

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>04-187</u>	<u>ARCHIMEDEAN PROPERTIES L. L. C.</u>
<u>04-366</u>	<u>DADELAND BREEZE APARTMENTS L. L. C.</u>

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and a portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34; said point being 433.52' east of the Northwest corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34; thence run N87°50'41"E along the north boundary of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for

CONTINUED ON PAGE TWO

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

PAGE TWO

873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.11 Acres

RU-4M (Modified Apartment House 35.9 units/net acre)
PAD (Planned Area Development)

HEARING NO. 05-6-CC-1 (04-187)

25-54-39
BCC
Comm. Dist. 10

APPLICANT: ARCHIMEDEAN PROPERTIES L. L. C.

SPECIAL EXCEPTION to permit a charter school.

Plans are on file and may be examined in the Zoning Department entitled "Archimedean Academy Charter School," as prepared by Civica, consisting of 12 sheets and dated, signed and sealed 2/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the south 50' thereof, in Section 25, Township 54 South, Range 39 East; together with the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the south 50' thereof; in Section 25, Township 54 South, Range 39 East.

LOCATION: 12425 S.W. 72 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.36 Acres

PRESENT ZONING: GU (Interim)