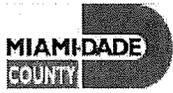


FINAL AGENDA

1-21-2015 Version # 2



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, February 26, 2015 at 7:00 p.m.

CURRENT

1. 15-2-CZ15-1 ACJ GROUP, LLC 14-68 31-52-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, FEBRUARY 26, 2014

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z14-068 (15-2-CZ8-1)

February 26, 2015

Item No. 1

Recommendation Summary	
Commission District	3
Applicant	ACJ Group, LLC
Summary of Requests	The subject application seeks to legalize an existing front and rear residence and an existing wood deck with less setbacks than are required, and to waive the right of way dedication for a half section line roadway.
Location	210 NE 110 Street, Miami-Dade County, Florida.
Property Size	50' X 108.50'
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Duplex Residence
2020-2030 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval of requests #1 through #4 with conditions.

REQUESTS:

1. NON-USE VARIANCE to permit the front residence setback 4.98' (5' required) from the interior side (south) property line.
2. NON-USE VARIANCE to permit the rear residence setback a minimum of 3.20' (5' required) from the interior side (south) property line.
3. NON-USE VARIANCE to permit the front residence with a wood deck setback 23.42' (25' required) from the front (west) property line.
4. NON-USE VARIANCE of zoning regulations requiring section line rights of way to be 80' in width; to waive same to permit 35' of dedication (40' required) for the east half of NE 2 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Legalization for Redondo Residence, as prepared by Manuel E. Siques, dated stamped received 10/16/2014, with sheets sp-1 & l-11 last handwritten revision dated 12/09/14 for a total of 4 sheets.

PROJECT DESCRIPTION AND HISTORY:

The applicant seeks to legalize an existing an duplex residence encroachments into the interior side setback areas on a substandard lot constructed in 1941 prior to the introduction of the Comprehensive Development Master Plan (CDMP) for Miami Dade County. In addition, the applicant also seeks to waive the right of way dedication for a half section line roadway.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Low Density Residential (2.5 - 6 dua)
North	RU-2; single-family residence	Low Density Residential (2.5 - 6 dua)
South	RU-2; duplex residence	Low Density Residential (2.5 - 6 dua)
East	RU-2; duplex residence	Low Density Residential (2.5 - 6 dua)
West	City of Miami Shores; single-family residences	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing duplex residence (two detached residences) located at 210 NE 110 Street. The surrounding area is characterized by duplex and single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will permit an existing duplex residence and wood deck setback less than required, along with a request to waive the section line right of way dedication. However, approval of the requests could impact the appearance of the area.

CDMP ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* Staff notes that the subject site was legally permitted for the development of a duplex residential use (two residential units) on the .12 acre subject site, and that the subject site was developed before the introduction of the Comprehensive Development Master Plan (CDMP). In addition, staff notes that the interpretive text of the CDMP states that that *all such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map.* Therefore, staff opines that the duplex residential use is a lawful use on the subject site.

The applicant is seeking to permit the two residential units and a wood deck with less setbacks than is required, and, to waive the required roadway dedication. Staff opines that the approval of the requests would not change the duplex use on the subject site, and that the approval of the requests would not add additional residential units. Therefore staff opines that the approval of the requests would be **consistent** with the CDMP Low Density Residential designation for the subject parcel on the LUP map.

ZONING ANALYSIS:

The applicant is seeking to legalize an existing duplex and a wood deck with less setbacks than is required. In addition, the applicant is also seeking to waive the required right of way dedication for a half section line roadway.

When requests #1, #2, and #3 are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that the requests are **compatible** with the surrounding area. The applicant is requesting to permit the front residence to setback 4.98' (5' required) of the interior side (south) setback area (request #1), to permit a rear residence to setback a minimum of 3.20' (5' required) from the interior side (south) property line (request #2); and to permit the front residence with a wood deck setback 23.42' (25' required) from the front (west) property line (request #3). In staff's analysis of the requests, staff opines that the 0.02' encroachment from the front residential unit and the 1.8' encroachment of the rear residential unit into the interior side (south) setback areas (both requests #1 and #2), along with the 1.58' encroachment from the wood deck of the front residence into the front (west) setback area are minor and possibly the result of construction errors. Therefore based on prior permit records provided by the applicant and confirmed by the department, staff opines that the existing encroachments of the two residential units, which staff notes have existed on the subject property since 1941, would not create new visual impacts to the neighboring residences located south and west of the subject property. Staff's research of the area found similar or more intensive approvals for front and interior setback requests in the area. For example, a property located at 11033 NE 3 Avenue, was approved per Resolution 5-ZAB-240-94, to permit an existing residence setback of 5' (6' required) from the interior side (east) property line, and a property located at 340 NE 108 Street was approved pursuant to resolution 4-ZAB-185-87, to permit an existing single-family residence to setback 7.75' (25' required) from the front (west) property line. **Therefore, staff recommends approval with conditions of requests #1, #2 and #3 under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b).**

