two (2) permanent standing signs twelve (12) feet high and one permanent standing sign ten (10) feet high where the Code limits standing signs to a maximum of six (6) feet high.

Background

Zoning District of Property: **RM-13, Low Density Residential District**

Future Land Use Designation: **Low Density Residential (LD)**

Subject Property:

The subject property is a portion of a larger parcel situated at the northwest corner of NW 87th Avenue and NW 154th Street. Except for right-of-way dedications that have been made, that larger parcel is quarter of a land section. The subject property includes all of that larger parcel, except for a site directly at the aforementioned intersection, which is zoned BU-1A and is not subject to this application. The subject site, zoned RM-13, is 142.67 acres, and includes existing agricultural uses, specifically cattle grazing. The subject site is also characterized by a large, oddly shaped artificial lake, which both provides opportunities for waterfront properties, but also significantly constrains design options. The site is bounded by Interstate 75 on the west. To the east, across NW 87th Avenue, is a vacant parcel that includes the environmentally significant Madden's Hammock, as well as significant archeological remains of Native Americans, and the Dunnhill Isle and Dunnhill Cove plats, which are single-family subdivisions but are, as yet, unbuilt. To the north and south of the site are single family residential uses.

Surrounding Property:

	Land Use Designation	Zoning District
North:	Low Density Residential (LD)	Single-Family Residential District (RU-1)
South:	Low Density Residential (LD)	Single-Family Residential District (RU-1) and Zero Lot Line Single Family Residential District (RU-1Z)
East:	Low-Density Residential (LD) and Parks and Recreation (PR)	Single-Family Residential District (RU-1) and Agricultural (AU)
Southeast:	Business and Office (BO)	Limited Business District (BU-1A)
West (across I-75):	City of Hialeah	City of Hialeah

Subject Property Location Map:



A. Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

Open Building Permits: There are several open building permits associated with the subject property:

- Permit B2006-1448, for installation of a chain link fence was renewed and given final approval under Permit BLR2015-3008
- Permit BLC2016-0511, Construction of drainage system and private roadways for residential single-family and townhome development with a status of “on review”
- Permits PLC2016-0538 and PLC2016-0510 for Phases 1 and 2 of installation of a new water and sewer system with a status that the “plans have been picked up”

- BLC2016-1373, a new temporary trailer for a home sales site only with a status of “on review”
- WKC2016-1882, Public Works for installation of water mains with a status of “ready”

Open Code Compliance Violations: There are currently three open Code Compliance Violations associated with this property:

- C2016-0734, work without a permit for a sales trailer on-site
- C2016-0735, work without a permit for large sales signs posted on the site
- C2016-0864, a noise violation for construction work before 7:00 A.M.

Zoning History: The following is the known zoning history of the subject property: in 1978, Miami-Dade County, through resolution 4-ZAB-184-78 approved an unusual use to allow a rock crushing and concrete batching plant for an approved lake excavation. The conditions of approval of that 1978 resolution were modified in 1983 via resolution 4-ZAB-122-83.

In 2002, the Town Council approved Ordinance 02-25, a Comprehensive Plan amendment to reconfigure the portions of the property designated for Low Density Residential and for Business and Office, to their current configurations.

Also in 2002, the Town Council approved Ordinance 02-26, which rezoned the subject property from AU to RU-3M (now called RM-13), and rezoned the remaining portion of the parent parcel to BU-1A. This Ordinance also approved site plans for both the residential and commercial portions of the property, which are still in effect today, and approved a Declaration of Restrictions (recorded in Official Records Book 20812, Page 4767) setting forth a number of limitations on development and use of the property. In 2003, the Declaration of Restrictions was modified, as included in ORB 21338 PG 0639.

In 2011, the Town Council passed Resolution 11-883, which approved a development agreement for the entire parcel, which provided conditional parks and transportation concurrency. Concurrently, the Council passed Resolution 11-884, which amended the original Declaration of Restrictions to reflect the terms of the development agreement. This amendment is recorded in Official Records Book 27929, Page 1276.

In 2015, the Town Council approved Resolution 15-1334, approving an “alternate” site plan for the property, which includes 256 single family homes and 226 townhomes (482 residential units total) and recreational amenities in a gated community, approves a number of variances related to front and rear setbacks on some single family properties, reduction of required private patio area on townhouse properties, reduction of required common open space and reduction in required width of rights-of-way. The same Resolution also approved the Second Modification to the Declaration of Restrictions (ORB 30017 PG 3351) to allow for use of the approved alternate site plan.

On May 12, 2016, the Town issued a Final Development Order for an administrative site plan (ASPR2016-0003) approving a site plan for the property with greater detail to implement that site plan approved by the Town Council in Resolution 15-1334. On June 10, 2016, Lennar Homes, LLC submitted an administrative site plan application (ASPR2016-0009) with detailed plans for recreational amenities and common area landscaping, as well as detailed site plans for the various home models. This site plan application is currently under review.

SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The Applicant is requesting several variances for the installation of both temporary and permanent signs. Specifically regarding temporary signs, the proposal would allow:

- Eight temporary signs, rather than the maximum of three allowed by the Code. Five of these would be “billboard” type signs, as depicted in the photo in Exhibit 2. Two signs would be eight feet tall by four feet wide directional signs flanking a temporary entrance on 87th Avenue (depicted in Exhibit 3). The remaining sign would be a 400 feet long by six feet high (2,400 square feet total) sign attached the fence along 87th Avenue (depicted in Exhibit 4).
- The five “billboard” type signs would be 16 feet tall, rather than the 15 feet tall allowed by the Code. ***THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT***
- The total square footage of temporary signage would be 3,104, as opposed to the cumulative total of 120 square feet allowed by the Code.
- The temporary signs would be allowed to remain “for the duration of the marketing of the property,” whereas the Code allows for temporary signs for a maximum of 90 days.

Exhibit 1 shows the proposed location of the temporary signs.

The Applicant is also requesting variances to allow for the placement of three “entry feature” signs, including two at the NW 154th Street entrance and one at the NW 87th Avenue (drawings of the proposed entry feature signage is in Exhibit 5). Variances required to allow these entry features are as follows:

- Allowing three permanent standing signs, where the Code limits standing signs to a maximum of two.
- Allowing two of the entry features to be 660 square feet each, and the third to be 304.2 square feet, where the Code limits standing signs to a maximum of 40 square feet.
- Allowing two of the entry features to be 12 feet high, and the other to be ten feet high, where the Code limits standing signs to a maximum of six feet high.
- Allowing the two entry features on NW 154th Street to be closer than 100 feet to each other.

Variance Criteria

Subsection 13-305(f)1 of the Town LDC allows the Town Council or Planning and Zoning Board to approve variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members present. In order to authorize any variance on the basis of practical difficulty, the Council members or Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

	PRACTICAL DIFFICULTY VARIANCE FACTORS
	FACTOR
a.	<p>Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;</p> <p><i>Analysis: The Town has not received any written support regarding these requests.</i></p> <p><u>This criterion is not met.</u></p>
b.	<p>Whether the Variance would be compatible with development patterns in the Town;</p> <p><i>Analysis: Regarding temporary signs, their impact on “development patterns” is relatively small due to their temporary nature. However, while they are in place there is an effect. To minimize this impact, Staff is recommending controls on the duration of the temporary signage, requiring that the height limit on the billboard type signage be respected in those locations that have greater impact on community character (those facing NW 87th Avenue and NW 154th Street), requiring that the sign covering the fence around the property extend along all areas with frontage on NW 87th Avenue and NW 154th Street, and not allowing the proposed billboard type sign on NW 87th Avenue that is near to the residents north of the subject property.</i></p> <p><i>The permanent entrance feature signs as proposed by the Applicant are not compatible with development patterns in the Town. What is proposed by the Applicant is very large, which is out of character for Miami Lakes. Generally, residential neighborhoods in Miami Lakes, while there may be some indication of the neighborhood name, have avoided overt displays of “separateness,” which contributes to a sense of being part of the larger community of Miami Lakes. The scale of the entrance feature signs proposed the Applicant would seriously degrade that sense in the case of this development, and thus diminish that sense in the Town overall. Given the scale of the project, somewhat larger entrance feature signs than what is provided for in the Code (40 square feet, maximum height of six feet) is justified. However, as discussed above, the entrance feature signs proposed by the Applicant are far beyond what is in character for Miami Lakes. Instead, Staff is recommending the same size entrance features that Town uses at its gateways which, while certainly larger than otherwise allowed by the Code for this property, maintains a reasonable balance considering the size of the development and</i></p>

	<p><i>making that development truly a part of, rather than separated from, the remainder of Miami Lakes. Specifically, Staff is recommending modifications of the requested variances that would allow one entrance feature sign at each entrance to the development (rather than two as requested), to be placed in the median of the entrance, and which may be up to the same dimensions as the Town's entrance features at its gateways (12 feet high by five feet wide).</i></p> <p><u>This criterion is not met for Requests #5 and #7. This criterion is met for Requests #1, #2, #3, #4, #6 and #8 only if modified as recommended by Staff.</u></p>
c.	<p>The essential character of the neighborhood would be preserved;</p> <p><i>Analysis: The essential character of the "neighborhood" in this case is the Dunnwoody development, and that character is being shaped now, and thus cannot be preserved at this point. Therefore, the requested variances are not inconsistent with this criterion.</i></p> <p><u>This criterion is met.</u></p>
d.	<p>The Variance can be approved without causing substantial detriment to adjoining properties;</p> <p><i>Analysis: The proposed variances can be approved without causing substantial detriment to adjoining properties, with the exception that the request for the billboard type temporary sign in the proposed northerly location along NW 87th Avenue would cause substantial detriment to the properties immediately to the north.</i></p> <p><u>This criterion is met, except with regard to the northerly proposed billboard type sign along NW 87th Avenue. If Staff's recommendation to disallow that sign (part of Request #1) is adopted, this criterion is met for all requests.</u></p>
e.	<p>The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;</p> <p><i>Analysis: The large size of this property and development project are unusual in Miami Lakes, and allowing more temporary signage than otherwise allowed by the Code is justified in this case, if adopted with the modifications and conditions as recommended by Staff. The proposed location of two of the billboard type temporary signs along I-75 – and not otherwise highly visible in the community – justifies allowing greater height for these signs than otherwise allowed.</i></p> <p><i>With respect to the proposed entrance feature (permanent) signs, what is proposed by the Applicant is very large, which is out of character for Miami Lakes, and would not do justice to other property owners because they would create a sense of separateness of this development from the remainder of Miami Lakes, degrading the sense of community and thereby diminishing the Town's uniqueness as compared to other similarly situated communities in South Florida. Instead, Staff is recommending modifications of the requested variances that would allow one entrance feature sign at each entrance to the development (rather than two as requested), to be placed in the median of the entrance, and which may be up to the</i></p>

	<p><i>same dimensions as the Town's entrance features at its gateways (12 feet high by five feet wide). Given this consistency with the Town's entrance features, and given that the locations of these signs would be separated from the nearest existing residences the right-of-way of NW 154th Street, in one case, and both NW 87th Avenue and the vacant property to the east that is approximately one quarter mile across, this scale would not have negative impacts on those property owners.</i></p> <p><u>This criterion is not met for Requests #5 and #7. This criterion is met for Requests #1, #2, #3, #4, #6 and #8 only if modified as recommended by Staff.</u></p>
f.	<p>The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and</p> <p><i>Analysis: The large size of the development project, which is both unusual in Miami Lakes and not particularly well provided-for in the Sign Code, along with its long frontage on I-75, are unique circumstances making Requests #1 through #4 consistent with this criterion only if modified as recommended by Staff.</i></p> <p><i>Given the scale of the project, somewhat larger entrance feature signs than what is provided for in the Code (40 square feet, maximum height of six feet) is justified. However, as discussed above, the entrance feature signs proposed by the Applicant are far beyond what is in character for Miami Lakes. Instead, Staff is recommending the same size entrance features that Town uses at its gateways which, while certainly larger than otherwise allowed by the Code for this property, maintains a reasonable balance considering the size of the development and making that a development truly a part of, rather than separated from, the remainder of Miami Lakes.</i></p> <p><u>This criterion is not met for Requests #5 and #7. This criterion is met for Requests #1, #2, #3, #4, #6 and #8 only if modified as recommended by Staff.</u></p>
g.	<p>The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.</p> <p><i>Analysis: The special conditions and circumstances described in 'f.' above have not appreciably changed since the Applicant purchased the property, and thus are not due to actions beyond the control of the Applicant.</i></p> <p><u>This criterion is not met.</u></p>

RECOMMENDATION

The subject application requests variances for allowed number, size, height and duration temporary signs for the purpose of marketing homes planned for the development on the subject property, and variances for number, spacing, size and height of three proposed entrance feature signs to the development.

Staff's recommendation would allow only one "billboard" type sign on NW 87th Avenue, rather than the two requested, thus bringing the number of allowed temporary signs to seven rather than the eight requested. Staff finds that the second billboard sign on NW 87th Avenue is unnecessary, as travelers on NW 87th Avenue would see the other in any case, and so recommends that in order to minimize visual impact to residential properties to the north of the subject site only the one proposed in the southerly location be allowed along NW 87th Avenue. The recommendation would also allow the proposed 16 foot height of the two billboard type signs along I-75, as additional height is warranted for visibility along the highway, but would require that the remaining billboard signs comply with the 15 foot height limitation. Regarding the proposed sign to be placed along 400 feet of the fence along NW 87th Avenue, given the long duration that the temporary signage will remain in place and the impact on community aesthetics, Staff recommends that such fencing must be installed along the property's entire frontage of NW 87th Avenue and NW 154th Street. Given the property's large size and the relatively minor effect of the billboard signs on residences (considering their placement and assuming Staff's recommendation to eliminate the northerly billboard sign on NW 87th Avenue is adopted), Staff recommends approval of the requested variances of temporary signage size limitations. Finally, as to duration of the temporary signage, it is unacceptable to have the duration open-ended as proposed, as factors outside the control of the Town (and in some cases the Applicant) could result in the signage remaining for such a duration that it is essentially permanent. Instead, Staff recommends that the temporary signage may remain for 12 months after issuance of the first certificate of occupancy (CO) for a residential unit, or 24 months after approval of the subject variance request (whichever occurs first), but the Administrative Official should be empowered to grant unlimited six month extensions so long as the Applicant demonstrates that it has been working diligently both to complete the development project and to complete sales of all units.

The Applicant has proposed a total of three entry feature signs (see Exhibit 5). Two of these would be on either side of the main entrance from NW 154th Street, and would be 12 feet high and 55 feet wide. The other would be within the median at the secondary entrance from NW 87th Avenue, and would be ten feet high and 30 feet, five inches wide. These proposals are inconsistent with the character of Miami Lakes, and if allowed would create a sense of separateness from the rest of the Town that is not just inconsistent with the Town's character, but antithetical to its essence. Such large and imposing entrance features are common in suburban communities elsewhere, but not in Miami Lakes, and would go far in blemishing the uniqueness of the Town and promote an unfortunate "blending" of the Town into the landscape that surrounds it. Thus, Staff cannot support the entry feature signs as proposed. Instead, Staff recommends that entry feature signs be limited to one per entrance (two total) and, to ensure appropriate scale, allow such entry feature signs to the development to be the same size as the entry features at gateways into the Town, which are 12 feet high and five feet wide.

Therefore, based on the above analysis and other factors contained in this report, Staff recommends (recommended modifications shown in underline/~~strikethrough~~ format:

Request #1: Approval with a modification and conditions

Recommended modified variance: A variance from Subsection 13-1903(p) to allow seven (7) eight (8) temporary signs where the Code limits temporary signs to a maximum of three (3).

Request #2: Approval with a modification and conditions

Recommended modified variance: A variance from Subsection 13-1903(p) to allow four (4) five (5) 128 square foot temporary signs and one 2,400 square foot temporary sign to be placed on the fence along the property's entire frontage of NW 154th Street and NW 87th Avenue where the Code limits temporary signs to a maximum of 40 square feet each and a cumulative total of 120 square feet.

