

HEARING NO. 06-6-CZ5-1 (05-181)

7-52-41
Council Area 5
Comm. Dist. 1

APPLICANT: GARDENS OF MIAMI LIMITED

- (1) Applicant is requesting to permit a 228 sq. ft. 3rd detached sign within a shopping center (two 200 sq. ft. and one 40 sq. ft. detached signs permitted).
- (2) Applicant is requesting to permit the 3rd detached sign to setback 12' (27.15' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Overall Signage Plan," as prepared by CKE Group, consisting of 1 sheet and dated stamped received 9/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts "A," "B," "C" & "D," GARDENS OF MIAMI, Plat book 149, Page 38.

LOCATION: The Southwest corner of N.W. 183 Street & N.W. 47 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

PRESENT ZONING: BU-2 (Business – Special)