



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10
TUESDAY, JANUARY 16, 2007 - 6:30 p.m.
RUBEN DARIO MIDDLE SCHOOL - Auditorium

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

1. **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 a residence setback 25' from the front (south) 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.

2. **1414 PROPERTY LLC (05-372)**

Location: Lying approximately 293' west of NW 107 Avenue and south of theoretical NW 14 Terrace, Miami-Dade County, Florida (150.03' X 140.25')

The applicant is requesting a zone change from interim district to liberal business district, and to permit less landscaped open space than required, on this site.

3. **ALEXANDER AND ANGELA PONS (06-26)**

Location: 1030 SW 44 Avenue, Miami-Dade County, Florida (54' X 125')

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

4. **IVETTE LUENGO (06-36)**

Location: West of SW 138 Avenue and lying approximately 225' south of SW 36 Street, Miami-Dade County, Florida (0.19 Acre)

The applicant is requesting to permit a single-family residence setbacks to be less than required from property lines and to permit a greater lot coverage than permitted, on this site.

5. **GRISELDA & MARIO MORENO (06-63)**

Location: 4900 SW 114 Avenue, Miami-Dade County, Florida (80' X 100')

The applicants are requesting to permit a single-family residence, a covered terrace addition, and a utility shed setbacks to be less than required from property lines, and to permit the single-family residence with a greater lot coverage than permitted, on this site.

6. **JOAQUIN & SONIA PEREZ (06-98)**

Location: 2415 SW 68 Avenue, Miami-Dade County, Florida (0.26 Acre)

The applicants are requesting a zone change from single-family residential district to special business district, or in the alternative an unusual use to permit a parking lot within a more restrictive zone than the use it serves, and parking areas and drives within 25' of the official right-of-way on Parcel "A", where they are not permitted. Also requesting to permit an accompanying request in Parcel "B" in conjunction with the above unusual use and parking requests.

7. **FERRO DEVELOPMENT LLC (06-148)**

Location: The southwest corner of SW 8 Street and SW 152 Avenue, Miami-Dade County, Florida (8.68 Acres)

The applicant is requesting a zone change from limited business district to minimum apartment house district, on this site.

8. **RINCON DE SAN LAZARO, INC. (06-234)**

Location: The northeast corner of SW 30 Street and SW 149 Avenue, Miami-Dade County, Florida (4.44 Acres)

The applicant is requesting a zone change from interim district to single-family modified residential district (RU-1Ma), on this site.

9. **HERDOCIA INVESTMENT, INC. (06-262)**

Location: The southeast corner of NW 23 Street and NW 109 Avenue, Miami-Dade County, Florida (200' X 140')

The applicant is requesting a zone change from single-family residential district to light industrial manufacturing district, 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.