MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

6/8/02 MIA FL 331

SINGLE PIECE

PRESORTED
FIRST CLASS

MIAMI
JUN 07'02
FL

PB METER
7113046

0.255
U.S. POSTAGE

ZONING HEARING NOTICE

TIME 10:00 AM

Z2001000391 BCC 1032
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

SNGLP 33128+1923

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 01-391
APPLICANT NAME: BLOOMLAND CORP. & GARCEN CORP.

HERITAGE SQUARE CONDOMINIUM ASSOC. IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #13 ON BLOOMLAND CORP. & GARCEN CORP., WHICH APPROVED A SPECIAL EXCEPTION TO PERMIT A SELF-SERVICE STORAGE FACILITY ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING ON THE EAST SIDE OF SOUTH DIXIE HIGHWAY AND NORTH OF THEORETICAL SW 172 STREET, F/K/A: 17171 SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
SIZE OF PROPERTY: 2.04 ACRES

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 07/11/2002
THURSDAY
TIME 10:00 AM

Z2001000391 BCC 1032
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS

MIAMI
DEC 21 '01
FL

PB METER
7038267

0.255
U.S. POSTAGE

6

ZONING HEARING NOTICE

Z2001000391 C13 1026
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

AUMS 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33[illegible]974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 [illegible] OR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 01-391
APPLICANT NAME: BLOOMLAND CORP. & GARCEN CORP.

THE APPLICANTS ARE REQUESTING A SPECIAL EXCEPTION TO PERMIT A SELF SERVICE STORAGE FACILITY, AND ACCOMPANYING NON-USE VARIANCES.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING ON THE EAST SIDE OF SOUTH DIXIE HIGHWAY AND NORTH OF THEORETICAL SW 172 STREET, F/K/A: 17171 SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.04 ACRES

HEARING WILL BE HELD AT THE
SOUTHWOOD MIDDLE SCHOOL
16301 SW 80 AVENUE
MIAMI, FLORIDA 33157

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/23/2002
WEDNESDAY
TIME 7:00 PM

Z2001000391 C13 1026
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS

MIAMI
DEC 06'01
FL
PB METER
7113046
0255
U.S. POSTAGE

16

WILL BE SENT TO YOU.

Z2001000391 C13 1026
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

AUMS 33128

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APPLICANT NAME: BLOOMLAND CORP. & GARCEN CORP.

THE APPLICANTS ARE REQUESTING A SPECIAL EXCEPTION TO PERMIT A SELF SERVICE STORAGE FACILITY IN A BU-1A ZONE & A NON-USE VARIANCE OF HEIGHT REQUIREMENTS.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 17171 S. DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.04 ACRES

HEARING WILL BE HELD AT THE
SOUTHWOOD MIDDLE SCHOOL
16301 SW 80 AVENUE
MIAMI, FLORIDA 33157

THIS IS A PRELIMINARY NOTICE ONLY. PRIOR TO THE HEARING, MORE SPECIFIC INFORMATION WILL BE SENT TO YOU.

Z2001000391 C13 1026
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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HEARING NO. 02-1-CZ13-1 (01-391)

33-55-40
Council Area 13
Comm. Dist. 8

APPLICANTS: BLOOMLAND CORP. & GARCEN CORP.

(1) SPECIAL EXCEPTION to permit a self-service storage facility.

(2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).

(3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7,2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 1 of 170 CENTER SUBDIVISION, Plat book 106, Page 87.

LOCATION: Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.04 Acres

PRESENT ZONING: BU-1A (Business – Limited)

Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2001000391

BOARD: BCC

LOCATION OF SIGN: 17171 S DIXIE HWY

Miami Dade County, Florida

Date of Posting: 19-JUN-02

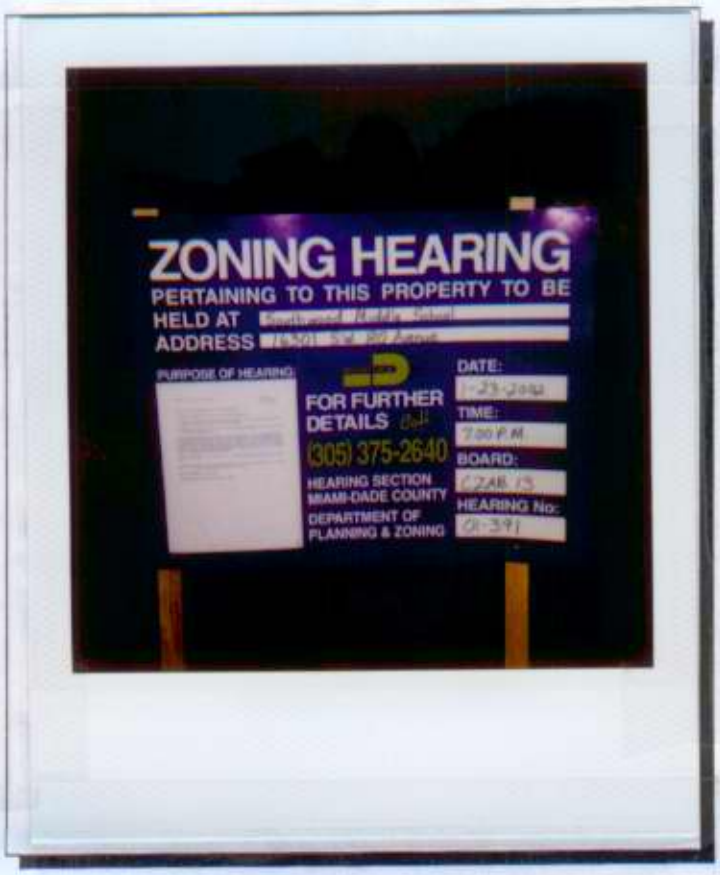
This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: CARLO MERCURI

DEPARTMENT OF PLANNING AND ZONING
PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

C-13



HEARING NUMBER 01-391

LOCATION OF SIGN: Lying on the east side of S. Dixie Hwy. and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Hwy.

MIAMI DADE COUNTY, FLORIDA.

DATE OF POSTING 1-2-2002

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Juan L. Rodriguez

PRINT NAME: Juan L. Rodriguez

posting.sam
8-28-2000

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-391 HEARING DATE 7/11/02

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☑ ½ mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [illegible]

Date: June 6, 2002

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [illegible]

Date: 6/7/02

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [illegible]

Date: 6/7/02

****

C-13

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 201-391 HEARING DATE 1/23/02

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☑ ½ mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [illegible]

Date: 12/20/01

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Juan S. Rodriguez

Date: 12-21-2001

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [illegible]

Date: 12/21/01

****

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

RE: HEARING No. 201-391 C-13

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☑ ½ mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [illegible]

Date: 11/30/01

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [illegible]

Date: 12/5/01

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [illegible]

Date: 12/6/01

****

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 11th day of July, 2002 at 10:00 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida**. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-1-CZ13-1 (02-157)
APPLICANTS: CYRUS L. LAPLANT, TRUSTEE, ET AL
CYRUS L. LAPLANT, TRUSTEE, ET AL are applying for a reformation of Resolution Z-6-02, passed and adopted by the Board of County Commissioners, to correct a technical error in the legal description of the subject property:
FROM: "The NE ¼ of the NE ¼ of the NW ¼, less the north 35' thereof; and the SW ¼ of the NW ¼ of the NE ¼ lying north of Canal right-of-way; and the east ½ of the NE ¼ of the NW ¼ of the SE ¼, less and except that portion thereof conveyed to Miami-Dade County for canal purposes by Quit-Claim Deed dated June 8, 1972, and recorded under Clerk's File Number 72R-153858; and the north ¾ of the west ½ of the SW ¼ of the NE ¼, all lying and being in Section 14, Township 56 South, Range 39 East, less rights-of-way and reservation for canal and state purposes. AND: The west ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The east ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The SE ¼ of the NW ¼ of the NE ¼ of said Section 14. AND: The north ½ of the SE ¼ of the NE ¼ of the NW ¼ of said Section 14."
TO: "The NE ¼ of the NE ¼ of the NW ¼, less the north 35' thereof; and the SW ¼ of the NW ¼ of the NE ¼; and the west ½ of the NE ¼ of the NW ¼ less the north 335' and less the west 355',less that portion lying south of the north right-of-way line of Canal C-102N Canal Extension; and that portion of the north ¾ of the west ½ of the SW ¼ of the NE ¼ lying north of said canal in Section 14, Township 56 South, Range 39 East, less rights-of-way and reservation for canal and state purposes. AND: The west ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The east ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The SE ¼ of the NW ¼ of the NE ¼ of said Section 14. AND: The north ½ of the SE ¼ of the NE ¼ of the NW ¼ of said Section 14."
The purpose of this request is to correct an error in the legal description.
SUBJECT PROPERTY: The NE ¼ of the NE ¼ of the NW ¼, less the north 35' thereof; and the SW ¼ of the NW ¼ of the NE ¼; and the west ½ of the NE ¼ of the NW ¼ less the north 335' and less the west 355',less that portion lying south of the north right-of-way line of Canal C-102N Canal Extension; and that portion of the north ¾ of the west ½ of the SW ¼ of the NE ¼ lying north of said canal in Section 14, Township 56 South, Range 39 East, less rights-of-way and reservation for canal and state purposes. AND: The west ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The east ½ of the north ½ of the NE ¼ of the SW ¼ of the NE ¼ of said Section 14. AND: The SE ¼ of the NW ¼ of the NE ¼ of said Section 14. AND: The north ½ of the SE ¼ of the NE ¼ of the NW ¼ of said Section 14.
LOCATION: Lying south of S.W. 216th Street and E/ly and N/ly of Canal #C-102 Extension, and lying west of theoretical S.W. 129th Avenue, Miami-Dade County, Florida.

