

**Note: The following case(s) is/are included in this ad.
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| Process No. | Applicant Name |
|-------------------------------|---|
| <u>02-308</u> | <u>TSR PROPERTIES, INC.</u> |
| <u>03-011</u> | <u>CITY OF CORAL GABLES</u> |
| <u>03-111</u> | <u>HUGO D. BOSCH</u> |
| <u>03-112</u> | <u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u> |
| <u>03-265</u> | <u>ANGEL GONZALEZ & ARMANDO BALANQUET</u> |
| <u>03-288</u> | <u>NELSON AVILA</u> |
| <u>03-321</u> | <u>MARTA JARQUIN</u> |
| <u>03-345</u> | <u>VLVH ENTERPRISES, INC.</u> |
| <u>03-350</u> | <u>JUAN V. PEREZ</u> |
| <u>04-005</u> | <u>CARIDAD & JOSE LOPEZ</u> |
| <u>04-022</u> | <u>E. I. AT DORAL L. L. C.</u> |
| <u>04-025</u> | <u>JED & LORNA KURZBAN</u> |
| <u>04-027</u> | <u>JOHN & DORIS M^C GREW</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-7-CZ10-2 (03-288)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: NELSON AVILA

- (1) Applicant is requesting to permit a lot coverage of 49% (35% maximum permitted).
- (2) Applicant is requesting to permit a single family residence setback of 15' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a single family residence setback 6.47' (7.5' required) from the interior side (east) 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) 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 "Amnesty Addition, Fence & Terrace Legalization for Mr. Nelson Avila," as prepared by JPJ, dated 5/25/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 10, CORAL GARDENS, Plat book 68, Page 16.

LOCATION: 9420 S.W. 30 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 75'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE::

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage and 10,000 sq. ft. of area required).
- (3) Applicant is requesting to permit a structure setback 5' from the interior side (south) property line (15' required).
- (4) Applicant is requesting to permit a landscaped strip from 2'8" to 5' wide (5' landscaped strip required between parking areas and a dissimilar land use).
- (5) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office 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 "Proposed Office Building-Hugo Bosch," as prepared by The Florida Home Improvement Corp., dated 11/20/03 and signed and sealed 2/13/04 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-5-CZ10-3 (03-350)

12-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: JUAN V. PEREZ

- (1) USE VARIANCE to permit RU-5A uses in the RU-1 zone.
- (2) Applicant is requesting to permit a section line road to be 35' in width to the centerline of the road (50' required).
- (3) Applicant is requesting to permit a lot with an area of 7,200 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit 6 parking spaces (10 parking spaces required).
- (5) Applicant is requesting to permit an office building setback 14.17' (25' required) from the rear (north) property line.
- (6) Applicant is requesting to permit said office building setback 4.4' setback (15' required) from the interior side (west) property line.
- (7) Applicant is requesting to permit said office building setback 7' (15' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office 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 "Juan V. Perez," as prepared by Rafael M. Rojas, P. E., dated 2/27/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 18 & 19, Block 8, CORAL WAY PARK, SECTION "B", Plat book 11, Page 41.

LOCATION: 6283 S.W. 24 Street, Miami-Dade County Florida.

SIZE OF PROPERTY: 80' x 90'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 03-10-CZ10-3 (03-112)

2-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

GU to RU-4L

SUBJECT PROPERTY: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of said Section 2; thence N1°29'52"W along the east line of said SE $\frac{1}{4}$, a distance of 859.9'; thence S87°43'55"W, a distance of 40' to the intersection with the W/ly right-of-way line of S.W. 127th Avenue (as per Official Records Book 14976, Page 2758), being the Point of beginning of the hereafter described parcel of land; thence continue S87°43'55"W, along the south line of the NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$ of said Section 2, a distance of 622.78' to the intersection with the west line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$; thence N1°27'37"W, along said west line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$, a distance of 168.35' to the intersection with the S/ly right-of-way line of S.W. 8th Street; (S.R. 90, also U.S. 41 Tamiami Trail); thence N89°43'30"E along said S/ly right-of-way line of S.W. 8th Street, a distance of 598.29' to the Point of tangency of a curve to the right having as its elements a central angle of 88°46'38", a radius of 25' a chord distance of 34.98', and a chord bearing of S45°53'11"E; thence SE/ly along the arc of said curve to the right a distance of 38.74' to the Point of tangency in the intersection with the W/ly right-of-way line of said S.W. 127 Avenue; thence S1°29'52"E along said W/ly right-of-way line a distance of 122.21' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 8 Street & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.36 Acres

GU (Interim)

RU-4L (Limited Apt. House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-2-CZ10-1 (03-11)

14-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: CITY OF CORAL GABLES

MODIFICATION of Conditions #2, #10 & #11 of Resolution Z-2-00, passed and adopted by the Board of County Commissioners and 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 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners, dated 1/18/99, dated last revised 2/26/99, consisting of 18 sheets, plans entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners dated, received 2/9/00, consisting of 2 sheets, along with plans entitled 'Boundary & Topographic Survey,' as prepared by C. A. P. Engineering Consultants, dated 7/98, consisting of 8 sheets, for a total of 25 sheets, except as herein modified to provide the required widths for the one-way drives (with the exception of the weight station, only), two-way drives and back-out space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance and Storage Facility,' as prepared by The City of Coral Gables Public Works Department, consisting of 2 pages and dated received 12/19/03."

