



Miami-Dade County
 Department of Planning & Zoning
 111 N. W. 1st Street Suite 1110
 Miami, Florida 33128-1974
<http://www.miamidade.gov/planzone/>



RESORTED
 FIRST CLASS



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 MAY 24 2007
 MAILED FROM ZIP CODE 33128

PRSRTO FIRST CLASS

05/25/07 FT LAUD

RETURN SERVICE REQUESTED

◆ ZONING HEARING NOTICE ◆

Z2007000015 C15 622
 MIAMI-DADE COUNTY
 DEPARTMENT OF PLANNING & ZONING
 Z2007000015 C15
 ZONING HEARING SECTION
 111 N.W. 1 STREET SUITE 1110
 MIAMI, FLORIDA 33128-1974

04JFP51

33128



APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board decisions that may be appealed to the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

HEARING NUMBER: 07-015
APPLICANT NAME: BISHOP SIMEON L. DOWNS, ET AL
THE APPLICANT ARE REQUESTING A SPECIAL EXCEPTION
TO PERMIT THE EXPANSION OF A RELIGIOUS FACILITY
ONTO ADDITIONAL PROPERTY TO THE NORTHEAST, AN
UNUSUAL USE TO PERMIT THE EXPANSION OF THE
PREVIOUSLY APPROVED DAY CARE CENTER AND AFTER
SCHOOL CARE ONTO ADDITIONAL PROPERTY TO THE
NORTHEAST, & A MODIFICATION OF A CONDITION OF A
PREVIOUS RESOLUTION TO REVISE THE SITE PLAN TO
SHOW A NEW SANCTUARY AND RELOCATION OF THE DAY
CARE CENTER AND AFTER SCHOOL CARE TO THE
PREVIOUSLY APPROVED RELIGIOUS FACILITY AND DAY
CARE CENTER. ALSO REQUESTING TO PERMIT LESS
PARKING SPACES THAN REQUIRED, & ACCOMPANYING
REQUESTS, ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT
PUBLIC HEARING.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 15
DATE 06/26/2007
TUESDAY
TIME 7:00 PM

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING
PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS
FOR YOUR INFORMATION ONLY.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING & ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT WWW.MIAMIDADE.GOV/PLANZONE/TRACK/HOME.ASP. IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE



**LOCATION: 21450 SW 112 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.**

SIZE OF PROPERTY: 1.44 GROSS ACRES

INSTRUCTIONS UNDER FLAP



FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested and the location of the property that would be affected are contained on the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner or Community Zoning Appeals Board member individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
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Miami-Dade County
 Department of Planning & Zoning
 111 N. W. 1st Street Suite 1110
 Miami, Florida 33128-1974
<http://www.miamidade.gov/planzone/>

PRSRTD

PRESORTED
 FIRST CLASS



02/22/07 FT LAUD

0004389667 FEB 21 2007

RETURN SERVICE REQUESTED ZIP CODE 33128

\$00.29

◆ ZONING HEARING NOTICE ◆

Z2007000015 C15 623
 MIAMI-DADE COUNTY
 DEPARTMENT OF PLANNING & ZONING
 Z2007000015 C15
 ZONING HEARING SECTION
 111 N.W. 1 STREET SUITE 1110
 MIAMI, FLORIDA 33128-1974

RAJTSMS

33128



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HEARING NUMBER: 07-015
APPLICANT NAME: BISHOP SIMEON L. DOWNS

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO PERMIT EXPANSION OF A RELIGIOUS FACILITY ONTO ADDITIONAL PROPERTY, AN UNUSUAL USE TO EXPAND THE PREVIOUSLY APPROVED DAY CARE CENTER, MODIFICATION OF A PREVIOUSLY APPROVED RESOLUTION TO PERMIT A NEW SITE PLAN FOR A-RELIGIOUS FACILITY ON LESS LOT AREA AND LESS SETBACK THAN REQUIRED, LESS PARKING THAN REQUIRED AND PARKING WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 21450 S.W. 112 AVENUE, MIAMI-DADE COUNTY FLORIDA.

HEARING WILL BE HELD AT THE SOUTH DADE GOVERNMENT CENTER 10710 SW 211 STREET ROOM #203 (OLD BUILDING) MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY NOTICE ONLY. PRIOR TO THE HEARING, MORE SPECIFIC INFORMATION WILL BE SENT TO YOU.

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
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APPLICANTS: BISHOP SIMEON L. DOWNS, ET AL

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the northeast.
- (2) UNUSUAL USE to permit the expansion of the previously approved day care center and after-school care onto additional property to the northeast.
- (3) MODIFICATION of Condition #2 of Resolution #4-ZAB-149-88, passed and adopted by the Zoning Appeals Board, 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 Church of God of Prophecy,' as prepared by Brad Schiffer/Taxis Architects and Planners dated 12/1/87."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Expansion for Triumphant Church of God of Prophecy,' as prepared by Allen Far Design Assoc., consisting of Sheets "A-1" & "A-4" dated stamped received 7/17/06, and Sheets "A-2" & "A-3" dated stamped received 10/23/06."

