

**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>05-380</u>	<u>WALGREENS CO.</u>
<u>05-388</u>	<u>HOUSING DEVELOPMENT L. L. C.</u>
<u>06-080</u>	<u>JENNY THOMAS</u>
<u>06-177</u>	<u>ROBERTO MONTES DE OCA</u>

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

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

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

APPLICANT: WALGREENS CO.

- (1) RU-1, BU-1A, BU-2 & BU-3 to BU-3
- (2) Applicant is requesting to permit a detached automatic changing sign on a 1.9 acre site (10 acres required).

Upon a demonstrative 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).

Plans are on file and may be examined in the Zoning Department entitled "Survey," as prepared by Florida International Land Surveyor, Inc., dated stamped received 7/6/05 and "Walgreens Electronic Readerboard," as prepared by Icon; one sheet dated stamped received 7/6/05 and 2 sheets 9/15/05, 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: BU-1A (Business – Limited)
BU-2 (Business – Special)
BU-3 (Business- Liberal)
RU-1 (Single-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/12/06 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) SPECIAL EXCEPTION and UNUSUAL USE 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 43% (40% permitted).
- (3) Applicant is requesting to permit 49 parking spaces (68 parking spaces required).
- (4) Applicant is requesting to permit a minimum setback of 18.65' (20' required) from the front (north) property line.
- (5) Applicant is requesting to waive the zoning regulation 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 5' high wall and a 5' high aluminum picket fence within the safe sight distance triangle along the front (east and west) property lines.
- (6) Applicant is requesting to waive the zoning regulations prohibiting structures on or in a right-of-way; to permit a 5' high aluminum picket fence in the right-of-way of N.E. 16th Avenue and N.E. 146th Street.
- (7) Applicant is requesting to permit a landscape buffer 6.33' wide (7' required) along portions of the right-of-way.

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 BU Zoning District) or approval of requests #2 - #4 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 Associates, Sheet A-1 dated stamped received 10/19/06, Sheets A-2 & A-3 dated stamped received 8/17/05 and Sheets LA-1 & LA-2 as prepared by Michael D. Conner, Landscape Architect, dated stamped received 5/3/02, totaling 5 sheets. 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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HEARING NO. 06-11-CZ8-1 (05-388)

21-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: HOUSING DEVELOPMENT L. L. C.

- (1) Applicant is requesting to permit a single-family residence with a lot frontage of 42' (75' required) and a lot area of 6,552 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a setback of 6' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these request 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 "Site Plan and General Notes," as prepared by Robert Coba, consisting of 3 sheets: Sheet A-1 dated 12-12-05 and Sheets A-2 & A-3 dated 08-19-03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 42' of Lot 2, Block 1, AMENDED PLAT OF BROWN'S SUBDIVISION, Plat book 5, Page 98.

LOCATION: Lying approximately 98' west of N.W. 27 Avenue and south of N.W. 50 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 42' x 156'

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

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HEARING NO. 06-11-CZ8-2 (06-80)

15-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: JENNY THOMAS

- (1) Applicant is requesting to permit two single-family residences; each with a lot area of 3,600 sq. ft. (7,500 sq. ft. required) and a frontage of 40' (75' required).
- (2) Applicant is requesting to permit a setback of 5' (7.5' required) along the interior side (east & 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 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 Single Family for D.K. Homes Investment," as prepared by G. K. R., dated stamped received 7/21/06 and consisting of 4 sheets and an additional sheet as prepared by Arcon Engineering Group, dated stamped received 03/20/06, totaling 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3 & 4, Block 19, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: Lying approximately 80' east of N.W. 19 Avenue and south of N.W. 68 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 90'

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

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APPLICANT: ROBERTO MONTES DE OCA

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence to setback 0' (25' required) from the rear (north) property line and setback 0' (7.5' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit a proposed bedroom/bathroom addition to the residence setback 80' (50' maximum allowed) from the front (south) property line.
- (3) Applicant is requesting to permit the existing residence setback 95' (50' maximum permitted) from the front (south) property line and setback 14.3' (25' required) from the rear (north) property line.
- (4) Applicant is requesting to permit a 6' metal picket fence (2'6" maximum height allowed) within the safe sight distance triangle.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 and a portion of request #3 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) and approval of requests #1 - #4 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 & Renovation to Residence," as prepared by Ruben J. Pujol, dated stamped received 7/3/06 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12 & the east ½ of Lot 11, Block 97, THE TROPICS AMENDED PLAT, Plat book 10, Page 17.

LOCATION: 10002 N.W. 31 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

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

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