

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-177</u>	<u>JOSEFINA FUENTES</u>
<u>05-123</u>	<u>DIM VASTGOED N. V.</u>
<u>05-169</u>	<u>GAROE HOLDINGS L. L. C.</u>
<u>05-218</u>	<u>JORGE B. DE ARMAS</u>
<u>05-233</u>	<u>ALEJANDRO ALVAREZ</u>
<u>05-243</u>	<u>JOSE CASTRO & LILIANA BOHORQUEZ</u>
<u>05-291</u>	<u>BMS KENDALL L. L. C., ET AL.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/5/05:

HEARING NO. 05-12-CZ11-4 (05-218)

35-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: JORGE B. DE ARMAS

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 12.5' to 21' (25' required) from the rear (Northeast) property line.
- (2) Applicant is requesting to permit the single-family residence setback a minimum of 7' (7.5' required) from the interior side (E/ly) property line.
- (3) Applicant is requesting to permit the single-family residence with a lot coverage of 41% (35% permitted).

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 the Residence at 8529 S.W. 133 Place," as prepared by Pelayo G. Fraga, AIA and dated 7-28-05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 70, WINSTON PARK, UNIT EIGHT, Plat book 110, Page 49.

LOCATION: 8529 S.W. 133 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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HEARING NO. 06-2-CZ11-1 (04-177)

22-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JOSEFINA FUENTES

Applicant is requesting to permit a porch addition to a single-family residence setback 4'5" (10' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(15) (Alternative Site Development Option for Zero Lot Line Dwelling) 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 "Josefina Fuentes," as prepared by Carlos Muller, P. E., dated stamped received 10/18/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 1, AMERICAS AT MILLER, Plat book 136, Page 21.

LOCATION: 14213 S.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 110'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: DIM VASTGOED N. V.

- (1) SPECIAL EXCEPTION to permit a self-storage facility in the BU-2 district.
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-405-85, last modified by Resolution 5-ZAB-214-96, passed and adopted by the Zoning Appeals Board, 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 'The Hammocks Town Center,' as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Rodriguez, AIA dated last revised 9-25-95, for a total of 13 sheets."

TO: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'The Hammocks Town Center,' as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Rodriguez, AIA dated last revised 9-25-95, for a total of 13 sheets and plans entitled 'Hammocks Town Center,' as prepared by Design Team West, Inc., consisting of 12 sheets, dated stamped received 5/17/05."

- (3) MODIFICATION of Paragraph A of Declaration of Restrictive Covenants recorded in Official Record Book 12797, Pages 2132 through 2135, as last modified by Paragraph 1 of Modification to Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Record Book 18203, Pages 2432 through 2441, reading as follows:

FROM: "1. The site plan referenced in paragraph 1 of the Declaration shall be amended to refer to that certain site plan entitled 'The Hammocks Town Center,' as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Dorta-Duque, AIA dated last revised 9-25-95, for a total of 13 sheets; consequently, the first sentence of paragraph 1 of the Declaration is modified to read in total as follows: 'The Property will be developed in substantial conformity with the site plan entitled "The Hammocks Town Center," as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Dorta-Duque, AIA dated last revised 9-25-95, for a total of 13 sheets.

APPLICANT: DIM VASTGOED N. V.

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TO: "1. The site plan referenced in paragraph 1 of the Declaration shall be amended to refer to that certain site plan entitled 'The Hammocks Town Center,' as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Dorta-Duque, AIA dated last revised 9-25-95, for a total of 13 sheets; consequently, the first sentence of paragraph 1 of the Declaration is modified to read in total as follows: 'The Property will be developed in substantial conformity with the site plan entitled "The Hammocks Town Center," as prepared by H. J. Ross Associates, consisting of 10 sheets; sheets 1 through 9 dated revised 9-9-85 and sheet 10 dated 7-12-85, and plans entitled 'The Hammocks Town Center,' as prepared by William Dorsky Associates, dated 3-5-96 on cover sheet, and dated revised 5-28-96 on sheet A-8, along with floor plans for the ice arena/skating rink prepared by Jorge Dorta-Duque, AIA dated last revised 9-25-95, for a total of 13 sheets and plans entitled 'Hammocks Town Center,' as prepared Design Team West, Inc., consisting of 12 sheets, dated stamped received 5/17/05."

