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Process No.	Applicant Name
<u>04-255</u>	<u>IRWIN POTASH, ET AL.</u>
<u>04-431</u>	<u>6425 CORP.</u>
<u>05-063</u>	<u>ESMERALDA LONDOÑO WHITTLE</u>
<u>05-160</u>	<u>HELEN BOREK</u>
<u>05-294</u>	<u>SHORES LAND DEVELOPMENT, INC.</u>

APPLICANTS: ESMERALDA LONDOÑO WHITTLE

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14 on ESMERALDA LONDOÑO WHITTLE which approved the following:

- (1) UNUSUAL USE to permit a dog kennel.
- (2) Applicant is requesting to permit the kennel use with a lot area of 2 acres (5 acres required).
- (3) Applicant is requesting to permit an accessory building setback 30.5' from the front (south) property line (75' required) on a dual frontage lot and setback a minimum of 7' from the side street (west) property line (30' required).
- (4) Applicant is requesting to permit a minimum spacing of 11' between accessory structures (20' required).
- (5) Applicant is requesting to permit accessory uses in front of a principal structure on a dual frontage lot (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 (inclusive) 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 "Detail of Dogs Kennels" dated 3/4/05 and "Cage Detail," dated stamped received 5/16/05 as prepared by Esmeralda Whittle and a survey as prepared by Jose Perez, dated 4/28/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commencing at the Northwest corner of the NE¼ of Section 26, Township 55 South, Range 38 East; thence run N89°31'04"E along the north line of said NE¼ for a distance of 685.06' to a point; thence run S2°03'47"E for a distance of 40.01' to the Point of beginning of a parcel of land hereinafter to be described; thence run N89°31'04"E along a line 40' south of and parallel with the north line of the NE ¼ for a distance of 213.32' to a point; thence run S2°03'47"E for a distance of 361.98' to a point; thence run S43°56'00"W for a distance of 137.19' to a point; thence run N46°04'00"W for a distance of 124.49' to a Point of curvature of a circular curve to the right; thence run along said circular curve to the right having for its elements a radius of 100' and an interior angle of 44°00'13" for an arc distance of 76.8' to a Point of tangency; thence run N2°03'47"W for a distance of 304.15' to the Point of beginning, less the external area formed by a 25' radius arc concave to the Southeast, tangent to a line that is 40' south of and parallel with the north line of said NE ¼ and tangent to a line that is 25' east of and parallel with the east line of the NW ¼ of the NW ¼ of the NE ¼ and less the external area formed by a 25' radius arc concave to the Northeast, tangent to a line that is 25' north of and parallel with centerline of a 50' right-of-way running N43°56'00"E and tangent to a line that is 25' east of and parallel with the centerline of a 50' right-of-way running N46°04'00"W.

LOCATION: 18990 S.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

PRESENT ZONING: GU (Interim)

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APPLICANTS: IRWIN POTASH, ET AL.

IRWIN POTASH, ET AL are appealing the decision of Community Zoning Appeals Board #14, which denied the following:

- (1) AU, EU-1 & EU-M to PAD
- (2) Applicant is requesting to permit 1-way drives 12' in width (14' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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 "Palms of Coral Reef," as prepared by Sotolongo Architects, consisting of 20 sheets, dated, signed and sealed 7/15/05 and landscape plans as prepared by Witkin Design Group, consisting of 8 sheets, dated, signed and sealed 7/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½, of the SW ¼, of the SW ¼, of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the south 35' and less that portion lying east and Northeast of the south Right-of-Way Line of Canal C-100. AND: The west ½, of the SW ¼, of the SW ¼, of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the south 35', less the west 35', and less that portion for Right-of-Way of Canal C-100. AND: The NE ¼, of the SE ¼, of the SE ¼ lying south of Canal C-100 Right-of-Way Section 20, Township 55 South, Range 40 East. AND: The north 129', of the east ½, of the SE ¼, of the SE ¼, of the SE ¼ of Section 20, Township 55 South, Range 40 East subject to dedication of the east 40' thereof, Official Records Book 16849, Page 4211. AND: The north 214' of Tract "A" of JACADAMA TRACT, Plat book 119, Page 81 AND: In addition that portion of the SW ¼, of the NW ¼, of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East; lying south and west of Canal C-100; less the west 35' thereof.

LOCATION: The north side of S.W. 152 Street & lying east and west of theoretical S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.76 Gross Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANT: 6425 CORP.

6425 CORP. is appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 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 Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, less the south 10' for road and the east 30' of Lot 15, less the south 10' for road, TAMIAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.257 Acre

RU-1 (Single-Family Residential)

RU-5A (Semi-professional Offices)

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APPLICANT: HELEN BOREK

AU to RU-1M(a)

SUBJECT PROPERTY: The south 550' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, LESS the west 35' for road right-of-way, and LESS the following described lands:

Beginning at the Northwest corner of the south 550' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 19, Township 56 South, Range 40 East; thence run S0°36'32"E a distance of 20' to a point on the west line of said NW $\frac{1}{4}$; thence run N89°28'16"E a distance of 231.35'; thence run N86°50'49"E a distance of 436.7' to a point on the north line of the south 550' of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ (east line SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$); thence run S89°28'16"W along said north line a distance of 667.61' to the Point of beginning, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: The south 580' of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: The west 103' of Tract 6 of SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS, Plat book 48, Page 28.

LOCATION: The Northeast corner of S.W. 117 Avenue & S.W. 240 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12.47 Acres

AU (Agricultural – Residential)

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

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APPLICANT: SHORES LAND DEVELOPMENT, INC.

Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication for S.W. 122 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of this requests may be considered 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 "S. W. 248 St. & S.W. 122 Ave.," as prepared by Ford, Armenteros & Manucy, dated 5/3/05.

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, less the north 35' for right-of-way. AND: PARCEL "A": The east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, A/K/A: The east 10± Acres, of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East. LESS PARCEL "C", described as follows: All that part of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, lying SW/ly of the following described line to wit: From the center of said Section 25, bear to the N0°36'07"W, along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,346.07' to the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence S88°15'0"W, along the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99' to the Point of beginning of said Parcel "C"; thence run N45°37'47"W, a distance of 128.79' to the Point of curvature of a circular curve to the right, having a central angle of 45°0'0" and a radius of 210'; thence run NW/ly, along the arc of said curve, a distance of 164.93' to the intersection thereof with the west line of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, and the end of the specifically described line. AND: PARCEL "B": A parcel of land in the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, being more particularly described as follows: From the center of said Section 25, bear N0°36'7"W along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,036.36' to the Point of beginning of the parcel to be described (Parcel "B"); thence continued N0°36'7"W along said east line, a distance of 309.71' to the Northeast corner of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence run S88°15'0"W along the north line of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99'; thence S45°37'47"E, a distance of 142.66' to the Point of curvature of a circular curve to the right, having a central angle of 45°1'40" and a radius of 290'; thence run SE/ly along the arc of said curve, a distance of 227.91' to a Point of tangency and the Point of beginning.

LOCATION: Lying south of S.W. 248 Street & east of Canal C-100-N, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.78 Acres

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

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