

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>00-161</u>	<u>COUNTY LINE SOUTH PROPERTIES LTD.</u>
<u>00-162</u>	<u>COUNTY LINE SOUTH PROPERTIES LTD.</u>
<u>01-398</u>	<u>ACROPOLIS REALTY LLC</u>
<u>03-323</u>	<u>PETER MORTON TRUST, ET AL.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/27/00 TO THIS DATE:

HEARING NO. 00-9-CZ3-6 (00-161)

34-51-41

BCC

Comm. Dist. 1

APPLICANT: COUNTY LINE SOUTH PROPERTIES LTD.

- (1) MODIFICATION of Condition #2 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners only as applied to the subject property and reading as follows:

FROM: "2. That the use be established and maintained in accordance with the approved plan; however, the approval of the use of unpaved parking surfaces shall be limited to a 5-year period unless approved for an extension at public hearing."

TO: "2. That the use be established and maintained in accordance with the approved plan; however, the approval of the use of unpaved parking surfaces shall not extend beyond October 11, 2007 which is the build-out date for the Dolphin Center DRI, unless approved for an extension at public hearing."

The purpose of this request is to permit the applicant to extend the deadline of a prior public hearing for parking lot use on natural terrain on the Dolphin Center East I parking lot.

- (2) MODIFICATION of Condition #2 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners as last modified by Resolution Z-131A-95, passed and adopted by the Board of County Commissioners and only as applied to the subject property reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Stadium,' consisting of 39 sheets, as prepared by HDK Sports Facilities Group and Keith and Schnars, P. A., dated April, 1985, AND plans entitled 'Joe Robbie Stadium,' as prepared by Hellmuth, Obata and Kassabaum, dated Oct. 6, 1992 and dated received December 15, 1992 AND a plan prepared by Keith & Schnars, P. A. consisting of 1 sheet dated February 17, 1993, last revised 8/15/95 and stamped received August 23, 1995 entitled, "Temporary Parking-Site Plan & Landscape Plan for Dolphin Center I" and 4 sheets dated October, 1993, last revised 8/10/95 and stamped received August 25, 1995 entitled, "Site Plan & Landscape Plans for Dolphin Center East II", and 1 sheet dated February 17, 1993, last revised 8/14/95 and stamped received August 29, 1995 entitled, "Dolphin Center West Temporary Parking Site Plan and Landscape Plan."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Center East I Enhancement Plan,' as prepared by Keith & Schnars, P. A. consisting of 1 sheet dated 4/18/01 and stamped received March 26, '02.

The purpose of the request is to substitute a revised lot layout showing additional landscaping for the Dolphin Center East I Parking Lot.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

CONTINUED ON PAGE TWO

APPLICANT: COUNTY LINE SOUTH PROPERTIES LTD.

PAGE TWO

SUBJECT PROPERTY: DOLPHIN CENTER – EAST: A parcel of land being a portion of Section 34, Township 51 South, Range 41 East, and a portion of Section 3, Township 52 South, Range 41 East, and being more particularly described as follows:

Commence at the Southeast corner of said Section 34; thence $N1^{\circ}40'22''W$, along the east line of said Section 34, a distance of 90.94' to a point on the west right-of-way line of the Florida Turnpike and the Point of beginning; thence $S87^{\circ}4'59''W$ along the W/ly right-of-way line of the Florida Turnpike, 84.76'; thence $S2^{\circ}47'53''E$, continue along the west right-of-way line of the Florida Turnpike, 30.92' to a point on the north right-of-way line of N.W. 199th Street, as shown on DOLPHIN CENTER-STADIUM SITE, Plat book 129, Page 91; thence $S87^{\circ}4'59''W$, along the north right-of-way line of said N.W. 199th Street, 167.12' to a Point of curvature of a tangency curve concave to the Southeast and having a radius of 2,163.1'; thence W/ly and SW/ly, continue along the north right-of-way line of said N.W. 199th Street and along the arc of said curve to the left having a central angle of $21^{\circ}48'6''$ for an arc distance of 823.24' to a point on the east line of Tract "E", of said DOLPHIN CENTER-STADIUM SITE, said point also being a Point of reverse curvature of a tangent curve concave to the Northeast and having a radius of 50'; thence SW/ly, NW/ly and N/ly, along the east line of said Tract "E", and along the arc of said curve to the right, having a central angle of $113^{\circ}2'14''$ for an arc distance of 98.64' to a Point of tangency; thence $N1^{\circ}40'53''W$, continue along the east line of said Tract "E", 1,044.62' to a point on the arc of a non-tangent curve concave to the Southeast and having a radius of 280' (a radial line of said curve through said point having a bearing of $N65^{\circ}22'27''W$); thence N/ly, NE/ly & E/ly, continue along the E/ly line of said Tract "E", and along the arc of said curve to the right, having a central angle of $67^{\circ}30'41''$ for an arc distance of 329.92' to a Point of tangency; thence $S87^{\circ}51'46''E$, continue along the east line of said Tract "E", 787.79' to a Point of curvature of a tangent curve concave to the south and having a radius of 280'; thence E/ly continue along the E/ly line of said Tract "E", and along the arc of said curve to the right, having a central angle of $13^{\circ}36'50''$ for an arc distance of 66.53' to a point on a non-tangent line, said line being the east line of said Section 34; thence $S1^{\circ}40'22''E$ along the east line of said Section 34, a distance of 972.84' to the Point of beginning.