When request #4, to permit 35' of dedication (40' required) for the east half of NE 2 Avenue is analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff opines that the approval of the request would be **compatible** in the area. Staff did research of the area and did not find similar approvals. However, staff notes that the Platting and Traffic division of the Department of Regulatory and Economic Resources (RER) has no objections to the request and has indicated in their memorandum that the request would not generate any new additional daily peak hour trips. Therefore, staff opines that the approval of the request would not create any negative impacts in the area. **As such, staff recommends approval with a condition of request #5 under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

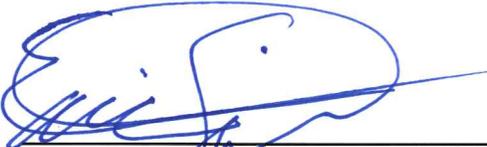
OTHER: N/A

RECOMMENDATION: Approval of requests #1 through #4 with conditions.

CONDITION FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc., except as here approved to indicate only the front residence as being on the subject site.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Legalization for Redondo Residence, as prepared by Manuel E. Siques, dated stamped received 10/16/2014, with sheets sp-1 & I-11 last handwritten revision dated 12/09/14 for a total of 4 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with conditions from the Platting and Traffic Review section of RER as indicated in their memorandum dated August 1, 2014.

ES:MW:NN:CH:EJ


Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NN

ZONING RECOMMENDATION ADDENDUM

ACJ Group, LLC
Z14-068

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objections
Platting and Traffic Review Section (RER)	No objections
Parks, Recreation and Open Spaces	No objections
Police	No objections
Fire Rescue	No objections
Public Works and Waste Management Department	No objections
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low-Density Residential (Pg. I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
---	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i>
---	---

1. ACJ GROUP, LLC
(Applicant)

15-2-CZ8-1 (14-068)
Area 8/District 03
Hearing Date: 2/26/15

Property Owner (if different from applicant) **SAME**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

If, so who are the interested parties? **SAME**

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1975	William Love	Special Exception to permit Resubdivision of lot frontage & area.		

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: November 3, 2014

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-08 #Z2014000068-1st Revision
ACJ Group LLC
210 NE 110th Street
NUV to permit a duplex setback less than required
(RU-2) (0.00 Acres)
31-52-42

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" field of the memorandum.

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

The existing property is currently connected to public water.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, the property is served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a duplex served with a septic tank and public water. However, the legal subdivision, created by plat, occurred prior to the effective date of the aforesaid Code Section. Therefore, DERM does not object to the proposed use served by a septic tank and drainfield disposal system.

Stormwater Management

The proposed request will not affect the existing stormwater management system. Therefore, DERM Water Control Section has no pertinent comments

Tree Preservation

The proposed request for the non use variance will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

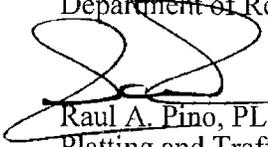
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 1, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2014000068
Name: ACJ Group, Inc.
Location: 210 NE 110 Street
Section 31 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: July 3, 2014

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: ACJ Group, LLC (#14_068)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a non-use variance of setbacks on the property, in regards to a duplex. The application will have no PWWM impact or associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661.

Memorandum



Date: October 22, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2014000068: ACJ GROUP, LLC
Revised Plans Submitted Dated Stamped Received 10-16-2014

Application Name: ACJ GROUP, LLC

Project Location: The site is located at 210 NE 110 ST, Miami-Dade County.

Proposed Development: The request is for approval of non-use variances for setbacks less than required for an existing duplex.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards.

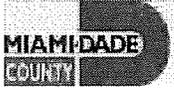
Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 15-JUL-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000068

Fire Prevention Unit:

No objections on survey with Zoning Received date June 16, 2014.