The purpose of requests #2 & 3 is to allow the applicant to submit a new site plan to show the incorporation of a self-service storage facility within the previously approved shopping center.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 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 plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," of THE HAMMOCKS TOWN CENTER, Plat book 118, Page 94, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: A parcel of land being a part of Tract "A," THE HAMMOCKS TOWN CENTER, Plat book 118, Page 94 and lying in the south ½ of Section 4, Township 55 South, Range 39 East, and more particularly described as follows:

Commence at the south ¼ corner of said Section 4; thence N87°48'46"E along the south line of the Southeast corner of said Section 4 for a distance of 341.35'; thence N2°11'33"W for 55.01' to a point on the north right-of-way line of S.W. 104th Street (said point being the Southeast corner of the before mentioned Tract "A," THE HAMMOCKS TOWN CENTER); thence S87°48'46"W along the said north right-of-way line for 749.85' to the Point of beginning of the following described parcel of land; thence continue S87°48'46"W along said north right-of-way line for 157.58'; the last two described courses being coincident with the south line of said Tract "A," THE HAMMOCKS TOWN CENTER; thence leave said north right-of-way line N2°11'33"W for 200'; thence N87°48'46"E for 180'; thence S2°11'33"E for 158.3' to a Point of curvature; thence SW/ly along a circular curve to the right having a radius of 50' and a central angle of 56°31'2" for an arc distance of 49.32' to the Point of beginning. AND: PARCEL II: A parcel of land being a part of Tract "A," THE HAMMOCKS TOWN CENTER, Plat book 118, Page 94 and lying in the south ½ of Section 4, Township 55 South, Range 39 East, and being more particularly described as follows:

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APPLICANT: DIM VASTGOED N. V.

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Commence at the south $\frac{1}{4}$ corner of said Section 4; thence along the south line of the SE $\frac{1}{4}$ of said Section 4, N87°48'46"E, 341.35'; thence N2°11'33"W, 55.01' to a point on the north right-of-way line of S.W. 104th Street; thence along said north right-of-way line S87°48'46"W, 1,215.03' to a Point of curvature of a curve to the right having a radius of 25'; thence along the arc of said curve 39.27' through a central angle of 89°59'41" to the Point of tangency on the east right-of-way line of Hammocks Boulevard; thence along said east right-of-way line N2°11'33"W, 113.59' to the Point of beginning; thence continuing along said east right-of-way line N2°11'33"W, 85.3' to a Point of curvature of a curve to the left having a radius of 2,660'; thence along the arc of said curve 84.71' through a central angle of 1°49'29"; thence N87°48'27"E, 213.35'; thence S2°11'33"E, 170'; thence S87°48'27"W, 212' to the Point of beginning. AND: PARCEL III: A parcel of land being a part of Tract "A," THE HAMMOCKS TOWN CENTER, Plat book 118, Page 94, and lying in the south $\frac{1}{2}$ of Section 4, Township 55 South, Range 39 East, and being more particularly described as follows:

Commence at the south $\frac{1}{4}$ corner of said Section 4; thence N07°48'46"E along the south line of the SE $\frac{1}{4}$ of said Section 4 for a distance of 341.35'; thence N02°11'33"W for 55.01' to a point on the north right-of-way line of S.W. 104th Street (said point being the Southeast corner of the before mentioned Tract "A," THE HAMMOCKS TOWN CENTER; thence S87°48'46"W along the said north right-of-way line for 452.94' to the Point of beginning of the following described parcel of land; thence continue S87°48'46"W along said north right-of-way line for 178.78'; the last two described courses being coincident with the south line of said Tract "A," THE HAMMOCKS TOWN CENTER; thence leave said north right-of-way line N02°11'33"W for 40'; thence S87°48'46"W for 28'; thence N02°11'33"W for 158.02'; thence N87°48'46"E for 206.78'; thence S02°11'33"E for 198.02' to the Point of beginning. AND: PARCEL IV: A parcel of land being a part of Tract "A," THE HAMMOCKS TOWN CENTER, Plat book 118, Page 94 and lying in the south $\frac{1}{2}$ of Section 4, Township 55 South, Range 39 East and being more particularly described as follows:

Commence at the south $\frac{1}{4}$ corner of said Section 4; thence along the south line of the SE $\frac{1}{4}$ of said Section 4, N87°48'46"E, 341.35'; thence N2°11'33"W, 55.01' to a point on the north right-of-way line of S.W. 104th Street; thence along said north right-of-way line S87°48'46"W, 907.43' to the Point of beginning of the following described parcel of land; thence continuing along said north right-of-way line S87°48'46"W for 307.6' to a Point of curvature of a circular curve to the right having a radius of 25'; thence along the arc of said curve 39.27' through a central angle of 89°59'41" to the Point of tangency on the east right-of-way of Hammocks Boulevard; thence along said east right-of-way line N2°11'33"W, 113.59'; thence leave said right-of-way line N87°48'27"E for 332.6'; thence S2°11'33"E for 138.62' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 104 Street & Hammocks Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 34 Acres

PRESENT ZONING: BU-2 (Business – Special)

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APPLICANT: GAROE HOLDINGS L. L. C.

