

**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>02-081</u>	<u>GARY COHEN, TRUSTEE</u>
<u>04-318</u>	<u>LOWELL S. & BETTY L. DUNN & NEIL ROLLNICK, TRUSTEES</u>
<u>05-005</u>	<u>PAN AMERICAN WEST LTD.</u>
<u>05-142</u>	<u>RONALD J. MARTIN</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 8/18/05 TO THIS DATE:

HEARING NO. 05-8-CZ5-2 (05-5)

35-53-39
Council Area 5
Comm. Dist. 12

APPLICANT: PAN AMERICAN WEST LTD.

DELETION of Paragraph #2 of a Declaration of Restrictions recorded in Official Record Book 21378, Pages 1657 – 1663, reading as follows:

“2. As a condition precedent to plat approval, applicant shall submit a site plan to the Department of Planning and Zoning (the ‘Department’), or a similar agency within such successor municipal corporation, and the Department or such similar agency shall review said site plan to ensure that the design and construction of the project is consistent with the Urban Design Manual and guidelines for urban form as required by the Miami-Dade County Comprehensive Development Master Plan. No request for plat shall be approved until the applicant obtains the approval of a site plan from the Department or such similar agency. Further, any proposed lake excavations shall comply with the provisions of §33-16 of the Miami-Dade County Code, or such similar regulations of any successor municipal corporation, as may be amended from time to time.”

The purpose of the request is to allow the applicant to subdivide the industrially zoned property without administrative site plan review, and to eliminate the requirements that the design and construction of the project be consistent with the guidelines for urban form.

SUBJECT PROPERTY: PARCEL II: The west 7/8 of the NW ¼ of Section 35, Township 53 South, Range 39 East; LESS: The west 35’ and the north 49’ thereof.

LOCATION: The Southeast corner of theoretical N.W. 137 Avenue & theoretical N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 135.45 Acres

PRESENT ZONING: IU-1 (Industry – Light)

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THE FOLLOWING HEARING WAS DEFERRED FROM 10/27/05 TO THIS DATE:

HEARING NO. 05-9-CZ5-1 (04-318)

36-53-39
Council Area 5
Comm. Dist. 12

APPLICANTS: LOWELL S. & BETTY L. DUNN & NEIL ROLLNICK, TRUSTEES

- (1) UNUSUAL USE to permit the filling of portions of a lake.
- (2) MODIFICATION of Condition #1 of Resolution #1416, passed and adopted by the Board of County Commissioners, and last modified by Resolution #4ZAB-289-88, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "1. That detailed plans be submitted to and meet with the approval of the Directors of the Departments of Environmental Resources Management and Building and Zoning; and that said plans be substantially in compliance with that submitted 'Proposed Quarry Expansion (Area 2) in Section 36, T53S, R39E', as prepared by Larsen and Associates, Consulting Environmental Engineers, and dated March 30, 1988', except that the lake area be reduced in size to reflect the 40' right-of-way for N.W. 127 Avenue."

TO: "1. That in the approval of the plan, the same be in accordance with that submitted for the hearing as prepared by ES Consultants, Inc., entitled 'Beacon Lake Lakefill,' and dated last revised 9/7/04."

The purpose of this request is to allow the applicant to submit a new site plan indicating portions of an existing lake to be filled.

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

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

SUBJECT PROPERTY: The SW ¼ and the south ½ of the NW ¼, all lying in Section 36, Township 53 South, Range 39 East. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND:

Begin at the Point of intersection of the south line of the SW ¼ of said Section 36 with the west line of Tract "K-K," LAKE POINTE, SECTION 5, Plat book 139, Page 81, said point also being the Northwest corner of said Tract "K-K"; thence run E/ly, along the south line of the SW ¼ of said Section 36, for a distance of 513.44' to the Southeast corner of the SW ¼ of said Section 36; thence run N/ly along the east line of the SW¼ of said Section 36, for a distance of 110.04' to the Point of intersection with the north line of the south 110' of the SW¼ of said Section 36; thence run W/ly, along the north line of the south 110' of the SW ¼ of said Section 36, for a distance of 35.01' to the Point of intersection with the west line of the east 35' of the SW ¼ of said Section 36; thence run S/ly, along the west line of the east 35' of the SW ¼ of said Section 36, for a distance of 4.35' to the Point of curvature of a circular curve to the right; thence run SW/ly along the arc of said circular curve to the right, having a radius of 25'; through a central angle of 91°29'52", for an arc distance of 39.92' to a Point of tangency with the north line of the

