

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
<u>01-398</u>	<u>ACROPOLIS REALTY LLC</u>
<u>02-116</u>	<u>FRATERNITY BAPTIST CHURCH, INC.</u>
<u>03-116</u>	<u>FRANK DESSOURCES</u>
<u>03-173</u>	<u>WILFREDO RODRIGUEZ</u>
<u>03-323</u>	<u>PETER MORTON TRUST, ET AL.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/04 TO THIS DATE:

HEARING NO. 03-10-CZ8-1 (03-173)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: WILFREDO RODRIGUEZ

WILFREDO RODRIGUEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 & RU-2 to BU-3
- (2) Applicant is requesting to permit car sales on a lot with 0.62 acre (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 18 through 24, 29 & 30, in Block 23, WEST LITTLE RIVER, Plat book 14, Page 75; AND: Tract 23 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: 2391 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.62 Acre

BU-2 (Business – Special)
RU-2 (Two Family Residential)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/04 TO THIS DATE:

HEARING NO. 03-11-CZ12-1 (01-398)

4-55-40
Council Area 12
Comm. Dist. 8

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 (3 acres required).
- (4) The applicant is requesting to permit a floor area ratio of 0.94 (0.86 permitted).

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)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/04 TO THIS DATE:

HEARING NO. 04-4-CC-1 (03-116)

13-52-41
BCC
Comm. Dist. 2

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)

APPLICANT: FRATERNITY BAPTIST CHURCH, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit a religious facility with a height of 48'6" (35' permitted).
- (3) Applicant is requesting to permit a religious facility with 433 parking spaces (450 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Plans for Fraternity Baptist Church," as prepared by Peter Thomson, Architect, dated April 3, 2002 and June 25, 2002 and consisting of 2 pages and landscape plans as prepared by Witkin Design Group, dated 3/29/02 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 410, 427, 428 & 429 of the Plat of BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49 and also the following listed portions of Section 13, Township 52 South, Range 41 East: the east 1/3 of the west 3/5 of the north 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4, less the north 25', the east 1/2 of the west 2/5 of the north 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4, less the north 25', and the west 1/5 of the north 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4, less the north 25' in Section 13, Township 52 South, Range 41 East.

LOCATION: The south side of N.W. 161 Street & approximately 450' east of N.W. 6 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.42 Acres

PRESENT ZONING: RU-1 (Single Family Residential)
EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

APPLICANTS: PETER MORTON TRUST, ET AL.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) RU-4A to BU-2

REQUEST #2 ON PARCEL "A"

- (3) BU-2 to RU-4A

REQUEST #3 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": A portion of Lots 13 & 14 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Northwest corner of said Section 3; thence, bearing S2°46'26"E, along the west line of said Section 3, a distance of 659.74' to a point; thence leaving said west line, bearing N87°13'34"E, a distance of 76.49' to the east right-of-way line of N.W. 27TH Avenue, Official Records Book 13023, Page 3408, said point also being the point and place of beginning of the herein described parcel; thence leaving said east right-of-way line, bearing N87°8'1"E, a distance of 583.72' to a point; thence bearing S2°46'3"E, a distance of 377.46' to a point; thence, bearing S87°8'1"W, a distance of 594.17' to a point on said east right-of-way line; thence, bearing N2°46'26"W, along said east right-of-way line, a distance of 337.13' to a point; thence, bearing N11°48'1"E, along said east right-of-way line, a distance of 51.66' to the Point of beginning.

AND: PARCEL "B": A portion of Tracts 62 & 63 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Southwest corner of the NW¼ of said Section 3; thence, bearing N87°9'56"E, along the south line of said NW¼ of said Section 3, a distance of 621.27' to a point; thence, leaving said south line, bearing S2°45'13"E, a distance of 15' to the point and place of beginning of the herein described parcel: thence, bearing N87°9'56"E, a distance of 347.22' to a point; thence bearing S2°45'15"E, a distance of 645.38' to a point; thence bearing S87°11'2"W, a distance of 347.22' to a point; thence bearing N2°45'13"W, a distance of 645.27' to the Point of beginning.

