

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-183</u>	<u>MINISTERIO INTERNACIONAL EL REY JESUS, INC.</u>
<u>04-383</u>	<u>SOUTHERN PROPERTIES INVESTMENT GROUP L. L. C.</u>
<u>04-395</u>	<u>WINSTON E. SHIELD</u>
<u>05-228</u>	<u>CORAL REEF REALTY L. L. C.</u>
<u>05-144</u>	<u>ROYD LEMUS & RAQUEL LAU</u>
<u>05-152</u>	<u>CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</u>
<u>05-247</u>	<u>MARY I. BURR, TRUSTEE</u>
<u>05-269</u>	<u>WILLIAM C. & JOYCE M^CGINNIS</u>
<u>05-306</u>	<u>GLOBAL PROPERTY CONSULTANTS L. L. C.</u>
<u>05-317</u>	<u>EMILY DEVELOPMENT L. L. C.</u>
<u>05-328</u>	<u>SUN INVESTMENTS & REAL ESTATE CORP.</u>
<u>05-376</u>	<u>K & K CUSTOM HOMES, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 05-9-CZ14-1 (04-395)

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

APPLICANT: WINSTON E. SHIELD

AU to EU-M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 14, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue & S.W. 228 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.76 Acres

AU (Agricultural – Residential)

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

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-1-CZ14-3 (05-228)

20-55-40
Council Area 14
Comm. Dist. 8

APPLICANT: CORAL REEF REALTY L. L. C.

- (1) MODIFICATION of Conditions #2 & #5 of Resolution 4-ZAB-127-87, last modified by Resolution 4-ZAB-44-89, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, 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 'Sunoma Place of Kendall – A Personal Care Residence,' as prepared by RKT & B, Architects and Planners, Inc., dated 9-2-88 and consisting of six sheets and sketch of survey entitled 'Federal Property Management Corporation,' as prepared by Weldner Surveying and Mapping, P. A., dated 9-27-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Coral Reef Nursing & Rehabilitation Center Expansion,' as prepared by RO Architects & Planners, consisting of 9 sheets dated 7/29/05."

FROM: "5. That the use be approved for and be restricted to a maximum of 360 people, of which 120 beds shall be for the nursing home and 240 beds for the home for the aged."

TO: "5. That the use be approved for and be restricted to a maximum of 180 beds."

The purpose of the above request is to allow the applicant to submit revised plans showing an addition for the nursing and rehabilitation center and separating the subject site from the home for the aged previously approved on the site to the south.

- (2) Applicant is requesting to permit an addition to a nursing home and rehabilitation center to setback varying from 29.42' to 42.42' (50' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 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) and approval of request #2 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: All of CORAL REEF NURSING CENTER, Plat book 145, Page 79, together with an easement for utility purposes more particularly described as follows:

Begin at the Southeast corner of the west $\frac{3}{4}$ of the SE $\frac{1}{4}$ of said Section 20; thence run S87°10'04"W, along the south line of the aforementioned Section 20, a distance of 615'; thence run N02°19'02.5"W, parallel and distant 615' from the east line of the west $\frac{3}{4}$ of the SE $\frac{1}{4}$ of said Section 20, 55' to the Point of beginning; thence run N2°19'02.5"W along the same for a

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HEARING NO. 06-1-CZ14-3 (05-228)

20-55-40
Council Area 14
Comm. Dist. 8

APPLICANT: CORAL REEF REALTY L. L. C.

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distance of 503' to a point; thence N87°10'04"E a distance of 40'; thence S2°19'02.5"E a distance of 30'; thence S87°10'04"W a distance of 16.5' to a point that is parallel and distant 23.5' from the first course described herein; thence S2°19'02.5"E along said line a distance of 473' to a point on the north line of Coral Reef Drive; thence S87°10'04"W along said line a distance of 23.5' to the Point of beginning.

LOCATION: 9869 S.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.9 Acres

PRESENT ZONING: RU-1 (Single-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-3-CZ14-1 (04-183)

28-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: MINISTERIO INTERNACIONAL EL REY JESUS, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) UNUSUAL USE to permit a religious retreat.
- (3) Applicant is requesting to permit buildings of public assemblage to setback 25.9' and 39.7' (50' required) from the rear (west) property line and setback 40.8' (50' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 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 "Proposed Church Facilities for Ministerio Internacional El Rey Jesus," as prepared by Felix Pardo & Assoc. and consisting of 9 pages: Pages SP-1 & SP-2 dated revised 12/6/05; the remaining pages (A-1 – A-6) dated revised 9/24/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The north ½ of the NE ¼ of the SW ¼ of the SW ¼ in Section 28, Township 56 South, Range 38 East. AND: PARCEL "B": The south ½ of the NE ¼ of the SW ¼ of the SW ¼ in Section 28, Township 56 South, Range 38 East.

LOCATION: The west side of S.W. 214 Avenue between theoretical S.W. 260 Street & theoretical S.W. 262 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.84 Acres

PRESENT ZONING: GU (Interim)

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-3-CZ14-2 (05-144)

12-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: ROYD LEMUS & RAQUEL LAU

- (1) AU to BU-1A
- (2) Applicants are requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lots abuts EU zoned property, along the rear (west) and interior side (south) property lines.
- (3) Applicants are requesting to waive the zoning regulations requiring all uses to be conducted within completely enclosed buildings or within an area completely enclosed with walls; to permit the uses in an unenclosed structure.
- (4) UNUSUAL USE to permit outdoor dining.
- (5) Applicants are requesting to waive the zoning requirements requiring Krome Avenue to be 180' in width; to permit 50' of dedication (90' required) on the west side of Krome Avenue adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #5, THE FOLLOWING:

- (6) Applicants are requesting to permit 51 parking spaces (75 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2, 3 & 5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) 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 "Redland Market," as prepared by Rocco J. Ceo, consisting of 3 sheets and dated stamped received 9/21/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 330' of the east $\frac{3}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 56 South, Range 38 East, less the west 1,686.68' thereof, being subject to an ingress-egress easement across the north 35' thereof.

