

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>02-050</u>	<u>GENERATION THREE, INC.</u>
<u>04-033</u>	<u>MIAMI GARDENS PARK VENTURE ONE LTD. & MIAMI GARDENS PARK VENTURE TWO</u>
<u>04-245</u>	<u>PSN BUILDERS GROUP L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/14/04 TO THIS DATE:

HEARING NO. 04-10-CZ5-2 (04-33)

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

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: GENERATION THREE, INC.

UNUSUAL USE to permit the filling of a portion of a lake.

Plans are on file and may be examined in the Zoning Department entitled '74th Street Lakefill Phase II,' as prepared by ES Consultants, Inc., consisting of 1 sheet dated last revised 8/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tracts 1 through 8, 16, 17, 26 through 28, 31, 32, 40 through 45 and 49 through 56 and all of Tracts 9 through 15, 18 through 25, 29, 30, 33 through 39, 46 through 48 and 58 through 64 of the plat of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 of Section 9, Township 53 South, Range 40 East, according to the plat thereof recorded in Plat Book 2, at Page 17, being particularly described as follows:

Commence at the Southeast corner of said Section 9; thence S89°34'53"W along the south line of said Section 9 for 300.08' to a point that is 300' west of, as measured at right angles to, the east line of said Section 9; thence N01°44'30"W along a line that is 300' west of, and parallel with, the said east line of Section 9 for 35.01' to a point that is 35' north of, as measured at right angles to, the said South line of Section 9, said point being on the north Right-of-Way line of N.W. 74th Street, said point also being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S89°34'53"W along a line that is 35' north of, and parallel with, the said south line of Section 9 and along the said north Right-of-Way line of N.W. 74th Street for 1,022.19' to a point on the west line of said Tract 56; thence N01°44'28"W along the said west line of Tract 56 for 294.94' to the Southeast corner of said Tract 58; thence S89°34'51"W along the south line of said Tract 58 for 1,322.27' to the Northeast corner of said Tract 40; thence S01°44'27"E along the east line of said Tract 40 for 294.93' to a point that is 35' north of, as measured at right angles to, the said south line of Section 9; thence S89°34'53"W along said line that is 35' north of, and parallel with, the south line of Section 9 for 2,609.54' to a point that is 35' east of, as measured at right angles to, the west line of said Section 9, said point being on the east Right-of-Way line of N.W. 97 Avenue; thence N01°44'24"W along a line that is 35' east of, and parallel with, the said west line of Section 9, and along the said east Right-of-Way line of N.W. 97 Avenue for 1,614.59' to its intersection with the south line of said Tract 46; thence S89°34'44"W along the said south line of Tract 46 and its extension for 35.01' to a point on the said West line of Section 9; thence N01°44'24"W along the said West line of Section 9 for 1,319.68' to a point on the W/ly projection of the south line of said Tract 26; thence N89°34'23"E along the said W/ly projection of the south line of Tract 26 and along the said south line of Tract 26 for 35.01' to a point that is 35' east of, as measured at right angles to, the said west line of said Section 9, said point being on the said east Right-of-Way line of N.W. 97 Avenue; thence N01°44'24"W along a line that is 35' east of, and parallel with, the said west line of Section 9 and along the said east Right-of-Way line of N.W. 97 Avenue for 989.76' to its intersection with the south line of said Tract 29; thence S89°33'37"W along the said south line of Tract 29 and its W/ly projection for 35.01' to a point on the said west line of Section 9; thence N01°44'24"W along the said west line of Section 9 for 659.84 feet to a point on the W/ly projection of the south line of said Tract 31; thence N89°33'06"E along the said W/ly projection of the south line of Tract 31 and along the said south line of Tract 31 for 35.01' to a point that is 35' east of, as measured at right angles to the

CONTINUED ON PAGE TWO

APPLICANT: GENERATION THREE, INC.

PAGE TWO

west line of said Section 9, said point being on the said east Right-of-Way line of N.W. 97th Avenue; thence N01°44'24"W along a line that is 35.00 feet east of, and parallel with, the said west line of Section 9 and along the said east Right-of-Way line of N.W. 97 Avenue for 428.98' to a point that is 230.8' south of, as measured at right angles to, the north line of said Section 9; thence N89°32'35"E along a line that is 230.8' south of, and parallel with, the said north line of Section 9 for 3,444.89' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 230' and a central angle of 20°29'09" for an arc distance of 82.24' to a point that is 216.25' south of, as measured at right angles to, the said north line of Section 9; thence N89°32'35"E along a line that is 216.25' south of, and parallel with, the said north line of Section 9 for 1,678.13' to a point that is 50' west of, as measured at right angles to, the said east line of Section 9, said point being the west Right-of-Way line of N.W. 87th Avenue; thence S01°44'30"E along a line that is 50' west of, and parallel with, the said east line of Section 9, and along the said west Right-of-Way line of N.W. 87th Avenue, for 4,476.11'; thence S77°59'18"W for 254.07' to a point that is 300' west of, as measured at right angles to, the said east line of Section 9; thence S01°44'30"E along the aforesaid line that is 300' west of, and parallel with, the east line of Section 9 for 503.71' to the Point of Beginning.

