

**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>02-131</u>	<u>SUNSET INTERNATIONAL WEST LTD.</u>
<u>02-338</u>	<u>ENID & ALBERT HARUM-ALVAREZ</u>
<u>02-339</u>	<u>ENID & ALBERT HARUM-ALVAREZ</u>
<u>03-271</u>	<u>FRANCIS B. COMPTON</u>
<u>03-358</u>	<u>MYSTIC FOREST INVESTMENTS III, INC.</u>
<u>03-376</u>	<u>MARY A. & JAMES E. MORGAN, III</u>
<u>04-023</u>	<u>PITMAN PHOTO, INC.</u>
<u>04-048</u>	<u>ORLANDO GRANDA</u>
<u>04-050</u>	<u>CARLOS & PETRA ARNEDO</u>
<u>04-074</u>	<u>DANIEL & ALEXANDRA GARCIA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 6/9/04 TO THIS DATE:

HEARING NO. 04-4-CZ12-4 (03-376)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: MARY A. & JAMES E. MORGAN, III

- (1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

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).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/12/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west ½ of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 150'

PRESENT ZONING: RU-1

THE FOLLOWING HEARING WAS DEFERRED FROM 6/9/04 TO THIS DATE:

HEARING NO. 04-5-CZ12-1 (03-271)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: FRANCIS B. COMPTON

- (1) AU to EU-M
- (2) Applicant is requesting to waive the zoning & subdivision regulations requiring lot frontage on a public street; to permit lots with 0' frontage (120' required) on a public street and to permit access to a public street by means of a private road.
- (3) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from front property lines.
- (4) Applicant is requesting to permit single family residences setback a minimum of 10' (15' required) from interior side property lines.
- (5) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from the side street property line.
- (6) Applicant is requesting to permit single family residences with a maximum lot coverage of 35% (30% permitted).

OR IN THE ALTERNATIVE TO REQUEST #2, THE FOLLOWING:

- (7) Applicant is requesting to permit curvilinear lots with frontages varying from 43.16' to 55.38' (80' required) and to permit a minimum frontage of 61.76' (120' required) at the building setback line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Oak Ridge Falls 3rd Addition," as prepared by Ford, Armenteros & Manucy, Inc., dated last revised on 3/30/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The SE ¼ of the NW¼ of the NW¼ of Section 16, Township 55 South, Range 40 East. AND: The west ¼ of the SW¼ of the NE¼ of the NW¼, less the south 25' thereof in Section 16, Township 55 South, Range 40 East.

LOCATION: Lying east of theoretical S.W. 95 Avenue & north of theoretical S.W. 124 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13 Acres

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

THE FOLLOWING HEARING WAS DEFERRED FROM 6/9/04 TO THIS DATE:

HEARING NO. 04-6-CZ12-3 (04-50)

27-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: CARLOS & PETRA ARNEDEO

- (1) SPECIAL EXCEPTION to permit the resubdivision and refacing of two platted lots.
- (2) The applicant is requesting to permit one of the proposed lots with an area of 35,132.5 gross sq. ft. (43,560 gross sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Refacing and Resubdividing for Lots 20 & 21," as prepared by an unknown preparer, dated receiving 2/18/04 and consisting of one sheet.

SUBJECT PROPERTY: Lots 20 & 21, Block 11, SUNKIST ESTATES, Plat book 40, Page 95.

LOCATION: 7981 S.W. 64 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.45 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/6/04 TO THIS DATE:

HEARING NO. 04-5-CZ12-4 (03-358)

36-54-39
Council Area 12
Comm. Dist. 10

APPLICANT: MYSTIC FOREST INVESTMENTS III, INC.

- (1) GU & RU-3M to RU-3M
- (2) Applicant is requesting to waive zoning & subdivision regulations requiring half section line roads to be 70' in width; to permit 0' dedication for S.W. 80 Street.
- (3) Applicant is requesting to permit a parcel of land with 35' of frontage on a public street (100' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A "Sketch of Survey" is on file and may be examined in the Zoning Department entitled "Sketch to Accompany a Legal Description a Portion of the east ½ of Section 36, Township 54 South, Range 39 East," as prepared by Eduardo Ensenat Surveying, Inc., consisting of 1 sheet and dated 10/10/03.

