

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>01-070</u>	<u>ROBERTO HEVIA</u>
<u>03-011</u>	<u>CITY OF CORAL GABLES</u>
<u>03-111</u>	<u>HUGO D. BOSCH</u>
<u>03-285</u>	<u>HILDA MUÑOZ & LAURA GALICIA</u>
<u>03-319</u>	<u>ARMANDO A. BRANA, P. A.</u>
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<u>04-149</u>	<u>ARCHBISHOP JOHN C. FAVALORA</u>
<u>04-172</u>	<u>JOSE F. TOSTE</u>
<u>04-178</u>	<u>JORGE RUILOBA</u>
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<u>04-200</u>	<u>DAVID CONCEPCION</u>
<u>04-239</u>	<u>FERNANDO D. VALIENTE</u>
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<u>04-246</u>	<u>OSCAR GONZALEZ</u>
<u>04-264</u>	<u>RICARDO & ESTELA FERNANDEZ</u>
<u>04-268</u>	<u>HOME & INVESTMENTS GROUP, INC.</u>
<u>04-271</u>	<u>ALBERTO & ESTRELLA FIGUEROA</u>
<u>04-273</u>	<u>ANA AGUILAR, ARLENE ARMAS & ANA C. AGUILA</u>
<u>04-288</u>	<u>JORGE TRUJILLO</u>
<u>04-294</u>	<u>ERICK PAYAN & MARIBEL BEOVIDES</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/17/04 TO THIS DATE:

HEARING NO. 04-11-CZ10-2 (03-319)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: ARMANDO A. BRANA, P. A.

- (1) USE VARIANCE to permit an office building in the RU-1 district as would be permitted in the RU-5 district.
- (2) Applicant is requesting to permit a lot frontage of 50' (100' required) and a lot area of 6,750 sq. ft. (10,000 sq. ft. required).
- (3) Applicant is requesting to permit a two-way drive with a width of 8.25' (20' required).
- (4) Applicant is requesting to permit the existing building setback 7.5' (15' required) from the interior side (west) property line and to setback a minimum of 9.25' (15' required) from the interior side (east) property line.
- (5) Applicant is requesting to waive the zoning requirements requiring S.W. 24th Street (Coral Way) to be 100' in width; to permit a right-of-way dedication of 40' (50' required) on the south side of S.W. 24th Street (Coral Way).
- (6) Applicant is requesting to permit a landscape buffer varying in width from 0.5' to 2.5' (5' required) along the interior side (east) property line abutting dissimilar land uses.
- (7) Applicant is requesting to permit 5 trees (10 trees required) within the dissimilar land use landscape buffer to the east, south & west.

Upon a demonstration the applicable standards have been satisfied, approval of requests #2 and #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and requests #2 through #7 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Attorney's Office," as prepared by Update Consultants, Inc., dated 10/7/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 108 & 109, CORAL WAY CENTER AMD., Plat book 28, Page 76.

LOCATION: 6470 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,750 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-10-CZ10-1 (04-34)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: CLAUDIO SOBERANES

- (1) Applicant is requesting to permit an office building with a lot coverage of 49.11% (40% permitted).
- (2) Applicant is requesting to permit the office building setback 16' (20' required) from the front (east) property line.
- (4) Applicant is requesting to permit the office building setback varying from 9.67' to 13.5' (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Office Lofts," as prepared by Berry Rincon Studio, consisting of 7 sheets, dated, signed and sealed 9/30/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9 & 10, less the east 10', SUBDIVISION CENTRAL MANOR, Plat book 16, Page 19.

LOCATION: 2506 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.13 Acre

PRESENT ZONING: BU-1 (Neighborhood – Business)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage and 10,000 sq. ft. of area required).
- (3) Applicant is requesting to permit a structure setback 5' from the interior side (south) property line (15' required).
- (4) Applicant is requesting to permit a landscaped strip from 2'8" to 5' wide (5' landscaped strip required between parking areas and a dissimilar land use).
- (5) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building-Hugo Bosch," as prepared by The Florida Home Improvement Corp., dated 11/20/03 and signed and sealed 2/13/04 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-2-CZ10-1 (03-11)

14-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: CITY OF CORAL GABLES

MODIFICATION of Conditions #2, #10 & #11 of Resolution Z-2-00, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners, dated 1/18/99, dated last revised 2/26/99, consisting of 18 sheets, plans entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners dated, received 2/9/00, consisting of 2 sheets, along with plans entitled 'Boundary & Topographic Survey,' as prepared by C. A. P. Engineering Consultants, dated 7/98, consisting of 8 sheets, for a total of 25 sheets, except as herein modified to provide the required widths for the one-way drives (with the exception of the weight station, only), two-way drives and back-out space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance and Storage Facility,' as prepared by The City of Coral Gables Public Works Department, consisting of 2 pages and dated received 12/19/03."