Request #3: REQUEST WITHDRAWN BY THE APPLICANT

Request #4: Approval with a modification and conditions

Recommended modified variance: A variance from Subsection 13-1903(p) to allow the temporary signs to be erected beginning with approval of this variance request and remaining until 12 months after issuance of the first certificate of occupancy (CO) a residential unit, or 24 months after approval of this variance request, whichever occurs earlier, with extensions allowed as provided in the conditions, ~~for the duration of the marketing of the property~~ where the Code states that signs shall not be posted for more than ninety (90) days.

Request #5: Denial

Request #6: Approval with a modification and conditions

Recommended modified variance: A variance from Subsection 13-1904(2)(b)1 to allow two (2) permanent standing signs of 60 660 square feet each, ~~and one (1) permanent standing sign of 304.2 square feet,~~ where the Code limits permanent standing signs to a maximum of 40 square feet.

Request #7: Denial

Request #8: Approval with a modification and conditions

Recommended modified variance: A variance from Subsection 13-1904(2)(b)2 to allow two (2) permanent standing signs twelve (12) feet high ~~and one permanent standing sign ten (10) feet high~~ where the Code limits standing signs to a maximum of six (6) feet high.

CONDITIONS

1. The location of temporary signs shall be consistent with the drawing in Exhibit 1, except that the northern "billboard" type sign along NW 87th Avenue shall not be allowed, and the sign along the fence shall extend along the property's entire frontage of both NW 87th Avenue and NW 154th Street.
2. The appearance of the temporary signs shall be consistent with the pictures and graphical depictions in Exhibit 2 (in the case of "billboard" type signs), Exhibit 3 (in the case of the

directional signs flanking the temporary entrance from NW 87th Avenue) and Exhibit 4 (in the case of the sign along the fence and per Condition #3 below).

3. The "Dibond" sign to be attached to the perimeter fence, as depicted in Exhibit 4, shall extend along the subject property's entire frontage of NW 87th Avenue and NW 154th Street.
4. The Administrative Official is authorized to grant unlimited extensions of six months each for the presence of the temporary signs authorized by this variance, upon the Applicant demonstrating that the Applicant is working diligently both to complete the development project and to complete the sale of all residential units in the development.
5. Permanent entrance feature signage shall include only one such entrance feature sign per entrance to the development, and such entrance feature signs shall be located in the median of each vehicular entrance and shall be limited to a size of no more than 12 feet in height and five feet in width. Said entrance feature signage shall be approved by the Town through the administrative site plan approval process.
6. Any existing temporary signage that does not conform to this variance approval shall be removed from the subject property no more than 14 calendar days after approval of any variance request approved herein, and any permits that may be needed for such removal shall be obtained, or said variance approval shall be null and void.
7. The Applicant shall obtain any required permits for installation of any signage as approved herein. Where any Town of Miami Lakes permit is required for any work approved herein, said permit shall be obtained within 12 months of the date of approval of any such variance request.
8. The hours of construction and associated noise shall comply with the Town of Miami Lakes Noise Ordinance No. 04-50.

PASCUAL PEREZ KLUIJDJIAN & ASSOCIATES
ARCHITECTS • PLANNERS
LICENSE # 36001937
EDUARDO PEREZ, AIA
LICENSE # 360134
PASCUAL PEREZ, AIA
LICENSE # 360134
PETER KLUIJDJIAN, B.A.
LICENSE # 360165
AT THE BEACON CENTER
1300 NW 84TH AVENUE
DOWAL, FLORIDA 33106
TELEPHONE : (305) 593-1043
FACSIMILE : (305) 593-6865
<http://www.pwpacl.com>
A MEMBER OF THE P.W. PEREZ ARCHITECTURAL GROUP
P.W. PEREZ ARCHITECTURAL GROUP, INC. is a multi-disciplinary architectural firm with offices in Miami, Fort Lauderdale, and Orlando, Florida. The firm has been in business since 1978 and has completed over 100 projects in Florida and throughout the United States. The firm's services include architectural design, interior design, landscape architecture, and construction management. The firm's clients include private individuals, corporations, and government agencies. The firm's motto is "Designing the Future".

OWNED:
LENNAR HOMES
730 NW 127TH AVENUE
SUITE #300
MIAMI, FLORIDA 33172
PHONE 305.539.1957

PARCEL A - DUNNWOODY LAKE
SITE PLAN
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA

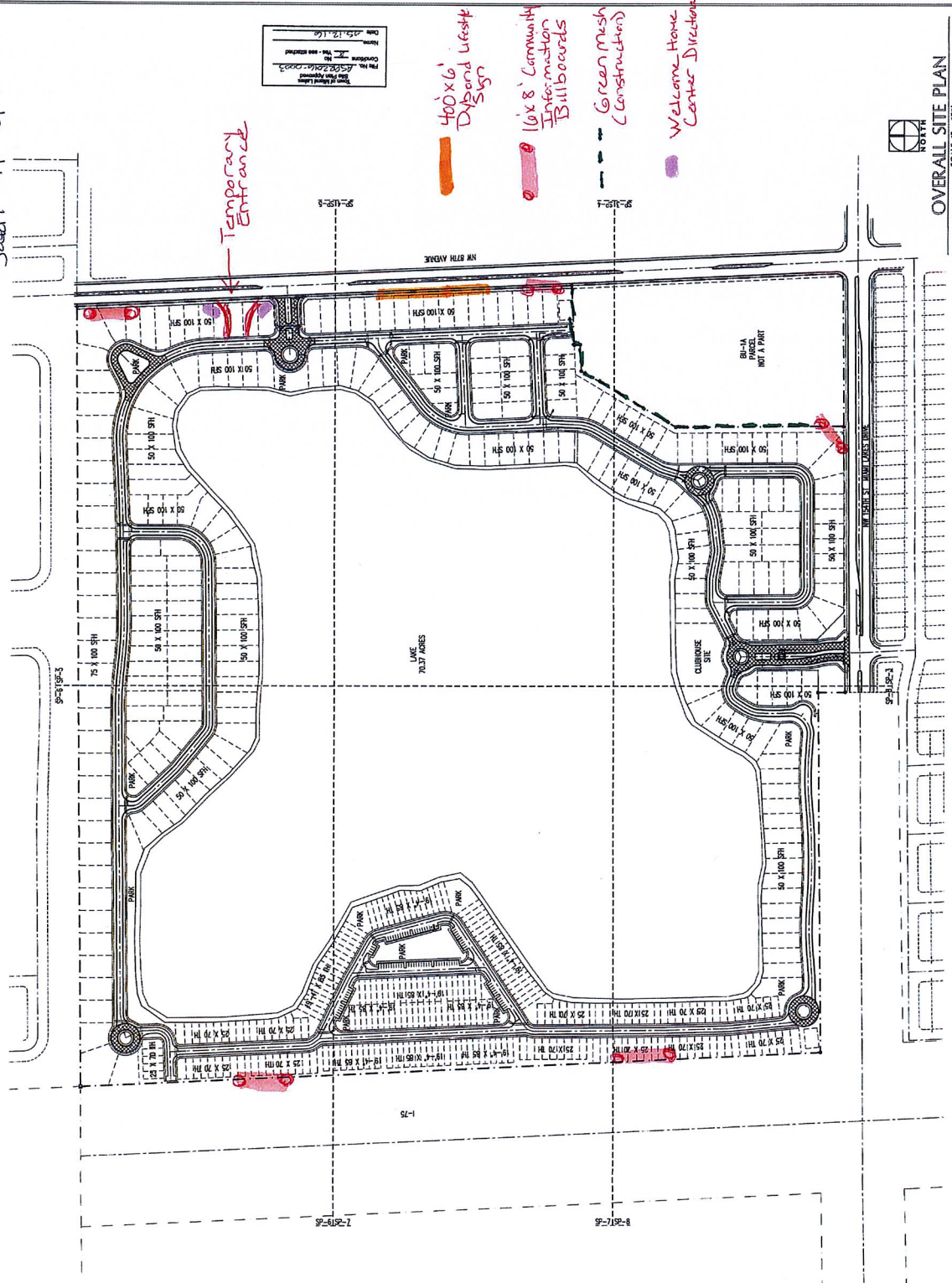


OVERALL SITE PLAN	
DATE :	2015-12-15
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PK
JOB NO. :	

SHEET NO. : _____

SP-2

OVERALL SITE PLAN
NORTH
SCALE 1" = 150'







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Welcome Home Center Directional Sign at Temporary Entrance, 8' tall x 4' wide



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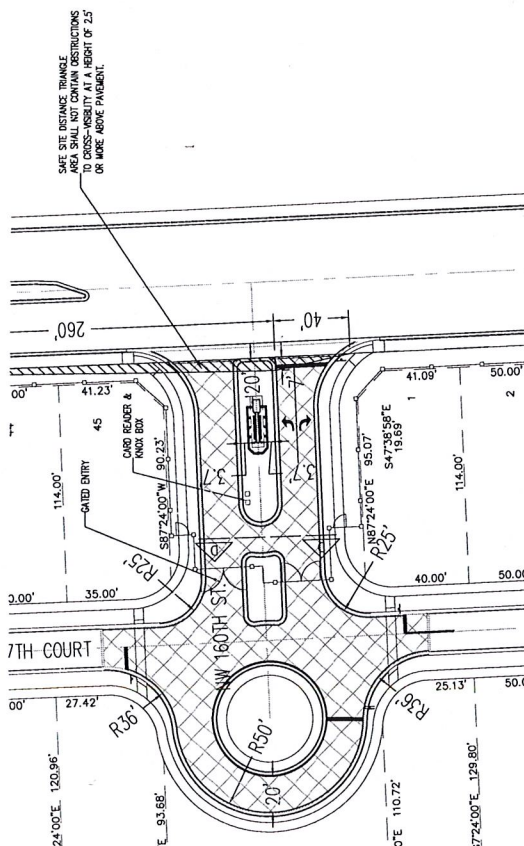
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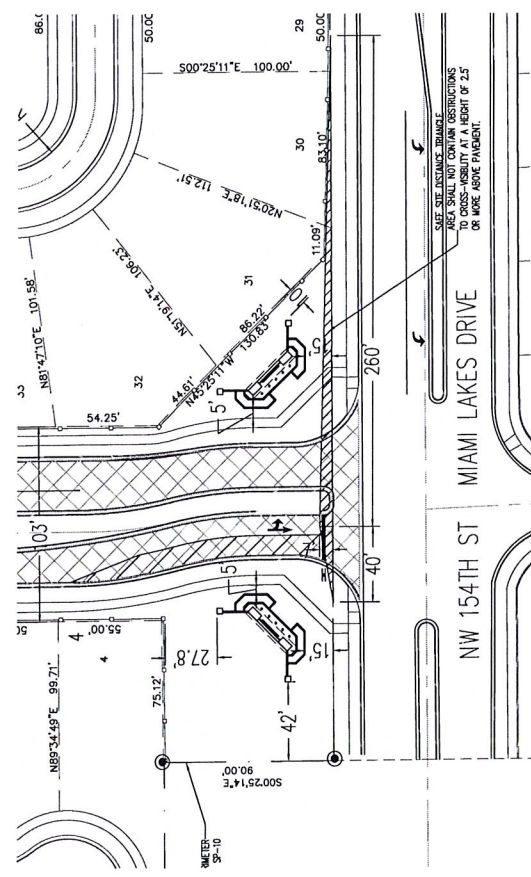
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INSPIRED WATERFRONT LIVING

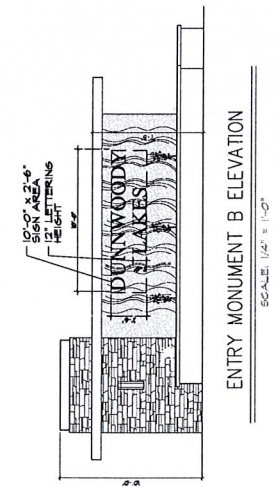
ENTRY MONUMENT



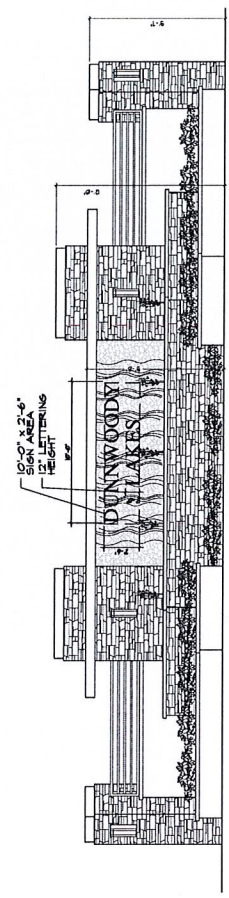
ENTRY MONUMENT B SITE PLAN
SCALE: 1/4" = 1'-0"



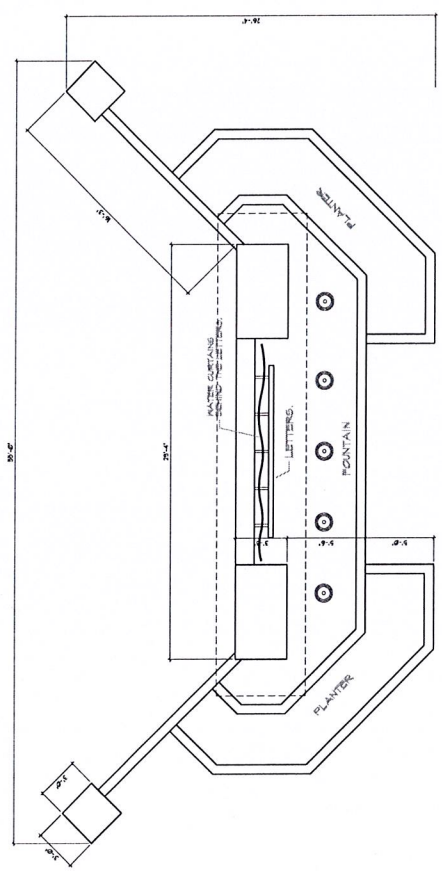
ENTRY MONUMENT A SITE PLAN
SCALE: 1/4" = 1'-0"



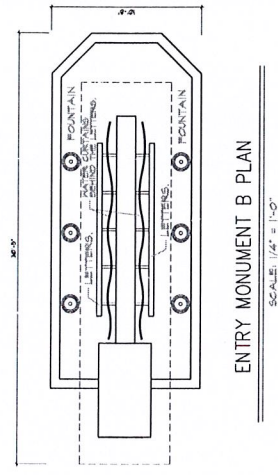
ENTRY MONUMENT B ELEVATION
SCALE: 1/4" = 1'-0"



ENTRY MONUMENT A ELEVATION
SCALE: 1/4" = 1'-0"



ENTRY MONUMENT A PLAN
SCALE: 1/4" = 1'-0"



ENTRY MONUMENT B PLAN
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KLUDDIAN & ASSOCIATES
ARCHITECTS, PLANNERS
1000 NW 84th AVENUE
SUITE 100
MIAMI, FL 33150
TEL: 305.592.4665
FAX: 305.592.4666
WWW.PKAD.COM

TOWN OF MIAMI LAKES, FLORIDA
SITING PLAN
FOR THE ENTRY MONUMENT
SCALE: 1/4" = 1'-0"

PARCEL A - DUNNWOODY LAKE
SITING PLAN
FOR THE ENTRY MONUMENT
SCALE: 1/4" = 1'-0"

ENTRY FEATURES
MONUMENT WALLS
DATE: 2014-09-29
SCALE: AS SHOWN
DRAWN: AS
CHECKED: PK
FOR NO.:

EF-1
SHEET NO.:

