



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10
TUESDAY, NOVEMBER 13, 2007 - 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. **ALEXIS DEL TORO (07-83)**
Location: 6134 SW 25 Street, Miami-Dade County, Florida (50' X 125')

The applicant is requesting to permit a family room and a covered terrace addition to a single-family residence, resulting in a greater lot coverage than permitted, on this site.

2. **CARLOS AND NILDA TORRENTS (06-360)**
Location: 2631 SW 97 Avenue, Miami-Dade County, Florida (7,816 sq. ft.)

The applicants are requesting a zone change from single-family residential district to semi-professional office district, to permit less lot area, less width of landscape buffer along the right-of-way, a building with setbacks to be less than required from property lines, a two-way drive with less width than required, and to permit accompanying requests, on this site.

3. **RAFAEL POLO (06-365)**
Location: 11207 SW 33 Circle, Miami-Dade County, Florida (40' X 75')

The applicant is requesting to permit an addition to a townhouse residence setback to be less than required from property line, a covered terrace with zero setback where it is required, and to permit a patio area with less square footage than required, on this site.

4. **OLIVIA & CORALIA GONZALEZ-PINERA (07-2)**
Location: 3525 SW 75 Court, Miami-Dade County, Florida (70.01' X 100')

The applicants are requesting to permit a swimming pool and additions to a single-family residence setbacks to be less than required from property lines, and to permit a lot with less frontage than required, on this site.

5. **DORAL COURT ENTERPRISES, INC. (07-92)**
Location: The northeast corner of SW 40 Street (Bird Road) and SW 65 Avenue, Miami-Dade County, Florida (0.47 Acres)

The applicant is requesting on lots 23 and 24 the following: A zone change from single-family residence (RU-1) to residential/semi-professional office & apartment district (RU-5), a building with setbacks less than required from property lines, less lot area than required, a greater lot coverage and floor area ratio than allowed, and to permit accompanying requests. Also requesting to permit on lots 1 and 2: Parking spaces within the official right-of-way and an unusual use to permit parking in a more restrictive zone (RU-1) than the use it serves (RU-5).

6. **JAMIFAM CO. LLC (07-153)**
Location: 5760 La Luneta Avenue, Miami-Dade County, Florida (0.29 Acre)

The applicant is requesting to permit a swimming pool setback to be less than required from property line, on this site.

7. **JAMIFAM CO. LLC (07-154)**
Location: 5770 La Luneta Avenue, Miami-Dade County, Florida (0.29 Acre)

The applicant is requesting to permit a swimming pool setback to be less than required from property line, on this site.

8. **DIMA INVESTMENT, INC. (07-190)**
Location: 4340 SW 9 Street, Miami-Dade County, Florida (125' X 100')

The applicant is requesting to permit two duplex lots each with less lot frontage and less lot area than required, on this site.

9. **PROJECT 3711, INC. (07-192)**
Location: 3711 SW 88 Place, Miami-Dade County, Florida (100' X 106.65')

The applicant is requesting to permit two lots each with less lot frontage and less lot area than required, and to permit the duplex residences each with a greater lot coverage than permitted, on this site.

10. **FERMIN & MARIA J. CABAL (07-228)**
Location: 610 SW 92 Passage, Miami-Dade County, Florida (56' 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 previously approved, on this site.

11. **NELSON RAMIREZ (07-265)**
Location: 1720 SW 72 Court, Miami-Dade County, Florida (75' X 108.61')

The applicant is requesting to permit a swimming pool setback to be less than required from property line, 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.