

**Note: The following case(s) is/are included in this ad.  
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<b>Process No.</b>	<b>Applicant Name</b>
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<a href="#"><u>03-162</u></a>	<a href="#"><u>F.V. CONSTRUCTION CORP.</u></a>
<a href="#"><u>03-173</u></a>	<a href="#"><u>WILFREDO RODRIGUEZ</u></a>
<a href="#"><u>03-194</u></a>	<a href="#"><u>JOSE A. ORTEGA, TRUSTEE, ET AL.</u></a>
<a href="#"><u>03-364</u></a>	<a href="#"><u>BENIGNO MARQUEZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 2/19/04 TO THIS DATE:

HEARING NO. 03-10-CZ8-1 (03-173)

10-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: WILFREDO RODRIGUEZ

WILFREDO RODRIGUEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 & RU-2 to BU-3
- (2) Applicant is requesting to permit car sales on a lot with 0.62 acre (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 18 through 24, 29 & 30, in Block 23, WEST LITTLE RIVER, Plat book 14, Page 75; AND: Tract 23 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: 2391 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.62 Acre

BU-2 (Business – Special)  
RU-2 (Two Family Residential)  
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/19/04 TO THIS DATE:

HEARING NO. 03-12-CZ14-3 (03-194)

7-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

JOSE A. ORTEGA, TRUSTEE, ET AL is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to BU-1A

SUBJECT PROPERTY: A portion of the NW ¼ of Section 7, township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the NW ¼ of said Section 7; thence run N88°8'48"E along the north line of the NW¼ of said Section 7 for a distance of 50.01' to a point; thence run S0°41'43"E for a distance of 20' to the Point of beginning of the parcel of land hereinafter described; thence continue S0°41'43"E along a line parallel to the west line of the NW¼ of said Section 7, for a distance of 444.86' to a point; thence run N89°18'17"E for a distance of 243.45' to a point; thence run N0°41'43"W along a line parallel to the west line of the NW¼ of said Section 7 for a distance of 449.78' to a point; thence run S88°8'48"W along a line parallel to the north line of the NW ¼ of said Section 7 for a distance of 243.5' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)  
BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/18/04 TO THIS DATE:

HEARING NO. 04-3-CC-3 (03-364)

18-52-42  
BCC  
Comm. Dist. 2

APPLICANT: BENIGNO MARQUEZ

SPECIAL EXCEPTION to resubdivide and reface an existing platted lot.

A plan is on file and may be examined in the Zoning Department entitled "Waiver of Plat Boundary Survey," as prepared by Ludovici & Orange, consisting of 1 sheet, dated 1/21/02.

SUBJECT PROPERTY: PARENT TRACT: Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. TRACT "A": The north 85.65' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. TRACT "B": Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the north 85.65', and less the south 110.81' and less the west 25' thereof. TRACT "C": The south 110.81' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof.

LOCATION: Lying south of N.E. 154 Street & the east side of N.E. 5 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.75 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: PRECISION BODY & EQUIPMENT CORP.

The applicant is appealing portions of the decision of Community Zoning Appeals Board #8, which denied in part the following, and appealing Conditions #8, 9 and 11 of Resolution CZAB8-35-01:

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU-1 zone to be confined and completely enclosed within a masonry wall not less than 6' in height; to permit outdoor storage of truck-mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Tract "A", NORANTONIO ACRES, Plat book 127, Page 57.

LOCATION: 3755 N.W. 30 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.718 Acres

BU-3 (Business – Liberal)

IU-1 (Industry – Light)

HEARING NO. 03-12-CZ15-1 (03-162)

2-57-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: F.V. CONSTRUCTION CORP.

The applicant is appealing the decision of the Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)