

**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>04-221</u>	<u>WEST LAKE ENTERPRISES, INC.</u>
<u>05-005</u>	<u>PAN AMERICAN WEST LTD.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/29/05 TO THIS DATE:

HEARING NO. 05-11-CZ5-1 (02-81)

6-52-41
Council Area 5
Comm. Dist. 1

APPLICANT: GARY COHEN, TRUSTEE

- (1) BU-1A & RU-5A to BU-1A
- (2) DELETION of a Declaration of Restrictive Covenants in lieu of Unity of Title recorded in Official Record Book 15363, Pages 1610 through 1621.

The purpose of this request is to RELEASE the applicant from a covenant tying to property to a previously approved site plan and to allow the applicant to submit a covenant for a new site plan 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).

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.

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HEARING NO. 05-11-CZ5-1 (02-81)

6-52-41
Council Area 5
Comm. Dist. 1

APPLICANT: GARY COHEN, TRUSTEE

PAGE TWO

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)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/05 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)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/05 TO THIS DATE:

HEARING NO. 05-12-CZ5-1 (04-221)

13-53-39
Council Area 5
Comm. Dist. 12

APPLICANT: WEST LAKE ENTERPRISES, INC.

UNUSUAL USE to permit an aggregate plant in connection with existing lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Abraham & Son Sand Drying Building," as prepared by Arkidesign, Inc., consisting of 3 sheets and dated May 14, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 53 South, Range 39 East, being more particularly described as follows:
Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13; thence run S89°40'29"W along the south line of said Section 13 for a distance of 432.38' to a point; thence run N0°19'31"W, at right angles to the last described course, for a distance of 511.15' to a point; thence run N89°40'29"E, parallel with the south line of said Section 13 for a distance of 419.57' to a Point of intersection with the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13; thence run S1°45'40"E, along the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13 for a distance of 511.31' to the Point of beginning.

LOCATION: Lying on the Northwest corner of N.W. 119 Avenue and N.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: GU (Interim)