

**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>04-173</u>	<u>THE STEFANO GROUP, INC. & THE 60 CORPORATION</u>
<u>04-432</u>	<u>PENINSULA EUREKA L. L. C. & EDITH VILLA</u>
<u>05-016</u>	<u>WEST KENDALL BAPTIST CHURCH</u>
<u>05-036</u>	<u>CENTURY HOMEBUILDERS L. L. C.</u>
<u>05-054</u>	<u>CESPEDES FAMILY LTD. PARTNERSHIP</u>
<u>05-070</u>	<u>SARAH DE LA OSA</u>

APPLICANTS: THE STEFANO GROUP, INC. & THE 60 CORPORATION

- (1) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in Official Record Book #17600, Pages 3726 – 3732, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted, prepared by Michael S. Jones entitled, Proposed site plan for Sunset Manors Estates, dated the 30th day of November, 1996, said plans being on file with the Dade County Department of Planning, Development and Regulation, and by reference made a part of this agreement."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted, entitled 'Tentative Plan of Survey,' consisting of one sheet, dated stamped received 6/2/05, as prepared by Jose E. Fuxa, P. S. M., said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

REQUEST #1 ON:

Tracts 5 & 6 of a Resubdivision of SECTION 1 OF SUNSET MANORS, Plat book 32, Page 53

- (2) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in Official Record Book #17895, Pages 1268 – 1270, reading as follows:

FROM: "1. That the development shall consist of no more than four (4) units."

TO: "1. That the development shall consist of no more than six (6) units per gross acre."

REQUEST #2 ON:

TRACT 4 of a Resubdivision of SECTION 1 OF SUNSET MANORS, Plat book 32, Page 53.

- (3) DELETION of Conditions #1 & #2 of Resolution CZAB11-17-97, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

"1. That a concrete wall setback 2½' shall be installed along the north property line (Sunset Drive/S.W. 72 Street), with a hedge four feet (4') in height at time of planting."

"2. That approval of the entire site plan is contingent upon the applicant vacating the existing S.W. 163 Place and S.W. 163 Court."

- (4) DELETION of a Declaration of restrictions recorded in Official Records Book 17895, Pages 1271 – 1273.

REQUESTS #3 & #4 ON:

Tracts 1-3 of a Resubdivision of SECTION 1 OF SUNSET MANORS, Plat book 32, Page 53

The purpose of these requests is to allow the applicant to delete the concrete wall, maintain the dedicated rights-of-way dedications and submit new plans showing a new lot configuration for a residential development.

CONTINUED ON PAGE TWO

APPLICANTS: THE STEFANO GROUP, INC. & THE 60 CORPORATION PAGE TWO

- (5) Applicant is requesting to waive the zoning regulations requiring interior roads to be 50' in width; to permit 0' of dedication (25' required) on the north half of S.W. 74 Street, between S.W. 163 Place and S.W. 164 Avenue, to permit 0' of dedication (50' required) for S.W. 73 Street between S.W. 163 Avenue and S.W. 164 Avenue and to permit 0' of dedication (25' required) for the east half of S.W. 164 Avenue, between S.W. 72 Street and S.W. 74 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1-4 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) and approval of request #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: Tracts 1 - 6 of a Resubdivision of SECTION 1 OF SUNSET MANORS, Plat book 32, Page 53.

LOCATION: Lying between S.W. 72 Street (Sunset Drive) and S.W. 74 Street, between S.W. 163 Avenue & S.W. 164 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.7 Gross Acres

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

HEARING NO. 05-9-CZ11-2 (04-432)

33-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: PENINSULA EUREKA L. L. C. & EDITH VILLA

(1) AU to RU-1M(b)

REQUEST #1 ON PARCEL "A"

(2) AU to EU-M

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": All of the SE ¼ of the SE ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, less the south 120', less the east 35' and less the south 35'. AND: PARCEL "B": The south 120' of the SE ¼ of the SE ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East.

LOCATION: 15201, 15255 & 15275 S.W. 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.97 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: WEST KENDALL BAPTIST CHURCH

- (1) UNUSUAL USE to permit a day care center.
- (2) USE VARIANCE to permit an automatic changing sign totaling 100 sq. ft. in the GU zoning district as would be allowed in the BU-1A zoning district.
- (3) MODIFICATION of Condition #2 of Resolution Z-170-93, 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 'Retail Site Plan Kendall Florida,' consisting of two sheets as prepared by Robin Bosco Architects & Planners, Inc., dated revised 10-12-93 and plans entitled 'Perspective Elevation, Site Landscape and Floor Plans,' as prepared by Rick Hernandez Capote, R. A., Arcbuilders & Group, Inc., dated stamped & sealed 5-7-93, consisting of 6 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'West Kendall Baptist Church,' as prepared by South Bay Architects, consisting of 9 sheets, dated stamped received 4/25/05 and one boundary survey as prepared by Wenceslao Ortega, Professional Surveyor, dated stamped received 04-25-05 and sign plans as prepared by Linville Graphics, Inc., consisting of 6 sheets, dated stamped received 4/25/05."

