

**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>00-286</u>	<u>VICTOR M. LOSAS</u>
<u>02-312</u>	<u>THEUDIS R. & MARIA MARTINEZ</u>
<u>03-067</u>	<u>ARMANDO C. & ANDREA GUTIERREZ</u>
<u>03-079</u>	<u>CRESCENT HOLDINGS, INC.</u>
<u>03-102</u>	<u>NICOLAS & DOLORES MENDEZ</u>
<u>03-103</u>	<u>ROLANDO DELGADO, TRUSTEE</u>
<u>03-110</u>	<u>EDUARDO & LIZETTE CUETO</u>
<u>03-115</u>	<u>EDWARD FILOMIA</u>
<u>03-134</u>	<u>MARIA ABREU</u>
<u>03-147</u>	<u>RENE & MARTA GUERRA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 6/11/03 TO THIS DATE:

HEARING NO. 01-1-CZ10-12 (00-286)

11-54-40

Council Area 10

Comm. Dist. 10

APPLICANT: VICTOR M. LOSAS

BU-1A to BU-3

SUBJECT PROPERTY: Lots 101 & 102, Block "B", of CORAL TERRACE SECTION 1, Plat book 14, Page 57.

LOCATION: The north side of S.W. 22 Street, approximately 225' west of S.W. 67 Avenue (Ludlam Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.17 Acre

BU-1A (Business - Limited)

BU-3 (Business - Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/11/03 TO THIS DATE:

HEARING NO. 03-6-CZ10-2 (02-312)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: THEUDIS R. & MARIA MARTINEZ

- (1) Applicant is requesting approval to permit an addition to an existing single family residence setback 22.5' from the front (south) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit an addition to an existing single family residence setback varying from 1.85' to 2' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (3) Applicant is requesting approval to permit an existing pool house setback 5.9' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (4) Applicant is requesting approval to permit a detached covered porch area setback 2.9' from the rear (north) property line. (The underlying zoning district regulation requires 5').
- (5) Applicant is requesting approval to permit a 3' spacing between the porch and the open storage structures and 0' between the porch and pool house. (The underlying zoning district regulation requires 10').

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

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition to the Residence," as prepared by Gabriel E. Romanach, P. E., dated 10/30/02 and consisting of 1 sheet and 2 additional sheets, preparer unknown, dated stamped received 3/21/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 20, Block 73, FOURTH ADDITION TO WESTWOOD LAKE, Plat book 65, Page 16.

LOCATION: 11245 S.W. 56 Street (Miller Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 82' x 125'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/11/03 TO THIS DATE:

HEARING NO. 03-6-CZ10-6 (03-67)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: ARMANDO C. & ANDREA GUTIERREZ

AU to RU-1M(a)

SUBJECT PROPERTY: All that portion of Tract 21, lying in Section 10, Township 54 South, Range 39 East of J. G. HEAD'S FARMS, Plat book 46, Page 44, less the west 178.7' thereof reserving the north 25' for road.

LOCATION: The Southwest corner of S.W. 144 Avenue & theoretical S.W. 14 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.4 Acres

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

THE FOLLOWING HEARING WAS DEFERRED FROM 6/11/03 TO THIS DATE:

HEARING NO. 03-6-CZ10-10 (03-79)

12-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: CRESCENT HOLDINGS, INC.

- (1) Applicant is requesting approval to permit a proposed duplex residence with a lot area of 7,142.5 sq. ft. (The underlying zoning district regulation requires 7,500 sq. ft.).
- (2) Applicant is requesting approval to permit a proposed duplex residence with a lot frontage of 50'. (The underlying zoning district regulation requires 75').
- (3) Applicant is requesting approval to permit a proposed duplex with a lot coverage of 36%. (The underlying zoning district regulation permits 30%).
- (4) Applicant is requesting approval to permit a proposed duplex setback 5' from the interior side (north & south) property lines. (The underlying zoning district regulations require 7.5').