SUBJECT PROPERTY: The north 100' of the south 300' of the east 142' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The south 200', of the east 142', of the south ½, of the east ½, of the east ½, of the SW ¼, of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼, less the south 35' thereof, in Section 36, Township 54 South, Range 39 East, less and except therefrom:

Commence at the Southeast corner of the NE ¼ of Section 36, Township 54 South, Range 39 East; thence run S87°45'7"W (bearing derived from the Florida State System of Plane Coordinates), along the south boundary of the NE ¼ of Section 36, for a distance of 1,623.77' to the Southwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N01°42'23"W, along the west boundary of the east 100' of the west 140' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 36.2' to the Point of beginning of herein described parcel; from said Point of beginning, continue N01°42'23"W, along the last described west boundary, for a distance of 113.8' to the Northwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N87°45'7"E, along the north boundary of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 74.04' to a point; thence run S31°10'49"W for a distance of 136.36' to the Point of beginning. AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,647.32' to a point on the east limited access right-of-way line of the Homestead Extension of Florida's Turnpike (S.R. #821); thence

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APPLICANT: MYSTIC FOREST INVESTMENTS III, INC., ET AL

PAGE TWO

N31°10'49"E along said limited access right-of-way line a distance of 179.72' to the Point of beginning; thence continue along said limited access right-of-way line N31°10'49"E a distance of 47.81' to a point on the west right-of-way line of S.W. 119th Court; thence departing said limited access right-of-way line S1°42'23"E along the said right-of-way line of S.W. 119th Court a distance of 39.9'; thence departing the said right-of-way line of S.W. 119th Court, S87°45'7"W a distance of 25.96' to a point on the said limited access right-of-way line and Point of beginning.

AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,623.77' to a Point of beginning; thence continue S87°45'7"W along the south line of the NE ¼ a distance of 23.55' to a point on the east limited access right-of-way of line of the Homestead Extension of Florida's Turnpike (S.R. 821); thence N31°10'49"E along said limited access right-of-way line a distance of 43.37'; thence departing said limited access right-of-way line S1°42'23"E a distance of 36.2' to a point on the said south line of the NE ¼ and Point of beginning.

LOCATION: Lying north of S.W. 80 Street and SE/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2± Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/6/04 TO THIS DATE:

HEARING NO. 04-7-CZ12-1 (02-131)

29-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: SUNSET INTERNATIONAL WEST LTD.

(1) MODIFICATION of Condition #2 of Resolution Z-144-83, passed and adopted by the Board of County Commissioners, 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 'The Sunset Plaza Office Park,' as prepared by F. R. F., and dated 4-5-83."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Additional Parking for Sunset International West,' as prepared by Salvador M. Cruxent, A.I.A., and dated 3/8/04."

The purpose of the request is to permit the applicant to use tandem parking that will be for valet parking only for the previously approved parking lot serving the adjacent site.

(2) Applicant is requesting to permit tandem parking spaces with 0' of back-out (22' required).

(3) Applicant is requesting to permit 0 trees (35 trees required).

(4) Applicant is requesting to permit 0 street trees (5 street trees required).

(5) Applicant is requesting to permit 0 shrubs (400 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) and requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

SUBJECT PROPERTY: The north ½ of the east ½ of Tract 127 of DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION of Section 29, Township 54 South, Range 40 East, Plat book 1, Page 97.

LOCATION: The south side of S.W. 70 Street, approximately 330' west of S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 165.24' x 304.09'

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/6/04 TO THIS DATE:

HEARING NO. 04-7-CZ12-2 (02-338)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: ENID & ALBERT HARUM-ALVAREZ

- (1) Applicants are requesting to permit an accessory structure in front of the main structure (not permitted) and setback 22.5' (75' required) from the front (north) property line and setback 15' (20' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a swimming pool setback 58.5' (75' required) from the front (north) property line and setback 15' (20' required) from the interior side (east) property line.
- (3) Applicants are requesting to waive the zoning regulations requiring all interior subdivision rights-of-way to be 50' in width; to permit 2.5' of dedication on the south side of S.W. 98th Terrace.
- (4) Applicant is requesting to permit a single family residence setback 22.5' (25' required) from the front (north) property line.