LOCATION: The Southwest corner of S.W. 177 Avenue & S.W. 208 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

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

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-3-CZ14-3 (05-152)

20-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SPECIAL EXCEPTION to permit a religious facility.

Plans are on file and may be examined in the Zoning Department entitled "The Church of Jesus Christ of Latter-Day Saints," as prepared by Michael Alan Fine, consisting of 8 sheets; Sheet SP-1, A-10 through A-13 & L-1 dated stamped received 6/6/05; Sheets SP-2 & A-1 dated stamped received 7/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the west ½ of the SE ¼ of the SE ¼ of the SE ¼, less the south 55' for right-of-way in Section 20, Township 55 South, Range 40 East.

LOCATION: The north side of S.W. 152 Street & approximately 337' west of S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.19 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-3-CZ14-4 (05-306)

1-56-39
Council Area 14
Comm. Dist. 9

APPLICANT: GLOBAL PROPERTY CONSULTANTS L. L. C.

EU-1 to EU-M

SUBJECT PROPERTY: The west ½ of the north ½ of Lot 56, PERRINE GRANT LAND SUBUDIVISION, Plat book 3, Page 141.

LOCATION: The Southeast corner of S.W. 127 Avenue & S.W. 194 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

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

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/15/06 TO THIS DATE:

HEARING NO. 06-3-CZ14-5 (05-328)

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

APPLICANT: SUN INVESTMENTS & REAL ESTATE CORP.

Applicant is requesting to permit a duplex lot with a lot area of 5,535 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' 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 for Single-Family or Duplex Dwelling) 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 "Duplex," as prepared by Orestes Lopez-Recio, consisting of 4 sheets: Sheets SP-1 & L-1 dated 3/1/05 and Sheets A-2 & A-4 dated 6/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 39 & 40, Block 7, DIXIE HEIGHTS GARDENS, Plat book 21, Page 32.

LOCATION: Lying approximately 210' west of S.W. 103 Avenue & north of S.W. 175 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 110.7'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: SOUTHERN PROPERTIES INVESTMENT GROUP L. L. C.

- (1) IU-1 & BU-1A to RU-3M
- (2) DELETION of a Declaration of Restrictions, recorded in Official Records Book 19847, Pages 3924-3935.

The purpose of Request #2 is to delete an agreement for a previously approved commercial development on the site which tied it to a previously approved site plan and restricted the commercial uses permitted on the site.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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).

Plans are on file and may be examined in the Zoning Department entitled "Luxor Estates," as prepared by Ford, Armenteros & Manucy, Inc., consisting of 30 sheets and dated stamped received 1/18/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The north ½ of the north 2/3 of the south ¾ of the SE ¼ of the SE ¼ of Section 27, Township 55 South, Range 39 East, less the west 410' thereof, and less the east 55' for road. AND: The north ½ of the north ½ of the SE ¼ of the SE ¼, less the west 410' and less the Seaboard Airline (hereinafter SAL) Railway Right-of-Way and less that part lying NW/ly of the SAL Railway, in Section 27, Township 55 South, Range 39 East, less the east 55' for road

LOCATION: Lying west of S.W. 137 Avenue and south of theoretical S.W. 164 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12.69 Acres

IU-1 (Industry – Light)
RU-3M (Minimum Apt. House 12.9 units/net acre)
BU-1A (Business – Limited)

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HEARING NO. 06-4-CZ14-2 (05-247)

11-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: MARY I. BURR, TRUSTEE

AU to EU-M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 56 South, Range 39 East and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue & S.W. 208 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.38 Gross Acres

AU (Agricultural – Residential)

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

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HEARING NO. 06-4-CZ14-3 (05-269)

11-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: WILLIAM C. & JOYCE M^CGINNIS

AU to RU-1

SUBJECT PROPERTY: The east ½ of the NW ¼ of the NW ¼ of the SE ¼, all in Section 11, Township 56 South, Range 39 East.

LOCATION: 13000 S.W. 208 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.13 Acres Gross

AU (Agricultural – Residential)

RU-1 (Single-Family Residential)

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HEARING NO. 06-4-CZ14-4 (05-317)

14-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: EMILY DEVELOPMENT L. L. C.

EU-M to RU-1M(a)

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 14, Township 57 South, Range 38 East, less the north 25' and the west 35'

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.18 Acres Gross

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

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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HEARING NO. 06-4-CZ14-5 (05-376)

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

APPLICANT: K & K CUSTOM HOMES, INC.

- (1) Applicant is requesting to permit 2 parcels; each with a frontage of 50.01' (75' required).
- (2) Applicant is requesting to permit the 2 parcels: one for a single-family residence and one for a duplex residence; each with an area of 6,760 sq. ft. (7,500 sq. ft. required).

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

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Jose L. Diaz, Architect and dated 10/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 50' of the west ½ of the NW ¼ of the NW ¼ of the SE ¼ of the SW ¼, all in Section 32, Township 55 South, Range 40 East.

LOCATION: Between S.W. 180 Street & S.W. 181 Street and approximately 114' east of S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.31 Acre

PRESENT ZONING: RU-2 (Two-Family Residential)

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