

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>00-335</u>	<u>147 BIRD ROAD DEVELOPMENT, INC.</u>
<u>01-201</u>	<u>THE STEFANO GROUP, INC.</u>
<u>02-010</u>	<u>JESUS & GRISEL LEON</u>
<u>02-136</u>	<u>JOSE & MARIA CORTEGUERA</u>
<u>03-047</u>	<u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u>
<u>03-073</u>	<u>P. J. F., L. L. C.</u>
<u>03-111</u>	<u>HUGO D. BOSCH</u>
<u>03-112</u>	<u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u>
<u>03-146</u>	<u>DOSITEO & AUDE GAYOSO</u>
<u>03-151</u>	<u>ROSA M. LOPEZ</u>
<u>03-158</u>	<u>ALVARO BETANCOURT CARRATALA</u>
<u>03-201</u>	<u>MAYRA MORENO</u>
<u>03-239</u>	<u>ORLANDO DEL CASTILLO</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/10/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-2 (01-201)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: THE STEFANO GROUP, INC.

Applicant is requesting to permit a third detached sign of 216 sq. ft. (two detached signs existing) (one 300 sq. ft. or two 200 sq. ft. signs permitted).

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

A plan is on file and may be examined in the Zoning Department entitled "The Stefano Commercial Center," as prepared by Saul Signs, dated stamped received 6/7/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the south 182' thereof of B. P. OIL TRACT, Plat book 142, Page 74.

LOCATION: 3802 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.21 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/10/03 TO THIS DATE:

HEARING NO. 03-9-CZ10-4 (03-146)

9-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: DOSITEO & AUDE GAYOSO

- (1) Applicant is requesting to permit a single family residence setback 11.25' from the rear (west) property line (25' required).
- (2) Applicant is requesting to permit a storage shed spaced varying from 3' to 6' from the residence (10' required).
- (3) Applicant is requesting to permit a single family residence with lot coverage of 38% (35% permitted).

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 "Dositeo Gayoso," as prepared by A. Taquechel Assoc., Inc., Architects-Engineers-Planners, dated 7/26/00 and dated stamped received Nov. 25, 2003 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, SPRING LAND DEVELOPMENT, Plat book 96, Page 9.

LOCATION: 1934 S.W. 94 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86.75' x 86.5'

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/10/03 TO THIS DATE:

HEARING NO. 03-10-CZ10-1 (03-47)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