FROM: "10. That the entire incinerator facility, which as depicted in the plans consists of the smokestacks, the adjacent building and all accessory structures, shall be demolished and removed from the property within 3 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5 business days following the expiration of the appeal period on the resolution approving the application; provided that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

TO: "10. That the smokestack be demolished and removed from the property within 7 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5

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APPLICANT: CITY OF CORAL GABLES

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business days following the expiration of the appeal period on the resolution approving the application; providing that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements.”

FROM: “11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 6:30 a.m. and 5:00 p.m., Mondays through Fridays, only.”

TO: “11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 7:30 a.m. and 5:00 p.m., Mondays through Fridays, only.”

The purpose of the request is to allow the maintenance and continued use of certain structures previously required to be demolished, to allow additional time to complete the demolition of the smokestack, to reduce the hours of operation and to allow the applicant to submit a revised plan showing a larger area for the storage of plants and landscaping materials.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract 1 of UTILITIES CENTER, Plat book 50, Page 91, more particularly described as follows:

Commence at the Point of intersection of the west line of east 12.5' of said Tract 1, with the south line of the north 1,010.8' of said Tract 1; thence run S0°46'30"E along the west line of the east 12.5' of said Tract 1 for a distance of 383.9' to the Point of beginning; thence continue along the west line of the east 12.5' of said Tract 1, S0°46'30"E, for a distance of 868.55' to the Point of intersection with the south line of said Tract 1; thence run N57°15'6"W along the south line of said Tract 1, for a distance of 1,591.13' to the Point of intersection with the west line of said Tract 1; thence run N32°44'54"E, along the west line of said Tract 1, for a distance of 428.57' to the Point of curvature of a circular curve, concave to the west; thence run NE/ly along the west line of said Tract 1 and along the arc of said circular curve, having a radius of 95', central angle of 15°0'17", for an arc distance of 24.88'; thence run S57°15'6"E, for a distance of 540.79'; thence run S84°17'14"E, for a distance of 110'; thence run S57°15'6"E, for a distance of 45'; thence run S77°55'8"E, for a distance of 85'; thence run S57°15'6"E, for a distance of 120'; thence run N32°44'54"E, at right angle to the previously described course for a distance of 193'; thence run S57°15'6"E, at right angle to the previously described course for a distance of 102'; thence run S10°35'38"E, for a distance of 55'; thence run S81°41'55"E, for a distance of 122.24' to the Point of beginning.

LOCATION: 2800 S.W. 72 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.64 Acres

PRESENT ZONING: IU-3 (Industry – Unlimited)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-1 (03-285)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: HILDA MUÑOZ & LAURA GALICIA

Applicant is requesting to permit an addition to a single-family residence setback a minimum of 13.88' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Drawings & Remodeling for Laura Galicia," as prepared by Filer & Hammond Architects, Inc., dated 6/9/03 and consisting of 5 sheets; Sheet A-1 last revised 8/12/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 62, WESTWOOD LAKE 4TH ADDITION, Plat book 65, Page 16.

LOCATION: 11430 S.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-2 (04-138)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: BISMARK CONSTRUCTION, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: A portion of a tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows:

All of that portion of Tract 24, lying in Section 10, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, less the west 369.5' thereof, reserving the south 35' thereof, for road purposes.

LOCATION: The Northwest corner of theoretical S.W. 144 Avenue & theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres Gross

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-3 (04-172)

12-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: JOSE F. TOSTE

- (1) Applicant is requesting to permit a single-family residence setback 21.5' from the front (east) property line (25' required).
- (2) Applicant is requesting to permit a covered terrace addition to the residence setback 13.16' from the rear (west) property line (25' required).
- (3) Applicant is requesting to permit an addition to the residence setback 4.75' from the interior side (north) property line (7.5' required).
- (4) Applicant is requesting to permit the residence with a lot coverage of 43.8% (35% permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring all accessory uses to be located behind the principal building to permit a fountain in front of the residence and setback 15.5' from the front (east) property line (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Garage Renovation Legalization," as prepared by Ruben J. Pujol, Architect and dated last revised 4/5/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 43, Block 14, INTERNATIONAL GARDENS, SECTION THREE, Plat book 103, Page 82.