LOCATION: North of N.W. 199 Street and west of the Florida Turnpike, Miami Gardens, Florida.

SIZE OF PROPERTY: 28.104 Acres

PRESENT ZONING: BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM CZAB#3 ON 9/27/00 TO THIS DATE:

HEARING NO. 00-9-CZ3-7 (00-162)

34-51-41

BCC

Comm. Dist. 1

APPLICANT: COUNTY LINE SOUTH PROPERTIES LTD.

- (1) MODIFICATION of Condition #2 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners only as applied to the subject property and reading as follows:

FROM: "2. That the use be established and maintained in accordance with the approved plan; however, the approval of the use of unpaved parking surfaces shall be limited to a 5-year period unless approved for an extension at public hearing."

TO: "2. That the use be established and maintained in accordance with the approved plan; however, the approval of the use of unpaved parking surfaces shall not extend beyond October 11, 2007 which is the build-out date for the Dolphin Center DRI, unless approved for an extension at public hearing."

The purpose of this request is to permit the applicant to modify a condition of a prior public hearing to permit the continued use of an unpaved parking lot through October 11, 2007 for Dolphin Center West Parking Lot I.

- (2) MODIFICATION of Condition #2 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners as last modified by Resolution Z-131A-95, passed and adopted by the Board of County Commissioners and only as applied to the subject property reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Stadium,' consisting of 39 sheets, as prepared by HDK Sports Facilities Group and Keith and Schnars, P. A., dated April, 1985, AND plans entitled 'Joe Robbie Stadium,' as prepared by Hellmuth, Obata and Kassabaum, dated Oct. 6, 1992 and dated received December 15, 1992 AND a plan prepared by Keith & Schnars, P. A. consisting of 1 sheet dated February 17, 1993, last revised 8/15/95 and stamped received August 23, 1995 entitled, "Temporary Parking-Site Plan & Landscape Plan for Dolphin Center I" and 4 sheets dated October, 1993, last revised 8/10/95 and stamped received August 25, 1995 entitled, "Site Plan & Landscape Plans for Dolphin Center East II", and 1 sheet dated February 17, 1993, last revised 8/14/95 and stamped received August 29, 1995 entitled, "Dolphin Center West Temporary Parking Site Plan and Landscape Plan."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Center West Enhancement plan.' as prepared by Keith & Schnars, P. A. consisting of 1 sheet dated 4/18/01 and stamped received March 26, '02.

The purpose of the request is to substitute a revised lot layout showing additional landscaping.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

CONTINUED ON PAGE TWO

APPLICANT: COUNTY LINE SOUTH PROPERTIES LTD.

PAGE TWO

SUBJECT PROPERTY: DOLPHIN CENTER WEST: A parcel of land being a portion of Tracts 10 & 11, MIAMI GARDENS, Plat book 2, Page 96 and a portion of Section 34, Township 51 South, Range 41 East and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence N1°47'18"W along the west line of said Section 34, a distance of 961.32' to a point on the east right-of-way line of N.W. 27th Avenue, as shown on DOLPHIN CENTER-STADIUM SITE, Plat book 129, Page 91 and the Point of beginning; thence continue N1°47'18"W, along the west line of said Section 34, and along the east right-of-way line of N.W. 27th Avenue, 849.6' to a point on the S/ly right-of-way line of N.W. 203rd Street, as shown on said DOLPHIN CENTER-STADIUM SITE; said point also being a Point of curvature of a tangent curve concave to the Southeast and having a radius of 50'; thence N/ly, NE/ly and E/ly along said south right-of-way line of N.W. 203rd Street and along the arc of said curve to the right having a central angle of 93°55'32" for an arc distance of 81.97' to a Point of tangency; thence S87°51'46"E, continue along said south right-of-way line of N.W. 203rd Street, 766.22' to a Point of curvature of a tangency curve concave to the Southwest and having a radius of 90'; thence E/ly, SE/ly and S/ly along the W/ly right-of-way line of N.W. 26th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE and along the arc of said curve to the right having a central angle of 86°4'28" for an arc distance of 135.21' to a Point of tangency; thence S1°147'18"E, continue along said west right-of-way line of N.W. 26th Avenue, 1,086.38' to a Point of curvature of a tangent curve concave to the west and having a radius of 8,553.53'; thence continue S/ly along said west right-of-way line of N.W. 26th Avenue and along the arc of said curve to the right having a central angle of 2°0'0" for an arc distance of 298.58' to a Point of tangency; thence S0°12'42"W continue along said west right-of-way line of N.W. 26th Avenue, 365.85' to a Point of curvature of a tangent curve concave to the Northwest and having a radius of 50'; thence continue S/ly, SW/ly and W/ly along said W/ly right-of-way line of N.W. 26th Avenue and along the arc of said curve to the right having a central angle of 103°49'23" for an arc distance of 90.6' to a Point of tangency; thence N75°57'55"W along the north right-of-way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM SITE, 236.26' to a Point of curvature of a tangent curve concave to the Southwest and having a radius of 1,968.58'; thence continue NW/ly, along said north right-of-way line of N.W. 199th Street, and along the arc of said curve to the left, having a central angle of 3°31'18" for an arc distance of 121' to a point on a non-tangent line, said line being the N/ly line of a right-turn lane deed to Miami-Dade County, Florida as additional right-of-way, said deed being recorded in Official Records Book 12940, Page 669. Thence N78°16'3"W along the north line of said turn lane 179.79' to a point on the arc of a non-tangent curve concave to the Southwest and having a radius of 1,980.58' (a radial line of said curve through said point having a bearing of N5°18'21"E); thence continue NW/ly along the north line of said right turn lane and along the arc of said curve to the left having a central angle of 5°4'32" for an arc distance of 175.45' to a point on a non-tangent line; thence S0°13'49"W along the west line of said right turn lane 12' to a point on the E/ly right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, said point also being 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 having a bearing of S0°13'49"W); thence W/ly, NW/ly and N/ly along said east right-of-way line of N.W. 27th Avenue, and along the arc of said curve to the right having a central angle of 86°59'45" for

