

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-300</u>	<u>RDSE MANAGEMENT, INC.</u>
<u>02-029</u>	<u>PAN AMERICAN-CARDEL GROUP L. C.</u>
<u>02-280</u>	<u>HENRY C. MORAT, TRUSTEE</u>

APPLICANT: RDSE MANAGEMENT, INC.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and request:
- (2) MODIFICATION of Conditions #24 and #25 of Resolution Z-52-90, passed and adopted by the Board of County Commissioners, as modified by Resolution Z-149-95, passed and adopted by the Board of County Commissioners, and only as they apply to the subject property, reading as follows:

FROM: "24. November 30, 2000, is hereby established as the date until which the county agrees that the project shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the county can demonstrate that substantial changes in the conditions underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "24. December 30, 2003, is hereby established as the date until which the county agrees that the project shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the county can demonstrate that substantial changes in the conditions underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "25. The commencement of physical development shall be one year from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in §380.04, Florida Statutes. The termination date for completing physical development shall be November 30, 2000, providing that the applicant, its successors, and assigns, complies with Condition 16. The termination date may only be modified in accordance with 380.06(19)[c], Florida Statutes."

TO: "25. The commencement of physical development shall be one year from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in §380.04, Florida Statutes. The termination date for completing physical development shall be December 30, 2003, providing that the applicant, its successors, and assigns, complies with Condition 16. The termination date may only be modified in accordance with 380.06(19)[c], Florida Statutes."

The purpose of this request is to extend the build-out date for a previously approved industrial development.

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- (3) MODIFICATION of Condition #27 of Resolution Z-52-90, passed and adopted by the Board of County Commissioners, and only as it applies to the subject property, reading as follows:

FROM: "27. The effective date of the development order shall be 45 days from transmittal of the Westpointe development order to the South Florida Regional Planning Council, Department of Community Affairs, and applicant; provided, however, that if the development order is appealed, the effective date of the development order will not start until the day after all appeals have been withdrawn or resolved pursuant to §380.07(2), Florida Statutes."

TO: "27. The effective date of the development order shall be 45 days from transmittal of the Westpointe development order to the South Florida Regional Planning Council, Department of Community Affairs, and applicant; provided, however, that if the development order is appealed, the effective date of the development order will not start until the day after all appeals have been withdrawn or resolved pursuant to §380.07(2), Florida Statutes. December 30, 2007 is hereby established as the expiration date for this development order."

The purpose of this request is to add an expiration date for a previously approved development order.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93).

SUBJECT PROPERTY: Lot 6, Block 1, WESTPOINTE BUSINESS PARK, Plat book 147, Page 25.

LOCATION: The north side of N.W. 35 Lane, approximately 1,000' west of N.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.06 Acres

PRESENT ZONING: IU-C (Industry – Conditional)

APPLICANT: PAN AMERICAN-CARDEL GROUP L. C.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) MODIFICATION of Conditions #10, #11 & #12 of Resolution Z-258-88, passed and adopted by the Board of County Commissioners and modified by Resolution Z-15-98 and reading as follows:

FROM: "10. Limit development to those land uses authorized by Miami-Dade County Code and consisting of office buildings including restaurant(s) with a maximum total of 400 seats, with a combined total of 1,865,000 gross square feet, and a 300-room hotel totaling 300,000 gross square feet. This increment consists of 73.45 acres with an internal roadway system as shown in Exhibit 5-Master Development Plan."

TO: "10. Limit development to those land uses authorized by Miami-Dade County Code and consisting of office buildings including restaurant(s) with a maximum total of 740 seats and a bank, with a combined total of 1,735,000 gross square feet. This increment consists of 73.45 acres with an internal roadway system as shown in Exhibit 5-Master Development Plan."

FROM: "11. December 30, 2003 is hereby established as the date until which Dade County agrees that the Westside Corporate Center/Increment II Corporate Office Park Development of Regional Impact shall not be subject to downzoning, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred, or that the development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety or welfare."