LESS AND EXCEPT THEREFROM ALL OF THE ABOVE, LESS AND EXCEPT THEREFROM THE FOLLOWING: A portion of Tracts 2 through 8, 49 through 55, 58, 40, 41, 16 and all of Tracts 15, 14, 13, 12, 11, 10, 9, 64, 63, 62, 61, 60 and 59 of the plat of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 of Section 9, Township 53 South, Range 40 East, Plat Book 2, at Page 17, being particularly described as follows:

Begin at the Southeast Corner of said Section 9; thence N01°44'30"W along the east line of said Section 9, for 640.39'; thence S88°15'30"W departing the said east line of Section 9, for 462.85' feet to the Point of Beginning of the parcel herein described; thence from the above established Point of beginning, run S63°53'57"W for 164.61'; thence S79°25'43"W for 709.53'; thence S81°26'59"W for 265.07'; thence N89°27'38"W for 1,071.12'; thence S53°30'18"W for 38.92'; thence S14°52'24"W for 116.46'; thence S89°08'45"W for 501.04'; thence S89°08'45"W for 323.05'; thence S88°45'53"W for 429.11'; thence S88°20'44"W for 368.86'; thence N89°51'26"W for 555.81'; thence N84°02'43"W for 159.99'; thence N02°12'45"W for 378.7'; thence N89°34'49"E for 2408.61'; thence N01°44'17"W for 4,306'; thence S87°44'39"E for 328.56'; thence N89°55'16"E for 212.43'; thence N89°54'46"E for 389.5'; thence N89°03'48"E for 395.43'; thence N89°26'43"E for 294.27'; thence S87°53'14"E for 196.46'; thence N89°38'08"E for 344.4'; thence S02°07'27"E for 4283.81'; thence S12°06'55"W for 30.27' to the Point of beginning. LESS AND EXCEPT THEREFROM THE FOLLOWING:

Commence at the Southeast Corner of Section 9, Township 53 South, Range 40 East; thence run N01°44'30"W along the east line of the said Section 9, for 461.38'; thence S88°15'30"W for 1329.92' to a point being the Point of beginning of the parcel of land herein described; thence

CONTINUED ON PAGE THREE

HEARING NO. 04-12-CZ5-1 (02-50)

9-53-40
Council Area 5
Comm. Dist. 12

APPLICANT: GENERATION THREE, INC.

PAGE TWO

from the established Point of Beginning N01°44'29"W for 4519.85'; thence N87°14'33"E for 16'; thence S01°44'29"E for 4517.94'; thence S80°27'02"W for 16.15' to the Point of Beginning.

LOCATION: Lying west of N.W. 87 Avenue, between N.W. 74 Street and N.W. 90 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 300.96 Acres

PRESENT ZONING: GU (Interim)
IU-3 (Industry – Unlimited)

HEARING NO. 04-245

10-52-42
Council Area 5
Comm. Dist. 13

APPLICANT: PSN BUILDERS GROUP L. L. C.

RU-1 & BU-1 to BU-1

SUBJECT PROPERTY: A portion of CHAMBERS LAND COMPANY'S SUBDIVISION, Plat book 2, Page 27, lying and being in Section 10, Township 52 South, Range 40 East, being more particularly described as follows:

Commence at the intersection of N.W. 78th Avenue centerline and the N/ly line of the SE ¼ of Section 10, Township 52 South, Range 40 East (Centerline of N.W. 178th Street); thence N87°21'21"W along said N/ly line a distance of 371.08' to a point; thence S2°38'39"W departing said N/ly line a distance of 35' to a point on the S/ly right-of-way line of said N.W. 178th Street; thence S3°13'40"E a distance of 200.85' to the Point of beginning; thence S87°21'21"E parallel to the said N/ly line of the SE ¼ of Section 10, Township 52 South, Range 40 East a distance of 326.08' to a point on the W/ly right-of-way of the aforementioned N.W. 78th Avenue; thence S0°04'00"W along said W/ly right-of-way a distance of 436.26' to a point; thence N86°59'41"W departing said right-of-way a distance of 324.19' to a point; thence N3°00'09"E a distance of 211.69' to a point; thence N03°13'40"W a distance of 223.27' to the Point of beginning.

LOCATION: 17680 N.W. 78 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.26 Acres

RU-1 (Single Family Residential)

BU-1 (Business – Neighborhood)