



# PUBLIC HEARING

**ZONING HEARING**  
**COMMUNITY ZONING APPEALS BOARD – 11**  
**TUESDAY, MARCH 17, 2015 – 7:00 P.M.**  
**KENDALL VILLAGE CENTER – CIVIC PAVILION**  
**8625 SW 124 AVENUE, MIAMI, FLORIDA.**

THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

**1. VENETIAN BY LUXCOM, LLC (14-051)**

Location: Lying between SW 172 Terrace and SW 178 Terrace and on both sides of SW 152 Avenue, Miami-Dade County, Florida.

Size of property: 58.81 Acres

The applicant is requesting to modify a portion of a Covenant to allow the applicant to submit revised plans showing additional model types for the previously approved residential development. Additionally, the applicant is requesting Non-Use Variances to permit certain lots with more lot coverage than permitted and to permit certain lots with swimming pools to setback less than required from property lines, and to permit other accompanying request(s), on this site.

**2. WALDIN DRIVE ESTATES, LLC (14-119)**

Location: Lying West of SW 149 Avenue, between SW 179 Street and SW 180 Street, A/K/A: 14900 SW 179 Street, Miami-Dade County, Florida.

Size of property: 2.31 Acres

The applicant is requesting a District Boundary Change from AU (Agricultural District) to RU-1M(B) (Modified Single-Family Residential District – 6,000 sq. ft.), on this site.

**3. IOSMEL & KATHY PELEGRINO (14-124)**

Location: 16247 SW 92 Terrace, Miami-Dade County, Florida.

Size of property: 50' X 100'

The applicants are requesting to permit an existing covered terrace addition to a Single-Family Residence with less rear setback than is required from property line, and to permit more lot coverage than permitted, on this site.

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 Zoning Hearing Section at (305) 375-2640.

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 REGULATORY AND ECONOMIC RESOURCES, (RER), 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 page to view the hearing file at: [www.miamidade.gov/zoning/track/home.asp](http://www.miamidade.gov/zoning/track/home.asp) 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 (RER) Development Services Division ADA Coordinator, at (305) 372-6779 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. Is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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