FROM: "10. That the entire incinerator facility, which as depicted in the plans consists of the smokestacks, the adjacent building and all accessory structures, shall be demolished and removed from the property within 3 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5 business days following the expiration of the appeal period on the resolution approving the application; provided that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

TO: "10. That the smokestack be demolished and removed from the property within 7 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5

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APPLICANT: CITY OF CORAL GABLES

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business days following the expiration of the appeal period on the resolution approving the application; providing that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements.”

FROM: “11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 6:30 a.m. and 5:00 p.m., Mondays through Fridays, only.”

TO: “11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 7:30 a.m. and 5:00 p.m., Mondays through Fridays, only.”

The purpose of the request is to allow the maintenance and continued use of certain structures previously required to be demolished, to allow additional time to complete the demolition of the smokestack, to reduce the hours of operation and to allow the applicant to submit a revised plan showing a larger area for the storage of plants and landscaping materials.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract 1 of UTILITIES CENTER, Plat book 50, Page 91, more particularly described as follows:

Commence at the Point of intersection of the west line of east 12.5' of said Tract 1, with the south line of the north 1,010.8' of said Tract 1; thence run S0°46'30"E along the west line of the east 12.5' of said Tract 1 for a distance of 383.9' to the Point of beginning; thence continue along the west line of the east 12.5' of said Tract 1, S0°46'30"E, for a distance of 868.55' to the Point of intersection with the south line of said Tract 1; thence run N57°15'6"W along the south line of said Tract 1, for a distance of 1,591.13' to the Point of intersection with the west line of said Tract 1; thence run N32°44'54"E, along the west line of said Tract 1, for a distance of 428.57' to the Point of curvature of a circular curve, concave to the west; thence run NE/ly along the west line of said Tract 1 and along the arc of said circular curve, having a radius of 95', central angle of 15°0'17", for an arc distance of 24.88'; thence run S57°15'6"E, for a distance of 540.79'; thence run S84°17'14"E, for a distance of 110'; thence run S57°15'6"E, for a distance of 45'; thence run S77°55'8"E, for a distance of 85'; thence run S57°15'6"E, for a distance of 120'; thence run N32°44'54"E, at right angle to the previously described course for a distance of 193'; thence run S57°15'6"E, at right angle to the previously described course for a distance of 102'; thence run S10°35'38"E, for a distance of 55'; thence run S81°41'55"E, for a distance of 122.24' to the Point of beginning.

LOCATION: 2800 S.W. 72 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.64 Acres

PRESENT ZONING: IU-3 (Industry – Unlimited)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-6-CZ10-1 (03-265)

9-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: ANGEL GONZALEZ & ARMANDO BALANQUET

- (1) Applicant is requesting to permit a duplex residence with a lot coverage of 35.53% (30% permitted).
- (2) Applicant is requesting to permit a terrace with a tool room addition to the duplex residence setback 9.5' and a second terrace setback 23' from the rear (north) property line (25' required).
- (3) Applicant is requesting to permit the duplex residence setback 20' from the front (south) property line (25' 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 entitled "Plans for Angel Gonzalez," as prepared by Emilio Castro, P. E., dated 7/9/01 and consisting of two sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 1, WESTGATE GARDENS, Plat book 104, Page 55.

LOCATION: 9003 S.W. 8 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-6-CZ10-2 (04-5)

3-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: CARIDAD & JOSE LOPEZ

- (1) Applicants are requesting to permit a porte cochere addition to a single family residence setback 13' from the front (south) property line (25' required).
- (2) Applicant is requesting to permit a storage shed setback 3'10" from the interior side (west) property line (20' required).
- (3) Applicant is requesting to permit the residence setback 14.95' from the interior side (east) property line (15' required).
- (4) Applicant is requesting to permit a detached canopy setback 15.5' from the interior side (west) property line (20' 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 entitled "Mr. Jose Lopez Porte Cochere," drawn by Lloyd Jackson, dated 1/3/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 8, FLAGLER-WATERWAY ESTATES, Plat book 44, Page 44.

