

9	55	39
Sec.	Twp.	Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**

LIST ALL FOLIO #S: SEE ATTACHED EXHIBIT "A" Date Received

1. NAME OF APPLICANT (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

CENTURY BUSINESS PARK, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 7270 NW 12 STREET, SUITE 410
 City: MIAMI State: FLORIDA Zip: 33126 Phone#: (305) 599-8100

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Mailing Address: SAME AS ABOVE
 City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: LEILA BATTIES, ESQ. / JUAN J. MAYOL, JR., ESQ. Company: HOLLAND & KNIGHT LLP
 Mailing Address: 701 BRICKELL AVENUE, SUITE 3000
 City: MIAMI State: FLORIDA Zip: 33131
 Phone#: 305-789-7626 Fax#: 305-789-7799 E-mail: leila.batties@hkllaw.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets as needed. In addition to paper version it is requested that lengthy metes and bounds description be provided on disquette or compact disc in Microsoft Word or compatible software.)

SEE ATTACHED EXHIBIT "B"

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

B/W SW 152 AVENUE AND SW 157 AVENUE AND FROM SW 116 STREET TO SW 120 STREET

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7. **SIZE OF PROPERTY** _____ 'x' _____ ' (in acres): 67.8
(divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property acquired leased: 1/2005 9. **Lease term:** _____ years
(month & year)

10. **IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S),**
provide complete legal description of said contiguous property. (See notes related to item 5.)

N/A

11. **Is there an option** to purchase or lease the subject property or property contiguous thereto?
 no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. **PRESENT ZONING CLASSIFICATION:** GU & IU-C

13. **APPLICATION REQUESTS** (Check all that apply and describe nature of the request in space provided)

- District Boundary Changes (DBC) [Zone class requested]: BU-1A
- Unusual Use: _____
- Use Variance: _____
- Non-use Variance: _____
- Alternative Site Development: _____
- Special Exception: _____
- Modification of previous resolution/plan: _____
- Modification of Declaration or Covenant: _____
- _____

14. **Has a public hearing been held on this property within the last year & a half?** no yes.
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. **Is this application as a result of a violation notice?** no yes. If yes, give name to whom the violation notice was served: _____ and describe the violation:

16. **Describe structures on the property:** _____

17. **Is there any existing use on the property?** no yes. If yes, what use and when established?

Use: _____ Year: _____

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APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW) HEARINGS SECTION
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The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

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OWNER OR TENANT AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am the owner tenant of the property described and which is the subject matter of the proposed hearing.

(see notary below) _____

CORPORATION AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

NEWFOREST LANDSCAPING, INC.

Attest: _____

Authorized Signature

(Corp. Seal)

Office Held

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

ATTORNEY AFFIDAVIT

I, **LEILA BATTIES, ESQ.**, _____ being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Leila Batties
LEILA BATTIES

Sworn to and subscribed to be me
this 26 day of July, 2005

Notary Public: _____
Commission expires: _____
MERCEDES ARROJAS
MY COMMISSION # DD 242245
EXPIRES: December 16, 2007
Bonded Thru Notary Public Underwriters

**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

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JUL 27 2005

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BY _____
Public Hearing No. 04-185

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STATE OF FLORIDA

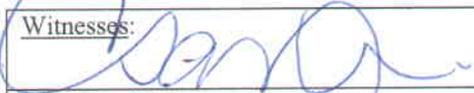
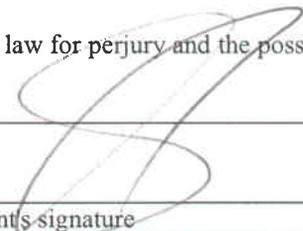
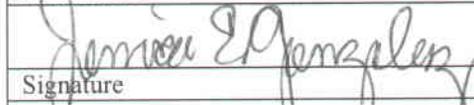
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared SERGIO PINO, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

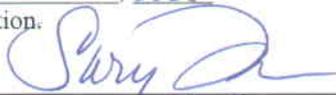
1. Affiant is the MANAGING MEMBER of the CENTURY BUSINESS PARK, LLC, with the following address: 7270 NW 12 STREET, SUITE 410, MIAMI, FL 33126
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as:

SEE ATTACHED EXHIBIT "B"

4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:		
Signature		Affiant's signature
<u>CESSA LLO</u>		SERGIO PINO
Print Name		Print Name
		
Signature		
<u>Jessica E. Gonzalez</u>		
Print Name		

Sworn to and subscribed before me on the 20 day of July, 2005. Affiant is personally known to me or has produced _____ as identification.


