

**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>01-368</u>	<u>THE LEARNING EXPERIENCE SCHOOL, INC.</u>
<u>02-311</u>	<u>JORGE & DEBORAH MARTINEZ</u>
<u>03-251</u>	<u>JIHAD D. FRANCIS</u>

THE FOLLOWING WAS DEFERRED & REVISED FROM 2/18/03 TO THIS DATE:

HEARING NO. 03-1-CZ12-1 (02-311)

6-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: JORGE & DEBORAH MARTINEZ

NON-USE VARIANCE OF LOT FRONTAGE AND LOT AREA REQUIREMENTS to permit a lot with a frontage of 169' (200' required) and an area of 1.28 gross acres (5 acres required).

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

SUBJECT PROPERTY: The west ½ of the NE ¼ of the SW ¼ of the SW ¼ of the NW ¼, less the south 25' thereof in Section 6, Township 55 South, Range 40 East.

LOCATION: The north side of S.W. 95 Street and approximately 338' east of S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.28 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: THE LEARNING EXPERIENCE SCHOOL, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing day care center and private school onto additional property to the northeast.
- (2) MODIFICATION of Conditions #2 & #14 of Resolution Z-113-92, 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 'The Learning Experience,' as prepared by The F.H. Laurier Design Group, dated last revised 6/17/92, consisting of 3 pages, except as herein modified, to permit the proposed detached sign to setback 10' from the official right-of-way line of S.W. 82nd Avenue Road."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Learning Experience School,' as prepared by Arquitectonica, dated 1/16/02 with revised site and landscaping plans dated 5/16/02 and consisting of 6 sheets."

FROM: "14. That a 6' high wall constructed of concrete block structure (CBS) shall be maintained along the southerly and easterly property lines, in lieu of a hedge."

TO: "14. That a 6' high wall constructed of concrete block structure (CBS) shall be maintained along the southerly and easterly property lines, in lieu of a hedge, except along the easterly property line between the existing property and the proposed expansion of the property (AKA: as 7990 S.W. 56 Street)."

- (3) MODIFICATION of Condition #9 of Resolution #Z-113-92, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "9. That transportation to be furnished in connection with the use will consist of one vehicle and shall be of a van type; said vehicle may be stored on the premises."

TO: "9. That transportation to be furnished in connection with the use will consist of two vehicles and each shall be of a van type; said vehicle may be stored on the premises."

- (4) DELETION of Condition #4 of Resolution Z-113-92, passed and adopted by the Board of County Commissioners, reading as follows:

"4. That the use be approved and restricted to a maximum of 45 students to be added over time, as follows: (1) during the first two years of operation (i.e., September, 1992 to September, 1994), the number of students shall be restricted to 20 students; and (2) thereafter (beginning with the September, 1994 school term), the number of students may be increased annually by 5 students to a maximum of 45 students."

CONTINUED ON PAGE TWO

APPLICANT: THE LEARNING EXPERIENCE SCHOOL, INC.

PAGE TWO

The purpose of the requests is to permit the applicant to submit a revised plan showing an expansion to an existing child care center and private school facility onto additional property to the northeast and to remove restrictions regarding the number of students.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' of the right-of-way of S.W. 82nd Avenue Road (not permitted).
- (6) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to buildings of public assemblage to permit a setback of 25' (75' required) from the rear (south) property line, setback 48.5' (75' required) from the interior side (east) property line, setback 48.75' (50' required) from the front (northwest) property line (S.W. 82nd Avenue Road).
- (7) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS requiring 18 street trees and 180 shrubs; to waive same.

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

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

SUBJECT PROPERTY: EXISTING BUILDING: Lots 14 & 15, in block 1, of SUNKIST ESTATES, Plat book 40, Page 95. EXCEPT THAT PART HEREINAFTER DESCRIBED: From the NW/ly corner of Lot 14 of said Block 1, run south along the west line of said Lot 14 for a distance of 270.06'± to the southwest corner of said Lot 14; thence run east along the south line of said Lot 14 for a distance of 120'± to the southeast corner of said Lot 14; thence continue along the south line of lot 15 for a distance of 25.61' to a point; thence run parallel to the west line of said Lot 15, for a distance of 220.09' to a point; thence run SW/ly for a distance of 153.09'±, to the Point of beginning; and also except that part of Lot 15 hereinafter described as: Commencing at the southeast corner of said Lot 15, run west along the south line of said Lot 15 a distance of 94.39' to a point; thence run north parallel to the west line of said Lot 15 for a distance of 220.09' to a point; thence run east a distance of 94.39'± to a point on the east line of said Lot 15; thence run along the east line of said Lot 15, to the southeast corner of said Lot 15 to the Point of beginning. PROPOSED BUILDING: Lot 12, Block 1, SUNKIST ESTATES, Plat book 40, Page 95. LESS: That part of Lot 12, Block 1, SUNKIST ESTATES, Plat book 40, Page 95, which lies north of a line that is 50' south and parallel to the north line of the NE ¼ of Section 27, Township 54 South, Range 40 East.

LOCATION: 7990 S.W. 56 Street and 5651 S.W. 82 Avenue Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 03-12-CZ12-2 (03-251)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: JIHAD D. FRANCIS

- (1) UNUSUAL USE to permit an adult day care center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to building of public assemblage to permit the proposed adult day care center to setback 25' (75' required) from the interior side (north & south) property lines, and setback 42'2" (75' required) from the rear (east) property line.
- (3) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 38% (15% maximum permitted).

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

Plans are on file and may be examined in the Zoning Department entitled "Mildred Pepper Senior Center of Little Havana Activities & Nutrition Centers of Dade County, Inc.," as prepared by Maria Matilde Chaljub, Architect, dated last revised 11/14/03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 162' of the west 266' of the south ½ of the south ½ of the SW ¼ of the NW¼, less the west 35' in Section 3, Township 55 South, Range 40 East.

LOCATION: 9505 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)