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 FL
SEP 01 '04
PB METER 7145181
0.278
U.S. POSTAGE

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RECEIVED
DEPARTMENT OF PLANNING AND ZONING

Z2003000316 BCC 855
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1923 71

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 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU 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: 03-316
APPLICANT NAME: BCG PARTNERS L.L.C.

********** COURTESY NOTICE **********
PLEASE DISREGARD THE PREVIOUS NOTICE SENT ON AUGUST 27, 2004 SCHEDULING THIS ITEM TO BE HEARD AT THE SOUTH DADE GOVERNMENT CENTER - 10710 SW 211 STREET BY COMMUNITY ZONING APPEALS BOARD #14 ON SEPTEMBER 30, 2004. THIS ITEM WILL BE HEARD AT THE STEPHEN P. CLARK CENTER - 111 NW 1 STREET, 2ND FLOOR BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 30, 2004

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF SW 192 AVENUE & THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY,

SIZE OF PROPERTY: 19.14 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 09/30/2004
THURSDAY
TIME 9:30 AM

Z2003000316 BCC 855
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.

UNITED STATES POSTAGE
02 1A $ 00.09
0004314933 SEP 2004
MAILED FROM ZIPCODE 33312

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

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- 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

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS

AUG 27'04
PB METER 7145181
0.278
U.S. POSTAGE

6

TIME 9:30 AM

Z2003000316 C14 858
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

G4UF9M5 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-316
APPLICANT NAME: BCG PARTNERS L.L.C.

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED THE FOLLOWING:

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LOCATION: THE SOUTHEAST CORNER OF SW 192 AVENUE & THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.14 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 09/30/2004
THURSDAY
TIME 9:30 AM

Z2003000316 C14 858
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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PRESORTED FIRST CLASS

02 1A $ 00.00
0004332037 AUG 28 2004
MAILED FROM ZIP CODE 33312

- 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.
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- 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.

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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

FEB 12 '04

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U.S. POSTAGE

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Z2003000316 C14 859
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

LAUISMS 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-316
APPLICANT NAME: BCG PARTNERS L.L.C.

********** RESCHEDULE NOTICE **********
THE HEARING FOR COMMUNITY ZONING APPEALS BOARD #14 ORIGINALLY SCHEDULED FOR MARCH 9, 2004 HAS BEEN RESCHEDULED TO MARCH 15, 2004 SAME TIME AND LOCATION.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF SW 192 AVENUE & THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.14 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 14
DATE 03/15/2004
MONDAY
TIME 6:00 PM

Z2003000316 C14 859
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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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

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PB METER 7128358
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U.S. POSTAGE

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Z2003000316 C14 860
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

LGRYTMS 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-316
APPLICANT NAME: BCG PARTNERS L.L.C.

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LOCATION: THE SOUTHEAST CORNER OF SW 192 AVENUE & THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.14 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD
DATE 03/09/2004
TUESDAY
TIME 6:00 PM

Z2003000316 C14 860
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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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 FL NOV 19 '03

PB METER 7120792 $0.278 U.S. POSTAGE

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Z2003000316 C14 858
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

JGRYTM5 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-316
APPLICANT NAME: BCG PARTNERS, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MODIFIED ESTATE DISTRICT.

LOCATION: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.14 NET ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET ROOM 203
OLD BUILDING
MIAMI-DADE COUNTY, FL

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

Z2003000316 C14 858
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. 04-3-CZ14-3 (03-316)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-3-CZ14-3 (03-316)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2003000316

BOARD: BCC

LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 08-SEP-04

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: FELIX ACOSTA

Miami-Dade County
Department of Planning and Zoning

DP&Z

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2003000316

BOARD: C14

LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 192 AVENUE & S.W. 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 24-FEB-04

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: FELIX ACOSTA

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-316 HEARING DATE 9/30/04

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: [signature]

Date: 8/3/04.

