

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-131</u>	<u>SUNSET INTERNATIONAL WEST LTD.</u>
<u>03-354</u>	<u>CHILDREN'S RESOURCES FUND, INC.</u>
<u>04-169</u>	<u>KENT & KAREN S. WREDER</u>
<u>04-254</u>	<u>DRM INVESTMENTS CORP.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/13/04 TO THIS DATE:

HEARING NO. 04-7-CZ12-1 (02-131)

29-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: SUNSET INTERNATIONAL WEST LTD.

(1) MODIFICATION of Condition #2 of Resolution Z-144-83, 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 Sunset Plaza Office Park,' as prepared by F. R. F., and dated 4-5-83."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Additional Parking for Sunset International West,' as prepared by Salvador M. Cruxent, A.I.A., and dated 3/8/04."

The purpose of the request is to permit the applicant to use tandem parking that will be for valet parking only for the previously approved parking lot serving the adjacent site.

- (2) Applicant is requesting to permit tandem parking spaces with 0' of back-out (22' required).
- (3) Applicant is requesting to permit 0 trees (35 trees required).
- (4) Applicant is requesting to permit 0 street trees (5 street trees required).
- (5) Applicant is requesting to permit 0 shrubs (400 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) and requests #2 through #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: The north ½ of the east ½ of Tract 127 of DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION of Section 29, Township 54 South, Range 40 East, Plat book 1, Page 97.

LOCATION: The south side of S.W. 70 Street, approximately 330' west of S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 165.24' x 304.09'

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/13/04 TO THIS DATE:

HEARING NO. 04-10-CZ12-5 (04-169)

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

APPLICANTS: KENT & KAREN S. WREDER

Applicant is requesting to permit a swimming pool setback 13.5' from the interior side (north) property line (20' 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 "Survey," as prepared by Miguel Espinosa and dated received 5/17/04 and consisting of 3 sheets.

SUBJECT PROPERTY: Lot 10, Block 16, PINE ACRES, SECTION 4, Plat book 85, Page 80.

LOCATION: 11735 S.W. 103 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15,000 sq. ft.

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. gross)

APPLICANT: CHILDREN'S RESOURCES FUND, INC.

- (1) MODIFICATION of plans approved pursuant to, and Conditions #8 & #9, of Resolution Z-161-82 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "Plans entitled 'Proposed Renovation For: Dr. Ronald Cantwell,' prepared by Michael A. Scavuzzo & Associates, Architects, and dated last revised 9-8-82."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

FROM: "8. That the number of classrooms shall not exceed six."

TO: "8. That the number of classrooms shall not exceed seven."

FROM: "9. That the number of teachers shall not exceed five. That the number of administrative and clerical personnel (other than teachers) will be 3."

TO: "9. That the number of teachers shall not exceed twenty-one. That the number of administrative and clerical personnel (other than teachers) will be 3."

- (2) MODIFICATION of portions of Paragraph #3, items 3e and 3f of a Declaration of Restrictions as recorded in Official Records Book 16537, Pages 691 through 705, further modified by a Modification of a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 through 0058, reading as follows:

FROM: "3e. That the classrooms shall not exceed six."

TO: "3e. That the number of classrooms shall not exceed seven."

FROM: "3f. That the number of teachers and teacher assistants shall not exceed sixteen."

TO: "3f. That the number of teachers and teaching assistants shall not exceed twenty-one."

- (3) MODIFICATION of portions of Paragraph #1, of Declaration of Restrictions as recorded in the Official Records Book 16537, Page 691 through 705, reading as follows:

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APPLICANT: CHILDREN'S RESOURCES FUND, INC.

PAGE TWO

FROM: "1. Substantial Compliance with Plans.

Notwithstanding the zoning classification of the Property, the use of the Property shall be established and maintained substantially in accordance with the plans submitted by the Owner to the Public Hearings Section of the Dade County Building and Zoning Department as part of the Application, which are entitled 'New Establishment for Children's Resource Center, Dade County, Florida'. (Project No. 9280), dated submitted June 14, 1994, as prepared by Cohen, Freedman, Encinosa Architects, P. A., and consisting of Sheets A-1A and A-1, and the elevations rendering (the 'Plans').

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

The purpose of requests #1 through #3 is to allow the applicant to submit revised plans showing new classroom buildings, an increase in the number of teachers and teaching assistants.

(4) Applicant is requesting to permit two classroom building additions setback 25'10" (75' required) from the interior side (east) property line and setback 47'1" (75' required) from the rear (north) property line and to be spaced less than 75' from a residential structure on property under different ownership to the east (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing) and approval of request #4 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: Tract 21, KENDALL GREEN HOMESITES, Plat book 40, Page 52.

LOCATION: 8571 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.2 Acres

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

HEARING NO. 04-11-CZ12-2 (04-254)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: DRM INVESTMENTS CORP.

Applicant is requesting to permit a swimming pool setback 39' (75' required) from the front (SE/ly) property line.

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).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Mario Bravo, Architect and dated stamped received June 23, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, WHEELING ESTATES, Plat book 142, Page 52.

LOCATION: 8560 S.W. 52 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.877 Acre

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