Service Impact/Demand

Development for the above Z2014000068
 located at 210 NE 110 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0594 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	square feet
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet		square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:17 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 30 - Miami Shores - 9500 NE 2nd Avenue
 Rescue, ALS Engine.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments

N/A

DATE: 22-OCT-14
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

ACJ GROUP, LLC

210 NE 110 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000068

HEARING NUMBER

HISTORY:

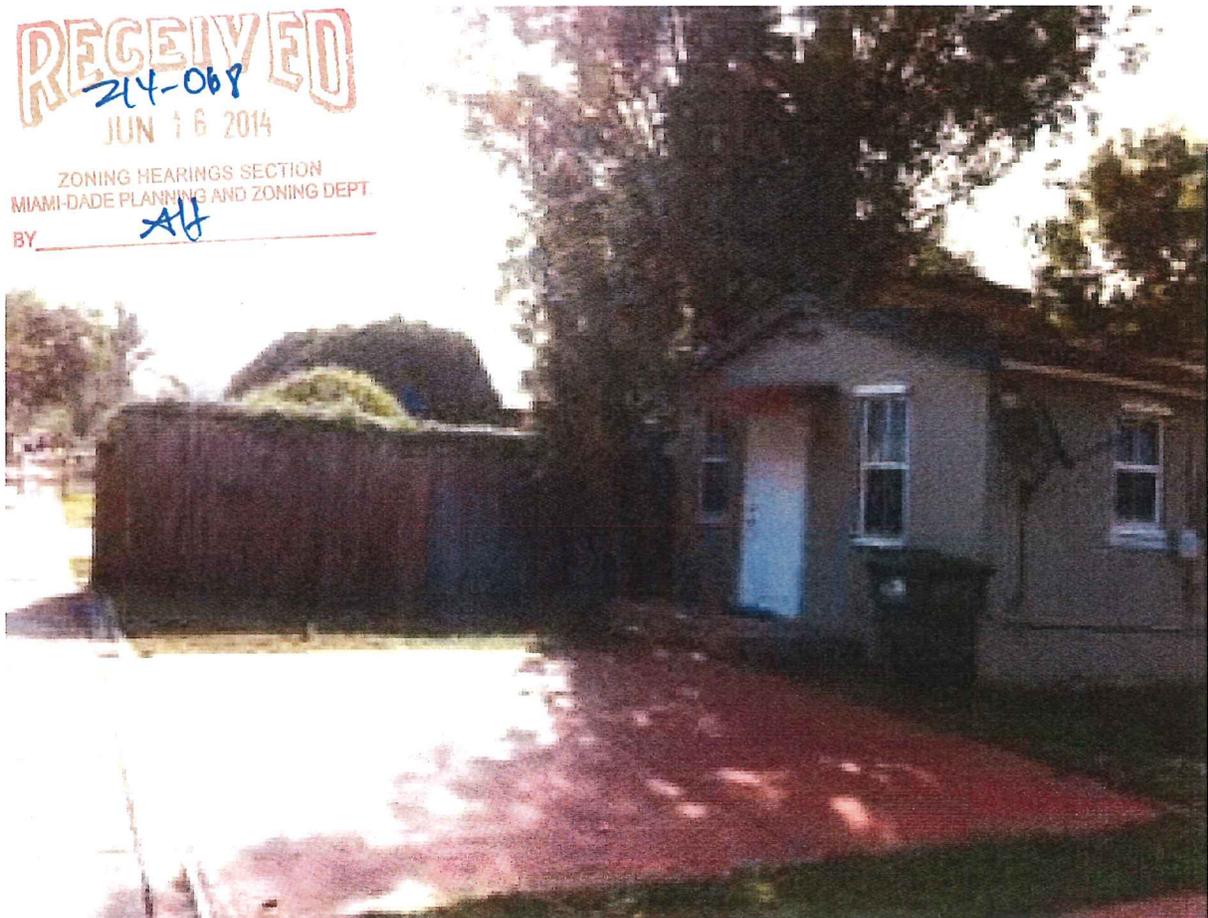
ENFORCEMENT HISTORY: NC: No open cases. Prior case 201306005239 was opened on November 20, 2013 for Foreclosure Registry. Case not in violation and case closed February 6, 2014. BNC: BSS case 20140166754-B opened on april 28, 2014. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Rear unit encroaching rear and interior setback requirements, metal shed encroaching setback and spacing requirements, roof leaks, missing 3 breakers, repair rear unit hot water heater wiring, bathroom and kitchen plumbing fixtures missing and HRS needs to recertify rear unit septic tank (tank cover possibly cracked sunken ground) as per CU report recorded with Clerk of Courts book 28890, page 2191. Case remains open and is currently in non-compliance

ACJ Group LLC

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:





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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ACT Group LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Andres Reclundo</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED
214-068
JUN 16 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AB

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

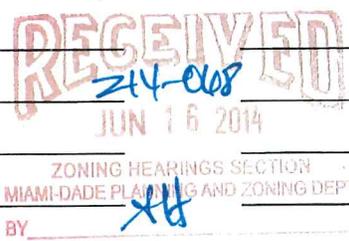
NAME, ADDRESS AND OFFICE (if applicable)

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 any 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.

