



Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

2016-0019 File #

12/8/16 Date Received

File # 82-2014-010-1110 Date of Pre-application Meeting

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

Mailing Address 7560 LOCH NESS DRIVE

City MIAMI LAKES State FL ZIP 33014

Tel. # (during working hours) _____ Other _____

E-Mail: _____ Mobile #: 305-807-9883

2. Name of Property Owner JESUS REYES

Mailing Address 7560 LOCH NESS DRIVE

City MIAMI LAKES State FL ZIP 33014

Tel. # (during working hours) _____ Other _____

3. Contact Person JESUS REYES

Mailing Address 7560 LOCH NESS DRIVE

City MIAMI LAKES State FL ZIP 33014

Tel. # (during working hours) _____ Other _____

E-Mail: REYES@SANMAACUSRG.COM Mobile #: 305-807-9883

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

7560 LOCH NESS DRIVE

6601 Main Street • Miami Lakes, Florida, 33014

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

Website: www.miamilakes-fl.gov



5. Address or location of property (including section, township, and range): 7560 LOCUTNESS DRIVE
6. Size of property: _____ x _____ Acres _____
7. Date subject property ☒ acquired or ☐ leased JULY day of 2016
Term of lease; OWNER OCCUPIED 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.")

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): _____ Present land use classification(s): _____
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 MOVE BLACK WALL FENCE 10' FROM SIDEWALK
- ☐ 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 _____
Nature of violation _____



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

If yes, briefly describe SINGLE FAMILY RESIDENCE

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

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

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: 7560 LOCKNESS DRIVE
MIAMI LAKES FL 33014
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:

Signature

JEFF REYES

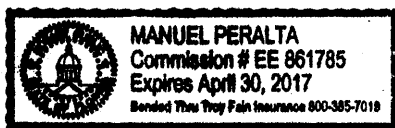
Print Name

Signature

JUAN VALIENTE

Print Name

Sworn to and subscribed before me on the 08 day of Dec, 2016. Affiant is personally known to me or has produced _____ as identification.



Notary
(Stamp/Seal)

My Commission Expires: April 30, 2017

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

**OWNERSHIP AFFIDAVIT
FOR
TRUSTEE**

STATE OF _____

Public Hearing No. _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____
_____, hereinafter the Affiant, who being duly sworn by me, on oath, deposes
and says:

1. Affiant is the Trustee of the Trust which owns the property which is the subject of the proposed hearing.
2. Affiant is legally authorized as Trustee to apply for the proposed hearing.
3. The subject property is legally described as: _____

4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Affiant's Signature

Print Name

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 Public, State of _____

My Commission Expires:

Print Name

**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: _____

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:

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: _____

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

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: _____

NAME AND ADDRESS: _____	Percentage of Stock
-------------------------	---------------------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

NAME AND ADDRESS: _____	Percentage of Interest
-------------------------	------------------------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

NAME AND ADDRESS: _____	Percent of Ownership
-------------------------	----------------------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____
(Applicant)

Sworn to and subscribed before me this _____ day of _____. Affiant
is personally known to me or has produced _____ 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.

6601 Main Street • Miami Lakes, Florida, 33014

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

Website: www.miamilakes-fl.gov



REQUIRED DOCUMENTS FOR PUBLIC HEARING APPLICATION

- A. Completed application form. Applications must meet the criteria of the Land Development Code.
- B. Certified survey of the property. The survey must accurately depict the current conditions on the property. The survey must show all additions, fencing, paving and driveways and other improvements such as accessory buildings. At least one (1) copy must be provided to staff. If you wish to keep the certified copy, staff will make a copy of your survey. For applications proposing new structures and/or paved areas, the survey needs to show all easements and encumbrances of public record.
- C. Site Plan – A site plan drawn to scale showing all proposed improvements, lot coverage and setbacks to property lines. If applicable, the site plans must include a table with all required zoning information such as setbacks, height, lot coverage, required parking, landscaping, etc. Where applicable (as determined by staff), two (2) paper copies of the site plan must be provided (one set on 24" x 36" and one set on 11" x 17" or letter size paper) and one (1) digital copy (.pdf preferred). Site plans must conform to the requirements of the Land Development Code.
- D. Color photographs of the property. Digital photos are preferred in lieu of color prints.
- E. A letter describing the request.
- F. HOA Approval. If the property is within the jurisdiction of a Homeowners' Association, provide written documentation of consideration (approval or denial) from the HOA.
- G. Applicable Fees

For Individual Single-Family, Two-Family or Townhouse:

A \$750 application fee and a \$650 cost recovery deposit for a total due at submittal of \$1,400.

The fee and deposit must be paid separately in the form of a check or money order; one in the amount of \$750 and one in the amount of \$650, both made payable to the "Town of Miami Lakes".

6601 Main Street • Miami Lakes, Florida 33014

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

Website: www.miamilakes-fl.gov