

Process Number	Applicant
<a href="#">01-334</a>	<a href="#">George &amp; Thomas Williamson</a>
<a href="#">02-26</a>	<a href="#">Keystone Point HOA</a>
<a href="#">02-28</a>	<a href="#">City Of North Miami</a>

HEARING NO. 02-3-CC-1 (01-344)

35-54-40  
BCC  
Comm. Dist. 7

APPLICANTS: GEORGE E. WILLIAMSON, II & THOMAS W. WILLIAMSON

DELETION of a Declaration of Restrictions, recorded in Official Record Book 18612, Pages 2087 through 2106.

The purpose of the request is to release the applicants from the requirement of building in accordance with a previously approved plan and to build in accordance with the Downtown Kendall Urban Center District requirements.

SUBJECT PROPERTY: PARCEL I: Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 723.27' to a point on the west line of the Florida State Road Department Easement shown in the said Tract "C" and the Point of beginning of the parcel of land herein described; thence continue S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 330'; thence S4°32'13"E for a distance of 400'; thence N85°27'47"E for a distance of 327.72' to a point on the west line of the said Florida State Road Department Easement; thence N4°12'37"W along the west line of the said Florida State Road Department Easement for a distance of 400.01' to the Point of beginning. AND: PARCEL II: Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 1,053.27'; thence S4°32'13"E for a distance of 400' to the Point of beginning of the parcel of land herein described; thence continue S4°32'13"E for a distance of 200'; thence N85°27'47"E for a distance of 326.58' to a point on the west line of the Florida State Road Department Easement shown in the said Tract "C"; thence N4°12'37"W, along the west line of the said Florida State Road Department Easement, for a distance of 200' to a point which is located 400' south of, as measured at right angles to, the south right-of-way line of North Kendall Drive; thence S85°27'47"W for a distance of 327.72' to the Point of beginning. AND: PARCEL III: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 723.27' to the Point of beginning of the parcel of land herein described; thence run S4°12'37"E for a distance of 600.01' to the point; thence run N85°27'47"E for a distance of 25' to a point; thence run N4°12'37"W for a distance of 600.01' to a point on the south right-of-way of North Kendall Drive; thence run S85°27'47"W along said south right-of-way line of North Kendall Drive a distance of 25' to the Point of beginning. ALL LESS: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, lying in the NW ¼ of Section 2, Township 55 South, Range 40 East, being

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more particularly described as follows: Commence at the Northeast corner of Tract "C"; Thence run S2°10'35"E along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street); thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street) for a distance of 1,053.27' to the Point of beginning of the herein described parcel; thence run S2°31'10"E for a distance of 600' to the Point of intersection with a line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street); thence run N87°28'50"E along the line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street) for a distance of 19.62' to a point; thence run N2°31'10"W for a distance of 236.06' to the Point of curvature of a circular curve to the left; thence run N/ly along the arc of said circular curve to the left, having a radius of 1,944.86', through a central angle of 3°32'49.3", for an arc distance of 120.4' to the Point of reverse curvature of a circular curve to the right; thence run N/ly along the arc of said circular curve to the right, having a radius of 1,874.86', through a central angle of 3°32'49.3", for an arc distance of 116.07' to a point; thence run N2°31'10"W along a line tangent to the previously described curve to a distance of 102.62' to the Point of curvature of a circular curve to the right; thence run NE/ly along the arc of said circular curve to the right, having a radius of 25', through a central angle of 90°0'0", for an arc distance of 39.27' to the Point of tangency with the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street); thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street) for a distance of 37.3' to the Point of beginning. AND: PARCEL IV: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, lying in the NW ¼ of Section 2, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract "C"; thence run S4°11'23"W along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street); thence run S85°27'47"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88<sup>th</sup> Street) a distance of 1,053.27' to a point; thence S4°32'13"E for a distance of 600' to a point; thence run N85°27'47"E a distance of 19.62' to the Point of beginning of the parcel of land herein described; thence continue N85°27'47"E a distance of 357.07' to a point on the E/ly line of the west ½ of the east ½ of the NE ¼ of the NW ¼ of Section 2, Township 55 South, Range 40 E; as shown on the aforesaid plat of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; thence S4°12'37"E along the said E/ly line of said west ½ of the east ½ of the NE ¼ of the NW ¼, of Section 2, Township 55 South, Range 40 East, a distance of 122.58' to a point; thence run S44°13'23"E a distance of 50' to a Point of intersection with the NW/ly right-of-way line of the Florida East Coast (F.E.C.) Railway; thence run S45°46'37"W along the NW/ly right-of-way line of said F.E.C. Railway a distance of 480.45' to a Point of intersection with a non-tangent curve concave to the right, having a radius of 422.46' and a central angle of 20°26'0", said curve also being the E/ly right-of-way line of DADELAND BOULEVARD, Road Plat book 101, Page 18; thence run NW/ly along the arc of said curve a distance of 157.88' to the Point of compound curvature of a circular curve to the right having a radius of 1,874.86', and a central angle of 4°4'0"; thence run NW/ly along the arc of said curve a distance of 133.07' to the Point of reverse curvature of a circular curve to the left having a radius of 1,944.86' and a central angle of 4°4'0"; thence run NW/ly along the arc of

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said curve a distance of 136.04' to a Point of tangency; thence run N4°32'13"W a distance of 43.94' to the Point of beginning subject to all conditions, restrictions and easements of records; the last described four courses being the E/ly right-of-way of Dadeland Boulevard.