GU to RU-1M(a)

SUBJECT PROPERTY: PARCEL 1: That portion of the east ½ of the east ½ of Section 20, Township 55 South, Range 39 East, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc. under file No. SD-136 A. J. and based on that certain "Agreed Final Judgment," in Official Records Book 15074, Page 1044, lying north of the Seaboard Airline Railroad Company Right-of-Way and more particularly described as follows:

Begin at the agreed Northwest corner of the east ½ of the east ½ of said Section 20, according to said Agreed Final Judgment; thence run N86°20'38"E along the north line of said east ½ of the east ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 568.85'; thence run S02°27'12"E, for a distance of 583.43' to a point on the north right-of-way line of said Seaboard Airline Railroad; thence run S88°08'59"W along said north right-of-way line for a distance of 568.76' to a point on the agreed west line of the east ½ of the east ½ of said Section 20; thence N02°27'12"W along said agreed west line of the east ½ of the east ½ of said Section 20, according to said Agreed Final Judgment for a distance of 565.5' to the Point of beginning. TOGETHER WITH: PARCEL 2: All that portion of the west ½ of the east ½ of Section 20, Township 55 South, Range 39 East, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc. under file No. SD-136 AJ and based on that certain "Agreed Final Judgment," Official Records Book 15074, Page 1044, lying north of the Seaboard Airline Railroad Company Right-of-Way and more particularly described as follows:

Begin at the Northwest corner of the west ½ of the east ¼ of said Section 20, according to said Agreed Final Judgment; thence run N86°20'38"E along the north line of said west ½ of the east ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 1,423.95' to the Northeast corner of the west ½ of the east ½ of said Section 20, according to said Agreed Final Judgment; thence run S02°27'12"E along the east line of said west ½ of the east ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 565.5' to a point on the north Right-of-Way line of said Seaboard Airline Railroad; thence run S88°08'59"W along said north Right-of-Way line for a distance of 1,424.05' to a point on the agreed west line of the west ½ of the east ½ of said Section 20' thence N02°25'20"W along said agreed west line of the west ½ of the east ½ of said Section 20, according to said Agreed Final Judgment for a distance of 520.63' to the Point of beginning.

LOCATION: The Southeast corner of theoretical S.W. 162 Avenue & theoretical S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 23.031 Net Acres

PRESENT ZONING: GU (Interim)

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APPLICANT: ALEJANDRO ALVAREZ

UNUSUAL USE to permit a lake excavation.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Lake & Driveway," as prepared by Suarez & Associates Consulting Engineers, Sheet SP-1 dated stamped received 8/15/05 and Sheet SP-2 dated stamped received 9/29/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 20 of unrecorded plat of LINDBERGH'S LANDING SUBDIVISION:

A portion of the SW $\frac{1}{4}$, of the NE $\frac{1}{4}$ of Section 25, Township 55 South, Range 38 East, being more particularly described as follows:

Commence at the west $\frac{1}{4}$ corner of said Section 25; thence N02°3'53"W, along the west line of the NE $\frac{1}{4}$ of said Section 25 for 1,320.07'; thence N89°31'17"E along the north line of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of Section 25 for 2,640.32' to the Point of beginning of the following described parcel of land: thence continuing along the last described course for 330'; thence S02°03'45"E for 719.61' to a point on the next described circular curve (said point bears S19°04'45"W from its radius point); thence NW/ly along a circular curve to the right having a radius of 700' and a central angle of 01°40'00" for an arc distance of 20.36' to a Point of reverse curvature; thence NW/ly and W/ly along a circular curve to the left having a radius of 700' and a central angle of 21°13'28" for an arc distance of 259.31' to a Point of tangency; thence S89°31'17"W for 59.01'; thence N02°03'45"W for 665.01' to the Point of beginning.

