



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10
TUESDAY, JANUARY 15, 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. **MCDONALDS CORP. AND SPRINT/NEXTEL (07-56)**

Location: 9341 SW 56 Street, Miami-Dade County, Florida (0.67 Acre)

The applicants are requesting a special exception to permit a camouflaged wireless supported service facility designed as a flagpole, and ancillary equipment, to permit a modification of a condition of previous resolutions to allow the applicant to submit revised plans indicating a proposed camouflaged wireless supported service facility (cellular tower designed as a flagpole) & ancillary equipment to be located on an existing restaurant site. Also requesting to permit an accompanying request(s), on this site.

2. **SATURNINO DE ARMAS (07-94)**

Location: 13410 SW 2 Street, Miami-Dade County, Florida (80.01' X 100')

The applicant is requesting to permit a planter setback to be less than required from property line and to permit a CBS wall and a metal decorative gate with greater heights than permitted, on this site.

3. **JORGE A. RODRIGUEZ (07-126)**

Location: 4390 SW 13 Terrace, Miami-Dade County, Florida (73.94' X 107')

The applicant is requesting to permit a single-family residence, a barbecue structure, and a utility room addition to a single-family residence setbacks to be less than required from property lines, on this site.

4. **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 previously approved, and to permit zero parking spaces where it is required and previously approved.

5. **CAP INVESTMENT, LLC (07-249)**

Location: The northwest corner of SW 119 Court and SW 42 Street, Miami-Dade County, Florida (3.46 Acres)

The applicant is requesting a modification of a paragraph of a covenant to allow the applicant to submit a revised site plan reducing the number of buildings from 3 to 2, the overall square footage, building heights and number of stories for a previously approved office development. Also requesting to permit an office building, a detached parking garage, & paved parking setbacks to be less than required from property lines, and to permit an accompanying request(s), on this site.

6. **KENIA LOPEZ (07-255)**

Location: 519 SW 136 Place, Miami-Dade County, Florida (75' X 100')

The applicant is requesting to permit a single-family residence and a gazebo setbacks to be less than required from property lines, and to permit the gazebo to be spaced less than required from the residence.

7. **SAYMER INVESTMENT LLC (07-298)**

Location: Lying on the southwest corner of SW 10 Lane and SW 155 Avenue, Miami-Dade County, Florida (329" X 210")

The applicant is requesting a zone change from interim district to single-family modified residential district (RU-1Ma), on this site.

8. **NATIONWIDE THEATRES WEST FLAGLER, LLC (07-371)**

Location: 8700 West Flagler Street, Miami-Dade County, Florida (8.70 Acres)

The applicant is requesting a zone change from limited business district to special business district, a modification of a paragraph of a covenant to allow the applicant to submit revised plans showing a private college satellite classroom facility in an existing office building. Also requesting to permit the private college satellite classroom facility on a site with less acres and with less overall building area square footage 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.