

**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>05-274</u>	<u>CENTURY BUSINESS PARK L. L. C.</u>
<u>05-290</u>	<u>DON CARTER'S KENDALL LANES LTD.</u>
<u>05-368</u>	<u>ESTEBAN DAVID AGUILA</u>
<u>06-048</u>	<u>DELFINA M. ROIG</u>

APPLICANT: CENTURY BUSINESS PARK L. L. C.

(1) IU-C to BU-1A

OR IN THE ALTERNATIVE:

(2) GU to BU-1A

REQUESTS #1 & #2 ON PARCEL "A"

(3) GU & IU-C to RU-3M

REQUEST #3 ON PARCEL "B"

(4) GU & IU-C to RU-1M(a)

(5) Applicant is requesting to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives.

REQUESTS #4 & #5 ON PARCEL "C"

(6) Applicant is requesting to waive the zoning regulation requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of S.W. 152 Avenue.

(7) Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of S.W. 157 Avenue.

(8) Applicant is requesting to waive the Kendall/Tamiami Executive Airport Inner District zone regulation which prohibits residential uses within the (ILZ) zone; to permit single-family and townhouse residences with the ILZ zone.

(9) Applicant is requesting to waive the Kendall/Tamiami Executive Airport Outer Safety Zone regulation limiting residential units to less than two per acre; to permit single-family and townhouse residences at more than two units per acre.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #5-#9 may be considered 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 "Century Gardens/Plan 'A'," as prepared by Pascual Perez Kiliddjian & Associates, Sheets SP-1 – SP-4 & Sheets L-1 – L-4 dated stamped received 5/11/06 and remaining sheets dated stamped received 5/3/06, totaling 61 sheets and plans entitled "Century Gardens/Plan 'B'," as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 60 sheets dated stamped received 5/31/06 are also on file. Plans may be modified at public hearing.

SUBJECT PROPERTY: PLAN "A": PARCEL "A": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 83.71' to the Point of beginning of the parcel of

APPLICANT: CENTURY BUSINESS PARK L. L. C.

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land herein after described; thence continue S87°25'51"W along the said common line for 306.8' to a point; thence run N02°34'09"W for a distance of 306.52' to a point; thence run N49°25'51"E for a distance of 70.96' to a point; thence run N87°25'51"E for a distance of 252.11' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK Plat Book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 350.21' feet to the Point of beginning. AND: PARCEL "B": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 390.51' to the Point of beginning of the parcel of land hereinafter described; thence continue S87°25'51"W along the said common line for 2279.06' to a Point of intersection with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right of way line of Canal C-1W for a distance of 588.56' to a point; thence run N87°25'34"E for a distance of 2,586.39' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK Plat book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 238.56' to a point; thence run S87°25'51"W for a distance of 252.11' to a point; thence run S49°25'51"W for a distance of 70.96' to a point; thence run S02°34'09"E for a distance of 306.52' feet to the Point of beginning. AND: PARCEL "C": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23 at Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2,677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 2,669.57' to a Point of intersection with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right-of-way line of Canal C-1W for a distance of 588.56' to the Point of beginning of the parcel of land hereinafter described; thence continue N02°25'09"W along the said east right-of-way line of Canal C-1W for a distance of 770.55' to a Point of intersection with the south line of Block 8 of HAMMOCKS SHORES THIRD ADDITION, Plat book 147, Page 9; thence run N87°25'34"E along the south line of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1,206.04' to a Point of intersection with the centerline of S.W. 154th Avenue as shown on HAMMOCKS

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SHORES THIRD ADDITION, the common boundary line defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Corlett, et al and Miami-Dade County, Official Records Book 14309, Page 2097; thence run S02°23'36"E along the common boundary line defined by the said Agreement for a distance of 407.55' to the southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, Plat book 157, Page 16; thence run N87°25'34"E along the south line of HAMMOCKS GARDENS, for a distance of 690' to a Point of intersection with the centerline of S.W. 153rd Avenue of HAMMOCKS GARDENS; thence run N02°23'36"W along the said centerline, a line 20' east of and parallel with the east line of Lot 11, Block 5 of HAMMOCKS GARDENS, for a distance of 136' to a point; thence run N87°25'34"E along the center line of S.W. 117th Street as shown on HAMMOCKS GARDENS, for a distance of 690.92' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat book 127, Page 65, were a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 499' to a point; thence run S87°25'34"W for a distance of 2,586.39' to the Point of beginning. OR: PLAN "B": PARCEL "A": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 2,362.25' to the Point of beginning of the parcel of land hereinafter described; thence continue S87°25'51"W along the said common line for 307.32' to a Point of intersection with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management, District Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right-of way line of Canal "C-1W" for a distance of 357.1' to a Point of intersection with a line 1,002' south of and parallel with the south line of Block 8, HAMMOCKS SHORES, THIRD ADDITION, Plat book 147, Page 9; thence run N87°25'34"E along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 280.36' to a Point of curvature with a circular curve concave to the southwest; thence run SE/ly along the arc of said circular curve to the right, having for its elements a radius of 26' and a central angle of 90°00'00", for an arc distance of 40.84' to a Point of tangency; thence run S02°34'26"E for a distance of 331.12' to the Point of beginning. PARCEL "B": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23, Page 43, being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 83.71' to the Point of Beginning of the parcel of land herein after described; thence continue S87°25'51"W along the said common line for

