

**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.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-389</u></a>	<a href="#"><u>8<sup>th</sup> STREET HOLDINGS L. L. C. F/K/A: FRANK &amp; GEORGETTE BREIVOGEL</u></a>
<a href="#"><u>05-093</u></a>	<a href="#"><u>LE DEVELOPMENT LIMITED</u></a>
<a href="#"><u>05-094</u></a>	<a href="#"><u>REDLANDS COVE DEVELOPMENT L. L. C.</u></a>
<a href="#"><u>05-097</u></a>	<a href="#"><u>LE DEVELOPMENT LTD.</u></a>
<a href="#"><u>05-245</u></a>	<a href="#"><u>SILVER PALM HOLDINGS OF HOMESTEAD L. L. C.</u></a>
<a href="#"><u>05-267</u></a>	<a href="#"><u>CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.</u></a>

THE FOLLOWING HEARING WAS INDEFINITELY DEFERRED & REVISED FROM 10/24/05:

HEARING NO. 05-9-CZ15-4 (05-93)

17-56-40  
BCC  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of the request 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 "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13-17, Block 67, LINCOLN CITY, SECTION H, Plat book 46, Page 91.

LOCATION: The north side of Old Cutler Road & approximately 75' east of S.W. 218 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.86 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS INDEFINITELY DEFERRED FROM 10/24/05:

HEARING NO. 05-10-CZ15-4 (05-97)

17-56-40  
BCC  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LTD.

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width and S.W. 216 Street to be 110' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road and to permit 35' of dedication (55' required) on the south side of S.W. 216 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 23, Block 67, LINCOLN CITY, SECTION "H," Plat book 46, Page 91.

LOCATION: The Southwest corner of S.W. 216 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.19 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING WAS DEFERRED & REVISED FROM 4/27/06 TO THIS DATE:

HEARING NO. 06-4-CC-3 (05-245)

24-56-39 & 18/19-56-40  
BCC  
Comm. Dist. 8

APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C.

(1) MODIFICATION of Paragraph #8 of Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Ave and 220, 224, and 232 Streets, the Owners shall apply for and enter into an agreement with the County, pursuant to Section 33E-10 of the Miami Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of occupancy for the 250<sup>th</sup> residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to County code. Those improvements to be constructed or caused to be constructed by the Owners will be subject to review by the County and the Florida Department of Transportation ('FDOT'). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the Owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami Dade County Code, of roadway improvement impact fees. In addition, the Owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the County code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the Owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

TO: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Avenue and S.W. 220 and 232 Streets, the owners shall apply for and enter into an agreement with the county, pursuant to Section 33E-10 of the Miami-Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of completion for the 250<sup>th</sup> residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to county code. Those improvements to be constructed or caused to be constructed by the owners will be subject to review by the county and the Florida Department of

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Transportation ('FDOT'). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami-Dade County Code, of roadway improvement impact fees. In addition, the owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and S.W. 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the county code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

- (2) MODIFICATION of Paragraph #10(D) of Declaration of Restrictions recorded in Official Records Books, recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "10(D). Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, Owner(s) of the Property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the Property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the School Site and the common spaces of the Property, including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, Owners(s) of the Property, including joinders of all mortgagees, if any."

TO: "10(D) Modification, Amendment, Release of Declaration. This Declaration may be modified, amended or released as to the property as described in the attached Exhibit 'A', or any portion thereof, by a written instrument executed by the, then, owner(s) of any such property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the common spaces of the property, described in the attached Exhibit 'A,' including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, owners(s) of the property,

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described in the attached Exhibit 'A,' including joinders of all mortgagees, if any."

(3) MODIFICATION of Paragraphs 6(D) & 6(E) of the Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "6(D) Charter School. Prior to seeking the issuance of a certificate of occupancy for the 400<sup>th</sup> residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of 400 student stations for at least a minimum K-5 program. Proof of compliance with this provision shall be in the form of monthly reports submitted by the Owners to the Director, Department of Planning and Zoning, and the School Board specifying the number of certificates of occupancy obtained monthly and the number of certificates of occupancy anticipated to be issued in the following month for residential dwelling units. Monthly reports shall be based upon personal knowledge and shall be sworn and notarized."

