



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10
THURSDAY, SEPTEMBER 11, 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. **CORAL GARDENS ESTATES, LLC (07-241)**

Location: North of SW 34 Street, approximately 180' east of SW 149 Avenue, Miami-Dade County, Florida (1.515 Acres)

The applicant is requesting to waive the subdivision and zoning regulations requiring lots to have frontage on a public street; and to permit lots with zero footage of frontage on a public street and/or a private easement, where they are required, on this site.

2. **LISSETTE MARIA BIENES (05-236)**

Location: 3401 SW 107 Avenue, Miami-Dade County, Florida (80' X 105')

The applicant is requesting to permit semi-professional office uses in the single-family residential zone (RU-1), as would be permitted in the semi-professional office district zone (RU-5A). Also requesting to permit an office building with less lot area than required, to waive zoning regulations prohibiting parking to backing-out into the right-of-way, and to permit accompanying requests, on this site.

3. **RENAISSANCE PROFESSIONAL CONSTRUCTIONS CORP. (07-164)**

Location: The north side of SW 26 Street, approximately 264' east of SW 147 Avenue, Miami-Dade County, Florida (2.7 Acres)

The applicant is requesting a zone change from agricultural district and single-family one acre estate district to limited business district, and to permit setbacks to be less than required from property lines, on this site.

4. **DORA & ORESTES BELLO (07-288)**

Location: 1159 NW 136 Avenue, Miami-Dade County, Florida
(60.04' X 110.09')

The applicants are requesting to permit a covered terrace & cabana bath addition to a single-family residence setbacks to be less than required from property lines, on this site.

5. **DAILEN GONZALEZ, ET AL (07-375)**

Location: 9340 - 9342 SW 40 Terrace, Miami-Dade County, Florida (75' X 100')

The applicants are requesting to permit a porch addition to a duplex residence, a bedroom, bath, TV room, electric meter enclosure, and covered terrace addition setbacks to be less than required from property lines, the residence with a greater lot coverage than permitted, and to permit accompanying requests, on this site.

6. **HAROLD BETANCOURT (08-3)**

Location: 8331 SW 46 Street, Miami-Dade County, Florida (63' X 100')

The applicant is requesting to permit a canopy carport and a porch addition to a family residence setbacks to be less than required from property lines, on this site.

7. **CESAREO L. PAZ (08-69)**

Location: 11341 SW 41 Terrace, Miami-Dade County, Florida (75' X 100')

The applicant is requesting to permit a detached gym room, an utility building & a porch addition to a single-family residence setbacks to be less than required from property lines, and to permit the gym room and the utility building to be spaced less than required from the residence, 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) 375-1244 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.