



6601 Main Street • Miami Lakes, Florida, 33016
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

03-03-16 A09:47 IN

PLANNING AND ZONING PUBLIC HEARING APPLICATION

UABH 2016-0010 File #

04.01.16 Date Received

03.07.16 Date of Pre-application Meeting

32-2015-009-0210

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 IBRAHIM E NEYZA REMEDIOS
- 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 _____

City MIAMI LAKES State FL ZIP 33016

Tel. # (during working hours) 786-412-5541 Other _____

E-Mail: APEX72 @ AOL . com Mobile #: 786-412-5541

2. Name of Property Owner SAME AS ABOVE

Mailing Address _____

City _____ State _____ ZIP _____

Tel. # (during working hours) _____ Other _____

3. Contact Person ~~SAME AS ABOVE~~ SAME AS ABOVE

Mailing Address _____

City _____ State _____ ZIP _____

Tel. # (during working hours) _____ Other _____

E-Mail: _____ Mobile #: _____

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

4TH ADDITION TO ROYAL OAKS LOT 6 BLK 17

5. Address or location of property (including section, township, and range): _____

8024 ~~8400~~ NW 163 TR

6. Size of property: _____ × _____ Acres _____

7. Date subject property ☐ acquired or ☐ leased _____ day of _____

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): SFR/AO-1 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 PLACE POOL SLIGHTLY BEYOND SURVEY TIE LINE.

☐ 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 NEW CONSTRUCTION

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

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

**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:

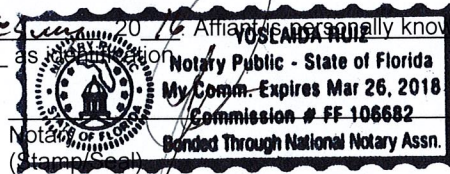
Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the 18 day of February, 2016. Affiant is personally known to me or has produced _____ as identification.



My Commission Expires: Mar 26 / 2018

Affiant
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: _____

**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

From: Oscar Vazquez <OVazquez@grsmanagement.com>
To: apex72 <apex72@aol.com>
Subject: Royal Oaks HOA
Date: Thu, Apr 7, 2016 4:58 pm

Good afternoon:

As per our conversation this afternoon, your ARB request for your pool was denied. The Architectural Review Board (ARB) has agreed to review your request once again if you are granted approval from the Town of Miami Lakes. If you have any questions, please feel free to contact our office at 305-823-0072.

Regards,

Oscar Vazquez

GRS Management, Inc

8140 NW 155th ST. STE 101

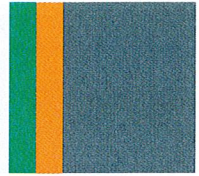
Miami Lakes, FL 33016

T: 305-823-0072 Ext. 106 F: 305-823-4888

www.grsmanagement.com

Ibrahim Remedios

7845 N.W. 165 Terrace Miami Lakes, FL. 33016
(786) 412-5541 - Apex72@aol.com



April 7, 2016

Re: Request for Zoning Variance
New construction at
8024 N.W. 163 Terr.
Miami Lakes, FL. 33016

Distinguish Members of: **Planning & Zoning Board,**

We are currently pursuing our family dream of building our home. As a resident of Miami Lakes of over 19 years, we could not think of a better place to raise our kids. The variance requested will enhance the overall aesthetics and add to the beauty of our town. The lot for which the variance is requested sits on Lake Gloria; and what better way of enhancing the lake than with an infinity pool. There will only be a 12-inch water cascade that will be visible to homeowners around the lake. Ultimately, this type of pool construction increases property values and the overall appearance of the lake.

Detail of variance requested:

Build pool and paver slab past the survey tie line by 17 feet and 2 inches at the farthest point.
The pool would extend 9 feet 2 inches
Paver deck would extend 8 feet.
Overall length 59 feet 10 inches

The idea for this pool design came about after visiting a neighbor with a similar setup. Their variance was granted when they came before this board. Our proposal is consistent with their request and consistent with the neighborhood aesthetics. We respectfully request that this board grant our request.

Warm regards,

Ibrahim Remedios



FOLIO	PTXADDRESS	OWNERS NAME	MAIL_ADDRESS	CITY_ST	MAIL_ZIP
3220150090480	8115 NW 162 ST	MARIANO VALLE &W	8115 NW 162 ST	MIAMI, FL	33016-6108
3220150090510	16225 NW 82 AVE	JUAN ALBERTO FUENTES	16225 NW 82ND AVE	HIALEAH, FL	33016-6114
3220150090060	7953 NW 163 TER	NORBERTO MARTINEZ &W EULALIA	7953 NW 163 TERR	MIAMI, FL	33016-6105
3220150090270	7934 NW 163 TER	RAUL SOTO &W ALINA	7934 NW 163 TERR	MIAMI, FL	33016-6100
3220150080250	8015 NW 164 TER	STEPHEN JOSEPH SCHAFFER	8015 NW 164 TERR	MIAMI LAKES, FL	33018
3220150090470	8105 NW 162 ST	MIGUEL TOST &W ESTELA C	8105 NW 162 ST	MIAMI, FL	33016-6108
3220150320100	8043 NW 161 TER	MARTHA M HORSTMANN	8043 NW 161 TERR	HIALEAH, FL	33018
3220150090200	8034 NW 163 TER	JESUS ALVAREZ QUINTERO	8034 NW 163 TER	HIALEAH, FL	33016
3220150090610	8006 NW 162 ST	NARIMAN APAID HALLOUN JTRS	8006 NW 162 ST	MIAMI LAKES, FL	33016
3220150080210	7945 NW 164 TER	NICHOLAS D NITTI	7945 NW 164 TER	MIAMI LAKES, FL	33016
3220150090410	7965 NW 162 ST	LILIA FERNANDEZ	7965 NW 162 ST	MIAMI LAKES, FL	33016-6106
3220150090430	8005 NW 162 ST	ELISABET GONZALEZ	8005 NW 162 ST	MIAMI, FL	33016
3220150080440	7952 NW 164 TER	LEONARDO D ESPINOSA &W	7952 NW 164 TER	MIAMI LAKES, FL	33016
3220150320070	8123 NW 161 TER	JOSE D DOMINGUEZ	8123 NW 161 TERR	MIAMI, FL	33016-6659
3220150090280	7924 NW 163 TER	ELADIA ESTEVEZ &H GONZALO	7924 NW 163 TERR	MIAMI, FL	33016-6100
3220150080460	7932 NW 164 TER	JOSE J CARDENAS &W	7932 NW 164 TERR	MIAMI LAKES, FL	33016
3220150090440	8015 NW 162 ST	SHADI SHOMAR	8015 NW 162 ST	MIAMI LAKES, FL	33016-6107
3220150090600	8016 NW 162 ST	RAUL E BILLINI	8016 NW 162 ST	MIAMI LAKES, FL	33016
3220150080300	8125 NW 164 TER	FRANCISCO HERNANDEZ &W VILMA	8125 NW 164 TERR	MIAMI, FL	33016-6196
3220150090550	8126 NW 162 ST	SONIA LOSA	8126 NW 162 ST	MIAMI LAKES, FL	33016
3220150080290	8115 NW 164 TER	EMILIO BLANCO &W MIRTA	8115 NW 164 TERR	MIAMI, FL	33016-6196
3220150090520		LA PERLA CONTRACTORS INC	2607 WEST 72 PLACE	HIALEAH, FL	33016
3220150090390	7945 NW 162 ST	JUAN A IGLESIAS &W CYNTHIA	7945 NW 162 ST	MIAMI LAKES, FL	33016-6106
3220150090040	7933 NW 163 TER	ELVIRA HERNANDEZ	7933 NW 163 TERRACE	MIAMI LAKES, FL	33016
3220150080230	7965 NW 164 TER	IVAN P MORALES &W BARBARA L	7965 NW 164 TERR	HIALEAH, FL	33016-3462
3220150080220	7955 NW 164 TER	ELIU & ELIZABETH MOLINER	7955 NW 164 TERR	MIAMI, FL	33016-3462
3220150090130	8113 NW 163 TER	ARMANDO RODRIGUEZ &W MABEL	8113 W 163 TERR	MIAMI LAKES, FL	33016
3220150080280	8105 NW 164 TER	VIRGIL ABREU	8105 NW 164 TERR	HIALEAH, FL	33016-6196
3220150090100	8023 NW 163 TER	VICTOR C MARRERO &W JACQUELINE	8023 NW 163 TERR	MIAMI, FL	33016-6104
3220150080270	8035 NW 164 TER	PEDRO RODRIGUEZ &W ANA	8035 NW 164 TERR	MIAMI, FL	33016-3464
3220150090220	8014 NW 163 TER	RAFAEL A BERGOLLA &W ELSA G	8014 NW 163 TERR	MIAMI, FL	33016-6101
3220150080360	8122 NW 164 TER	PEDRO J SOLER &W MARIA	8122 NW 164 TERR	MIAMI, FL	33016-6195
3220150090490	8125 NW 162 ST	WILLIAM MACHIN &W MARIA E	8125 NW 162 ST	MIAMI LAKES, FL	33016-6108