The purpose of request #3 is to revise the site plan to show a new sanctuary and relocation of the day care center and after school care to the previously approved religious facility and day care center.

- (4) Applicant is requesting to permit the religious facility on 1.44 gross acres (2.5 gross acres required/1.127 gross acres previously approved).
- (5) Applicant is requesting to permit the religious facility setback 19'1" (50' required) from the interior side (north) property line and setback 49'8" (50' required) from the interior side (south) property line.
- (6) Applicant is requesting to permit parking within 25' of the official right-of-way (not permitted).
- (7) Applicant is requesting to permit 87 parking spaces (109 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 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 requests #4 - #7 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: A portion of the north 225' of the east ½ of the SE ¼ of the SE ¼ of the SW ¼, less the north 75' of the east 185' and less the east 50' of the south 150'; of Section 7, Township 56 South, Range 40 East, being more particularly described as follows:

HEARING NO. 07-6-CZ15-4 (07-15)

7-56-40
Council Area 15
Comm. Dist. 9

APPLICANT: BISHOP SIMEON L. DOWNS

PAGE TWO

Commence at the southeast corner of the SW $\frac{1}{4}$ of said Section 7 and run N01°01'34"W along the east line of the SW $\frac{1}{4}$ of said Section 7 for 480.26'; thence parallel to the south line of the SW $\frac{1}{4}$ of said Section 7; thence run S89°11'31"W, 50' to the Point of beginning of the parcel hereinafter described; thence continue along said line parallel to the south line of the SW $\frac{1}{4}$ of said Section 7; thence S89°11'31"W, 293.25'; thence along the west line of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7, N00°59'07"W, 182.79'; thence along the north line of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7, N89°04'02"E, 158.2'; thence S01°01'34"E, 75'; thence N89°04'02"E, 135'; thence parallel to the east line of the SW $\frac{1}{4}$ of said Section 7 to the Point of beginning; thence S01°01'34"E, 108.43'; and the north 75' of the east 185' of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the east 50' for the road in Section 7, Township 56 South, Range 40 East.

LOCATION: 21450 S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.44 Gross Acres

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

h



**Miami-Dade County
Department of Planning and Zoning**

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2007000015

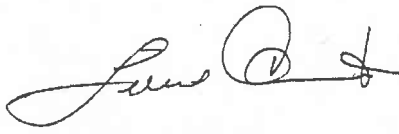
BOARD: C15

LOCATION OF SIGN: 21450 S.W. 112 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 04-JUN-07

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: 

PRINT NAME: FELIX ACOSTA



Miami-Dade County
Department of Planning and Zoning

CIS

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2007000015

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

02/09/07

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

05/24/07

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

5/24/07

To be retained in Hearing File



Miami-Dade County
Department of Planning and Zoning

C-15

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

Re: HEARING No. Z2007000015

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

02/09/07

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Adrian Hunter

Date:

02/21/07

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

2/21/07

To be retained in Hearing File

Ad Number: 782304301 Client Name: METRO-DADE COUNTY
 Insertion Number: 782304301 Advertiser: METRO-DADE COUNTY
 Size: 2X11.0 Section/Page/Zone: NBRS Pinecrest/PP28/Dade
 Color Type: B&W Description: NBRS Pinecrest/PP28/Dade

PP MiamiHerald.com/Neighbors | THE MIAMI HERALD | THURSDAY, MAY 31, 2007 | B1

ZONING HEARING
 COMMUNITY ZONING APPEALS BOARD - 15
 Tuesday, June 26, 2007 - 7:00 p.m.
 SOUTH DADE GOVERNMENT CENTER
 Room 203 (Old Building)
 19710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. BAHIA HONDA REAL ESTATE INVESTMENTS I, LLC (05-11)

Location: The northeast corner of SW 112 Avenue and SW 240 Street, Miami-Dade County, Florida (9.97 Acres)

The applicant is requesting a deletion of a paragraph of a covenant and of a condition of a previous resolution to delete the requirement that the entire property remain a school site and/or private green space; to develop the easterly site to be with residences and the western portion as a school site. Also requesting to waive the required footage for a dissimilar land use buffer, trees, and fence along the boundaries of the townhouse development and school site.