Notary Public-State of FLORIDA

My Commission Expires: 01/19/08



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **CENTURY BUSINESS PARK, LLC**

NAME AND ADDRESS	Percentage of Stock
SEE ATTACHED EXHIBIT "A"	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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JUL 27 2005
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MIAMI-DADE PLANNING AND ZONING DEPT.
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If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

Sworn to and subscribed before me this 22 day of July, 2005 Affiant is personally known to me or has produced _____ as identification.

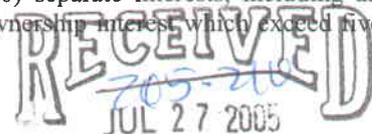
(Notary Public)



My commission expires 1/19/08

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE PLANNING AND ZONING DEPT.

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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 390.51 feet to the January 6, 2006

Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 2279.06 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 588.56 feet to a point; thence run North 87°25'34" East for a distance of 2586.39 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, of the Public Records of Miami-Dade County, Florida, 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 238.56 feet to a point; thence run South 87°25'51" West for a distance of 252.11 feet to a point; thence run South 49°25'51" West for a distance of 70.96 feet to a point; thence run South 02°34'09" East for a distance of 306.52 feet to the Point of Beginning; containing 32.50 acres more or less.

PARCEL "C" *DBC to RUMa*

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, of the Public Records of Miami-Dade County, Florida, 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 2669.57 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

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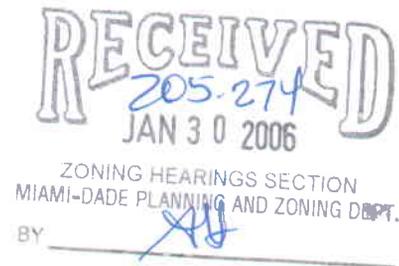
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ZONING HEARINGS SECTION
MIA
This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida
BY *[Signature]* Licensed Surveyor and Mapper and are not valid one without the other
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distance of 588.56 feet to the Point of Beginning of the parcel of land herein after described; thence continue North 02°25'09" West along the said East right of way line of Canal C-1W for a distance of 770.55 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, of the Public Records of Miami-Dade County, Florida; thence run North

January 6, 2006

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 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, of the Public Records of Miami-Dade County, Florida; 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, of the Public Records of Miami-Dade County, Florida, 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 499.00 feet to a point; thence run South 87°25'34" West for a distance of 2586.39 feet to the Point of Beginning; containing 34.99 acres more or less.



E.R. BROWNELL & ASSOCIATES, INC.

This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper and are not valid one without the other.

EXHIBIT "A"

FOLIO NUMBERS FOR SUBJECT PROPERTY

30-5909-001-0010
30-5909-001-1891
30-5909-001-1900
30-5909-001-1920
30-5909-001-1930
30-5909-001-1980
30-5909-001-1990
30-5909-001-2090
30-5909-001-2130
30-5909-001-2140
30-5909-001-2150
30-5909-001-2160