3220150320120	8023 NW 161 TER	MARIA R GONZALEZ	8023 NW 161 TER	HIALEAH, FL	33016
3220150080400	8022 NW 164 TER	LULA TAYLOR	8022 NW 164 TERR	HIALEAH, FL	33016-3463
3220150090460	8035 NW 162 ST	JORGE GARCIA-BARBON &W FRANCES	8035 NW 162 ST	MIAMI, FL	33016-6107
3220150090050	7943 NW 163 TER	LUIS L AGUILAR &W	7943 NW 163 TERR	MIAMI LAKES, FL	33016-6105
3220150090450	8025 NW 162 ST	ANGEL A GUTIERREZ &W IRENE M	8025 NW 162 ST	MIAMI, FL	33016-6107
3220150090210		IBRAHIM REMEDIOS	7845 NW 165 TER	MIAMI LAKES, FL	33016
3220150120720	8201 NW 162 ST	JUAN R OJEDA	8201 NW 162 ST	MIAMI LAKES, FL	33016-8509
3220150090160	8144 NW 163 TER	JORGE PEREZ &W	8144 NW 163 TERR	HIALEAH, FL	33016
3220150080380	8102 NW 164 TER	FRANK J DE LA GRANA	8102 NW 164 TER	MIAMI LAKES, FL	33016
3220150080450	7942 NW 164 TER	ROOSEVELT BRADLEY &W CYNTHIA	7942 NW 164 TER `R	HIALEAH, FL	33016
3220150320110	8033 NW 161 TER	JAVIER FERREIRA	8033 NW 161 TER	MIAMI LAKES, FL	33016
3220150090170	8124 NW 163 TER	JUAN I MONTENEGRO	8124 NW 163 TER	MIAMI LAKES, FL	33016
3220150090250	7954 NW 163 TER	SALVADOR BRAVO	6944 BOTTLE BRUSH DR	MIAMI LAKES, FL	33014
3220150090080	8003 NW 163 TER	JORGE A DIAZ &W MARIA A	8003 NW 163 TERR	MIAMI, FL	33016-6104
3220150120710	8200 NW 163 ST	ANTHONY DITIZIO	8200 NW 163 ST	MIAMI, FL	33016
3220150090420	7975 NW 162 ST	RICARDO MARTINEZ &W	7975 NW 162 ST	HIALEAH, FL	33016-6106
3220150080310	8135 NW 164 TER	ARLENE S GARCIA	8135 NW 164 TERRACE	MIAMI LAKES, FL	33015
3220150090580	8036 NW 162 ST	JORGE L ROIG &W CARMEN L	8036 NW 162 ST	MIAMI, FL	33016-6110
3220150090090	8013 NW 163 TER	JOSE A TENDERO &W MAYRA	8013 NW 163 TERR	MIAMI, FL	33016-6104
3220150080370	8112 NW 164 TER	ORLANDO GARCIA &W ARAY	8112 NW 164 TERR	MIAMI, FL	33016-6195
3220150090630	7966 NW 162 ST	PEDRO SAN JORGE	7966 NW 162 ST	MIAMI LAKES, FL	33016
3220150090400	7955 NW 162 ST	NELSON FLECHES &W LUCY	7955 NW 162 ST	MIAMI LAKES, FL	33016-6106
3220150090620	7976 NW 162 ST	RANDY DOMINGUEZ	7976 NW 162 ST	MIAMI, FL	33016
3220150090260	7944 NW 163 TER	BENJAMIN ESSIEN	7944 NW 163 TERR	MIAMI LAKES, FL	33016-6100
3220150080260	8025 NW 164 TER	ONELIA DEL POZO SAAVEDRA	8025 NW 164 TERR	MIAMI, FL	33016
3220150080430	7962 NW 164 TER	RENALD WILLIAMS	7962 NW 164 TER	MIAMI LAKES, FL	33016
3220150090240	7964 NW 163 TER	JULIO VARELA & CRISTINA CAMARA	7964 NW 163 TERR	MIAMI LAKES, FL	33016-6100
3220150090500	8135 NW 162 ST	HILDEBRANDO MORONTA &W MARLENE	8135 NW 162 ST	MIAMI LAKES, FL	33016-6108
3220150090570	8106 NW 162 ST	DALIA MILIAN & DELIA MILIAN	8106 NW 162 ST	MIAMI, FL	33016-6109
3220150090140	8123 NW 163 TER	EMILIO M SOTO &W ARLENE M	8123 NW 163 TERR	MIAMI LAKES, FL	33016-6103
3220150080240	8005 NW 164 TER	JUAN BARROSO	8005 NW 164 TERR	MIAMI LAKES, FL	33016-3464
3220150090120	8103 NW 163 TER	MAGALY CEPERO & JTRS	8103 NW 163 TERR	HIALEAH, FL	33016-6103
3220150090230	7974 NW 163 TER	LUIS C SARDO &W LIZANDRA	7974 NW 163 TERR	MIAMI LAKES, FL	33016-6100
3220150090180	8114 NW 163 TER	GUSTAVO CIFUENTES &W ODALYS	8114 NW 163 TERR	MIAMI, FL	33016-6102