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2,278.54' to a point; thence run $N02^{\circ}34'26''W$ for a distance of 331.12' to a Point of curvature with a circular curve concave to the southwest; then run NW/ly along the arc of said circular curve to the left, having for its elements a radius of 26' and a central angle of $90^{\circ}00'00''$, for an arc distance of 40.84' to a Point of tangency with a line 1002' south of and parallel with the south line of Block 8, HAMMOCKS SHORES THIRD ADDITION, Plat Book 147, Page 9; thence run $S87^{\circ}25'34''W$ along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 159.36' to a Point of intersection with a line 121' east of and parallel with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run $N02^{\circ}25'09''W$ along a line parallel with the said east right of way line of Canal C-1W for a distance of 232.46' to a point; thence run $N87^{\circ}25'34''E$, along a line 362' south of and parallel with the south line of HAMMOCKS GARDENS, Plat Book 157, Page 16; thence run $N87^{\circ}25'34''E$ along a line parallel with the south line of the said plat of HAMMOCKS GARDENS, for a distance of 2,465.36' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat Book 127, Page 65, were a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County Official Records Book 14309, Page 2109; thence $S02^{\circ}22'03''E$ along said west line for a distance of 589.77' to the Point of beginning. AND: PARCEL "C": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23 at Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run $S87^{\circ}25'51''W$ along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2,677.15' to the north $\frac{1}{4}$ corner of said Section 16; thence continue $S87^{\circ}25'51''W$ along the said common line for 2,669.57' to a Point of intersection with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run $N02^{\circ}25'09''W$ along the said east right of way line of Canal C-1W for a distance of 357.1' to the Point of beginning of the parcel of land herein after described; thence continue $N02^{\circ}25'09''W$ along the said east right of way line of Canal C-1W for a distance of 1002' to a Point of intersection with the south line of Block 8, HAMMOCKS SHORES THIRD ADDITION, Plat Book 147 at Page 9; thence run $N87^{\circ}25'34''E$ along the south line of the plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1,206.04' to a Point of intersection with the centerline of S.W. 154th Avenue as shown on said plat of HAMMOCKS SHORES THIRD ADDITION, the common boundary line defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Corlett et al and Miami-Dade County, Official Records Book 14309, Page 2097; thence run $S02^{\circ}23'36''E$ along the common boundary line defined by the said Agreement for a distance of 407.55' to the southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, Plat Book 157 at Page 16; thence run $N87^{\circ}25'34''E$ along the south line of the plat of HAMMOCKS GARDENS, for a distance of 690' to a Point of intersection with the centerline of SW 153rd Avenue as shown on said plat of HAMMOCKS GARDENS; thence run $N02^{\circ}23'36''W$ along the said centerline, a line 20' east of and parallel with the east line of Lot 11 in said Block 5 of HAMMOCKS GARDENS, for a distance of 136' to a point; thence run $N87^{\circ}25'34''E$ along the center line of SW 117th Street as shown on the said plat of HAMMOCKS GARDENS, for a

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APPLICANT: CENTURY BUSINESS PARK L. L. C.

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distance of 690.92' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat Book 127, Page 65, were a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 498' to a point; thence run S87°25'34"W, along a line 362' south of and parallel with the south line of said plat of HAMMOCKS GARDENS, for a distance of 2,465.39' to a Point of intersection with a line 121' east of and parallel with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run S02°25'09"E along a line parallel with the said east right of way line of Canal C-1W for a distance of 232.46' to a Point of intersection with a line 1,002' south of and parallel with the south line of Block 8 of the said plat of HAMMOCKS SHORES THIRD ADDITION; thence run S87°25'34"W along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 121' to the Point of Beginning.

LOCATION: The Northeast corner of theoretical S.W. 157 Avenue & S.W. 120 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 67.8 Acres

IU-C (Industry – Conditional)
BU-1A (Business – Limited)
GU (Interim)

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APPLICANT: DON CARTER'S KENDALL LANES LTD.

DELETION of an Agreement recorded in Official Records Book 9385, Pages 180 – 184.

The purpose of this request is to allow the applicant to delete an agreement tying the property to plans indicating a bowling alley.

