

**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>01-428</u></a>	<a href="#"><u>CHURCH OF JESUS CHRIST ALMIGHTY</u></a>
<a href="#"><u>02-135</u></a>	<a href="#"><u>PALMS CONVALESCENT CARE, INC.</u></a>
<a href="#"><u>02-305</u></a>	<a href="#"><u>H. R. REALTY &amp; INVESTMENTS, INC.</u></a>
<a href="#"><u>03-190</u></a>	<a href="#"><u>DEVON RAMCHARAN</u></a>
<a href="#"><u>03-242</u></a>	<a href="#"><u>TCAG L. L. C.</u></a>
<a href="#"><u>03-316</u></a>	<a href="#"><u>BCG PARTNERS L. L. C.</u></a>
<a href="#"><u>03-353</u></a>	<a href="#"><u>COUNTRY CLUB SHOPPING CENTER, INC. &amp; T-MOBIL</u></a>
<a href="#"><u>04-028</u></a>	<a href="#"><u>KELCO DADELAND ASSOCIATES LTD</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/29/04 TO THIS DATE:

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 ½ of the SE ¼ of the SE ¼ of the SW ¼ 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)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/24/04 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)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/24/04 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39  
BCC  
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, 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 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

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).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/29/04 TO THIS DATE:

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)

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

HEARING NO. 04-3-CZ14-3 (03-316)

11-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE  $\frac{1}{4}$  of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE  $\frac{1}{4}$  of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Acres

AU (Agricultural – Residential)

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

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. are appealing the decision on requests #1, #3, #4, #6 & #7 of Community Zoning Appeals Board #15 on H. R. REALTY & INVESTMENTS, INC. which approved the following:

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

REQUESTS #1 & #2 ON PARCEL #1

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

REQUESTS #3 - 5 ON PARCEL #2

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

REQUESTS #6 - #8 ON PARCELS #1 & #2

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #7 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 "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

CONTINUED ON PAGE TWO



APPLICANT: H. R. REALTY & INVESTMENTS, INC.

PAGE TWO

Begin at the Southwest corner of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ ; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W along the said south line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  for a distance of 1,330.43' to the Point of beginning. AND: PARCEL II: A portion of all of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  and all of the SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  and all of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ ; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W along the said south line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  for a distance of 1,330.43' to the Point of beginning.

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.21 Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 04-9-CC-1 (04-28)

35-54-40  
BCC  
Comm. Dist. 7

APPLICANT: KELCO DADELAND ASSOCIATES LTD.

KELCO DADELAND ASSOCIATES LTD. is appealing an Administrative Decision that the Director erred in a determination to deny a sign permit.

The purpose of the request is to allow the applicant to erect a sign within the rapid transit zone, for the purpose of directing traffic flow and locating entrances and exits to a nearby hotel in accordance with Ordinance #98-14 which was superseded by Ordinance #99-166 which created the Downtown Kendall Urban Center District (DKUCD).

SUBJECT PROPERTY: A 10' easement lying 5' each side of the following described line:  
Commence at the Point of beginning of Tract "A" of DADELAND NORTH METRORAIL STATION, Plat book 147, Page 55; thence run N47°47'36"E along the E/ly line of said Tract "A" for a distance of 13.72' to the Point of beginning of the aforementioned line; thence run N42°12'24"W for a distance of 15' to the Point of terminus of said line.

LOCATION: The Northwest corner of U. S. Highway #1 & S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.398± Acres

PRESENT ZONING: GP (Governmental Property)  
RTZ (Rapid Transit Zone)  
DKUCD (Downtown Kendall Urban Center District)