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).

Plans are on file and may be examined in the Zoning Department entitled "Mutley Way," as prepared by Jean M. Harum, consisting of 3 sheets and dated 4/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 330' of the west 130' of the SE ¼ of the NW ¼ of the SE ¼ of Section 3, Township 55 South, Range 40 East, less the north 146.04' and less the south 59.71'.

LOCATION: South of S.W. 98 Terrace, lying approximately 500' west of S.W. 79 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 124.25' x 130'

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

THE FOLLOWING HEARING WAS DEFERRED FROM 7/6/04 TO THIS DATE:

HEARING NO. 04-7-CZ12-3 (02-339)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: ENID & ALBERT HARUM-ALVAREZ

- (1) Applicants are requesting to permit a single family residence on a dual frontage lot setback 21' (25' required) from the front (north) property line and 22.5' (25' required) from the front (south) property line.
- (2) Applicants are requesting to permit an accessory structure in front of the main structure (not permitted) and setback 22.5' (75' required) from the front (south) property line and setback 15' (20' required) from the interior side (east) property line.
- (3) Applicants are requesting to waive the zoning regulations requiring all interior subdivision rights-of-way to be 50' in width; to permit 2.5' of dedication on the north side of S.W. 98th Terrace adjacent to the subject property.
- (4) Applicant is requesting to permit a single family residence setback 22.5' (25' required) from the front (north) property line.

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).

Plans are on file and may be examined in the Zoning Department entitled "Mutley Way," as prepared by Jean M. Harum, consisting of 3 sheets and dated 4/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 121.04' of the north 146.04' of the west 130' of the SE ¼ of the NW ¼ of the SE ¼ of Section 3, Township 55 South, Range 40 East,.

LOCATION: 7998 S.W. 98 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 121.04' x 130'

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

HEARING NO. 04-9-CZ12-1 (04-23)

15-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: PITMAN PHOTO, INC.

- (1) IU-1 to BU-1A
- (2) Applicant is requesting to permit a Class "B" Automatic Changing Sign (ACS) located on a property with 1.376 acres (10 acres required).
- (3) Applicant is requesting to permit the sign setback 8.75' (14.3' required) from the front (north) property line.
- (4) Applicant is requesting to permit the sign setback 4.92' (63' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#4 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 "Walgreens S.W. 132 Street & S. Dixie Highway," as prepared by Zamora & Associates, Inc., consisting of five sheets, dated, signed and sealed 1/29/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of PALMER SUBDIVISION, Plat book 141, Page 26.

LOCATION: 8650 S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.345 Acres

IU-1 (Industry – Light)
BU-1A (Business – Limited)

HEARING NO. 04-9-CZ12-2 (04-48)

29-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: ORLANDO GRANDA

Applicant is requesting to permit a rear yard coverage of 5.3% (5% rear yard coverage permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of this request 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).

Plans are on file and may be examined in the Zoning Department entitled "Orlando Granda," as prepared by El-Sid Engineers, dated stamped received 2/18/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the east ½ of Tract 19, MILLER DRIVE ESTATES, Plat book 46, Page 37 in Section 29, Township 54 South, Range 40 East.

LOCATION: 10440 S.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.14± Acres

PRESENT ZONING: EU-1 (Estates 1 Family Acre Gross)

HEARING NO. 04-9-CZ12-3 (04-74)

33-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: DANIEL & ALEXANDRA GARCIA

Applicant is requesting to permit a storage room addition to a residence setback 17' 7½" from the rear (west) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request 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).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition/Remodeling for Garcia Residence," as prepared by Eusebio M. Mora, Architect, 2 sheets dated last revised 2/29/04 and 1 sheet dated 3/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 7, SNAPPER CREEK PARK, UNIT NO. 2, Plat book 71, Page 29.

LOCATION: 8600 S.W. 89 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 105'

PRESENT ZONING: RU-1 (Single Family Residential)