

**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>03-207</u>	<u>U-HAUL CO. OF FLORIDA, INC.</u>
<u>03-222</u>	<u>ESTATES OF BISCAYNE, INC.</u>
<u>03-301</u>	<u>THE SHOPPES AT QUAIL ROOST LTD.</u>
<u>03-325</u>	<u>NEAL P. BROOKS, SR.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/15/03 TO THIS DATE:

HEARING NO. 03-10-CZ14-2 (03-207)

34-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: U-HAUL CO. OF FLORIDA, INC.

IU-1 to RU-3M

SUBJECT PROPERTY: The south 200' of the east 705' of Tract 2 of PLAT OF PORTION OF TROPICO of Section 34, Township 55 South, Range 39 East, Plat book 2, Page 57.

LOCATION: The Southwest corner of S.W. 137 Avenue & theoretical S.W. 169 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.24 Acres

IU-1 (Industry – Light)

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

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/14/04 TO THIS DATE:

HEARING NO. 04-01-CZ14-1 (03-301)

12-56-39
Council Area 14
Comm. Dist. 9

APPLICANT: THE SHOPPES AT QUAIL ROOST LTD.

Applicant is requesting to permit a 10' high wall (8' high permitted) along the interior side (east) property line where a business lot abuts a residential district.

Upon a demonstration that the applicable standards have been satisfied, approval of such request 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).

Plans are on file and may be examined in the Zoning Department entitled "Quail Roost Publix Plaza," by Cabrera Ramos, Architects, Inc., dated 3/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the west ½ of the NW ¼ of the NW ¼ of Section 12, Township 56 South, Range 39 East, being more particularly described as follows:
Commence at the Northwest corner of Section 12, Township 56 South, Range 39 East; thence N89°14'16"E along the north line of said Section 12 for a distance of 59.97'; thence S0°45'44"E for a distance of 35' to the Point of beginning of the following described parcel of land; thence N89°14'16"E for a distance of 429.24' to a Point of curvature; thence 173' along the arc of a curve to the left, said curve having a radius of 1,944.86', a central angle of 5°5'48" to the intersection with a non-tangent line, a radial line to that point bears S5°51'32"E; thence S0°51'56"E for a distance of 658.12'; thence S89°14'16"W for a distance of 628.48'; thence N0°44'11"W for a distance of 625.44' to a Point of curvature; thence 39.26' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 89°58'27" to the Point of beginning.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.38± Acres

PRESENT ZONING: BU-1A (Business – Limited).

HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39
Council Area 14
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

AU & GU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)

HEARING NO. 04-2-CZ14-2 (03-325)

32-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: NEAL P. BROOKS, SR.

- (1) Applicant is requesting to permit a coral rock wall within the zoned rights-of-way of S.W. 264 Street and theoretical S.W. 159 Avenue (not permitted).
- (2) Applicant is requesting to permit the existing coral rock wall with posts ranging in height from 4½' to 6½' high within the safe sight distance triangle (2½' maximum height permitted).
- (3) Applicant is requesting to permit the existing wall with posts and gate at a height of 8'3" (6' high permitted).

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).

Plans are on file and may be examined in the Zoning Department entitled "A New Residence for the Brooks," as prepared by Charles Harrison Pawley and dated 11-3-03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the NE ¼, less the north 35' of Section 32, Township 56 South, Range 39 East.

LOCATION: 15720 S.W. 264 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.41 Acres

PRESENT ZONING: AU (Agricultural – Residential)