

Note: The following cases are included in this ad.  
Click on the process number or applicant name to go directly to the ad.

Process No.	Applicant Name
<a href="#">02-026</a>	<a href="#">KEYSTONE POINT HOMEOWNERS ASSOCIATION, ET AL</a>
<a href="#">02-028</a>	<a href="#">CITY OF NORTH MIAMI</a>
<a href="#">02-122</a>	<a href="#">KEYSTONE POINT HOMEOWNERS ASSOCIATION, ET AL</a>
<a href="#">02-187</a>	<a href="#">CITY OF NORTH MIAMI</a>
<a href="#">02-218</a>	<a href="#">CITY OF NORTH MIAMI</a>

THE FOLLOWING HEARING WAS DEFERRED FROM 6/20/02 TO THIS DATE:

HEARING NO. 02-3-CC-2 (02-26)

28/29-52-42  
Comm. Dist. 4  
BCC

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)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/20/02 TO THIS DATE:

HEARING NO. 02-3-CC-3 (02-28)

28/29-52-42  
Comm. Dist. 4  
BCC

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.

SIZE OF PROPERTY: 10.46± Acres

PRESENT ZONING: BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/20/02 TO THIS DATE:

HEARING NO. 02-6-CC-1 (02-122)

28/29-52-42  
Comm. Dist. 4  
BCC

APPLICANT: KEYSTONE POINT HOMEOWNERS ASSOCIATION, ET AL

APPEAL OF AN ADMINISTRATIVE DECISION that the Director erred in the March 2, 2002 zoning approval of a site plan for a revised building permit (#2002014136) issued on March 6, 2002.

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 Biscayne Boulevard and theoretical N.E. 121 Street, 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 approval on May 30, 2002 of a substantial compliance determination on a site plan entitled "The Home Depot Dade County, Florida Biscayne Blvd. + N.E. 121<sup>st</sup> Street," by Kimley-Horn and Associates, Inc.

SUBJECT PROPERTY: A parcel of land in the SE ¼ of the SE ¼ of Section 29, Township 52 South, Range 42 East, and the SW ¼ of Section 28, Township 52 South, Range 42 East, 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. 119<sup>th</sup> Street, as shown on the revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44 and 46; also being the Northwest corner of Tract "A" of replat of a portion of Block 1 of SANS SOUCI ESTATES, Plat book 55, Page 11; thence run N17°57'12"E, along the E/ly right-of-way line of said Biscayne Boulevard for 676.02' to the north line of the south ½, of the SE ¼, of the SE ¼ of said Section 29; thence for the next five courses run along the dividing line between the city limits of The City of North Miami and unincorporated Miami-Dade County, Florida as follows: Thence S89°59'7"E, along the north line of the south ½, of the SE ¼, of the SE ¼ of said Section 29, and its E/ly extension, for 698.55' to a Point of intersection with the centerline of N.E. 18<sup>th</sup> Avenue, as shown on said plats of PORTION OF UNIT A MIAMI SHORES being coincident with the centerline of N.E. 18<sup>th</sup> Avenue, as shown on the plat of SANS SOUCI ESTATES, Plat book 50, page 86; thence S0°0'0"W along said centerline, for 477.96' to a Point of intersection with the E/ly extension of a line lying 7.5' south of the north line of that certain 15' alley in Block 312 of the aforesaid PORTION OF UNIT A MIAMI SHORES; thence N89°59'43"W along said line for 437.5' to a Point of intersection with the N/ly extension of the east line of Lot 23, Block 312 of said PORTION OF UNIT A MIAMI SHORES; Thence S0°0'0"W, along said line for 165.03' to a Point of intersection with the centerline of the aforesaid closed N.E. 120<sup>th</sup> Street; thence N89°59'43"W along said centerline for 469.43' 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: 10.19 Acres

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: CITY OF NORTH MIAMI

APPEAL OF AN ADMINISTRATIVE DECISION that the Director erred in the approval on June 21, 2002 of a substantial compliance determination on a site plan entitled "The Home Depot Dade County, Florida Biscayne Blvd. + N.E. 121<sup>st</sup> Street," by Kimley-Horn and Associates, Inc.

SUBJECT PROPERTY: A parcel of land in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 29, Township 52 South, Range 42 East, and the SW  $\frac{1}{4}$  of Section 28, Township 52 South, Range 42 East, 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. 119<sup>th</sup> Street, as shown on the revoked PLAT OF PORTION OF UNIT "A" MIAMI SHORES, Plat book 17, Pages 44 and 46; also being the Northwest corner of Tract "A" of replat of a portion of Block 1 of SANS SOUCI ESTATES, Plat book 55, Page 11; thence run N17°57'12"E, along the E/ly right-of-way line of said Biscayne Boulevard for 676.02' to the north line of the south  $\frac{1}{2}$ , of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of said Section 29; thence for the next five courses run along the dividing line between the city limits of The City of North Miami and unincorporated Miami-Dade County, Florida as follows: Thence S89°59'7"E, along the north line of the south  $\frac{1}{2}$ , of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of said Section 29, and its E/ly extension, for 698.55' to a Point of intersection with the centerline of N.E. 18<sup>th</sup> Avenue, as shown on said plats of PORTION OF UNIT A MIAMI SHORES being coincident with the centerline of N.E. 18<sup>th</sup> Avenue, as shown on the plat of SANS SOUCI ESTATES, Plat book 50, page 86; thence S0°0'0"W along said centerline, for 477.96' to a Point of intersection with the E/ly extension of a line lying 7.5' south of the north line of that certain 15' alley in Block 312 of the aforesaid PORTION OF UNIT A MIAMI SHORES; thence N89°59'43"W along said line for 437.5' to a Point of intersection with the N/ly extension of the east line of Lot 23, Block 312 of said PORTION OF UNIT A MIAMI SHORES; Thence S0°0'0"W, along said line for 165.03' to a Point of intersection with the centerline of the aforesaid closed N.E. 120<sup>th</sup> Street; thence N89°59'43"W along said centerline for 469.43' 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: 10.19 Acres

PRESENT ZONING: BU-2 (Business – Special)