TO: "6(D) Charter School. The owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

FROM: "6(E) Prior to seeking the issuance of a certificate of occupancy for the 800<sup>th</sup> residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of an additional 400 student stations for K-12 program. Prior to seeking the issuance of a certificate of occupancy for the 1,000<sup>th</sup> residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing an aggregate total of 1,100 student stations. Proof of compliance with this provision shall be as set forth in Section 6(d) above. The Owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) - (e) herein upon completing and opening an 1,100 student station charter school."

TO: "6(E) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) - (e) herein upon completing and opening an 1,100 student station charter school."

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The purpose of these requests is to remove the requirement that roadway improvements be made by the applicant for S.W. 224<sup>th</sup> Street at S.W. 112<sup>th</sup> Avenue, to delete the requirement that the homeowners within the community and their mortgagees be required to join in any modification, amendment or release of a covenant pertaining to the school site subject to public hearing approval, and to require the opening of the charter school for 800 students prior to the commencement of the 2007-08 school year and an additional 300 students prior to the beginning of the 2008-09 school year.

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

SUBJECT PROPERTY: PARCEL 3 (#44): The east ½ of the NE ¼ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof; PARCEL 4 (#45): The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof; SILVER PALM EAST SECTION ONE: Portions of the north ½ of the SW ¼ of Section 19, Township 56 South, Range 40 East; Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS, Plat book 31, at Page 58; Tract 1 of FLORENCE B HOLFERTY'S FARM, Plat book 51, at Page 24,; and portions of the dedicated, but unimproved, Right-of-Way of S.W. 242nd Street, as said street is shown on the said plats of AMENDED PLAT OF SOUTH MIAMI GARDENS and FLORENCE B. HOLFERTY'S FARM, all being more particularly described as follows:

Commence at the southeast corner of the north ½ of the SW ¼ of said Section 19; thence S89°21'42"W along the south line of the said north ½ of the SW ¼ of Section 19 for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°21'42"W along the said south line of the north ½ of the SW ¼ of Section 19 for 1,945.11' to the southwest corner of the east ½ of the NW ¼ of the SW ¼ of said Section 19; thence N00°32'22"W along the west line of the said east ½ of the NW ¼ of the SW ¼ of Section 19 for 529.75' to the southwest corner of said Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS; thence N89°24'20"E along the south line of the said Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS for 502.36'; thence S00°17'33"E for 75.13' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N89°24'20"E for 250' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 235.64 feet; thence S89°42'27"W for 100'; thence N00°17'33"W for 210.91' to a point on the south Right-of-Way line of said S.W. 241st Street; thence N89°26'18"E along the said south Right-of-Way line of S.W. 241st Street for 150'; thence S00°17'33"E for 32.65'; thence N89°42'27"E for 100'; thence S00°17'33"E for 160.52'; thence N89°24'29"E for 175.13' to a Point of curvature of a circular curve concave to the northeast, said point bearing S00°35'31"E from the center of said curve; thence SW/y, W/y and NW/y, along said curve to the right, having for its elements a radius of 25' and a central angle of 90°17'58" for an arc distance of 39.4' to the Point of tangency; thence N00°17'33"W for 74.87'; thence N89°24'29"E for 470.01'; thence S00°17'33"E for 75.13' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°42'02" for an arc distance of 39.14' to the Point of tangency; thence N89°24'29"E for 174.87'; thence N00°17'33"E for 160.52'; thence N89°42'27"E for 100'; thence N00°17'33"W for 33.18' to

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a point on the said south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said south Right-of-Way line of S.W. 241st Street for 50'; thence S00°17'33"E for 32.63'; thence N89°42'27"E for 125' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Road); thence S00°17'33"E along the said west right Right-of-Way line of S.W. 112th Avenue (Allapattah Road) for 866.25' to the Point of beginning. SILVER PALM EAST, SECTION TWO: Portions of the SW ¼ of Section 18, Township 56 South, Range 40 East; and the NW ¼ of Section 19, Township 56 South, Range 40 East, all being more particularly described as follows:

Commence at the southeast corner of the said NW ¼ of Section 19; thence N00°19'47"W along the east line of the said NW ¼ of Section 19 for 371.76'; thence S89°40'13"W for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N31°45'48"W for 289.49'; thence S89°23'47"W for 1,167.83' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence N89°33'25"W for 50' to a point on a circular curve concave to the southwest, said point bears N89°40'49"E from the center of said curve; thence NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 170' and a central angle of 32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to the Point of tangency; thence S89°23'47"W for 369.95' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to its intersection with the east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence S00°32'20"E along the said east line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 59.61'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east Right-of-Way line of S.W. 117th Avenue (Colonial Drive), said point is 35' east of, as measured at right angles to, the west line of the said NW ¼ of Section 19; thence N00°36'32"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east of, and parallel with, the said west line of the NW ¼ of Section 19 for 293.48' to its intersection with the north line of the south ¼ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N89°22'40"E along the said north line of the South ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.94' to a point on the west line of the NE ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N00°32'20"W along the east line of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19 for 494.71' to the northeast corner of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19 for 633.55' to a point on the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive), said point lying 35' east of, as measured at right angles to, the said west line of the NW ¼ of Section 19; thence N00°36'32"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east, and parallel with, the said west line of the NW ¼ of Section 19 for 1,317.77' to a point that is 35' east of, as measured at right

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angles to the west line of the said SW  $\frac{1}{4}$  of Section 18, said point lying on the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive); thence N01°39'08"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east of, and parallel with the said west line of the SW  $\frac{1}{4}$  of Section 18 for 420.52' to a point on the south edge of pavement of Bailes Road; thence S75°03'37"E along the said south edge of pavement of Bailes Road for 313.73' to a point on the east line of the west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 18; thence S01°32'45"E along the said east line of the west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18 for 335.44' to the southeast corner of the said west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18; thence N89°10'24"E along the south line of the said SW  $\frac{1}{4}$  of Section 18 for 335.08' to the southwest corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18; thence N01°26'23"W along the west line of the said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18 for 224.72' to a point on the south Right-of-Way line of Bailes Road; thence run the following courses and distances along the said south Right-of-Way line of Bailes Road: S75°03'37"E for 114.61' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 2,316.64' and a central angle of 05°24'56" for an arc distance of 218.97' to a Point of compound curvature; thence to the right along said curve, having for its elements a radius of 762.22' and a central angle of 07°15'11" for an arc distance of 96.49' to the Point of tangency; thence S62°23'30"E for 175.89' to a point on the said south line of the SW  $\frac{1}{4}$  of Section 18, the same also being the north line of the said NW  $\frac{1}{4}$  of Section 19; thence departing the said south Right-of-Way line of Bailes Road run N89°10'24"E along the said north line of the NW  $\frac{1}{4}$  of Section 19 for 792.77' to a point that is 660' west of, as measured at right angles to, the said east line of the NW  $\frac{1}{4}$  of Section 19; thence S00°19'47"E along a line that is 660' west of, and parallel with the said east line of the NW  $\frac{1}{4}$  of Section 19 for 40' to a point 40' south of, as measured at right angles to, the said north line of the NW  $\frac{1}{4}$  of Section 19; thence S89°10'24"W along a line that is 40' south of, and parallel with, the said north line of the NW  $\frac{1}{4}$  of Section 19 for 890.26'; thence S00°30'14"E for 556.99'; thence S89°02'51"W for 74.81' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 90°26'55" for an arc distance of 39.47' to the Point of tangency; thence S00°30'14"E for 125' to a Point of curvature of a circular curve concave to the southeast; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 89°33'05" for an arc distance of 39.07' to the Point of tangency; thence N89°02'51"E for 75.2'; thence S00°30'14"E for 715.78'; thence N89°29'46"E for 226.81' to a point on a circular curve concave to the northwest, said point bearing S83°57'49"E from the center of said curve; thence SW/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 45°32'07" for an arc distance of 19.87' to a point on a circular curve concave to the southeast, said point bearing N38°25'42"W from the center of said curve; thence NE/ly, along said curve to the right, having for its elements a radius of 525' and a central angle of 32°51'40" for an arc distance of 301.1' to a point; thence N85°08'42"E for 95.8'; thence N85°08'45"E for 205.64'; thence N89°20'49"E for 109.69'; thence N89°19'19"E for 567.62' to a Point of curvature of a circular curve to the left; thence to the left along said curve to the left, having for its elements a radius of 25' and a central angle of 89°39'06" for an arc distance of 39.12' feet to the Point of tangency, said point lying on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 1,022.24' to the Point of beginning. SILVER PALM EAST

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SECTION THREE: Portions of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, all being more particularly described as follows:

Commence at the northeast corner of the said NW ¼ of Section 19; thence S00°19'47"E along the east line of the said NW ¼ of Section 19 for 660.02'; thence S89°10'24"W for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 594.46' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°39'06" for an arc distance of 39.12' to the Point of tangency; thence S89°19'19"W for 567.62 feet; thence S89°20'49"W for 109.69'; thence S85°08'45"W for 205.64'; thence S85°08'42"W for 95.87' to a point on a circular curve concave to the southeast, said point bearing N05°34'02"W from the center of said curve; thence SW/ly, along said curve to the left, having for its elements a radius of 525' and a central angle of 32°51'40" for an arc distance of 301.1' to a point on a circular curve concave to the northwest, said point bearing S38°25'42"E from the center of said curve; thence NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 45°32'07" for an arc distance of 19.87' to a point; thence S89°29'46"W for 226.81'; thence N00°30'14"W for 715.78'; thence S89°02'51"W for 75.2' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 89°33'05" for an arc distance of 39.07' to the Point of tangency; thence N00°30'14"W for 125' to a Point of curvature of a circular curve, said point bearing S89°29'46"W from the center of said curve; thence SE/ly, E/ly and NE/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 90°26'55" for an arc distance of 39.47' to the Point of tangency; thence N89°02'51"E for 74.81'; thence N00°30'14"W for 556.99' to a point that is 40' south of, as measured at right angles to, the north line of the said NW ¼ of Section 19; thence N89°10'24"E along a line that is 40' south of, as measured at right angles to, and parallel with, the said north line of the NW ¼ of Section 19 for 890.26' to a point that is 660' west of, as measured at right angle to, the said east line of the NW ¼ of Section 19; thence S00°19'47"E along a line that is 660' west of, as measured at right angles to, and parallel with, the said east line of the NW ¼ of Section 19 for 620.02' to a point that is 660' south of, as measured at right angles to, the said north line of the NW ¼ of Section 19; thence N89°10'24"E along a line that is 660' south of, as measured at right angles to, and parallel with, the said north line of the NW ¼ of Section 19 for 610.02' to the Point of beginning. SILVER PALM EAST,

SECTION FOUR: Portions of the west ½ of Section 19, Township 56 South, Range 40 East; AND: Tracts 1 and 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat Book 31, at Page 58, AND: all of Tract 6 and portions of Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat Book 48, at Page 28, AND: a portion of Tract 1 of the FLORENCE B. HOLFERTY'S FARM, Plat Book 51, at Page 24, AND: all of the dedicated right-of-way of S.W. 239th Terrace and portions of the dedicated rights-of-way of S.W. 241st and 242nd Streets, as said streets and terrace are shown on the said plats of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and FLORENCE B. HOLFERTY'S FARM, All being particularly described as follows:

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE EIGHT

Commence at the Northeast corner of the SW  $\frac{1}{4}$  of said Section 19; thence S89°28'16"E along the North line of the said SW  $\frac{1}{4}$  of Section 19 for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of Beginning run S00°17'33"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 454.42 feet; thence S89°42'27"W for 125'; thence N00°17'33"W for 32.63'; thence S89°26'18"W for 50'; thence S00°17'33"E for 33.18'; thence S89°42'27"W for 100'; thence S00°17'33"E for 160.52'; thence S89°24'29"W for 174.87' to a Point of curvature of a circular curve concave to the northwest, said point bearing S00°35'31"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°42'02" for an arc distance of 39.14' to the point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'29"W for 470.01'; thence S00°17'33"E for 74.87' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 90°17'58" for an arc distance of 39.4' to the Point of tangency; thence S89°24'29"W for 175.13' feet; thence N00°17'33"W for 160.52'; thence S89°42'27"W for 100'; thence N00°17'33"W for 82.65' to a point on the north Right-of-Way line of said S.W. 241st Street; thence S89°26'18"W along the said north Right-of-Way line of S.W. 241st Street for 804.18' to the southwest corner of said Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°32'22"W along the West line of said Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 110.31' to a point that is 262' south of, as measured at right angles to, the said north line of the SW  $\frac{1}{4}$  of Section 19; thence S89°28'16"W along a line that is 262' south of, and parallel with, the said north line of the SW  $\frac{1}{4}$  of Section 19 for 333.28' to a point on the west line of the east  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the said SW  $\frac{1}{4}$  of Section 19; thence N00°34'50"W along the said west line of the east  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the said SW  $\frac{1}{4}$  of Section 19 for 262' to the northwest corner of the said East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the said SW  $\frac{1}{4}$  of Section 19; thence N89°28'16"E along the north line of the said SW  $\frac{1}{4}$  of Section 19 for 666.93' to the southwest corner of said Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the said Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and its extension for 157.01' to the southwest corner of said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N89°27'22"E along the south line of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103'; thence N00°30'14"W for 107.04' to a point on the north line of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence S89°26'28"W for 103' to the northwest corner of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the east  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the said NW  $\frac{1}{4}$  of Section 19; thence N00°32'20"W along the said east line of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the said NW  $\frac{1}{4}$  of Section 19 and radial to the next described curve for 29.61' to a point on a circular curve concave to the northwest, said point bearing S00°32'20"E from the center of said curve; thence NE/ly, along said curve to the left, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to the Point of tangency; thence N89°23'47"E for 369.95' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE NINE

