

Process Number	Applicant
00-419	G.A.W. Investments, Inc.
01-413	Bob's Trailerville Inc.
02-05	Pedro Hernandez
02-24	New Jerusalem Church of God

HEARING NO. 01-6-CZ8-2 (00-419)
THIS HEARING WAS DEFERRED FROM 12/4/01 TO THIS DATE

29-53-41

Council Area 8
Comm. Dist. 6

APPLICANT: G.A.W. INVESTMENTS, INC.

- (1) IU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a continuously, densely planted greenbelt of not less than 7' in width, along all property lines abutting public rights-of-way; to waive same to permit a 4.5' wide greenbelt along the front (west) property line; and a 6' wide greenbelt along the side street (south) property line.

Plans are on file and may be examined in the Zoning Department entitled "Specific Purpose Radius Survey," as prepared by Biscayne Engineering Company, dated 11/17/00 and a site plan entitled "Adult Bookstore/Adult Vidio (sic) Store/Adult (mini) Theater," as prepared by McLaughlin Consulting Services, Inc. and dated 8/27/01 consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, LEJEUNE TERMINALS, Plat book 47, Page 24.

LOCATION: 2701 N.W. 42 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.41 Acre

IU-2 (Industry – Heavy)
BU-3 (Business – Liberal)

HEARING NO. 02-3CZ8-1 (01-413)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BOB'S TRAILERVILLE, INC. F/K/A: ARB OF SOUTH FLORIDA, INC.

- (1) BU-2, RU-1 & RU-2 to RU-4M
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit an entrance feature.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking areas within 25' of official rights-of-way of N.W. 12th Court & N.W. 13th Avenue (not permitted).

A plan is on file and may be examined in the Zoning Department entitled "Hibiscus Pointe Apartments," as prepared by Tseng Consulting Group, Inc., dated 12/5/01 and last revised 2/26/02 and consisting of 22 sheets; and landscaping plans entitled "Hibiscus Pointe," by JFS Design, Inc., consisting of 5 sheets, dated 12/17/01 and dated revised 1/22/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, of TATUM'S SUBDIVISION, Plat book B, Page 63, LESS the north 50' AND LESS the south 25' AND LESS the east 25' and AND LESS the west 25' of the south 1/3 of Tract 2, all in TATUM'S SUBDIVISION, in Section 11, Township 53 South, Range 41 East.

LOCATION: Lying between N.W. 75 Street and N.W. 79 Street and between N.W. 12 Court and N.W. 13 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.6 Acres

BU-2 (Business – Special)
RU-1 (Single Family Residential)
RU-2 (Two Family Residential)
RU-4M (Modified Apartment House 35.9 units/net acre)

HEARING NO. 02-3-CZ8-2 (02-5)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: PEDRO HERNANDEZ

NON-USE VARIANCE OF ZONING REGULATIONS to permit an 8' high masonry wall (4' permitted) within the front setback area to the north.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Site Alteration for P. H. Waste Collection," as prepared by Artech Design Associates Architects, P. A., dated 6/8/00 and consisting of 6 sheets and last revised 3/21/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 23, 23A, 24, 24A, 25, 25A, 26 and 26A, Block 9, RIVERSIDE MANOR, Plat book 20, Page 80.

LOCATION: 3222 N.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.65 Acre

PRESENT ZONING: IU-1 (Industry – Light)

APPLICANT: THE NEW JERUSALEM CHURCH OF GOD, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit the religious facility with an area of 0.3 acre (2.5 acres gross required).
- (3) NON-USE VARIANCE OF SPACING AND SETBACK REQUIREMENTS to permit an accessory structure to be spaced 2' (20' required) from the main structure and setback 3' (15' required) from the side street (west) property line.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to buildings of public assemblage to permit a minimum setback of 15.4' (25' required) from the side street (west) property line.
- (5) NON-USE VARIANCE OF PARKING REGULATIONS to permit 5 parking spaces (44 parking spaces required).
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 10' high CBS wall (8' permitted) along a portion of the interior side (east) and rear (north) property lines and to permit the 10' high CBS wall along a portion of the side street (west) property line (4' permitted).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 10' high chain fence and gate along a portion of the side street (west) property line (8' permitted).
- (8) NON-USE VARIANCE OF ZONING AND LANDSCAPE REGULATIONS requiring a 5' wide landscape strip with a hedge or wall where a parking lot abuts a residential zone to the north and east; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "The New Jerusalem Church of God, Inc.," as prepared by J. King, dated 1/7/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 39 & 40, Block 2, FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53.

LOCATION: 795 N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.3 Acre Gross

PRESENT ZONING: BU-1 (Business – Neighborhood)