



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
Tuesday, September 18, 2007 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
Room 203 (Old Building)  
10710 SW 211 STREET, MIAMI, FLORIDA

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

1. **JULIO C. MOLINA (06-37)**

Location: 29100 SW 172 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district on parcel "A". On parcel "B" the applicant is requesting modifications of conditions of a previous resolution to submit a revised site plan showing less property for the previously approved home for the aged and to remove the condition that the owner be the operator of the facility and reside on the site permanently; to allow staffing of the site by other than the owner.

2. **MANUEL FIGUEREDO & JOSE GONZALEZ (06-160)**

Location: The northwest corner of SW 124 Place and SW 216 Street, Miami-Dade County, Florida (102' X 295')

The applicants are requesting a zone change from agricultural district to single-family residential district, on this site.

3. **ANA MARIA BADIA (06-298)**

Location: 12440 SW 192 Terrace, Miami-Dade County, Florida (59.92' X 98.31')

The applicant is requesting a modification of a condition of a previous resolution to allow the applicant to submit new plans showing an addition to a zero lot line residence setback less than previously approved. Also requesting to permit a metal shed setback to be less than required from property line and the metal shed to be spaced less than required from the principal residence.

4. **MUSTANG ESTATES, LLC (06-338)**

Location: 13365 SW 208 Street and 20701 SW 134 Avenue, Miami-Dade County, Florida (5.43 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

5. **FRAISA CORPORATION (07-61)**

Location: 20841 SW 117 Avenue and 20810 SW 114 Court, Miami-Dade County, Florida (0.47 Acre)

The applicant is requesting an unusual use to permit a daycare center to expand onto additional property to the north, a modification of conditions of a previous resolution to permit the applicant to submit revised plans showing an expansion of the daycare center and to increase the number of children. Also requesting to permit parking within the right-of-way of SW 114 Court where is not permitted, and to permit accompanying request(s), on this site.

6. **TOCO HOMES, INC. (07-89)**

Location: 10680 SW 172 Street, Miami-Dade County, Florida (145.12' X 207.8')

The applicant is requesting to permit lots (parcels "A" & "D") with less frontages and less lot areas than required, and to permit a duplex on parcels "A", "B", and "C" setbacks to be less than required from property lines.

7. **JUAN LATA (07-146)**

Location: The southwest corner of SW 208 Street and SW 194 Avenue, Miami-Dade County, Florida (212' X 297')

The applicant is requesting to permit a parcel of land with less lot area than required, 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.