LOCATION: 7250 S.W. 88 Street (N. Kendall Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.43 Acres

PRESENT ZONING: DKUCD (Downtown Kendall Urban Center District)

APPLICANT: KEYSTONE POINT HOMEOWNERS ASSOCIATION, ET AL

APPEAL OF AN ADMINISTRATIVE DECISION that the Director erred in a determination to approve the site plan submitted for the issuance of building permit (#2002014136) for a home improvement warehouse store (Home Depot), alleging it is not in substantial compliance with Resolution Z-11-00 and with the zoning code.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of Section 29, Township 52 South, Range 42 East, and a portion of the SW ¼ of Section 28, Township 52 South, Range 42 East, being more particularly described as follows:

Begin at the Point of intersection of the east right-of-way line of Biscayne Boulevard (U.S. Highway #1 (100' right-of-way width) with the centerline of the closed N.E. 121st Street, as shown on the revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44-48; thence run S89°59'50"E, along said centerline of said closed N.E. 121st Street for 693.52' to a Point of intersection with the centerline of N.E. 18th Avenue (25' half right-of-way width) as shown on said revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44-48; thence run S0°11'26"W, along the centerline of said N.E. 18th Avenue, for 497.07' to a point lying 7.5' north of the Northeast corner of Block 1 of REPLAT OF BLOCK 12 AND A PORTION OF BLOCK 1, SANS SOUCI ESTATES, Plat book 65, Page 20, same point being the intersection of the centerline of said N.E. 18th Avenue with the E/ly extension of the centerline of the east-west alley in said Block 312 of said revoked PLAT OF PORTION OF UNIT A MIAMI SHORES, Plat book 17, Pages 44, 45, 46, 47 and 48); thence run N89°36'12"W, along the aforesaid centerline of the east-west alley in Block 312, the same line being the north line of the 7.5' alley lying north of and adjacent to said Block 1 of said plat of REPLAT OF BLOCK 12 AND A PORTION OF BLOCK 1, SANS SOUCI ESTATES, Plat book 65, Page 20, for 436.64' to a Point of intersection with the N/ly extension of the east line of Lot 23 of said Block 312; thence run S0°25'43"W, along the east line of said Lot 23, and the S/ly and the N/ly extensions thereof, of said Block 312, for 166.17' to a Point of intersection with the centerline of the closed N.E. 119th Street as shown on said revoked PLAT OF PORTION OF UNIT "A", MIAMI SHORES, Plat book 17, Pages 44-48; thence run N89°57'37"W, along said centerline of the closed N.E. 119th Street for 467.79' to a Point of intersection with the east right-of-way line of said Biscayne Boulevard (U.S. Highway 1); thence run N17°57'2"E, along the east right-of-way line of said Biscayne Boulevard (U.S. Highway 1); for 693.69' to the Point of beginning.

LOCATION: The Southeast corner of theoretical N.E. 121 Street and Biscayne Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.46± Acres

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: CITY OF NORTH MIAMI

APPEAL OF AN ADMINISTRATIVE DECISION that the Director erred in the issuance of a building permit and a revised permit allowing a home improvement center in a zoning district other than an industrial zone.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of Section 29, Township 52 South, Range 42 East, and a portion of the SW ¼ of Section 28, Township 52 South, Range 42 East, being more particularly described as follows:

Begin at the Point of intersection of the east right-of-way line of Biscayne Boulevard (U.S. Highway #1 (100' right-of-way width) with the centerline of the closed N.E. 121st Street, as shown on the revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44-48; thence run S89°59'50"E, along said centerline of said closed N.E. 121st Street for 693.52' to a Point of intersection with the centerline of N.E. 18th Avenue (25' half right-of-way width) as shown on said revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44-48; thence run S0°11'26"W, along the centerline of said N.E. 18th Avenue, for 497.07' to a point lying 7.5' north of the Northeast corner of Block 1 of REPLAT OF BLOCK 12 AND A PORTION OF BLOCK 1, SANS SOUCI ESTATES, Plat book 65, Page 20, same point being the intersection of the centerline of said N.E. 18th Avenue with the E/ly extension of the centerline of the east-west alley in said Block 312 of said revoked PLAT OF PORTION OF UNIT A MIAMI SHORES, Plat book 17, Pages 44, 45, 46, 47 and 48); thence run N89°36'12"W, along the aforesaid centerline of the east-west alley in Block 312, the same line being the north line of the 7.5' alley lying north of and adjacent to said Block 1 of said plat of REPLAT OF BLOCK 12 AND A PORTION OF BLOCK 1, SANS SOUCI ESTATES, Plat book 65, Page 20, for 436.64' to a Point of intersection with the N/ly extension of the east line of Lot 23 of said Block 312; thence run S0°25'43"W, along the east line of said Lot 23, and the S/ly and the N/ly extensions thereof, of said Block 312, for 166.17' to a Point of intersection with the centerline of the closed N.E. 119th Street as shown on said revoked PLAT OF PORTION OF UNIT "A", MIAMI SHORES, Plat book 17, Pages 44-48; thence run N89°57'37"W, along said centerline of the closed N.E. 119th Street for 467.79' to a Point of intersection with the east right-of-way line of said Biscayne Boulevard (U.S. Highway 1); thence run N17°57'2"E, along the east right-of-way line of said Biscayne Boulevard (U.S. Highway 1); for 693.69' to the Point of beginning.

LOCATION: The Southeast corner of theoretical N.E. 121 Street and Biscayne Boulevard, Miami-Dade County, Florida.

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