TO: "11. December 31, 2009 is hereby established as the date until which Miami-Dade County agrees that the Westside Corporate Center/Increment II Corporate Office Park Development of Regional Impact shall not be subject to downzoning, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred, or that the development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety or welfare."

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FROM: "12. (For purposes of this paragraph, physical development means development as defined in §380.04, Florida Statutes.) The commencement of physical development shall be 1 year from the effective date of the Development Order. The termination dated for completing development shall be December 30, 2003, provided that the Applicant, its successors, and/or assigns complies with Condition 19 herein. The termination date may only be modified in accordance with §380.06(19)[c], Florida Statutes."

TO: "12. (For purposes of this paragraph, physical development means development as defined in §380.04, Florida Statutes.) The commencement of physical development shall be 1 year from the effective date of the Development Order. The termination dated for completing development shall be December 31, 2009, provided that the Applicant, its successors, and/or assigns complies with Condition 19 herein. The termination date may only be modified in accordance with §380.06(19)[c], Florida Statutes."

The purpose of the requests is to permit the applicant to have a bank, to permit more restaurant seating, to extend the downzoning & termination dates, and to delete the previously approved hotel.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93).

SUBJECT PROPERTY: That portion of Tracts 19, 20, 21, 22 & 23 of the Plat FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, in Section 27, Township 53 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the center of Section 27, Township 53 South, Range 40 East; thence along the east line of the west ½ of said Section 27, N1°39'59"W for 559.9'; thence along a line perpendicular to the last described line S88°20'1"W for 43' to the Point of beginning; thence along a line parallel to and 100' south of the N/ly boundary of said Tract 23, N89°57'52"W for 1,280.62' to a point on the W/ly boundary of Tract 23; thence along the W/ly boundaries of said Tracts 23, 22, 21 & 20, N1°42'25"W for 809.16' to a point; thence along a line parallel to and 50' north of the S/ly boundary of said Tract 20, S89°56'47"E for 1,281.21' to a point, being hereafter referred to as Point "A", said point also lying on the W/ly right-of-way line of N.W. 82 Avenue; thence along said right-of-way line, S1°39'59"E for 808.74' to the Point of beginning. AND: All of Tracts 25, 26, 27 & 48 lying in Section 27, Township 53 South, Range 40 East, less the west 55' thereof, of FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, Plat book 2, Page 17. AND: All of Tract 23 lying in Section 27, Township 53 South, Range 40 East less the north 100' thereof and less the east 43' thereof of FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, Plat book 2, Page 17. AND: All of Tract 24 lying in Section 27, Township 53 South, Range 40 East, less the east 43' thereof of FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, Plat book 2, Page 17. AND: All of Tracts 33 & 34 lying in Section 27, Township 53 South, Range 40 East of FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO.

