



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 12
Tuesday, January 9, 2007 - 6:30 p.m.
Kendall Village Center - Civic Pavilion

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **LUIS & SHERRIE MECHOSO (06-134)**

Location: The southwest corner of SW 47 Avenue and SW 76 Terrace, Miami-Dade County, Florida (0.26 Acre)

The applicants are requesting a zone change from single-family residential district and single-family one acre estate district to single-family residential district, on this site. Also requesting to waive section line right-of-way width requirements to permit less dedication for the west side of SW 47 Avenue.

2. **MSJ, INC. (04-251)**

Location: 10095 SW 88 Street, Miami-Dade County, Florida (1.09 Acres)

The applicant is requesting a modification of paragraphs of a covenant to allow the applicant to submit revised plans indicating additional parking and to reduce required landscape berm along the northern portion of the property of a previously approved office building. Also requesting to permit less landscaped open space than required, on this site.

3. **MARIANELA LOZANO (05-354)**

Location: 10721 SW 63 Street, Miami-Dade County, Florida (75' X 110.9')

The applicant is requesting to permit a porch additions to a single-family residence and a gazebo setbacks to be less than required from property lines. Also requesting to permit the gazebo and an utility building to be spaced less than required from the residence.

4. **LAND ONE, LTD. (06-110)**

Location: 7255 and 7305 SW 107 Avenue, Miami-Dade County, Florida (1.67 Acres)

The applicant is requesting a special exception to permit an automobile rental agency, and to permit less greenbelt width than required along the right-of-way of SW 72 Street.

5. **SUNSET PLACE LLC (06-156)**

Location: The northeast corner of SW 97 Avenue and SW 70 Street, Miami-Dade County, Florida (2.188 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

6. **TOMAS VILLANUEVA (06-239)**

Location: 11220 SW 82 Place, Miami-Dade County, Florida (0.56 Acre)

The applicant is requesting to permit a 2-story single-family residence with a greater lot coverage than permitted, on this site.

7. **MARIA MARTIN-HIDALGO (06-257)**

Location: 8260 SW 114 Street, Miami-Dade County, Florida (0.924 Acre)

The applicant is requesting to permit a guest house resulting in a rear lot coverage greater than permitted, and a metal shed setback to be less than required from property line, 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) 375-2936 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.