

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-039</u>	<u>LEONARD D. & MARIA L. BOORD</u>
<u>04-126</u>	<u>ESTATE OF ROZELLA TRAFICANT</u>
<u>04-380</u>	<u>KTC, INC.</u>
<u>04-391</u>	<u>FERNANDO SUAREZ</u>
<u>04-401</u>	<u>FACUNDO BACARDI</u>
<u>04-402</u>	<u>SS FALLS INVESTMENTS L. L. C.</u>
<u>04-451</u>	<u>ENRIQUE & BETTY MENDEZ</u>
<u>04-463</u>	<u>GILBERT FIORENTINO</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/2/05 TO THIS DATE:

HEARING NO. 05-2-CZ12-3 (04-380)

6-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: KTC, INC.

Applicant is requesting to permit a 23.31 sq. ft. detached sign in the RU-5A zoning district and to setback 7' from the side street (north) property line (detached sign not 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).

Plans are on file and may be examined in the Zoning Department entitled "Kendall Medical Plaza," as prepared by Bengis Signs, Inc. and a Boundary Survey as prepared by Manuel Felipe, Land Surveyor, dated received 10/6/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", LAS AMERICAS AT KENDALL, Plat book 136, Page 61.

LOCATION: 10860 S.W. 88 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

PRESENT ZONING: RU-5A (Semi- professional Offices)

APPLICANTS: LEONARD D. & MARIA L. BOORD

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 14.83' (15' required) from the interior side (south) property line.
- (2) Applicant is requesting to permit a tennis court setback 8' (20' required) from the interior side (south) and (north) property lines.
- (3) Applicant is requesting to permit a 10' high chain link fence (8' permitted within the setbacks).

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 "Tennis Court Plan for Maria Luisa Boord," as prepared by Agile Courts, dated 4/9/03 and pole and fixture layout prepared by R. L. S. Lighting, Inc. consisting of 2 sheets, dated received 2/4/04 and a landscape plan, dated received 2/8/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 127' of the south 937' of Lot 1 less the east 15' for right-of-way, Block 3 of HARDEES SUBDIVISION, Plat book "B", Page 50.

LOCATION: 8510 S. W. 52 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.901 Acre

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

APPLICANT: ESTATE OF ROZELLA TRAFICANT

- (1) GU to RU-5A
- (2) Applicant is requesting to permit an office building setback 15'3" (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit said office building with 3 stories (2 stories permitted) at a height of 40' 2" (24' maximum permitted).
- (4) Applicant is requesting to permit a floor area ratio (FAR) of 0.672 (0.6 FAR permitted).
- (5) Applicant is requesting to permit 69 parking spaces (73 required).
- (6) Applicant is requesting to permit a dumpster enclosure setback 27' 8" (75' required) from the front (east) and 5'7" (7.5' required) from the interior side (south) property lines.
- (7) Applicant is requesting to permit a 3' 3" landscape buffer (5' required between dissimilar land uses) along a portion of the interior side (north & south) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 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) and approval of request #7 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 "7750 Professional Offices," as prepared by Borges & Associates and Mariano Corral Landscape Architect & Planner, consisting of 13 sheets, dated stamped received 2/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 119.6' of the south 374.6' of the east ½ of the NE ¼ of the SE ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East.

LOCATION: 7750 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.79 Acre

GU (Interim)
RU-5A (Semi-professional Offices)

HEARING NO. 05-5-CZ12-3 (04-391)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: FERNANDO SUAREZ

Applicant is requesting to permit a single-family residence with a lot frontage of 60' (75' required).

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

A survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Arturo Mendigutia, P. S., consisting of 1 sheet and dated 2/7/04.

SUBJECT PROPERTY: The south 50' of the north 400' and the north 10' of the south 200' of Tract 5, AMENDED PLAT OF A PORTION OF PALM-MIAMI, Plat book 31, Page 35.

LOCATION: 6708 S.W. 69 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 235'

PRESENT ZONING: RU-1 (Single-Family Residential)

HEARING NO. 05-5-CZ12-4 (04-401)

32-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: FACUNDO BACARDI

EU-1 to EU-M

SUBJECT PROPERTY: Tract "A" of MARY W. DORN HOMESTEAD, Plat book 48, Page 37, less a portion of said tract being more particularly described as follows:

Begin at the Southwest corner of said Tract "A"; thence N/ly along the west boundary of said Tract "A", a distance of 220' to a Point of intersection with a line that 336' south of and parallel to the north boundary of said Tract "A"; thence run E/ly along a line that is 336' south of and parallel to the north boundary line of said Tract "A", a distance of 195.3'± to a point; thence run S/ly a distance of 210.05'±, to the Point of intersection with the centerline of S.W. 74th Street, as shown on said plat; thence run W/ly along the centerline of said S.W. 74th Street, a distance of 140.6'± to a point; thence run S/ly a distance of 10' to a point; thence run W/ly a distance of 50' to the Point of beginning; subject to the dedication of S.W. 74th Street, as shown on said plat of MARY W. DORN HOMESTEAD, together with improvements thereon.

LOCATION: 4675 S.W. 74 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.28 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

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

HEARING NO. 05-5-CZ12-5 (04-402)

17-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: SS FALLS INVESTMENTS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the south 25'; all in Section 17, Township 55 South, Range 40 East.

LOCATION: 10281 S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.23 Gross Acres

AU (Agricultural – Residential)

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

HEARING NO. 05-5-CZ12-6 (04-451)

30-54-40
Council Area 12
Comm. Dist. 10

APPLICANTS: ENRIQUE & BETTY MENDEZ

- (1) Applicant is requesting to permit a covered terrace addition to a townhouse residence setback 10' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit the townhouse residence with a patio area of 260 sq. ft. (500 sq. ft. 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 "Open Terrace for Betty & Enrique Mendez," as prepared by Carlos Muller, P. E. and dated received 12/21/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 7, SNAPPER CREEK TOWNHOUSES, SECTION TWO, Plat book 94, Page 84.

LOCATION: 11339 S.W. 69 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 43' x 70'

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

HEARING NO. 05-5-CZ12-7 (04-463)

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

APPLICANT: GILBERT FIORENTINO

- (1) Applicant is requesting to permit a single-family residence with a lot coverage of 20.65% (15% permitted).
- (2) Applicant is requesting to permit a rear yard lot coverage of 17.5% (5% permitted).
- (3) Applicant is requesting to permit a gazebo spaced 9.9' (10' required) from the principal residence.

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 "New Addition for: Mr. & Mrs. Gilbert Fiorentino," as prepared by Pacetti Architects; Sheet A-1 dated stamped received 2/11/05 and the remainder dated stamped received 12/22/04 and consisting of 5 sheets. Plans may be modified public hearing.

SUBJECT PROPERTY: Lot 5, Block 1, WEITZER KILLIAN PLACE, Plat book 136, Page 70.

LOCATION: 9766 S.W. 111 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 119.24' x 209.68'

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