HEARING NO. 02-1-CZ13-1 (01-391)
APPLICANTS: BLOOMLAND CORP. & GARCEN CORP.

HERITAGE SQUARE CONDOMINIUM ASSOCIATION is appealing the decision of Community Zoning Appeals Board #13 on BLOOMLAND CORP. & GARCEN CORP., which approved the following:
(1) SPECIAL EXCEPTION to permit a self-service storage facility.
Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7,2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 2, Block 1 of 170 CENTER SUBDIVISION, Plat book 106, Page 87.
LOCATION: Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

HEARING NO. 02-4-CZ5-1 (02-34)
APPLICANT: CORUM HOMES LLC
CORUM HOMES LLC is appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 which denied the following:
(1) GU to PAD
(2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
(3) UNUSUAL USE to permit multiple lake excavations.
(4) UNUSUAL USE to permit an entrance feature.
(5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97th Avenue.
(6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
(7) NON-USE VARIANCE OF ZONING REUGLATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).
A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 thr
book 2, Page 17 lying in Section 21, To
right-of-way AND: Tracts 43, 44, 45 and
2, Page 17, lying in Section 21, Towns
FRUIT LANDS COMPANY'S SUBDIVIS
book 2, Page 17, being more particular
39; thence N2°37'47"W, along the west
39; thence N89°37'53"E along the north
line of Interstate 75, said point also bein
having a radius of 1,315.92'; thence SW
Interstate 75, through a central angle of
said W/ly right-of-way line of Interstate 7
Interstate 75 for 121.43', to a point on the
of Tract 39, for 74.4', to the Point of beg
LOCATION: South of N.W. 146 Street

In accordance with Sections 33-313,
Commissioners' decisions are subject to
the Clerk of the Court at **Miami-Dade**
135 - Balcony, Miami, FL 33130, withi
the Board.

A person who decides to appeal any
to any matter considered at its hearing,
ensure that a verbatim record of the pro
the appeal is to be based.
Publication of this Notice on the 18 da
6/18

MIAMI-D

LEGAL NOTICE
THE TOWN COUNCIL OF THE TOWN
on **Tuesday, the 9th day of July, 2002**
6425 Miami Lakeway North, Miami La
hereinafter listed for District Boundary
Modifications of previous resolutions, Us
of Resolutions for this area within Miami
to modify the applications, to impose d
content requirements, all for the best inte

All persons are entitled to attend and to

If you are in need of a translator at the
translating service, please call The Tow
meeting date.

Maps and other data are available for
Lakes, 6853 Main Street, Miami Lakes, F
least three days prior to the hearing date
call (305) 558-8244. Please refer to the h

HEARING NO. 02-7-MLB-1 (02-58)
APPLICANT: EMILIO MIRANDA
(1) NON-USE VARIANCE OF SETBA
required) from the side street (south) prop
(2) NON-USE VARIANCE OF HEIGH
7' (6' permitted).
(3) NON-USE VARIANCE OF ZONIN
waive same to permit an 8' wide canvas
A plan is on file and may be examined
Alberto L. Ribas, P.E., consisting of 1
hearing.
SUBJECT PROPERTY: Lot 6, Block 5
LOCATION: 14333 N.W. 87 Place, Mia

HEARING NO. 02-7-MLB-2 (02-91)
APPLICANT: HERIBERTO BONET
(1) NON-USE VARIANCE OF SETBA
required) from the rear (south) property li
(2) NON-USE VARIANCE OF SETBA
24.8' (25' required) from the rear (south)
(3) NON-USE VARIANCE OF LOT CO
permitted).
A plan is on file and may be examine
prepared by Rafael E. Droz-Seda, P.E.,
survey as prepared by J.H. Manucy, Inc.
hearing.
SUBJECT PROPERTY: Lot 12, Block
LOCATION: 8768 N.W. 169 Terrace, M