APPROVED SITE DATA

SITE PLAN DATA				
75' x 100' LOTS	TOTAL AREA	531,480 SF	12.20 AC.	100%
	EXTERIOR ROADS R/W	2,554 SF	0.06 AC.	0.5%
	INTERIOR ROADS R/W	60,063 SF	1.84 AC.	15.1%
	LAKE AREA	133,399 SF	3.06 AC.	25.1%
	PARK AREA	22,647 SF	0.52 AC.	4.3%
	LOT AREA	292,817 SF	6.72 AC.	55.1%
	MAX. BLDG. HEIGHT	(2 STORIES)	35.00 FT.	
50' BY 100' LOTS	TOTAL AREA	2,848,171 SF	80.75 AC.	100%
	EXTERIOR ROADS R/W	83,727 SF	1.92 AC.	3%
	INTERIOR ROADS R/W	350,686 SF	8.05 AC.	13%
	LAKE AREA	1,224,978 SF	28.12 AC.	48%
	PARK AREA	39,085 SF	0.90 AC.	1%
	LANDSCAPE BUFFER	20,876 SF	0.48 AC.	1%
	TOTAL PARK & BUFFER	59,961 SF	1.38 AC.	2%
50' X 100' LOTS	LOT AREA	928,839 SF	21.28 AC.	35%
	MAX. BLDG. HEIGHT	(2 STORIES)	35 FT.	
	TOTAL AREA	1,427,620 SF	32.77 AC.	100%
	EXTERIOR ROADS R/W	25,179 SF	0.58 AC.	2%
	INTERIOR ROADS R/W	178,168 SF	4.04 AC.	12%
	LAKE AREA	871,395 SF	15.41 AC.	47%
	PARK AREA	4,292 SF	0.10 AC.	0%
TOWNHOUSES	LOT AREA	550,586 SF	12.84 AC.	39%
	MAX. BLDG. HEIGHT	(2 STORIES)	35 FT.	
	TOTAL AREA	1,720,210 SF	39.49 AC.	
	LAKE AREA	1,003,469 SF	23.04 AC.	
	NET LAND AREA	718,741 SF	16.45 AC.	100%
	PAVEMENT AREA	188,281 SF	4.32 AC.	28%
	BUILDING AREA	165,136 SF	3.79 AC.	23%
Wc	OPEN SPACE AREA	363,244 SF	8.34 AC.	51%
	(including parks and lot lots)			
	PARKS & TOT LOTS	72,694 SF	1.67 AC.	
	NET OPEN SPACE AREA	290,555 SF	6.68 AC.	40% (30% REQ'D)
	SIDEWALKS	29,300 SF	0.67 AC.	
	LANDSCAPED AREA	280,755 SF	5.89 AC.	
	MAX. BLDG. HEIGHT	(2 STORIES)	35 LF	40' ALLOW)
BU-1A PARCEL	TOTAL AREA	476,557 SF	10.98 AC.	
	EXTERIOR ROADS R/W	64,600 SF	1.48 AC.	
	LOT AREA	413,957 SF	9.50 AC.	100%

SEE SHEET S-4 FOR SETBACK AND LOT COVERAGE TABLE

DENSITY CALCULATIONS				
TOTALS & CALCULATIONS				
TOTAL GROSS AREA	156.20 AC.			
EXT. RIGHT OF WAY	4.04 AC.			
NET AREA	152.16 AC.			
LAKE AREA	69.63 AC.			
BU-1A NET AREA	9.50 AC.			
NET NET LAND AREA	73.03 AC.			
UNITS PROPOSED				
RESIDENTIAL DENSITY CALCULATIONS				509 UNITS
GROSS DENSITY	509 U / 145.22 AC. =	3.50 U/A		
NET DENSITY	509 U / 142.66 AC. =	3.57 U/A		
(excluding ext. R/W)				
ALLOWED DENSITY				
MEDIUM DENSITY	145.22 AC. X 6 U/A	871 UNITS		

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UNIT COUNT AND PARKING			
LOT SIZE	No. OF UNITS	PARKING SPACES	
		REQUIRED	PROVIDED
75' X 100'	34 UNITS	68	68
50' X 100'	68 UNITS	136	136
50' X 100'	154 UNITS	308	308
Townhomes	253 UNITS	506	506
	1 SPACE / 4 UNITS	64	73
BU-1A	9.50 AC. NET	SEE SHEET S-5	
	509 UNITS	1082	1082

ALTERNATE PLAN
SITE DATA

75 x 100 SFH SITE DATA			
	SQFT	ACRES	%
TOTAL AREA	531480	12.20	100
EXTERIOR ROADS ROW	2554	0.06	0.48
INTERIOR ROADS ROW	60663	1.39	11.41
LAKE AREA	133399	3.06	25.10
PARK AREA	22647	0.52	4.26
LOT AREA	292817	6.72	55.09
	STORIES	FEET	
MAX BLDG. HEIGHT	2	35'	

50 x 100 SFH SITE DATA			
	SQFT	ACRES	%
TOTAL AREA	4073791	93.52	100
EXTERIOR ROADS ROW	108906	2.50	2.67
INTERIOR ROADS ROW	289144	6.64	7.10
LAKE AREA	2096373	48.13	51.46
PARK AREA	54654	1.25	1.34
LANDSCAPE BUFFER	20878	0.48	0.51
TOTAL PARK & BUFFER	75532	1.73	1.85
LOT AREA	1370679	31.47	33.65
	STORIES	FEET	
MAX BLDG. HEIGHT	2	35'	

*PARKS IN THE 50 X 100 SINGLE FAMILY HOME AREA INCLUDES A 0.90 ACRE CLUBHOUSE SITE.

TOWN HOME DATA				
	SQFT	ACRES	%	RU-TH REQUIRED/ PERMITTED
TOTAL AREA	1720210	39.49	100	
LAKE AREA	1003469	23.04	58.33	
PAVEMENT AREA	116143	2.67	6.75	
SIDEWALKS	36214	0.83	2.11	
LOT AREA	391007	8.98	22.73	
OPEN AREA	173377	3.98	10.08	
OPEN SPACE	SQFT	ACRES		
PARKS	74019	1.70		
LAKE AS OPEN SPACE	258032	5.92		50% OF 30%
SIDEWALKS	36214	0.83		
LANDSCAPE AREA	63144	1.45		
TOTAL OPEN AREA	431409	9.90	25.08	30% (11.84 ACRES)
	STORIES	FEET		
MAX BLDG. HEIGHT	2	35'		40'

BU-1A PARCEL			
	SQFT	ACRES	%
TOTAL AREA	478557	10.99	100
EXTERIOR ROADS ROW	64600	1.48	13.50
LOT AREA	413957	9.50	86.50

DENSITY CALCULATIONS				
TOTALS & CALCULATIONS				
TOTAL GROSS AREA		156.20		
EXTERIOR ROW		4.03		
NET AREA		152.17		
BU-1A NET AREA		9.50		
LAKE AREA		67.63		
NET NET LAND AREA		75.04		
UNITS PROPOSED				
	75 X 100 SFH	34		
	50 X 100 SFH	222		
	25 X 70 TH	105		
	19-4 X 85 TH	121		
RESIDENTIAL DENSITY CALCULATIONS				
GROSS DENSITY	482 U / 145.21 AC	3.16		
NET DENSITY	482 U / 142.67 AC	3.37		

PARKING			
LOT SIZE	NO. OF UNITS	REQUIRED SPACES	PROVIDED SPACES
SINGLE FAMILY HOMES	0	0	
75 X 100 SFH	34	68	68
50 X 100 SFH	222	444	444
	0	0	0
TOWN HOMES	0	0	0
25 X 70 TH	105	210	210
19-4 X 85 TH	121	242	242
1 SPACE / 4 UNITS	226	57	66
TOTAL	482	1021	1030

PARKS AND TOT LOTS COMPARISON				
	APPROVED SITE PLAN		ALTERNATE PLAN	
	SQFT	ACRES	SQFT	ACRES
SINGLE FAMILY HOMES	66024	1.52	77301	1.77
TOWN HOMES	64600	1.48	74019	1.70
TOTAL	130624	3.00	151320	3.47

*PARKS IN THE SINGLE FAMILY HOME AREA ALTERNATE PLAN INCLUDES A 0.90 ACRE CLUBHOUSE SITE.

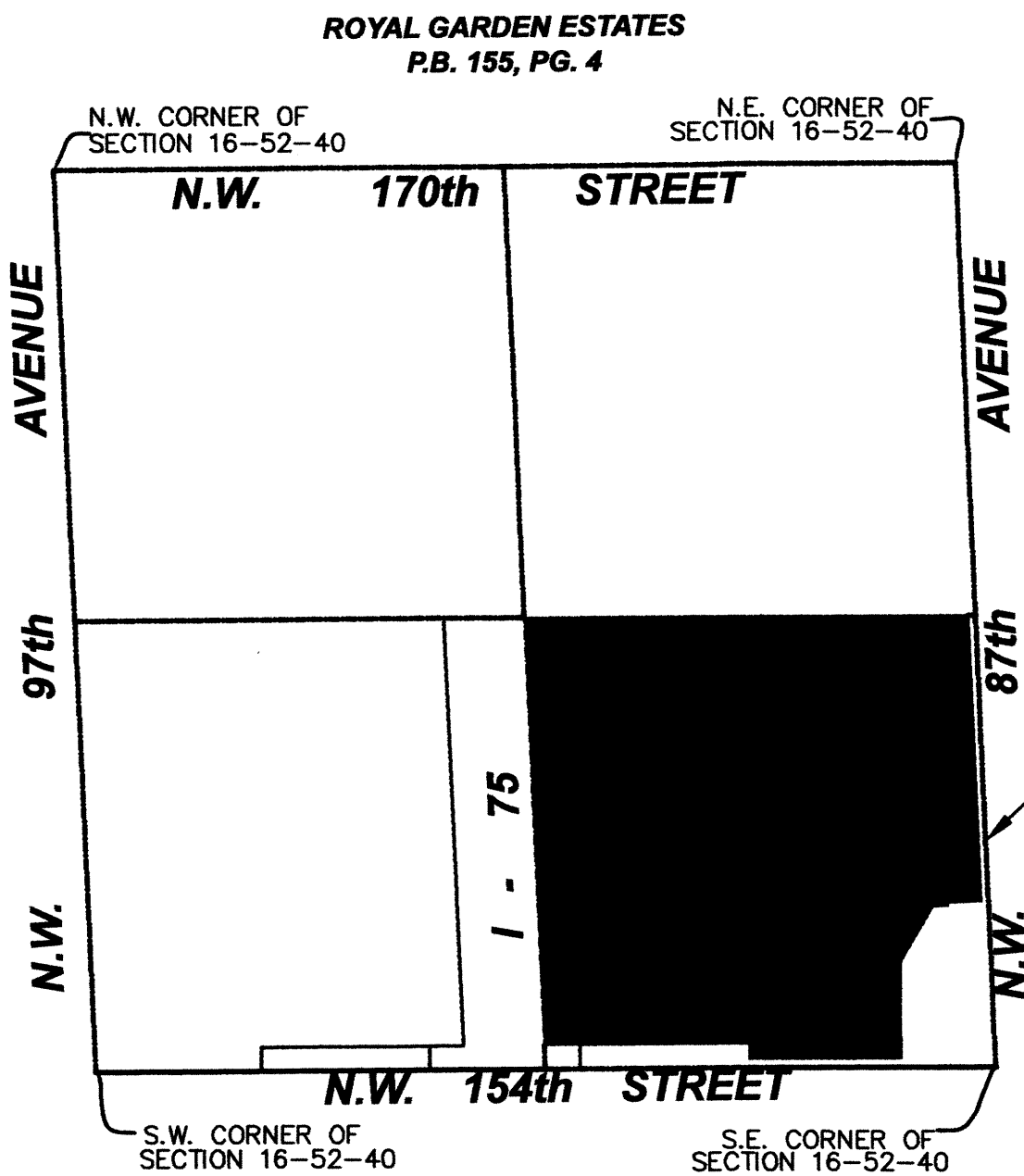
LEGAL DESCRIPTION:

DESCRIPTION OF A PORTION OF LAND BEING AND LYING IN SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST IN DADE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST;

LESS
COMMENCE AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SECTION 16, THENCE N89D34'49"E ALONG THE SOUTH LINE OF SECTION 16 OR A DISTANCE OF 1441.84 FEET TO THE POINT OF BEGINNING; THENCE N00D25'11"W OR 140.00 FEET, THENCE S89D34'49"W FOR 1203.11 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER SECTION OF 16, THENCE ALONG SAID LINE S02D37'29"E A DISTANCE OF 140.10 FEET; THENCE N89D34'49"E FOR 1197.72 FEET TO A POINT OF BEGINNING.

CONTAINING 156.20 ACRES MORE OR LESS.



LOCATION MAP
NTS

PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

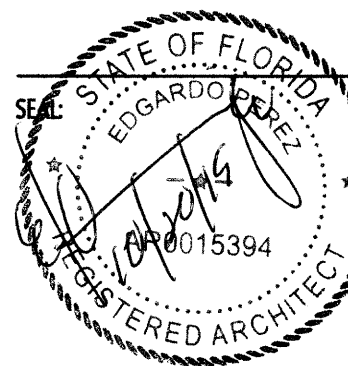
COMPILED BY PASCUAL, PEREZ, KILIDDJIAN
& ASSOCIATES, ARCHITECTS - PLANNERS
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REVISIONS:

OWNER:

LENNAR HOMES
730 NW 107TH AVENUE
SUITE #300
MIAMI, FLORIDA 33172
PHONE: 305.559.1951

PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA



SITE PLAN
SITE PLAN DATA

ALTERNATE SITE PLAN

DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AJS
CHECK BY: PK
JOB NO.:

SP-1

SHEET NO.:

RECEIVED
12.21.15

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PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
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AT THE BEACON CENTER
1300 NW 84th AVENUE
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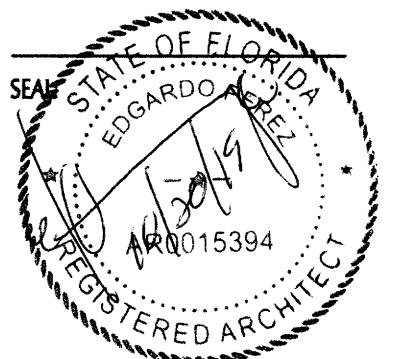
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LENNAR HOMES
730 NW 107th AVENUE
SUITE #300
MIAMI, FLORIDA 33172
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PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA



