

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>04-392</u>	<u>ROBERTO DIAZ & ROBERTO J. DIAZ</u>
<u>05-415</u>	<u>SYLVIA URLICH FOX TRUST</u>
<u>06-060</u>	<u>PIERINA MONTANO</u>
<u>06-070</u>	<u>NATIONWIDE THEATRES WEST FLAGLER, L. L. C.</u>
<u>06-141</u>	<u>JOSE R. GARROTE</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/19/06 TO THIS DATE

HEARING NO. 05-12-CZ10-1 (04-392)

12-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: ROBERTO DIAZ & ROBERTO J. DIAZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1, REQUEST # 2:

(2) Use variance to permit RU-5A uses in the RU-1 zone.

AND WITH EITHER REQUEST, THE FOLLOWING:

(3) Application is requesting to permit a lot area of 7,280 sq. ft. (10,000 sq. ft. required).

(4) Application is requesting to permit a frontage of 52' (75' required).

(5) Applicant is requesting to permit an office building setback 7.17' (15' required) from the interior side (west) and setback 10.68' (15' required) from the interior side (east) property lines.

(6) Applicant is requesting to permit a two-way driveway 7.21' wide (20' required).

(7) Applicant is requesting to permit a minimum parking back out of 15' (22' required).

(8) Applicant is requesting to permit a landscape greenbelt 4' wide (7' wide required) along the right-of-way.

(9) Applicant is requesting to permit a 2' wide landscape buffer (5' required) between dissimilar land uses along the interior side (east) property line.

(10) Applicant is requesting to permit a maximum lawn area of 47.37% (30% maximum permitted).

(11) Applicant is requesting to permit a 6' high chain link fence (5' high masonry wall required) along the interior sides west and east) and rear (north) property lines where the RU5-A property abuts residential zoned property.

(12) Applicant is requesting to waive the zoning regulations requiring Coral Way (SW 24 Street) to be 100' wide; to permit 37.5' of dedication (50' required) for the north side of Coral Way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #12 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 "Roberto Jesus Diaz and Roberto Diaz," as prepared by RTF, consisting of 3 sheets dated stamped received 8/30/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, less the east 4', and the south 10' thereof; and the east 6' of Lot 23, less the south 10' thereof, of TAMIAMI ACRES PLAN NO. 2, Plat book 5, Page 74.

LOCATION: 6465 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 140'

RU-1 (Single Family Residential)

RU-5A (Semi-Professional Offices)

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APPLICANT: SYLVIA URLICH FOX TRUST

- (1) BU-3 to BU-2
- (2) Applicant is requesting to permit a lot coverage of 70.5% (40% permitted).
- (3) Applicant is requesting to permit an office building setback 15' (30' required) from the side street (north) property line and setback 5' (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 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).

The plans are on file and may be examined in the Zoning Department entitled "Medical Arts Pavilion," as prepared by Bellon Milanese, dated stamped received 6/12/06 and consisting of Sheets SP-1, LP-1 & A1.0 and Sheets A-2.0 to A-6.0 dated stamped received 4/19/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," of WESTCHESTER HOSPITAL, Plat book 128, Page 50.

LOCATION: The Southwest corner of S.W. 24 Street (Coral Way) & S.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 150' x 325'

PRESENT ZONING: BU-2 (Business- Special)
BU-3 (Business – Liberal)

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APPLICANT: PIERINA MONTANO

- (1) UNUSUAL USE to permit a day care center with after-school care.
- (2) Applicant is requesting to permit a building setback 50'6" (50' maximum required) from the front (east) property line.
- (3) Applicant is requesting to permit parking areas and drives within 25' of the official right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 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 "Kartoon Kids Learning Center," as prepared by Octavio A. Santurio, A. I. A., dated stamped received 9/25/06 and consisting of three sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, ORFE SUBDIVISION, Plat book 104, Page 75.

LOCATION: 8400 S.W. 40 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 88.07' x 146.26'

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

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APPLICANT: NATIONWIDE THEATRES WEST FLAGLER, L. L. C.

- (1) UNUSUAL USE to permit outdoor patio and table service in connection with a restaurant.
- (2) MODIFICATION of Condition #1 of Resolution Z-150-80, passed and adopted by the Board of County Commissioners, last modified by Resolution CZAB10-67-05, passed and adopted by the Community Zoning Appeals Board #10, reading as follows:

FROM: "1. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Property Located at: S.W. C. of W. Flagler St. and S.W. 87 Ave.,' as prepared by Kimley-Horn and Assoc., Inc., consisting of 6 pages and plans entitled 'The Shops at the Waterways,' as prepared by Saltz Michelson, Architects, consisting of 7 sheets for a total of 13 sheets, all dated stamped received 7/12/05."

TO: "1. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Property Located at: S.W.C. of W. Flagler St. and S.W. 87 Ave.,' as prepared by Kimley-Horn and Associates, Inc., consisting of 6 sheets; Sheet SP-1 dated stamped received 4/19/06 and Sheet LA-1 dated stamped received 7/12/06, with the remaining 4 sheets, along with plans entitled 'The Shops at the Waterways,' as prepared by Saltz Michelson, Architects, consisting of 7 sheets, all dated stamped received 7/12/05.

The purpose of request #2 is to allow the applicant to submit a revised site plan showing outdoor dining for restaurants in a previously approved commercial development.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

SUBJECT PROPERTY: Tract "A," of 8700 FLAGLER SUBDIVISION, Plat book 151, Page 74.

LOCATION: 8700 West Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.71 Acres

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

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HEARING NO. 06-11-CZ10-4 (06-141)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: JOSE R. GARROTE

Applicant is requesting to permit an addition to a townhouse residence to setback 13'2" (20' 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)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing One Story Rear Addition to Townhouse to be Legalized Phase 1 – Public Hearing," as prepared by American South Design, Inc., dated stamped received 7/6/06 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 27, Block 1, KARLAN TOWNHOUSES, Plat book 105, Page 24.

LOCATION: 11253 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 75'

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

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