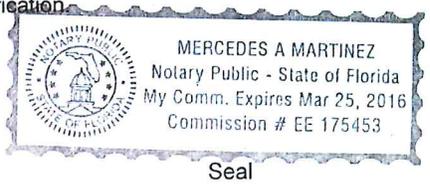
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ (Applicant)

_____ (Print Applicant name)

Sworn to and subscribed before me this 13 day of May, 20 14. Affiant is personally know to me or has produced _____ as identification.

_____ (Notary Public)



My commission expires: March 25/16

*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.

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____
COUNTY OF Miami Dade

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

1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named
ACS Group, with the following address:

2. The Corporation owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:
210 NE 110 ST, MIAMI, FL 33137
RECEIVED
24-068
JUN 16 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY th

4. Affiant is legally authorized to file this application for public hearing.
5. 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]
Signature
MERCEDES MARTINEZ
Print Name

[Signature]
Affiant's signature
Andres Redondo
Print Affiant's name

[Signature]
Signature
Cassandra Henderson
Print Name

Sworn to and subscribed before me on the 13 day of May 20 11.

Affiant is personally known to me or has produced _____ as identification



Notary [Signature]
(Stamp/Seal)
Commission Expires: March 25 16

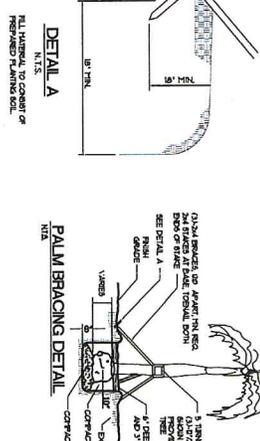
[L:\forms\afficorp.sam (1/04)]

4" ASSURED GATE TO DESIGN REQUIRED TO PROTECT FROM FLOOD DAMAGE TO EXISTING AND NEW PLANTINGS. EXISTING GATE TO BE RELOCATED TO THE SIDE OF THE DRIVEWAY. NEW GATE TO BE INSTALLED TO THE SIDE OF THE DRIVEWAY. THE GATE SHALL BE 4" HIGH AND 36" WIDE. THE GATE SHALL BE INSTALLED TO THE SIDE OF THE DRIVEWAY. THE GATE SHALL BE INSTALLED TO THE SIDE OF THE DRIVEWAY.



REINFORCING SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB. THE REINFORCING SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB. THE REINFORCING SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB.

NO SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB. THE REINFORCING SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB. THE REINFORCING SHALL BE INSTALLED IN THE TOP OF THE CONCRETE SLAB.



GENERAL LANDSCAPE NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 2. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 3. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 4. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 5. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.

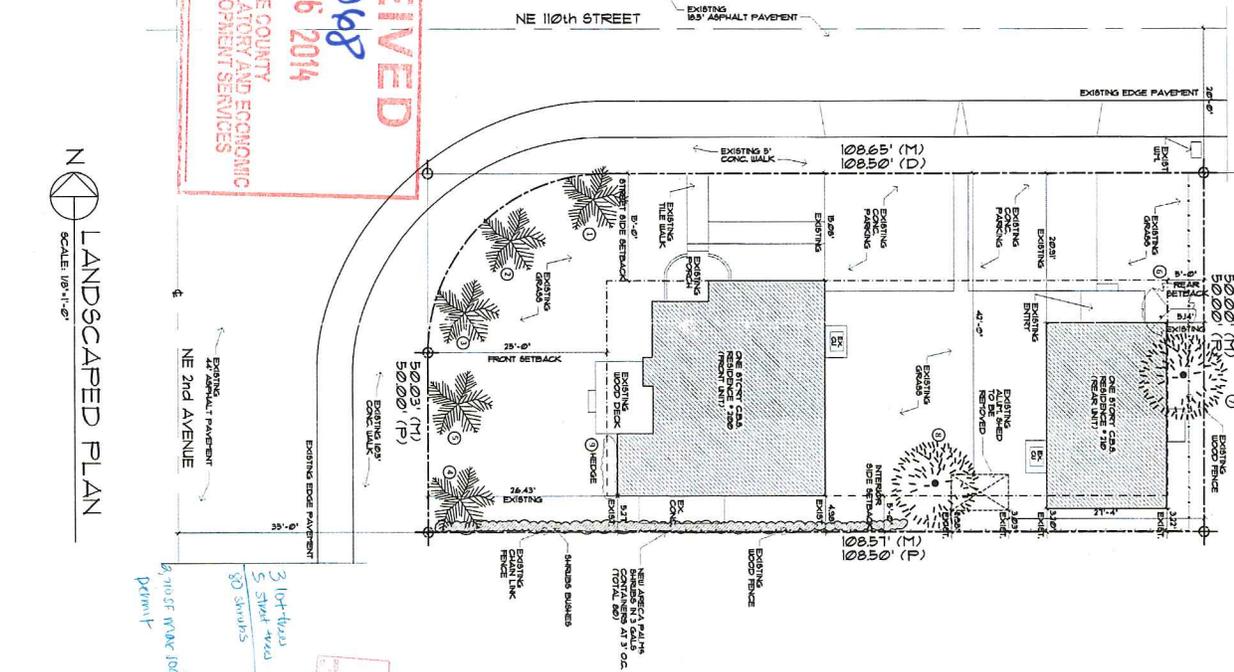
LANDSCAPE LEGEND	QUANTITY
ROYAL PALM	4
FLORA (REDWOOD)	1
RED-EDGE DRACENA	1
QUERCUS VIRGINIANA	1
TOTAL	7

