

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/20/05 TO THIS DATE:

HEARING NO. 05-8-CC-2 (05-44)

31-54-40
BCC
Comm. Dist. 10

APPLICANT: THE HAVEN CENTER, INC.

(1) GU & GU-GP to RU-3M

(2) Deletion of Declaration of Restrictions recorded in ORB 13359 at Pages 1986 through 1989, only as applied to subject property.

The purpose of this request is to release the applicant from certain conditions which, among other things, restrict the uses allowed on the site; to allow construction of a residential development in accordance with the proposed zone.

(3) Applicant is requesting to permit a common open space of 26.4% (30% required).

(4) Applicant is requesting to permit a minimum 7' wide greenbelt (10' required) between the rear lot lines of the townhouse units.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) and approval of requests #3 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sunrise Townhomes," as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 33 sheets; Sheets SA-1, D-1, A-1, A-2, A-6 through A-20 dated stamped received 7/14/05; 3 sheets dated stamped received 7/15/05, dated stamped received 7/14/05 and Sheets A-3 through A-5 dated stamped received 7/15/05 and Sheets L-1, A-21 through A-29 dated stamped received 8/5/05. Also plans prepared by Superior Consultants, Inc. consisting of 12 sheets dated stamped received 8/5/05.. Plans may be modified at public hearing.

SUBJECT PROPERTY: All that part of Section 31, Township 54 South, Range 40 East described as follows: The west ½ of the NE ¼ of the SW ¼ less the north 35', the east 25' and the south 25' thereof, and less the west 25' of the south ½, thereof; and the east ½ of the NE ¼ of the NW ¼ of the SW ¼, less the north 35' thereof, as well as the east ½ of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, less the north 35' and the east 35' and the south 25' and the west 25' thereof; LESS: The north ½ of the NE ¼ of the NE ¼ of the SW ¼ and the north ½ of the NW ¼, of the NE ¼, of the SW ¼, on Section 31, township 54 South, Range 40 East; LESS: PALACE OF KENDALL, Plat book 137, Page 22 AND LESS: A portion of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, being particularly described as follows:

Begin at the Southwest corner of Tract "A" of the PALACE OF KENDALL, Plat book 137, Page 22; said point lying 25' north of, as measured at right angles to the south line of the said NE ¼ of the SW ¼ of Section 31; thence S89°09'36"W along the north right-of-way line of S.W. 84th Street, as said right-of-way was dedicated by Resolution #R-1127-88, and recorded in Official Records Book 13863, Page 446 for 249.93' to a point that is 25' west of, as measured at right angles, to the west line of the said NE ¼ of the SW ¼ of said Section 31, said point, lying on the east right-of-way line of S.W. 114th Avenue, as said right-of-way was dedicated by the above Resolution #R-1127-88; thence N00°00'58"E along a line that is 25' east of, and parallel with, the said west line of the said NE ¼ of the SW ¼ of Section 31, and along the said east right-of-

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way line of S.W. 114th Avenue, for 431.27'; thence N89°09'36"E for 250' to the Northwest corner of the said Tract "A" of the PALACE OF KENDALL; thence S00°01'29"W along the west line of the said Tract "A" of the PALACE OF KENDALL for 431.27' to the Point of beginning.

LOCATION: 11175 S.W. 80 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 21 Acres

PRESENT ZONING: GP (Governmental Property)
GU (Interim)
RU-3M (Minimum Apartment House 12.9 units/net acre)