

**Note: The following case(s) is/are included in this ad.  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-293</u></a>	<a href="#"><u>ATLAS HOMESTEAD, INC.</u></a>
<a href="#"><u>04-068</u></a>	<a href="#"><u>FLORIDA POWER &amp; LIGHT CO.</u></a>
<a href="#"><u>04-111</u></a>	<a href="#"><u>BAILES COMMON L. L. C.</u></a>
<a href="#"><u>04-156</u></a>	<a href="#"><u>LONDON REAL ESTATE HOLDINGS NO. 1, INC.</u></a>
<a href="#"><u>04-161</u></a>	<a href="#"><u>BLACK CREEK L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/12/04

HEARING NO. 04-10-CZ15-3 (04-156)

34-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: LONDON REAL ESTATE HOLDINGS NO. 1, INC.

Applicant is requesting to waive the zoning regulations requiring 100' of dedication for Moody Drive (S.W. 268 Street); to permit 35' of dedication (50' required) on the north side of S.W. 268 Street.

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

SUBJECT PROPERTY: All of Block 11, in G. W. MOODY'S SUBDIVISION, Plat book 1, Page 106; also, that certain alley lying in said Block 11, closed and vacated by Resolution #4042, Deed Book 3377, Page 79, less the following described land which has heretofore been dedicated or conveyed for road purposed: A) 1 50' strip off the NW/ly side of Lots 1 – 3, for state road right-of-way; B) All that part of Block 11, including the 10' alley therein of G. W. MOODY'S SUBDIVISION, Plat book 1, Page 106, which lies south of a line that is 35' north of and parallel to the south line of the north ½, of the NW ¼ of Section 34, Township 56 South, Range 39 East, less that part thereof previously dedicated to the public, together with that external area, at the W/ly corner of the land remaining, cut off by an arc having a radius of 15' and being tangent to the new property lines.

LOCATION: The Northeast corner of S.W. 268 Street & State Road No. 5 (U. S. Highway # 1), A/K/A: 26799 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.304 Acre

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

APPLICANT: ATLAS HOMESTEAD, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-180-91, as last modified by 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board 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 'Homestead Landfill and Recycling Mgt. Co.,' prepared by Brown and Caldwell, dated 7-19-94, consisting of three sheets and a plan entitled 'Topographic Survey,' as prepared by Donald P. Ramsay & Assoc., Inc., dated received May 4, 1995 and consisting of one sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development drawings signed and sealed 1/19/04 on Sheet #1 and 3/9/04 on Sheet #2 and Sheets LA-1R to LA-6 as prepared by P. B. S. & J., signed and sealed 10/23/03 and consisting of a total of 8 sheets."

- (2) MODIFICATION of Condition #7 of Resolution 4-ZAB-425-92, and last modified by Resolution 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the time for the completion of the project shall be for a period of ten (10) years and shall terminate on the 2<sup>nd</sup> day of December, 2002 and the work shall be carried on continuously and expeditiously so that the same will be completed within the allocated time."

TO: "7. That the time for completion of project be as follows: the closure of the landfill shall be July 1, 2010, and completion of the activities of the Materials Recycling Facility (MRF) shall be December 31, 2013."

The purpose of the request is to permit the applicant to submit a revised plan indicating the elimination of the landscaping on top of the berm along the edges of the property that do not front on existing streets and an extension of time for the closure and completion of the landfill.

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

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of Lot 8, all of Lots 9, 10, 11 & 12, the west ¾ of Lots 13 & 14, all of Lots 15, 16, 17 & 18 and the west ½ of Lot 19, all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 18, Township 57 South, Range 40 East, Plat book 5, Page 10.

LOCATION: 11695 S.W. 328 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55.36 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: FLORIDA POWER & LIGHT CO.

AU to RU-1M(b)

SUBJECT PROPERTY: A parcel of land lying in the NE ¼ of Section 26, Township 56 South, Range 39 East; being more particularly described as follows:

Commence at the Southwest corner of the NE ¼ of said Section 26; thence N1°7'0"W, along the west line of the NE ¼ of Section 26 for 35' to the Point of beginning; thence continues N1°7'0"W, along the west line of the NE ¼ of Section 26 for 1,468.44' to the Point of intersection with a line running 330' SW/ly of and parallel with the W/ly right-of-way line of Canal C-102, Official Records Book 4600, Page 57; thence S28°24'59"E, along said line running 330' SW/ly of and parallel with the W/ly right-of-way line of Canal C-102 for 977.45'; thence S28°24'59"E for 350.86' to the Point of intersection with a line running 40' W/ly of and parallel with the W/ly right-of-way line of the above mentioned Canal C-102; thence along a line 40' W/ly of and parallel with the W/ly right-of-way line of Canal C-102 for the following two courses; (1) S20°48'35"W for 17.39' to the Point of curvature of a circular curve to the left; (2) along the arc of said circular curve to the left, having as its elements a radius of 380' and a central angle of 41°33'53" for an arc distance of 275.67' to the Point of intersection with the north line of the south 40' of the NE ¼ of Section 26, said Point of intersection being the north right-of-way line of S.W. 256 Street, Official Records Book 17336, Page 997 (re-recorded in Official Records Book 17462, Page 1710); thence along the north right-of-way line of S.W. 256 Street, Official Records Book 17336, Page 997 (re-recorded in Official Records Book 17462, Page 1710) and in Official Records Book 17336, Page 986 (re-recorded in Official Records Book 17462, Page 1699) for the following three courses: (1) S89°8'24"W along the north line of the south 40' of the NE ¼ of Section 26 for 26.35'; (2) S1°7'0"E along the east line of the west 571' of the NE ¼ of Section 26 for 5'; (3) S89°8'24"W along the north line of the south 35' of the NE ¼ of Section 26 for 571.01' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 256 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11 Acres

AU (Agricultural – Residential)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 04-11-CZ15-3 (04-111)

18-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANT: BAILES COMMON L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 18, Township 56 South, Range 40 East.

LOCATION: The Southeast corner of theoretical S.W. 228 Street & theoretical S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.15 Acres Gross

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: BLACK CREEK L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224<sup>th</sup> Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west ½ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17 for a distance of 531.64' to a Point of intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821), N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); S02°01'55"E for 5.26'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of intersection with a line that is 50' north of and parallel to the south line of the north ½ of the SW ¼ of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north and parallel to the said south line of the north ½ of the SW ¼ of said Section 17 for a distance of 973.93' to the Point of beginning.

LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)