LOCATION: 8325 Grand Canal Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 234'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-6-CZ10-3 (04-25)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: JED & LORNA KURZBAN

- (1) Applicant is requesting to permit an addition to a single family residence setback 5' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit a pool setback 10' (20' required) from the side street (east) 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) 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 "Kurzban Residence," as prepared by Michael Ventura, A. I. A., dated 10/02/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 12, CENTRAL MIAMI, PART 1, Plat book 10, Page 75.

LOCATION: 5800 S.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55' x 115'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-7-CZ10-1 (02-308)

13-54-30
Council Area 10
Comm. Dist. 6

APPLICANT: TSR PROPERTIES, INC.

(1) RU-1 to RU-5A

(2) The applicant is requesting to permit a lot area of 8,500 sq. ft. (10,000 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 15 & 16, Block 32, less the south 20' for right-of-Way, CENTRAL MIAMI, PART TWO, Plat book 10, Page 66.

LOCATION: 6321 S.W. 40 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 100'

RU-1 (Single Family Residential)

RU-5A (Semi-professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-7-CZ10-3 (03-321)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: MARTA JARQUIN

- (1) Applicant is requesting to permit an addition to a single family residence setback varying from 12' to 13.4' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit the residence setback varying from 4.65' to 4.75' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting a lot coverage of 38.2% (35% permitted).

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 entitled "Proposed New Variance to Existing Residence for Mr. & Mrs. Marta D. Jarquin," as prepared by Armando Santamaria, P. E., consisting of 1 sheet and dated, signed and sealed 6/3/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 363, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 8840 S.W. 32 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 105'

PRESENT ZONING: RU-2 (Two Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-7-CZ10-4 (03-345)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: VLVH ENTERPRISES, INC.

AU to RU-1

SUBJECT PROPERTY: The east 264.6' of the west 923.8' of the south 164.96' of Tract 18, and the east 264.6' of the west 923.8' of the north 66' of Tract 19, J. G. HEAD'S FARMS in Section 15, Township 54 South, Range 39 East, less the south 25' thereof, Plat book 46, Page 44, TOGETHER WITH: That portion of tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows:

The east 265.6' of the west 659.2' of the south 164.96' of Tract 18, and the east 264' of the west 659.2' of the north 66' of Tract 19, lying in Section 15, Township 54 South, Range 39 East, J. G. HEAD'S FARMS, reserving the south 25' for road purposes, TOGETHER WITH: All of that portion of the south 164.96' of the Tract 18 and all that portion of the north 66' of Tract 19, lying in Section 15, Township 54 South, Range 39 East, as shown in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, less the west 923.8' thereof, reserving the south 25' and the east 35' thereof, for road purposes.

LOCATION: Lying west of S.W. 142 Avenue & approximately 300' north of S.W. 33 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

AU (Agricultural – Residential)

RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-7-CZ10-5 (04-27)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: JOHN & DORIS M^C GREW

- (1) Applicant is requesting to permit an addition to a single family residence setback 13.09' from the rear (south) property line (25' required).
- (2) Applicant is requesting to permit the single family residence setback varying from 13.43' to 14.05' from the side street (east) property line (15' required).
- (3) Applicant is requesting to permit a chickee hut spaced 5.5' from the principal structure (10' 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 entitled "Addition for John & Doris M^CGrew," as prepared by John C. M^CGrew & Assoc., consisting of three pages and dated Feb. 1, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of Lots 5 & 6, Block 13, CORAL VILLAS REV., Plat book 8, Page 27.

LOCATION: 6500 S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-9-CZ10-1 (04-22)

31-53-40
Council Area 10
Comm. Dist. 12

APPLICANT: E. I. AT DORAL L. L. C.

- (1) GU to BU-2
- (2) SPECIAL EXCEPTION to permit a hotel.
- (3) UNUSUAL USE to permit outdoor dining in conjunction with a restaurant/bar.
- (4) Applicant is requesting to permit a floor area ratio of 1.43 (1.23 permitted).
- (5) Applicant is requesting to permit a cocktail lounge as an accessory use in a restaurant with a patron area of 3,000 sq. ft. (4,000 sq. ft. required).
- (6) Applicant is requesting to permit a cocktail lounge as an accessory use in a restaurant with a patron seating area for 194 (200 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 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 requests #5 & #6 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 "Eurosuites Hotel," as prepared by Cabrera Ramos, Architects, dated 3/12/04 and consisting of 11 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the SE ¼ of the SE ¼ of the NE ¼ of Section 31, Township 53 South, Range 40 East, less the east 35' and less the west 30' thereof.

LOCATION: The Northwest corner of N.W. 107 Avenue & theoretical N.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.51 Acres

GU (Interim)
BU-2 (Business – Liberal)