No.	TREE NAME	Trunk Diameter (in inches)	Approx. Canopy Height (in feet)
1	Royal Palm (Existing to remain)	10"	12'
2	Royal Palm (Existing to remain)	12"	15'
3	Royal Palm (Existing to remain)	10"	12'
4	Royal Palm (Existing to remain)	12"	15'
5	Royal Palm (Existing to remain)	10"	12'
6	Royal Palm (Existing to remain)	12"	15'
7	Red-Edge Dracena (Existing to remain)	12"	11'
8	Quercus Virginia (Existing to remain)	26"	25'
9	Quercus Virginia (Existing to remain)	26"	25'
10	Quercus Virginia (Existing to remain)	26"	25'



SHRUB PLANNING DETAIL
 1. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 2. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 3. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.
 4. ALL PLANTINGS SHALL BE INSTALLED IN THE TOP OF THE SOIL.

RECEIVED
 24-068
 OCT 16 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
 DEVELOPMENT SERVICES



DATE	DESCRIPTION
04/07/14	3 1/2\"/>

LEGALIZATION FOR REDONDO RESIDENCE
 210 NE 110th STREET.
 MIAMI, FL 33161

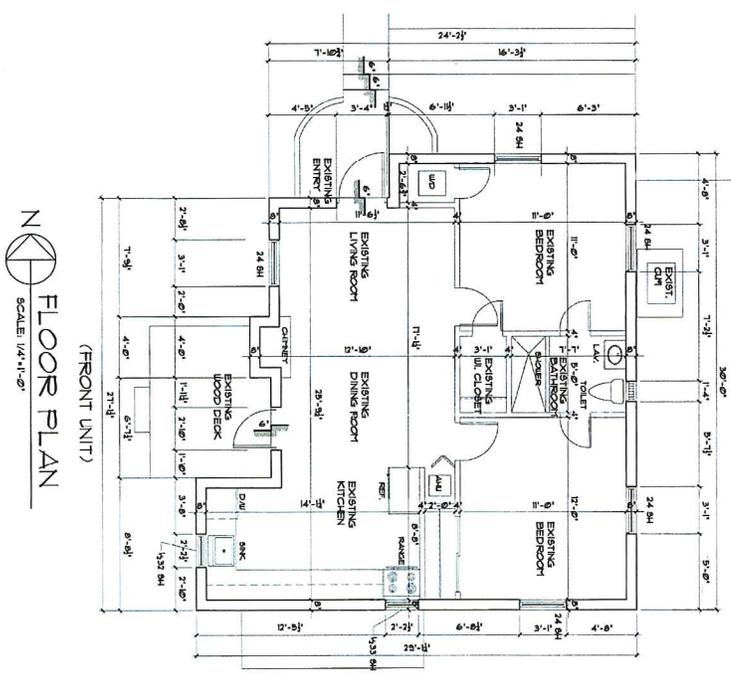
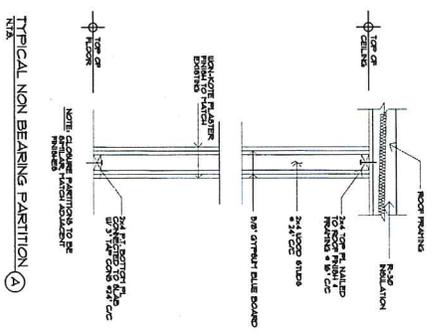


