

**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.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>05-274</u></a>	<a href="#"><u>CENTURY BUSINESS PARK L. L. C.</u></a>
<a href="#"><u>05-322</u></a>	<a href="#"><u>IDALBERTO &amp; ELOISA RODRIGUEZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED AND REVISED FROM 11/9/06 TO THIS DATE:

HEARING NO. 06-7-CZ11-1 (05-274)

9-55-39  
BCC  
Comm. Dist. 11

APPLICANT: CENTURY BUSINESS PARK L. L. C.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #11 on CENTURY BUSINESS PARK L. L. C., which approved the following:

(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 within 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.

Which said requests have been revised and re-advertised as follows:

(1) GU to BU-1A

REQUEST #1 ON PARCEL "A"

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

REQUEST #2 ON PARCEL "B"

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

(4) 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 #3 & #4 ON PARCEL "C"

(5) 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.

(6) 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.

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

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 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) and may be considered under Chapter 28, §19A of the Public Works Code, approval of requests #5 and #6 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance), and approval of request #7 may be considered under §33-402(4) Kendall-Tamiami Executive Airport Zone.

Plans are on file and may be examined in the Zoning Department entitled "Century Gardens," as prepared by Pascual Perez Kiliddjian & Associates, Sheets C-1 & SP-1 – SP-4 & Sheets L-1 – L-4 dated stamped received 10/06/06 and the remaining sheets dated stamped received 5/3/06, totaling 62 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: 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, according to the Plat thereof recorded in 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 South 87°25'51" West 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 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 2363.98 feet to the Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 305.59 feet 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 as recorded in Official Records Book 14311 at Page 3397; thence run North 02°25'09" West along the said East right of way line of Canal C-1W for 357.47 feet to a point; thence run North 87°25'51" East along a line 357.47 feet North of and parallel with the

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common line between said Sections 9 and 16, for 304.65 feet to a point; thence run South 02°34'09" East for 357.47 feet 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, according to the Plat thereof recorded in 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 South 87°25'51" West 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 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 83.71 feet to the Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 1579.67 feet to a point; thence run North 02°34'09" West for 141.46 feet to a point; thence run South 87°25'51" West for 315.12 feet to a point; thence run North 02°34'09" West for a 468.13 feet to a point; thence run North 87°25'51" East along a line 609.59 feet North of and parallel with the common line between said Sections 9 and 16, for 1896.94 feet to a point of intersection with the West line of Tract "A" of AMERIFIRST PARK according to the Plat thereof recorded in Plat Book 127 at 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 Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2109; thence South 02°22'03" East along said West line for a distance of 609.60 feet to the Point of Beginning. 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, according to the Plat thereof recorded in 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 South 87°25'51" West 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 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 1663.38 feet to the Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 700.60 feet to a point; thence run North 02°34'09" West for 357.47 feet to a point; thence run South 87°25'51" West along a line 357.47 feet North of and parallel with the common line between said Sections 9 and 16, for 304.65 feet 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 as recorded in Official Records Book 14311 at Page 3397; thence run North 02°25'09" West along the said East right of way line of Canal C-1W for a distance of 1001.63 feet to a point of intersection with the South line of Block 8 of the plat of HAMMOCKS SHORES THIRD ADDITION, according to the Plat thereof recorded in Plat Book 147 at Page 9; thence run North 87°25'34" East along the South line of the plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1206.04 feet to a point of intersection with the centerline of SW 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 Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2097; thence run South 02°23'36" East along the common boundary line defined by the said Agreement for a

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distance of 407.55 feet to the Southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, according to the Plat thereof recorded in Plat Book 157 at Page 16; thence run North 87°25'34" East along the South line of the plat of HAMMOCKS GARDENS, for a distance of 690.00 feet to a point of intersection with the centerline of SW 153rd Avenue as shown on said plat of HAMMOCKS GARDENS; thence run North 02°23'36" West along the said centerline, a line 20 feet East of and parallel with the East line of Lot 11 in said Block 5 of HAMMOCKS GARDENS, for a distance of 136.00 feet to a point; thence run North 87°25'34" East along the center line of SW 117th Street as shown on the said plat of HAMMOCKS GARDENS, for a distance of 690.92 feet to a point of intersection with the West line of Tract "A" of AMERIFIRST PARK according to the Plat thereof recorded in Plat Book 127 at 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 Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2109; thence South 02°22'03" East along said West line for a distance of 478.18 feet to a point; thence run South 87°25'51" West along a line 609.59 feet North of and parallel with the common line between said Sections 9 and 16, for 1896.94 feet to a point; thence run South 02°34'09" East for 468.13 feet to a point; thence run North 87°25'51" East for 315.12 feet to a point; thence run South 02°34'09" East for 141.46 feet 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)
- RU-3M (Minimum Apartment House 12.9 units/net acre)
- RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

APPLICANTS: IDALBERTO & ELOISA RODRIGUEZ

The applicants are appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1:

(2) USE VARIANCE to permit RU-5A uses in the RU-1 zoning district.

AND WITH EITHER REQUEST:

- (3) Applicant is requesting to permit a two-way drive 16' in width (20' required).
- (4) Applicant is requesting to permit an office building setback a minimum of 7.73' (15' required) from the interior side (west) property line.
- (5) Applicant is requesting to permit 4 buffer trees (9 required) and provide a 3' wide landscaped strip (5' required) between dissimilar land uses along the east and south property lines.
- (6) Applicant is requesting to permit 80 shrubs (140 required).
- (7) Applicant is requesting to waive the zoning regulations requiring S.W. 24 Street to be 100' in width; to permit 40' of dedication (50' required) for the south half of Coral Way.
- (8) Applicant is requesting to permit a lot frontage of 66.67' (75' required) and a lot area of 8,067.07 sq. ft. (10,000 sq. ft. required).
- (9) Applicant is requesting to permit 23% landscaped open space (25% required).

OR IN THE ALTERNATIVE TO REQUESTS #7 - #9, THE FOLLOWING:

- (10) Applicant is requesting to permit a lot frontage of 66.67' (75' required) and a lot area of 7,400 sq. ft. (10,000 sq. ft. required).
- (11) Applicant is requesting to permit 20% landscaped open space (25% required).
- (12) Applicant is requesting to waive the 2 required street trees and to permit a 1' wide landscaped buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 and #8 - #11 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #3 - #12 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 Building Remodeling," as prepared by Ruben J. Pujol, A. I. A., dated 8/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: West 16.67' of Lot 3 & all of Lot 4, less the north 15' for street, Block 2 of CORAL VILLAS REVISED, Plat book 8, Page 27.

LOCATION: 6422 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 66.67' x 121'

RU-1 (Single-Family Residential)

RU-5A (Semi-professional Offices)