



CITY OF AVENTURA
COMMUNITY DEVELOPMENT DEPARTMENT
2999 NE 191 Street, Suite 500
Aventura, Florida 33180
(305) 466-8940

PUBLIC HEARING APPLICATION FOR USE VARIANCE

DATE: _____

PROPOSED PROJECT NAME: _____

LOCATION: _____

LEGAL DESCRIPTION: _____

FOLIO NUMBER(s): _____

CURRENT ZONING: _____ CURRENT LAND USE: _____

PROPOSED USE OF PROPERTY: (Attach additional sheets if necessary)

Name of Applicant or Contact Person:

Phone No.:

Address of Applicant:

Name of Property Owner (if other than Applicant):

Phone No.:

Address of Property Owner:

1. The following documents are required to be submitted with and deemed to be incorporated into this petition, as applicable:

- ___ ALL APPLICATIONS MUST BE ACCOMPANIED BY A LETTER OF INTENT.
Please describe in detail, whether and to what extent the requested development action serves a public benefit which would warrant the granting of the request and specific justification for approval of the application, nature of the requests and any other pertinent information. Insufficient justification may result in the denial of your application.
- ___ One (1) original application, signed and notarized by the applicant, owner and/or attorney and, if necessary, authorization to another individual to represent the applicant.
- ___ One (1) copy of the letter from the Community Development Department stating the use variance(s) required to be approved by the City Council in order to receive Site Plan approval.
- ___ One (1) original, current (within 30 days) Ownership and Encumbrances Report for the subject property and copies of documents referenced in that report.
- ___ A complete zoning history of the property is required. The attached Certificate of Resolutions form must be completed and signed by a Miami-Dade employee from the Zoning Information Section.
- ___ Twelve (12) copies (folded) of a registered, current (within 30 days), signed and sealed survey of subject property, based upon the Ownership and Encumbrances Report. Surveys must delineate existing natural features, easements, existing structures and uses, and existing utility lines.
- ___ Twelve (12) copies (folded) of landscape plan showing all plant material, as to location, name, size and quality. Landscape plan must be drawn, signed and sealed by a Florida registered landscape architect.
- ___ Lot/Parcel Analysis required, including, but not limited to, the following information relative to lots and parcels in each zoning district: number of lots, smallest lot size, average lot size, number of parcels, and acreage in each parcel.
- ___ Letters from all utilities franchised to operate in the City (Florida Power and Light, Southern Bell, WASA, Cable) relative to adequacy of proposed easements shown in the plat/site plan, including approval of shared easements.
- ___ Twelve (12) sets of photographs of existing structures on site and/or 8"x10" color photographs or color rendering of proposed construction.
- ___ Properties which are requesting a new or additional curb cut onto the State Highway System, enlargement of an existing cut, or a change in land use or intensification of development require Florida Department of Transportation approval for said access to the Highway system prior to the City of Aventura approval. (See attached FDOT notice - Attachment #1).
- ___ Disclosure of Interest Form

Is this hearing being requested as a result of a violation notice or summons?

Yes _____ No _____ If yes, in whose name was the violation or summons notice served?

Nature of violation _____

Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property.

Is there an option to purchase or lease subject property or property contiguous thereto, predicated on the approval of this application? Yes _____ No _____

If yes, who are the affected parties? _____

(Copy of purchase contract must be submitted with this application).

Do these plans represent new construction? Yes _____ No _____

Has construction started? Yes _____ No _____

Has construction been completed? Yes _____ No _____

Are there any existing structures on the property? Yes _____ No _____

Will the existing structures be demolished? Yes _____ No _____

2. Labels, Notification and Advertising (Pursuant to Ordinance No. 97-15)

ALL COSTS OF ADVERTISING, MAILING AND POSTING SHALL BE BORNE BY THE APPLICANT.

The Community Development Department shall prepare and coordinate a published notice of the application and the mailing of a courtesy notice using labels provided by the applicant.

The following is required of the applicant and must be presented with any and all applications:

_____ One (1) notarized copy of a list of the names and addresses of all property owners located within 300 foot radius of the exterior boundary of the subject property. If the subject property constitutes only a portion of a contiguous ownership parcel, the exterior boundary from which the appropriate radius is to be projected will be the exterior boundary of the entire contiguous ownership parcel.

_____ One (1) set of self-adhesive labels of the same list to be used for mailing purposes. Failure of applicant to provide the required labels will constitute an incomplete submittal package and may cause the delay of the public hearing until such time that the required labels are received.

_____ The subject property shall be posted no later than ten (10) days prior to the public hearing. Such posting shall be displayed in a manner conspicuous to the public, by a sign or signs no less than 24" x 36" in size and containing information concerning the application, including but not limited to, the applied for zoning action and the time and place of the public hearing.

3. Filing and Hearing Fees

_____ A check made payable to the **City of Aventura** for the amount of \$ 850.00 for each variance requested.

_____ Variance at \$850.00 each = \$ _____

_____ A check made payable to **Miami-Dade County** for \$250.00 for Concurrency review by the County.

_____ Please **contact Miami-Dade County Fire Rescue** to obtain preliminary site plan approval **prior to submittal of this application**. A fee will be charged by Miami-Dade County. You may call (786) 315-2771 or visit 11805 SW 26th Street for review.

_____ A check made payable to the **City of Aventura** for \$650.00 for public notice mailings, property posting and newspaper advertisement for the public hearing. *Any costs incurred exceeding the \$650.00 fee will be charged to the applicant.*

4. Property Violations

As part of the review, your property may be subject to various inspections by City personnel. If building, zoning or Code Compliance violations are found, your request for a public hearing will be deferred until such violations are corrected.

5. Responsibility of Applicant

It is the responsibility of the applicant to assure that all questions in the application and all required supplementary data are submitted at the time of the filing of the application and that all answers, plans and supplementary data are accurate and complete.

All required plans, supplementary data, mailing labels and fees must be submitted at the same time as the application is filed, or the application will be incomplete. Incomplete applications will not be scheduled for public hearing and will be returned to the applicant. The filing of an incomplete application will not reserve a place on the hearing agenda. An application submitted prior to the deadline does not automatically insure placement of the application on that hearing agenda.

All data submitted in connection with the application becomes a permanent part of the public records of the City of Aventura.

For Office Use
Date Application Received: _____ Application Number: _____

Application for Use Variance 11/12/97
Revised 05/12/05 dlm