CONTINUED ON PAGE THREE

HEARING NO. 00-9-CZ3-7 (00-162)

34-51-41
BCC
Comm. Dist. 1

APPLICANT: COUNTY LINE SOUTH PROPERTIES LTD.

PAGE THREE

an arc distance of 75.92' to a Point of tangency; thence N2°46'26"W continue along the east right-of-way line of said N.W. 27th Avenue, 92.74' to a point on the arc of a tangent curve concave to the west and having a radius of 5,808.65'; thence continue N/ly along the east right-of-way line of said N.W. 27th Avenue, and along the arc of said curve to the left having a central angle of 2°2'40" for an arc distance of 207.27' to a point on a non-tangent line; thence N9°50'3"W continue along said east right-of-way line of N.W. 27th Avenue; 180.66' to a point on the arc of a non-tangent curve concave to the west and having a radius of 5,795.65' (a radial line of said curve through said point having a bearing of N83°24'8"E); thence continue NW/ly along said east right-of-way line of N.W. 27th Avenue and along the arc of said curve to the left having a central angle of 2°48'37" for an arc distance of 284.27' to a Point of tangency; thence N9°24'29"W continue along said east right-of-way line of N.W. 27th Avenue, 92.25' to the Point of beginning.

LOCATION: Lying between N.W. 199 Street and N.W. 203 Street and between N.W. 26 Avenue and N.W. 27 Avenue, Miami Gardens, Florida.

SIZE OF PROPERTY: 36.534± Acres

PRESENT ZONING: BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED WITH LEAVE TO AMEND AND REVISED FROM 6/10/04 TO THIS DATE::

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

4-55-40
BCC
Comm. Dist. 8

APPLICANT: ACROPOLIS REALTY LLC

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

- (1) RU-5A & BU-1 to OPD
- (2) The applicant is requesting to permit a lot with an area of 2.94 acres (3 acres required).
- (3) The applicant is requesting to permit a floor area ratio of 0.94 (0.86 permitted).

OR IN THE ALTERNATIVE TO REQUESTS #1 - #3, THE FOLLOWING:

- (4) RU-5A & BU-1 to RU-5A

AND WITH EITHER REQUEST:

- (5) 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 limits the uses on the commercial parcel and ties the site to a specific plan.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #5 request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans for the OPD proposal only 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 & REVISED FROM 6/10/04 TO THIS DATE:

HEARING NO. 04-6-CC-2 (03-323)

3-52-41
BCC
Comm. Dist. 1

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

CONTINUED ON PAGE TWO

APPLICANTS: PETER MORTON TRUST, ET AL.

PAGE TWO

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

CONTINUED ON PAGE THREE

HEARING NO. 04-6-CC-2 (03-323)

3-52-41
BCC

APPLICANTS: PETER MORTON TRUST, ET AL.

PAGE THREE

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)

HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39
BCC
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

ESTATES OF BISCAYNE, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)

HEARING NO. 04-5-CZ11-3 (03-242)

14-55-39
BCC
Comm. Dist. 9

APPLICANT: TCAG L. L. C.

TCAG L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #11 which denied the following:

- (1) GU to IU-C
- (2) Applicant is requesting to permit the zoning of a tract of land with an area of 4.99 gross acres (a minimum of 10 acres required for platting or rezoning).

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: The north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 14, Township 55 South, Range 39 East.

LOCATION: Lying north of theoretical S.W. 135 Street and west of theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.99 Gross Acres

GU (Interim)

IU-C (Industry – Conditional)

HEARING NO. 04-3-CZ14-2 (03-300)

11-57-38
BCC
Comm. Dist. 8

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.02 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)