

**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
<a href="#">01-192</a>	<a href="#">ERT 163<sup>RD</sup> STREET MALL L. L. C.</a>

APPLICANT: ERT 163<sup>RD</sup> STREET MALL L. L. C.

MODIFICATION of plans approved pursuant to Resolution 4-ZAB-381-85, passed and adopted by the Zoning Appeals Board as last modified by Resolution 5-ZAB-169-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "That in the approval of the plans, the same be substantially in accordance with those submitted for the hearing entitled 'Eckerd's Drug Store,' as prepared by Mark Weiner, A.I.A., dated received 3-25-97 and consisting of 6 sheets."

TO: "That in the approval of the plans, the same be substantially in accordance with those submitted for the hearing entitled 'Wal-Mart and 163<sup>rd</sup> Street Mall,' as prepared by Kimley-Horn and Associates, Inc., dated 6/5/03 and consisting of 7 pages and elevation sketches entitled 'Wal-Mart Supercenter,' as prepared by Boice, Raidl and Rhea, revised as of June 5, 2003 and consisting of 2 pages, and a fixture plan entitled 'Wal-Mart Supercenter,' as prepared by Boice, Raidl & Rhea, revised as of June 5, 2003 and consisting of 1 page."

The purpose of this request is to allow the applicants to submit revised plans for new development at the 163<sup>rd</sup> Street Mall.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93)

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

SUBJECT PROPERTY: 163<sup>rd</sup> STREET MALL: A portion of Tract "A" REVISED 163<sup>RD</sup> STREET SHOPPING CENTER, Plat book 57, Page 25, being more particularly described as follows: Commence at the Point of intersection of the west right-of-way line of N.E. 15<sup>th</sup> Avenue and the south right-of-way line of N.E. 167<sup>th</sup> Street; thence S0°26'30"W, a distance of 25.1' to the Point of Beginning; thence continue S0°26'30"W, along the west right-of-way line of N.E. 15<sup>th</sup> Avenue, a distance of 1,203.12' to a Point of curvature; thence along the arc of a curve concave NW/ly, a distance of 39.09', said curve having a radius of 25', a central angle of 89°34'45", said curve being subtended by chord distance of 35.22' and a chord bearing of S45°14'10"W, to a point on the north right-of-way line of N.E. 163<sup>rd</sup> Street; thence N89°58'30"W, along said right-of-way line, a distance of 600.43'; thence S89°59'55"W, continuing along said right-of-way line, a distance of 1,261.46' to a Point of curvature; thence along the arc of a curve concave NE/ly, a distance of 39.45', said curve having a radius of 25', a central angle of 90°24'8", said curve being subtended by a chord distance of 35.48' and a chord bearing of N44°48'1"W to a point on the east right-of-way line of N.E. 12<sup>th</sup> Avenue; thence N0°24'3"E along said right-of-way line, a distance of 596.5'; thence S89°55'59"E, a distance of 650.92'; thence N0°24'32"E, a distance of 610.8' to a Point of curvature; thence along the arc of a curve concave SE/ly, a distance of 39.15', said curve having a radius of 25', a central angle of 89°43'40", said curve being subtended by a chord distance of 35.27' and a chord bearing of N45°10'5"E, to a point on the south right-of-way line of N.E. 167<sup>th</sup> Street; thence S89°51'48"E along said south right-of-way

CONTINUED ON PAGE TWO

APPLICANT: ERT/WILTON/163<sup>RD</sup> STREET MALL L. L. C.

PAGE TWO

line, a distance of 611.05'; thence S89°47'25"E, continuing along said south right-of-way line, a distance of 600.83' to a Point of curvature; thence along the arc of a curve a distance of 39.37' said curve having a radius of 25', a central angle of 90°14'15", said curve being subtended by a chord distance of 35.43' and a chord bearing of S44°40'17"E to the Point of beginning. AND: WALMART SUPER CENTER: PARCEL 1: A portion of Tract "A", REVISED 163<sup>RD</sup> STREET SHOPPING CENTER, Plat book 57, Page 25, being more particularly described as follows:

Begin at the NW/ly cutback point of the S/ly right-of-way line of N.E. 167<sup>th</sup> Street and the W/ly right-of-way line of N.E. 15<sup>th</sup> Avenue for the beginning of a curve to the right; thence along the aforementioned curve to the right, having a radius of 25', a delta of 90°14'15", an arc length of 39.37', and a chord of 35.43' which bears S44°52'52"E to a point on the west right-of-way line of said N.E. 15<sup>th</sup> Avenue; thence S0°26'50"W, along said west right-of-way line of N.E. 15<sup>th</sup> Avenue a distance of 1,043.5'; thence N89°58'25"W, a distance of 211.1'; thence N80°34'14"W, a distance of 37.61'; thence N89°58'25"W a distance of 206.23' to a curve; thence along said curve to the left, having a radius of 170', a delta of 23°9'35", an arc length of 68.72', and a chord of 68.25', which bears S78°26'47"W to a point; thence S66°52'0"W a distance of 37.66' to a curve; thence along said curve to the left, having a radius of 194', a delta of 23°9'35", an arc length of 78.42', and a chord of 77.88' which bears N78°26'48"E to a point; thence N89°58'25"W a distance of 52.27' to a curve; thence along said curve to the left having a radius of 15', a delta of 89°34'45", a arc length of 23.45' and a chord of 21.14', which bears S45°14'13"W to a point; thence S0°26'44"W a distance of 131.3' to a point on the north right-of-way line of N.E. 163<sup>rd</sup> Street and the south boundary line of Tract "A"; thence S89°59'55"W, along said north right-of-way line of N.E. 163<sup>rd</sup> Street, a distance of 31.32'; thence N0°26'50"E along a line 731.75' west of and parallel to the west right-of-way line of N.E. 15<sup>th</sup> Avenue a distance of 575.14'; thence N89°58'25"W a distance of 180.4'; thence N0°26'50"E along a line 912.15' west of and parallel to the west right-of-way line of N.E. 15<sup>th</sup> Avenue a distance of 292.89'; thence N89°58'25"W a distance of 30'; thence N0°26'49"E a distance of 387.68' to a point on the south right-of-way line of N.E. 167<sup>th</sup> Street and the north boundary line of said Tract "A"; thence S89°51'48"E along said north boundary line of Tract "A", a distance of 314.87'; thence continue along said line S89°47'25"E, a distance of 600.83' to the Point of beginning. AND: PARCEL 2: Reciprocal easements for parking, driving and service areas, together with access routes, Official Record Book 7106, Page 757, as more particularly described as: PARCEL "A": All of the REVISED 163<sup>rd</sup> STREET SHOPPING CENTER, Plat book 57, Page 25 being a Re-Plat of 163<sup>rd</sup> STREET SHOPPING CENTER, Plat book 53, Page 59, lying in Section 17, Township 52 South, Range 42 East. AND: PARCEL "B": Tract "B" of 163<sup>rd</sup> STREET SHOPPING CENTER FIRST ADDITION, Plat book 145, Page 70. PARCEL 3: Reciprocal non-exclusive easements as set forth in reciprocal easement and operation agreement, Official Record Book 19154, Page 2438 as more particularly described as follows:

Tract "B" of 163<sup>rd</sup> STREET SHOPPING CENTER FIRST ADDITION, Plat book 145, Page 70. AND: PARCEL 4: Perpetual easements in the common area for the installation, use, operation, maintenance, repair, replacement, relocation and removal of Sewage Collection System

CONTINUED ON PAGE THREE

HEARING NO. 01-192

17-52-42  
Council Area 2  
Comm. Dist. 4

APPLICANT: ERT/WILTON/163<sup>RD</sup> STREET MALL L. L. C.

PAGE THREE

Facilities in appropriate areas and for ingress to and egress from such easement areas as set forth in Easement and Operating Agreement, Official Records Book 19112, Page 1462, as more particularly described as follows:

Tract "B" of 163<sup>rd</sup> STREET SHOPPING CENTER FIRST ADDITION, Plat book 145, Page 70.

LOCATION: 1421 N.E. 163 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45.61 Acres

PRESENT ZONING: BU-2 (Business – Special)