

**Note: The following case(s) is/are included in this ad.  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>01-363</u></a>	<a href="#"><u>MARK J. PAYNE ENTERPRISES LLC</u></a>
<a href="#"><u>02-324</u></a>	<a href="#"><u>PASOS DEL RIO, INC.</u></a>
<a href="#"><u>02-330</u></a>	<a href="#"><u>RICHARD BERTOLD &amp; LUCY HAWKINS</u></a>
<a href="#"><u>03-194</u></a>	<a href="#"><u>JOSE A. ORTEGA, TRUSTEE, ET AL.</u></a>
<a href="#"><u>03-218</u></a>	<a href="#"><u>CREATIVE ACADEMY, INC.</u></a>
<a href="#"><u>03-228</u></a>	<a href="#"><u>MARIA RIVERA &amp; RAMON CASANAS</u></a>
<a href="#"><u>03-232</u></a>	<a href="#"><u>NIRMALA MANBODH</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/28/03 TO THIS DATE:

HEARING NO. 03-2-CZ14-3 (02-324)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting approval to permit 4 lots with areas as follows: Parcel "A" for 2.03 gross acres; Parcel "B" for 1.37 gross acres; Parcel "C" for 2.64 gross acres and Parcel "D" for 2.65 gross acres. (The underlying zoning district regulations require 5 acres each).
- (2) Applicant is requesting approval to permit 3 lots with frontages as follows: Parcel "B" for 162.5', Parcel "C" for 168.5' and Parcel "D" for 168.5'. (The underlying zoning district regulations require 200' frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of such request 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: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/28/03 TO THIS DATE:

HEARING NO. 03-10-CZ14-3 (03-218)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: CREATIVE ACADEMY, INC.

MODIFICATION of Conditions #2, 5, 7, 10 & 11 of Resolution 4ZAB-163-82, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Proposed Private Educational Facilities for the First Church of God,' as prepared by Russell Charles Zinkel, Sr., Architect, NCARB; and 'Sign Detail,' as prepared by Frank Makowski, Land Surveyor, and dated 2/15/82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Creative Kids Academy,' as prepared by Tony Fernandez, Architect, consisting of four pages and dated June 25, 2003."

FROM: "5. That the use be approved and restricted to a maximum of 34 students."

TO: "5. That the use be approved and restricted to a maximum of 80 students."

FROM: "7. That the hours of operation shall be from 7:30 a.m. to 6:00 p.m."

TO: "7. That the hours of operation shall be from 6:30 a.m. to 8:00 p.m."

FROM: "10. That the number of classrooms shall not exceed 4."

TO: "10. That the number of classrooms shall not exceed 7."

FROM: "11. That the number of teachers shall not exceed 7. That the number of administrative and clerical personnel (other than teachers) shall not exceed 2."

TO: "11. That the number of teachers and staff shall not exceed 16."

The purpose of the request is to allow the applicant to change the interior layout of the day care center and private school, to increase the number of students and staff permitted, and to extend the hours of operation.

Upon a demonstration that the applicable standards have been satisfied, approval of such request 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).

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

SUBJECT PROPERTY: The east ½ of the SW¼ of the SE ¼ of the NW¼ in Section 5, Township 57 South, Range 39 East.

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HEARING NO. 03-10-CZ14-3 (03-218)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: CREATIVE ACADEMY, INC.

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LOCATION: 16325 S.W. 288 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

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

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/28/03 TO THIS DATE:

HEARING NO. 03-10-CZ14-4 (03-228)

12-56-39  
Council Area 14  
Comm. Dist. 9

APPLICANTS: MARIA RIVERA & RAMON CASANAS

Applicant is requesting to permit a single family residence setback a minimum of 4.15' from the interior side (west) property line and setback 19.7' from the front (south) property line. (The underlying zoning district regulations require a setback of 7.5' from the interior side property line and a setback of 25' from the front property line).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Exterior Improvements," prepared by E. P., and consisting of 5 pages, dated 5-30-02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 35, ADDITION "T", SOUTH MIAMI HEIGHTS, Plat book 86, Page 54.

LOCATION: 11833 S.W. 203 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/28/03 TO THIS DATE:

HEARING NO. 03-10-CZ14-5 (03-232)

6-56-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: NIRMALA MANBODH

Applicant is requesting approval to allow a single family residence to setback 6.4' from the rear (south) property line and setback 5.5' from the interior side (west) property line. (The underlying zoning district regulation requires 25' from the rear property line and 7.5' from the interior side property line).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Addition Legalization for Nirmala Manbodh," as prepared by Ruben J. Pujol, dated 6/2/03 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 69, SOUTH MIAMI HEIGHTS, THIRD ADDITION, Plat book 90, Page 34.

