

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
02-377	MANUEL C. & EMILIA DIAZ, ET AL

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

MANUEL C. DIAZ is appealing the decision on MANUEL C. DIAZ, ET AL of Community Zoning Appeals Board#15 which denied the following:

(1) AU to RU-1M(a)

ON: PARCELS "1-A," "1-D," "2-G," "2-H" & "2-E"

(2) AU to RU-TH

ON: PARCELS "1-B" & "2-F"

(3) AU to RU-3M

ON: PARCEL "1-C"

SUBJECT PROPERTY: SILVER PALM PARCEL 1-A: All of Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58, less the south 107' of the west 107.65', and less the east 25'; AND: The north 262' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: The south 107' of the west 107.65', less the east 25' of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: Tract 1, of FLORENCE B. HOLFERTY'S FARM, Plat book 51, Page 24, less the following parcel, to-wit: Begin 25' east of the Northwest corner of said Tract 1; thence east 107.65'; thence south 107'; thence west 107.65'; thence north 107' to the Point of beginning. AND: Tract 5, less the west 132' and less the east 25' thereof, AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: The south 2/5 of the NE ¼ of the SW ¼, less the east 50'; and the south 2/5 of the east ¼ of the NW ¼ of the SW ¼; and the south 2/5 of the west ½ of the east ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East. AND: The east ½ of the NW ¼ of the NW ¼ of the SW ¼, less the north 463.56' in Section 19, Township 56 South, Range 40 East; AND: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼, less the east 25' in Section 19, Township 56 South, Range 40 East. AND: SILVER PALM PARCEL 1-B: A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the said south ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S0°19'47"E along said line that is 50' west of the east line of the NW ¼ of Section 19 and along the said right-of-way line of S.W. 112th Avenue (Allapattah Road) for 1,059.47' to a point on the north line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28; thence S89°26'28"W along the north line of said Tract 6 for 1,618.47' to the Northwest corner of said Tract 6, said point also lying on the west line of the east ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19; thence N0°30'14"W along the said west line of the east ½ of the SE ¼ of

CONTINUED ON PAGE TWO

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE TWO

the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence S0°32'20"E along the said east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 30'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said NW $\frac{1}{4}$ of Section 19; thence N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue, and along a line that is 35' east of, and parallel with, the said west line of the NW $\frac{1}{4}$ of Section 19 for 293.48' to a point on the north line of the south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of Section 19; thence N89°22'40"E along the said north line of the south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 632.94' to the Northeast corner of the said south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence N0°32'20"W along the west line of the NE $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 494.71' to the Northwest corner of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the north line of the said south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 39.58' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 260' and a central angle of 71°26'43" for an arc distance of 324.21' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to the Point of tangency, said point lying on the said north line of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the said north line of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 823.25' to the Point of beginning. AND: Tract 6, less the west 103' thereof, of SOUTH MIAMI GARDENS, SECOND AMENDED PLAT, Plat book 48, Page 28 AND: All of Tract 7 of the 2nd AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28. AND: SILVER PALM PARCEL "1-C": A portion of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the north $\frac{1}{2}$ of the said NW $\frac{1}{4}$ of Section 19; thence S89°19'19"W along the south line of the said north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW $\frac{1}{4}$ of Section 19, said line being the west right-of-way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°19'19"W along the said south line of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 823.25' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 260' and a central angle of 32°8'9" for an arc distance of 145.83' to a point; thence N0°19'2"W for 1,494.47' to a point on the north line of the said NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along the said north line of the NW $\frac{1}{4}$ of Section 19 for 824.34' to a point that is 660' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S0°19'47"E along a line that is 660' west of, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 660.02' to a point that is 660' south of, as

CONTINUED ON PAGE THREE

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE THREE

measured at right angles to, the said north line of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along a line that is 660' south of, and parallel with the said north line of the NW $\frac{1}{4}$ of Section 19 for 610.02' to a point on the said west right-of-way line of S.W. 112th Avenue (Allapattah Road). Said point lying 50' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S0°19'47"E along the said west right-of-way line of S.W. 112th Avenue (Allapattah Road) and along a line that is 50' west of, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 664.31' to the Point of beginning. AND: SILVER PALM PARCEL "1-D": A portion of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 south, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north $\frac{1}{2}$ of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the south line of the said north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' east of, and parallel with, the said west line of the NW $\frac{1}{4}$ of Section 19 for 1,317.58' to a point on the north line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along the said north line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 1,161.29'; thence S0°19'2"E radial to the next described curve, for 1,494.47' to a point on a circular curve concave to the Northwest; thence SW/ly, W/ly and NW/ly along said curve to the right, having for its elements a radius of 260' and a central angle of 39°18'34" for an arc distance of 178.38' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to the Point of tangency, said point lying on the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence S89°19'19"W along the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 673.13' to the Point of beginning. AND: The west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East lying south of Bailes Road. AND: The west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less that part lying north of Bailes Road, Section 18, Township 56 South, Range 40 East, said property being more particularly described as follows:

A portion of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of said SW $\frac{1}{4}$ of Section 18; thence along the south line of said SW $\frac{1}{4}$, N89°10'24"E, 670.16' to a Point of intersection with the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18; AND: SILVER PALM PARCEL "2-E": The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof. AND: SILVER PALM PARCEL "2-F": A portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Southeast corner of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24; thence S88°18'35"W along the south line of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 for 35.01' to a point on the west right-of-way line of S.W. 117th Avenue, said point being 35' west of, as measured at right angles to, the east line of the SE $\frac{1}{4}$ of the said Section 24; thence continue

CONTINUED ON PAGE FOUR

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE FOUR

S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 777.38'; thence N1°41'25"W for 85' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to the Point of tangency; thence N33°22'8"E for 133.26'; thence N1°18'28"W for 49.03' to a point on the north line of the said SE ¼ of the NE ¼ of Section 24; thence N88°41'32"E along the said north line of the SE ¼ of the NE ¼ of Section 4 for 750.68' to a point on the said west right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' west of, as measured at right angles to, the east line of the said NE ¼ of Section 24; thence S0°36'32"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35' west of, and parallel with, the said east line of the NE ¼ of Section 24 for 1,317.07'; thence S0°37'18"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' west of, and parallel with, the said east line of the SE ¼ of Section 24 for 0.66' to the Point of beginning. AND: SILVER PALM PARCEL "2-G": A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24; thence N0°54'25"W along the west line of the said SE ¼ of the NE ¼ of Section 24 for 1,326.38' to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24; thence S88°41'32"E along the north line of the said SE ¼ of the NE ¼ of Section 24 for 562.55'; thence S1°18'28"E for 49.03'; thence S33°22'8"W for 133.26' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to a Point of reverse curvature; thence to the right along said curve; having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to the Point of tangency; thence S1°41'25"E for 85' to a point on the said south line of the SE ¼ of the NE ¼ of Section 24; thence S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 529.08' to the Point of beginning. AND: SILVER PALM PARCEL "2-H": The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof.

LOCATION: Lying south & north of S.W. 232 Street (Silver Palm Drive) and lying between S.W. 112 Avenue & theoretical S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 291.82 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-TH (Townhouse – 8.5 units/net acre)
RU-3M (Minimum Apartment House 12.9 units/net acre)