



PUBLIC HEARING

ZONING HEARING COMMUNITY ZONING APPEALS BOARD – 8 TUESDAY, JANUARY 15, 2013 – 7:00 P.M. HENRY REEVES ELEMENTARY SCHOOL 2005 NW 111 STREET, MIAMI, FLORIDA.

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

- I. APPROVAL OF SUNSET REVIEW
- II. BOARD VACANCIES
- III. ELECTION OF OFFICERS
- IV. APPLICATIONS:

1. RG PROPERTY HOLDINGS, LLC (12-020)

Location: 16565 NE 4 Avenue, Miami-Dade County, Florida.
Size of property: 1.60 Acres

The applicant is requesting an unusual use to permit a residential rehabilitative and detoxification center, on this site. Additionally, the applicant is requesting non-use variances to permit parking within 25' of a right-a-way where it's not permitted, to permit parking spaces with less back-out length than required, and to permit a hedge with a greater height than is permitted, on this site.

2. 3400 NW 46 STREET, LLC (12-054)

Location: 3400 NW 46 Street, Miami-Dade County, Florida.
Size of property: 1.43 Acres

The applicant is requesting to modify a previously approved resolution to allow the applicant to submit plans showing the addition of several buildings to the site and to show the reconfiguration of the parking area for a previously approved junk yard. Additionally, the applicant is requesting non-use variances to permit less open space, less greenbelt along the public right-of-way, and to permit a proposed dumpster enclosure to be setback less than required from property line. Also, the applicant is requesting to permit other accompanying request(s), on this site.

3. DUCK DUCK GOOSE, LLC (12-061)

Location: 8401 NW 24 Place, Miami-Dade County, Florida.
Size of property: 4,396 sq. ft.

The applicant is requesting non-use variances to permit an existing residence and an existing addition to the residence setbacks to be less than required from property lines, on this site.

4. METROPOLITAN MORTGAGE COMPANY OF MIAMI & REGENCY APARTMENTS, LTD. (12-105)

Location: 1919 NW 79 Street, Miami-Dade County, Florida.
Size of property: 5.69 Acres

The applicants are requesting a district boundary change from RU-1 (Single-Family Residential 7,500 sq. ft. net) and NCUAD (North Central Urban Area District) to NCUAD, on this site. Additionally, the applicant is requesting a non-use variance to permit a metal picket fence with masonry columns that will be higher than permitted, on this site.

5. 1295 SHORE, LLC (12-119)

Location: 9400 NW 12 Avenue, Miami-Dade County, Florida.
Size of property: 1.5 Acres

The applicant is requesting a use variance to permit a pharmacy in a residential zoning district(s) as would be permitted in a business district, and an unusual use to permit parking in a zone more restrictive than the use it serves. Additionally, the applicant is requesting non-use variances to permit less parking spaces than required and to permit other accompanying requests, on this site.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the GIS Service/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, (RER), 11TH FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB site at: www.miamidade.gov/business/zoning.asp
Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the (RER) Development Services Division ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.