

**RESOLUTION NO. CZAB12-10-06**

*WHEREAS*, **MARCOS CENTURION** applied for the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (120' required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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 "Site Plan," as prepared by Mario Prats, Jr. & Associates and dated 5/6/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The Northwest ¼ of the SW ¼ of the SW ¼ of the NW ¼ of Section 6, Township 55 South, Range 40 East, LESS the west 35' thereof and LESS the south 25' thereof, and bounded by a 25' 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 Miami-Dade County, filed for record in Official Records Book 14641, Page 1873, being described as follows:

The area bounded by the east line of the west 35' of the NW ¼ of the SW ¼ of the SW ¼ of the NW ¼ of Section 6, Township 55 South, Range 40 East, and bounded by the north line of the south 25' of the NW ¼ of the SW ¼ of the SW ¼ of the NW ¼ of said Section 6, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

**LOCATION:** 11605 S.W. 95 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M (Item #1), and the request to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (Item #2) would not be compatible with the neighborhood and area concerned and would

be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the entire application without prejudice was offered by Millie Herrera, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Millie Herrera	aye	Nelson A. Varona	aye
Carla Savola	aye	Robert W. Wilcosky	absent
Jose I. Valdes	aye		
	Peggy Brodeur	aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M (Item #1), and the request to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (Item #2), be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 4<sup>th</sup> day of April, 2006.

Hearing No. 06-4-CZ12-2  
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-10-06 adopted by said Community Zoning Appeals Board at its meeting held on the 4<sup>th</sup> day of April 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25<sup>th</sup> day of April 2006.

SEAL



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning



Department of Planning and Zoning

Stephen P. Clark Center  
111 NW 1st Street • Suite 1210  
Miami, Florida 33128-1902  
T 305-375-2800

miamidade.gov

April 10, 2006

Marcos Centurion, et al.  
c/o Juan J. Mayol, Jr., Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, FL 33131

Re: Hearing No. 06-4-CZ12-2 (05-184)  
Location: 11605 S.W. 95 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

As you are aware, the Miami-Dade County Community Zoning Appeals Board 12, at their meeting of April 4, 2006, denied without prejudice your clients' request for a district boundary change to EU-M and frontage variances on the above noted location. Please be advised that said results will be memorialized in Resolution No. CZAB12-10-06, scheduled to be released on or about April 25<sup>th</sup>, 2006.

If your clients intend to appeal the Board's decision to the Board of County Commissioners, be advised that the 14 calendar days for filing appeals begin on the date following the date of posting of the Board's dispositions on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The posting date is April 10, 2006.

Govern yourself accordingly.

Cordially,

Lou Salvat  
Deputy Clerk

Enclosure

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning**
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer



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April 25, 2006

Marcos Centurion, et al.  
c/o Juan J. Mayol, Jr., Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, FL 33131

Re: Hearing No. 06-4-CZ12-2 (05-184)  
Location: 11605 S.W. 95 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

Enclosed herewith is Resolution No. CZAB12-10-06, adopted by the Miami-Dade County Community Zoning Appeals Board 12 at their meeting of April 4, 2006, which denied without prejudice your clients' request for a district boundary change to EU-M and frontage variances on the above noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting was April 10, 2006. To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure