

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-031</u>	<u>RANDALL BENDERSON 1993-1 TRUST</u>
<u>02-255</u>	<u>GENET FAMILY LTD. PARTNERSHIPS NO. 1, & NO. 2</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/17/02 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. 02-12-CZ5-1 (02-255)

9-52-40
Council Area 5
Comm. Dist. 13

APPLICANTS: GENET FAMILY LTD. PARTNERSHIPS NO. 1, & NO. 2

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38'18"E, along the east line of said Section 9, for 1,571.76'; thence S89°35'0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43', to the Point of beginning of the following described parcel: thence continue S89°35'0"W, along the last mentioned course, for 433.85'; thence N2°38'8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2'; thence S89°36'38"W, along the south line of said Tract 16, for 352.93', to a point on a curve, said point bears N38°37'32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12'11", for an arc distance of 222.73', to a point on said curve, said point bears N15°25'21"W, from the radius point of the last described curve; thence N89°37'11"E, along the right-of-way line of State Road 93 (I-75), for 585.11'; thence S2°38'18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14', to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38'18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900'± west of N.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.97± Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)