

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>02-285</u>	<u>GARY & ROXANA SLOAN</u>
<u>02-286</u>	<u>JORGE & NANCY HERNANDEZ</u>
<u>03-123</u>	<u>JOSE MILTON TRUST</u>
<u>03-150</u>	<u>FRV DEVELOPMENT</u>
<u>03-254</u>	<u>EVANGEL TEMPLE, INC.</u>
<u>03-279</u>	<u>MISION CRISTIANA MARANATHA, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/22/04 TO THIS DATE:

HEARING NO. 03-1-CZ14-4 (02-285)

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

APPLICANTS: GARY & ROXANA SLOAN

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/18/04 TO THIS DATE:

HEARING NO. 02-12-CZ14-2 (02-286)

21-56-38
BCC
Comm. Dist. 9

APPLICANTS: JORGE & NANCY HERNANDEZ

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

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: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 gross acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/18/04 TO THIS DATE:

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
BCC
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

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

APPLICANT: JOSE MILTON TRUST

JOSE MILTON TRUST is appealing the decision of Community Zoning Appeals Board #5 which denied the following:

- (1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

- (2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.
- (3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,900 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

- (4) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by The Zoning Appeals Board, reading as follows:

FROM: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Apartments Conversion for Country Club Towers’, as prepared by Salvador M. Cruxent, Architect, dated 12-20-84, and consisting of 3 pages.”

TO: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Country Club Towers Second Phase II’, as prepared by Salvador M. Cruxent, consisting of 12 sheets – Sheets A1.1 & A1.2 dated last revised 01/08/04, A1.3 through A5.2 dated last revised 1/6/04 and landscape plans entitled ‘Phase II Country Club Towers Apartment Complex.’ as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/6/04.

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south..

- (5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

HEARING NO. 04-2-CZ5-1 (03-123)

11-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: JOSE MILTON TRUST

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

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

BU-1A (Business – Limited)

RU-4L (Limited Apartment House 23 units/net acre)

RU-4M (Modified Apartment House 35.9 units/net acre)

RU-4 (apartments 50 units/net acre)

APPLICANT: EVANGEL TEMPLE, INC.

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the east and south.
- (2) MODIFICATION of Condition #3 of Resolution 4-ZAB-197-70 and as last modified by Resolution 4-ZAB-219-81, passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed Addition for Evangel Temple,' as prepared by Lawrence F. Brill, Inc., Consulting Engineers, consisting of 4 pages and dated received by the Zoning Hearing Section, Dade County Building & Zoning Department on April 7, 1981."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Evangel Temple Assembly of God,' as prepared by Ramos Martinez, dated 7/21/03 and consisting of 6 sheets."

The purpose of the above request is to allow the applicant to expand the religious facility use onto additional property to the east and south, to include an administrative office building and meeting rooms.

- (3) Applicant is requesting to permit parking & a driveway within 25' of the official right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (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: Tracts 449 through 452 and Tracts 479 through 482, BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49.

LOCATION: Lying east of N.W. 6 Avenue & between N.W. 157 Street and N.W. 159 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.05± Acres

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

HEARING NO. 04-5-CC-2 (03-279)

23-53-40
BCC
Comm. Dist. 12

APPLICANT: MISION CRISTIANA MARANATHA, INC.

- (1) Applicant is requesting to permit a religious facility with a lot area of 2.21 gross acres (2.5 gross acres required).
- (2) Applicant is requesting to permit 77 parking spaces (122 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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 "Mision Cristiana Maranatha," as prepared by Jorge L. Villa, Architect, dated 6/3/03 and consisting of 2 sheets.

SUBJECT PROPERTY: The south 260' of the west 370' of Tract 22, FLORIDA FRUITLAND COMPANY, Plat book 2, Page 17.

LOCATION: 5201-09 N.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.21 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)