2. BISHOP SIMEON L. DOWNS, ET AL (07-15)

Location: 21450 SW 112 Avenue, Miami-Dade County, Florida (1.44 Gross Acres)

The applicants are requesting a special exception to permit the expansion of a religious facility onto additional property to the northeast, an unusual use to permit the expansion of the previously approved day care center and after school care onto additional property to the northeast, and a modification of a condition of a previous resolution to revise the site plan to show a new sanctuary and relocation of the day care center and after school care to the previously approved religious facility and day care center. Also requesting to permit less parking spaces than required, & accompanying requests, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

NEIGHBORS CALENDAR

*** CALENDAR, FROM 24**

305-461-1050:
 • **La Barbacoa**, group show features works by several modern and contemporary artists. Opening reception 7-10 p.m. June 1, continues through June 29.
 • **Landscapes of Poetry and Enchantment**, solo exhibition features works by artist Gabriel Sánchez; Opening reception 7-10 p.m. June 1, continues through June 29.
Cisneros Fontanals Art Foundation (cifo): **Jump Cuts: Venezuelan Contemporary Art from the Colección Mercantil**, examines the work of 30 contemporary Venezuelan artists born between 1946 and 1972, whose work characterizes the evolution and diversity of contemporary art created in Venezuela and Latin America; includes paintings, drawings, assemblage, sculpture, video and installations created from 1990-2006; June 1-July 15; 1018 N. Miami Ave., Miami. 305-455-3380.
Cuban Women Who Made Great Contributions in Cuba: Exhibit presents pictures and text on several prominent Cuban women in the arts, literature and politics, including the late Mariana Grajales, Ana Betancourt de Mora and Lydia Cabrera. An

18-minute documentary on the history of Cuba will be shown continuously during the exhibit; 9 a.m.-5 p.m. through May 31; Stephen P. Clark Government Center, 111 NW First St., Miami; free. 305-284-5500.
Damien B. Contemporary Art Center: **Boxed**, exhibition features works by French artist Gerard Vachez, including black-and-white photographs, color photographs, paintings and red dancing figures inside a container; through June 4; 282 NW 36th St., Wynwood. 305-573-4949 or damienb.com.
Deluxe Art's Gallery: **Heidi Series and Teen Nativty**, exhibitions feature Baroque expressionists paintings by Pip Brand; through June 30; 2051 NW Second Ave., Miami; free. 305-858-7735.
Dharma Studio: **The Enduring Landscape-Nature as Muse**, fine art exhibition showcases oil paintings, pastel drawings and black-and-white photography by artists Ernest Garthwaite, Judy Ann MacMillan and John B. Gynell; through June 16; 3170 Commodore Plaza, Coconut Grove. 305-461-1777.
DOT Fiftyone Gallery: **Meeting Point**, international group exhibition features paintings, photography, sculpture and installation projects by artists from Brazil, Japan, Israel, Argentina, Cuba and the United States; through July 30; 51 NW 36th St., Wynwood Art & Design District, Miami. 305-573-9994 or go to dotfiftyone.com.
Farside Gallery: New gallery offers works relevant to Miami's community. Its inaugural exhibition, **Tribute to the Art of Edoardo Munchisen**, 15 original works and two serigraphs by the Cuban nail painter; by appointment only 11 a.m.-5 p.m. Monday-Friday through June 28; Farside Gallery, 1305 SW 87th Ave., Miami; free. 305-264-3120.
Dante Fascell Visitor Center: **So Lovely a Fish**, Features work by Kimian, the husband and wife team of Kim and Ian Workman; ends May 31; Biscayne National Park, 9700 SW 328th St., Homestead. 305-230-1144.
For the Love of Art: First art exhibition in the Village's town hall features works by Marcelle Zanetti Fine Art; through Aug. 27; Village of Pal-

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30430 S. Dixie Hwy. Homestead, FL 33010 305-247-9944

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Dinners Start at \$6.95

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 Dining Room Menu
 Not Valid with Another offer

LUNCH SPECIAL
 from \$5.35

Come Try the Best Pizza in Town
 8016 SW 81 Drive
 Kings Creek Plaza
 305-270-1020

Ad Number: 782304201
 Client Name: METRO-DADE COUNTY
 Insertion Number: 782304201
 Advertiser: NBR South Dade/SD7/Dade
 Section/Page/Zone: NBR South Dade/SD7/Dade
 Size: 2X11.0
 Color Type: B&W

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- 2. PRINCETON LAND INVESTMENTS, LLC (05-262)**
 Location: The northeast corner of SW 129 Avenue & theoretical SW 240 Street, Miami-Dade County, Florida (0.03 Acre)

The applicant is requesting to waive half section line rights-of-way width requirements, to permit zero footage of dedication along a portion of SW 240 Street adjacent to the subject property.
- 3. BARBARA MCLENDON RAWLINS (06-339)**
 Location: 20630 SW 155 Avenue, Miami-Dade County, Florida (77 X 97.7)

The applicant is requesting to permit an addition to a single-family residence and an accessory building setbacks to be less than required from property lines, and to permit the accessory building to be spaced less than required from the residence.
- 4. BISHOP SIMEON L. DOWNS, ET AL (07-16)**
 Location: 21450 SW 112 Avenue, Miami-Dade County, Florida (1.44 Gross Acres)

The applicants are requesting a special exception to permit the expansion of a religious facility onto additional property to the northeast, an unusual use to permit the expansion of the previously approved day care center and after school care into additional property to the northeast, and a modification of a condition of a previous resolution to revise the site plan to show a new sanctuary and relocation of the day care center and after school care to the previously approved religious facility and day care center. Also requesting to permit less parking spaces than required, & accompanying requests, on this site.

