

**Note: The following case(s) is/are included in this ad.  
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<a href="#"><u>04-033</u></a>	<a href="#"><u>MIAMI GARDENS PARK VENTURE ONE LTD. &amp; MIAMI GARDENS PARK VENTURE TWO</u></a>
<a href="#"><u>04-038</u></a>	<a href="#"><u>AMB CODINA BEACON LAKES L. L. C.</u></a>
<a href="#"><u>04-072</u></a>	<a href="#"><u>C &amp; C DEVELOPMENT GROUP L. L. C.</u></a>
<a href="#"><u>04-081</u></a>	<a href="#"><u>YOSY MEJIA</u></a>
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HEARING NO. 04-10-CZ5-1 (00-36)

3-54-39  
Council Area 5  
Comm. Dist. 12

APPLICANT: PERSANT CONSTRUCTION CO., ET AL

GU & IU-1 to IU-1

SUBJECT PROPERTY: The south 141' of the north 447.92' of the east ¼ of the NE¼ of Section 3, Township 54 South, Range 39 East, a portion of Tract 1, EVERGLADES GARDENS, Plat book 8, Page 14.

LOCATION: Lying approximately 307' south of N.W. 6 Street & west of N.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.03 Acres

PRESENT ZONING: IU-1 (Industry – Light)  
GU (Interim)

APPLICANTS: MIAMI GARDENS PARK VENTURE ONE LTD. & MIAMI GARDENS PARK VENTURE TWO

- (1) IU-C to RU-4L
- (2) DELETION of a Declaration of Restrictions recorded in the Official Record Book 11507 and Pages 577 through 581 only as applies to the subject property.

The purpose of the request is to remove a requirement that the west 50' of the property be used for specific purposes.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract "E" of MIAMI gardens park, plat book 145, Page 97, being more particularly described as follows:

Begin at the Southwest corner of said Tract "E"; thence N0°6'59"W along the west boundary of said Tract "E" as a basis of bearing for a distance of 1,259.04'; thence N89°53'1"E for a distance of 311.62'; thence N53°58'11"E for a distance of 141.18' to a Point of intersection with a non-tangent curve, a radial line to that bears S59°12'39"W; thence 60.94' along the arc of a curve to the left, said curve having a radius of 370', and a central angle of 9°26'10"; thence S40°13'31"E for a distance of 128.29' to a Point of intersection with a tangent curve; thence 210.01' along the arc of a curve to the right, said curve having a radius of 300', and a central angle of 40°6'32"; thence S0°6'59"E for a distance of 1,025.8' to a point on the south boundary line of Tract "E"; thence N87°47'25"W along the south boundary line of said Tract "E" for a distance of 614.92' to the Point of beginning.

LOCATION: The Northwest corner of theoretical N.W. 176 Terrace & theoretical N.W. 59 Avenue, Miami-Dade County, Florida.

SIZE OF PROEPRTY: 19.01 Gross Acres

IU-C (Industrial – Conditional)

RU-4L (Limited Apartment House 23 units/net acre)

APPLICANT: AMB CODINA BEACON LAKES L. L. C.

- (1) Applicant is requesting to permit the entrance feature lighthouse structure to be 35' in height (20' maximum height permitted).
- (2) Applicant is requesting to permit a half section line road (N.W. 132 Avenue) to be 0' in width (70' required) and a section line road (N.W. 137 Avenue) to be 0' in width (110' required).
- (3) Applicant is requesting to permit 10% landscaped open space where the industrial zoned parcel abuts GU (15% required).
- (4) Applicant is requesting to waive the required 5' high decorative masonry wall where a business lot abuts a residential zone.
- (5) MODIFICATION of Condition #1 a Declaration of Restrictions of Official Record Book 20487, Pages 4478 - 4496, reading as follows:

FROM: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 16 sheets and 6 landscape sheets as prepared by Witkin Design Group, all stamped received on 3/1/02."

TO: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes Master Plan,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."

The purpose of request #5 is to permit the applicant to submit a revised site plan indicating an entrance feature lighthouse structure and eliminating two required rights-of-way, and showing a reduction in the landscaped open space.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #4 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: BLOCK "A": A portion of Section 36, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of said Section 36; thence S89°34'40"W along the north line of said Section 36, as basis of bearing, for 520.12' to the Point of beginning of the parcel of land hereinafter described; thence S01°43'10"E, a distance of 135.64'; thence N89°34'55"E, a distance of 100.04'; thence S01°44'07"E, a distance of 178.29' to a Point of curvature; thence 16.04' along the arc of a curve to the right, said curve having a radius of 22,768.26', and a

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APPLICANT: AMB CODINA BEACON LAKES L. L. C.