LOCATION: 1620 S.W. 126 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-4 (04-200)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: DAVID CONCEPCION

AU to RU-1M(a)

SUBJECT PROPERTY: The north ½ of Tract 26, of J. G. HEAD'S FARMS, in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: Lying west of S.W. 144 Avenue & approximately 330' south of theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.49± acres gross

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-5 (04-239)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: FERNANDO D. VALIENTE

- (1) Applicant is requesting to permit a single-family residence with a lot coverage of 38% (30% permitted).
- (2) Applicant is requesting to permit the proposed addition and the existing residence setback a minimum of 4.8' from the interior side (west) property line (5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence for Mr. & Mrs. Valiente at 6349 S.W. 31 Street," as prepared by Orlando M. Fortun Consulting Engineers, P. A., dated 4/26/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 23, CORAL VILLAS, REVISED, Plat book 8, Page 27.

LOCATION: 6349 S.W. 31 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 150'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-6 (04-264)

8-54-41
Council Area 10
Comm Dist. 6

APPLICANTS: RICARDO & ESTELA FERNANDEZ

Applicant is requesting to permit an addition to a single-family residence setback 14'10" (25' required) from the rear (south) property line and to permit the single-family residence and addition setback 7'4" (7'6" required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Estela Fernandez," as prepared by William Plasencia, dated revised 5/25/04 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 8 & Lot 9, less the west 25' thereof, Block 9, SANJACINTO, Plat book 20, Page 61.

LOCATION: 4560 S.W. 15 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-7 (04-271)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: ALBERTO & ESTRELLA FIGUEROA

- (1) Applicant is requesting to permit a covered terrace addition to a single family residential setback 10' (15' required) from the side street (east) property line.
- (2) Applicant is requesting to permit a swimming pool setback 5' (10' required) from the interior side (west) property line and setback 7' (7.5' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Alberto Figueroa and dated 7/7/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 1, COSAR SUBDIVISION, Plat book 150, Page 90.

LOCATION: 14502 S.W. 38 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 54' x 100'

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-12-CZ10-8 (04-273)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: ANA AGUILAR, ARLENE ARMAS & ANA C. AGUILA

Applicant is requesting to permit an addition to a single-family residence setback a minimum of 16.17' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Ana Aguilar, Proposed Site Plan," as prepared by Richard Garcia, P. E., consisting of 3 sheets and dated 6/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 10, FIRST ADDITION TO BAKER MANOR, Plat book 62, Page 17.

LOCATION: 8000 S.W. 36 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 107'

PRESENT ZONING: RU-1 (Single Family Residential)

THE THIRD DISTRICT COURT OF APPEALS HAD REMANDED THIS ITEM BACK TO THE COMMUNITY ZONING APPEALS BOARD #10:

HEARING NO. 01-7-CZ10-3 (01-70)

21-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: ROBERTO HEVIA

- (1) Applicant is requesting to permit a covered terrace addition setback 11' (25' required) from the rear (south) property line and a lot coverage of 40% (35% permitted).
- (2) Applicant is requesting to permit a storage shed setback 0' (5' required) from the rear (south) property line and setback 0' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Patio Storage and Open Terrace," preparer unknown, dated received 3/5/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 2, UNIVERSITY HOMES, SECTION ONE, Plat book 69, Page 86.

LOCATION: 9040 S.W. 45 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 78' x 98.6'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility and school use onto additional property to the east.
- (2) UNUSUAL USE to permit a day care center.
- (3) MODIFICATION of Condition #3 of Resolution 3-ZAB-16-68, passed and adopted by the Zoning Appeals Board, as further modified by plans approved pursuant to Z-54-83, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Site Plan – St. Kevins Catholic School,' as prepared by R. L. Robayna and Associate, Inc., Consulting Engineers, dated 10/25/82."

TO: "Archdiocese of Miami Pre-School Classroom Expansion for St. Kevin Catholic School,' as prepared by Villa & Associates, Inc., dated 12/04/02 and dated, signed and sealed 4/8/04 and consisting of 6 sheets."