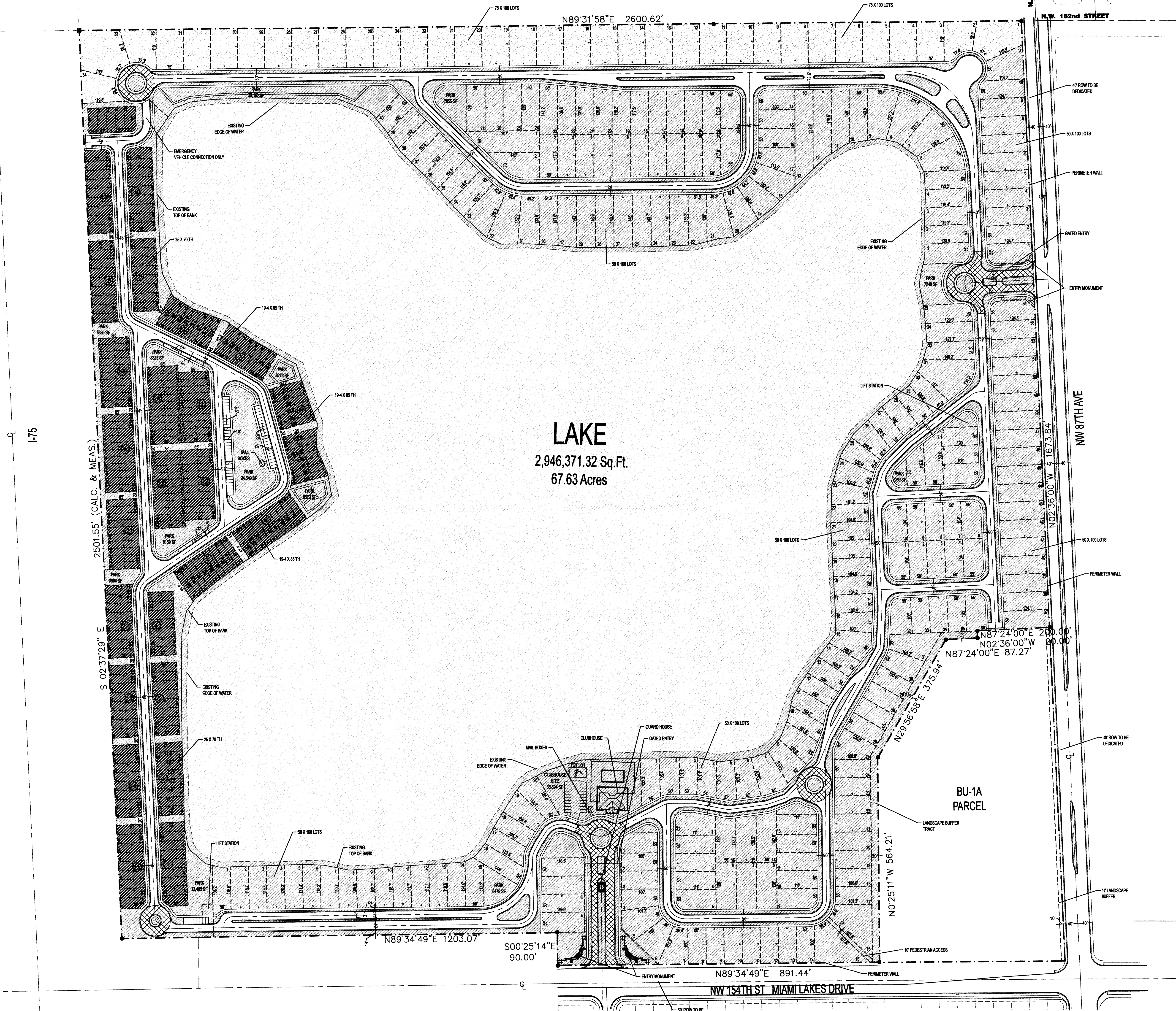
SITE PLAN
SITE PLAN

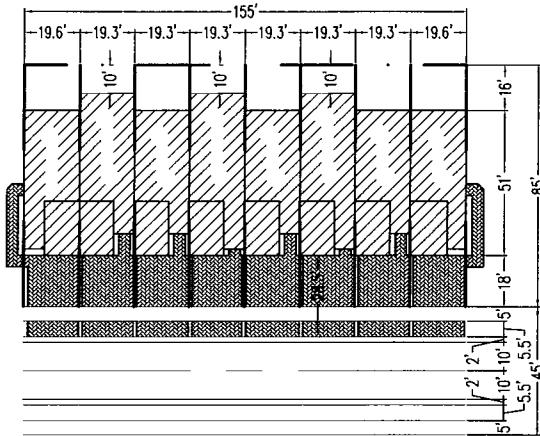
ALTERNATE SITE PLAN

DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AJS
CHECK BY: PK
JOB NO.:

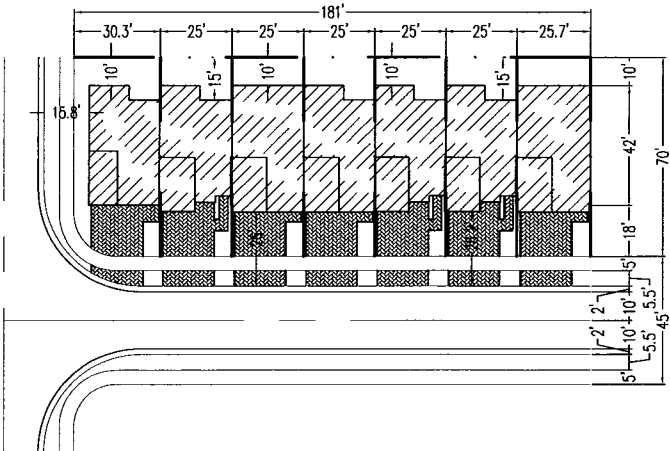
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SHEET NO.:





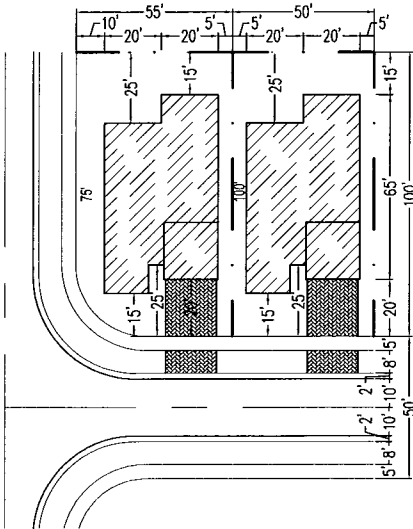
19'-4" x 85' TOWN HOME
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



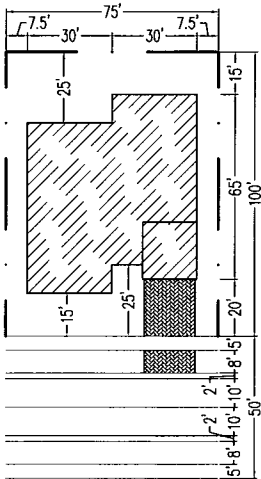
25' x 70' TOWN HOME
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'

APPROVED SETBACKS & LOT COVERAGE TABLE										
ZONING CATEGORY	SETBACKS								LOT COVERAGE	
	FRONT		REAR		SIDE		SIDE STREET			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	ALLOW	PROV.
75' X 100' LOTS	15'-25' *	15'	15'-25' **	15'	7.5'	7.5'	15'	15'	40%	40%
60' X 100' LOTS	15'-25' *	20'	15'-25' **	15'	6'	6'	10'	10'	40%	40%
50' X 100' LOTS	15'-25' *	25'	15'-25' **	15'	5'	5'	10'	10'	40%	40%
TOWNHOUSE SITE	25'	95'	25'	35'	20'	20'	25'	35'	N/A	N/A
DIST. INT. PAV.	25'	27'					15'	15'		
BETWEEN BLDGS	20'	20'								
* 15' FOR 50% OF WIDTH AND 20' AT GARAGE										
** 15' FOR 50% OF WIDTH										

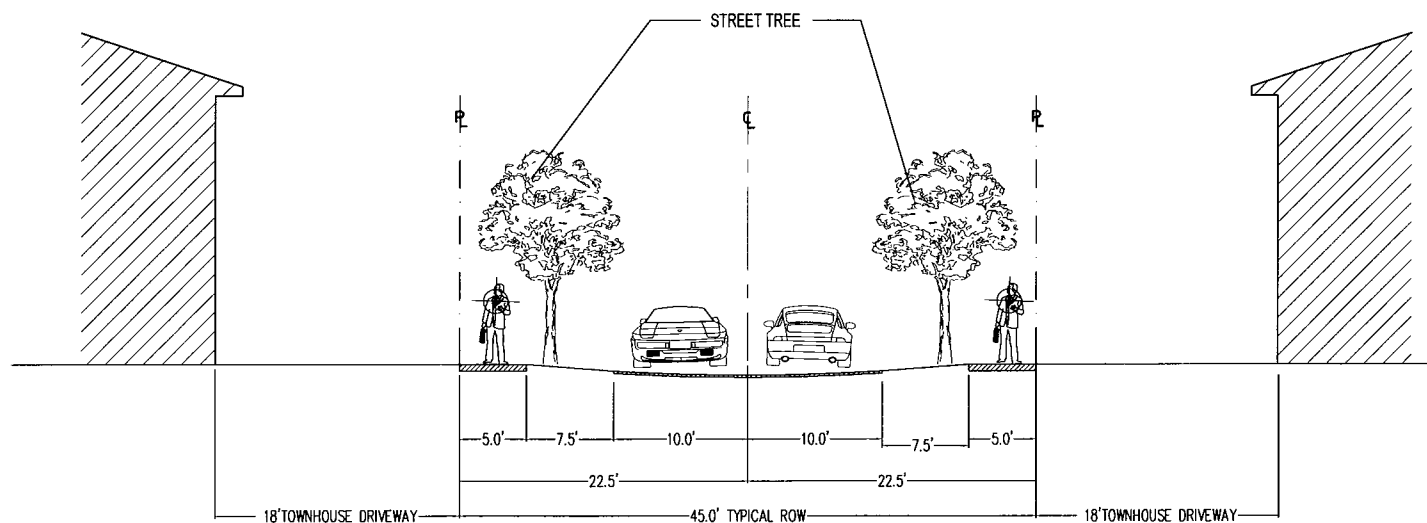
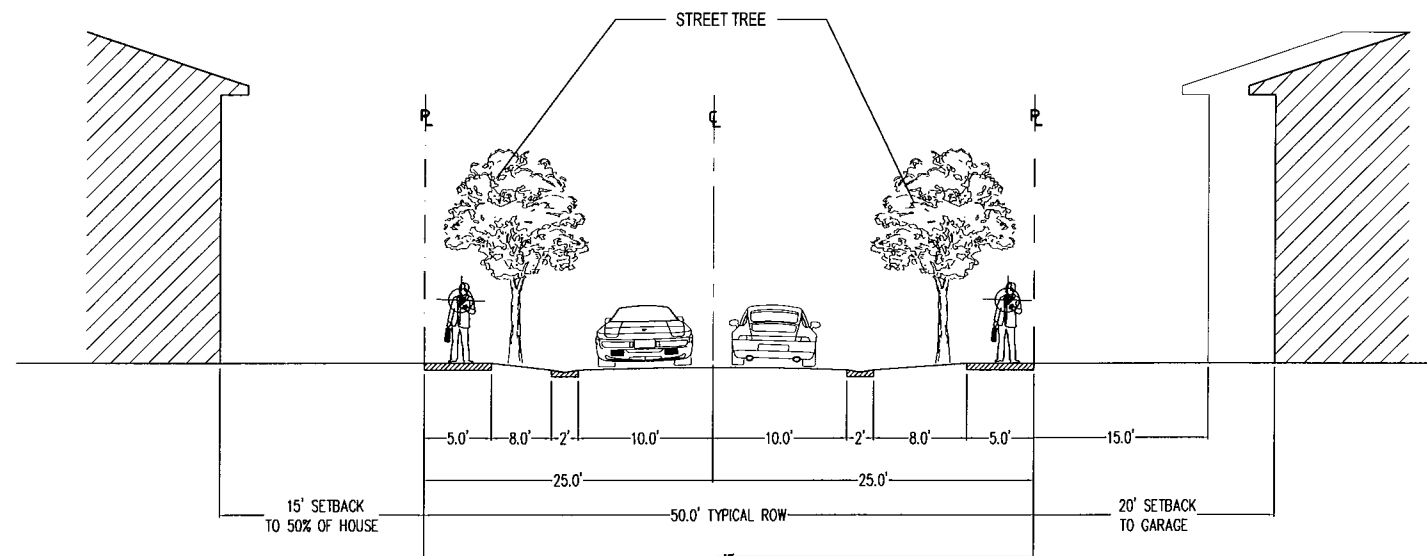
ALTERNATE PLAN SETBACKS & LOT COVERAGE TABLE										
ZONING CATEGORY	SETBACKS								LOT COVERAGE	
	FRONT		REAR		SIDE		SIDE STREET			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	ALLOW	PROV.
75' X 100' LOTS	15'-25' *	15'	15'-25' **	15'	7.5'	7.5'	15'	15'	40%	40%
50' X 100' LOTS	15'-25' *	25'	15'-25' **	15'	5'	5'	10'	10'	40%	40%
TOWN HOMES	20' ***	26'	15'	10'	0'	0'	15'	15'	N/A	N/A
BETWEEN BLDGS	20'	20'								
PRIVATE PATIO	400 SF	MIN. 200 SF								
* 15' FOR 50% OF WIDTH AND 20' AT GARAGE										
** 15' FOR 50% OF WIDTH										
*** GARAGES PROVIDED										



50' X 100'
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



75' X 100'
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'




 NORTH
STREET SECTIONS
 N.T.S.

**PASCUAL
PEREZ
KILIDDJIAN**
& ASSOCIATES
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SUITE #300
MIAMI, FLORIDA 33172
PHONE: 305.559.1951

PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN "B"
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA

SEAL:

SITE PLAN
SECTIONS

SITE PLAN 505 UNITS

DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AS
CHECK BY: PK
JOB NO.:

SP-4

SHEET NO.:



Growing Beautifully

"Dunwoody Temporary Signs"

Planning, Zoning, and Code Compliance Department

TENTATIVE PLAT APPLICATION

PLANNING AND ZONING PUBLIC HEARING APPLICATION

VAR42016-0015 File #

07.28.16 Date Received

Date of Pre-application Meeting

32-2016-000-0020

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant Lennar Homes, LLC
 - a. If applicant is owner, give name exactly as recorded on deed.
 - b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 730 NW 107th Avenue, Suite 300

City Miami State Florida ZIP 33172

Tel. # (during working hours) _____ Other _____

E-Mail: _____ Mobile #: _____

2. Name of Property Owner Lennar Homes, LLC

Mailing Address 730 NW 107th Avenue, Suite 300

City Miami State Florida ZIP 33172

Tel. # (during working hours) _____ Other _____

3. Contact Person Gloria M. Velazquez, Esq. c/o Holland and Knight

Mailing Address 701 Brickell Avenue, Suite 3300

City Miami State Florida ZIP 33131

Tel. # (during working hours) 305.789.7407 Other _____

E-Mail: gloria.velazquez@hklaw.com Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
 - a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
 - b. If metes and bounds description, provide complete description (including section, township, and range).
 - c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

See attached legal description in Exhibit "A"

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov



A PORTION OF PARCEL ID

5. Address or location of property (including section, township, and range): NO. 32-2016-000-0020
Southwest corner at the intersection of NW154th Street and NW 87th Avenue

6. Size of property: _____ × _____ Acres 143 acres +/-

7. Date subject property ☒ acquired or ☐ leased 7th day of January 2016
Term of lease; _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")
No

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☒ No
If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): RM-13 Present land use classification(s): Low Density Residential

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided.
Be advised that all zone changes require concurrent site plan approval.

- ☐ District Boundary (Zone) Change(s):
Zoning Requested: _____

- ☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____

- ☐ Site Plan Approval _____

- ☒ Variance To allow additional third entry feature sign; to allow entry feature signage larger than allowed square footage; to allow temporary marketing signs greater than allowed square footage; and to allow a dibond type of signage be permitted on site wrapping the fencing to block the construction site.

- ☐ Final Plat Approval: _____

- ☐ Modification of Previous Resolution/Plan/Ordinance _____

- ☐ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ☒ Yes ☐ No

If yes, applicant's name F71-1, LLC Date of Hearing 11/3/15 ; 4/5/16; 6/7/16

Nature of Hearing Approval of alternate site plan; Modification of Declaration of Restriction; Plat Approval; Multipurpose Taxing
Dist.

Decision of Hearing 11/3/15; 4/5/16; 6/7/16 Resolution # 15-1334; 16-1371 and 16-1370

13. Is this hearing being requested as a result of a violation notice? ☒ Yes to marketing signs ☐ No to other

request for third entry feature sign. If yes, give name to whom violation notice was served Lennar Homes

LLC Nature of violation Posting marketing signs without permits.

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14. Are there any existing structures on the property? ☒ Yes ☐ No

If yes, briefly describe Fencing and cement barricade

15. Is there any existing use on the property? ☒ Yes ☐ No

If yes, what is the use and when was it established? Improved cow pasture

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EXHIBIT "A"

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

The Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS AND EXCEPT that portion thereof lying within the lands designated as part of Parcel No. 102 and conveyed to the State of Florida Department of Transportation, pursuant to that Deed recorded in Official Records Book 9942, Page 1740, of the Public Records of Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof acquired by Miami-Dade County, Florida pursuant to that Final Judgment recorded in Official Records Book 27731, Page 2513, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel No. 1: The East 40.00 feet of the South 1275.00 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida;

and,

Parcel No. 1A; The East 40 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, LESS the South 1275.00 feet thereof.

