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THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/7/05 TO THIS DATE:

HEARING NO. 05-7-CZ14-2 (04-371)

31-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: JUDY F. STUBBS

- (1) UNUSUAL USE to permit a day care center.
- (2) VARIANCE OF AIRPORT REGULATIONS to permit a day care center within the Kendall-Tamiami Executive Airport No School Zone (new educational facilities are not permitted within the No School Zone).
- (3) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (4) Applicant is requesting to permit a 5' wide landscape buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #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 "Proposed Daycare for: Judy F. Stubbs," as prepared by Michael Alimba, P. E., consisting of 2 sheets dated, dated stamped received 6/16/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 24 of GREEN HILLS, SECTION FIVE, Plat book 81, Page 33.

LOCATION: 11221 S.W. 176 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 110'

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

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THE FOLLOWING HEARING WAS DEFERRED FROM 7/7/05 TO THIS DATE:

HEARING NO. 05-7-CZ14-7 (05-37)

15-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: EMILIO GARCELL

Applicant is requesting to permit a single-family residence on a lot with an area of 7.78 gross acres (40 gross acres 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).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. consisting of 1 sheet and dated stamped received 2/9/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12350 & 12400 S.W. 199 Avenue, Miami-Dade County.

SIZE OF PROPERTY: 7.78 Gross Acres

PRESENT ZONING: GU (Interim)

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APPLICANTS: IRWIN POTASH, ET AL.

(1) AU, EU-1 & EU-M to PAD

(2) Applicant is requesting to permit 1-way drives 12' in width (14' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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 "Palms of Coral Reef," as prepared by Sotolongo Architects, consisting of 20 sheets, dated, signed and sealed 7/15/05 and landscape plans as prepared by Witkin Design Group, consisting of 8 sheets, dated, signed and sealed 7/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east  $\frac{1}{2}$ , of the SW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of Section 21, Township 55 South, Range 40 East, less the south 35' and less that portion lying east and Northeast of the south Right-of-Way Line of Canal C-100. AND: The west  $\frac{1}{2}$ , of the SW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of Section 21, Township 55 South, Range 40 East, less the south 35', less the west 35', and less that portion for Right-of-Way of Canal C-100. AND: The NE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  lying south of Canal C-100 Right-of-Way Section 20, Township 55 South, Range 40 East. AND: The north 129', of the east  $\frac{1}{2}$ , of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 20, Township 55 South, Range 40 East subject to dedication of the east 40' thereof, Official Records Book 16849, Page 4211. AND: The north 214' of Tract "A" of JACADAMA TRACT, Plat book 119, Page 81 AND: In addition that portion of the SW  $\frac{1}{4}$ , of the NW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 55 South, Range 40 East; lying south and west of Canal C-100; less the west 35' thereof.

LOCATION: The north side of S.W. 152 Street & lying east and west of theoretical S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.76 Gross Acres

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

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HEARING NO. 05-10-CZ14-2 (04-334)

5-56-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: WILBUR B. BELL, TRUSTEE

RU-2 to IU-1

SUBJECT PROPERTY: That portion of the south 265' of the north 300' of Tract 5 of PERRINE GRANT SUBDIVISION, Plat book 1 Page 4, lying westerly of the westerly right-of-way of County Road (known as Homestead Avenue), less the area bounded by the south line of the north 35' of said Lot 1, bounded by the west right of way line of Homestead Avenue and bounded by a 25' radius arc concave to the southeast and being tangent to the last described 2 lines.

LOCATION: Lying south of S.W. 184 Street & west of Homestead Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.6 Acres Gross

RU-2 (Two-Family Residential)

IU-1 (Industry – Light)

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HEARING NO. 05-10-CZ14-3 (04-455)

31-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: TRUE DELIVERANCE CHURCH OF CHRIST, INC.

AU to RU-3M

SUBJECT PROPERTY: The west 292.09' of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 31, Township 55 South, Range 40 East.

LOCATION: 18300 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.03 Net Acres

AU (Agricultural – Residential)

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

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HEARING NO. 05-10-CZ14-4 (05-74)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: PARKS BANKS & JESSE & PAUL WHITE

(1) AU to RU-1

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 57 South, Range 38 East and the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 57 South, Range 38 East.

LOCATION: The Northeast corner of S.W. 190 Avenue & S.W. 320 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.18 Gross Acres

AU (Agricultural – Residential)  
RU-1 (Single-Family Residential)

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HEARING NO. 05-10-CZ14-5 (05-131)

2-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: GARY & ANGELA HOLBROOK

Applicant is requesting to permit a utility shed setback 7' (7.5' required) from the rear (north) property line and setback 6.6' (20' required) from the interior side (west) property line.

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 "Map of Boundary Survey," as prepared by Hadonne Corp. and dated stamped received 5/16/05.

SUBJECT PROPERTY: Lot 5, Block 1, CARLOCK SUBDIVISION, Plat book 103, Page 68.

LOCATION: 12965 S.W. 185 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 131'

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

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HEARING NO. 05-10-CZ14-6 (05-148)

11-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: JJC INVESTMENTS, INC.

Applicant is requesting to permit a single-family residence with a lot frontage of 183.3' (200' required) and a lot area of 1.59 gross acres (5 gross acres 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).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence," as prepared by OLR Architects, consisting of 5 pages and dated 5/13/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , less the west 1,130' and the north 25' and the east 25', all in Section 11, Township 56 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 206 Street & S.W. 194 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.59 Gross Acres

PRESENT ZONING: GU (Interim)

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HEARING NO. 05-10-CZ14-7 (05-154)

32-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: JACINTO ABDALA

Applicant is requesting to permit a duplex residence with a lot frontage of 62.2' (75' required) and an area of 6,255 sq. ft. (7,500 sq. ft. 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).

Plans are on file and may be examined in the Zoning Department entitled "Duplex," as prepared by Eduardo Martinez, Architect, consisting of 3 pages and dated stamped received 6/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 7 & 8, Block 4, MIDWAY SUBDIVISION, Plat book 6, Page 109.

LOCATION: The Northwest corner of S.W. 183 Street & S.W. 102 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,255 sq. ft.

PRESENT ZONING: RU-2 (Two-Family Residential)

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HEARING NO. 05-10-CZ14-8 (05-159)

1-56-39  
Council Area 14  
Comm. Dist. 9

APPLICANT: LUIS CHIRINO

MODIFICATION of Condition #2 of Resolution 4ZAB-256-83, last modified by Resolution 4ZAB-166-84, passed and adopted by the Zoning Appeals Board, only as it applies to the subject property, 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 'Site Plan – Lime Grove Estates,' as prepared by Ford Land Surveyors, Inc., and dated 4/2/84."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition to the Residence of: Luis Chirino,' as prepared by Arrero and Associates, Architect & Planner, Inc., consisting of 3 sheets: Sheet A-1 dated revised 3-19-05 and Sheets A-2 & A-3, dated last revised 5/23/05."

The purpose of the request is to permit the applicant to construct a second story addition onto a residence in a previously approved zero lot line development of 1-story residences.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) (Generalized Modification Standards) 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: Lot 17, Block 2, LIME GROVE ESTATES, SECTION TWO, Plat book 123, Page 85.

LOCATION: 19249 S.W. 120 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46' x 101'

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

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