HEARING NO. 02-7-MLB-3 (02-103)
APPLICANTS: LUIS & CELIDA RODR
(1) NON-USE VARIANCE OF SETBA
required) from the interior side (east) prop
(2) NON-USE VARIANCE OF SPA
bathhouse spaced 5.75' (10' required) fro
A plan is on file and may be examined
Open Terrace," as prepared by H.S., con
unknown and dated received 5/8/02. Pla
SUBJECT PROPERTY: Lot 16, Block
LOCATION: 8728 N.W. 169 Terrace, M

A person who decides to appeal any de
to any matter considered at its hearing,
ensure that a verbatim record of the pro
the appeal is to be based.

For information regarding appeals of
Town of Miami Lakes at (305) 558-8244.
Publication of this Notice on the 18 day
6/18

ZONING HEARING

MIAMI-DADE

BOARD OF COUNTY COMMISSIONERS
THURSDAY, JULY 11, 2002 - 10:00 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CYRUS L. LAPLANT TRUSTEE, ET AL (02-157)**

Location: South of SW 216 Street, north of C-102 Canal, northeast of C-102 canal, and west of SW 129 Avenue, Miami-Dade County, Florida (53.60 Acres)

The applicants are requesting a Reformation of the resolution which originally rezoned the property.

The purpose of the requested Reformation is to correct an error in the previously advertised legal description. As a prerequisite to the correction of the original resolution, the Board must make certain findings in accordance with Section 33-315.1 of the code.

2. **BLOOMLAND CORP. & GARCEN CORP. (01-391)**

Location: Lying on the east side of South Dixie Highway and north of theoretical SW 172 Street, f/k/a: , 17171 South Dixie Highway, Miami-Dade County, Florida (2.04 Acres)

Heritage Square Condominium Assoc. is appealing the decision of the Community Zoning Appeals Board #13 on Bloomland Corp. & Garcen Corp., which approved a special exception to permit a self-service storage facility on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING,** 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the pro-

ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 13
WEDNESDAY, JANUARY 23, 2002 - 7:00 p.m.
SOUTHWOOD MIDDLE SCHOOL
16301 SW 80 AVENUE, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **BLOOMLAND CORP. & GARCEN CORP. (01-391)**

Location: Lying on the East side of South Dixie Highway and North of theoretical SW 172 Street, F/K/A: 17171 South Dixie Highway, Miami-Dade County, Florida (2.04 Acres)

The applicants are requesting a special exception to permit a self service storage facility, and accompanying non-use variances on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.
Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.
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* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

be held 01/16/02 at the 11:30 A.M.
Flagler Building, 140 W. Flagler

requirements of the Americans with
five days in advance. For material in
75-2901.

01-3-33/223582M

LORIDA

uctures Board for all person's having

107.67 FT of 5 ½ of TR 19, City of

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outh Florida Building Code. Hearing
onference Room 1605, Metro Dade

equirements of the Americans with
ive days in advance. For material in
75-2901.

01-3-34/223583M

LORIDA

uctures Board for all person's having

y of Opa-Locka, Florida.

S Dwelling. Windows Block In

, all in accordance with authority
Building Code. Hearing will be held
Room 1605, Metro Dade Flagler

equirements of the Americans with
ive days in advance. For material in
75-2901.

01-3-35/223585M

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. For sign language interpreter services call 670-9099 five days in advance. For material in accessible for[illegible]r for ADA complaints call Kathy Charles at (305) 375-[illegible].

Francisco J. Quintana, Secretary
Miami-Dade County Unsafe Structures Board
Building Code Compliance Office
12/24-31

01-3-36/223588M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 13 will hold a Public Hearing on the following items on **Wednesday, the 23rd day of January, 2002 at 7:00 p.m. in the SOUTHWOOD MIDDLE SCHOOL – Media Center, Second Floor, 16301 SW 80 Avenue, Miami, Florida**. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-1-CZ13-1 (01-391)
APPLICANTS: BLOOMLAND CORP. & GARCEN CORP.
(1) SPECIAL EXCEPTION to permit a self-service storage facility.
(2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
(3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7,2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 2, Block 1 of 170 CENTER SUBDIVISION, Plat book 106, Page 87.
LOCATION: Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 31 day of December 2001.
12/31

01-3-04/224531M

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