

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8 will hold a Public Hearing on the following zoning applications on **September 14, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Miami, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT:

LAKE SANA DEVELOPMENTS, LLC., ET AL - Z2022000012

This application is to permit the rezoning of the subject parcel from GU (1 residence per 5 gross acres) and RU-1 (1 residence per 7,500 square foot lot) to RU-4L (23 residential units per acre) which will allow the property to be developed with more residential units than currently allowed. The applicant is also seeking to permit the filling of a portion of an existing lake.

1. DISTRICT BOUNDARY CHANGE from GU, Interim District and RU-1, Single-Family Residential to RU-4L (Limited Apartment House District).
2. UNUSUAL USE to permit a partial lake fill.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Master Plan Lake Sana Development" prepared by SE7ENAVE Design Studio, LLC, consisting of three (3) sheets, with sheets SP-1 and SP-2 dated stamped received 5/16/23 and sheet A-01 dated stamped received 3-9-23, one (1) floor plan sheet by preparer unknown, dated stamped received 3-9-23, one (1) sheet entitled "Private Driveway", prepared by Zarr Group, dated stamped received 2/3/22, and one sheet entitled "Lake Sana Development", prepared by Strata Landscape Architecture, dated stamped received 5/16/23 for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 210' South of NW 111 Street and 245' North of NW 103 Street, west of theoretical NW 13 Avenue and approximately 135' east of NW 17 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 57.14 Acres

This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail ZONINGmeetings@miamidade.gov, or visit our website at:

<https://www.miamidade.gov/zoning/community-council-08.asp>

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD 8 will hold a Public Hearing on the following zoning applications on **September 14, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Miami, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT: MURPHY OIL USA, INC.- Z2022000248

The applicant is requesting to permit less glazing than required and to permit a detached point of sale sign with more height than permitted by Code.

NON-USE VARIANCE of the standard urban center district regulations to waive the requirement for 30% glazing, to permit 24.16% glazing along NW 27 Avenue and NW 102 Street and NW 103 Street.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Murphy Oil USA, Inc.", as prepared by CPH Corp, consisting of 3 sheets with sheet C-3 dated stamped received 06/28/2023 and sheets L-1 & L-22 dated stamped received 05/17/2023, plans entitled Murphy Oil Convenience Store, as prepared by GF, consisting of 6 dated stamped received 05/17/2023 and plans entitled "Murphy Oil Site #21121" prepared by Allen Industries, consisting of 23 sheets dated stamped received 06/09/2023 for a total of 32 sheets. Plans may be modified at public hearing.

LOCATION: 10220 NW 27 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.92 Acre

This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail ZONINGmeetings@miamidade.gov, or visit our website at: <https://www.miamidade.gov/zoning/community-council-08.asp>

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8 will hold a Public Hearing on the following zoning applications on **September 14, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Miami, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT: IRON MOUNTAIN INFORMATION MANAGEMENT, LLC.
- Z2023000096

The application seeks to waive the requirement that no building on the subject parcel shall be of a height that is more than the width of the widest street upon which such building abuts, in order to permit the maximum height of the proposed industrial building on the site to exceed the width of the adjoining street (NW 120th Terrace) that abuts said structures. The application also seeks a reduction in the number of required parking spaces.

- (1) NON-USE VARIANCE of zoning regulations requiring that no building in the IU-1 District shall be of a height greater than the width of the widest street upon which such building abuts; to waive same and permit proposed structures with a maximum building height of 75' (70' maximum permitted).
- (2) NON-USE VARIANCE to permit 26 parking spaces (91 spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "PROPOSED TELECOMMUNICATION HUB" prepared by VANDERWEIL consisting of a Site Plan, Exterior Elevations, Vehicle Tracking plan and an Architectural Floor Plan dated stamped received 05/16/2023 consisting of four (4) sheets and a Landscape Set prepared by Kimley Horn dated stamped received 05/16/2023 consisting of eight (8) sheets, for a total of twelve (12) sheets. Plans may be modified at public hearing.

LOCATION: 2925 NW 120 Terrace, Miami-Dade County, Florida

SIZE OF PROPERTY: 3.40 Acres

This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail ZONINGmeetings@miamidade.gov, or visit our website at:

<https://www.miamidade.gov/zoning/community-council-08.asp>

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8

will hold a Public Hearing on the following zoning applications on **September 14, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Miami, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT: LEGACY RENTALS, LLC.- Z2023000114

The application is to permit a parcel of land with less lot area and less lot frontage than allowed by Code. Additionally, the application is to permit a proposed single-family residence to be located closer to the rear property line than allowed by Code.

(1) NON-USE VARIANCE to permit a parcel of land with a lot area of 3,750 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required).

(2) NON-USE VARIANCE to permit the proposed single-family residence to setback 20' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Legacy Rentals, LLC", as prepared by Fausto E. Guerrero, Sheets SP-1, A-1 & A-2 dated stamped received 4/19/2023, consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 2017 NW 70 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.08 Acre

This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail ZONINGmeetings@miamidade.gov, or visit our website at: <https://www.miamidade.gov/zoning/community-council-08.asp>