

**Note: The following case(s) is/are included in this ad.  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-462</u></a>	<a href="#"><u>KENDALL TECH PARC L. L. C.</u></a>
<a href="#"><u>05-089</u></a>	<a href="#"><u>75 ACRES L. L. C.</u></a>
<a href="#"><u>05-215</u></a>	<a href="#"><u>MARIA V. LARA</u></a>
<a href="#"><u>05-218</u></a>	<a href="#"><u>JORGE B. DE ARMAS</u></a>
<a href="#"><u>05-237</u></a>	<a href="#"><u>MANUEL GONZALEZ &amp; ALINA CRUZ</u></a>
<a href="#"><u>05-258</u></a>	<a href="#"><u>IVES LEON</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/10/05 TO THIS DATE:

HEARING NO. 05-11-CZ11-3 (05-258)

29-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: IVES LEON

- (1) Applicant is requesting to permit a covered terrace setback 10' (25' required/20' previously approved) from the rear (east) property line.
- (2) Applicant is requesting to permit lot coverage of 48.9% (40% permitted/48% previously approved).
- (3) Applicant is requesting to permit a spa setback 3.5' (7.5' required) from the rear (east) property line and setback 7' (10' required) from the interior side (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 "Proposed Covered Terrace," as prepared by Cesar M. Cano, Architect, consisting of 1 sheet and a plan entitled "San Denis Estates," as prepared by Felix Pardo & Assoc., consisting of 1 sheet and both dated stamped received 9/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 5, SAN DENIS ESTATES, Plat book 153, Page 31.

LOCATION: 6857 S.W. 158 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100'

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

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HEARING NO. 05-12-CZ11-1 (04-462)

10-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: KENDALL TECH PARC L. L. C.

IU-C to BU-1A

SUBJECT PROPERTY: Tract "D," JANE PLAZA, Plat book 153, Page 100.

LOCATION: The Northwest corner of S.W. 145 Avenue & S.W. 120 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.7 Acre

IU-C (Industry – Conditional)  
BU-1A (Business – Limited)

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APPLICANT: 75 ACRES L. L. C.

- (1) RECONSIDERATION of a portion of Resolution CZAB11-40-99, passed and adopted by Community Zoning Appeals Board #11, which rezoned the subject property from GU to RU-3M, and only as it applies to the subject property, all in accordance with §33-319(k)(2) & (3) of the Miami-Dade County code for the purpose of reaffirming the present RU-3M zoning as appropriate, or rezoning to an appropriate category.\*

SHOULD THE BOARD REAFFIRM THE RU-3M ZONING, THE FOLLOWING APPLIES:

- (2) RU-3M to IU-1

IF THE CURRENT RU-3M ZONING IS NOT REAFFIRMED, THE BOARD (CZAB #11) IS AUTHORIZED TO REZONE THE PROPERTY TO GU. IN THAT EVENT, THE APPLICANT MAKES THE FOLLOWING REQUEST:

- (3) GU to IU-1

\*SHOULD THE CZAB #11 WISH TO REZONE TO ANOTHER CATEGORY WHICH IS NOT WITHIN THE SCOPE OF THIS ADVERTISEMENT, THEN THIS APPLICATION MUST BE DEFERRED WITH LEAVE TO AMEND TO ADVERTISE SUCH ZONE AS THE CZAB WISHES.

- (4) DELETION of a Declaration of Restrictions recorded in Official Records Book 18842 at Pages 4265 through 4279, and only as applied to the subject property.

The purpose of request #4 is to remove a requirement that the property be developed in accordance with a site plan for a multiple-family development, to allow the applicant to build in accordance with the proposed zoning.

SUBJECT PROPERTY: A portion of the NE ¼ of Section 22, Township 55 South, Range 39 East, described as follows:

Commence at the Northeast corner of said Section 22; thence run S87°36'46"W, along the north line of said Section 22, for a distance of 1,394.45' to a point on the west line of the east ½ of the NE ¼ of said Section 22, said line also being the east line of Tamair Industrial Park, Section 1, Plat book 109, Page 18; thence run S03°13'16"W, along the previously described line for a distance of 1,239.97' to the Point of beginning of the hereinafter described parcel; thence continue S00°13'16"W, along the previously described line for a distance of 607.57' to a point on a circular curve concave to the Northwest, said point bears S54°04'17"E from the center of said curve; thence run NE/ly along the arc of said curve, having for its elements a radius of 5,000' and a central angle of 04°18'31", for an arc distance of 376.01' to the cusp of a circular curve concave to the Southeast, said point bears S88°26'54"W from the center of said curve; thence run NE/ly along the arc of said curve, having for its elements a radius of 540' and a central angle of 30°04'10", for an arc distance of 283.4' to a Point of reverse curvature, with a circular curve concave to the Northwest; thence run NE/ly along the arc of said curve, having for its elements a central angle of 00°17'08" and a radius of 4,920' for an arc distance of 24.52' to a point; thence run N89°46'56"W for a distance of 283.61' to the Point of beginning.

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HEARING NO. 05-12-CZ11-2 (05-89

22-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: 75 ACRES L. L. C.

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LOCATION: Approximately 1,239' south of S.W. 136 Street & west of S.W. 138 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.32 Acres Net

PRESENT ZONING: RU-3M (Minimum Apt. House 12.9 units/net acre)

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HEARING NO. 05-12-CZ11-3 (05-215)

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

APPLICANT: MARIA V. LARA

Applicant is requesting to permit an addition to a townhouse residence setback 2' (20' required; 6' previously approved) from the rear (east) 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 "Family Room Addition to the Residence of Maria Veronica Lara," as prepared by Robert A. Guzman, P. E. and consisting of two pages dated 7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 11, CUSUAL SUB., Plat book 111, Page 29.

LOCATION: 8145 S.W. 153 Road Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35' x 103'

PRESENT ZONING: RU-3M (Minimum Apt. House 12.9 units/net acre)

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HEARING NO. 05-12-CZ11-4 (05-218)

35-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: JORGE B. DE ARMAS

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 12.5' to 21' (25' required) from the rear (Northeast) property line.
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 41% (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 "Proposed Addition to the Residence at 8529 S.W. 133 Place," as prepared by Pelayo G. Fraga, AIA and dated 7-28-05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 70, WINSTON PARK, UNIT EIGHT, Plat book 110, Page 49.

LOCATION: 8529 S.W. 133 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

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

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HEARING NO. 05-12-CZ11-5 (05-237)

35-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANTS: MANUEL GONZALEZ & ALINA CRUZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback 16.55' (25' required) from the rear (west) property line and setback varying from 8.16' to 13.83' (15' required) from the side street (north) property line.
- (2) Applicant is requesting to permit parking spaces with a depth varying from 8.16' to 13.83' (18' minimum depth 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 "New Additions & Interior Remodeling to Existing House," as prepared by Carlos Muller, consisting of 3 sheets, dated 5/3/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 15, WINSTON PARK, UNIT TWO, Plat book 96, Page 27.

LOCATION: 7602 S.W. 129 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 81' x 100'

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

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