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APPLICANTS: LOWELL S. & BETTY L. DUNN & NEIL ROLLNICK, TRUST. PAGE TWO

south 80' of the SW ¼ of said Section 36; thence run W/ly, along the north line of the south 80' of the SW ¼ of said Section 36, for a distance of 450.6' to the Point of curvature of a circular curve to the left; thence run SW/ly along the arc of said circular curve to the left, having a radius of 612.96', through a central angle of 25°31'53", for an arc distance of 273.14'; thence run SW/ly along a line tangent to the previous described curve for a distance of 46.74' to the Point of intersection with the south line of the SW ¼ of said Section 36; thence run E/ly, along the south line of the SW ¼ of said Section 36, for a distance of 306.36' to the Point of beginning. Subject to: An easement granted to Seaboard Air Line Railroad Company, filed 11/26/56, in Deed Book 4366, Page 522 and described as follows:

A parcel of land beginning at the Southwest corner of the SW ¼ of Section 36, Township 53 South, Range 39 East; run thence east along the S/ly line of said SW ¼ for a distance of 300'; thence along a straight line in a NW/ly direction to a point in the west line of said SW ¼, distance 100' north, as measured along said west line, from the Southwest corner of said SW¼; thence S/ly, along said line of said SW ¼, for a distance of 100' to the Point of beginning. AND: (MDX PROPERTY): A portion of the SW ¼ of Section 36, Township 53 South, Range 39 East, less the area dedicated for right-of-way by Special Warranty Deed as recorded in Official Records Book 16898, Page 985, and being more particularly described as follows:

Commence at the Southwest corner of said Section 36, Township 53 South, Range 39 East; thence run N89°40'50"E along the south line of said Section 36 for 300' to the Point of Beginning of the parcel of land hereinafter to be described and the Southeast corner of CSX Transportation, Inc., railway easement by easement deed, Deed Book 4366, Page 522; thence run N72°02'19"W along the NE/ly line of said railway easement for 273' to the east line of the west 43' of said SW ¼ of Section 36; thence run N01°48'51"W along said east line of the west 43' for 459.34'; thence run N89°45'57"E for 2,596.4' to the east line of the SW ¼ of said Section 36; thence run S01°46'58"E along said east line for 431.09' to the north line of said area dedicated for right-of-way by said Special Warranty Deed; thence run S89°40'50"W along the north line of the south 110' of said SW¼ of the Section 36 for 35.01'; thence run S01°46'58"E for 4.36' to the Point of curvature of a circular curve, lying concave to the Northwest and having a radius of 25'; thence run SE/ly, S/ly and SW/ly along said curve to the right through a central angle of 91°27'48" or an arc length of 39.91' to the Point of tangency with the said north line of the south 80' of said Section 36; thence run S89°40'50"W along said north line of the south 80' for 450.74' to the Point of curvature of a circular curve, concave to the Southeast, and having a radius of 612.96'; thence run SW/ly along said curve to the left, through a central angle of 25°31'53" for an arc length of 273.14' to the Point of tangency; thence run S64°08'57"W for 46.74' to the south line of said SW ¼ of Section 36; thence run S89°40'50"W along said south line for 1,519.22' to the Point of beginning. AND: A portion of the W/ly 43' of the SW ¼ of Section 36, Township 53 South, Range 39 East, as affected by easement deed to CSX Transportation, Inc., recorded in Deed Book 4366, Page 522, and being more particularly described as follows:

Begin at the Southwest corner of Section 36, Township 53 South, Range 39 East; thence run N01°48'51"W along the west line of said Section 36 for 688.65' to the E/ly extension of the north right-of-way line of N.W. 13th Street, as shown on the plat of WESTERN MIAMI, SECTION "D", Plat book 30, Page 1; thence run N89°43'04"E along said E/ly extension for 43.02' to the east

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HEARING NO. 05-9-CZ5-1 (04-318)

36-53-39
Council Area 5
Comm. Dist. 12

APPLICANTS: LOWELL S. & BETTY L. DUNN & NEIL ROLLNICK, TRUST. PAGE THREE

line of the west 43' of said Section 36; thence run S01°48'51"E along said east line of the west 43' for 688.63' to the south line of said SW ¼ of Section 36; thence run S89°40'50"W along said south line for 43.01' to the Point of beginning.