MANUEL E. SIQUES
 CIVIL STRUCTURAL - PE No.20233
 8331 SW 12 TERRACE
 MIAMI, FL 33144
 (305) 586-4776

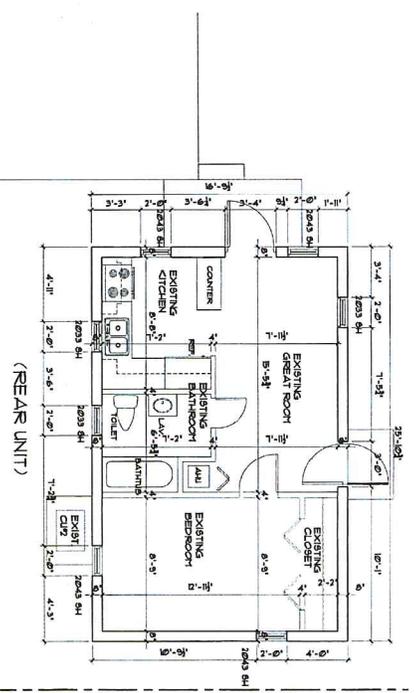
REVISIONS	BY

21

RECEIVED
 24-068
 OCT 16 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DIVISION OF PERMIT SERVICES
 By *AD*

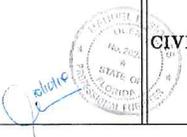


LEGEND:
 1- WALLS SHOWN THIS [Symbol] ARE EXISTING BEARING BLOCK WALLS TO REMAIN
 2- PARTITIONS SHOWN THIS [Symbol] ARE EXISTING PARTITIONS TO REMAIN



RECEIVED
 24-068
 OCT 16 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DIVISION OF PERMIT SERVICES
 By *AD*

LEGALIZATION FOR REDONDO RESIDENCE
 210 NE 110th STREET.
 MIAMI , FL 33161



MANUEL E. SIQUES
 CIVIL STRUCTURAL - PE No.20233
 8331 SW 12 TERRACE
 MIAMI, FL. 33144
 (305) 586-4776

REVISIONS	BY

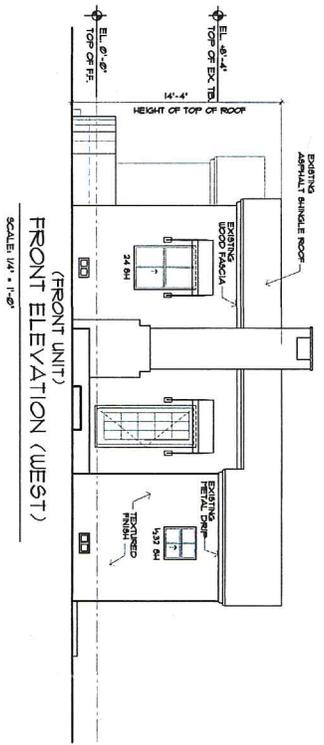
22

A-1

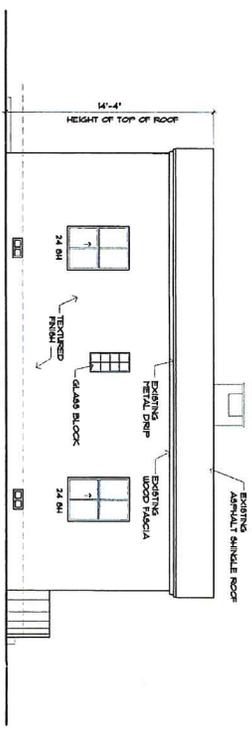
DATE: 04/07/14
 DRAWN BY: TFL
 CHECKED: TFL
 SCALE: AS NOTED
 SHEET: AS NOTED

RECEIVED
 244-068
 OCT 16 2014
 MANGLADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: *XH*

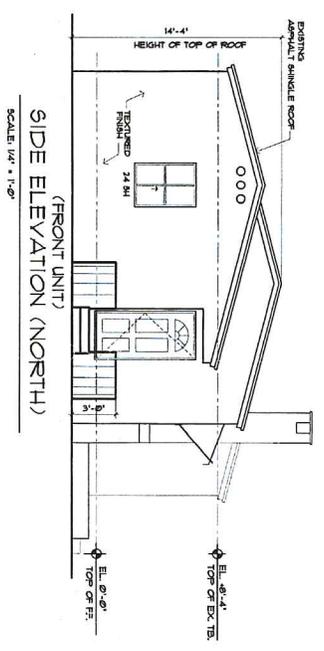
SINGLE LINE UNIFORMS
 2023 SH (24'-0" x 3'-0")
 24 SH (21'-0" x 3'-0")
 1/23 SH (20'-0" x 3'-0")
 1/22 SH (19'-0" x 3'-0")



