



Miami-Dade County
Department of Regulatory and Economic Resources

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

March 21, 2016

ANGELO RODRIGUEZ
700 BILTMORE WAY - APT. #403
CORAL GABLES FL, 33134

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Re: Zoning Hearing Application # Z2016000012 for HUMBERT LORENZO, JR. (PRE-APP #Z15P-169) .
Date filed: 09-FEB-16.

Dear ANGELO RODRIGUEZ :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- I concur with the advertisement.
I find the following problem or omission:
I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **DAMON HOLNESS** at DAH@miamidade.gov, or mail to below address.

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Applicant's Draft

HEARING No. (16-012)

STR: 26-54-40

Council Area: C12

Commissioner Dist.: 07

APPLICANT: HUMBERT LORENZO, JR. (PRE-APP #Z15P-169)

(1) DBC from EU-1 to EU-1 and EU-S

or in the alternative:

(2) NON-USE VARIANCE to permit proposed Parcel 1 with a lot area of 21,238 sq. ft. and a lot depth of 150.1' and to permit proposed Parcel 2 with a lot area of 21,375 sq. ft. and a lot depth of 142.5'

Plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

SUBJECT PROPERTY: (legal description)

ALL OF THAT PART OF THE N ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 54, RANGE 40 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 275.0 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 54, RANGE 40 EAST; THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 26 FOR 284.92 FEET; THENCE RUN SOUTHERLY FOR 335.02 FEET TO A POINT ALONG THE SOUTHERLY LINE OF THE NORTH ½ OF NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE WESTERLY ALONG THE AFORESAID LINE FOR 285.70 FEET TO A POINT; THENCE NORTHERLY FOR 335.27 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 35 FEET THEREOF.

LOCATION: 7538 SW 64 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.39 ACRE

PRESENT ZONING:

CONTACT PERSON: ANGELO RODRIGUEZ
700 BILTMORE WAY - APT. #403
CORAL GABLES FL, 33134
(786) 367-6476