DOLPHIN CENTER SOUTH (OVERALL PROPERTY): A parcel of land being Tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 AND 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68, 93, 99 and 100 OF PLAT OF MIAMI GARDENS, in Section 3, Township 52 South, Range 41 East, Plat Book 2, at Page 96, more particularly described as follows:

Commence at the Northwest corner of Section 3, Township 52 South, Range 41 East: thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199th Street as shown on DOLPHIN CENTER- STADIUM SITE, Plat Book 129, at Page 91, a distance of

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19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE/ly, 260.2', along the centerline of said N.W. 199th Street and along the arc of said curve to the right having a central angle of 07°48'40" to a point on a non-tangent line; thence S02°46'26"E along said non-tangent line 60.56' to a point on the south Right-of-Way line of said N.W. 199th STREET, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,548.58' (a radial line of said curve through said point having a bearing of N05°10'48"E), said point also being the Point of beginning; thence E/ly & SE/ly, 285.69' along the south Right-of-Way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM SITE & along the arc of said curve through a central angle of 08°51'17" to a Point of tangency; thence continue S75°57'55"E, along said south Right-of-Way line, 450.54' to a Point of curvature of a tangent curve concave to the Northeast & having a radius of 6,924.43'; thence SE/ly, 198.91' continuing along said south Right-of-Way line & along the arc of said curve through a central angle of 01°38'45" to a point on a non-tangent line, said point also being the Northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence S02°45'54"E along the west line of said Tract 'D', 2,315.14'; thence continue S02°46'44"E along said west line 2,202.46' to the Southwest corner of said Tract 'D'; thence S87°15'51"W along a line 440' north of and parallel with the south line of said Tracts 99 & 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence N02°46'44"W along the west line of said Tracts 94 & 99, MIAMI GARDENS, a distance of 880.66' to the Southeast corner of said Tract 66, MIAMI GARDENS; thence S87°13'16"W along the south line of said Tracts 65 & 66, MIAMI GARDENS, a distance of 410.02'; thence N02°46'26"W, 200' to a point on a line 200' north of & parallel with the south line of said Tract 65; thence S87°12'55"W along said parallel line, 184' to a point on the east Right-of-Way line of N.W. 27th Avenue as shown on said DOLPHIN-STADIUM SITE; thence N02°46'26"W along said east Right-of-Way line, 660.27'; thence N01°21'25"E along the east line of additional Right-of-Way for N.W. 27th Avenue, Official Records Book 13023, at Page 3408, for a distance of 180.47'; thence continue N02°46'26"W along the east line of said additional Right-of-Way 180' to a Point of Curvature of a tangent curve concave to the Southeast and having a radius of 50'; thence continue N/ly & E/ly, 78.49' along the east line of said additional Right-of-Way and along the arc of said curve through a central angle of 89°56'25" to a point on a non-tangent line; thence continue N02°42'51"W along the east line of said additional Right-of-Way 50' to a point on the arc of a non-tangent curve concave to the Northeast and having a radius of 50' (a radial line of said curve through said point bears S02°50'02"E); thence continue W/ly & N/ly, 78.59' along said east Right-of-Way line and along the arc of said curve through a central angle of 90°03'35" to a Point of tangency; thence continue N02°46'26"W along the east side of said additional Right-of-Way 275'; thence continue N22°37'45"W along the east line of said additional Right-of-Way 38.28'; thence N02°46'26"W along the east Right-of-Way Line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1,736.32'; thence continue N01°21'25"E along said east Right-of-Way line 180.47'; thence continue N02°46'26"W along said east Right-of-Way line 200' to a Point of curvature of a curve concave to the Southeast, having a radius of 50'; thence NE/ly along the arc of said curve, through a central angle of 93°22'20", a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1,848.58', & to a point on the aforesaid S/ly Right-of-Way line of

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3-52-41
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APPLICANTS: PETER MORTON TRUST, ET AL.

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N.W. 199TH Street; thence E/ly along said S/ly Right-of-Way line and along the arc of said curve, through a central angle of 04°34'54", a distance of 147.82' to the Point of beginning.

LOCATION: The Southeast corner of N.W. 27 Avenue & N.W. 199 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 31.81 Acres

BU-2 (Business – Special)

RU-4A (Apartments 50 units/net acre, Hotel/Motel 75 units/net acre)

OPD (Office Park District)

RU-1 (Single Family Residential)

RU-TH (Townhouse – 8.5 units/net acre)