

**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>99-282</u>	<u>BELL HAVEN LLC</u>
<u>01-417</u>	<u>W. R. C. PROPERTIES, INC.</u>
<u>02-265</u>	<u>S & D LAND DEVELOPMENT, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/3/02 TO THIS DATE:

HEARING NO. 00-2-CZ8-1 (99-282)

9-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BELL HAVEN LLC

BU-1, BU-2, AU & IU-1 to IU-2

SUBJECT PROPERTY: That portion of the east $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, lying NE/ly of the Right-of-Way of Florida East Coast Railway Co. TOGETHER WITH: That portion of the NE $\frac{1}{4}$, of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, lying NE/ly of the Right-of-Way of Florida East Coast Railway Co.: LESS: The north 210' and less the east 35' thereof.

LOCATION: West of N.W. 32 Avenue and lying 210' south of N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 25.03± Acres

AU (Agricultural – Residential)
BU-1 (Business – Neighborhood)
BU-2 (Business – Special)
IU-1 (Industry – Light)
IU-2 (Industry – Heavy)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/19/02 TO THIS DATE:

HEARING NO. 02-4-CZ8-3 (01-417)

G. L. #1
53/54-40
Council Area 8
Comm. Dist. 6

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) UNUSUAL USE to permit a partial filling of a lake.
- (2) USE VARIANCE to permit a hand car wash in the IU-2 district as would be permitted in the BU-1A district.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an office building with a height of 144.5' (70' permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 782 parking spaces (871 required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be within an enclosed building and enclosed with walls; to waive same to permit a hand car wash within an open parking garage.

A plan is on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon," as prepared by T.V.S. Associates, Inc., dated 8/22/01 and a landscape plan as prepared by Roy Ashley and Associates, dated 12/5/01 resulting in both plans consisting of 20 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of BLUE LAGOON WEST SECTION FOUR, Plat book 132, Page 24.

LOCATION: The west side of N.W. 57 Court and lying 400'± south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/3/02 TO THIS DATE:

HEARING NO. 02-11-CZ8-2 (02-265)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: S & D LAND DEVELOPMENT, INC.

RU-1 & BU-2 to RU-4M

SUBJECT PROPERTY: Commence at the Northeast corner of Tract 27 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19; thence S89°59'48"E for 25.11' to the Point of beginning of the hereinafter described parcel of land; thence S89°59'48"E along the S/ly right-of-way line of N.W. 78th Street for 548.66' to a Point of tangency of a circular curve to the left concave to the Southeast having a radius of 25' and a central angle of 89°59'54" for 39.27'; thence S0°0'18"W along the E/ly right-of-way line of N.W. 22nd Avenue for 392.1'; thence N89°55'20"E to a point along the W/ly right-of-way line of N.W. 21st Avenue for 596.97'; thence N0°15'10"W along the W/ly right-of-way line of N.W. 21st Avenue for 391.15' to a Point of tangency of a circular curve to the left concave to the Southwest having a radius of 25' and a central angle of 90°14'58" for 39.38' to the Point of beginning.

LOCATION: The Southeast corner of N.W. 78 Street and N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.71± Acres

RU-1 (Single Family Residential)

BU-2 (Business – Special)

RU-4M (Modified Apartment House 35.9 units/net acre)