

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-293</u>	<u>ATLAS HOMESTEAD, INC.</u>
<u>04-107</u>	<u>MERLINE LEONCE</u>
<u>04-289</u>	<u>ADAM & MARITZA LEVINE</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/15/04 TO THIS DATE:

HEARING NO. 04-11-CZ15-1 (02-293)

18-57-40

Council Area 15

Comm. Dist. 9

APPLICANT: ATLAS HOMESTEAD, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-180-91, as last modified by 5-ZAB-290-95, 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 that submitted for the hearing entitled 'Homestead Landfill and Recycling Mgt. Co.,' prepared by Brown and Caldwell, dated 7-19-94, consisting of three sheets and a plan entitled 'Topographic Survey,' as prepared by Donald P. Ramsay & Assoc., Inc., dated received May 4, 1995 and consisting of one sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

- (2) MODIFICATION of Condition #7 of Resolution 4-ZAB-425-92, and last modified by Resolution 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the time for the completion of the project shall be for a period of ten (10) years and shall terminate on the 2nd day of December, 2002 and the work shall be carried on continuously and expeditiously so that the same will be completed within the allocated time."

TO: "7. That the time for completion of the project be as follows: the closure of the landfill shall be July 1, 2010, and completion of the activities of the Materials Recycling Facility (MRF) shall be December 31, 2013."

- (3) MODIFICATION of Condition #6 of Resolution #5-ZAB-338-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "6. That the berm shall be 5' higher than the maximum height of the landfill (approximately 17' above grade)."

TO: "6. That the berm and accompanying landscaping to be maintained along the rights-of-way will be at a height such that the top of the filled areas of the landfill (34' maximum above grade) will not be visible from automobiles traveling along S.W. 328 Street and S.W. 117 Avenue, as shown on the plans entitled 'Atlas Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled 'Atlas-

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HEARING NO. 04-11-CZ15-1 (02-293)

18-57-40
Council Area 15
Comm. Dist. 9

APPLICANT: ATLAS HOMESTEAD, INC.

PAGE TWO

Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

The purpose of the request is to permit the applicant to submit a revised plan indicating the elimination of the landscaping on top of the berm along the edges of the property that do not front on existing streets, increase the height of the landfill and an extension of time for the closure and completion of the landfill.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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 west ½ of Lot 8, all of Lots 9, 10, 11 & 12, the west ¾ of Lots 13 & 14, all of Lots 15, 16, 17 & 18 and the west ½ of Lot 19, all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 18, Township 57 South, Range 40 East, Plat book 5, Page 10.

LOCATION: 11695 S.W. 328 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55.36 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-1-CZ15-1 (04-107)

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

APPLICANT: MERLINE LEONCE

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) UNUSUAL USE to permit a day care center.
- (3) Applicant is requesting parking on natural terrain (not permitted).
- (4) Applicant is requesting to permit a site with a maximum lawn area of 77% (60% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #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 "New Day Care Facility and Fellowship Hall," as prepared by Adrian Alvarez, Architect, consisting of 6 pages, dated 3/23/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the NW ¼ of the SW ¼ of the SW ¼, less the west 35' thereof for road right-of-way, Section 24, Township 56 South, Range 39 East.

LOCATION: 24455 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-1-CZ15-2 (04-289)

13-56-39
Council Area 15
Comm. Dist. 9

APPLICANTS: ADAM & MARITZA LEVINE

- (1) Applicant is requesting to permit a duplex setback 0' (25' required) from the rear (west) property line and setback 23.5' (25' required) from the front (east) property line.

REQUEST #1 ON:

LOTS 10 & 11

- (2) Applicant is requesting to permit two lots with frontages of 50' (75' required) and areas of 5,000 sq. ft. (7,500 sq. ft. required).

REQUEST #2 ON:

LOTS 9 & 12

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

A Boundary Survey is on file and may be examined in the Zoning Department entitled "Property of Levine, Maritza 22140-22142 Old Dixie Highway, Goulds, FL," as prepared by Lannes and Garcia, Inc. and dated revised 07/13/04.

SUBJECT PROPERTY: LOTS 9 - 12, Block 3, WILLIS SUBDIVISION, Plat book 1, Page 194.

LOCATION: Lying NW/ly of Old Dixie Highway & east of S.W. 122 Avenue and approximately 50' north of theoretical S.W. 222 Street, A/K/A: 22140-22142 Old Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 22,000 sq. ft.

PRESENT ZONING: RU-2 (Two Family Residential)