FURTHER LESS AND EXCEPT that portion thereof conveyed to the Town of Miami Lakes pursuant to that Right-of-Way Deed recorded in Official Records Book 28429, Page 801, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel II: The South 50 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying East of Interstate 75 (State Road Number 93) Ramp Limited Access Right-of-Way line as shown on Florida Department of Transportation Right-of-Way Map for Section 87075-2401, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof conveyed to Miami-Dade County, Florida pursuant to that Quit-Claim Deed recorded in Official Records Book 28634, Page 307, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

The external area formed by a 25-foot radius arc concave to the Northwest and tangent to the West line of the East 40 feet of said Section 16 and tangent to the North line of the South 50 feet of said Section 16, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof described as follows:

A portion of land lying and being in the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, in Miami-Dade County, Florida; being more particularly described as follows:

Commencing at the Southeast corner of said Section 16; thence S 89° 34' 49" W along the South line of the Southeast 1/4 of said Section 16, for a distance of 67.90 feet to a point; thence N 00° 25' 11" E for 50.00 feet to the Point of Beginning; thence S 89° 34' 49" W along a line 50 feet North of and parallel with the South line of the Southeast 1/4 of said Section 16 a distance of 485.40 feet to a point ; thence N 00° 25' 11" W for 564.21 feet to a point; thence N 29° 56' 58" E for 375.94 feet to a point; thence N 87° 24' 00" E for 87.27 feet to a point; thence N 02° 36' 00" W for 20.00 feet to a point; thence N 87° 24' 00" E for 200.00 feet; thence S 02° 36' 00" E along a line 40 feet West of and parallel with the East line of the Southeast 1/4 of Section 16 a distance of 894.18 feet to a point of curvature of a circular curve concave to the Northwest and having for its elements a central angle of 92° 10' 49", a radius of 25.00 feet, an arc distance of 40.22 feet and a chord distance of 36.02 feet to the Point of Beginning.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: See attached legal description in Exhibit "A"
3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Natalie Jewett
Signature

Natalie Jewett
Print Name

Martha Aleman
Signature

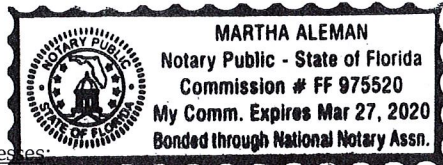
Martha Aleman
Print Name

[Signature]
Signature

Carlos Gonzalez
Print Name

Sign Here

Sworn to and subscribed before me on the 19th day of July, 2016. Affiant is personally known to me ✓
or has produced Carlos Gonzalez as identification.



Witnesses:

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant is personally known to me
or has produced _____ as identification.

Notary
(Stamp/Seal)
My Commission Expires: _____

6601 Main Street • Miami Lakes, Florida, 33014

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Website: www.miamilakes-fl.gov

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

CORPORATION NAME: <u>Lennar Homes, LLC</u>	
NAME AND ADDRESS: <u>730 NW 107th Avenue, Suite 300</u>	Percentage of Stock
<u>Miami, FLorida 33172</u>	
<u>Lennar Homes, LLC</u>	<u>99%</u>
<u>US Homes Corporation</u>	<u>1%</u>
<u>-A wholly owned subsidiary of Lennar Corporation</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

TRUST / ESTATE NAME: <u> </u>	
NAME AND ADDRESS: <u> </u>	Percentage of Interest
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s), or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: <u> </u>	
NAME AND ADDRESS: <u> </u>	Percent of Ownership
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust, or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries, or partners. [Note: Where principal officers, stockholders, beneficiaries, or partners consist of other corporation, trusts, partnerships, or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests.]

NAME OF PURCHASER: _____

NAME, ADDRESS, AND OFFICE (if applicable): _____ Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

Signature: _____

Sign Here

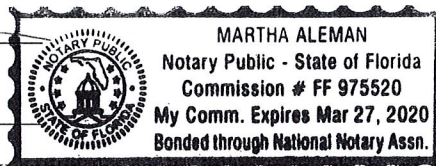
(Applicant)

Sworn to and subscribed before me this 19th day of July 2010. Affiant

is personally known to me or has produced Carlos Gonzalez as identification.

(Notary Public)

My commission expires _____



* Disclosure shall not be required of: (1) any entity the equity interests in which are regularly traded on an established securities market in the United States or another country; or (2) pension funds or pension trusts or more than five thousand (5,000) ownership interests; or (3) any entity where ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation, or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interests which exceed five percent (5%) of the ownership interests in the partnership, corporation, or trust.

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Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Gloria M. Velazquez
305.789.7407
gloria.velazquez@hklaw.com

VIA HAND DELIVERY

July 27, 2016

Mr. Alex Rey, Town Manager
Mr. Brandon Schaad, Town Planner
Town of Miami Lakes
6601 Main Street
Miami Lakes, Florida 33014

Re: Letter of Intent / Folio No. 32-2016-000-0020 / Dunnwoody / Satori Subdivision Temporary Marketing Signs, Entry Feature Signs and Dibond Lifestyle Banners

Dear Messrs. Rey and Schaad:

This law firm represents Lennar Homes, LLC (“Applicant”), the owner of the property located at the northwest corner of NW 154 Street and NW 87 Avenue, in the Town of Miami Lakes (“the Town”), further identified by Miami-Dade County Folio No. 32-2016-000-0020 (the “Property”). This letter shall serve as the Applicant’s letter of intent in support of the variance requests related to the temporary marketing signs, the temporary Dibond lifestyle banners and the entry feature signs of Sections 13-1903 and 13-1904 of the Town Code (the requests collectively referred to as the “Application”).

Property. The Property is approximately 142.67 acres of land located at the north side of NW 154 Street, between NW 87 Avenue and the I-75 Extension (S.R. 93). The Property is zoned “RM-13” (Low Density Residential District RU-3M) by the Town’s Land Development Regulations and Official Zoning Map. The Property is currently being developed with 482 first-class homes consisting of 256 single family homes and 226 townhomes. The site plan approved by the City Council provides for a luxurious community accompanied by a community clubhouse amenity on a nearly one-acre site at one of the main entrances. The clubhouse will provide residents with an array of recreational and entertainment options, including a pool, tot lot and views of the existing lake that will enhance the experience of this world class community. While the site plan sits on approximately 143 acres, the following variance requests are minor and necessary to achieve its build goal. In addition, the requested variances would not cause substantial detriment to the adjoining properties because of its unique setting of 143 acres. Thus, the conformity with the strict requirement of the Code would be unnecessarily burdensome. And finally, since most of the requests are temporary in nature and solely for the marketing of the Property, these circumstances present itself as justification of the relaxation of the Code requirements. As such, approval of the proposed requests would be consistent with and preserve the character of the community.

Zoning Requests. In order to develop the Project, the Applicant respectfully requests approval of the following requests:

Temporary Marketing Signs

- (1) A variance to permit four (4) temporary marketing signs to be larger than allowed by code. The square footage for the four (4) total signage is 384 square feet on a site consisting of 143 acres.
- (2) A variance to permit the temporary marketing signs to be erected for the duration of the marketing of the Property.

Temporary Dibond Marketing Sign

- (1) A variance to permit the Dibond lifestyle banners on the fence on NW 87th Avenue.
- (2) A variance to permit the temporary Dibond lifestyle banners to be erected for the duration of the marketing of the Property.

Entry Features Signage

- (1) A variance to permit an additional entry sign at the secondary entrance on NW 87th Avenue.
- (2) A variance to permit the entry feature signs to be larger than allowed by code. Please note that the entry feature sign lettering is well within what is allowed by Code and we do not believe that a variance is necessary for the structures at the entrance to the community. However, in an abundance of caution, we are submitting this variance should staff opined otherwise.

Pursuant to Section 13-305(f)(1) of the Town Code, the Town Council or designated Town board shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Town Code, based on an evaluation of the following factors:

- a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
- b. Whether approval of the variance would be compatible with development patterns in the Town;
- c. Whether the essential character of the neighborhood would be preserved;

Mr. Alex Rey, Town Manager
Mr. Brandon Schaad, Town Planner
July 27, 2016

- d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
- e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome;
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

With specific respect to the evaluation criteria above we would note that these variances are compatible with the neighborhood, do not introduce or permit an unwarranted or unjustified use, preserve the character of the neighborhood and do not impact adjoining property owners negatively.

Based on the forgoing, we look forward to your favorable recommendation. Should you have any questions or concerns regarding this Application, please do not hesitate to phone my direct line at (305) 789-7407.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 

Gloria M. Velazquez

Enclosures

cc: Traci Sherman, Lennar Homes LLC
Carolina Herrera, Lennar Homes LLC











TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

APPLICANT 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

POND # 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

LOCATION 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

ZONING DISTRICT 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

AREA OF PROPERTY 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

ACTIONS REQUIRED 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014

NOTICE TO APPEAR: The Town of Miami Lakes will hold a public hearing on 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014 at 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014 on the 10th day of April, 2014, at 10:00 AM.

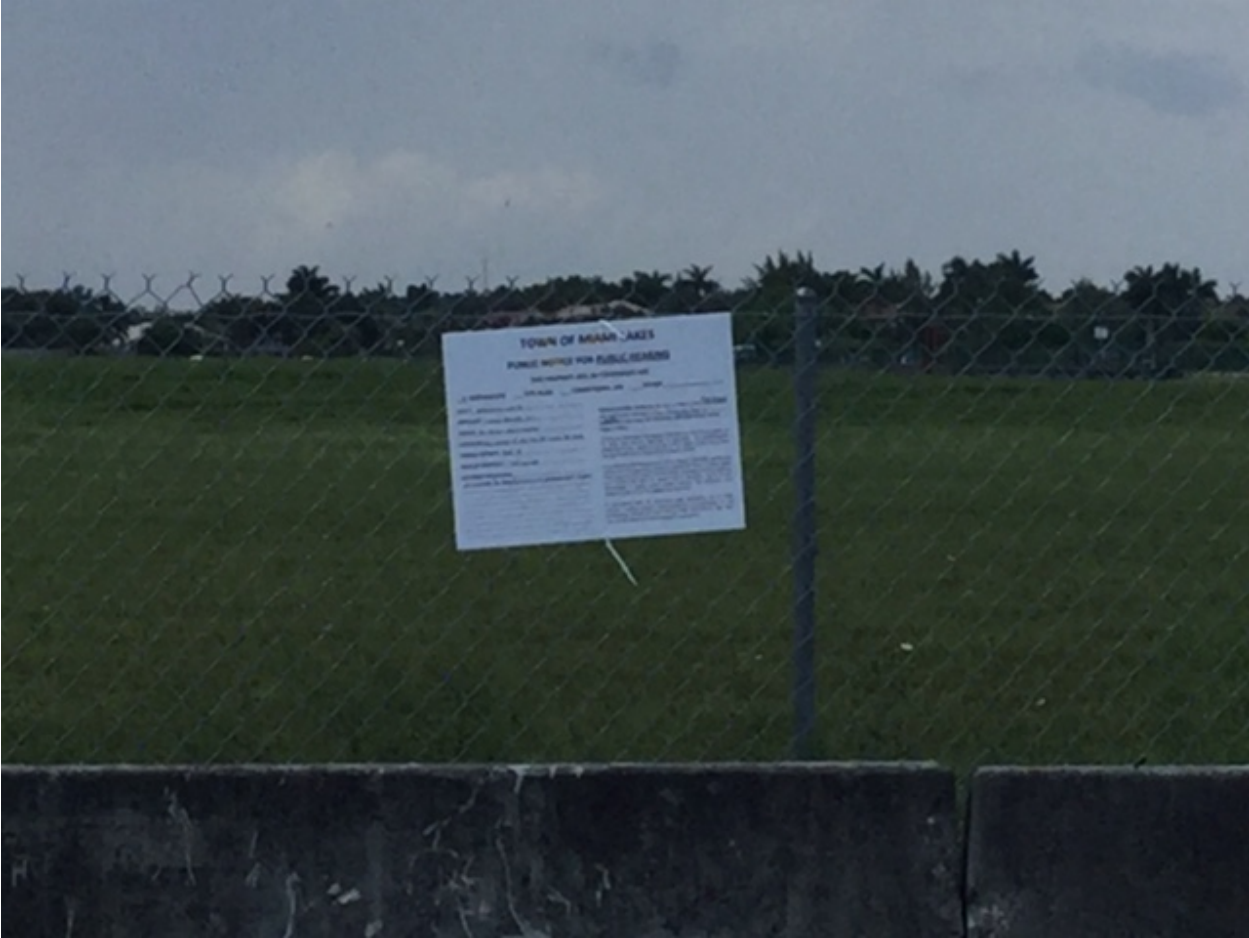
All persons interested may appear in person, by attorney or agent, to voice and express objection or approval. All documentation pertaining to this hearing is on file in the office of the Town Clerk located at 10000 NW 10th St, Suite 100, Miami Lakes, FL 33014.

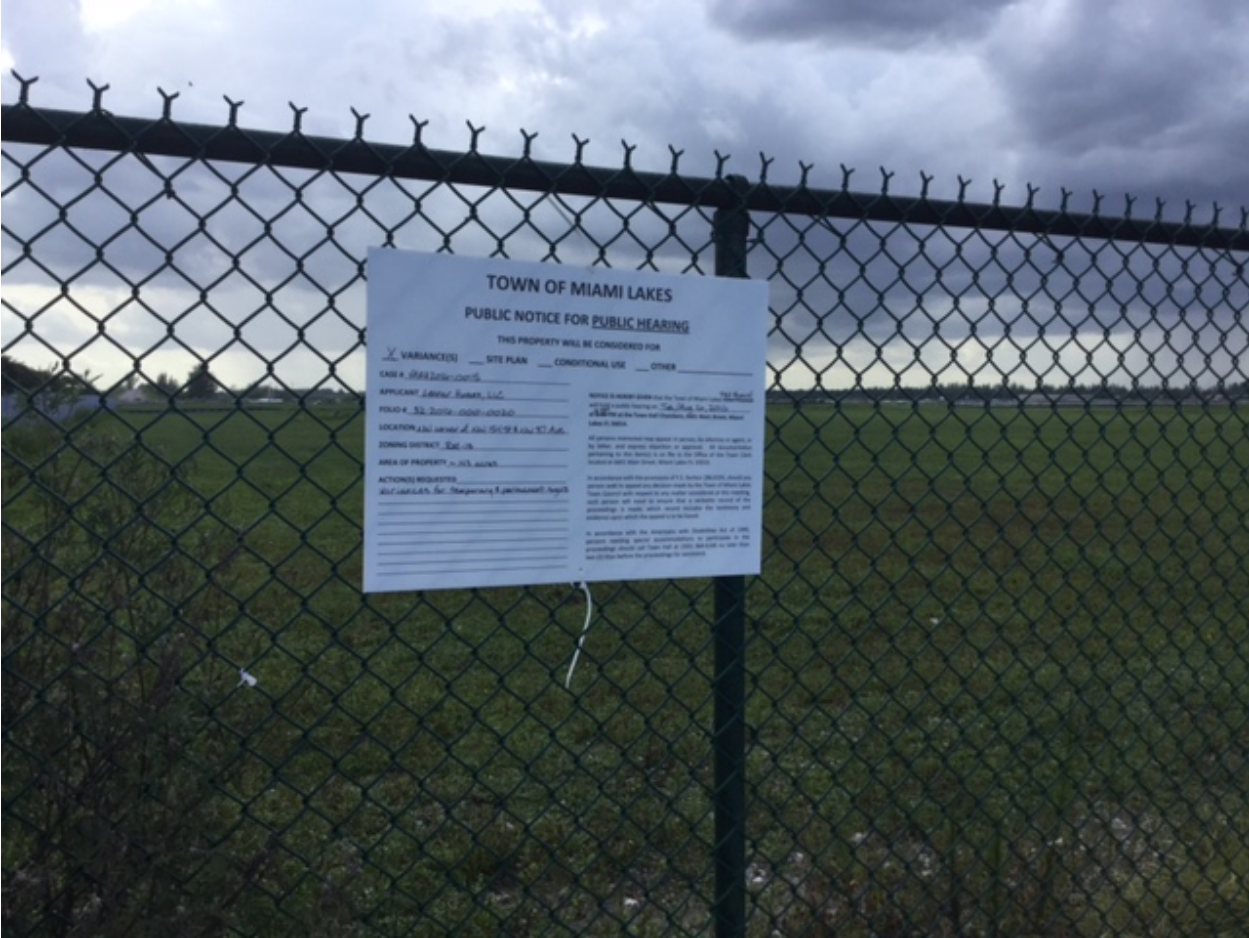
In accordance with the provisions of Chapter 218A, Florida Statutes, which was amended to require any decision made by the Town of Miami Lakes Council with respect to any matter submitted at the meeting, such action will cause the notice that a variance request of the property is made, which request includes the testimony and evidence upon which the appeal is to be heard.