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

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by "Unknown," dated stamped received 3/4/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28 and the south 10' of Lot 29, Block 18, CORAL WAY PARK, SECTION "D", Plat book 13, Page 6.

LOCATION: 2275 S.W. 61 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 142.8'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-7-CZ10-10 (03-102)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: NICOLAS & DOLORES MENDEZ

GU to RU-1M(a)

SUBJECT PROPERTY: The north 210' of the south 2,353' of the west ½, of the west ½, of the NW ¼ of Section 9, Township 54 South, Range 39 East.

LOCATION: The east side of theoretical S.W. 157 Avenue, approximately 300' south of theoretical S.W. 10 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.59 Acres

GU (Interim)

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

HEARING NO. 03-7-CZ10-11 (03-103)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ROLANDO DELGADO, TRUSTEE

GU to RU-1M(a)

SUBJECT PROPERTY: The north 210' of the south 2,143' of the west ½, of the west ½, of the NW ¼ of Section 9, Township 54 South, Range 39 East.

LOCATION: The east side of theoretical S.W. 157 Avenue, approximately 500' south of theoretical S.W. 10 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

GU (Interim)

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

HEARING NO. 03-7-CZ10-12 (03-110)

13-54-39
Council Area 10
Comm. Dist. 10

APPLICANTS: EDUARDO & LIZETTE CUETO

- (1) Applicant is requesting to permit a bedroom/bathroom addition to setback 17.25' from the rear (south) property line. (The underlying zoning district requires 25').
- (2) Applicant is requesting to permit an existing utility shed to setback 3' from the rear (south) property line and setback 2.7' from the interior side (west) property line. (The underlying zoning district regulations require a rear setback of 5' and the interior side setback of 7.5').

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

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition to the Residence of Mr. & Mrs. Eduardo Cueto," as prepared by N6, dated 3/23/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 58, SOUTHERN ESTATES, 10TH ADDITION, Plat book 82, Page 5.

LOCATION: 12432 S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.207 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ10-13 (03-115)

8-54-40
Council Area 10
Comm. Dist. 11

APPLICANT: EDWARD FILOMIA

- (1) Applicant is requesting approval to permit a single family residence with a lot coverage of 41%. (The underlying zoning district regulation allows 35%).
- (2) Applicant is requesting approval to permit a single family residence setback 12'8" and 15' from the rear (east) property line. (The underlying zoning district regulations require 25' from the rear property line).

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

Plans are on file and may be examined in the Zoning Department entitled "Addition to the Residence of Edward Filomia," as prepared by Carlos R. Dominguez, R.A., dated 3/20/03 and consisting of 6 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 15, SECOND ADDITION TO WESTBROOK, Plat book 87, Page 29.

LOCATION: 1817 S.W. 102 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ10-14 (03-134)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: MARIA ABREU

- (1) Applicant is requesting approval to permit a residence setback 5' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (2) Applicant is requesting approval to permit an addition to a single family residence setback 16.92' from the rear (north) property line. (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit a lot frontage of 68' and a lot area of 7,303.2 sq. ft. (The underlying zoning district regulation requires 75' and 7,500 sq. ft.).

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

A plan is on file and may be examined in the Zoning Department entitled "As Built Covered Terrace," as prepared by Ruben J. Pujol, A. I. A., dated 4/18/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 28' of Lot 29 and all of Lot 30 of Block 20, SUBDIVISION TAMAMIAMI CITY, Plat book 14, Page 9.

LOCATION: 6779 S.W. 14 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 68' x 107'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-7-CZ10-15 (03-147)

14-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: RENE & MARTA GUERRA

EU-1 to EU-M

SUBJECT PROPERTY: Lot 22, Block 4, less the north 15' and less that area of curve in the Northwest corner of said Lot 22, Block 4 of J.G. HEAD'S FARMS, UNIT A, Plat book 46, Page 13 in Section 14, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 132 Avenue & S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 344'

EU-1 (Estates 1 Family 1 Acre Gross)

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