

**Note: The following case(s) is/are included in this ad.  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-163</u></a>	<a href="#"><u>BRONY TADEO</u></a>
<a href="#"><u>03-317</u></a>	<a href="#"><u>ENZA DEVELOPMENT CORPORATION</u></a>
<a href="#"><u>04-295</u></a>	<a href="#"><u>WOTTSAMATTA COMPANY &amp; PAHOKEE LUMBER COMPANY</u></a>
<a href="#"><u>04-364</u></a>	<a href="#"><u>BENJAMIN &amp; ESTHER KOHL</u></a>
<a href="#"><u>04-385</u></a>	<a href="#"><u>LETRACIA JOHNSON</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/8/05 TO THIS DATE:

HEARING NO. 05-2-CZ8-5 (04-385)

15-53-41  
Council Area 8  
Comm. Dist. 3

APPLICANT: LETRACIA JOHNSON

- (1) Applicant is requesting to permit a single-family residence setback 1.25' from the interior side (north) property line (7.36' required).
- (2) Applicant is requesting to permit a single family residence setback 13' from the front (west) property line (25' required).
- (3) Applicant is requesting to permit a lot with a frontage of 73.55' (75' required).
- (4) Applicant is requesting to permit a lot with an area of 6,773.95 sq. ft. (7,500 sq. ft. required).

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) 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. Plans entitled "Addition for Letracia Johnson," as prepared by Michael A. Heron & Associates, Inc., dated 7/30/04 and consisting of 2 sheets. Plans may be modified at public hearing,

SUBJECT PROPERTY: The south ½ of Lots 13 & 14 & the south 3' of the north ½ of Lots 13 & 14, Block 5 of RIDGEWAY, Plat book 12, Page 70.

LOCATION: 5933 N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,773.95 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/8/05 TO THIS DATE:

HEARING NO. 04-10-CZ8-1 (03-317)

34-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: ENZA DEVELOPMENT CORPORATION

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit an open lot for used car and truck sales with a lot area of 0.46 acres (1 acre required).
- (3) Applicant is requesting to waive the landscape buffer requirements for open lot car and truck sales to permit the greenbelt varying from 5' to 10' in width (15' required).
- (4) Applicant is requesting to permit 130 shrubs (260 shrubs required).
- (5) Applicant is requesting to permit 4 lot trees (11 required).
- (6) Applicant is requesting to permit the landscape buffer area for open lot car and truck sales with 9 buffer trees (15 required at 30' on center) and to waive the required hedge within the buffer area along the north and west rights-of-way and along the east property line abutting a residential district.
- (7) Applicant is requesting to permit a parking back out of 14'5" (17' required) for parking.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and #3 - #7 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 "Gratigny Motor, Inc.," as prepared by G & Z Drafter, dated 7/16/03 and consisting of 5 sheets: Sheet "a-1", dated last revised 8/20/03 and the remaining 4 sheets dated 8/10/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 110.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The south 25' of the north 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The north 25' of the south 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36.

LOCATION: The Southeast corner of N.W. 115 Street & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.46 Acre

BU-2 (Business – Special)  
BU-3 (Business – Liberal)

HEARING NO. 05-4-CZ8-1 (03-163)

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

APPLICANT: BRONY TADEO

Applicant is requesting to permit a duplex residence with a lot area of 6,313 sq. ft. (7,500 sq. ft. required) and a lot frontage of 61.76' (75' required).

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

Plans are on file and may be examined in the Zoning Department entitled "Owner Julio D. Tadeo," as prepared by Juan B. Ordonez, P.E., dated 10/20/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, less the south 40' of Block 6, RIVERSIDE MANOR, Plat book 20, Page 80.

LOCATION: The Southwest corner of N.W. 26 Street & N.W. 31 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,313 sq. ft.

PRESENT ZONING: RU-3B (Bungalow Court)

HEARING NO. 05-4-CZ8-2 (04-295)

16-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY

BU-1 & BU-1A to BU-3

SUBJECT PROPERTY: Lot 13 & Lot 14, FIRST ADDITION TO FERN PARK, Plat book 42, Page 67 and Lots 1 & 2, Block 1, FERN PARK, Plat book 39, Page 99.

LOCATION: 3195 N.W. 67 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.6 Acre

BU-1 (Business – Neighborhood)

BU-1A (Business – Limited)

BU-3 (Business – Liberal)

HEARING NO. 05-4-CZ8-3 (04-364)

13-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: BENJAMIN & ESTHER KOHL

RU-1 & EU-S to RU-3M

SUBJECT PROPERTY: Tracts 406 through 409 & 431 through 434 of BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49, subject to the following:

LESS: the west 15' of said Tracts 406 & 434 which was dedicated for road right-of-way. LESS: the external area formed by a 25' radius arc, which is a portion of said Tract 406, being concave to the Southeast and being tangent to the north line of said Tract 406 and also being tangent to the east line of the west 15' of said Tract 406. LESS: the external area formed by a 25' radius arc, which is a portion of said Tract 434, being concave to the Northeast and being tangent to the south line of said Tract 434 and also being tangent to the east line of the west 15' of said Tract 434. Subject to a canal easement over the east 15' of said Tracts 409 & 431.

LOCATION: The Southeast corner of N.W. 6 Avenue & N.W. 161 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.11 Acres

RU-1 (Single-Family Residential)  
EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)  
RU-3M (Minimum Apartment House 12.9 units/net acre)