Upon a demonstration that the applicable standards have been satisfied, approval of this 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 "Carter Square," as prepared by Lawrence S. Levinson, A. I. A., Sheets A1.0, A1.1 & LA-1 dated stamped received 3/29/06 and Sheets SP1.0, LA-2 & LA-3 dated stamped received 5/5/06 and consisting of a total of 6 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the NW ¼ of the NW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

Commencing at the northwest corner of the NW ¼ of Section 2, Township 55 South, Range 39 East; thence run N87°42'56"E along the north line of the said NW ¼ of Section 2 for a distance of 605.8'; thence run S01°2'06"E parallel to the east line of the said NW ¼ of the NW ¼ of the NW ¼ of Section 2 for a distance of 55' to the Point of intersection with the south right-of-way line of North Kendall Drive, said point lying 55' west of, as measured at right angles to the said east line of the NW ¼ of the NW ¼ of the NW ¼ of Section 2, said point being the Point of beginning of the tract of land herein described; thence from the above established Point of beginning, continue S01°52'06"E for a distance of 605.66' to a Point of intersection with the south line of the said NW ¼ of the NW ¼ of the NW ¼ of Section 2; thence run S87°43'43"W along the said south line of the NW ¼ of the NW ¼ of the NW ¼ of Section 2 for a distance of 496.22' to a Point of intersection with the east right-of-way line of S.W. 137th Avenue (Lindgren Road), Official Records Book 5591, Page 90, said point lying 110' east of, as measured at right angles to, the west line of the said NW ¼ of Section 2; thence run N01°49'52"W along the said east Right-of-Way line of S.W. 137th Avenue (Lindgren Road) along a line that is 110' east of, as measured at right angles in, and parallel to the said west line of the NW ¼ of Section 2 for a distance of 546.02' to a Point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 60' and a central angle of 89°32'48" for an arc distance of 93.77' feet to the Point of tangency, said point lying on the aforesaid south right-of-way line of North Kendall Drive; thence run N87°42'56"E along the said south right-of-way line of North Kendall Drive for a distance of 436.3' to the Point of beginning. LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: Commence at the northwest corner of said Section 2; thence run N87°42'55"E along the north line of said Section 2 for a distance of 55' to the centerline intersection of S.W. 137th Avenue; thence run S01°49'52"E along the centerline of said S.W. 137th Avenue for a distance of 117.43' to a point; thence run N88°10'08"E for a distance of 55' to the Point of beginning of the herein described parcel; thence run N01°49'52"W for a distance of 3.34' to a Point of curvature of a circular curve to the right, having for its elements a central angle of 89°32'47" and a radius of 60'; thence run NE/ly and E/ly along the arc of said curve for a distance of 93.77' to a Point of tangency; thence run N87°42'55"E for a distance of 436.3' to a point; thence run S01°52'07"E for a distance of 13.25' to a point; thence run S87°42'55"W for a distance of 446.23' to a Point of curvature of a circular curve to the left, having for its elements a central angle of 89°32'47" and a radius of 50'; thence run SW/ly and S/ly along the arc of said curve for a distance of 78.14' feet to a point on said curve, said point being the Point of beginning.

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HEARING NO. 06-7-CZ11-2 (05-290)

2-55-39
Council Area 11
Comm. Dist. 10

APPLICANT: DON CARTER'S KENDALL LANES LTD.

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LOCATION: The Southeast corner of S.W. 88 Street (North Kendall Drive) & S.W. 137 Avenue,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.73 Acres

PRESENT ZONING: BU-1A (Business – Limited)

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APPLICANT: ESTEBAN DAVID AGUILA

- (1) Applicant is requesting to permit an addition to a single-family residence setback 11'3" (15' required) from the side street (west) property line.
- (2) Applicant is requesting to permit a c. b. s. utility shed setback 11' (15' required) from the side street (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these request may be considered under §33-311(A)(15) (Alternative Site Development Order for Single-Family Zero Lot Line Dwellings) 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 "Mr. & Mrs. Aguila," as prepared by Oscar E. Matutes, R. A., Sheet A-1 dated stamped received 3/17/06 and Sheet A-2 dated stamped received 11/9/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 43, Block 1, VANESSA RANCH, Plat book 143, Page 99.

LOCATION: 14452 S.W. 117 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 98' x 90'

PRESENT ZONING: RU-1Z (Single-Family Zero Lot Line)

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APPLICANT: DELFINA M. ROIG

Applicant is requesting to permit an addition to a single-family residence setback 13.33' (25' required) from the rear (S/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Order for Single-Family and Duplex Dwellings) 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 "Addition to Residence at 13010 S.W. 85 St. Miami FL 33172," as prepared by Enrique Enriquez, Architect, dated 2/13/06 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, WINSTON PARK, UNIT ONE, Plat book 95, Page 10.

LOCATION: 13010 S.W. 85 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 100'

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

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