

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>04-129</u>	<u>DEAN COLSON & HENRY QUINTANA</u>
<u>04-241</u>	<u>CENTURY CAPITAL GROUP, INC.</u>
<u>04-404</u>	<u>GARY TREWICK, ET AL.</u>

HEARING NO. 04-12-CZ14-2 (04-129)

2-57-38
BCC
Comm. Dist. 8

APPLICANTS: DEAN COLSON & HENRY QUINTANA

DEAN COLSON & HENRY QUINTANA are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the parcel described as beginning 466.7' west of the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family, 25,000 sq. ft. gross)

HEARING NO. 05-2-CZ8-1 (04-241)

33-52-41
BCC
Comm. Dist. 2

APPLICANT: CENTURY CAPITAL GROUP, INC.

CENTURY CAPITAL GROUP, INC. is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.5± Acre

RU-2 (Two Family Residential)
BU-1A (Business – Limited)

APPLICANTS: GARY TREWICK, ET AL.

- (1) AU to RU-1M(a)
- (2) Applicant is requesting to permit residential lots with a lot coverage of 46.6% (45% permitted).

REQUESTS #1 & #2 ON PARCELS "A" & "B"

- (3) AU to RU-TH
- (4) Applicant is requesting to permit 12' wide one-way drives (14' required).
- (5) Applicant is requesting to permit parallel parking spaces of 12' x 20' (8' x 23' required).

REQUESTS #3, #4 & #5 ON PARCEL "C"

- (6) SPECIAL EXCEPTION to permit a charter school.
- (7) Applicant is requesting to permit the charter school with a lot coverage of 19.37% (15% permitted).
- (8) Applicant is requesting to permit a tower with a height of 49' (35' permitted).
- (9) Applicant is requesting to permit a landscape buffer area of 6' (7' required) between a parking area and a right-of-way).

REQUESTS #6 - #9 ON PARCEL "D"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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) and approval of requests #4 - #5, & #7 - #9 may be considered 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 "Country Palms," as prepared by Bellon Milanes, Architects, consisting of 21 sheets, dated last revised 1/06/05 and plans entitled "Somerset Academy at Country Palms," as prepared by Civica, Architect and consisting of 9 sheets, dated stamped received 2/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 24, Township 56 South, Range 39 East; thence N88°25'55"E along the north line of the SW ¼ of said Section 24, as a basis of bearing, for 678.6'; thence S00°48'39"E for 35'; thence N88°25'55"E for 339.29'; thence S00°48'38"E for

CONTINUED ON PAGE TWO

APPLICANTS: GARY TREWICK, ET AL.

PAGE TWO

663.2'; thence S88°20'37"W for 339.29'; thence S00°48'39"E for 334.36'; thence S88°17'59"W for 628.59'; thence N00°48'44"W for 334.85'; thence S88°20'37"W for 50.01' to a point on the west line of the SW ¼ of said Section 24; thence N00°48'44"W along said west line of the SW ¼ of said Section 24 for 669.77' to the Point of beginning. AND: PARCEL "B": A portion of the NE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the south line of the NE ¼ of said Section 23 as a basis of bearing, for 1,345.72' to a point on the west line of the SE ¼ of the NE ¼ of said Section 23; thence N00°42'55"W along the west line of the SE ¼ of the NE ¼ of said Section 23 for 676.02'; thence N89°11'01"E for 335.85'; thence N00°45'52"W for 338.05'; thence N89°10'38"E for 335.55'; thence N00°48'49"W for 676.17'; thence N89°09'51"E for 619.94'; thence S00°54'44"E for 338.16'; thence N89°10'14"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E along the east line of the NE ¼ of said Section 23 for 676.32'; thence S89°11'00"W for 50'; thence S00°54'44"E for 338.16'; thence N89°11'23"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E for 338.16' to the Point of beginning. AND: PARCEL "C": A portion of the SE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the north line of the SE ¼ of said Section 23, as a basis of bearing for 336.42' to the Point of beginning of the following described parcel of land; thence S00°46'22"E for 185'; thence N89°11'46"E for 286.55'; thence S00°48'44"E for 484.8'; thence S89°09'36"W for 623.78'; thence S00°43'58"E for 670.19'; thence S89°07'28"W for 337.35'; thence N00°41'36"W for 335.06'; thence S89°08'03"W for 302.12'; thence N00°39'14"W to a point on the north line of the SE ¼ of said Section 23 for 1,006.07'; thence N89°11'46"E along the north line of the SE ¼ of said Section 23 for 974.28' to the Point of beginning. AND: PARCEL "D": PARCEL 1: The east ½ of the east ½ of the SW ¼ of the SW ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 2: The west 132.4' of the south ½ of the SE ¼ of the SW ¼ of the SW ¼ & the south 11.32' of the west 132.4' of the north ½ of the SE ¼ of the SW ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 3: The south 11.34' of the north ½ of the SE ¼, of the SW ¼, of the SW ¼, less the west 132.4' and the south ½ of the SE ¼, of the SW ¼ of the SW ¼, less the west 132.4' and less the street right-of-way, lying and being in Section 24, Township 56 South, Range 39 East. AND: The east 1' of the SE ¼ of Section 23, Township 56 South, Range 39 East. AND: The south 1' of the west 512' of the SW ¼ of Section 24, Township 56 South, Range 39 East. AND: The east 1' of the west 512' of the south 35' of the SW ¼ of Section 24, Township 56 South, Range 39 East.

LOCATION: The Southeast side of U.S. #1 & north of S.W. 244 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)
RU-TH (Townhouse 8.5 units/net acre)