

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY Adriana Ruiz AMOUNT OF FEE \$1992.70

RECEIPT # I200619422

DATE HEARD: 04/04/06

BY CZAB # 12

RECEIVED  
APR 21 2006

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: AR  
DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. P.H. 05-184

Filed in the name of (Applicant) Marcos Centurion and Alfredo Garcia-Menocal

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: See Exhibit "A"

Application, or part of Application being Appealed (Explanation): Entire application.

Appellant (name): Marcos Centurion and Alfredo Garcia-Menocal

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

**APPELLANT MUST SIGN THIS PAGE**

Date: 21 day of April, year 2006

Signed [Signature]

Alfredo Garcia-Menocal  
Print Name

70 NW 107th Ave., Ste 115, Miami, FL 33172  
Mailing Address

305 553-3464 305 553-3031  
Phone Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as representative of an association or other entity, so indicate:

Representing [Signature]

Signature [Signature]

Juan J. Mayok, Jr., Esq.  
Print Name

701 Brickell Avenue, Suite 3000  
Address

Miami FL 33131  
City State Zip

(305) 789-7787  
Telephone Number

Subscribed and Sworn to before me on the 21 day of April, year 2006

[Signature]  
Notary Public

(stamp/seal)   
Commission Expires

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Juan J. Mayol, Jr.  
(Attorney for the Appellant) who was sworn and says that the Appellant has standing to file the  
attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and  
that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Linda C. Mayol  
Signature

LINDA C. MAYOL  
Print Name

Miguel Freire  
Signature

Miguel Freire  
Print Name

Juan J. Mayol, Jr.  
Appellant's signature

JUAN J. MAYOL, JR.  
Print Name

Sworn to and subscribed before me on the 21 day of APRIL, year 2006.

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Miguel Freire  
Notary  
(Stamp/Seal)  
Commission Expires \_\_\_\_\_



**APPELLANT MUST SIGN THIS PAGE**

Date: 21 day of APRIL, year 2006

Signed Marcos Centurion

Marcos Centurion  
Print Name

11530 SW 93rd St, Miami, FL 33176  
Mailing Address

786301-0606 305-553-3031  
Phone Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as representative of an association or other entity, so indicate:

Representing [Signature]

Signature [Signature]

Juan J. Mayol, Jr., Esq.  
Print Name

701 Brickell Avenue, Suite 3000  
Address

Miami FL 33131  
City State Zip

(305) 789-7787  
Telephone Number

Subscribed and Sworn to before me on the 21 day of APRIL, year 2006

[Signature]  
Notary Public

(stamp/seal)

Commission expires



## **Exhibit A**

### **Legal Description**

The Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida, LESS the West 35 feet thereof and LESS the South 25 feet thereof, and bounded by a 25 foot radius arc concave to the Northeast said arc being tangent to both of the last described portions, being excepted herefrom, as set forth in Right of Way Deed to Dade County, filed for record in Official Records Book 14641 at page 1873 of the Public Records of Miami-Dade County, Florida, being described as follows:

The area bounded by the East line of the West 35.00 feet of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida, and bounded by the North line of the South 25.00 feet of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 6, and bounded by a 25.00 foot radius arc concave to the Northeast, said arc being tangent to both of the last described lines.