



Special Use Permit for Plan Development
 Development Index Number _____
 Date of Application 2/27/2020

**CITY OF WEST MIAMI
 APPLICATION FOR SPECIAL USE PERMIT
 FOR PLAN DEVELOPMENT
 Under Section 2A/2B Ordinance #282**

Within the City generally, and within certain zoning districts, certain structures, uses, and/or occupancies specified in this Ordinance are of a nature requiring special and intense review to determine whether or not they should be permitted in specific locations, and if so, the special limitations, conditions, and safeguards which should be applied as reasonably necessary to promote the general purpose of this zoning ordinance, and, in particular to protect the joining properties and neighborhood from avoidable potentially adverse effects. It is further intended that the expertise and judgment of the City Commission be exercised in making such determinations, in accordance with the rules, considerations, and limitations relating to Special Use Permits.

Formal public notice and hearing are mandatory for Special Use Permits.

The City Commission shall be solely responsible for determinations on Application for Special Use Permits. All applications for Special Use Permit shall be referred to the Planning and Zoning Board for recommendations and the City Commission may make further referrals pursuant to Section 2A of this Ordinance.

I/We Daniel Herrera - Majo Properties Holdings LLC
 hereby apply to the City of West Miami City Commission for approval of a Special Use Permit for property located at: 1501 SW 66 AVE, West Miami, Florida.

(Legal Description of Property)
 Lot (s) 5 Block (s) 3
 Subdivision TRACT 1 OF REPLAT OF IVYWOOD PARK
 Plat Book No. 45 Plat Book Page 73
 Proposed DUPLEX RESIDENTIAL use (be specific):

The following is required in support or explanation of this application:

- (a) Statements of ownership and control of the proposed development or activity (attach affidavit disclosing ownership and control, see Page 4 for owner. Tenant to supply separate affidavit).
- (b) Statement describing in detail the character and intended use of the development or activity (attach separate sheet).

(c) General location map, showing relation of the site or activity for which special use permit is sought to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project or activity and the like.

(d) A site plan containing the title of the project and names of the project planner and developer, date, and north arrow and, based on an exact survey of the property drawn to a scale of sufficient size to show boundaries of the project, any existing streets, water courses, easements, and section lines; exact location of all buildings and structures; Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic off-street parking and off-street loading areas; recreation facilities locations; all screens and buffers; refuse collection areas; and access to utilities and points of utilities hookups.

(e) Tabulations of total gross acreage in the project and the percentages thereof proposed to be devoted to (1) the various permitted uses; and (2) ground coverage by structures, landscaped areas and pavement.

(f) Tabulation showing (1) the derivation of numbers of off-street parking and off-street loading spaces shown in (d) above; and (2) total project density in dwelling units per acre.

(g) If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained: Such statements may take the form of proposed deed restrictions, deeds of trust, home owners associations, surety arrangements, or other legal instruments providing adequate guarantees to the City that such common facilities will not become a future liability for the City.

(h) Storm drainage and sanitary sewerage plans.

(i) Architectural definitions for buildings in the development; exact number of commercial and/or dwelling units, sizes and types, together with typical floor plans of each type.

(j) Plans for signs, if any.

(k) Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions of irrigation and future maintenance.

(l) Plans for recreational facilities, if any, including location and general description of buildings for such use.

(m) Such additional data, maps, plans, or statements as may be required for the particular use or activity involved. (attach sheet).

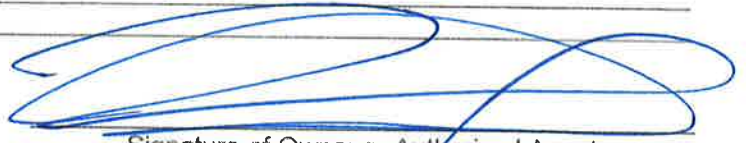
(n) Such additional data as the applicant may believe pertinent to the proper consideration of the site and development plan.

Items (c), (d), (k) and (i) above shall be prepared by a registered surveyor, engineer, architect, landscape architect or certified planner as may be appropriate to the particular item.

NOTE: Special Use Permit and Special Use Permit for Planned Development applications must be submitted in set as follows:

- One (1) original set of all forms, documents and plans.
- Seven (7) copied sets of all forms, documents and plans.

Special Instructions:



Signature of Owner or Authorized Agent

Daniel Herrán

Name (Please Print)

8500 SW 8th St. #228

Address

Miami FL 33144

City

State

Zip

Telephone

STATE OF FLORIDA)

ss

COUNTY OF DADE)

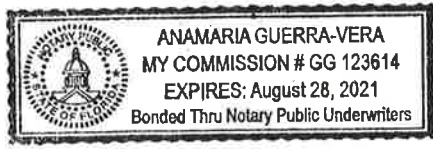
Daniel Herrán, being duly sworn, deposes and says that he is the (Owner) (Authorized Agent) of the real property described above; that he has read the foregoing answers and that the same are true and correct, and (if acting as Agent for Owner) that he has authority to execute this Application Form on behalf of the Owner.