32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence S89°33'25"E for 50' to a point on a circular curve concave to the southeast, said point bearing S89°40'49"W from the center of said curve; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' feet to the Point of tangency; thence N89°23'47"E for 1,167.83'; thence S31°45'48"E for 289.49' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 264.51' to a point on the north line of Lot 1, Block 8, SOUTH MIAMI GARDENS, Plat book 23, at Page 22; thence S89°27'22"W along the north line of said Lot 1, Block 8 for 75' to the northwest corner of said Lot 1, Block 8, said point also being the northeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS; thence S00°19'47"E along the east line of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS for 107.41' to the southeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS and Southwest corner of Lot 2, Block 8, SOUTH MIAMI GARDENS; thence N89°28'16"E along the south line of the said NW ¼ of Section 19 and along the south line of said Lot 2, Block 8 for 75' to the Point of beginning, AND: Begin at the northwest corner of said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N89°26'18"E along the north line of said Tract 1 of FLORENCE B. HOLFERTY'S FARM and along the south Right-of-Way line of the said S.W. 241st Street for 25'; thence S00°32'22"E for 107'; thence N89°26'18" E for 107.65'; thence N00°32'22"W for 107' to a point on the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street for 521.32'; thence S00°17'33"E for 210.91'; thence N89°42'27"E for 100'; thence S00°17'33"E for 235.64' to a Point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the point of tangency; thence S89°24'20"W for 250' to a point on a circular curve concave to the northwest, said point bearing S00°35'40"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'20"W for 370.36'; thence N00°32'22"W for 107.25' to a point on the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of said S.W. 242nd Street; thence N89°24'29"E along the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of S.W. 242nd Street for 420.82'; thence N00°17'33"W for 50' to a point on the north Right-of-Way line of S.W. 242nd Street, said point also lying on the south line of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence S89°24'29"W along the said north Right-of-Way line of S.W. 242nd Street and along the said south line of the Tract 1 of FLORENCE B. HOLFERTY'S FARM for 553.04' to the southwest corner of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N00°32'22"W along the west line of Tract 1 of FLORENCE B. HOLFERTY'S FARM for 215.06' to the Point of Beginning.

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HEARING NO. 06-4-CC-3 (05-245)

24-56-39 & 18/19-56-40

BCC

Comm. Dist. 8

APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE TEN

LOCATION: Lying between S.W. 232 Street & S.W. 248 Street & between S.W. 112 Avenue & S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 291.8 Acres

PRESENT ZONING: RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9 units/net acre)

RU-TH

(Townhouse – 8.5 units/net acre)

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APPLICANTS: 8<sup>th</sup> STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL

8<sup>th</sup> STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL are appealing the decision of COMMUNITY ZONING APPEALS BOARD #10, which denied the following:

RU-3B to IU-1

SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMIAMI CITY PLAT, Plat book 14, page 9.

LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.86 Acres

RU-3B (Bungalow Court)  
IU-1 (Industry – Light)

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APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.

REDLANDS COVE DEVELOPMENT L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14, which denied without prejudice the following:

AU to EU-S

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.31 Acres

AU (Agricultural – Residential)

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

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APPLICANT: CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.

CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC. is 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 SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.09 Gross Acres

AU (Agricultural – Residential)

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

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