

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-042</u>	<u>LUIS & HILDA ALONSO</u>
<u>04-180</u>	<u>HIGH PINES PROPERTIES L. L. C.</u>
<u>04-363</u>	<u>DADE COUNTY FEDERAL CREDIT UNION & OCEAN BANK N. A.</u>

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

HEARING NO. 04-10-CZ12-3 (04-42)

34-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: LUIS & HILDA ALONSO

- (1) Applicant is requesting to permit a swimming pool and an accessory building (meditation room) in front of the principal residence on a dual-frontage lot (required to be behind the front building line of the principal building.)
- (2) Applicant is requesting to permit a decorative fountain in front of the principal building (required to be behind the front building line of the principal building and setback 7' (75' required) from the front (south) 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 "Meditation Room for Mr. & Mrs. Luis Alonso," as prepared by Puig Architects/Planners + Associates, dated 5-6-04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the south ½ of the NW ¼ of the SW ¼ of the NE ¼, less the west 35' and the south 25' and less the east 150' and less the west 2/5 of the south ½ of the NW ¼ of the SW ¼ of the NE ¼ of Section 34, Township 54 South, Range 40 East.

LOCATION: 8101 S.W. 78 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125.33' x 303'

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

APPLICANT: HIGH PINES PROPERTIES L. L. C.

- (1) Applicant is requesting to permit a swimming pool, trellis, fountain and cabana in front of the principal structure (not permitted).
- (2) Applicant is requesting to permit the swimming pool, trellis, fountain & cabana to setback a minimum of 22.5' (75' required) from the front (north) property line and setback 17' (20' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these 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 "Pine Manor," as prepared by Sotolongo, Architect, consisting of one page, dated revised 1/21/03 and one page dated 3/24/02; landscaped plans entitled "Pine Manor," as prepared by Rosenberg Gardner Design, consisting of 4 pages and dated 7/29/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 & 2, Block 24, HIGH PINES, Plat book 10, Page 18 and all of Tract 24, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: Lying on the Southwest corner of S.W. 54 Avenue & S.W. 76 Street, A/K/A: 7700 S.W. 54 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.4 Acres

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

APPLICANT: DADE COUNTY FEDERAL CREDIT UNION & OCEAN BANK N. A.

- (1) SPECIAL EXCEPTION to permit a second drive-thru teller facility.
- (2) MODIFICATION of plans approved pursuant to Resolution Z-162-87 and as last modified by Resolution CZAB12-2-01, reading as follows:

FROM: "Ocean Bank,' as prepared by Rodriguez-Pereira Architects, Inc., dated stamped received 1/19/01 except as herein modified to relocate the drive-in facility 9' north and to delete the southernmost drive-thru lane and to provide landscaping instead."

TO: "Dade County Federal Credit Union,' as prepared by Barch & Associates, Inc., dated stamped received 10/26/04, only as applies to the second bank facility on the site."

The purpose of the request is to permit the applicant to submit a new site plan indicating a second banking facility with a drive-through teller service on an office complex site.

- (3) Applicant is requesting to permit a bank building with a height of 42'11" (24' permitted).
- (4) Applicant is requesting to permit 24 street trees (40 trees required).
- (5) Applicant is requesting to permit 1,530 shrubs (1,690 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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 requests #3-#5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or 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 "A" of C.S.T. SUBDIVISION, Plat book 135, Page 50.

LOCATION: The Southeast corner of S.W. 88 Street & S.W. 110 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.5 Acres

PRESENT ZONING: RU-5A (Semi-professional Offices)