

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-256</u>	<u>MARIA C. VAZQUEZ, ET AL</u>
<u>02-284</u>	<u>ARGUS INVESTMENT GROUP, INC.</u>
<u>02-353</u>	<u>HAROLD & REBA BRANNAN</u>
<u>02-354</u>	<u>NORBERTO & ENEDINA MASSO</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/28/03 TO THIS DATE:

HEARING NO. 03-1-CZ14-1 (02-256)

3-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: MARIA C. VAZQUEZ, ET AL

- (1) Applicant is requesting approval to permit two proposed single family residences with lot areas of 1.18 acres gross on Parcel 1 & 1.38 gross acres on Parcel 2. (The underlying zoning district regulations require 5 acres lot area each.)
- (2) Applicant is requesting approval to permit an accessory structure to setback a minimum of 29' from the side street (north) property line on Parcel 2 and to permit an accessory structure to setback 5' from the rear (east) property line on Parcel 1 and a third shed to setback 14' from the interior side (south) property line on Parcel 1. (The underlying zoning district regulations require a 30' setback from a side street, and 7½' from the rear and 20' from the interior side property line.)
- (3) Applicant is requesting approval to permit a single family residence to setback 39' from the front (west) property line on Parcel 2. (The underlying zoning district regulations provide for a 50' setback.)
- (4) Applicant is requesting approval of a concrete and wrought iron fence with pillars topped with lights at a maximum height of 8'5" within 10' of the edge of the driveway. (The underlying zoning district regulations prohibit structures at a height of 2.5' or more within the safe sight distance triangle.)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance) (Ordinance #02-138).

Plans of the proposed lots are on file and may be examined in the Zoning Department entitled "Waiver of Plat", as prepared by Caribbean Land Surveyors, Inc., consisting of one page and dated 3/25/02.

SUBJECT PROPERTY: The SW ¼ of the NW ¼ of the NW ¼ of the SW ¼ of Section 3, Township 56 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 207 Avenue and theoretical S.W. 193 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/28/03 TO THIS DATE:

HEARING NO. 03-1-CZ14-3 (02-284)

7-57-39
Council Area 14
Comm. Dist. 8

APPLICANT: ARGUS INVESTMENT GROUP, INC.

EU-1 to EU-M

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 57 South, Range 39 East, less the north 25' for right-of-way.

LOCATION: The Northeast corner of S.W. 297 Street and S.W. 170 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

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

HEARING NO. 03-3-CZ14-1 (02-353)

27-56-39
Council Area 14
Comm. Dist. 9

APPLICANTS: HAROLD & REBA BRANNAN

AU to IU-1

SUBJECT PROPERTY: The east $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, of the SW $\frac{1}{4}$, less the N/ly 25' thereof for right-of-way in Section 27, Township 56 South, Range 39 East. AND: A portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 27; thence run N89°15'0"E for a distance of 671.59' to the Southeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 27, said corner being the Point of beginning of the parcel of land hereinafter to be described: thence run N0°38'49"W for a distance of 676.2' to the Northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27; thence run N89°22'22"E, along the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 27, for a distance of 299.27'; thence run S27°59'9"W for a distance of 610.76'; thence run S0°40'24"E, along a line parallel to and 678.26' east of the W/ly boundary of the SW $\frac{1}{4}$ of said Section 27, for a distance of 140' to the S/ly boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 27; thence run S89°15'0"W for a distance of 6.67' to the Point of beginning. Less the N/ly 25' thereof for right-of-way.

LOCATION: 14460 S.W. 260 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.79± Acres

AU (Agricultural – Residential)

IU-1 (Industry – Light)

HEARING NO. 03-3-CZ14-2 (02-354)

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

APPLICANTS: NORBERTO & ENEDINA MASSO

Applicant is requesting approval to permit a single family residence with a setback of 7.5' from the interior side (west) property line. (The underlying zoning district regulations require 15').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Proposed CBS Addition for Mr. & Mrs. Norberto Masso," as prepared by Rios, dated stamped received 12/2/02, consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 1, SOUTH SPRINGS HOMES, Plat book 133, Page 32.

LOCATION: 12840 S.W. 188 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 116.6' x 145.65'

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