



**COMMUNITY ZONING APPEALS BOARD 10**

**Hearing Date: APRIL 27, 2010**

**I The Community Zoning Appeals took the following action on the items listed below**

10-4-CZ10-1	MATILDE VALDES <b>Approved</b> per staff's recommendation	07-363 <b>CZAB101210</b>	09-54-40
10-4-CZ10-3	CLIVE & MEERA RAMJATTAN <b>Approved</b> per staff's recommendation with conditions	09-82 <b>CZAB101310</b>	15-54-39
10-3-CZ10-4	ENCORE HOME INVESTMENTS, LLC <b>Approved</b> per staff recommendation with conditions #2 and #5 - allowing applicant to keep door along western elevation	09-136 <b>CZAB101410</b>	15-54-40
09-11-CZ10-1	WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH <b>Approved</b> per applicant's request, with staff conditions as modified by the board	07-3 <b>CZAB101510</b>	09-54-40
10-4-CZ10-2	NIURKA CASACO <b>Approved</b> as requested by the applicant with standard conditions	09-57 <b>CZAB101610</b>	18-54-40



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II Items listed below have been withdrawn or deferred to a later date:

10-3-CZ10-1 JOSE O. & FLORINDA PADRON 08-138 10-54-39
Deferred To Date Certain (06/10/10)
applicant's representative not present at meeting due to
emergency

COUNTY STAFF ATTENDEES:

- MERCEDES RODRIGUEZ - POLICY ANALYST MAYOR'S OFFICE
DAVID HOPE - ASSISTANT COUNTY ATTORNEY'S OFFICE
NILIA CARTAYA - ZONING EVALUATION SECTION
CLEVELAND THOMPSON - ZONING AGENDA COORDINATOR'S OFFICE
EARL JONES - ZONING AGENDA COORDINATOR'S OFFICE
JORGE UBIETA - PUBLIC WORKS

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com).