



# ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 10

Tuesday, January 13, 2009 - 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. **MINISTERIOS EL BUEN PASTOR, INC. (07-366)**

Location: Lying east of NW/SW 122 Avenue, approximately 464' south of NW 2 Street, A/K/A: 45 SW 122 Avenue, Miami-Dade County, Florida (4.22 Acres)

The applicant is requesting a zone change from single-family one acre estate district and single-family modified estate district to single-family modified estate district, in the alternative to the above request, the applicant is requesting a greater lot coverage than allowed and an accompanying request(s). Also requesting a special exception to permit a religious facility and to permit a building with a greater height than permitted, on this site.

2. **LUCIA MARTIN, ET AL (07-187)**

Location: 9981 SW 15 Terrace, Miami-Dade County, Florida (75' X 100')

The applicants are requesting to permit a laundry room, family room, and covered terrace addition to a single-family residence setback(s) to be less than required from property line(s), on this site.

3. **RAUL MARTIN (08-23)**

Location: 3920 SW 124 Avenue, Miami-Dade County, Florida (75' X 120')

The applicant is requesting to permit a porte-cochere addition to a single-family residence setback to be less than required from property line, on this site.

4. **DELSY COUSO & RAINER ARMAS (08-32)**

Location: 3191 SW 117 Court, Miami-Dade County, Florida (75' X 100')

The applicants are requesting to permit a detached covered terrace for a single-family residence setbacks to be less than required from property lines, and to be spaced less than required from the residence, on this site.

5. **MISTER AEB DEVELOPERS, LLC (08-137)**

Location: The northwest corner of SW 144 Avenue & theoretical SW 17 Street, Miami-Dade County, Florida (2.68 Gross Acres)

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

6. **LEON FLAGLER HOLDINGS, LLC (08-179)**

Location: 150 NW 79 Avenue, Miami-Dade County, Florida (5.2 Acres)

The applicant is requesting a deletion of previous resolutions and a deletion of a condition of another previous resolution to allow the applicant to submit a new site plan showing a new medical office building in lieu of a previously approved automobile dealership, and to delete previous resolutions tying the site to the automobile dealership. Also requesting an accompanying request(s), 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.