

**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>04-071</u>	<u>SILVER GROUP 137, INC.</u>
<u>05-094</u>	<u>REDLANDS COVE DEVELOPMENT L. L. C.</u>
<u>05-188</u>	<u>THREE M DEVELOPMENT, INC.</u>
<u>05-228</u>	<u>CORAL REEF REALTY L. L. C.</u>
<u>05-261</u>	<u>L & M ENTERPRISES GROUP, INC.</u>
<u>05-267</u>	<u>NEWFOREST LANDSCAPING, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/13/05 TO THIS DATE:

HEARING NO. 05-12-CZ14-1 (04-71)

27-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: SILVER GROUP 137, INC.

- (1) AU to RU-3M
- (2) Applicant is requesting to permit 5 lots with lot areas varying from 3,201 sq. ft. to 3,819 sq. ft. (4,500 sq. ft. required).
- (3) Applicant is requesting to permit a single-family residence setback 127' (50' maximum permitted).
- (4) Applicant is requesting to permit zero lot line residences with visible passable areas varying from 6 to 12 linear feet (14.5 linear ft. required).
- (5) Applicant is requesting to permit 0 sq. ft. of storage area per unit with outdoor access (40 sq. ft. required).
- (6) Applicant is requesting to permit 160 shrubs (350 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) 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 "Silver Estate," as prepared by Red Design Group, consisting of 6 pages dated 9/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 80' of the north ½, of the north ½, of the SE ¼, of the SE ¼, of Section 27, Township 55 South, Range 39 East and the west 80' of the north 2/3 of the south ¾ of the SE ¼ of the SE ¼, less the Seaboard Coast Line Railroad Right-of-Way and less that portion south of the said railroad right-of-way in said Section 27.

LOCATION: Lying east of S.W. 139 Avenue and south of S.W. 164 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.868 Acre

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

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HEARING NO. 06-1-CZ14-1 (05-94)

33-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.

AU to EU-S

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.31 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

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HEARING NO. 06-1-CZ14-2 (05-188)

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

APPLICANT: THREE M DEVELOPMENT, INC.

AU to RU-1

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

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.54 Gross Acres

AU (Agricultural – Residential)

RU-1 (Single-Family Residential)

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APPLICANT: CORAL REEF REALTY L. L. C.

- (1) MODIFICATION of Conditions #2 & #5 of Resolution 4-ZAB-127-87, last modified by Resolution 4-ZAB-44-89, passed and adopted by the Zoning Appeals Board, only as it applies to 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 'Sunoma Place of Kendall – A Personal Care Residence,' as prepared by RKT & B, Architects and Planners, Inc., dated 9-2-88 and consisting of six sheets and sketch of survey entitled 'Federal Property Management Corporation,' as prepared by Weldner Surveying and Mapping, P. A., dated 9-27-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Coral Reef Nursing & Rehabilitation Center Expansion,' as prepared by RO Architects & Planners, consisting of 9 sheets dated 7/29/05."

FROM: "5. That the use be approved for and be restricted to a maximum of 360 people, of which 120 beds shall be for the nursing home and 240 beds for the home for the aged."

TO: "5. That the use be approved for and be restricted to a maximum of 180 beds."

The purpose of the above request is to allow the applicant to submit revised plans showing an addition for the nursing and rehabilitation center and separating the subject site from the home for the aged previously approved on the site to the south.

- (2) Applicant is requesting to permit an addition to a nursing home and rehabilitation center to setback varying from 29.42' to 42.42' (50' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 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) and approval of request #2 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: All of CORAL REEF NURSING CENTER, Plat book 145, Page 79, together with an easement for utility purposes more particularly described as follows:

Begin at the Southeast corner of the west $\frac{3}{4}$ of the SE $\frac{1}{4}$ of said Section 20; thence run S87°10'04"W, along the south line of the aforementioned Section 20, a distance of 615'; thence run N02°19'02.5"W, parallel and distant 615' from the east line of the west $\frac{3}{4}$ of the SE $\frac{1}{4}$ of said Section 20, 55' to the Point of beginning; thence run N2°19'02.5"W along the same for a

HEARING NO. 06-1-CZ14-3 (05-228)

20-55-40
Council Area 14
Comm. Dist. 8

APPLICANT: CORAL REEF REALTY L. L. C.

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distance of 503' to a point; thence N87°10'04"E a distance of 40'; thence S2°19'02.5"E a distance of 30'; thence S87°10'04"W a distance of 16.5' to a point that is parallel and distant 23.5' from the first course described herein; thence S2°19'02.5"E along said line a distance of 473' to a point on the north line of Coral Reef Drive; thence S87°10'04"W along said line a distance of 23.5' to the Point of beginning.

LOCATION: 9869 S.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROEPRTY: 5.9 Acres

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

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HEARING NO. 06-1-CZ14-4 (05-261)

12-56-39
Council Area 14
Comm. Dist. 9

APPLICANT: L & M ENTERPRISES GROUP, INC.

Applicant is requesting to permit a lot frontage of 74' (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).

Plans are on file and may be examined in the Zoning Department entitled "L & M Enterprise Group, Inc., consisting of 3 pages, A-1 dated revised 2/18/05 and the remaining two pages dated revised 11/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 74' of the west 355' of the north ½ of Tract 13, DIXIE PINES, Plat book 31, Page 51.

LOCATION: South of S.W. 214 Terrace & 281' east of S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 74' x 107'

PRESENT ZONING: RU-2 (Two Family Residential)

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HEARING NO. 06-1-CZ14-5 (05-267)

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

APPLICANT: NEWFOREST LANDSCAPING, INC.

AU to EU-S

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

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.09 Gross Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

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