LOCATION: 11430 S.W. 191 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,900 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CZ14-1 (01-363)

32-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: MARK J. PAYNE ENTERPRISES LLC

NON-USE VARIANCE OF ZONING REGULATIONS to permit a detached pole sign setback 10' from the front (E/ly) property line (16' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(b) or (c) (Alternative Non-Use Variance).

An un-entitled plan is on file and may be examined in the Zoning Department, preparer unknown, dated stamped received 10/5/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, ZINN'S PERRINE, Plat book 135, Page 69.

LOCATION: 18010 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.72 Acres

PRESENT ZONING: BU-3 (Business – Liberal)

APPLICANTS: RICHARD BERTOLD & LUCY HAWKINS

- (1) NON-USE VARIANCE OF ZONING & SUBDIVISION REGULATIONS requiring lots to front on a public street; to waive same to permit a lot with 0' of frontage on a public street (200' required).
- (2) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a parcel of land with a lot area of 0.797 net acre (5 gross acres required; 1.879 gross acres previously approved).

REQUESTS #1 & #2 ON EXHIBIT "A"

- (3) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a parcel of land with a lot area of 1.072 net acres (5 gross acres required; 1.879 gross acres previously approved).

REQUEST #2 ON EXHIBIT "B"

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).

A survey is on file and may be examined in the Zoning Department entitled "Rick Bertold & Lucy Hawkins," as prepared by Makowski & Wright, Inc., Surveyors, Mappers, Engineers, consisting of 1 sheet and dated 10/28/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SE ¼ of the NW¼ of the NE¼ of Section 6, Township 57 South, Range 39 East, being more particularly described as follows: Commence at the Southwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6; thence run N1°18'41"W along the west line of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6 for 167.84' to the Point of beginning; thence continue N1°18'41"W along the last described line for 350.19' to a Point of intersection with the SW/ly right-of-way line of Canal C-103; thence run S30°42'40"E along the said SW/ly right-of-way line of Canal C-103 a distance of 404.08' to a Point of curvature; thence diverging from the said SW/ly right-of-way line of Canal C-103 run S89°13'22"W parallel to the south line of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6 for 198.37' to the Point of beginning. AND: PARCEL "B": A portion of the SE ¼ of the NW ¼ of the NE ¼ of Section 6, Township 57 South, Range 39 East, being more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6; thence run N1°18'41"W along the west line of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6 for 25' to the Point of beginning; thence continue N1°18'41"W along the last described line for 142.84'; thence run N89°13'22"E, parallel to the south line of the SE¼ of the NW¼ of the NE¼ of said Section 6, for 198.37' to a Point of intersection with the SW/ly right-of-way line of Canal C-103; thence run SE/ly, E/ly and NE/ly along the said SW/ly line of Canal C-103, being the arc of a circular curve to the left, whose radius point bears N59°17'20"E from said Point of intersection, having for its elements a radius of 335' and a central angle of 60°3'58" for 351.2' to a Point of tangency with the south line of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6; thence run S89°13'22"W along the last described line for 464.12' to a point on the east line of the west 25' of the SE ¼ of the NW ¼ of the NE ¼ of said Section 6; thence run N01°18'41"W along the last described line for 25' to a point on the north line of the south 25' of the SE¼ of the NW¼ of the NE¼ of said Section 6; S89°13'22"W along the last described line for 25' to the Point of beginning.

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HEARING NO. 03-12-CZ14-2 (02-330)

6-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: RICHARD BERTOLD & LUCY HAWKINS

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LOCATION: The Northeast corner of theoretical S.W. 170 Avenue and theoretical S.W. 284 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.879 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 03-12-CZ14-3 (03-194)

7-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

AU to BU-1A

SUBJECT PROPERTY: A portion of the NW ¼ of Section 7, township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the NW ¼ of said Section 7; thence run N88°8'48"E along the north line of the NW¼ of said Section 7 for a distance of 50.01' to a point; thence run S0°41'43"E for a distance of 20' to the Point of beginning of the parcel of land hereinafter described; thence continue S0°41'43"E along a line parallel to the west line of the NW¼ of said Section 7, for a distance of 444.86' to a point; thence run N89°18'17"E for a distance of 243.45' to a point; thence run N0°41'43"W along a line parallel to the west line of the NW¼ of said Section 7 for a distance of 449.78' to a point; thence run S88°8'48"W along a line parallel to the north line of the NW ¼ of said Section 7 for a distance of 243.5' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)  
BU-1A (Business – Limited)