

Elmore Kerkela



City of North Miami Beach, Florida

COMMUNITY DEVELOPMENT

17011 N.E. 19th AVENUE
NORTH MIAMI BEACH, FLORIDA 33162-3194

95 MAR -3 AM 11:03

(305) 948-2966
FAX (305) 948-2996

NOTICE OF PUBLIC HEARING

PLANNING AND ZONING BOARD

THE FOLLOWING APPLICATION HAS BEEN PLACED ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF NORTH MIAMI BEACH, THIRD FLOOR, CITY HALL, 17011 NE 19 AVENUE, NORTH MIAMI BEACH, FLORIDA, TELEPHONE (305) 948-2966, AND MAY BE VIEWED BY ANY AND ALL INTERESTED PARTIES:

The applicant, Lawrence S. Hurwit, Trustee, requests site plan approval and variances in order to construct a 2,708 square foot office/retail structure at 13715 Biscayne Boulevard.

Variances requested are as follows:

1. Requests variance from Section 24-52 (D)(1) to waive 2.73 acres of the minimum required lot size of three (3) acres. (Development of a lot of .27 acres proposed).
2. Requests variance from Section 24-52 (D)(3) to waive ten (10) feet of the minimum required front yard setback of twenty-five (25) feet. (Front yard setback of fifteen (15) feet proposed).
3. Requests variance from Section 24-52 (D)(3) to waive seven (7) feet of the minimum required rear yard setback of twenty (20) feet. (Rear yard setback of thirteen (13) feet proposed).
4. Requests variance from Section 24-122 (B)(1)(a) to waive up to ten (10) feet of the minimum required width of ten (10) feet for terminal islands. (Landscaped terminal island narrowing to zero (0) feet in width proposed).

THE DESCRIPTION OF THE REAL PROPERTY BEING CONSIDERED FOR SUCH USE IS AS FOLLOWS:

LOTS 11, 12 AND 13, BLOCK 6, "ARCH CREEK HIGHLANDS", ACCORDING TO PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THE WESTERLY 95 FEET THEREOF, AND LOTS 14, 15, 16 AND 17, OF SAID BLOCK 6, LESS A CERTAIN DESCRIBED PORTION OF SAID LOTS. (A COMPLETE LEGAL DESCRIPTION IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT). SEE MAP ON REVERSE SIDE OF THIS NOTICE.

THIS IS A COURTESY NOTICE BEING MAILED TO ALL PROPERTY OWNERS WITHIN 250 FEET OF THE BOUNDARY LINES OF SAID PROPERTY IN COMPLIANCE WITH SECTION 24-180 (B)(2) OF THE CITY'S LAND DEVELOPMENT REGULATIONS. NO REPLY IS NECESSARY, BUT ANY AND ALL PARTIES INTERESTED IN THIS MATTER MAY BE HEARD AT THE TIME AND PLACE OF THE PUBLIC HEARING, AS SET FORTH HEREIN.

PUBLIC HEARING WILL BE HELD IN THE CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL, DURING THE REGULARLY SCHEDULED MEETING OF THE PLANNING AND ZONING BOARD, MONDAY, MARCH 13, 1995 AT 7:00 P.M., OR AS ADJOURNED OR DEFERRED THEREFROM.

Should any person desire to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting, that person must insure that a verbatim records of the proceedings is made, including all testimony and evidence upon which any appeal may be based. (See Florida Statutes 286.0105).

/u/bldg.wp/ +pz/pubnot.hurwit

