

**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>04-073</u>	<u>PRIMO GROVES, INC., ET AL</u>
<u>04-235</u>	<u>MONA LISA INVESTMENTS L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/9/05 TO THIS DATE:

HEARING NO. 04-12-CZ14-1 (04-73)

20-57-38
Council Area 14
Comm. Dist. 9

APPLICANTS: PRIMO GROVES, INC., ET AL

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit a private landing field.
- (2) Applicant is requesting to permit an accessory structure, to wit: airplane hangers in front of the principal structures (not permitted) and to permit a rear yard coverage of 3% (maximum 2% permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width to permit 0' of dedication for S.W. 222 Avenue.
- (4) Applicant is requesting to permit certain lots with 0' frontage on a dedicated right-of-way (200' required) and access to a public street by means of a private easement.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #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 "Primo Groves, Inc.," as prepared by Task Surveyors, Inc., dated last revised 4/23/04 and "Typical 5 Acres Site Plan for Primo Grove," as prepared by Robert Barnes & Assoc., dated 4/14/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the north ½ of Section 20, Township 57 South, Range 38 East, less the NE ¼ of the NE ¼ of said Section 20, and also less road dedications.

LOCATION: The Southeast corner of S.W. 328 Street & S.W. 227 Avenue, Miami-Dade County, Florida.

SIZE OF PROEPRTY 116 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/9/05 TO THIS DATE:

HEARING NO. 05-1-CZ14-3 (04-235)

2-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: MONA LISA INVESTMENTS L. L. C.

- (1) AU to EU-M
- (2) Applicant is requesting to permit 9 lots with areas varying from 12,505 sq. ft. to 13,094 sq. ft. (15,000 sq. ft. required).
- (3) Applicant is requesting to permit 3 lots with frontages of 101.5' and 3 lots with 104' (120' required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 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 "Mona Lisa Estates," as prepared by CAS Engineering, Inc., consisting of four pages, dated June 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 153', of the west 637', of the south 396', of the SE ¼, of the SE ¼, of Section 2, Township 57 South, Range 38 East; AND: The east 76.5' of the west 713.5', of the south 396', of the SE ¼, of the SE ¼, of Section 2, Township 57 South, Range 38 East; AND: The east 153', of the west 943', of the south 396', of the SE ¼, of the SE ¼, of Section 2, Township 57 South, Range 38 East; AND: The east 76.5', of the west 790', of the south 396', of the SE ¼, of the SE ¼ of Section 2, Township 57 South, Range 38 East.

LOCATION: Lying north of S.W. 296 Street & approximately 380' west of S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.75 Acres

PRESENT ZONING: AU (Agricultural – Residential)