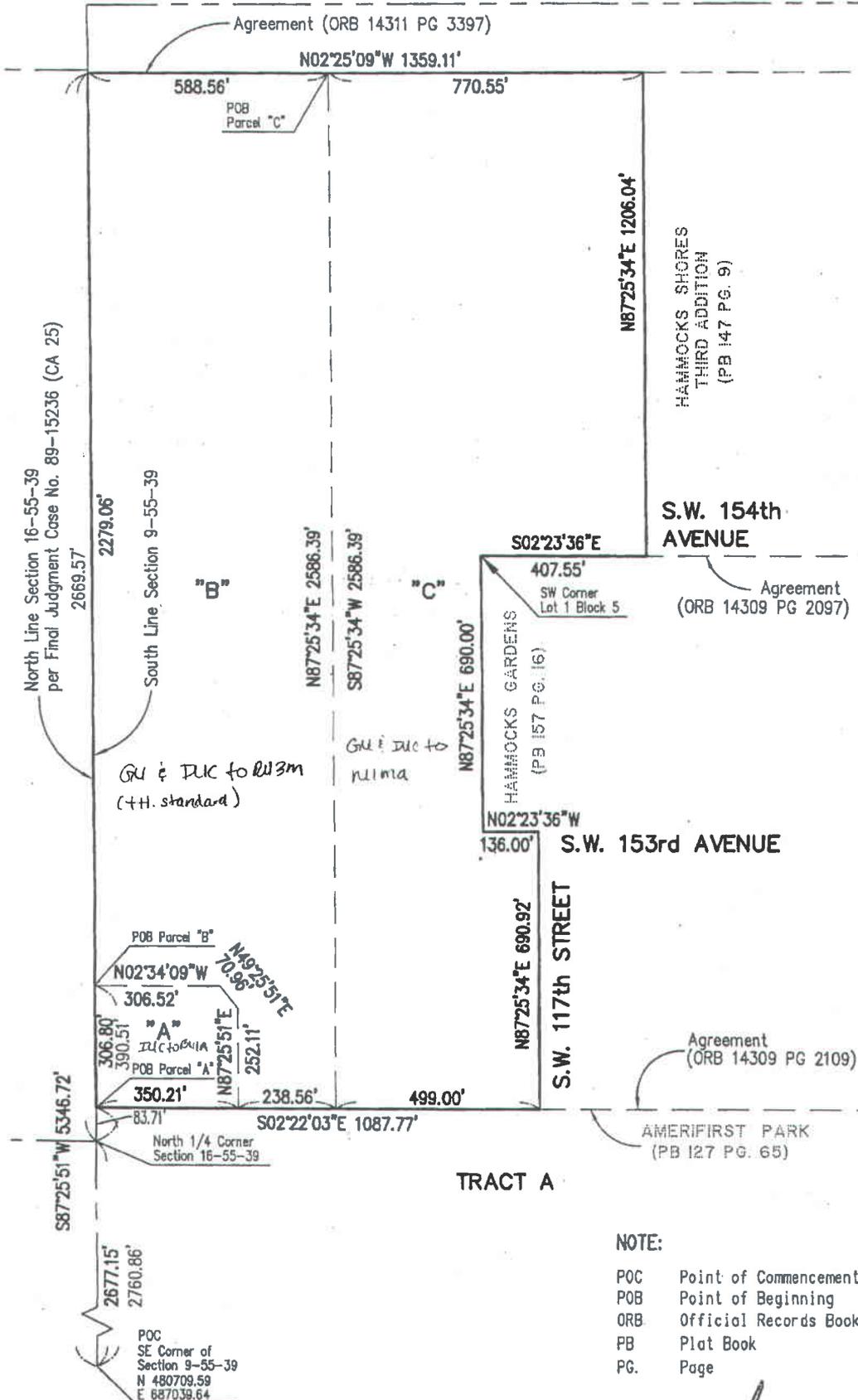
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SKETCH TO ACCOMPANY LEGAL EXHIBIT "A"



- NOTE:**
- POC Point of Commencement
 - POB Point of Beginning
 - ORB Official Records Book
 - PB Plat Book
 - PG Page

THIS IS NOT A BOUNDARY SURVEY

PREPARED BY *Thomas Brownell*

AMERIFIRST PARK

L.R. BROWNELL & ASSOC., INC.
 CONSULTING ENGINEERS
 3152 Coral Way
 305.446.3511

LAND SURVEYORS
 Miami, Florida, 33145
 305.444.2034

Sheet 2 of 2	Draw By: ALR	Date:	FILE
	Job #: 56115	Scale: 1"=300'	

Sketch No.: SM-