

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-066</u>	<u>ARCHBISHOP JOHN C. FAVAROLA</u>
<u>02-149</u>	<u>MARK H. SCHOFIELD</u>
<u>02-186</u>	<u>KEYLEROS L. L. C. (F/K/A: PROVINCIAL REALTY ASSOC., INC.)</u>
<u>02-223</u>	<u>MAGGIE'S GOLDEN YEARS L. L. C.</u>
<u>03-252</u>	<u>SPECIAL HOMES CORP.</u>

APPLICANT: ARCHBISHOP JOHN C. FAVAROLA

- (1) UNUSUAL USE to permit the existing home for dependent children.
- (2) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces within 25' of the right-of-way (Sterling Drive) (not permitted).
- (3) MODIFICATION of previously approved plans, approved pursuant to Resolution 1571 passed and adopted by the Board of County Commissioners and last modified by Resolution 5-ZAB-213-96 passed and adopted by the Zoning Appeals Board and only as it pertains to the subject property, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Good Shepherd Day Care Center, Catholic Home for Children,' as prepared by Angel C. Saqui, AIA, consisting of 3 pages dated received 11-27-95."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Children's Village Remodeling to Existing Facility,' as prepared by Ben Lopez & Associates, Inc., dated 2/14/02 and consisting of 10 pages."

- (4) MODIFICATION of Condition #4 of Resolution Z-208-75, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-297-93, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "4. That the day care center, kindergarten and day nursery be restricted to a maximum of 260 children."

TO: "4. That the day care center, kindergarten and day nursery be restricted to a maximum of 297 children."

The purpose of the request is to permit a revised site plan showing a 2nd floor expansion of the children's residence and a new multi-purpose building and to permit the day care center to expand the number of children permitted.

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

SUBJECT PROPERTY: The north 1,316.95' of the west 714.5' of the NW¼ of Section 4, Township 56 South, Range 40 East; A/K/A: Tract 8 and the north 290.95' of Tract 9 of Section 4, Township 56 South, Range 40 East, of the PERRINE GRANT SUBDIVISION of Section 4, Township 56 South, Range 40 East, Plat book 1, Page 11. LESS: A parcel of land in the NW ¼ of Section 4, Township 56 South, Range 40 East, being more particularly described as follows: Commence at the Northwest corner of said Section 4; thence run S1°21'48"W along the west line of said Section 4 for a distance of 951.87' to a point; thence run S89°59'20"E for a distance

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APPLICANT: ARCHBISHOP JOHN C. FAVAROLA

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of 35.01' to a point on the east right-of-way line of S.W. 97th Avenue (Franjo Road); said point also being the Point of beginning of the hereinafter described parcel, from said Point of beginning continue S89°59'20"E for a distance of 390.26' to a point; thence run N1°21'47"E for a distance of 301' to a point; thence run S89°59'20"E for a distance of 289.52' to a point; thence run N1°21'47"E for a distance of 611.06' to a point on the south right-of-way line of S.W. 184 Street (Eureka Drive); said point also being 35' south of the north line of said Section 4; thence run N90°0'0"W along the south right-of-way line of S.W. 184 Street for a distance of 679.78' to a Point of intersection with the east right-of-way line of S.W. 97th Avenue (Franjo Road), said point also being 35' east of the west line of said Section 4; thence run S1°21'48"W along the east right-of-way line of S.W. 97 Avenue for a distance of 911.92' to the Point of beginning.

LOCATION: 18601 S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.7 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-11-CZ15-2 (02-149)

24-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: MARK H. SCHOFIELD

- (1) UNUSUAL USE to permit a mobile home as a watchman's quarters.
- (2) NON-USE VARIANCE OF LOT AREA & LOT FRONTAGE REQUIREMENTS to permit a parcel with a lot area of 1.29 acres (5 acres required) and lot frontage of 166.01' (200' required).

A survey is on file and may be examined in the Zoning Department entitled "Survey for Mark Schofield," as prepared by Gary B. Castel, Surveying and dated 4/18/02.

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 24, Township 56 South, Range 39 East, less the east 25' for right-of-way.

LOCATION: 23250 S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.29 gross acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 03-11-CZ15-3 (02-186)

18-56-40
Council Area 15
Comm. Dist. 9

APPLICANTS: KEYLEROS L. L. C. (F/K/A: PROVINCIAL REALTY ASSOC., INC.)

AU & RU-1 to RU-3M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East; AND: The east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the north $\frac{3}{4}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East and the north $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East.

LOCATION: Northwest corner of S.W. 112 Avenue (Allapattah Drive) and S.W. 232 Street (Silver Palm Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 47.6 Net Acres

AU (Agricultural – Residential)
RU-1 (Single Family Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: MAGGIE'S GOLDEN YEARS L. L. C.

- (1) UNUSUAL USE to permit an adult day care facility.
- (2) MODIFICATION of Conditions #2 & #5 of Resolution CZAB15-1-00, passed and adopted by Community Zoning Appeals Board #15, 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 Layout,' as prepared by Gilberto E. Mojica, P. E., dated stamped received December 23, 1999 consisting of 2 pages and plans entitled 'Floor Plan,' as prepared by Automated Consulting Services, dated 12/31/98 consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Maggie's Golden Years Assisted Living Facility,' as prepared by RH Design & Associates, Inc., dated stamped received August 1, 2002 and consisting of 4 sheets."

FROM: "5. That the use be restricted to 160 clients."

TO: "5. That the use be restricted to 128 residential clients and 100 adult day care clients."

The purpose of this request is to modify the plans and reduce the number of residential clients and to establish an adult day care use.

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

SUBJECT PROPERTY: Lots 3, 4, 7 & 8 of RANDOLPH ACRES SUBDIVISION, Plat book 43, Page 26.

LOCATION: 11825 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.96 Acres

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-11-CZ15-5 (03-252)

3-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: SPECIAL HOMES CORP.

- (1) Applicant is requesting to permit 15 residential lots with a frontage 71.1' to 71.2'. (The underlying zoning district regulation requires a frontage of 75').
- (2) Applicant is requesting to permit 15 residential lots with an area of 6,248 sq. ft. and 6 lots with an area of 7,040 sq. ft. (The underlying zoning district regulation requires a lot area of 7,500 sq. ft.).

Plans are on file and may be examined in the Zoning Department entitled "Special Homes Corp.," as prepared by Tri-County Engineering, Inc. and dated received August 20, 2003 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the north 96' in Section 3, Township 57 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 294 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.27 Acres

PRESENT ZONING: RU-1 (Single Family Residential)