LOCATION: The Northeast corner of theoretical S.W. 158 Street & theoretical S.W. 182 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.24 Acres

PRESENT ZONING: GU (Interim)

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APPLICANTS: JOSE CASTRO & LILIANA BOHORQUEZ

DELETION of Condition #11 of Resolution Z-239-84, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

DELETE: "11. That the applicant will provide in the Homeowners Agreements that there can be no conversion of the garages built with the homes."

The purpose of the request is to permit the applicant to submit plans indicating the conversion of a garage into a play room/study room with no changes to the exterior façade.

Upon a demonstration that the applicable standards have been satisfied, approval of the request 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).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," preparer unknown, dated stamped received 8/17/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 59, Block 4, LAKES OF MEADOW HOMES, Plat book 133, Page 5.

LOCATION: 15457 S.W. 50 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 42' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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APPLICANTS: BMS KENDALL L. L. C., ET AL.

(1) MODIFICATION of Condition #1 of a Covenant Running With the Land recorded in Official Records Book 22113, Pages 2422 through 2459, only as it applies to the subject property and reading as follows:

FROM: "1. The Property shall be developed in substantial conformity with the site plan entitled 'St. Elmo Investment, Ltd.," prepared by Blitstein Design Associates, dated the 24th day of June, 2003."

TO: "1. The property shall be developed in substantial conformity with the site plan entitled 'BMS Kendall L. L. C.," as prepared by Blitstein Design Associates, consisting of 10 sheets: Sheets A-1, A-2, A-2a, A-3, A-3a & A-4, dated 8/25/05 and sheets A-4a & A-5 dated 11/21/05 and Sheets LA-1 & LA-2 entitled 'Landscape Plan,' as prepared by Hall, Bell, AQUI, Inc., dated 11-18-05."

The purpose of the request is to allow the applicant to submit new plans showing a second floor addition to the retail building.

REQUEST #1 ON PARCELS "A," "B," & "C"

(2) Applicant is requesting to permit a floor area ratio of 1.12 (1.06 permitted).

REQUEST #2 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of Request #1 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) and approval of Request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36; thence N87°42'25"E, along the north line of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36, for 224.95'; thence S2°17'35"E for 160.55' to the Point of beginning of the following described parcel of land; thence N87°42'25"E for 410.68'; thence S02°04'25"E along a line parallel with and 25' west of as measured at right angles to the east line of the SW ¼ of the SW ¼ of said Section 36, for 169.82'; thence S87°41'58"W along the N/ly line and its E/ly and W/ly prolongation of Tract "B," KV CENTER WEST, Plat book 148, Page 33 for 410.02'; thence N02°17'35"W for 169.87' to the Point of beginning. AND: PARCEL "B": A portion of the SW ¼ of the SW ¼ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south ½ of the north ¼ of the SW ¼ of the SW ¼ of said Section 36; thence N87°42'25"E along the north line of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36 for 224.95'; thence S02°17'35"E for 25' to the Point of beginning of the following described parcel of land; thence continue S02°17'35"E for 135.56';

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APPLICANTS: BMS KENDALL L. L. C., ET AL.

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thence N87°42'25"E, for 410.68'; thence N02°04'25"W, along a line parallel with and 25' west of as measured at right angles to the east line of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36, for 110.46' to a Point of curvature; thence N/ly and NW/ly along a circular curve to the left having a radius of 25' and a central angle of 90°13'09" for an arc distance of 39.37' to a Point of tangency; thence S87°42'25"W, along a line 25' south of and parallel with the north line of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36 for 386.1' to the Point of beginning. AND: PARCEL "C": A portion of the SW ¼ of the SW ¼ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36; thence N87°42'25"E, along the north line of the south ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36, for 224.95'; thence S02°17'35"E for 25' to the Point of beginning of the following described parcel of land; thence continue S02°17'35"E for 305.43'; thence S87°41'58"W, along the south line of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36 for 200.62'; thence N02°10'37"W, along a line parallel with and 25' east of as measured at right angles to the west line of the NE ¼ of the SW ¼ of the SW ¼ of said Section 36, for 280.5' to a Point of curvature; thence N/ly and NE/ly along a circular curve to the right having a radius of 25' and a central angle of 89°53'03" for an arc distance of 39.22' to a Point of tangency; thence N87°42'25"E for 175.05' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 85 Street & S.W. 124 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.21 Acres

PRESENT ZONING: IU-1 (Industry – Light)
BU-3 (Business – Liberal)

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