LOCATION: Lying east of N.W. 127 Avenue and approximately 540' north of N.W. 12 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 204.019 Acres

PRESENT ZONING: GU (Interim)

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APPLICANT: GARY COHEN, TRUSTEE

- (1) BU-1A & RU-5A to BU-1A
- (2) MODIFICATION of Paragraph #1 of Declaration of Restrictive Covenants in lieu of Unity of Title recorded in Official Record Book 15363, Pages 1610 through 1621, and only as it applies to the subject property, reading as follows:

FROM: "1. The property will be developed in substantial conformity with the site plan entitled 'Proposed Shopping Center at Northwest 57th,' prepared by Cohen Freedman Enclinoso, dated the 7th day of March, 1991. No modification shall be effected in said site plan without the written consent of the then owner(s) of the phase or portion of the property for which modification is sought, and the Director of the Building and Zoning Department; provided the Director finds that the modification conforms with the standards established in §257 Code of Metropolitan Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the phase or portion of the property, for which modification is sought, 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 Commissioners of Metropolitan 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 'Proposed Retail Miami Lakes,' prepared by Kimley-Horn and Associates, Inc., consisting of 4 sheets dated stamped received 8/15/05. No modification shall be effected in said site plan without the written consent of the then owner(s) of the phase or portion of the property for which modification is sought, and the Director of the Department of Planning and Zoning; provided the Director finds that the modification conforms with the standards established in §257 Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the phase or portion of the property, for which modification is sought, 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 Commissioners of Miami-Dade County, Florida (whichever by law has jurisdiction over such matter).

The purpose of this request is to permit the applicant to submit new plans for a commercial development.

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

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APPLICANT: GARY COHEN, TRUSTEE

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SUBJECT PROPERTY: Tract "A" of RED ROAD COMMERCIAL NUMBER ONE, Plat book 141, Page 67, less the south 250' of the west 250.66' thereof, lying in Section 6, Township 52 South, Range 41 East. LESS & EXCEPT: A portion of Tract "A" of the plat of RED ROAD COMMERCIAL NUMBER ONE, Plat book 141, Page 67, lying in the SW ¼ of Section 6, Township 52 South, Range 41 East and being more particularly described as follows:

Commence at the Southeast corner of said Tract "A"; thence run (S88°12'2"W by deed) N88°51'0"W calculated along the south line of said Tract "A" and the north right-of-way line of Miami Gardens Drive (N.W. 183rd Street/State Road 860) as shown of the Florida Department of Transportation Right-of-Way Maps for Section 87503-2608, Road Plat Book 101, Page 95, a distance of 94.68' to the Point of beginning of the parcel of land hereinafter to be described; thence continue (S88°12'2"W by deed) N88°51'0"W calculated along last described line a distance of 368.84' to the intersection with the east line of the west 350.63' of said SW ¼ of Section 6; thence run (N2°40'4"W by deed) N0°16'54"E calculated along said east line a distance of 11.02' to the intersection with the north line of the south 11.02' of said Tract "A"; thence run (N88°12'2"E by deed) S88°51'0"E calculated along said north line a distance of 317.95'; thence run (S79°36'51"E by deed) S76°39'53"E calculated a distance of 52.2' to the south line of said Tract "A" and the Point of beginning. AND ALSO LESS & EXCEPT: Begin at the Northwest corner of said Tract "A"; thence run (N88°12'29"E by deed) S88°50'33"E calculated along the north line of said Tract "A" a distance of 3.99'; thence run (S3°41'34"E by deed) S0°44'45"E calculated a distance of 220.65' to the intersection with the east line of the west 7.94' of said Tract "A"; thence run (S2°40'4"E by deed) S0°6'45"W calculated along said east line a distance of 139.6' to the intersection with the north line of the south 300' of said SW ¼ of Section 6; thence run (S88°12'2"W by deed) N88°51'0"W calculated along said north line a distance of 7.94' to the intersection with the east right-of-way line of Red Road (N.W. 57th Avenue/State Road 823), according with said plat of RED ROAD COMMERCIAL NUMBER ONE; thence run (N2°40'4"W by deed) N0°16'45"E calculated along said east right-of-way line and the west line of said Tract "A" a distance of 360.16' to the Point of beginning. AND: The east 662.81' of the west 1,476.91' of the south ¼ of the SW ¼ of Section 6, Township 52 South, Range 41 East, less the south 50' thereof, and less the north 91' thereof.

LOCATION: The Northeast corner of N.W. 57 Avenue & N.W. 183 Street (Miami Gardens Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.317 Acres

BU-1A (Business – Limited)

RU-5A (Semi-professional Offices)

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HEARING NO. 05-11-CZ5-2 (05-142)

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

APPLICANT: RONALD J. MARTIN

AU to RU-1M(b)

SUBJECT PROPERTY: Tract 53, FLORIDA FRUITLAND SUBDIVISION, Plat book 2, Page 17
in Section 9, Township 52 South, Range 40 East.

LOCATION: 17300 & 17302 N.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single-Family 6,000 sq. ft. net)

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