

15	53	41
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Sec. Twp. Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**

RECEIVED
04-113
APR 05 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

LIST ALL FOLIO #S: 30 3115 043 0220 & 0230 & 0231

Date Received _____

1. NAME OF APPLICANT (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Antonio Sanchez

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 4926 NW 186 Street

City: Opalocka i State: FL Zip: 33055 Phone#: see Contact

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Applicant and Owner are same

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Claudette Waters Company: Waters & Waters Assoc., Inc.

Mailing Address: 9057 SW 214 Street

City: Miami State: FL Zip: 33189

Phone#: 305-491-2425 Fax#: 305-234-3225 E-mail: watersandwaters@bellsouth.net

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

ELIZABETH PARK AMD PB 4-195 LOTS 4 TO 6 INC BLK 4

ELIZABETH PARK AMD PB 4-195 LOTS 7 & 8 LESS ST BLK 4

ELIZABETH PARK AMD PB 4-195 LOT 9 BLK 4

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 corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
NA	
_____	_____
_____	_____
_____	_____
_____	_____

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.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Celia L. ...*
(Applicant)

Sworn to and subscribed before me this 16 day of March, 2004. Affiant is personally known to me or has produced Florida Drivers License as identification.

Claudette L. Waters
(Notary Public)  Claudette L. Waters
My Commission DD193308
Expires March 13, 2007

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 of 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 per cent (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 interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

- 1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
- 2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
- 3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
- 4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
- 5. In Miami-Dade County v. Omnipoint Holdings, Inc., Case No. 3D01-2347 (Fla. 3rd DCA 2002), the 3rd District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Office is seeking further review. In the interim, the County Attorney's Office is working with the Planning and Zoning Department's professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed..
- 6. Any covenant to be proffered must be submitted to the Department's Legal Counsel, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date. Legal Counsel may be reached at (305) 375-3075

Antonio Sanchez

(Applicant's Signature)

ANTONIO SANCHEZ

(Print Name)

Sworn to and subscribed before me this 16 day of March, 2004. Affiant is personally known to me or has produced Florida Driver License as identification.

Claudette L. Waters
(Notary Public)

My commission expires _____



Claudette L. Waters
My Commission DD193398
Expires March 13, 2007

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF Florida
COUNTY OF Dade

Public Hearing No. _____

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

1. Affiant is the fee owner of the property, which is the subject of the proposed hearing.
2. The subject property is legally described as:
Elizabeth Park AND PB4-195 LOTS 4+6 INC BK4
Elizabeth Park AND PB4-195 LOTS 7&8 Less ST BK4
Elizabeth Park AND PB4-195 LOT 9 BK4
3. 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:

Dennis York
Signature

Dennis York
Print Name

[Signature]
Signature

Vinet Valladere
Print Name

[Signature]

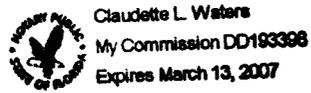
Affiant's signature

ANTONIO SANCHEZ
Print Name

Sworn to and subscribed before me on the 16 day of March 2004. Affiant is personally known to me or has produced Florida drivers license as identification.

[Signature]

Notary Public-State of Florida



My Commission Expires:

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), Antonio Sanchez, being first duly sworn, depose and say that (I am)(we are) the [] owner [] tenant of the property described and which is the subject matter of the proposed hearing.

Signature: Claudette L. Waters, My Commission DD103308, Expires March 13, 2007. Notary Public: [Signature], Commission Expires: [Signature]

Sworn to and subscribed to before me this 16 day of Mar, 2004

CORPORATION AFFIDAVIT

(I)(WE), being first duly sworn, depose and say that (I am)(we are) the [] President [] Vice-President [] Secretary [] Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the [] owner [] tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature] Authorized Signature [Signature] Office Held [Signature]

(Corp. Seal)

Sworn to and subscribed to before me this ___ day of ___, ___. Notary Public: [Signature] Commission Expires: [Signature]

PARTNERSHIP AFFIDAVIT

(I)(WE), being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the [] owner [] tenant of the property described herein which is the subject matter of the proposed hearing.