In accordance with the provisions of Chapter 218A, Florida Statutes, which was amended to require any decision made by the Town of Miami Lakes Council with respect to any matter submitted at the meeting, such action will cause the notice that a variance request of the property is made, which request includes the testimony and evidence upon which the appeal is to be heard.









TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING
THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 2023-0001-0001

APPLICANT LENNAR HOMES, LLC

PROJECT # 52-2023-0001-0001

LOCATION AND CORNER of 5001 SW 15th St. & 15th St.

ZONING DISTRICT ES-1

AREA OF PROPERTY 0.105 ACRES

ACTIONS REQUESTED
REVIEW AND APPROVAL OF VARIANCE

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Board of Commissioners will hold a public hearing on the above-captioned application for a variance to the Town of Miami Lakes Ordinance No. 2023-0001-0001 on the 15th day of May, 2023, at 7:00 PM, at the Town Hall, 5001 SW 15th St., Miami Lakes, FL 33013.

All persons interested in this application should appear at the public hearing in person or by written statement. If a written statement is submitted, it must be filed with the Town Clerk at least 48 hours prior to the public hearing. The Town Clerk's office is located at 5001 SW 15th St., Miami Lakes, FL 33013.

In accordance with the provisions of F.S. Section 163.01(2), the Board of Commissioners shall hold a public hearing on the application for a variance. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice.

In accordance with the provisions of F.S. Section 163.01(2), the Board of Commissioners shall hold a public hearing on the application for a variance. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice. The Board of Commissioners shall hold the public hearing on the application for a variance at the time and place specified in the notice.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER _____

CASE # VAR12016-0015

APPLICANT Lecor Homes, LLC

FOUO # 32-2016-000-0000

LOCATION NW corner of NW 15th St & NW 37 Ave

ZONING DISTRICT RS-13

AREA OF PROPERTY 1/8 acres

ACTION(S) REQUESTED

variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Town Council will hold a public hearing on Twp. Ave. 15, 2016 at 6:00 PM at the Town Hall Chambers, 6601 Main Street, Miami Lakes, FL 33014.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes, FL 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 19032016-00019

APPLICANT Lamar Homes, LLC

FOUD # 32-3004-000-00020

LOCATION corner of NW 15th St & NW 57th Ave

ZONING DISTRICT R-1.5

AREA OF PROPERTY ~ 1/2 ACRE

ACTION(S) REQUESTED variance for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ~~is~~ ^{will} hold a public hearing on Town of Miami Lakes ~~at 8:00 AM~~ ^{at 8:00 AM} in the Town Hall Chambers, 8401 Main Street, Miami Lakes, FL 33054.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this hearing is on file in the Office of the Town Clerk located at 8401 Main Street, Miami Lakes, FL 33054.

In accordance with the provisions of F.S. Section 180.01(2), should any person wish to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will need to ensure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 2018-00000-00015

APPLICANT Lamar, James, LLC

POUD # 52-2018-00015-00120

LOCATION Lot 1 of the 50th St. & 1st Ave.

ZONING DISTRICT RM-15

AREA OF PROPERTY 1/2 Acre

ACTIONS REQUESTED
1. VARIANCE for Temporary Easement Right

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes, Florida, will hold a public hearing on July 18th, 2018 at 6:00 PM at the Town Hall Chambers, 4861 Main Street, Miami Lakes, FL 33014.

All persons interested may appear in person, by attorney or agent, at the hearing and express objection or approval. All documentation pertaining to this hearing is on file in the Office of the Town Clerk located at 4861 Main Street, Miami Lakes, FL 33014.

In accordance with the provisions of F.S. Section 160.2005, should any person wish to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will need to ensure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 884-6000 no later than ten (10) days before the proceedings for assistance.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # VAR 2016-005

APPLICANT Lender Homes, LLC

FOUD # 32-2016-000-0020

LOCATION SW corner of SW 15th St & SW 97 Ave

ZONING DISTRICT R-1-B

AREA OF PROPERTY 1/3 acres

ACTION(S) REQUESTED
variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Town Board will hold a public hearing on July 14th, 2016 at 6:00 PM at the Town Hall Chambers, 6001 Main Street, Miami Lakes FL 33054.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6001 Main Street, Miami Lakes FL 33054.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6200 no later than two (2) days before the proceedings for assistance.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 1882014-0015

APPLICANT Lennox Homes, LLC

FOID # 32-2086-000-0020

LOCATION 1012 SEVEN 40 1/2 ST. SE & 101 3/4 ST. SW.

ZONING DISTRICT RM-13

AREA OF PROPERTY 0.15 ACRES

ACTION(S) REQUESTED

variances for: temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{City Board} will hold a public hearing on Tue, Aug. 14, 2018 at 6:00 PM at the Town Hall Chambers, 8801 Main Street, Miami Lakes, FL 33064.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 8801 Main Street, Miami Lakes, FL 33064.

In accordance with the provisions of F.S. Section 284.0375, should any person wish to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1991, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-4100 no later than two (2) days before the proceedings for assistance.



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

Y VARIANCE(S) SITE PLAN CONDITIONAL USE OTHER

CASE # VAR2019-0015

APPLICANT Lennox Homes, LLC

FOUD # 32-2019-000-0020

LOCATION 2601 Corner of NW 19th St & NW 37 Ave

ZONING DISTRICT R-15

AREA OF PROPERTY ~ 1/3 acres

ACTION(S) REQUESTED var. to allow for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{TN2 Board} will hold a public hearing on Var. to allow for signs at the Town Hall Chambers, 6801 Main Street, Miami Lakes FL 33014.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6801 Main Street, Miami Lakes FL 33014.

In accordance with the provisions of F.S. Section 206.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER _____

CASE # VAB/2018-0015

APPLICANT Lennar Homes, LLC

FOID # 32-2018-000-0020

LOCATION SW corner of NW 15th St & NW 87 Ave

ZONING DISTRICT RM-15

AREA OF PROPERTY ~ 143 acres

ACTION(S) REQUESTED

variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{P&Z Board} ~~Board of Commissioners~~ will hold a public hearing on Tue Aug 16, 2018 at 6:00 PM at the Town Hall Chambers, 6801 Main Street, Miami Lakes FL 33014.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6801 Main Street, Miami Lakes FL 33014.

In accordance with the provisions of F.S. Section 286.020, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6300 no later than two (2) days before the proceedings for assistance.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER _____

CASE # VARH2016-0015

APPLICANT Learner Homes, LLC

FOLIO # 32-2016-000-0020

LOCATION NW Corner of NW 154 St & NW 87 Ave

ZONING DISTRICT RH-13

AREA OF PROPERTY ~14.3 acres

ACTION(S) REQUESTED

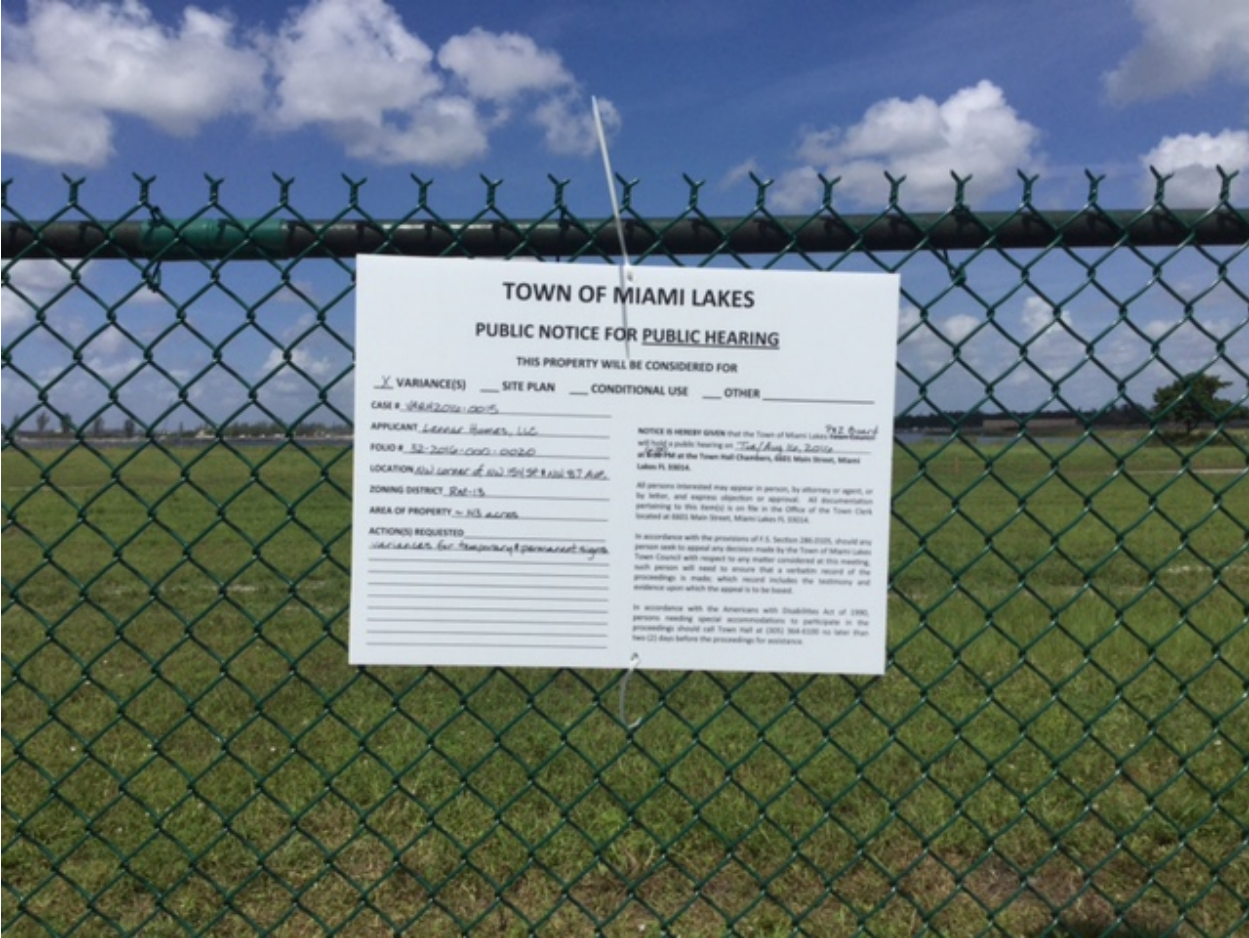
variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{P&Z Board} ~~Town Council~~ will hold a public hearing on Tue Aug 16, 2016 at 6:30 PM at the Town Hall Chambers, 6601 Main Street, Miami Lakes FL 33014.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes FL 33014.

In accordance with the provisions of F.S. Section 286.0505, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR
Y VARIANCE(S) SITE PLAN CONDITIONAL USE OTHER

CASE # 16H209-0015

APPLICANT Lease Homes, LLC

FOUD # 52-2016-000-0020

LOCATION 651 LOCUS OF SW 15TH AVE & 97 AVE

ZONING DISTRICT R-1-S

AREA OF PROPERTY 0.13 ACRES

ACTION(S) REQUESTED
variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{Town Board} will hold a public hearing on Town Board at 6:00 PM at the Town Hall Chambers, 6801 Main Street, Miami Lakes, FL 33014.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this hearing is on file in the Office of the Town Clerk located at 6801 Main Street, Miami Lakes FL 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 368-6100 no later than two (2) days before the proceedings for assistance.

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # 0682016-0016

APPLICANT Lensar Homes, LLC

FOUD # 52-2016-0000-00020

LOCATION SW corner of SW 15th St & SW 87 Ave

ZONING DISTRICT FE-1-S

AREA OF PROPERTY 1/3 acres

ACTION(S) REQUESTED

variances for temporary & permanent signs

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes ^{Town Council} ~~Board~~ will hold a public hearing on Tue / Aug 30, 2016 at 6:00 PM at the Town Hall Chambers, 6601 Main Street, Miami Lakes FL 33054.

All persons interested may appear in person, by attorney or agent, or by letter, and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes FL 33054.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-4330 no later than two (2) days before the proceedings for assistance.

FOLIO	NAME	MAILING_ADDRESS	CITY_ST	ZIP
3220210070260	RICARDO RIBE &W MABEL	9129 NW 152 LN	MIAMI, FL	33018-1309
3220160020290	MAITE JEREZ	16329 NW 88 PATH	HIALEAH, FL	33018
3220210030180	DIEGO DAVALOS &W MONICA	8825 NW 153 TERR	HIALEAH, FL	33018-1355
3220160021750	ADRIAN PAJON &W OLGA L	9043 NW 163 TERR	MIAMI, FL	33018
3220160020440	MARIELA CHONG	23048 OXFORD PL APT B	BOCA RATON, FL	33433-6855
3220160021430	MAYTE E FERREIRA	16359 NW 91 CT	MIAMI LAKES, FL	33018-6180
3220160021740	ISRAEL LEPPE &W MARCELA	9033 NW 163 TERR	MIAMI, FL	33018
3220210030380	MARILYN LOPEZ	8770 NW 153 TER	MIAMI, FL	33018
3220210070130	HECTOR CABALLERO &W DIGNA	8939 NW 152 LN	MIAMI LAKES, FL	33018-1307
3220210030350	LEONARD MOSS	8754 NW 153 TERR	MIAMI, FL	33018-1353
3220150180650	ALBERTO J VASQUEZ	8521 NW 162 ST	HIALEAH, FL	33016-8502
3220210030400	NABIL H BATARSEH	8800 NW 153 TERR	MIAMI LAKES, FL	33018
3220210030050	DOUGLAS J JEFFREY &W	8731 NW 153 TERR	MIAMI, FL	33018
3220160020820	MARIA O HERRERA	16353 NW 87 PL	MIAMI LAKES, FL	33018
3220210160170	JORGE M GARCIA &W OLGA P	15304 NW 90 AVE	MIAMI, FL	33018
3220210070030	JOEL URRRA	16514 NW 77 PATH	MIAMI LAKES, FL	33016
3220160021220	LUIS H TRIANA &W MAGDA L	8892 NW 163 TERR	MIAMI, FL	33018
3220160020350	SUANY SANCHEZ	8890 NW 162 TERR	HIALEAH, FL	33018
3220160021790	VICTOR SALAZAR	PO BOX 823101	PEMBROKE PINES, FL	33082
3220210030490	RAYSA SILVA	8854 NW 153 TERR	MIAMI, FL	33018-1354
3220210030150	MARICELA E BLANCO	16561 NW 77 PL	MIAMI LAKES, FL	33016
3220210030480	KENYA ROSADO TRS	8850 NW 153 TERR	MIAMI LAKES, FL	33018-0000
3220160020890	MAYLIN HERRANZ	8721 NW 162 TER	MIAMI, FL	33018
3220210070160	CARLOS MENDEZ	8969 NW 152 LN	MIAMI, FL	33018
3220210160340	ANGELA ANDREU	15309 NW 92 AVE	MIAMI, FL	33018
3220220030340	MODESTO JIMENEZ &W BARBARA	8625 MENEITH TERR	MIAMI LAKES, FL	33016-1427
3220210030090	MARIE J PAYEN	8751 NW 153 TERR	MIAMI LAKES, FL	33018-0000
3220210030210	MARIA E NODARSE &H ARMANDO	8841 NW 153 TERR	MIAMI, FL	33018-1355
3220210070240	DEUTSCHE BANK NATIONAL TR CO TRS	8742 LUCENT BLVD STE 300	HIGHLANDS RANCH, CO	80129
3220160020130	JORGE AMARANTE &W JUANA M	8804 NW 162 TERR	MIAMI, FL	33018
3220210030370	IH2 PROPERTY FLORIDA LP	STE 1630-630	PHOENIX, AZ	85050
3220150180200	REINALDO VILLAR &W NERY	16338 NW 86 CT	MIAMI, FL	33016-6146
3220210030200	CARLOS M BENAIGES	8835 NW 153 TERR	MIAMI, FL	33018-1355

