

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-006</u>	<u>ROGERIO & BEATRIZ MARZAN</u>
<u>02-007</u>	<u>JOSE L. FERNANDEZ</u>
<u>02-008</u>	<u>MILDRED HOUDAYER</u>
<u>05-185</u>	<u>ARCHBISHOP JOHN C. FAVALORA</u>
<u>05-215</u>	<u>MARIA V. LARA</u>
<u>05-242</u>	<u>LAZARO & GERALDINE ESTRADA</u>

THE FOLLOWING WAS DEFERRED & REVISED FROM 12/5/05 TO THIS DATE:

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; 14' 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 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35.67' x 78'

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

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APPLICANTS: ROGERIO & BEATRIZ MARZAN

- (1) UNUSUAL USE to permit a pony ring.
- (2) UNUSUAL USE to permit a private recreational facility, to wit: a private playground and recreational area.
- (3) Applicant is requesting to permit accessory structures to be spaced 18'11" from each other (20' required).
- (4) Applicant is requesting to permit a rear yard coverage of 5.4% (Maximum 2% permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wood fence along the front property line within the safe sight distance triangle.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#5 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 "Mr. & Mrs. Rogerio & Beatriz Marsan," as prepared by E. A. Calil, Architect., dated, stamped received 10/3/05 and consisting of 3 sheets. Plan may be modified at public hearing.

SUBJECT PROPERTY: A portion of the west ½ of the NE ¼ of the NE ¼ of the NE ¼, Section 25, Township 54 South, Range 39 East, more particularly described as follows:
Commencing at the Northwest corner of said west ½ of the NE ¼ of the NE ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East; thence run S2°52'16"E along the west line of said west ½, NE ¼, NE ¼, NE ¼ a distance of 53' to a point; thence run N87°44'19"E along a line, said line being 53' south of and parallel to the north line of Section 25, Township 54 South, Range 39 East, a distance of 25' to the Point of beginning of a parcel of land hereinafter described; thence continue N87°44'19"E for a distance of 58.26' to a point; said point also being the Point of curvature of a circular curve to the right having for its elements a radius of 507.44' and an interior angle of 26°53'36"; thence continue along said curve for an arc distance of 238.18' to a point; said point being also on the west right-of-way line of the Florida Turnpike Extension; thence run S2°54'32"E along the west right-of-way line of the Florida Turnpike Extension a distance of 192.88' to a point; thence run S87°46'43"W a distance of 287.34' to a point; thence run N2°54'16"W along a line 25' east of and parallel to the west line of the west ½, NE ¼, NE ¼, NE ¼, Section 25, Township 54 South, Range 39 East for a distance of 247.46' to the Point of beginning.

LOCATION: 5601 S.W. 118 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.15 Acres Gross

PRESENT ZONING: GU (Interim)

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APPLICANT: JOSE L. FERNANDEZ

- (1) UNUSUAL USE to permit a pony ring.
- (2) UNUSUAL USE to permit a private recreational facility, to wit: a private playground and recreational area.
- (3) Applicant is requesting to permit accessory structures in front of the principal structure (not permitted).
- (4) Applicant is requesting to permit a roofed terrace (building No. 2) setback 60'8" (75' required) from the front (south) property line.
- (5) Applicant is requesting to permit a wood utility structure spaced 0' (10' required) from the principal residence.
- (6) Applicant is requesting to permit a rear yard coverage of 2.5% (2% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #5 under §33-311(A)(14) (Alternative Site Development Order for Single-Family or Duplex Dwellings) and approval of requests #3-#6 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 "Tiki Party Place," as prepared by E. A. Calil, Architect, dated stamped received 10/3/05 and consisting of 3 sheets. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 237 of BIRD ROAD FARMSITES, Plat book 46, Page 3, less the south 15' thereof.

LOCATION: 12405 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres Gross

PRESENT ZONING: AU (Agricultural – Residential)

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APPLICANT: MILDRED HOUDAYER

- (1) UNUSUAL USE to permit a pony ring.
- (2) UNUSUAL USE to permit a private recreational facility, to wit: a private playground and recreational area.
- (3) MODIFICATION of Condition #2 of Resolution 4-ZAB-10-91, passed and adopted by the Zoning Appeals Board and further modified by Resolution CZAB11-14-98, passed and adopted by Community Zoning Appeals Board #11, 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 'Pole Stable As Built for Mildred Houdayer,' as prepared by Alberto L. Ribas, P.E., dated 1/16/97, consisting of 4 sheets, as it pertains to the variance related construction. 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 'Mrs. Mildred Houdayer,' as prepared by E. A. Calil, Architect, dated stamped received 10/3/05 and consisting of 3 sheets.'"

The purpose of this request is to allow the applicant to submit new plans showing the private playground and recreation area.

- (4) MODIFICATION of Condition #3 of Resolution CZAB11-14-98, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "3. That a hedge be planted along the east property line; said hedge shall be at least three (3) feet high at the time of planting."

TO: "3. That a hedge be planted along the east property line; said hedge shall be at least 30" high at the time of planting."

The purpose of this request is to allow the applicant to plant a shorter hedge than previously required.

- (5) Applicant is requesting to permit a single-family residence setback 25'7" from the front (west) property line (50' required/25.82' previously approved).
- (6) Applicant is requesting to permit a barn (building no. 2) setback 9'3" (20' required/15' previously approved) from the interior side (north) property line.
- (7) Applicant is requesting to permit accessory structures with a rear yard coverage of 7.2% (2% maximum permitted).
- (8) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 5' high fence along the front property line within the safe sight distance triangle.

HEARING NO. 06-1-CZ11-3 (02-08)

25-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: MILDRED HOUDAYER

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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 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwelling) or §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) #5 - #8 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 north ½ of the north ½ of the SE ¼ of the SE ¼ of the NW ¼, less the west 25' thereof, in Section 25, Township 54 South, Range 39 East.

LOCATION: 6201 S.W. 123 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.25 Acres Gross

PRESENT ZONING: GU (Interim)

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HEARING NO. 06-1-CZ11-4 (05-185)

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

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

UNUSUAL USE to permit an annual carnival with amusement rides.

A plan is on file and may be examined in the Zoning Department entitled "Archdiocese of Miami Our Lady of Lourdes Church & School Annual Carnival," as prepared by Villa & Associates and dated stamped received 9/15/05 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east 955' of the west 990' of the south 625' of the north 660' of the SE ¼ of Section 10, Township 55 South, Range 39 East, less that external area formed at the Northwest corner by a 25' radius curve, being target to a line that lies 35' south of and parallel with the north line of said SE ¼ of Section 10 and being tangent to a line that lies 35' east of and parallel with the west line of said SE ¼ of Section 10.

LOCATION: 14000 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.2 Net Acres

PRESENT ZONING: GU (Interim)

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HEARING NO. 06-1-CZ11-5 (05-242)

32-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: LAZARO & GERALDINE ESTRADA

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 4.9' (5' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit an addition to the single-family residence setback 14.66' (25' required) from the rear (south) property line and setback 4.9' (5' required) from the interior side (west) 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 "New Terrace for Residence of Geraldine Radiano," as prepared by E. C. & Associates, Inc. and dated stamped received 10/18/05 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 3, CONTINENTAL HOMES AT LAGO MAR, Plat book 150, Page 83.

LOCATION: 16434 S.W. 75 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,686 sq. ft.

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

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