3220150090560	8116 NW 162 ST	LILLIAN RODRIGUEZ	8116 NW 162ND ST	MIAMI, FL	33016
3220150320090	8053 NW 161 TER	HECTOR LESENDE &W AGUSTINA G	8053 NW 161 TERR	MIAMI, FL	33016-6658
3220150120680	16211 NW 82 CT	HISNARDO C SANCHEZ &W VIVIAN A	16211 NW 82 CT	MIAMI LAKES, FL	33016-6119
3220150090070	7963 NW 163 TER	JUAN CARLOS FERNANDEZ	7963 NW 163 TER	MIAMI LAKES, FL	33016
3220150080410	8012 NW 164 TER	MARCO LUX &W DOLLY	8012 NW 164 TERR	MIAMI LAKES, FL	33016-3463
3220150120450	8200 NW 164 ST	WILLIAM CORO	8200 NW 164 ST	MIAMI, FL	33016-3482
3220150090590	8026 NW 162 ST	LISBET SOSA &H HANSELL ROJAS	8026 NW 162 STREET	HIALEAH, FL	33016-6110
3220150080350	8132 NW 164 TER	PEDRO GOMEZ	8132 NW 164 TERR	MIAMI, FL	33016
3220150090380	7935 NW 162 ST	DAVID F MANERO	7935 NW 162 ST	MIAMI LAKES, FL	33016
3220150090640	7956 NW 162 ST	JORGE L RODRIGUEZ &W TANIA	7956 NW 162 ST	MIAMI, FL	33016-6111
3220150090540	8198 NW 162 ST	DAGOBERTO RUBI	8196 NW 162 ST	MIAMI LAKES, FL	33016
3220150320130	7993 NW 161 TER	HUMBERTO CABANAS &W HILDA	7993 NW 161 TERR	MIAMI, FL	33016-6657
3220150080420	8002 NW 164 TER	GREGORIO GONZALEZ &W AYVIN	4555 E 9 CT	HIALEAH, FL	33013-2009
3220150090190	8104 NW 163 TER	CLAUDIA S MUNOZ	8104 NW 163 TERR	MIAMI LAKES, FL	33016-6102
3220150320060	8133 NW 161 TER	JOSEFINA FABREGAS	8133 NW 161 TERR	MIAMI, FL	33016-6659
3220150090150	8133 NW 163 TER	ALONDRA M DELGADO	8133 NW 163 TER	MIAMI LAKES, FL	33016
3220150320080	8113 NW 161 TER	TIFFANY MONSERRATE	8113 NW 161 TERR	MIAMI, FL	33016-6659
3220150090530	16253 NW 82 AVE	QUINTIN A VALIENTE &W	16253 NW 82 AVE	MIAMI LAKES, FL	33016
3220150080390	8032 NW 164 TER	REGINO RODRIGUEZ	8032 NW 164 TERR	MIAMI, FL	33016-3463
3220150120690	16221 NW 82 CT	EDGARDO ACOSTA	16221 NW 82 COURT	MIAMI LAKES, FL	33016
3220150090110	8033 NW 163 TER	GONZALO ESTEVEZ &W MARGARITA	8033 NW 163 TERR	MIAMI LAKES, FL	33016-6104