PUBLIC HEARING APPLICATION
Administrative Review Application

Please check one:
❑ VILLAGE COUNCIL
❑ PLANNING BOARD
❑ ADMINISTRATIVE REVIEW

INSTRUCTIONS
This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION
Please indicate which type of application you are submitting by checking one category below:
❑ Change in Zoning District
❑ Variance
❑ Appeal of Decision
❑ Conditional Use
❑ Plat
❑ Entry Feature
❑ Site Plan
❑ Other

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Property Information
A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number ____________________________________________

Address __________________________________________________

Lot(s) _______ Block _______ Section _______ Plat Book No. _______ Page No. _______

FINISHED FLOOR ELEVATION (If applicable): _______ FLOOD _______ ZONE _______

Revised 8/2016
12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov
B. ADDRESS (If number has been assigned) ____________________________________________________________________________________________

C. SIZE OF PROPERTY ___________ ft. X ___________ ft. = ___________ sq. ft.; ___________ acre(s)

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________

E. DATE SUBJECT PROPERTY WAS ACQUIRED ____________________________________________

APPLICANT’S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________
____________________________________________________________________________________________________________

Is this application the result of a Notice of Violation or deviation from approved plans?  ❑ Yes  ❑ No

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

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) ________________________________

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.
All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.

C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department’s endorsement must be submitted.

E. ☐ OWNER’S AFFIDAVIT: Owner’s affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11) ☐ Other ______________________________
☐ Letters from Area Residents

Please check only one of the following options:

☐ FOR VILLAGE COUNCIL PURPOSES
I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

☐ FOR ZONING BOARD PURPOSES
I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

_________________________________________/________________________________________/
Date Applicant’s Signature Print Name

_________________________________________/________________________________________/
Date Applicant’s Signature (if more than one) Print Name
I/We ____________________________ as Owner(s) of Lot(s) ____________________________

Block ___________________ Section ___________________ PB/PG ___________________

of property which is located at __________________________ desire to file an application for a public hearing before the Village Council, Planning Board, Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant’s request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

❑ do hereby authorize __________________________ to act on my/our behalf as the applicant.

❑ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner’s Name __________________________ Signature __________________________ Date __________________________

Owner’s Name __________________________ Signature __________________________ Date __________________________

Notary to Owner:

Applicant’s Name________________________ Signature __________________________ Date __________________________

Notary to Applicant:
The Village Council/Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

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**SUBJECT PROPERTY**

Please indicate the NORTH direction. (Circle one)

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