



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10
THURSDAY, APRIL 10, 2008 - 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. **DUFFY'S TAVERN & SPORTS GRILL, INC. (07-234)**

Location: 2108 SW 57 Avenue, Miami-Dade County, Florida (50' X 110')

The applicant is requesting a modification and a deletion of conditions of a previous resolution to allow the applicant to submit a new site plan to include a small kitchen addition and additional patron area in lieu of the previously approved storage area. Also requesting to permit a greater lot coverage than permitted and to permit less parking than required, on this site.

2. **FONTAINEBLEAU EXECUTIVE CENTER GROUP, INC. (06-271)**

Location: 275 Fontainebleau Boulevard, Miami-Dade County, Florida
(2.22 Acres)

The applicant is requesting a zone change from semi-professional office district to special business district, a special exception to permit a residential use to wit a multi-family apartment building in the special business district, and to permit an accompanying request(s), on this site.

3. **GLADYS GONZALEZ (06-288)**

Location: 522 Grand Canal Drive, Miami-Dade County, Florida (105' X 110')

The applicant is requesting to permit a three-unit apartment building setback to be less than required from property line(s), and less width footage of landscape buffer than required along portions of the right-way, on this site.

4. **DAMARYS HIDALGO & CARLOS SAINZ (06-375)**

Location: 1401 and 1405 SW 70 Avenue, Miami-Dade County, Florida
(75' X 104')

The applicants are requesting a special exception to permit a group home spaced less than required from two other existing group homes and to permit a proposed covered terrace addition to a duplex setback to be less than required from property line(s), on this site.

5. **CORAL GARDENS ESTATES, LLC (07-241)**

Location: North of SW 34 Street, approximately 180' east of SW 149 Avenue, Miami-Dade County, Florida (1.515 Gross Acres)

The applicant is requesting to waive the subdivision regulations requiring lots to have frontage on a public street, to permit proposed lots with less lot area than required, and to permit an accompanying request(s), on this site.

6. **BIRD ROAD BAPTIST CHURCH (07-386)**

Location: 8476 SW 40 Street, Miami-Dade County, Florida (226' X 200')

The applicant is requesting a zone change from limited business district and single-family residential district to limited business district, and to permit an accompanying request(s), 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.