BU-2 & RU-2 to RU-4M

Plans are on file and may be examined in the Zoning Department entitled "Senator Apartments – Concept Design," as prepared by R. J. Heisenbottle, Architects, P. A., dated 3/10/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 3, 4 & 26, Block 1 of OLYMPIC HEIGHTS, Plat book 10, Page 2, lying in the SE ¼ of Section 16, Township 54 South, Range 40 East. LESS: All that portion of said Lots 1, 2, 3 & 4, Block 1 of OLYMPIC HEIGHTS, being more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of said Section 16; thence run N88°9'2"E, along the south line of the SE ¼ of said Section 16, for a distance of 1,005.18' to a point; thence run N1°50'58"W, for a distance of 75.88' to a Point of curvature of a circular curve concave to the Northeast having a radius of 25', said point being on the west line of said Lot 1 and is the Point of beginning of the parcel of land hereinafter to be described; thence run SW/ly, S/ly SE/ly, E/ly and NE/ly along the arc of said circular curve through a central angle of 92°1'32" for a distance of 40.15' to the Point of tangency and a point on the north line of the south 50' of the SE ¼ of said Section 16; thence run N88°9'2"E, along said north line of the south 50' of the SE ¼ of said Section 16, for a distance of 186.9' to a point on the east line of said Lot 4; thence run S0°15'36"W, along the east line of said Lot 4, for a distance of 25.02' to a point on the south line of said Lot 4; thence run S88°9'2"W, along the south line of said Lots 4, 3, 2 & 1, for a distance of 186.94' to the Point of curvature of a circular curve concave to the Northeast and having a radius of 25'; thence run SW/ly, W/ly, NW/ly, N/ly & NE/ly along the arc of said circular curve through a central angle of 92°1'32" for a distance of 40.15' to a Point of tangency and a point on the west line of Lot 1; thence run N0°10'34"E, along said west line of Lot 1, for a distance of 25.02' to the Point of beginning. TOGETHER WITH: Lot 5, Block 1 of OLYMPIC HEIGHTS, Plat book 10, Page 2, lying in the SE ¼ of Section 16, Township 54 South, Range 40 East. LESS: All that portion of said Lot 5, Block 1 of OLYMPIC HEIGHTS, being more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of said Section 16; thence run N88°9'2"E, along the south line of the SE ¼ of said Section 16, for a distance of 1,216.22' to a point; thence run N1°50'58"W, for a distance of 50' to the Point of intersection of the west line of said Lot 5, with the north line of the south 50' of the SE ¼ of said Section 16 and the Point of beginning of the parcel of land hereinafter to be described; thence run N88°9'2"E, along the north line of and south 50' of the SE ¼ of Section 16, for a distance of 38.89' to a Point of curvature of a circular curve concave to the Northwest, having a radius of 25'; thence run NE/ly along the arc of said circular curve through a central angle of 87°53'26" for an arc distance of 38.25' to the Point of tangency and a point on the east line of said Lot 5; thence run S0°15'36"W, along said east line of Lot 5, for a distance of 25.02' to the Point of curvature of a circular curve concave to the Northwest, having a radius of 25'; thence run SW/ly along the arc of said circular curve, through a central angle of 87°53'26" for an arc distance of 38.35' to a Point of tangency and a point on the south line of said Lot 5; thence run S88°9'2"W, along said south line, for a distance of 38.89' to the Southwest corner of Lot 5 of OLYMPIC HEIGHTS; thence run N0°15'36"E, along the west line of said Lot 5, for a distance of 25.02' to the Point of beginning.

CONTINUED ON PAGE TWO

HEARING NO. 03-10-CZ10-1 (03-47)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT PAGE TWO

LOCATION: The Northwest corner of S.W. 40 Street & S.W. 89 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.6584 Acre

BU-2 (Business – Special)

RU-2 (Two Family Residential)

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

THE FOLLOWING HEARING WAS DEFERRED FROM 11/10/03 TO THIS DATE:

HEARING NO. 03-10-CZ10-3 (03-112)

2-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

GU to RU-4L

Plans are on file and may be examined in the Zoning Department entitled "Tamiami Trail Site Concept Design," as prepared by R. J. Heisenbottle, Architects, P. A., dated 2/3/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of Section 2, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the SE ¼ of said Section 2; thence N1°29'52"W along the east line of said SE ¼, a distance of 859.9'; thence S87°43'55"W, a distance of 40' to the intersection with the W/ly right-of-way line of S.W. 127th Avenue (as per Official Records Book 14976, Page 2758), being the Point of beginning of the hereafter described parcel of land; thence continue S87°43'55"W, along the south line of the NE ¼, SE ¼, SE ¼ of said Section 2, a distance of 622.78' to the intersection with the west line of said NE ¼, SE ¼, SE ¼; thence N1°27'37"W, along said west line of said NE ¼, SE ¼, SE ¼, a distance of 168.35' to the intersection with the S/ly right-of-way line of S.W. 8th Street; (S.R. 90, also U.S. 41 Tamiami Trail); thence N89°43'30"E along said S/ly right-of-way line of S.W. 8th Street, a distance of 598.29' to the Point of tangency of a curve to the right having as its elements a central angle of 88°46'38", a radius of 25' a chord distance of 34.98', and a chord bearing of S45°53'11"E; thence SE/ly along the arc of said curve to the right a distance of 38.74' to the Point of tangency in the intersection with the W/ly right-of-way line of said S.W. 127 Avenue; thence S1°29'52"E along said W/ly right-of-way line a distance of 122.21' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 8 Street & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.36 Acres

GU (Interim)
RU-4L (Limited Apt. House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/03 TO THIS DATE:

HEARING NO. 02-4-CZ10-4 (02-10)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JESUS & GRISEL LEON

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing townhouse residence to setback 8.11' (20' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a patio area of 235 sq. ft. (500 sq. ft. required).

