

**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>02-135</u>	<u>PALMS CONVALESCENT CARE, INC.</u>
<u>05-060</u>	<u>EMMANUEL MISSIONARY BAPTIST CHURCH</u>
<u>05-356</u>	<u>MAYOR REALTY, INC. & JOSE M. ALVAREZ</u>
<u>05-380</u>	<u>WALGREENS CO.</u>
<u>05-191</u>	<u>EMMANUEL & THERESE PIERRE</u>
<u>05-345</u>	<u>HOUSE OF GOD MIRACLE TEMPLE</u>
<u>06-051</u>	<u>CLAUDIA NAGY</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/21/06 TO THIS DATE:

HEARING NO. 06-3-CZ8-3 (05-380)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: WALGREENS CO.

USE VARIANCE to permit an automatic changing sign on a 1.9 acre BU-1 & RU-1 zoned site (BU-1A zoning on a minimum 10 acres required).

Plans are on file and may be examined in the Zoning Department entitled "Survey," as prepared by Florida International Land Surveyor, Inc., dated received 7/6/05 and "Walgreens Electronic Readerboard," as prepared by ICON, consisting of 1 sheet dated stamped received 7/6/05 and 2 sheets dated 9/15/05 and consisting of a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 – 15, GRATIGNY PLACE, Plat book 45, page 10.

LOCATION: 750 N.W. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.9 Acres

PRESENT ZONING: RU-1 (Single-Family Residential)
BU-1A (Business – Limited)
BU-2 (Business – Special)
BU-3 (Business – Liberal)

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THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/17/06 TO THIS DATE:

HEARING NO. 06-3-CZ8-2 (05-356)

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

APPLICANTS: MAYOR REALTY, INC. & JOSE M. ALVAREZ

- (1) BU-1 to RU-2
- (2) Applicants are requesting to permit 3 residential lots each with a lot frontage of 40' (75' required) and each with a lot area of 5,160 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) 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 "New 1 Story Duplex," as prepared by Tony Fernandez, Architect, dated 5/5/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 10 – 12, Block 26, AMENDED PLAT OF HIALEAH HEIGHTS, Plat book 28, Page 24.

LOCATION: Approximately 120' west of N.W. 27 Avenue & south of N.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 129'

BU-1 (Business – Neighborhood)
RU-2 (Two-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/17/06 TO THIS DATE:

HEARING NO. 04-2-CC-2 (02-135)

20-52-42
Council Area 8
Comm. Dist. 2

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 42.63% (40% maximum allowed).
- (3) Applicant is requesting to permit 35 parking spaces (61 parking spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) 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 "Plaza North," as prepared by Joseph B. Kaller & Assoc., consisting of 4 pages dated stamped received 8/17/05 and landscape plan as prepared by Bruce E. Cummins, Landscape Architect, dated stamped received 8/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)

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APPLICANT: EMMANUEL MISSIONARY BAPTIST CHURCH

- (1) MODIFICATION of Conditions #2, #5 & #7 of Resolution Z-37-93, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Emmanuel Missionary Baptist Church,' as prepared by Gold Coast Estimating and Planning, dated received 2-11-93, and consisting of 2 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'J. C. Day Care Center,' as prepared by Etienne Prophete, consisting of 5 sheets and dated 1/34/05."

FROM: "5. That the use shall be restricted to a maximum number of 20 children."

TO: "5. That the use shall be restricted to a maximum number of 31 children."

FROM: "7. That the hours of the day care operation shall be between 6:00 A.M. to 6:00 P. M."

TO: "7. That the hours of the day care operation shall be between 6:00 a.m. to 8:00 p. m."

The purpose of the above request is to allow the applicant to submit new plans, increase the number of children previously approved and extend the hours of operation for the day care center.

- (2) Applicant is requesting to permit parking on natural terrain (hard surface required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 350' of the north 400' of Lot 1, less the east 135' & the west 100' of TATUM'S SUB. of the SW ¼, Plat book B, Page 63.

LOCATION: 1230 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.76 Acre

PRESENT ZONING: BU-2 (Business – Special)
RU-2 (Two-Family Residential)

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HEARING NO. 06-6-CZ8-2 (05-191) 2-53-41

Council Area 8
Comm. Dist. 2

APPLICANTS: EMMANUEL & THERESE PIERRE

- (1) Applicant is requesting to permit a single-family residence setback varying from 2.9' to 3.15' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a detached utility building setback 2.75' (7.5' required) from the interior side (east) property line and spaced 3' (10' required) from the residence.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) 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 "Renovation for Mr. Emmanuel Pierre," as prepared by Michael U. Alimba, consisting of 2 sheets and dated stamped received 3/29/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 1, SECOND RESUBDIVISION OF NORTH SILVER CREST, Plat book 40, Page 24.

LOCATION: 1163 N.W. 102 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 102.43'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: HOUSE OF GOD MIRACLE TEMPLE

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit the religious facility with a lot frontage of 120' (150' required) and a lot area of 0.67 gross acre (2.5 gross acres required).
- (3) Applicant is requesting to permit parking spaces to back-out into the rights-of-way (not permitted).
- (4) Applicant is requesting to permit 32 parking spaces (40 required).
- (5) Applicant is requesting to permit a one-way driveway 13.11' wide (14' required).
- (6) Applicant is requesting to permit 1 buffer tree (6 required) along the north property line.
- (7) Applicant is requesting to permit a landscape buffer varying from 0' to 5' (7' required) along rights-of-way.
- (8) Applicant is requesting to waive zoning regulations requiring N.W. 17 Avenue to be 100' in width; to permit 35' of dedication (50' required) on the west side of N.W. 17 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and approval of requests #2-8 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 "Mr. Ernest Mayard," as prepared by Charles C. Mitchell, consisting of 3 sheets and dated 5/16/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-4, Block 5 & Lots 32-34, Block 4, TENNYSON HEIGHTS, Plat book 19, Page 41.

LOCATION: Lying west of N.W. 17 Avenue & lying on both sides of N.W. 76 Street, A/K/A: 7590 N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Gross Acre

PRESENT ZONING: BU-2 (Business – Special)
RU-1 (Single-Family Residential)

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HEARING NO. 06-6-CZ8-4 (06-51)

36-52-41
Council Area 8
Comm. Dist. 3

APPLICANT: CLAUDIA NAGY

- (1) Applicant is requesting to permit a setback of 22.75' (25' required) from the front (north) property line.
- (2) Applicant is requesting to permit a 5' wide landscape buffer (7' wide required) along portions of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) & request #2 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 "Addition for Claudia Nagy," as prepared by Lawrence Simon, Sheets A-1 – A-3, dated stamped received 3/22/06 & Sheet A-4 dated stamped received 2/22/06 & Sheet A-5 dated stamped received 3/4/06 totaling 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 5 & 6, Block 2, less the north 15' of LA PALOMA, Plat book 8, Page 44.

LOCATION: 114 N.E. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 102.23' x 120'

PRESENT ZONING: RU-3 (Four Unit Apartment)

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