****

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: [signature]

Date: 8/31/04

****

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: [signature]

Date: 9/1/04

****

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-316 HEARING DATE 9-30-04

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: _____

Date: 8/25/04

****

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: _____

Date: 8/26/04

****

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: _____

Date: 8/26/04

****

C-14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-316 HEARING DATE 3/15/04

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: February 13, 2004

****

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: 2/13/04

****

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: 2/13/04

****

C-14948

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-316 HEARING DATE 3-9-04

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: _____

Date: 2/4/04

****

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: _____

Date: 2/4/04

****

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: _____

Date: 2/4/04

****

C - 14

Miami-Dade County
Department of Planning and Zoning

DP&Z

AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000316

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

✔ **1/2 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: _____

Ciro Diaz

Date: **10/31/03**

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: _____

Denise Lee

Date: **11/19/03**

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: _____

Date: 11/19/03

TO BE RETAINED IN HEARING FILE

BCC 9-30-04

ZONING HEARING

MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
THURSDAY, SEPTEMBER 30, 2004 - 9:30 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. **BCG PARTNERS L.L.C. (03-316)**

Location: The southeast corner of SW 192 Avenue & theoretical SW 304 Street, Miami-Dade County, Florida (19.14 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

2. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and 1,330' east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres).

Manuel Dorta-Duque & The Farms, Inc. are appealing the decision on requests #1, #3, #4, #6, and #7 of the Community Zoning Appeals Board #15 on H.R. Realty & Investments, Inc., which approved the following:

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district & single-family modified residential district (RU-1Ma), to permit parking and driveways within an official right-of-way where not permitted, to waive zoning and subdivision regulations for Section Line Road widths, to permit lots with no frontage on a public street where is required and access to a public street by means of private drives. Also requesting an unusual use to permit the filling of a lake and a lake excavation, and accompanying requests.

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) 375-1244 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 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.

SPECIAL EXCEPTION to [redacted] a wireless supported service facility including ant[redacted] support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-5 (03-190)

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

(1) BU-2 To BU-3

(2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-3 (03-316)

APPLICANT: BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. are appealing the decision on requests #1, #3, #4, #6 & #7 of Community Zoning Appeals Board #15 on H. R. REALTY & INVESTMENTS, INC. which approved the following:

(1) EU-M to RU-3M

(2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

REQUESTS #1 & #2 ON PARCEL #1

(3) EU-M to RU-1M(a)

(4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of private drives.

(5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

REQUESTS #3 - 5 ON PARCEL #2

(6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.

(7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).

(8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

REQUESTS #6 - #8 ON PARCELS #1 & #2

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning. AND: PARCEL II: A portion of all of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for

ZONING HEARING

MIAMI-DADE

++++++++++ Rescheduled Notice ++++++++++
The hearing for Community Zoning Appeals Board #14 originally scheduled for March 9, 2004, has been RESCHEDULED to March 15, 2004 at same time and location.

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

1. **PASOS DEL RIO, INC. (02-324)**

Location: East of SW 217 Avenue and south of 232 Street, Miami-Dade County, Florida (8.69 Gross Acres)

The applicant is requesting approvals to permit lots with less frontage and lot area than required, on this site.

2. **FMV FAMILY LTD. PARTNERSHIP (03-205)**

Location: The southeast corner of SW 124 Avenue and SW 224 Street A/K/A: 12380 SW 224 Street, Miami-Dade County, Florida (0.8 Acre)

The applicant is requesting a zone change from single-family residential district to limited business district, approvals to permit parking spaces on a gravel surface where a hard surface is required, and to permit right-of-ways with less dedication than required, on this site.

3. **CARDAN OF SOUTH DADE L.L.C. (03-300)**

Location: Lying west of SW 194 Avenue and south of theoretical SW 304 Street, Miami-Dade County, Florida (17.02 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

4. **BCG PARTNERS L.L.C. (03-316)**

Location: The southeast corner of SW 192 Avenue & theoretical SW 304 Street, Miami-Dade County, Florida (19.14 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

5. **LIVING QUARTERS USA, INC. (03-348)**

Location: The southwest corner of SW 180 Street & SW 110 Avenue, Miami-Dade County, Florida (1.3 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Mb), on this site. Also requesting approval to permit proposed lots with no frontage on a public street where is required, and to have access to a public street by means of a private drive.