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

A plan is on file and may be examined in the Zoning Department entitled "Grisel & Jesus Leon," as prepared by Wilkin-Medina & Assoc., dated 12/2001 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 2, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11224 S.W. 33 Circle Place, Miami-Dade County, Florida. SIZE OF PROPERTY: 89.83' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/03 TO THIS DATE:

HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41
Council Area 10
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15,16,17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)

RU-5A (Semi-professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/03 TO THIS DATE:

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) BU-1A to BU-3.
- (2) MODIFICATION of paragraph #4 of the Declaration of Restrictions, a covenant running with the land, recorded in Official Record Book 18475, Pages 1701 through 1704, only as it applies to the subject property as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerd/Q Sports,' as prepared by Zamora & Associates, Inc., dated last revised 10-15-98, consisting of 3 sheets, along with a plan entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10-15-98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7-29-98, along with plans entitled 'Q The Sports Club,' as prepared by Tagliarini Architectural Group, P. A., dated 10-16-97, consisting of 2 sheets, and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated last revised 10-9-98, consisting of 4 sheets, for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated revised 6/6/03 and consisting of 11 sheets."

The purpose of this request is to allow the applicant to submit new plans showing commercial uses (retail and self-service storage units) for this property.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #02-93)

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

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

BU-1A (Business – Limited)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/10/03 TO THIS DATE:

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting approval to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage required and 10,000 sq. ft. area required).
- (3) Applicant is requesting to permit an 18' wide two-way drive (20' required).
- (4) Applicant is requesting a 2' wide landscaped buffer along the property line to the north (5' width required between parking areas and a dissimilar land use).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or 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 "Aurora Office Building," as prepared by Antonio Cardenas, Architect, dated 2/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/03 TO THIS DATE:

HEARING NO. 03-12-CZ10-6 (03-151)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: ROSA M. LOPEZ

RU-1 to RU-5

SUBJECT PROPERTY: Lots 28, 29 & 30, block 48, CENTRAL MIAMI, PART THREE,
COMMERCIAL SECTION, Plat book 25, Page 42.

LOCATION: 3700 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY 0.175 Acre

RU-1 (Single Family Residential)

RU-5 (Semi-professional Offices & Apartments)

HEARING NO. 04-1-CZ10-1 (02-136)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: JOSE & MARIA CORTEGUERA

AU and EU-1 to RU-1M(a)

SUBJECT PROPERTY: Tract 32 and the east ½ of Tract 31, of J. G. HEAD'S FARMS in Section 10, Township 54 South, Range 39 East, Plat book 46, page 44.

LOCATION: The Northwest corner of S.W. 144 Avenue & S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.48 Acres

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

HEARING NO. 04-1-CZ10-2 (03-158)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ALVARO BETANCOURT CARRATALA

GU to RU-1M(b)

SUBJECT PROPERTY: The east 200' of the west 425' of the south ½ of the SW ¼ of the SE ¼ of the NE ¼, less the south 35' thereof in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of theoretical S.W. 34 Street & theoretical S.W. 148 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Acres

GU (Interim)

RU-1M(b) (Modified Single Family, 6,000 sq. ft. net)

HEARING NO. 04-1-CZ10-3 (03-201)

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

APPLICANT: MAYRA MORENO

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.8 Acres Gross

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

HEARING NO. 04-1-CZ10-4 (03-239)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ORLANDO DEL CASTILLO

GU to RU-1M(b)

SUBJECT PROPERTY: The west 200' of the east 840' of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 25' thereof in Section 16, Township 54 South, Range 39 East.

LOCATION: Approximately 640' west of S.W. 147 Avenue & north of theoretical S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)