

**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>06-031</u> | <u>DAVID & KAREN LIEUX</u> |
| <u>06-059</u> | <u>LEONARDO DELGADO & CRISTINA RUBIO</u> |
| <u>06-256</u> | <u>PANCHO MENENDEZ LAND TRUST II</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED FROM 9/12/06 TO THIS DATE:

HEARING NO. 06-9-CZ12-1 (06-31)

9-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: DAVID & KAREN LIEUX

EU-1 to EU-S

SUBJECT PROPERTY: The north 160' of the SE ¼ of the SE ¼ of the NE ¼, of Section 9, Township 55 South, Range 40 East, less the west 266' thereof and the east 35' for right-of-way;

LOCATION: 11000 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.3 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/12/06 TO THIS DATE:

HEARING NO. 06-9-CZ12-3 (06-59)

36-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: LEONARDO DELGADO & CRISTINA RUBIO

Applicants are requesting to permit 2 EU-M zoned lots; one with a lot frontage of 99.01' and one with a lot frontage of 100' (120' required for each).

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 for Single-Family and Duplex Dwellings) 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 "Boundary Survey," as prepared by A. Fiore and Associates, Inc. and dated 1/7/06.

SUBJECT PROPERTY: Lots 5 & 6, less the north 100' thereof, Block 4, SNAPPER CREEK GROVES, Plat book 44, Page 88; LESS: Begin at the intersection of the south line of the north 100' of Lot 6, Block 4, SNAPPER CREEK GROVES, Plat book 44, Page 88, and the west line of said Lot 6; thence run E/ly along the south line of the north 100' of said Lot 6 for 5' to a point on the east line of the west 5' of said Lot 6; thence run S/ly along the east line of the west 5' of said Lot 6 for 31.21' to a Point of curvature of a circular curve to the right; thence run S/ly along the arc of said circular curve, having a radius of 858.51', through an angle of 6°11'12", for 92.7' to a Point of intersection with the west line of said Lot 6; thence run N/ly along the west line of said Lot 6 for 123.69' to the Point of beginning.

LOCATION: 6641 S.W. 85 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 199.01' x 183.72'

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

[<Top>](#)

APPLICANT: PANCHO MENENDEZ LAND TRUST II

- (1) MODIFICATION of Condition #1 of a Declaration of Restrictions recorded in Official Records Book 24126, Pages 768-772, approved pursuant to resolution #CZAB12-35-05, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted, prepared by Angel Milanes, AIA, entitled 'The Train Townhome Development,' dated stamped received the 17th day of November, 2005, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted, prepared by Angel Milanes, AIA, entitled 'The Train Townhome Development,' dated stamped received the 17th day of November, 2005, and Sheet SP-1 dated stamped received 9/13/06, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement."

REQUEST #1 ON EXHIBIT "A"

- (2) DELETION of a portion of a legal description of Resolution CZAB12-35-05, passed and adopted by Community Zoning Appeals Board #12.
- (3) DELETION of a portion of a legal description of a Declaration of Restrictions recorded in Official Records Book 24126, Pages 768-772.

REQUESTS #2 & #3 ON EXHIBIT "B"

The purpose of these requests is to modify the Declaration of Restrictions and previously approved site plan to release the south 5' of the 55' wide entrance to the residential development to the west.

Upon demonstration that the applicable standards have been satisfied, approval of these requests 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).

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

CONTINUED ON PAGE TWO

APPLICANT: PANCHO MENENDEZ LAND TRUST II

PAGE TWO

SUBJECT PROPERTY: EXHIBIT "A": A portion of Florida East Coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 491.76' (498.8' measured) south of the centerline of S.W. 40th Street (Bird Road), said centerline also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway Main Line Track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 21 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23, less the north 491.76' thereof. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway Main Track as now established, less the north 491.76' and the north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway Main Track as now established together with the south 215' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway Main Track as now established. AND: Lots 19 & 20, in Block 6, of BYRWOOD, Plat book 27, Page 26.

EXHIBIT "B": The north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

LOCATION: Lying approximately 495' south of S.W. 40 Street (Bird Road) and west of S.W. 69 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

[<Top>](#)