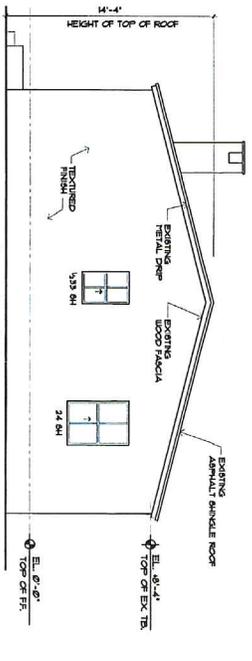
(FRONT UNIT)
 FRONT ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



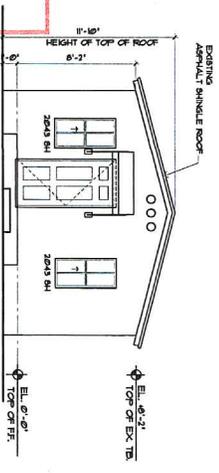
(FRONT UNIT)
 FRONT ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"



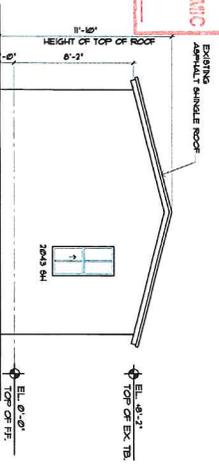
(FRONT UNIT)
 SIDE ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"



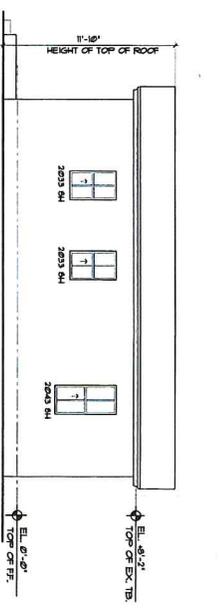
(FRONT UNIT)
 SIDE ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"



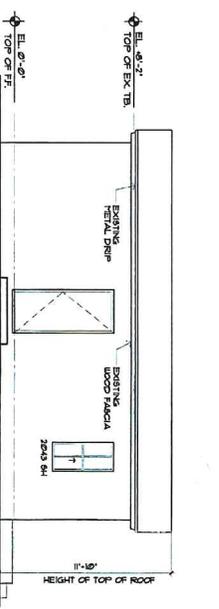
(REAR UNIT)
 FRONT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"



(REAR UNIT)
 REAR ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"



(REAR UNIT)
 SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



(REAR UNIT)
 SIDE ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"

RECEIVED
 244-068
 OCT 16 2014
 BY: *XH*

LEGALIZATION
 FOR
 REDONDO RESIDENCE
 210 NE 110th STREET.
 MIAMI, FL 33161



MANUEL E. SIQUES
 CIVIL STRUCTURAL - PE No.20233
 8331 SW 12 TERRACE
 MIAMI, FL. 33144
 (305) 586-4776

REVISIONS
 BY

23

A-2

DATE:	04/07/14
DRAWN BY:	TH
CHECKED:	TA
SCALE:	AS NOTED
SHEET:	

NE 2ND AVE

NE 110TH ST

RU-2

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000068



Section: 31 Township: 52 Range: 42
Applicant: ACJ GROUP, LLC
Zoning Board: C8
Commission District: 3
Drafter ID: Francisco Arencibia
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 2, 2014

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number
Z2014000068

Legend

-  MDC STL Index Poly
-  Subject Property
-  Street (Centerline)

