



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14
Tuesday, December 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. **J. L. BROWN DEVELOPMENT CORP. (05-323)**

Location: The south side of Louis Street, between SW 116 Avenue and Jefferson Street, Miami-Dade County, Florida (0.577 Net Acre)

The applicant is requesting a zone change from townhouse district to minimum apartment house district, to permit a townhouse development with less net acreage area than required, to waive the requirement of two visitor parking spaces, and to permit an accompanying request(s), on this site.

1. **MARIA D. FERNANDEZ PORRATA (06-283)**

Location: 13255 SW 208 Street, Miami-Dade County, Florida
(1.25 Net Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, and to permit a residence with a greater setback than permitted from the front (south) property line.

2. **PREFERRED ENTERPRISES, INC. AND HELEN MICHAEL (07-7)**

Location: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, Miami-Dade County, Florida (20 Acres)

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

3. **ALAN DEWEY (07-108)**

Location: 22425 SW 182 Avenue, Miami-Dade County, Florida
(237' X 150.97')

The applicant is requesting to permit a greater rear yard area coverage than permitted, on this site.

4. **JORGE AND MARITZA GUTIERREZ (07-243)**

Location: 16900 SW 188 Street, Miami-Dade County, Florida
(3.444 Gross Acres)

The applicants are requesting to permit two lots each with less gross acreage lot area than required, on this site.

5. **QUAIL ROOST PARTNERS, LLC (07-262)**

Location: Lying on the northwest corner of SW 200 Street & SW 127 Avenue, Miami-Dade County, Florida (2.91 Acres)

The applicant is requesting a zone change from single-family one acre estate district to limited business district, 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.