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If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2540, Hearing Section. Please refer to the hearing number when making an inquiry.


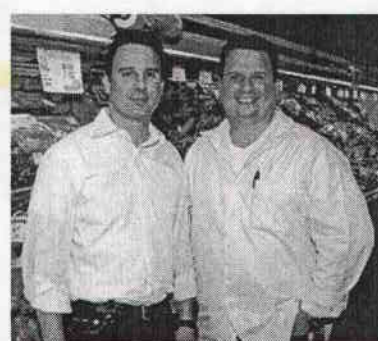
Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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HEARING NO. 07-6-CZ15-3 (06-339)

APPLICANT: BARBARA M^cLONDON RAWLINS

- (1) Applicant is requesting to permit an addition to a single-family residence setback 14'10" (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit an accessory building setback 2'3" (5' required) from the rear (west) property line and spaced 3' 10" (10' required) from the 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 for Single-Family or Duplex 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 "Barbara Rawlins Residence," as prepared by Charles C. Mitchell, P.E., consisting of one page dated stamped received 11/20/06 and one page entitled "Barbara M^cLondon Rawlins," dated stamped received 3/20/07 for a total of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 1, AVOCADO MANOR, Plat book 84, Page 93.

LOCATION: 29520 S.W. 155 Avenue, Miami-Dade County, Florida.

HEARING NO. 07-6-CZ15-4 (07-15)

APPLICANTS: BISHOP SIMEON L. DOWNS, ET AL

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the northeast.
- (2) UNUSUAL USE to permit the expansion of the previously approved day care center and after-school care onto additional property to the northeast.
- (3) MODIFICATION of Condition #2 of Resolution #4-ZAB-149-88, passed and adopted by the Zoning Appeals Board, 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 Church of God of Prophecy,' as prepared by Brad Schiffer/Taxis Architects and Planners dated 12/1/87."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Expansion for Triumphant Church of God of Prophecy,' as prepared by Allen Far Design Assoc., consisting of Sheets "A-1" & "A-4" dated stamped received 7/17/06, and Sheets "A-2" & "A-3" dated stamped received 10/23/06."

The purpose of request #3 is to revise the site plan to show a new sanctuary and relocation of the day care center and after school care to the previously approved religious facility and day care center.

(4) Applicant is requesting to permit the religious facility on 1.44 gross acres (2.5 gross acres required/1.127 gross acres previously approved).

- (5) Applicant is requesting to permit the religious facility setback 19'1" (50' required) from the interior side (north) property line and setback 49'8" (50' required) from the interior side (south) property line.
- (6) Applicant is requesting to permit parking within 25' of the official right-of-way (not permitted).
- (7) Applicant is requesting to permit 87 parking spaces (109 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 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 requests #4 - #7 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: A portion of the north 225' of the east ½ of the SE ¼ of the SE ¼ of the SW ¼, less the north 75' of the east 185' and less the east 50' of the south 150'; of Section 7, Township 56 South, Range 40 East, being more particularly described as follows: Commence at the southeast corner of the SW ¼ of said Section 7 and run N01°01'34"W along the east line of the SW ¼ of said Section 7 for 480.26'; thence parallel to the south line of the SW ¼ of said Section 7; thence run S89°11'31"W, 50' to the Point of beginning of the parcel hereinafter described; thence continue along said line parallel to the south line of the SW ¼ of said Section 7; thence S89°11'31"W, 293.25'; thence along the west line of the east ½ of the SE ¼ of the SW ¼ of said Section 7, N00°59'07"W, 182.79'; thence along the north line of the east ½ of the SE ¼ of the SE ¼ of the SW ¼ of said Section 7, N89°04'02"E, 158.2'; thence S01°01'34"E, 75'; thence N89°04'02"E, 135'; thence parallel to the east line of the SW ¼ of said Section 7 to the Point of beginning; thence S01°01'34"E, 108.43'; and the north 75' of the east 185' of the east ½ of the SE ¼ of the SE ¼ of the SW ¼, less the east 50' for the road in Section 7, Township 56 South, Range 40 East.

LOCATION: 21450 S.W. 112 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 6 day of June 2007.

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07-3-36/842702M