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1, Plat book 2, Page 17. AND: Commence at the aforescribed point "A", said point also being the Point of beginning; thence along a line parallel to and 50' north of the S/ly boundary of said Tract 20, N89°56'47"W for 1,281.21'; thence along the W/ly boundaries of said Tracts 20 & 19, N1°42'24"W for 554.04' to a point lying on the S/ly right-of-way line of N.W. 36th Street; thence along said right-of-way line, said line being parallel to and 55' south of the N/ly boundary of said Tract 19, S89°55'42"E for 1,257.36' to a Point of curvature of a circular curve concave to the Southwest and having for its elements a central angle of 88°15'43" and a radius of 25'; thence E/ly, SE/ly & S/ly along said curve for an arc distance of 38.51' to a Point of tangency, said point also lying on the W/ly right-of-way line of N.W. 82nd Avenue; thence along said W/ly right-of-way line, S1°39'59"E for 529.38' to the Point of beginning. LESS THE FOLLOWING: A portion of Tracts 23, 24, 25, 26, 27, 33, 34 & 48 FLORIDA FRUIT LANDS COMPANY SUBDIVISION 1, Plat book 2, Page 17, lying in Section 27, Township 53 South, Range 40 East, being more particularly described as follows: Begin at the Southeast corner of the NW ¼ of said Section 27; thence run S1°40'58"E, along the east line of the SW ¼ of said Section 27 for a distance of 655.66' to a point; thence run S89°56'3"W for a distance of 35.01' to a point; thence run N1°40'58"W for a distance of 581.42' to a Point of curvature of a circular curve to the left having for its elements a central angle of 88°17'59" and a radius of 25'; thence run N/ly and W/ly along the arc of said curve for a distance of 38.53' to a Point of tangency; thence run N89°58'57"W for a distance of 723.8' to a Point of curvature of a circular curve to the right, having for its elements a central angle of 22°48'2" and a radius of 1,050'; thence run W/ly along the arc of said curve, for a distance of 417.84' to a Point of Reverse Curvature of a circular curve to the left, having for its elements a central angle of 86°48'2" and a radius of 25'; thence run W/ly and SW/ly along the arc of said curve for a distance of 37.87' to a Point of tangency; thence run S26°1'3"W for a distance of 31.67' to a Point of curvature of a circular curve to the left, having for its elements a central angle of 27°43'50" and a radius of 465'; thence run SW/ly & S/ly along the arc of said curve for a distance of 225.06' to a Point of tangency; thence run S1°42'47"E for a distance of 431.05' to a point; thence run S89°56'3"W for a distance of 35.01' to a point; thence run N1°42'47"W for a distance of 328.8' to a point; thence run S89°58'33"W for a distance of 35.02' to a point; thence run N1°42'47"W for a distance of 100.21' to a Point of curvature of a circular curve to the right having for its elements a central angle of 27°43'50" and a radius of 535'; thence run N/ly & NE/ly along the arc of said curve for a distance of 258.93' to a Point of tangency; thence run N26°1'3"E for a distance of 29.99' to a Point of curvature of a circular curve to the left having for its elements a central angle of 90° and a radius of 25'; thence run NE/ly & NW/ly along the arc of said curve for a distance of 39.27' to a Point of tangency; thence run N63°58'57"W for a distance of 230.22' to a Point of curvature of a circular curve to the left having for its elements a central angle of 26° and a radius of 950'; thence run NW/ly & W/ly along the arc of said curve for a distance of 431.1' to a Point of tangency; thence run N89°58'57"W for a distance of 655.09' to a Point of curvature of a circular curve to the left having for its elements a central angle of 91°45'53" and a radius of 25'; thence run W/ly & S/ly along the arc of said curve for a distance of 40.04' to a Point of cusp; thence run N1°44'50"

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along the E/ly right-of-way line of N.W. 87th Avenue, O. R. B. 9170, Page 1203, for a distance of 735.28' to a point; thence run S89°57'20"E for a distance of 725' to a point; thence run S0°2'40"W for a distance of 609.05' to a point on a circular curve concave to the Southwest, said point bears N1°13'4"E from the center of the next described curve; thence run E/ly & SE/ly, through a central angle of 24°47'59" and a radius of 1,050', along the arc of said curve for a distance of 454.47' to a Point of tangency; thence run S63°58'57"E for a distance of 290.22' to a Point of curvature of a circular curve to the left, having for its elements a central angle of 26° and a radius of 950'; thence run SE/ly & E/ly along the arc of said curve for a distance of 431.1' to a Point of tangency; thence run S89°58'57"E for a distance of 719.37' to the Point of curvature of a circular curve to the left, having for its elements a central angle of 91°41'2" and a radius of 25'; thence run E/ly and N/ly along the arc of said curve for a distance of 40' to a Point of tangency; thence run N1°39'59"W for a distance of 482.91' to a point; thence run S89°57'52"E for a distance of 35.01' to a point; thence run S1°39'59"E, along the east line of the NW ¼ of said Section 27, for a distance of 558.66' to the Point of beginning.

LOCATION: The west side of N.W. 82 Avenue, between N.W. 36 Street Extension and theoretical N.W. 31 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.45 Acres

PRESENT ZONING: IU-2 (Industry - Heavy)
BU-1A (Business - Limited)

HEARING NO. 03-1-CZ15-5 (02-280)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: HENRY C. MORAT, TRUSTEE

HENRY C. MORAT is appealing the decision of Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)