By [Signature] % (Name of Partnership) [Signature] %

Sworn to and subscribed to before me this ___ day of ___, ___. Notary Public: [Signature] Commission Expires: [Signature]

ATTORNEY AFFIDAVIT

I, [Signature], being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me this ___ day of ___, ___. Notary Public: [Signature] Commission Expires: [Signature]

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)
VACANT LAND ON THE EAST SIDE OF NW 27TH AVE, BETWEEN NW 65TH AND NW 66TH STREETS

7. SIZE OF PROPERTY (in acres): .77 ACRE (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 12/2003 & 2/2004 9. Lease term: NA years
(month & year)

10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide complete legal description of said contiguous property.
NA

11. Is there an option to purchase or lease the subject property or property contiguous thereto?
 no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)
NA

12. PRESENT ZONING CLASSIFICATION: BU-2

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)
(DBC requires special exception to permit site plan approval unless rezoning 3 acres or less to residential categories)

- District Boundary Changes (DBC) [Zone class requested]: BU-3
- Unusual Use: _____
- Use Variance: Non-Use Variance
- Alternative Site Development: _____
- Special Exception: _____
- Modification of previous resolution/plan: _____
- Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the last year & a half? no yes.
If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

15. Is this hearing is as a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: _____ and describe the violation:

16. Describe structures on the property: None

17. Is there any existing use on the property? no yes. If yes, what use and when established?

Use: _____ Year: _____

REQUEST FOR LEGAL DESCRIPTION CHECK (Part A)

Appl. No.: Z

Sec: 15 Twp: 53 Rge: 41

Processor: _____

CZAB #: _____ BCC _____

TYPE OR PRINT ALL INFORMATION – ALL FOLIO NUMBERS REQUIRED

1. FOLIO NUMBER(S) OF SUBJECT PROPERTY (List all folio numbers comprising the subject property)

30 3115 043 0220 30 3115 043 0230 30 3115 043 0231

2. NAME OF APPLICANT (Property Owner or Lessee with Owner's Sworn-to-Consent)

Antonio Sanchez

3. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If application contains requests for multiple zone changes, provide the legal description for each area. Attach separate sheet(s), as needed.

ELIZABETH PARK AMD PB 4-195 LOTS 4 TO 6 INC BLOCK 4 LOT SIZE 140.000 X 120
ELIZABETH PARK AMD PB 4-195 LOTS 7 & 8 LESS ST BLK 4 LOT SIZE 140.000 X 70
ELIZABETH PARK AMD PB 4-195 LOT 9 BLK 4 LOT SIZE 50.000 X 140

4. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

E side of 27th Ave. between NW 65th Street and NW 66th Street

5. SIZE OF PROPERTY 140 ' x 240 ' (in acres): .77

(divide total sq. ft. by 43,560 to obtain acreage)

6. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide complete legal description of said contiguous property. (If attaching separate sheet, clearly label as contiguous property)

NA

INDIVIDUAL'S
POWER OF ATTORNEY FOR
PUBLIC HEARING

I THE UNDERSIGNED, do by these presents hereby make, constitute and appoint
Claudette Waters/Waters/Waters Assoc. Inc of the County of Dade and the
State of Florida, true and lawful Attorney-in-Fact for me and in my name,
place, stead, to sign on my behalf, and do all acts necessary, including speak at a public hearing in
furtherance of an application for Public Hearing No. _____ with Miami-Dade County for a
hearing before the Community Zoning Appeals Board or County Commission of Miami-Dade
County. (Explain nature of hearing).

0.77 acre BU-2 property located on East of NW 27th Ave
between NW 65th & NW 66 streets for rezoning to BU-3 with
variances

concerning the property described as:

0.77 acre vacant land on E side of NW 27th Ave between NW
65th St & NW 66 St

Granting and giving unto said Attorney-in-Fact, full authority and power to do and perform
any and all acts necessary or incident to the performance and execution of the powers herein above
expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents
and purposes as the grantor might or could do if personally present, with full power of substitution.

Signed, witnessed, executed and acknowledged on this 17 day of March, 2004.

WITNESSES:

X Dimoch Yusuf
Signature

Dimoch Yusuf
Print Name

X Yinet Valladares
Signature

Yinet Valladares
Print Name

Antonio Sanchez
Individual Signature

ANTONIO Sanchez
Print Name

Address:
4926 NW 186 Street
OPALOCKA FLORIDA
33055

STATE OF Florida

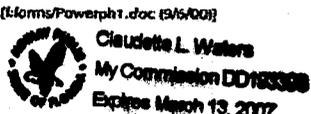
COUNTY OF Dade

The foregoing instrument was acknowledged before me by 17
March 2004, who is personally known to me or has produced
FL drivers license, as identification.

Witness my signature and official seal this 17 day of March, 2004, in the
County and State aforesaid.