The purpose of request #2 is to allow the applicant to expand the religious facility & the school use onto additional property to the east, to permit the establishment of a day care center and to provide a revised plan showing recreational sports field and courts on the northern portion of the site.

- (4) Applicant is requesting to waive the zoning regulations requiring S.W. 42nd Street (Bird Road) to be 110' in width, to permit 50' of dedication (55' required) for the north half of S.W. 42nd Street (Bird Road).
- (5) Applicant is requesting to permit lot coverage of 15.8% (15% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #4 & #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SW ¼ of the SW ¼ of Section 13, Township 54 South, Range 39 East, less the south 100' and the west 40' and less the area bounded by a line 100', north and parallel with the south line of said Section 13 and a line 40' east and parallel with the west line of said Section 13 and by the arc of 25' radius circular curve concave to the Northeast and tangent to the last described two courses and less that portion of said west ½ of the SW ¼ of the SW ¼ of Section 13 being more particularly described as follows:

Commence at the Northwest corner of the NW ¼ of the SW ¼ of the SW ¼ of said Section 13; thence east along the north line of said NW ¼ of the SW ¼ of the SW ¼ of Section 13 for 40' to the Point of beginning; thence continue east along the north line of said NW ¼ of the SW ¼ of the SW ¼ of said Section 13 for a distance of 620.5'; thence S0°0'56"W along the east line of said NW ¼ of the SW ¼ of the SW ¼ of Section 13 for 446'; thence on a bearing of west for 79.99' to a Point of curvature of a circular curve concave to the Northeast having a radius of 50' and a central angle of 48°11'23" for an arc distance of 42.05' to a Point of reverse curvature with

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HEARING NO. 05-1-CZ10-1 (04-149)

13-54-39
Council Area 10
Comm. Dist. 10

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

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a circular curve concave to the Southwest, having a radius of 25' and a central angle of $48^{\circ}11'23''$ for an arc distance of 21.03' to a Point of tangency; thence on a bearing of west for a distance of 484.6'; thence $N0^{\circ}1'8''E$ along a line 40' east and parallel with the west line of said Section 13 for 421' to the Point of beginning, and Lot 17 in Block 43, SEVENTH ADDITION TO SOUTHERN ESTATES, Plat book 77, Page 54.

LOCATION: 12525 S.W. 42 Street & 4000 S.W. 125 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.37 Acres

PRESENT ZONING: GU (Interim)
EU-1 (Estates 1 Family 1 Acre Gross)
RU-1 (Single Family Residential)

HEARING NO. 05-1-CZ10-2 (04-178)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: JORGE RUILOBA

EU-1 to RU-1M(a)

SUBJECT PROPERTY: All that portion of the north 373.6' of Tract 2A, less the west 152' thereof reserving the north 15' for road purposes, J. G. HEADS FARMS SUBDIVISION, Plat book 46, Page 44 in Section 15, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 144 Avenue & S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.26 Net Acres

EU-1 (Estates 1 Family 1 Acre Gross)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: MDHA DEVELOPMENT CORPORATION

- (1) SPECIAL EXCEPTION to permit a residential development (housing for the elderly) in the BU-1A zoning district.
- (2) MODIFICATION of Condition #2 of Resolution Z-25-98, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'United States Postal Service,' as prepared by Russell Partnership, Inc. and dated received 1-6-98. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Postmaster Apartments,' two sheets prepared by E. R. Brownell & Associates, Inc., five sheets prepared by Laura, Llerena & Associates and three sheets prepared by Urban Architects, Inc., all sheets date, stamped and received 11/23/04."

- (3) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in the Official Record Book #18377, Pages 3082 – 3086, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted, prepared by Russell Partnership, Inc. entitled 'United States Postal Service,' dated received the 6th day of January, 1998, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "1. That said property shall be developed in accordance with the plans submitted for the hearing entitled 'Postmaster Apartments,' two sheets prepared by E. R. Brownell & Associates, Inc., five sheets prepared by Laura, Llerena & Associates and three sheets prepared by Urban Architects, Inc., all sheets date, stamped and received 11/23/04."

The purpose of requests #2 & #3 is to allow the applicant to submit a revised plan showing a residential development (housing for the elderly) in the BU-1A zoning district.

