

**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>02-114</u>	<u>GERARDO DIAZ</u>
<u>02-302</u>	<u>AVOCADO ACRE HOMES DEVELOPMENT CORPORATION</u>
<u>02-303</u>	<u>ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.</u>
<u>03-039</u>	<u>DANIEL FRANCHI, ET AL.</u>
<u>03-137</u>	<u>SAINZ ELECTRONICS</u>
<u>03-150</u>	<u>FRV DEVELOPMENT</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/26/03 TO THIS DATE:

HEARING NO. 03-2-CZ14-1 (02-302)

33-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORPORATION

AU to EU-1

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; less the east $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; less the east 200' of the west 477.3' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; less the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; and less the west 7' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 34.57± Acres Gross

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 acre gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/26/03 TO THIS DATE:

HEARING NO. 03-4-CZ14-2 (03-39)

11-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: DANIEL FRANCHI, ET AL.

Applicants are requesting approval to permit a lot area of 1.38 gross acres and a frontage of 180'. (The underlying zoning district regulations require 5 acres of lot area and 200' of lot frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The east 180' of the west 770' of the south ½ of the north ½ of the NW ¼, of the NW ¼, all in Section 11, Township 56 South, Range 38 East, less the south 25' thereof.

LOCATION: The north side of S.W. 202 Street & 569' west of S.W. 194 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 180' x 308'

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/29/03 TO THIS DATE:

HEARING NO. 03-7-CZ14-1 (02-114)

7-57-39

Council Area 14

Comm. Dist. 8

APPLICANT: GERARDO DIAZ

RU-1 to RU-3

The purpose of the request is to allow the use of a religious facility on the property.

SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153.

LOCATION: 16520 S.W. 296 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.57 Gross Acres

RU-1 (Single Family Residential)

RU-3 (Four Unit Apartment)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/29/03 TO THIS DATE:

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-3M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 7/24/03 BACK TO COMMUNITY COUNCIL #14:

HEARING NO. 03-4-CZ14-1 (02-303)

5-57-39
Council Area 14
Comm. Dist. 9

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

AU to EU-M

SUBJECT PROPERTY: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.1± Acres

AU (Agricultural - Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft.)

APPLICANT: SAINZ ELECTRONICS

- (1) Applicant is requesting approval to permit 9 single family residences setback 25' from the front (north & south) property lines. (The underlying zoning district regulation requires 35').
- (2) Applicant is requesting approval to permit one lot with a frontage of a minimum of 103.68'. (The underlying zoning district regulation requires a minimum of 125').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

- (3) MODIFICATION of Condition #2 of Resolution Z-3-94, 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 'Proposed Site Plan,' as prepared by Gables Partnership, dated stamped received 11-3-93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan-Redlands Colonial Estates,' as prepared by Karl F. Kuhn and dated revised 7-17-03."

The purpose of the request is to allow the applicant to submit a revised site plan to show a reconfiguration of lots.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) (Alternative Site Development Option for 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.

SUBJECT PROPERTY: A portion of the SE¼ of the NE¼ of the SE¼ of Section 2, Township 57 South, Range 38 East, being more particularly described as follows:

The east ½ of: Begin at a point 1,386' north of the Southeast corner of Section 2, Township 57 South, Range 38 East; thence north 330'; thence west 1,320'; thence south 330'; thence east 1,320' to the Point of beginning, less the following:

Begin above the Point of beginning; thence north 75'; thence west 152'; thence south 75'; thence east 152' to the Point of beginning, less the east 35' for right-of-way.

LOCATION: The west side of S.W. 187 Avenue (Redland Road) and lying south of theoretical S.W. 291 Street (Avocado Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.75 Acres

PRESENT ZONING: EU-S (Estates Use Suburban 1 Family 25,000 sq. ft. Gross)