

ZONING HEARING  
COMMUNITY ZONING APPEALS BOARD – 10  
Wednesday, January 12, 2011 – 6:30 p.m.  
RUBEN DARIO MIDDLE SCHOOL  
350 NW 97 AVENUE, MIAMI, FLORIDA.

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THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD

**I. ELECTION OF CHAIR AND VICE CHAIR**

**II. APPROVAL OF SUNSET REVIEW**

**III. APPLICATIONS:**

**1. ANTHONY B. WILSON (08-111)**

Location: 5913 SW 26 Street, Miami-Dade County, Florida. (62.50' x 100')

The applicant is requesting to permit a raised wood deck, a Jacuzzi, a canvas carport, an existing storage room, and an existing single-family residence with setbacks to be less than required from property lines. Additionally, the applicant is requesting to permit an accompanying requests(s), on this site.

**2. MEBAHIAH, INC. (09-156)**

Location: 3721 and 3731 SW 87 Avenue, Miami-Dade County, Florida. (0.49 Acre)

The applicant is requesting to delete, and to modify a condition of a previous resolution to allow the applicant to submit a new site plan shown in 2 phases and to delete the condition that prohibits medical, dental, chiropractor, optometrist and opticians' offices. Once phase 2 is complete both sites will stand on their own. Additionally, the applicant is requesting to modify paragraphs of a covenant, and modify a condition of a previous resolution to allow the applicant to submit a new site plan shown in 2 phases and to allow an additional use on the subject property. Also, the applicant is requesting to permit an accompanying request(s), on this site.

**3. CHRISTIAN & JESSICA GARCELL DE GOMEZ (10-057)**

Location: 14756 SW 9 Terrace, Miami-Dade County, Florida. (24.17' x 95')

The applicants are requesting to waive zoning regulations; to permit a chickee hut to extend above the height of the 6' wood fence, on this site.

**4. ALBERTO CARO AND JEANETTE FARACH CARO (10-077)**

Location: The northeast corner of NW 2 Street and NW 124 Avenue, A/K/A: 201 NW 124 Avenue, Miami-Dade County, Florida. (0.838 Acre)

The applicants are requesting to permit a single-family residence with a greater lot coverage than permitted, on this site.

**Continued on next page.**

**5. FLORIDA POWER & LIGHT COMPANY (10-102)**

Location: Lying south of Flagler Street and on both sides of SW 92 Avenue, Miami-Dade County, Florida. (37.5 Acres)

The applicant is requesting on parcel "B" a zone change from agricultural district to semi-professional office district, on this site. Also on parcel "B" the applicant is requesting an unusual use to permit a parking lot within a more restrictive zone than the use it serves, to permit less landscape open space, less lot trees, to permit no street trees and no shrubs than is required, and to permit accompanying requests, on this site. In addition, on parcel "A and B" the applicant is requesting to permit an office building with less parking spaces than is required, on this site. Additionally, the applicant is requesting on parcel "A" an unusual use to permit a heliport, and to delete a condition of a previous resolution to rezone the special business district (BU-2) portion of the property Office Park District and to allow the current (BU-2) zoning classification to remain on the 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 the GIS Service/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, 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, 11<sup>TH</sup> FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB site at [www.miamidade.gov/planzone/](http://www.miamidade.gov/planzone/). 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