3220210030140	MANUEL FERNANDEZ	8775 NW 153 TERR	MIAMI LAKES, FL	33018
3220210030170	RODY BLANCO &W JENNY DEL PINO	8821 NW 153 TERR	MIAMI LAKES, FL	33018
3220160020080	RICARDO A SUAREZ &W FLORI A	8720 NW 162 TERR	MIAMI, FL	33018
3220210040440	JUAN JORGE &W NICOLASA	15247 NW 88 CT	MIAMI, FL	33018-1362
3220210040450	MIKE CLAVELO &W MAGGIE	15257 NW 88 CT	MIAMI, FL	33018-1362
3220160021330	OLIVIA DIAZ	9021 NW 162 TERR	MIAMI, FL	33018
3220160021270	LARRY BARRIOS &W AURORA	8921 NW 162 TERR	MIAMI, FL	33018
3220210070190	JOAQUIN E RODRIGUEZ &W MARIA C	9019 NW 152 LN	MIAMI, FL	33018
3220210160150	MARIA M YLLADA	15313 NW 90 AVE	MIAMI, FL	33018
3220160020340	GIA BETANCOURT &H EUGENIO	8880 NW 162 TERR	MIAMI, FL	33018
3220160020980	OLGA M LEAL	16277 NW 88 PLACE	MIAMI, FL	33018
3220210160080	MARIBEL VELAZQUEZ	15321 NW 89 PL	MIAMI LAKES, FL	33018
3220160020050	LAURO MARQUEZ &W DONNA C	16271 NW 87 CT	MIAMI LAKES, FL	33018
3220210040470	CLARA INES LENIS	15248 NW 88 COURT	MIAMI LAKES, FL	33108
3220160020380	GABRIEL T CASTRO	8930 NW 162 TERR	HIALEAH, FL	33018
3220210040320	AMPARO HERNANDEZ	15245 NW 87 PL	MIAMI LAKES, FL	33018
3220210030220	HERNANDO PADILLA &W SOLEDAD	8845 NW 153 TERR	MIAMI, FL	33018-1355
3220210040570	DIGNA S MEDINA	15251 NW 89 AVE	HIALEAH, FL	33018
3220210160300	CARLOS E VALLINA &W MARIA PEREIRA	15318 NW 91 CT	HIALEAH, FL	33018
3220160020360	DANAE VITAL	8910 NW 162 TER	HIALEAH, FL	33018
3220220030360	PHILIP J CONSOLO &W PETRA	15310 DUNBARTON PLACE	MIAMI LAKES, FL	33016-1412
3220150430140	JONAIKY MIRANDA	16233 NW 86 CT	MIAMI LAKES, FL	33016-8507
3220210030460	JOSE O PERDOMO	8840 NW 153 TER	HIALEAH, FL	33018
3220160020430	RICHARD GONZALEZ	9020 NW 162 TERR	MIAMI LAKES, FL	33018
3220210160160	RUBEN ALONSO ARANGO	15303 NW 90 AVE	MIAMI LAKES, FL	33018
3220210160070	JUANA MARQUEZ	8940 NW 153 TER	MIAMI LAKES, FL	33018
3220160020310	JACQUELINE MORA	16259 NW 88 PATH	HIALEAH, FL	33018
3220160021390	GAETANO LAURITANO &W BERTHA	16259 NW 91 CT	MIAMI, FL	33018-6179
3220160020100	RUBEN A SOTOLONGO &W SUSANA I &	8752 NW 162 TERR	MIAMI, FL	33018
3220160021830	CRISTINA DAJER	16258 NW 91 AVE	MIAMI LAKES, FL	33018
3220160020480	JULIA DIAZ	9110 NW 162 TERR	MIAMI, FL	33018
3220210160020	JESUS CASTRO &W	8911 NW 153 TERR	HIALEAH, FL	33018-1321
3220160020860	ALFREDO HERNANDEZ &W	16352 NW 87 CT	MIAMI LAKES, FL	33018
3220150430160	MICHAEL VARELA	16264 NW 86 CT	MIAMI LAKES, FL	33016

3220220030330	EDUARDO LAVADO &W ZOILA	PO BOX 126517	HIALEAH, FL	33012-1608
3220210030020	FIDEL BUZZI &W ELIZABETH	8715 NW 153 TERR	MIAMI, FL	33018
3220210030060	RAQUEL E DONOSO	8735 NW 153 TERR	MIAMI, FL	33018-1356
3220160020570	MARIA M NAVARRO	16340 NW 91 CT	MIAMI LAKES, FL	33018
3220210160120	PERLA M FLORES	15312 NW 89 PL	MIAMI, FL	33018
3220210040400	IH4 PROPERTY FLORIDA LP	STE 1630-630	PHOENIX, AZ	85050
3220210070120	WILLIAM ROMARIS &W CARLA R	15263 NW 89 CT	HIALEAH, FL	33018
3220220030350	RALPH DUARTE &W YLEANA	8635 MENTEITH TERR	MIAMI LAKES, FL	33016-1427
3220210030260	ALFREDO BENAVIDES LE	8700 NW 153 TERR	MIAMI, FL	33018
3220210030320	CARLOS J MORENO &W	5825 FAIRWOOD WALK NW	ACWORTH, GA	30101
3220210030340	JOSE A SIMON	8750 NW 153 TER	MIAMI LKAES, FL	33018
3220210040350	JOSE BALBIS &W	15246 NW 87 PL	HIALEAH, FL	33018
3220160021310	ZAKIE EXPOSITO	8961 NW 162 TER	MIAMI LAKES, FL	33018
3220210070140	JORGE MILLAN	8949 NW 152 LN	HIALEAH, FL	33018
3220210070150	HERMAN VEGA	8959 NW 152 LN	MIAMI LAKES, FL	33018
3220150180180	JULIO GARCIA	16358 NW 86 CT	HIALEAH, FL	33016
3220160021710	CHAD E ZAHN	8963 NW 163 TER	MIAMI LAKES, FL	33018
3220150180190	ERNESTO PAZ	16348 NW 86 CT	MIAMI LAKES, FL	33016-6146
3220160020190	RAFAEL A PORTAL &W JULIA M	16268 NW 88 PL	MIAMI, FL	33018
3220160020120	ROBERTO J PEREZ &W YALIET G	8784 NW 162 TERR	MIAMI, FL	33018
3220160021720	MARTHA J GONZALEZ	9013 NW 163 TER	MIAMI LAKES, FL	33018
3220210030240	ANTONIO RODRIGUEZ &W	8855 NW 153 TERR	MIAMI LAKES, FL	33018
3220160020900	DANIEL F FRANQUIZ &W	8737 NW 162 TERR	MIAMI, FL	33018
3220210030440	WILFREDO FIGUEROA &W MIGDALIA	8830 NW 153 TERR	MIAMI, FL	33018-1354
3220210030420	HENRY A PEREZ	8820 NW 153 TERR	MIAMI, FL	33018-1354
3220150430180	MARIO FERNANDEZ &W	16204 NW 86 CT	MIAMI, FL	33016-8508
3220160020540	WALTER R DUBON &W LILLIAN SANCHEZ	16260 NW 91 CT	MIAMI, FL	33018
3220160021050	OTTO LOSA &W ANA LOSA	16354 NW 87 PL	MIAMI, FL	33018
3220160020300	EDUARDO M FERNANDEZ &W ADRIANA A	16309 NW 88 PATH	MIAMI, FL	33018
3220160020470	EDUARDO I MAYA	9060 NW 162 TERR	HIALEAH, FL	33018
3220160020150	GUIDO H INGUANZO &W PILAR	8836 NW 162 TERR	MIAMI, FL	33018
3220160020410	LINO MARTIN &W BLANCA R &	8960 NW 162 TERR	MIAMI, FL	33018
3220210030390	HELVERT ORTIZ	8774 NW 153 TER	MIAMI LAKES, FL	33016
3220160020950	JORGE L CREMADES &W MARIA E	8821 NW 162 TERR	MIAMI, FL	33018

3220160020920	RICARDO L ZAMORA &W MAYRA N	8769 NW 162 TERR	MIAMI, FL	33018
3220210040270	ADRIAN FERNANDEZ	9001 NW 171 ST	MIAMI, FL	33018
3220210070110	MERCEDES YERO AGUAYO	15253 NW 89 CT	MIAMI, FL	33018
3220160021080	DONALD ZEA &W ADA BARQUIN	16307 NW 91 AVE	MIAMI, FL	33018
3220160020160	PABLO J PEREZ &W NANCY	8852 NW 162 TERR	MIAMI, FL	33018
3220160021000	MARILYS FALCON	16327 NW 88 PL	MIAMI, FL	33018
3220160020830	ANA M ARGUELLES-DEMOS	16373 NW 87 PL	MIAMI LAKES, FL	33018
3220150180660	MIGUEL A ALTARRIBA &W MERCEDES A	8548 NW 163 TERR	MIAMI LAKES, FL	33016-6670
3220210040390	RICARDO CABRERA &W LOURDES	15251 NW 88 AVE	MIAMI, FL	33018
3220210160280	LUIS HERNANDEZ	15307 NW 91 CT	MIAMI, FL	33118
3220160021630	SFR 2012 1 FLORIDA LLC	1775 HANCOCK ST #200	SAN DIEGO, CA	92110
3220160021360	NESTOR NUNEZ &W SHEILA BARRERO	16237 NW 91 AVE	MIAMI LAKES, FL	33018-6165
3220160021370	MARIBEL CASTELLANOS &H	16257 NW 91 AVE	MIAMI, FL	33018
3220160020880	M&A PENA REAL ESTATE LLC	16312 NW 87 CT	MIAMI LAKES, FL	33018
3220160020400	OMAR GONZALEZ	8950 NW 162 TER	HIALEAH, FL	33018
3220210030190	ALEXIS A ALVERA	8831 NW 153 TERR	MIAMI, FL	33018
3220210040260	MARCIAL F CRUZ &W PERLA S	15243 NW 87 CT	MIAMI, FL	33018-1359
3220210040500	MARIA C CRUZ	15249 NW 88 PL	MIAMI LAKES, FL	33018
3220160021190	JORGE E CABRERA JR &W DANEB A	8932 NW 163 TERR	MIAMI, FL	33018
3220220030390	JOSE L VAZQUEZ &W ROSA A	15220 DUNBARTON PL	MIAMI LAKES, FL	33016-1413
3220160020460	ALFREDO ALFONSO	5065 E 9 LANE	HIALEAH, FL	33013
3220210070270	JAVIER L ROSALES	9139 NW 152 LN	MIAMI LAKES, FL	33018
3220160021060	RAISA HERNANDEZ &	16374 NW 87 PL	MIAMI, FL	33018
3220210160260	MANUEL TORRADO &W EDILIA	15327 NW 91 CT	MIAMI LAKES, FL	33018
3220160021340	ORLANDO PAZ SR & MARTA N PAZ TRS	1100 COLONY POINT CIR #223	PEMBROKE PINES, FL	33026
3220160020550	JESUS A DIBUT &W MILAGROS	16300 NW 91 CT	MIAMI, FL	33018-0000
3220220031470	TOWN OF MIAMI LAKES	8004 NW 154 ST PMB # 378	MIAMI LAKES, FL	33016
3220150430130	ROLANDO CHIRINO	8601 NW 162 ST	HIALEAH, FL	33016
3220210030450	ANTONIO CRUZ &W EVANGELINA C	8834 NW 153 TERR	MIAMI, FL	33018-1354
3220150430110	TELMO E PEREZ &W IVETTE	8541 NW 162 ST	MIAMI LAKES, FL	33018-0000
3220160021250	DANIA DURTE	8891 NW 162 TERR	MIAMI, FL	33018
3220210030500	LONGINO HERNANDEZ &W CARIDAD	8860 NW 153 TERR	MIAMI LAKES, FL	33018
3220160020970	DAVID TOLEDO &W LOURDES	8853 NW 162 TERR	MIAMI, FL	33018
3220210040510	CYNTHIA MILIAN	8942 HARDING AVE	SURFSIDE, FL	33154-3421

3220210040330	RAFAEL PEREZ &W RAMONA	15255 NW 87 PL	MIAMI, FL	33018-1360
3220160021260	CARLOS GONZALEZ	8911 NW 162 TERR	MIAMI, FL	33018
3220160021640	VIVIAN R BOUZA	16350 NW 88 PATH	HIALEAH, FL	33018
3220210100010	BARBARA I NARANJO	8911 NW 150 TERR	MIAMI, FL	33018-1378
3220210070210	FRANCISCO J & MIRIAM M GONZALEZ	9039 NW 152 LN	MIAMI, FL	330181-308
3220210030310	RAFAEL CARMENATE	8734 NW 153 TERR	HIALEAH, FL	330181-353
3220160021240	ALEXIS ESCANIO &W LIZBETH	8881 NW 162 TERR	MIAMI LAKES, FL	33018
3220160021770	MARITZA QUINTELA	9063 NW 163 TER	HIALEAH, FL	33018
3220160021680	RICARDO RODRIGUEZ JTRS	8933 NW 163 TERR	MIAMI LAKES, FL	33018
3220160021800	ELSA C ZAMORA	9093 NW 163 TER	MIAMI LAKES, FL	33018
3220150430090	MARLENE G DIAZ &H ALFRED	16262 NW 85 CT	MIAMI LAKES, FL	33018
3220210030070	OTTO J GONZALEZ &W CLARA L	8741 NW 153 TERR	MIAMI, FL	330181-356
3220210040530	ENRIQUE ALONSO ALVAREZ	15242 NW 88 PL	MIAMI LAKES, FL	33018
3220160020960	OMARA R LOPEZ	8837 NW 162 TERR	MIAMI, FL	33018
3220160021380	JAQUELINE SENRA &H PEDRO PEREZ	16239 NW 91 CT	MIAMI LAKES, FL	33018
3220160020390	WILLIAM GARCIGA &W ISABEL NAVAS	16721 NW 78 PL	MIAMI LAKES, FL	33016
3220210160050	JENI LEISS SANCHO	8920 NW 153 TERR	MIAMI LAKES, FL	33018
3220210070250	MARIA TERESA DE LEON &	9119 NW 152 LN	MIAMI, FL	33018-1309
3220210040560	CALIXTO P MEDINA &W MARIA	15241 NW 89 AVE	MIAMI, FL	33018-1374
3220160021400	BERTA ASEN &	16309 NW 91 CT	MIAMI, FL	33018-6180
3220160020070	MIGUEL CANET	16231 NW 87 CT	HIALEAH, FL	33018
3220210030290	LARS ERIK LARSSON &	8724 NW 153 TERR	MIAMI, FL	33018-1353
3220160020940	CARLOS A DIAZ LE	8805 NW 162 TER	MIAMI LAKES, FL	33018
3220160020330	RACIEL GANDARA	8870 NW 162 TERR	MIAMI LAKES, FL	33018
3220210030270	EARLY R MALAGA &W SONIA E	8714 NW 153 TERR	MIAMI, FL	33018
3220210070220	LEOPOLDO R HERRERA &W MARIA	9049 NW 152 LN	MIAMI, FL	33018-1308
3220160021320	PEDRO A RODRIGUEZ &W MARIA M	9011 NW 162 TERR	MIAMI, FL	33018
3220160020770	DAVID E COTO	8784 NW 163 TERR	MIAMI, FL	33018
3220160021130	RAUL BANOS &W YAQUELINE	9032 NW 163 TERR	MIAMI, FL	33018
3220160020030	OSVALDO MACHADO &W MARIA T CUE	16331 NW 87 CT	MIAMI, FL	33018
3220210030360	FRANK N INDIERO	8760 NW 153 TERR	MIAMI, FL	33018-1353
3220160021820	HECTOR ORTEGA &W GLORIA &	16308 NW 91 AVE	MIAMI LAKES, FL	33018
3220160021150	GLORIA MORALES	9012 NW 163 TERR	MIAMI, FL	33018
3220160020420	EDISON JARAMILLO &W MARITZA	9010 NW 162 TERR	MIAMI, FL	33018