- (4) Applicant is requesting to permit an apartment building (housing for the elderly) setback 20' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) & approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

CONTINUED ON PAGE TWO

HEARING NO. 05-1-CZ10-3 (04-181)

9-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: MDHA DEVELOPMENT CORPORATION

PAGE TWO

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Block 2, IDEAL VILLA HOME TRACT, Plat book 6, Page 188, together with the 10' strips reserved for ditching in Block 2, which lies south of the S/ly right-of-way line of S.W. 8th Street, being more particularly described as follows:

Begin at a Point of intersection of the S/ly right-of-way line of S.W. 8th Street, State Road #90, as shown on the Florida Department of Transportation right-of-way map §87120-2526, Sheet 12 of 19 and the W/ly right-of-way line of S.W. 88th Avenue; thence S01°47'43"E along said W/ly right-of-way line for 130.66' to a point; thence S88°25'08"W along a line parallel with the said S/ly right-of-way line of S.W. 8th Street for 286' to a point; thence N01°47'43"W along a line parallel with the said W/ly right-of-way line of S.W. 88th Avenue for 130.66' to the Point of intersection with the said S/ly right-of-way line of S.W. 8th Street; thence N88°25'08"E along said S/ly right-of-way line for 286' to the Point of beginning.

LOCATION: South of S.W. 8 Street, between S.W. 88 Avenue & S.W. 89 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.18 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 05-1-CZ10-4 (04-240)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JORGE & VERONICA NIEBLA

- (1) Applicant is requesting to permit a duplex residence setback a minimum of 3.8' (5.046' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit an accessory structure setback 3.6' (5' required) from the rear (north) property line.
- (3) Applicant is requesting to permit said accessory structure spaced 5.9' (10' required) from the principal structure.
- (4) Applicant is requesting to permit a lot coverage of 31.3% (30% maximum allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zoning Change Legalization & Addition of Duplex at 9115 S.W. 27 St.," as prepared by Felipe E. Oruna, Architect, consisting of four sheets, dated June 18, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 174, JOHN A. CAMPBELL'S LITTLE FARMS, Plat book 40, Page 31.

LOCATION: 9115 S.W. 27 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.231 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 05-1-CZ10-5 (04-246)

13-54-39
Council Area 10
Comm. Dist. 10

APPLICANT: OSCAR GONZALEZ

Applicant is requesting to permit an addition to a single-family residence setback 10.91' from the front (west) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition for Residence of Oscar Gonzalez," as prepared by Ramon J. Alonso, P. E. and dated 5/20/04 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 11, SECOND ADDITION TO SOUTHERN ESTATES, Plat book 73, Page 15.

LOCATION: 3711 S.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-1-CZ10-6 (04-268)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: HOME & INVESTMENTS GROUP, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The west 137.95' of Tract 6-A, J. G. HEAD'S FARMS, Section 15, Township 54 South, Range 39 East, Plat book 46, Page 44, reserving the south 25' thereof for road purposes; AND: Tract 6-A, J. G. HEAD'S FARMS, Section 15, Township 54 South, Range 39 East, Plat book 46, Page 44, less the east 357.5' and less the west 137.95' and less the south 25' thereof for highway purposes. AND: That portion of a tract in the plat of J. G. HEAD'S FARMS, Section 15, Township 54 South, Range 39 East, Plat book 46, Page 44, and more particularly described as follows:

The south 177.5' of the east 357.4' of Tract 6-A, lying in Section 15, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, reserving the south 25' thereof for road purposes.

LOCATION: The Northwest corner of S.W. 32 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.4 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-1-CZ10-7 (04-288)

8-54-40
Council Area 10
Comm. Dist. 11

APPLICANT: JORGE TRUJILLO

- (1) Applicant is requesting to permit an addition to a single-family residence setback 4' 8" (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a swimming pool setback 6' (7'6" required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Jorge Trujillo As Built Pool Deck," as prepared by Charles Mitchell, P. E., dated 11/28/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 1, LOYOLA ESTATES, Plat book 105, Page 26.

LOCATION: 10437 S.W. 23 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

HEARING NO. 05-1-CZ10-8 (04-294)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: ERICK PAYAN & MARIBEL BEOVIDES

- (1) Applicant is requesting to permit a terrace addition to a single-family residence setback 11.4' (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit a shed setback 2.1' (5' required) from the interior side (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.12% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Terrace for Erick Payan," as prepared by Nestor J. Cifuentes, P. E., consisting of two sheets dated March 16, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, COSAR SUBDIVISION, Plat book 150, Page 90.

LOCATION: 3803 S.W. 145 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,857 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)