Claudette Waters
Notary Public-State of Florida
Claudette Waters
Print Name

My Commission Expires:



SATISFACTION OF LIEN RELATIVE TO LOT CLEARING

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

WINSTON KULOK

132 W 4 ST
NEW YORK NY 10012-

This is to certify the indebtedness described in the certain notice of lien to
WINSTON KULOK filed by Miami Dade County on 09/26/2003 and recorded in
official Records Book/Page 21685/0707 in the Office of the Clerk of the
Circuit Court in and for Miami Dade County under authority of the provisions of
Chapter 19, Miami Code of Dade County, in the original amount of \$368.80,
notice has been recorded and encumbered the following described real property:

Folio # : 30-3115-043-0220

15 53 41 ELIZABETH PARK AMD PB 4-195
LOTS 4 TO 6 BLK 4 LOT SIZE 140.000 X 120

is paid and the lien, therefore, satisfied, cancelled and discharged.

By: *U. S. ...*
M. ...
Lien Collector
Team Metro Department
Miami-Dade County

Sworn to and subscribed before me this

29 day of January 2004
C. ...
Notary Public, State of Florida

My Commission Expires:



INVOICE #: 2902001285

**Team
METRO**

Your neighborhood
county service center

MIAMI-DADE COUNTY, FLORIDA

COMPLIANCE DIVISION
LIEN COLLECTION UNIT

Stephen P. Clark Center
111 Northwest 1st Street, Suite 1470
Miami, Florida 33128

305 / 375-2338

**SATISFACTION OF LIEN RELATIVE
TO SOLID WASTE LOT CLEARING EXPENSE**

STATE OF FLORIDA) WINSTON KULOK
132 W 4 STREET
) SS NEW YORK, NY 10012
COUNTY OF DADE) INVOICE # 4-061276-3

This is to certify that the indebtedness described in the certain notice of lien to Winston Kulok filed by Dade County on May 14, 2003 and recorded in Official Records Book/Page 21247/1484 in the Office of the Clerk of the of the Circuit Court in and for Dade County under authority of the provisions of Chapter 19, Metropolitan Code of Dade County, in the original amount of \$910.00.

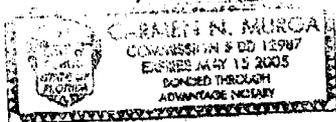
FOLIO NUMBER: 30-3115-043-0220
15 53 41 ELIZABETH PARK AMD PB 4-195 LOTS 4 TO 6 INC. BLK 4, MIAMI-DADE COUNTY.

Is paid and the lien therefore satisfied, cancelled and discharged for the amount of \$910.00

Mercedes Hernandez
Mercedes Hernandez, Deputy Clerk
Miami-Dade County
Team Metro Lien Collection Unit

Sworn to and subscribed before me this
29 day of January, 2004

Carmen D. Murg
Notary Public, State of Florida
My Commission Expires



(Enforcement History)

**Team
METRO**

Your neighborhood
county service center

MIAMI-DADE COUNTY, FLORIDA

COMPLIANCE DIVISION
LIEN COLLECTION UNIT

Stephen P. Clark Center
111 Northwest 1st Street, Suite 1470
Miami, Florida 33128

305 / 375-2338

**SATISFACTION OF LIEN RELATIVE
TO SOLID WASTE LOT CLEARING EXPENSE**

STATE OF FLORIDA)

WINSTON KULOK

132 W 4 STREET

COUNTY OF DADE)

) SS NEW YORK, NY 10012

INVOICE # 4-041946-5

This is to certify that the indebtedness described in the certain notice of lien to Winston Kulok filed by Dade County on January 13, 2003 and recorded in Official Records Book/Page 20946/4934 in the Office of the Clerk of the of the Circuit Court in and for Dade County under authority of the provisions of Chapter 19, Metropolitan Code of Dade County, in the original amount of \$820.00.

FOLIO NUMBER: 30-3115-043-0220

15 53 41 ELIZABETH PARK AMD PB 4-195 LOTS 4 TO 6 INC. BLK 4, MIAMI-DADE COUNTY.

Is paid and the lien therefore satisfied, cancelled and discharged for the amount of \$820.00

Mercedes Hernandez

Mercedes Hernandez, Deputy Clerk
Miami-Dade County
Team Metro Lien Collection Unit

Sworn to and subscribed before me this
29 day of January 2004

Carroll M. Skergerd
Notary Public, State of Florida
My Commission Expires