6. **MIGUEL & ANGEL OTERO (03-378)**

Location: The east side of SW 212 Avenue and 330' south of SW 210 Street, Miami-Dade County, Florida (2.5 Gross Acres)

The applicants are requesting approval to permit a lot site with less frontage and less lot area than required, 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) 375-1244 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 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.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Monday, the 15th day of March, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER – ROOM 203 (Old Building), 10710 SW 211 Street, 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) 375-1244 at least five days in advance.

HEARING NO. 03-2-CZ14-3 (02-324)
APPLICANT: PASOS DEL RIO, INC.
(1) Applicant is requesting to permit 4 proposed lots with areas as follows: Parcel "A" with 2.03 gross acres; Parcel "B" with 1.37 gross acres; Parcel "C" with 2.64 gross acres and Parcel "D" with 2.65 gross acres (5 acres each required).
(2) Applicant is requesting to permit 3 lots with frontages as follows: Parcel "B" with 162.5', Parcel "C" with 168.5' and Parcel "D" with 168.5'. (200' required frontage for each parcel).
Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.
LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-1 (03-205)
APPLICANT: FMV FAMILY LTD. PARTNERSHIP
(1) RU-1 to BU-1A
(2) Applicant is requesting to permit parking spaces on a gravel surface (hard surface required).
(3) Applicant is requesting to permit a right-of-way with 15' of dedication on the east side of S.W. 124 Avenue (25' required).
(4) Applicant is requesting to permit a right-of-way with 25' of dedication for the south side of S.W. 224th Street (35' required).
Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 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 "Proposed Site for Restaurant," as prepared by Tri-County Engineering, Inc., dated received November 4, 2003. Plans may be modified at public hearing.
SUBJECT PROPERTY: Beginning at the Northwest corner of the NW¼ of the NE¼ of the SW¼; thence run east 236.5'; thence south 162'; thence west 236.5'; thence north 162' to the Point of beginning in Section 13, Township 56 South, Range 39 East, less the north 15' thereof.
LOCATION: The Southeast corner of S.W. 124 Avenue and S.W. 224 Street; A/K/A: 12380 S.W. 224 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-2 (03-300)
APPLICANT: CARDAN OF SOUTH DADE L. L. C.
AU to EU-M
SUBJECT PROPERTY: *The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25'* thereof, in Section 11, Township 57 South, Range 38 East.
LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-3 (03-316)
APPLICANT: BCG PARTNERS L. L. C.
AU to EU-M
SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

ORMATION AVAILABLE FREE FOR SUBSCRIBERS AT WWW.DAILYBUSINESSREVIEW.COM

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-4 (03-348)
APPLICANT: LIVING QUARTERS U. S. A., INC.
(1) AU to RU-1M(b)
(2) Applicant is requesting to permit 4 proposed lots to have 0' of frontage on a public street (60' required) and to have access to a public street by means of a private drive.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Living Quarters USA – 6 Single Family Residences," as prepared by Colette Satchell, consisting of three pages and dated 11/3/03. Plans may be modified at public hearing.
SUBJECT PROPERTY: The north ½ of the NE ¼ of the NW ¼ of the SW ¼ of the SE ¼; all in Section 31, Township 55 South, Range 40 East.
LOCATION: The Southwest corner of S.W. 180 Street & S.W. 110 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-5 (03-378)
APPLICANTS: MIGUEL & ANGEL OTERO
Applicant is requesting to permit a site with frontage of 165.29' (200' required) and a lot area of 2.5 acres gross (5 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Map of Boundary," as prepared by Hadonne Corp and dated 10-20-03. Plans may be modified at public hearing.
SUBJECT PROPERTY: The north ½ of the south ½ of the SW ¼ of the NW ¼ of the SE ¼, less the east 25' thereof in Section 9, Township 56 South, Range 38 East.
LOCATION: The east side of S.W. 212 Avenue & 330' south of S.W. 210 Street, 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 24 day of February 2004.
2/24 04-3-40/435582M