

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>05-345</u>	<u>HOUSE OF GOD MIRACLE TEMPLE</u>
<u>05-363</u>	<u>VICKIE BRIGHT</u>
<u>06-022</u>	<u>ANTONIO GONZALEZ</u>
<u>06-033</u>	<u>GYMAS INVESTMENTS L. L. C.</u>
<u>06-040</u>	<u>STANLEY BIEN-AIME</u>
<u>06-078</u>	<u>MONTURA HOMES L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/12/06 TO THIS DATE:

HEARING NO. 06-6-CZ8-3 (05-345)

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

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 a setback of 14.6' (15' required) from the rear (west) property line.
- (4) Applicant is requesting to permit 29 parking spaces (33 required).
- (5) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle; to waive same to permit a chain link fence 6' high within the safe sight distance triangle along the interior side (south) property line.
- (6) Applicant is requesting to permit a landscape buffer varying from 0' to 5' (7' required) along rights-of-way.
- (7) Applicant is requesting to waive the 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.
- (8) Applicant is requesting to waive the zoning regulation requiring a 5' high masonry wall between the BU zoned and RU zoned properties interior to the site.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 and #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, Sheets A-1 and A-2 dated stamped received 7/18/06 and Sheet A-3 dated stamped received 10/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 32-34, Block 4 & Lots 1-4, Block 5, 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. 06-10-CZ8-1 (05-363)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: VICKIE BRIGHT

- (1) Applicant is requesting to permit a duplex lot with a frontage of 53.5' (75' required).
- (2) Applicant is requesting to permit the duplex residence setback 6' (7.5' required) from the interior side (north) property line.

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 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 "Proposed Two Family Residence (Duplex) for Vickie Bright," as prepared by Arcon Engineering Group, Inc., consisting of 3 pages and dated 9/20/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 33' of Lot 21 & the south ½ of Lot 22, Block 2, BUCKEYE, Plat book 13, Page 69.

LOCATION: The east side of N.W. 23 Avenue & approximately 219' north of N.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 53.5' x 142.44'

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

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HEARING NO. [06-10-CZ8-2](#) (06-22)

21-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: ANTONIO GONZALEZ

(1) RU-1 to RU-2

(2) Applicant is requesting to permit a duplex residence with a lot frontage of 60' (75' 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 or 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 Duplex," as prepared by Maria Lopez, consisting of 4 sheets and dated stamped received 06/30/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 60' of Lots 1 & 2, CRAFTSMEN'S HOMES, Plat book 43, Page 62.

LOCATION: The southeast corner of N.W. 46 Street & N.W. 33 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.19 Acre

RU-1 (Single-Family Residential)

RU-2 (Two-Family Residential)

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HEARING NO. [06-10-CZ8-3](#) (06-33)

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

APPLICANT: GYMAS INVESTMENTS L. L. C.

- (1) Applicant is requesting to permit a single-family residence with a lot area of 3,480 sq. ft. (7,500 sq. ft. required) and a lot frontage of 40' (75' required).
- (2) Applicant is requesting the single-family residence setback 5' (7.5' required) from the interior side (east and west) property lines.

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 Zoning Department entitled "A New Proposed Residence for Gymas Investments," as prepared by Ronald A. Allen, dated stamped received 2/8/06 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, less the south 42' of Block 10, HIALEAH HEIGHTS, Plat book 28, Page 24.

LOCATION: Lying south of N.W. 56 Street and approximately 80' east of N.W. 31 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 87'

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

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APPLICANT: STANLEY BIEN-AIME

- (1) SPECIAL EXCEPTION of spacing requirements to permit an expansion to an existing bar spaced less than the required 2,500' from religious facilities.
- (2) Applicant is requesting to permit a lot area of 4,438.7 sq. ft. (5,000 sq. ft. required).
- (3) Applicant is requesting to permit a setback of 15.32' (20' required) from the rear (west) property line, a setback of 13.86' (15' required) from the side street (south) property line and setback 0' (20' required) from the front (east) property line.
- (4) Applicant is requesting to permit a lot coverage of 59% (40% permitted).
- (5) Applicant is requesting to permit a Floor Area Ratio of 1.17 (.51 permitted).
- (6) Applicant is requesting to permit 0 parking spaces (69 required).
- (7) Applicant is requesting to permit a two-way driveway with a width of 8'3" (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2- #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or approval of requests #2 - #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 "Renovation for Sport Bar," as prepared by United Construction Engineering, Sheet "A-1" dated stamped received 6/19/06, and the remaining sheets dated stamped received 6/6/06 and consisting of a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 20 & 21, less the E/ly 15' of Block 3, PINWOOD PARK EXTENSION, Plat book 34, Page 91.

LOCATION: 11300 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52.2' X 85'

PRESENT ZONING: BU-2 (Business – Special)

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APPLICANT: MONTURA HOMES L. L. C.

- (1) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' wide; to permit 35' of dedication (40' required) for the north half of N.W. 87 Street.
- (2) Applicant is requesting to permit one lot with a frontage of 49.36' and three lots with a frontage of 50' (75' required) and one lot with an area of 4,442.4 sq. ft. and three lots with an area of 4,500 sq. ft. (7,500 sq. ft. required).
- (3) Applicant is requesting to permit four residences setback 5' (7.5' required) from the interior side (east & west) property lines.
- (4) Applicant is requesting to permit four residences with a setback of 20' (25' required) from the front (south) property lines.
- (5) Applicant is requesting to permit two residences with a lot coverage of 39.1% (35% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or approval of requests #1 - #5 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 "New Residence," as prepared by A. M. Julien, consisting of 5 sheets dated stamped received 7/18/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 5-12, Block 4, NORTH RIDGEWAY PARK, Plat book 19, Page 58.

LOCATION: Lying north of N.W. 87 Street, between N.W. 22 Place and N.W. 23 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.411 Acre

PRESENT ZONING: RU-1 (Single-Family Residential)

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