3220150430170	YOSARAH M GUIARDINU	16234 NW 86 CT	MIAMI LAKES, FL	33016
3220160020800	OLGA PENA	8754 NW 163 TER	MIAMI LAKES, FL	33018
3220220031440	MIAMI-DADE COUNTY	3071 SW 38 AVE	MIAMI, FL	33146-1520
3220160020990	ANTONIO E RODRIGUEZ	16307 NW 88 PL	MIAMI, FL	33018
3220210030410	EDELMIRO A GARCIA &W DUNIA LOPEZ	8814 NW 153 TERR	MIAMI LAKES, FL	33018
3220210070200	LAZARO RODRIGUEZ &W MADELYN	9029 NW 152 LN	HIALEAH, FL	33018
3220210040290	ALBERTO SORDO RAMOS	15244 NW 87 CT	MIAMI LAKES, FL	33018-1359
3220160020220	JULIO PENA	16328 NW 88 PL	HIALEAH, FL	33018
3220160021280	OSCAR W GARCIA JR	8931 NW 162 TER	MIAMI LAKES, FL	33018
3220210070020	NORA D PALMA	15240 NW 89 AVE	MIAMI, FL	33018
3220160021660	OSMEL CASTELLANOS &W ISIS	8913 NW 163 TERR	MIAMI, FL	33018
3220160020450	JORGE CASTILLO &W CARMEN	9040 NW 162 TERR	MIAMI, FL	33018
3220160020740	GISELA NUNEZ LE	16356 NW 88 AVE	MIAMI LAKES, FL	33018
3220160020140	CARMEN GARCIA	8820 NW 162 TERR	MIAMI, FL	33018
3220160021010	MISAEEL PRIETO	15953 NW 79 PL	HIALEAH, FL	33016
3220160020090	MANUEL F PEREZ	8736 SW 162 TERR	MIAMI, FL	33018
3220210160240	RAMONA A PORTES	15316 NW 90 CT	MIAMI, FL	33018
3220160020760	ALLAN D AVILA	8794 NW 163 TERR	MIAMI, FL	33018
3220160020370	ISRAEL T RODRIGUEZ &W CATHERINE L	8920 NW 162 TERR	MIAMI, FL	33018
3220210030230	ESTHER MANSELL	8851 NW 153 TER	MIAMI, FL	33018
3220160021670	MAURICIO A MORALES &W NEUDYS &	8923 NW 163 TERR	MIAMI, FL	33018
3220210160310	EMILIO J GARCIA	15328 NW 91 CT	MIAMI, FL	33018
3220220030380	HECTOR MARTINEZ &W SILVIA	15230 DUNBARTON PL	MIAMI LAKES, FL	33016-1413
3220160021140	EDDY JULES	9022 NW 163 TER	MIAMI LAKES, FL	33018
3220210160110	MARCO A SANCHEZ	15302 NW 89 PL	MIAMI LAKES, FL	33018
3220210160140	CAMILO JUAN MARTINEZ	13729 111A AVE	SURREY BC V3R 2C8, CANADA	
3220210030330	PABLO ANTONIO FERNANDEZ	8744 NW 153 TER	MIAMI LAKES, FL	33018
3220210160090	ESTHER MENDEZ	15311 NW 89 PL	HIALEAH, FL	33018
3220210030130	KARINA MORALES	8771 NW 153 TERRACE	MIAMI LAKES, FL	33018
3220160021760	MARTHA VAZQUEZ	9053 NW 163 TERR	MIAMI, FL	33018
3220160021780	ELIO RODRIGUEZ &W ISIS DE LA CRUZ	9073 NW 163 TERR	MIAMI, FL	33018
3220210160180	HEDY VAZQUEZ	15314 NW 90 AVE	MIAMI LAKES, FL	33018
3220160020490	JORGE QUINTANA &W	9120 NW 162 TERR	MIAMI LAKES, FL	33018
3220160021030	ADELKYS RUANO &W YESENIA C	16375 NW 88 AVE	MIAMI, FL	33018

3220210030080	ELIZABETH ALBISU	8745 NW 153 TERR	MIAMI, FL	33018
3220160021160	MIRTA GONZALEZ	8962 NW 163 TERR	MIAMI LAKES, FL	33018
3220210070010	DELIA M SANCHEZ	15250 NW 89 AVE	MIAMI LAKES, FL	33018-1373
3220210030040	JOSE L RODRIGUEZ &W YOLANDA	8725 NW 153 TERR	MIAMI, FL	33018-1356
3220210030120	JORGE F GUTIERREZ DIAZ JTRS	8765 NW 153 TER	MIAMI LAKES, FL	33018
3220160020230	NIDAL H FARHAN &W SALAM M	16348 NW 88 PL	MIAMI, FL	33018
3220160020170	VICENTE E VAZQUEZ &W ASUNCION G	8868 NW 162 TERR	MIAMI, FL	33018
3220160020270	HUMBERTO GONZALEZ &W MARIA T	16369 NW 88 PATH	MIAMI, FL	33018
3220210160010	ALEXANDER ORTIZ &W	8901 NW 153 TERR	MIAMI, FL	33018
3220210160290	OLGA MARIA CERVETO	15308 NW 91 CT	MIAMI LAKES, FL	33018
3220210160200	MARIA COMPANIONI	15325 NW 90 CT	MIAMI LAKES, FL	33018
3220160021170	GERMAN HERRERA	8952 NW 163 TERR	MIAMI, FL	33018
3220160021840	IVAN IBANEZ &W GRETEL	16238 NW 91 AVE	MIAMI, FL	33018
3220160021210	JUDITH CASTRO LE	8912 NW 163 TERR	HIALEAH, FL	33018
3220150180670	WADE R WASESKUK &W EDITH E	8538 NW 163 TERR	MIAMI, FL	33016-6670
3220160021690	BRADLEY ROSH &W PATRICIA M	8943 NW 163 TERR	MIAMI, FL	33018
3220210040340	DULCE M ESTENOZ TRS	15256 NW 87 PL	MIAMI LAKES, FL	33018
3220210160230	MARICELA VEGA JTRS	15306 NW 90 CT	MIAMI LAKES, FL	33018
3220160020020	OSCAR RUIZ &W CALIXTA M	16351 NW 87 CT	MIAMI, FL	33018
3220210040460	OLGA FUENTES	15258 NW 88 CT	MIAMI, FL	33018-1362
3220210160030	ALDO MEDINA	8900 NW 153 TER	MIAMI LAKES, FL	33018
3220210070170	BELEN G GALIANO	8970 NW 152 LN	MIAMI LAKES, FL	33018
3220160021300	ALEXANDER J LORA	8951 NW 162 TER	MIAMI, FL	33018
3220210040410	GILDA P MORALES	15240 NW 88 AVE	MIAMI, FL	33018-1361
3220160020790	MIGUEL A BERMUDEZ JR &W DAGMARY	8764 NW 163 TERR	MIAMI, FL	33018
3220210030470	AMVG INVESTMENTS LLC	154600 NW 83 ROAD	MIAMI LAKES, FL	33016
3220210160220	EVELIO O RODRIGUEZ	15305 NW 90 CT	MIAMI, FL	33018
3220160021650	KLEBER PALACIOS &W CARINA	8893 NW 163 TERR	MIAMI, FL	33018
3220220030310	MARTIN J EISLER JTRS	8565 MENTEITH TER	MIAMI LAKES, FL	33016
3220160020930	JORGE L QUINTANA &W INDIRA	8785 NW 162 TERR	MIAMI, FL	33018
3220160021810	ROBERTO ROJAS JR JTRS	16318 NW 91 AVE	MIAMI LAKES, FL	33018
3220210030100	MIRIAM ALFONSO	8755 NW 153 TER	MIAMI, FL	33016
3220160020500	JOSE A GUTIERREZ &W AIDA D	9130 NW 162 TERR	MIAMI LAKES, FL	33018
3220160020810	JAIRON A RIVAS	16333 NW 87 PL	MIAMI LAKES, FL	33018

3220210040280	PEDRO TORRES	15254 NW 87 CT	MIAMI LAKES, FL	33018
3220160021410	JULIO FARELL &W ISAILY	16319 NW 91 CT	MIAMI, FL	33018
3220160020110	TERESA D GARCES	8768 NW 162 TER	MIAMI, FL	33018
3220160020520	MAURICIO DIAZ &W MIRTA HERNANDEZ	16220 NW 91 CT	MIAMI, FL	33018
3220210040380	ELIZABETH BUSTAMANTE	15241 NW 88 AVE	MIAMI LAKES, FL	33018
3220220030320	MOHAMMAD ZARETABIBI &	14719 GLENCAIRN RD	MIAMI LAKES, FL	33016-1427
3220160020280	CARLOS M BETANCOURT &W JUDITH	16349 NW 88 PATH	MIAMI, FL	33018
3220210160130	MARIA M BARRIOS &H	15322 NW 89 PL	HIALEAH GARDENS, FL	33018
3220160020510	DARKLEE AYLLON &H FRANCISCO	9140 NW 162 TERR	MIAMI, FL	33018
3220210030280	ERICK REYES	7175 SW 8 ST STE 210	MIAMI, FL	33144
3220160021180	DAVID CAPOTE &	8942 NW 163 TERR	MIAMI LAKES, FL	33018
3220160020240	MAURICIO MORALES &W NEUDYS	16368 NW 88 PL	MIAMI LAKES, FL	33018
3220160021100	JAUN A JACOME &W ERMITA A	9062 NW 163 ST	MIAMI LAKES, FL	33018-0000
3220160020040	LUIS M FERNANDEZ	16311 NW 87 CT	MIAMI, FL	33018
3220160020200	MARILYN VALDES	16288 NW 88 PL	MIAMI LAKES, FL	33018
3220210040520	RICARDO NAVEIRO &W MIRTHA GARCIA	15252 NW 88 PL	MIAMI, FL	33018-1363
3220210030110	DEUTSCHE BANK NATL TR CO TRS	1525 SOUTH BELT LINE RD	COPPELL, TX	75019
3220210160190	ESTRELLA GARCIA	15324 NW 90 AVE	MIAMI, FL	33018-1329
3220210070100	FERNANDO FIGUEREDO &W MARTA	15243 NW 89 CT	MIAMI, FL	33018-1310
3220160020060	ANTONIO M GIL	16251 NW 87 CT	MIAMI LAKES, FL	33018
3220220030370	THOMAS L WHITE &W UMYO	15300 DUNBARTON PL	MIAMI LAKES, FL	33016-1412
3220210160040	RAFAEL R GONZALEZ &W MAYRA	8910 NW 153 TERR	MIAMI LAKES, FL	33018-0000
3220210070280	MARIO F VALLADARES &W ELENA M	9149 NW 152 LN	MIAMI, FL	33018-1309
3220160020530	MARIO RUIZ &W HILDA	16240 NW 91 CT	MIAMI, FL	33018
3220210070180	RALPH A ROJAS	9009 NW 152 LN	MIAMI, FL	33018
3220150430100	ROBERT PULLES &W OLGA	16232 NW 85 CT	MIAMI LAKES, FL	33016-8503
3220160021230	JOSE R ALVAREZ &W MAGALI R	8882 NW 163 TERR	MIAMI LAKES, FL	33018-0000
3220160021290	JOSE M SALAZAR &W	8941 NW 162 TERR	MIAMI, FL	33018
3220210160270	LUIS DOMINGUEZ	15317 NW 91 CT	HIALEAH, FL	33018-1325
3220210030250	WILMA & CATALINA C ALVAREZ	PO BOX 22002	HIALEAH, FL	33002
3220210160100	DIANA DIBENEDETTO	15301 NW 89 PL	MIAMI LAKES, FL	33018
3220160021350	JACQUELINE C TORRES	9041 NW 162 TER	MIAMI LAKES, FL	33018
3220210030010	RAMON PUIG &W ZOILA	8701 NW 153 TERR	MIAMI, FL	33018-1356
3220160021730	NILDA HERNANDEZ	9023 NW 163 TERR	MIAMI LAKES, FL	33018

3220160021090 ALCIRA M EIMIL	9072 NW 163 TERR	MIAMI, FL	33018
3220210030030 NELSON HERNANDEZ &W MILAIDA	8721 NW 153 TERR	MIAMI, FL	33018
3220160021420 JUSTO L MONTIEL &W NEYA	16339 NW 91 CT	MIAMI, FL	33018
3220160020730 HILDAURA GUTIERREZ	16376 NW 88 AVE	MIAMI LAKES, FL	33018
3220210160330 ROSAIDA R RODRIGUEZ	15319 NW 92ND AVE	MIAMI LAKES, FL	33018
3220160020180 HENRY HERRANZ &W MAGGIE	16248 NW 88 PL	MIAMI, FL	33018
3220160021700 ISMAEL BUENO &W BEATRIZ	8953 NW 163 TERR	MIAMI, FL	33018
3220210160210 KAM LAU LEE &W MIAO MEI ZHENG	15315 NW 90 CT	MIAMI, FL	33018-1327
3220210160320 WALTER R VIU	15329 NW 92 AVE	HIALEAH, FL	33018
3220210030430 ARACELIS VELAR JTRS	8824 NW 153 TER	MIAMI LAKES, FL	33018
3220160021040 ORLANDO GUILLEN &W	16355 NW 88 AVE	MIAMI LAKES, FL	33018
3220210160250 YANNI TOLEDO	15326 NW 90 CT	MIAMI, FL	33018-0000
3220160020320 PEDRO L CHAVIANO &W REGLA M	16239 NW 88 PATH	MIAMI, FL	33018
3220160021110 LORENZO DIAZ &W LENIA	9052 NW 163 TERR	MIAMI, FL	33018
3220160020210 LUCRECIA GARCIA	16308 NW 88 PL	MIAMI, FL	33018
3220150430150 TERESITA MONREAL	16263 NW 86 CT	HIALEAH, FL	33016-8507
3220210070230 NIEVE R LINARES &W MARISOL	9059 NW 152 LN	MIAMI, FL	33018-1308
3220160020870 OFELIA DIAZ	16332 NW 87 CT	MIAMI, FL	33018
3220210030300 ANTONIO LOPEZ &W SANDRA	8730 NW 153 TERR	MIAMI, FL	33018-1353
3220160020560 RAQUEL ABAUNZA	16320 NW 91 CT	MIAMI, FL	33018
3220150430060 DOUGLAS VASQUEZ &W	8521 NW 162 ST	MIAMI LAKES, FL	33016-8502
3220210160060 ROLANDO J SENTIN	8930 NW 153 TERR	MIAMI LAKES, FL	33018
3220150010500 F69 1 LLC	PO BOX 22577	HIALEAH, FL	33002
3220160000020 F71 1 LLC	PO BOX 22577	HIALEAH, FL	33002
3220150470060 F78 3 LLC	PO BOX 22577	HIALEAH, FL	33002
3220160021200 ASHLEY X CISNEROS &W	8922 NW 163 TERR	MIAMI, FL	33018-0000