- (4) DELETION of Condition #7 of Resolution Z-170-93, passed and adopted by the Board of County Commissioners, reading as follows:

"7. That only one sign not to exceed 24 sq. ft. be permitted for the religious facility's use.

The purpose of requests #3 & #4 is to allow the applicant to submit a new site plan showing a day care center and new signage for the previously approved religious facility.

- (5) Applicant is requesting to permit 2 detached signs of 84 sq. ft. each & 1 wall sign at 46 sq. ft. (one 24 sq. ft. sign permitted).
- (6) Applicant is requesting to waive the required 5' landscape buffer, 6' high fence, wall or hedge, and 33 buffer trees and 330 shrubs abutting dissimilar land uses to the north and east.
- (7) Applicant is requesting to permit 23 street trees (60 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 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) and approval of requests #5 – 7 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.

HEARING NO. 05-9-CZ11-3 (05-16)

33-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: WEST KENDALL BAPTIST CHURCH

PAGE TWO

SUBJECT PROPERTY: Tracts "C" and "E," BENSON LAKES, Plat book 147, Page 17.

LOCATION: 14955 S.W. 88 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.23 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-9-CZ11-4 (05-36)

13-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: CENTURY HOMEBUILDERS L. L. C.

GU to IU-1

SUBJECT PROPERTY: That portion of Florida Power and Light Company's Right-of-Way lying in the NW $\frac{1}{4}$ of Section 13, Township 55 South, Range 39 East, being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence S04°01'54"E along the west line of the NW $\frac{1}{4}$ of said Section 13 for 600.09' to the Point of beginning; thence N87°17'22"E for 260.07' to a point on the Northwest corner of Tract "A" of KENDALL BREEZE, Plat book 159, Page 17; thence S04°01'54"E along the west line of said Tract "A", said line also being the east line of Florida Power & Light Company's Right-of-Way for 845.19' to the Southwest corner of said Tract "A"; thence S87°17'00"W for 260.07' to a point on the west line of the NW $\frac{1}{4}$ of said Section 13; thence N04°01'54"W along the west line of the NW $\frac{1}{4}$ of said Section 13 for 845.22' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 127 Avenue & theoretical S.W. 124 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.04 Acres

GU (Interim)

IU-1 (Industrial – Light)

APPLICANT: CESPEDES FAMILY LTD. PARTNERSHIP

Applicant is requesting to permit a single-family residence with a lot area of 1.35 acres (5 acres required).

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 survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Odalys C. Bello, dated 9-6-04.

SUBJECT PROPERTY: That part of the north ½ of the NE ¼ of the SE ¼ of the NE ¼, less the north 50', the west 25' and the east 50' thereof, in Section 25, Township 54 South, Range 39 East, and less the following described boundaries:

Commence at the Southeast corner of the NE ¼ of Section 25, Township 54 South, Range 39 East; thence run S87°43'48"W (bearings derived from the Florida State System of Plane Coordinates), along the south boundary of the NE ¼ of said Section 25, for a distance of 664.62' to the Southwest corner of the SE ¼ of the SE ¼ of the NE ¼ of said Section 25; thence run N2°57'16"W along the west boundary of the SE ¼ of the NE ¼ of said Section 25, for a distance of 990.89' to the Southwest corner of the north ½ of the NE ¼ of the SE ¼ of the NE ¼ of said Section 25; thence run N87°44'00"E along the south boundary of the north ½ of the NE ¼ of the SE ¼ of the NE ¼ of said Section 25, for a distance of 236.32' to the Point of beginning; from said Point of beginning continue N87°44'00"E, along last described south boundary for a distance of 377.32' to a Point of intersection with a line 50' west of and parallel to the east boundary of the NE ¼ of said Section 25; thence run N3°00'41"W, along a line 50' west and parallel to the east boundary of the NE ¼ of said Section 25, for a distance of 305.29' to a Point of intersection with a line 25' south and parallel to the north boundary of the NE ¼ of the SE ¼ of the NE ¼ of said Section 25; thence run S87°44'03"W along a line 25' south of and parallel to the north boundary of the NE ¼ of the SE ¼ of the NE ¼ of said Section 25, for a distance of 373.39' to a point; thence run S2°16'28"E for a distance of 305.28' to the Point of beginning.

LOCATION: Lying east of S.W. 118 Avenue & approximately 1,120' south of S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-9-CZ11-6 (05-70)

22-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: SARAH DE LA OSA

- (1) Applicant is requesting to permit a metal porch addition to a townhouse residence setback 7' (20' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the townhouse residence setback 18.3' (20' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a townhouse residence with a patio area of 319.61 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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 "As Built Plan for Sarah de la Osa," as prepared by Denis K. Solano, P. E. and dated stamped received 6/8/05 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 66, BENT TREE, SECTION ONE, Plat book 103, Page 42.

LOCATION: 13713 S.W. 48 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30' x 78.83'

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