

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>03-327</u>	<u>T-MOBILE</u>
<u>03-353</u>	<u>COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBIL</u>

APPLICANT: T-MOBILE

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 on T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exception, Unusual Use and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "MD1180.F Quail Roost," as prepared by W. T. Communication Design Group L. L. C., consisting of 3 pages and dated revised 2/3/04 and "Landscape Plan," as prepared by Ludovici & Orange, dated 3/26/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The south ½ of Block 15 and all of Blocks 16, 17, 18 & 19, NEW SOUTH MIAMI HEIGHTS, according to the Dade County Resolution No. 7779, Plat book 46, Page 83 and according to the plat of ADDITION "H", SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, and a portion of each of S.W. 188th Street, S.W. 188th Terrace and S.W. 190th Terrace, according to Dade County Resolution Nos. 8438 and 8759, being more particularly described as follows:

Commence at a point on the W/ly line of Section 6, Township 56 South, Range 40 East, said point being 1,443.29' south of the Northwest corner of said Section 6; thence run S89°57'29"E 35' to the Northwest corner of the south ½ of said Block 15, said corner being the Point of beginning of the parcel of land hereinafter described; thence run S89°57'29"E 619.47' along the N/ly line of the south ½ of said Block 15 to the Northeast corner of the south ½ of said Block 15; thence run S0°2'23"W 140.74' along the E/ly line of said Block 15 and its S/ly extension to the Point of intersection with the NW/ly extension of the NE/ly line of said Block 17; thence run S38°55'15"E 183.25' along the NW/ly extension of the NE/ly line of said Block 17 and along the NE/ly line of said Block 17 to the Point of curvature of a curve to the right having a radius of 25'; thence run S/ly 39.27' along the arc of said curve to the right having a central angle of 90°0'0" to the Point of tangency; thence run S51°4'45"W 759.36' along the SE/ly lines of said Blocks 17 & 19 to the Point of curvature of a curve to the right having a radius of 25'; thence run W/ly 39.27' along the arc of said curve to the right through a central angle of 90°0'0" to the Point of tangency; thence run N38°55'15"W 166.82' along the SW/ly line of said Block 19 to the Point of intersection with the S/ly extension of the W/ly line of said Block 18; thence run north 662.46' along the S/ly extension of the W/ly line of said Block 18 and along the W/ly line of said Block 18 and along the N/ly extension of the W/ly line of said Block 18 and along the S/ly extension of the W/ly line of said Block 16 and along the N/ly extension of the W/ly line of said Block 16 and along the S/ly extension of the W/ly line of said Block 15 and along the W/ly line of said Block 15 to the Point of beginning. LESS AND EXCEPT the following described Parcel "A": A portion of Lots 1 & 6 and all of Lot 7, Block 17 of NEW SOUTH MIAMI HEIGHTS, according to Dade County Resolution No. 7779, Deed Book 4053, Page 531, Plat book 46, Page 83, and also a

CONTINUED ON PAGE TWO

APPLICANT: T-MOBILE

PAGE TWO

portion of Lots 1 – 4, both inclusive and all of Lots 27 & 28, Block 17, of ADDITION “H”, SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, being particularly described as follows:

Commence at the Northwest corner of Section 6, Township 56 South, Range 40 East; thence on a bearing of south along the west line of said Section 6 for 1,443.29' to a point; thence S89°57'29"E for 35' to a point on the east right-of-way line of S.W. 117th Avenue as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence on a bearing of south along said east right-of-way line for 662.46' to a Point of intersection with the projection of the NE/ly right-of-way of S.W. 189th Street; thence run S38°55'15"E along said NE/ly right-of-way line for 191.82' to a Point of intersection with the SW/ly projection of the NW/ly right-of-way line of Quail Roost Drive as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence run N51°4'45"E along the SW/ly projection of the NW/ly right-of-way boundary and the NW/ly right-of-way boundary of said Quail Roost Drive for a distance of 644.5' to the Point of beginning of the parcel of land hereinafter to be described; thence run N38°55'15"W for a distance of 61' to a point; thence run N51°4'45"E for a distance of 12' to a point; thence run N38°55'15"W for a distance of 46.5' to a point; thence run N51°4'45:E along a line 107.5' NW/ly of and parallel to said NW/ly right-of-way line of Quail Roost Drive for a distance of 152.86' to the Point of intersection with the SW/ly right-of-way boundary of S.W. 188th Street as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence run S38°55'15"E along the last described line of a distance of 82.5' to the Point of curvature of a curve, concave to the west, having a radius of 25'; thence run SE/ly, S/ly and SW/ly along the arc of said curve, through a central angle of 90°0'0" for a distance of 39.27' to a Point of tangency, said point being the NW/ly right-of-way boundary of said Quail Roost Drive; thence run S51°4'45"W along the last described line for a distance of 139.85' to the Point of beginning.

LOCATION: 11660 S.W. 186 Street (Quail Roost Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.67 Acres

PRESENT ZONING: BU-2 (Business – Special)

HEARING NO. 04-4-CZ5-1 (03-353)

11-52-40
Council Area 5
Comm. Dist. 12

APPLICANTS: COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBIL

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.5 Acres

PRESENT ZONING: BU-1A (Business – Limited)