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central angle of 00°02'25"; thence continue S/ly through said curve through a central angle of 00°49'49", a distance of 329.93'; thence continue S/ly through said curve through a central angle of 00°34'37", a distance of 229.24' to a Point of tangency; thence S00°17'16"E for a distance of 100.65'; thence continue S00°17'16"E for a distance of 659.74'; thence S89°36'44"W for a distance of 1,204.12'; thence N01°45'41"W for a distance of 329.71'; thence S89°36'44"W along the south line of the north ½ of the NW ¼ of said Section 36 for a distance of 990.40'; thence S89°36'14"W along the south line of the north ½ of the NW ¼ of said Section 36 for a distance of 2,640.8'; thence N01°50'23"W along the west line of said Section 36 for a distance of 1,317.45'; thence N89°34'22"E along the north line of said Section 36 for a distance of 2,642.45'; thence N89°34'40"E along the north line of said Section 36 for a distance of 2,121.83' to the Point of beginning. AND: BLOCK "B": Commence at northeast corner of Section 35, Township 53 South, Range 39 East; thence S01°50'23"E along the east line of said Section 35, as basis of bearing, for 50.02'; thence S89°49'08"W along a line 50' south of and parallel to the north line of said Section 35 for 100.04' to the Point of beginning of the following described parcel of land; thence S01°50'23"E along a line 100' west of and parallel to the east line of said Section 35 for 2,585.01'; thence S89°45'12"W along the south line of the NE¼ of said Section 35 for 2,546.65' to the center of said Section 35; thence S89°46'04"W along the south line of the NW ¼ of said Section 35 for 330.53'; thence N01°46'58"W along the west line of the east 1/8 of the NW ¼ of said Section 35 for 2,589.33'; thence N89°50'59"E along a line 49' south of and parallel to the north line of said Section 35 for 330.66'; thence N01°46'49"W along the east line of the NW ¼ of said Section 35 for 49.02' to the north ¼ corner of said Section 35; thence N89°49'08"E along the north line of said Section 35 for 1,322.5'; thence S01°48'31"E along the west line of the east ½ of the NE ¼ of said Section 35 for 50.02'; thence N89°49'08"E along a line 50' south of and parallel to the north line of said Section 35 for 1,221.52' to the Point of beginning. AND: BLOCK "C": Commence at the center of Section 35, Township 53 South, Range 39 East; thence S1°46'33"E along the east line of the SW ¼ of said Section 35, as basis of bearing, for 2,090.28' to a point on the future S.R. 836 limited access right-of-way line; thence S89°46'43"W for a distance of 1,274.1' to a Point of curvature; thence 1,335.77' along the arc of a curve to the left, said curve having a radius of 2,042', and a central angle of 37°28'47" to a Point of intersection with a non-tangent line, a radial line to that point bears N37°42'04"W; thence S89°42'09"W for a distance of 82.2' to a point 35' east of the west line of said Section 35; thence N01°45'25"W parallel to the west line of said Section 35 for a distance of 2,511.55'; thence N89°46'04"E along the north line of the SW ¼ of said Section 35 for a distance of 2,609.42' to the Point of beginning.

LOCATION: Lying between The Homestead Extension of Florida's Turnpike and theoretical N.W. 137 Avenue and between N.W. 12 Street & theoretical N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 436 Acres

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

APPLICANT: C & C DEVELOPMENT GROUP L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution Z-33-00, passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB5-11-03, passed and adopted by Community Zoning Appeals Board #5 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 'Proposed Retail Building for Prestige Builders,' as prepared by Albert O. Gonzalez, Architect, dated stamped received 6/12/03 and consisting of 3 pages and a survey by Blanco Surveyors, Inc., consisting of 1 sheet and dated received 5/07/02."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Retail Building for Lakes on the Green Plaza,' as prepared by Albert O. Gonzalez, Architect, dated signed and sealed 7/21/04, consisting of 3 pages and a survey by Blanco Surveyors, Inc., consisting of 1 sheet and dated received 3/03/04."

- (2) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in the Official Record Book #21946, pages 2096 through 2101, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with plans previously submitted, prepared by Albert O. Gonzalez, Architect, entitled 'Proposed Retail Building for Prestige Builders,' dated stamped received 5/21/03 and consisting of 3 pages and a survey by Blanco Surveyors, Inc., consisting of 1 sheet and dated received 5/7/02, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "1. That said property shall be developed substantially in accordance with plans previously submitted, prepared by Albert O. Gonzalez, Architect, entitled 'Proposed Retail Building for Lakes on the Green Plaza,' dated signed and sealed 7/21/04, consisting of 3 pages and a survey by Blanco Surveyors, Inc., consisting of 1 sheet and dated received 3/3/04, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

The purpose of these requests is to allow the applicant to submit new plans for the previously approved shopping center showing a new building configuration, additional building area and a new driveway exit on N.W. 189<sup>th</sup> Street.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

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HEARING NO. 04-10-CZ5-4 (04-72)

4-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: C & C DEVELOPMENT GROUP L. L. C.

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SUBJECT PROPERTY: Tract "B" of LAKES ON THE GREEN BUSINESS PARK, SECTION TWO, Plat book 148, Page 24.

LOCATION: The Southwest corner of N.W. 87 Avenue & N.W. 189 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.07 Acres

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

HEARING NO. 04-10-CZ5-5 (04-81)

9-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: YOSY MEJIA

- (1) Applicant is requesting to permit a carport addition to a single-family residence setback varying from 7.33' to 7.92' (25' required) from the front (north) property line.
- (2) Applicant is requesting to permit a gazebo to be spaced varying from 9.83' to 9.92' from the principal structure (10' required).
- (3) Applicant is requesting to permit said single-family residence setback a minimum of 7.47' (7.5' required) from the interior side (east) property line.

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).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition to Mejia's Residence," as prepared by Arkytek-One, Inc., consisting of 5 sheets: Sheet AE-1 dated 11/20/02; Sheets AE-1 (gazebo plan) & AE-2 dated last revised 4/9/03 and 2 Sheets: AE-3 dated last revised 10/20/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 6, ROYAL LANDINGS, Plat book 154, Page 54.

LOCATION: 8712 N.W. 170 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.17 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-10-CZ5-6 (04-137)

1-52-40  
Council Area 5  
Comm. Dist. 1

APPLICANT: MICHAEL SILVA

Applicant is requesting to permit an addition to a single family residence setback 15.24' (25' required) from the rear (south) property line.

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 "New Terrace," as prepared by Juan B. Ordonez, P. E., consisting of two sheets date 4/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 31, Block 25, COUNTRY LAKE MANORS SUBDIVISION, SECTION 3, Plat book 119, Page 50.

LOCATION: 5760 N.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.193 Acre

PRESENT ZONING: RU-1 (Single Family Residential)