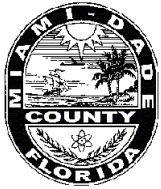


COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: NOVEMBER 10, 2009

I The Community Zoning Appeals took the following action on the items listed below

09-11-CZ10-5	CONSOLIDATED REAL ESTATE INVESTMENTS Approved per Department's recommendation and modified conditions #6 and #9	09-98 CZAB103309	06-54-40
09-11-CZ10-4	JORGE & SANDRA PEREZ Approved per Department's recommendation	09-90 CZAB103409	10-54-40
09-11-CZ10-3	ISABELLE R. DIAZ & CHRISTIAN VILLASECA Approved per Department's recommendation	09-74 CZAB103509	18-54-40
09-11-CZ10-2	LETICIA J. LANDRIAN Approved per Department's recommendation	09-48 CZAB103609	16-54-40



COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: NOVEMBER 10, 2009

II Items listed below have been withdrawn or deferred to a later date:

- 09-11-CZ10-1 WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH
Deferred To Date Certain (02/17/10)
at applicant's request 07-3 09-54-40

- 09-10-CZ10-1 ZULLY ZALDIVAR
Deferred To Date Certain (02/17/10)
per applicant's request 08-83 08-54-41

NOTICE

 THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.