



**ZONING HEARING  
COMMUNITY ZONING APPEALS BOARD - 10  
TUESDAY, DECEMBER 12, 2006 - 6:30 p.m.  
RUBEN DARIO MIDDLE SCHOOL - Auditorium  
350 NW 97 Avenue, Miami, Florida**

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **WESTCHESTER MALL ASSOCIATES, LTD. (05-265)**

Location: The southwest corner of SW 84 Avenue and SW 24 Street (Coral Way), Miami-Dade County, Florida (19.26 Acres)

The applicant is requesting a zone change from single-family residential district and special business district to special business district, and to permit less landscape open space than required. Also requesting to permit accompanying requests, on this site.

2. **INTERNATIONAL AGENCIES, INC. (06-35)**

Location: 8485 SW 40 Street, Miami-Dade County, Florida (1.13 Acres)

The applicant is requesting on Parcel #1 a zone change from special business district & bungalow court district to limited business district, to waive zoning height regulations on a masonry wall where a business lot abuts a residential zone along property line, to waive landscape height regulations on a wall, fence, or hedge between dissimilar land uses along property line, to permit less parking spaces, and less landscape open spaces than required, and accompanying requests, on this site. Also requesting on Parcel #2 to permit the residential building setbacks to be less than required from property lines.

3. **LITTLE SEEDS ACADEMY (06-102)**

Location: 10470 SW 40 Street, Miami-Dade County, Florida (8,250 sq. ft.)

The applicant is requesting an unusual use to permit a day care center, and the setback to be less than required from property line, to permit parking within the right-of-way, less parking spaces and zero auto stacking spaces where some are required. Also requesting to permit a greater lot coverage than permitted, and accompanying requests, on this site.

4. **MARCH LLC (06-111)**

Location: 7260 SW 39 Terrace, Miami-Dade County, Florida (75' X 100')

The applicant is requesting to permit an office building with less parking spaces than required, on this site.

5. **NELSON RAMIREZ (06-128)**

Location: 1720 SW 72 Court, Miami-Dade County, Florida (0.19 Acre)

The applicant is requesting to permit an addition to a single-family residence, carport, covered terrace addition, SPA, and decorative waterfall setbacks to be less than required from property lines, and to permit a greater lot coverage than permitted, on this site.

6. **FOUNTAIN INTERNATIONAL INVESTMENTS, INC. (06-136)**

Location: 7171 SW 24 Street, Miami-Dade County, Florida (1.89 Acres)

The applicant is requesting a zone change from limited business district to special business district, and to permit an existing and a proposed office building setbacks to be less than required from property lines, on this site.

7. **OSWALD GUERRA AND MARCELLA CORRALES (06-149)**

Location: 11925 SW 40 Street, Miami-Dade County, Florida (0.34 Acre)

The applicants are requesting an unusual use to permit a day care center, to permit less automobile stacking spaces, less trees, and less buffer width than required along dissimilar uses (westerly) property line. Also requesting to permit accompanying requests, on this site.

8. **IGNACIO SARDINAS (06-153)**

Location: 3550-52 SW 89 Court, Miami-Dade County, Florida (63' X 104')

The applicant is requesting to permit a duplex residence and an addition to the residence setbacks to be less than required from property lines, and to permit a greater lot coverage than allowed, on this site.

9. **RENE AND FLORINA ALFONSO (06-174)**

Location: 1422 SW 154 Avenue, Miami-Dade County, Florida (60' X 100')

The applicants are requesting to permit a covered terrace addition to a single-family residence setback to be less than required from property line, and to permit a greater lot coverage than permitted, on this site.

10. **TOMAS BUZAINZ AND MARITZA ARAGON (06-176)**

Location: 2002 SW 84 Court, Miami-Dade County, Florida  
(75' X 100')

The applicants are requesting to permit a single-family residence, a screened enclosure, and an existing swimming pool setbacks to be less than required from property lines, on this site.

11. **ISRAEL & LOURDES TAPANES (06-185)**

Location: 4220 SW 112 Avenue, Miami-Dade County, Florida (75' X 100')

The applicants are requesting to permit an addition to a single-family residence, and a covered barbecue structure setbacks to be less than required from property lines, on this site.

12. **ALBERTO FERRER (06-208)**

Location: 2536 SW 58 Avenue, Miami-Dade County, Florida (75' X 135')

The applicant is requesting a deletion of a paragraph of a resolution to allow the applicant to construct an addition setback 25' from the front (north) property line. Also requesting to permit a single-family residence setback to be less than required from property line, and with a greater lot coverage than permitted, on this site.

Multiple members of individual community councils may be present.

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 (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, 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 PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. 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 Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 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.