



**ZONING HEARING
COMMUNITY ZONING APPEALS BOARD-10
Tuesday, November 10, 2009 - 6:30 p.m.
Ruben Dario Middle School
350 NW 97 Avenue, Miami, Florida**

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH (07-003)

Location: 9500 SW 16 Street, Miami-Dade County, Florida (2.04 Net Acres)

The applicant is requesting an unusual use to permit a day care center in conjunction with a previously approved religious facility. In addition, the applicant is requesting a deletion of conditions, and modifications of a plan and of conditions of previous resolutions to allow the applicant to submit new plans showing a day care center, reconfiguration of the parking lot, increase in the number of students and the hours of operation and to delete the restrictions limiting the number of classrooms in each grade, number of students in each classroom and the number of teachers in each room. Also, the applicant is requesting to permit parking within 25' of the official rights-of-way, & accompanying requests, on this site.

2. LETICIA J. LANDRIAN (09-048)

Location: 9645 SW 37 Street, Miami-Dade County, Florida (50' x 140')

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

3. ISABELLE R. DIAZ AND CHRISTIAN VILLASECA (09-074)

Location: 3213 SW 107 Court, Miami-Dade County, Florida (88.3' x 159')

The applicants are requesting to permit an accessory structure for a single-family residence setback to be less than required from property line and the structure to be spaced less than required from the residence, on this site.

4. JORGE & SANDRA PEREZ (09-90)

Location: 1330 SW 85 Court, Miami-Dade County, Florida (75' x 100')

The applicants are requesting to permit a study room/terrace and garage additions to a single-family residence setbacks to be less than required from property lines, and also to permit the residence setbacks to be less than required from property lines. Additionally, the applicant is requesting to permit the single-family residence with a greater lot coverage than permitted, on this site.

5. CONSOLIDATED REAL ESTATE INVESTMENTS (09-098)

Location: Lying east of NW 114 Avenue and approximately 598 feet south of NW 7 Street, Miami-Dade County, Florida (4.65 Acres net more or less)

The applicant is requesting a zone change from interim district to limited apartment house district, on this site. Also, the applicant is requesting an unusual use to permit a private playground and recreational area facility; to wit a swimming pool, cabana, gazebos, park benches, tot lot and vita-course trail.

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) 375-1244 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.