

Sec. Twp. Range

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

RECEIVED  
313-114  
DEC 16 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

LIST ALL FOLIO #S: 30-4922-033-0040

Date Received

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. 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).

EFREN BELLO

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 5042 S.W. 145 AVE.

City: MIAMI State: FL Zip: 33175 Phone#: (305) 229-8707

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

Owner's Name (Provide name of ALL owners): EFREN & ADAIGISA BELLO

Mailing Address: 5042 S.W. 145 AVE.

City: MIAMI State: FL Zip: 33175 Phone#: (305) 229-8707

4. CONTACT PERSON'S INFORMATION:

Name: MERCY ALVAREZ Company: \_\_\_\_\_

Mailing Address: 9370 S.W. 72 ST

City: MIAMI State: FL Zip: 33173

Phone# 305 528-4800 Fax# \_\_\_\_\_ E-mail: MERCY@TBS9370.COM

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, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

BIRD LAKES TOWNHOUSE SEC 3 PB 135-48  
LOT 4 BLK 37

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

5042 S.W. 145 AVE.

7. SIZE OF PROPERTY 2,700 ft x 43,560 ft (in acres): 0.062  
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: 2/1990 (month & year)

9. Lease term: \_\_\_\_\_ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no  yes  If yes, provide complete legal description of said contiguous property.

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

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)

12. PRESENT ZONING CLASSIFICATION: RD-TH  
2800 TOWNHOUSE

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary (zone) Changes [Zone(s) requested]: \_\_\_\_\_

(Provide a separate legal description for each zone requested)

Unusual Use: \_\_\_\_\_

Use Variance: \_\_\_\_\_

Non-Use Variance: \_\_\_\_\_

Alternative Site Development: Option: \_\_\_\_\_

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, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no  yes . If yes, give name to whom the violation notice was served: EFRENI + ADALGISA and describe the violation:  
ATTACHED ADDITION WITH OUT PERMIT

16. Describe structures on the property: 3/2 1 FLOOR TOWNHOUSE

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

Use: RESIDENCE Year: 1990

18. Do you require a translator for the actual hearing? Yes  No

If yes: Spanish  Haitian Creole

Other (Please specify which language) \_\_\_\_\_

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## ACKNOWLEDGEMENT BY APPLICANT

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional 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 and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. 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. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) 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 3<sup>rd</sup> 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. Any covenant to be proffered must be submitted to the Department's Legal Advisor, 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. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

*Efren Bell*  
(Applicant's Signature)

EFREN BELL  
(Print Name of Applicant)

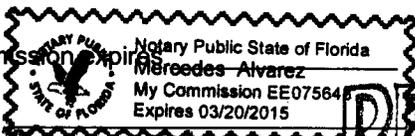
Sworn to and subscribed before me on the

2 Day of 12, 13.

Affiant is personally known to me or has produced  
FL B400-200-34-2174 as identification.

*Mercedes Alvarez*  
(Notary Public's Signature)

My commission expires



State of:

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113-114  
DEC 16 2013

MERCEDES ALVAREZ  
Print Name

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

**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.

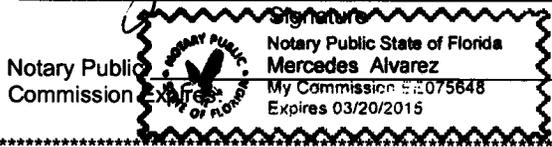
**OWNER OR TENANT AFFIDAVIT**

(I)(WE), EREN BELLO AND ADALGISA BELLO, 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]  
Signature

[Signature]  
Signature

Sworn to and subscribed to before me this 2 day of December, 2013



**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: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature  
\_\_\_\_\_  
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**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.

\_\_\_\_\_  
(Name of Partnership)

By \_\_\_\_\_ %  
By \_\_\_\_\_ %

By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

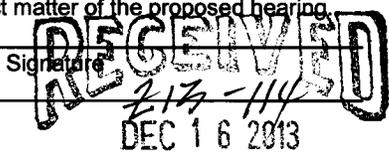
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**ATTORNEY AFFIDAVIT**

I, \_\_\_\_\_, 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: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



ZONING HEARING SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

OWNERSHIP AFFIDAVIT  
FOR  
INDIVIDUAL

STATE OF \_\_\_\_\_ Public Hearing No. \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.

2. The subject property is legally described as: 5042 S.W. 145 AVE.

BIRD LAKES SEC 3 PB 135-48 LOT 4 B1K 3 7  
LOT SIZE 2700 SQ FT IT IN COMMON AREA

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:

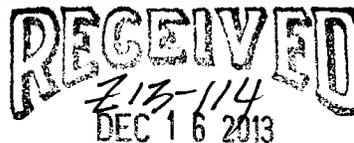
Signature

Affiant's signature

Roberto Rodriguez  
Print Name

ETREN BELLO  
Print Name

Eulalia Alvarez  
Signature



EULALIA ALVAREZ  
Print Name

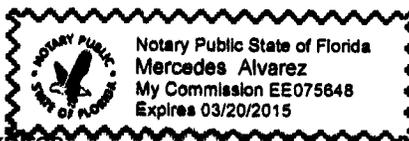
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

Sworn to and subscribed before me on the 2 day of DECEMBER, 2013

Affiant is personally known to me or has produced Fl. B400-200-34-2174 as identification.

Notary Mercedes Alvarez

(Stamp/Seal)



Commission Expires.

Francisco Lopez, residing at  
5040 SW 145 Ave Miami FL 33175 have no objection to my neighbor's terrace at

5042 SW 145 Miami, FL 33175. If you have any questions, feel free to contact me at  
phone 786-280-9094

Sincerely,  
Francisco Lopez  
SIGNATURE

11/16/13  
DATE

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REVELATIONS AT BIRD LAKES CONDOMINIUM ASSOCIATION  
C/O Gold Property Management & Associates, Inc.  
275 Fontainebleau Boulevard, Suite 151  
Miami, FL 33172 Telephone: 305-222-0415 / Fax: 305-222-0151  
**Email: goldproperty@bellsouth.net**

November 13, 2013

Efren Bello  
5042 SW 145 Ave  
Miami, Fl 33175

To Whom May concern:

The Revelations at Bird Likes Condominium Association is in accordance with the terrace previously installed at the property located at 5042 SW 145 Ave Miami, FL 33175, by the property owner Efren Bello. The owner is required to followed permit regulation set by Miami Building Department.

Sincerely,  
By order of the Board of Directors

  
Lidia Moscoso, CAM  
Property Manager

C.C.: File 3437

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