SWORN TO AND SUBSCRIBED

before me this 24 day
of February 20 20.


 Notary Public State of Florida

My commission expires: _____



DISCLOSURE OF OWNERSHIP

1.- Legal description and street address of subject real property:

Lot5, block 3 re-subdivision of tract 1 of replat of Ivywild Park, according to the plat of thereof recorded in plat book 45 at page 73 of the public records of Dade County Florida.


1501 SW 66th Ave, West Miami, Fl.

2.- Owner(s) of subject real property and percentage of ownership.

Majo Properties Holdings, LLC – 100% ownership

3.- Legal description and street address of any real property (a) owned by any party listed in answer to question #2, and (b) located within 500 feet of the subject real property.

N/A



Owner of Attorney for Owner

STATE OF FLORIDA)

ss

COUNTY OF DADE)

Daniel Herran being duly sworn, deposes and says that he is the (Owner) (Attorney for Owner) of the real property described in answer to question #1, above; that he has read the foregoing answers and same are true and complete; and (if acting as attorney for owner) that he has authority to execute this Disclosure of Ownership form on behalf of owner.

SWORN TO AND SUBSCRIBED
before me this 27th day
of February, 20 20



Notary Public State of Florida

My commission expires: June 16, 2022



February 24, 2020

City Of West Miami
901 SW 62nd Ave
Pinecrest, Florida 33156

RE: Request for Special Use Permit
1501 SW 66th AVE
West Miami, FL

The intended use of the property will consist of a duplex residential project. The structure will be one-story and each unit will be approximately 1,835 SF. Each unit will have 3-bedrooms and 2-1/2 bathrooms. The property consists of a lot that is unique in that it faces a street on 2-1/2 sides, while being long and narrow. The project fits into the neighborhood contextually and is compatible with the surrounding structures.

Should you have any questions or further comments, do not hesitate to contact me. Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Herran", is written over the word "Sincerely,". The signature is stylized and somewhat circular.

Daniel Herran



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/5/2020

Property Information	
Folio:	15-4012-050-0130
Property Address:	1501 SW 66 AVE West Miami, FL 33144-5585
Owner	MAJO PROPERTIES HOLDINGS LLC
Mailing Address	8500 SW 8 ST # 228 MIAMI, FL 33144 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,488 Sq.Ft
Lot Size	10,530 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$207,665	\$242,510	\$242,510
Building Value	\$103,565	\$108,658	\$22,890
XF Value	\$21,534	\$0	\$0
Market Value	\$332,764	\$351,168	\$265,400
Assessed Value	\$321,134	\$291,940	\$265,400

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$321,134	\$291,940	\$265,400
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$332,764	\$351,168	\$265,400
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$321,134	\$291,940	\$265,400
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$321,134	\$291,940	\$265,400

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$11,630	\$59,228	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
IVYWILD PARK RESUB TR 1 PB 45-73 LOT 5 BLK 3 LOT SIZE IRREGULAR OR 9663 1739

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/17/2013	\$100	28650-4162	Corrective, tax or QCD; min consideration
09/10/1998	\$100	18313-1419	Sales which are disqualified as a result of examination of the deed
04/01/1977	\$30,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



CITY OF WEST MIAMI NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Tuesday, September 22nd, 2020, at 10:00 A.M. via ZOOM. All recommendations by the Planning and Zoning Board will be heard by the City Commission of the City of West Miami at a Public Hearing on Wednesday, October 7th, 2020, at 10:00 A.M. via ZOOM for the City of West Miami Commission Meeting, to hear views of interested persons on the agenda listed below. Following the hearing the City Commission will then render a decision on the application.

Public Hearing Agenda Item number 1
SUPPD # 2020-003

Property Address: 1501 S.W. 66 Avenue
West Miami, FL 33144

MAJO PROPERTIES HOLDINGS LLC, 8500 SW 8 ST # 228 MIAMI, FL 33144

Applicant requests a Special Use Permit for Plan Development for the property at 1501 SW 66 Avenue, West Miami, Florida 33144. The property is zoned for R2 Duplex and the applicant is requesting to redevelop the parcel to allow a new three (3) bedroom (3) three bath house for the two-family one-story duplex structure.

Zoning Ordinance 282 Sec.2B, 4.1



NOTE: Information relative to this application is available for review by the public at the City of West Miami Planning and Zoning Department, 901 S.W. 62nd Avenue, West Miami, Florida 33144 from 8:00 A.M. to 4:00 P.M., Monday thru Friday, or telephone (305)-266-1122

NOTE: All interested persons are advised that if a person decides to appeal any decision made by the City Commission or Planning and Zoning Board with respect to any matter considered at these hearings, such person will need a record of the proceedings, and that for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.