



# ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10  
TUESDAY, APRIL 17, 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. **OSWALD GUERRA & 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.

2. **DAISY ARRAZCAETA (06-157)**

Location: 10701 SW 36 Street, Miami-Dade County, Florida (99' X 100')

The applicant is requesting a zone change from single-family residential district to semi-professional office district, to permit a building setback to be less than required from property line, a parcel of land with less lot area than required, and to permit an accompanying request(s), on this site.

3. **PABLO & RUTH SACASA (06-264)**

Location: Lying approximately 150' north of SW 34 Street, west of theoretical SW 148 Avenue, Miami-Dade County, Florida (90' X 210')

The applicants are requesting a zone change from interim district to single-family modified residential district (RU-1Mb), on this site.

4. **ARMANDO GUTIERREZ (06-295)**

Location: The northeast corner of theoretical SW 22 Street & SW 147 Avenue, Miami-Dade County, Florida (4.68 Acres)

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

5. **MIREYA CASO (06-297)**

Location: The southeast corner of SW 147 Avenue and theoretical SW 28 Street, Miami-Dade County, Florida (2.51 Acres)

The applicant is requesting to permit an office building with 3 stories where 2 stories are permitted, on this site.

6. **ARTURO QUINTERO (06-304)**

Location: 2380 NW 108 Avenue, Miami-Dade County, Florida (0.167 Acre)

The applicant is requesting a zone change from single-family residential district to light industrial manufacturing district, and to permit a lot with less frontage and less lot area than required, on this site.

7. **BEACON WAREHOUSE CENTER LLC (06-311)**

Location: Lying approximately 123' west of NW 107 Avenue and north of NW 19 Street, Miami-Dade County, Florida (95' X 140')

The applicant is requesting a zone change from interim district to liberal business district, on this site.

8. **WILFREDO & MAYLIN GONZALEZ (06-347)**

Location: 1770 SW 139 Court, Miami-Dade County, Florida (75' X 127.75')

The applicants are requesting to permit a covered terrace addition to a single family residence, an existing barbecue, and the residence setbacks to be less than required from property lines, 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.