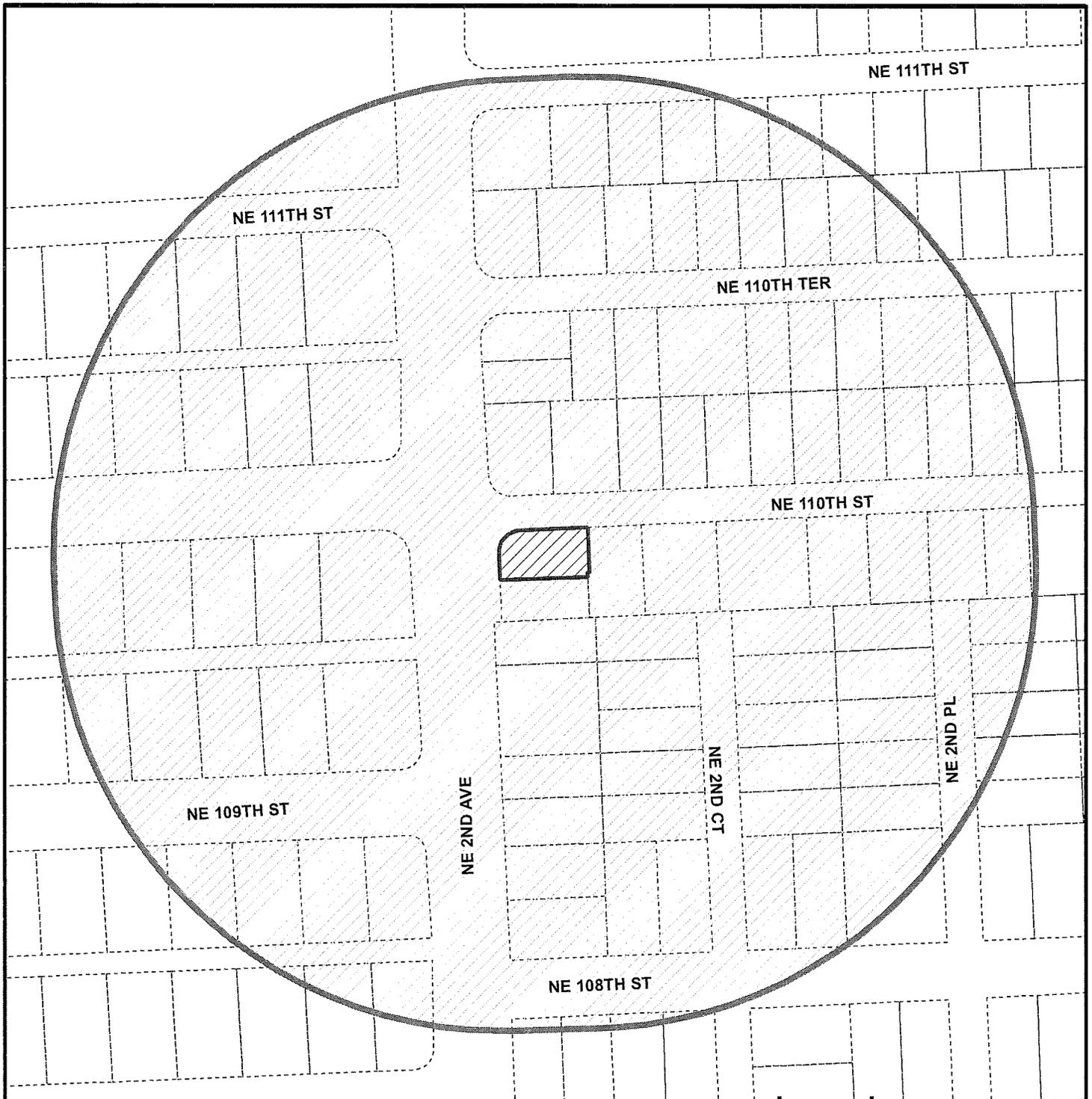


Section: 31 Township: 52 Range: 42
 Applicant: ACJ GROUP, LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: Francisco Arencibia
 Scale: NTS



SKETCH CREATED ON: Wednesday, July 2, 2014

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 52 Range: 42
 Applicant: ACJ GROUP, LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: Francisco Arencibia

Scale: NTS

Process Number
Z2014000068
 RADIUS: 500

Legend

-  MDC STL Index Poly
-  Subject Property
-  Buffer
-  Street (Centerline)
-  Property Boundaries

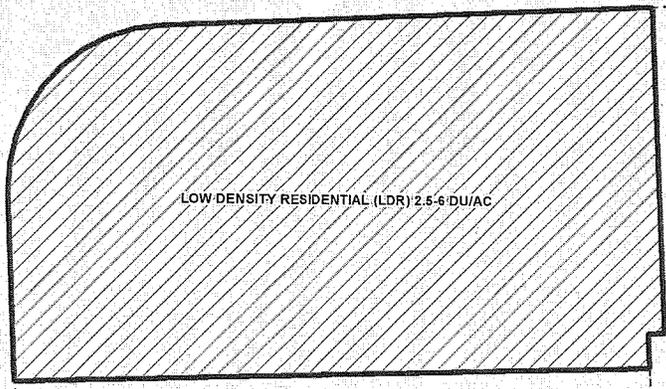


SKETCH CREATED ON: Wednesday, July 2, 2014

REVISION	DATE	BY
		26

NE 110TH ST

NE 2ND AVE

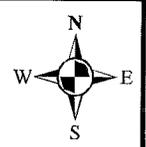


LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000068



Section: 31 Township: 52 Range: 42
Applicant: ACJ GROUP, LLC
Zoning Board: C8
Commission District: 3
Drafter ID: Francisco Arencibia
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 2, 2014

REVISION	DATE	BY