

**Note: The following cases are included in this ad.
Click on the process number or applicant name to go directly to the ad.**

Process No.	Applicant Name
<u>02-031</u>	<u>RANDALL BENDERSON 1993-1 TRUST</u>
<u>02-124</u>	<u>CANCICAN GROUP, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-4-CZ5-2 (02-31)

12-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: RANDALL BENDERSON 1993-1 TRUST

- (1) MODIFICATION of Condition #2, of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002 and 'Landscape Plan,' as prepared by Creech Engineers, Inc., dated last revised February 15, 2002 and consisting of 8 sheets."

- (2) DELETION of Conditions #6, 7, 8, 9, 10 and 11 of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board and only as it applies to the subject property, reading as follows:

"6. That an open-sided covered canopy be provided over the proposed walkway located perpendicular to Building #200.

"7. That the concrete walkway located along the east side of Buildings #100, 200, 300, 400 and 500 be covered with a continuous canopy.

"8. That fenestrations be provided along the north face of Building #300 and the south face of Building #400.

"9. That a 4,500 sq. ft. open landscaped area be provided on the north side of Building #300.

"10. That a service area lane be provided along the west side of Buildings #100, 200, 300, 400 and 500.

"11. That trees be planted within the landscaped strip located on the west side of the service area lane. Said trees shall be a minimum of 12' at time of planting and shall be spaced at 20' on-center. In addition, a continued meandering hedge a minimum of 3' at time of planting shall be installed in conjunction with the aforementioned trees."

- (3) MODIFICATION to paragraph No. 1 of a Declaration of Restrictions recorded in Official Record Book 19274, Page 1820 through 1833 of the Public Records of Miami-Dade County, Florida and reading as follows:

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APPLICANT: RANDALL BENDERSON 1993-1 TRUST

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FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99, and subsequently revised 12/28/99."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002 and 'Landscape Plan,' as prepared by Creech Engineers, Inc., dated last revised February 15, 2002 and consisting of 8 sheets."

(4) MODIFICATION to Paragraph No. 1 of Declaration of Restrictions recorded in Official Record Book 19215, Page 3638 of the public records of Miami-Dade County, Florida and reading as follows:

FROM: "1. The property will be developed in substantial conformity with the site plan entitled 'County (sic) Club Commons,' prepared by Fortin, Leavy, Skiles, Inc., dated October 29, 1999, last revised January 19, 2000. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Planning and Zoning, provided the Director funds (sic) that the modification conforms with the standards established in §33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property, shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Zoning Appeals Board or Board of County Commissions of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

TO: "1. The property will be developed in substantial conformity with the site plan entitled 'Lowe's of Miami Lakes Site Plan,' prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002, and landscape plans as prepared by Creech Engineers, Inc., dated last revised February 15, 2002, consisting of 8 pages (L1 through L8). No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Planning and Zoning, provided the Director finds that the modification conforms with the standards established in §33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property, shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissions of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

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**12-52-40
Council Area 5
Comm. Dist. 13**

APPLICANT: RANDALL BENDERSON 1993-1 TRUST

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The purpose of these requests is to allow the applicant to modify a previously approved resolution and declaration of restrictive covenants and submit modified plans for a commercial development.

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

SUBJECT PROPERTY: Tracts "A" and "B" of COUNTRY CLUB COMMONS, Plat book 154, Page 95.

LOCATION: Between N.W. 57 Avenue and N.W. 59 Avenue and between N.W. 177 Street and N.W. 173 Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 28.43 Acres

**PRESENT ZONING: BU-2 (Business – Special)
IU-C (Industrial – Conditional)**

HEARING NO. 02-9-CZ5-1 (02-124)

**19-52-40
Council Area 5
Comm. Dist. 12**

APPLICANT: CANSICAN GROUP, INC.

AU to IU-1

SUBJECT PROPERTY: That portion of Tract 24, in Section 19, Township 52 South, Range 40 East, FLORIDA FRUIT LAND SUBDIVISION, lying east of the Homestead Extension of Florida's Turnpike, Plat book 2, Page 17; beginning at the Southeast corner of Tract 24, west 581.36', N18°0'0"E, 341.3', east 489.7', south 329.99' to the Point of beginning.

LOCATION: The Northwest corner of N.W. 112 Avenue & N.W. 146 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.06 Acres

**AU (Agricultural – Residential)
IU-1 (Industry – Light)**