

**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>01-398</u></a>	<a href="#"><u>ACROPOLIS REALTY LLC.</u></a>
<a href="#"><u>02-135</u></a>	<a href="#"><u>PALMS CONVALESCENT CARE, INC.</u></a>
<a href="#"><u>03-073</u></a>	<a href="#"><u>P. J. F., L. L. C.</u></a>
<a href="#"><u>03-116</u></a>	<a href="#"><u>FRANK DESSOURCES</u></a>
<a href="#"><u>03-201</u></a>	<a href="#"><u>MAYRA MORENO</u></a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/5/04 TO THIS DATE:

HEARING NO. 04-2-CC-2 (02-135)

20-52-42  
BCC  
Comm. Dist. 2

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 48% (40% maximum allowed).
- (3) Applicant is requesting to permit a landscape buffer varying from 2' to 5' greenbelt (7' buffer required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for 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 "Plaza North Nursing and Rehabilitation Center," as prepared by Russell Mackenzie and Associates, P. A., dated received 5/15/02 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)

APPLICANT: ACROPOLIS REALTY LLC.

ACROPOLIS REALTY LLC is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

- (1) RU-5A & BU-1 to OPD
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.

- (3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).
- (4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86).

Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the south ½ of the NE¼ of the NE¼ of the NE¼, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.94 Acres

RU-5A (Semi-professional Offices)  
BU-1 (Business – Neighborhood)  
OPD (Office Park District)

HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41  
Council Area 10  
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

P. J. F. L. L. C. is appealing the decision of Community Zoning Appeals Board #10 which denied the following:

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15,16,17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)

RU-5A (Semi-professional Offices)

HEARING NO. 04-1-CZ10-3 (03-201)

10-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: MAYRA MORENO

CONCERNED CITIZENS OF WEST DADE, INC. SUB. #1 is appealing the decision of Community Zoning Appeals Board #10 on MAYRA MORENO which approved the following:

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.8 Acres Gross

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

APPLICANT: FRANK DESSOURCES

- (1) Applicant is requesting to permit two lots with frontages of 66.02' (75' required).
- (2) Applicant is requesting to permit 2 single family residences setback 15' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit two single family residences setback 66.85' (50' maximum permitted) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) 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 "Four Bedroom Single Family Residential Dwelling to be erected at 40 NW 161 Street," as prepared by B. E. D., consisting of 4 sheets and dated 3/31/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 610, BISCAYNE GARDENS, SECTION "C", Plat book 40, Page 54.

LOCATION: 40 N.W. 161 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.43 Acre

PRESENT ZONING: RU-1 (Single Family Residential)