



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
WEDNESDAY, APRIL 25, 2007 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

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

1. POINCIANA PARTNERS LLC (06-144)

Location: South of NW 70 Street, lying on both sides of NW 23 Avenue and east of NW 24 Avenue, Miami-Dade County, Florida (3.63 Acres)

The applicant is requesting a zone change from light industrial manufacturing district and special business district to special business district, a special exception to permit a multi-family residential development in a mixed use development, to permit a greater floor area ratio than permitted, a setback to be less than required from property line, and to permit an accompanying request(s), on this site.

2. IVES CHARITABLE (06-154)

Location: 1138 NW 100 Terrace, Miami-Dade County, Florida (75' X 106')

The applicant is requesting to permit the rear unit on a duplex lot to be setback less than required from property line, on this site.

3. JOHN SIMPSON (06-179)

Location: South of NW 81 Street & lying approximately 312' west of NW 19 Avenue, Miami-Dade County, Florida (0.24 Acre)

The applicant is requesting to permit two lots, each with less lot frontage and less lot area than required, a single-family residence setbacks to be less than required from property lines, and to permit the two residences to have each a greater lot coverage than allowed, on this site.

4. NARDINE RENE (06-184)

Location: 665 NW 151 Street, Miami-Dade County, Florida (75' X 151.31')

The applicant is requesting an unusual use to permit a day care center, to permit a building setback to be less than required from property line, zero auto stacking spaces where they are required, less landscape buffer than required along the right-of-way, to permit parking within an official right-of-way where is not permitted, and to permit an accompanying request(s), on this site.

5. MDC DEVELOPMENT LLC (06-241)

Location: Lying east of NW 32 Avenue, between NW 41 Street and NW 42 Street, Miami-Dade County, Florida (4.02 Acres)

The applicant is requesting a modification of conditions and a deletion of other conditions of a previous resolution, to allow the applicant to modify the previously approved plans for 12, 2-story, 8 unit structures, to allow construction of a new multi-family apartment development with 5, 3-story buildings with additional units, to delete the required hurricane fence along the property lines and to delete the requirements for a Unity of Title. Also requesting to permit less common open space area than required, on this site.

6. IL INDUSTRIES, CORP. (06-258)

Location: Lying east of NW 32 Avenue, between NW 76 Street and NW 77 Street, Miami-Dade County, Florida (1.3 Acres)

The applicant is requesting a zone change from light industrial manufacturing district, neighborhood business district, and bungalow court district to limited business district, on this site.

7. 3380 NW 79 STREET, LLC (06-259)

Location: South of NW 79 Street, approximately 350' west of theoretical NW 33 Avenue, Miami-Dade County, Florida (2.07 Acres)

The applicant is requesting a zone change from special business district and hotel/apartment house district to special 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.