MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

MAR 26 '04

METER 7120792

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U.S. POSTAGE

Z2003000078 ECC 2242
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

BAUISM5 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 3[illegible]44 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-073
APPLICANT NAME: PJF, LLC

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #10 WHICH DENIED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM A FOUR UNIT APARTMENT HOUSE DISTRICT TO SEMI-PROFESSIONAL OFFICE DISTRICT, ON THIS SITE.

LOCATION: 1300 SW 42 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 102' X 107'

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C R
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOO
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 04/29/2004
THURSDAY
TIME 9:30 AM

Z2003000073 BCC 2242
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INF[illegible]ION: [illegible] HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE [illegible]R YOUR [illegible]ORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE [illegible]EARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

  - For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
  - Results are typically posted on the Monday following a hearing.
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APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

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  - Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED FIRST CLASS

JUN 06 '03

10

TIME 5:30 PM

Z2003000073 C10 2248
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

DGRYTM5 33128

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-073
APPLICANT NAME: PJF LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM A FOUR UNIT APARTMENT HOUSE DISTRICT TO SEMI-PROFESSIONAL OFFICE DISTRICT, ON THIS SITE.

LOCATION: 1300 SW 42 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 102' X 107'

HEARING WILL BE HELD AT THE
WEST MIAMI MIDDLE SCHOOL
7525 SW 24 STREET
AUDITORIUM
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 10
DATE 07/09/2003
WEDNESDAY
TIME 6:30 PM

Z2003000073 C10 2248
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1262 AND DIRECTORIA 2-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1262 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
[illegible] 33128-1974

ZONING HEARING NOTICE

PRESORTED FIRST CLASS

APR 0 4 '03

30279

U.S. POSTAGE

SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2003000073 C10 2245
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

BGAYTMS 33128

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HEARING NUMBER: 03-073
APPLICANT NAME: PJF LLC

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SIZE OF PROPERTY: 102' X107'

HEARING WILL BE HELD AT THE
WEST MIAMI MIDDLE SCHOOL
7525 SW 24 STREET
AUDITORIUM
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY NOTICE ONLY. PRIOR TO THE HEARING, MORE SPECIFIC INFORMATION WILL BE SENT TO YOU.

Z2003000073 C10 2245
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41
Council Area 10
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

P. J. F. L. L. C. is appealing the decision of Community Zoning Appeals Board #10 which denied the following:

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15,16,17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)
RU-5A (Semi-professional Offices)

HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41
Council Area 10
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)
RU-5A (Semi-professional Offices)

Miami-Dade County
Department of Planning and Zoning

DP&Z

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2003000073

BOARD: BCC

LOCATION OF SIGN: 1300 S.W. 42 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 07-APR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

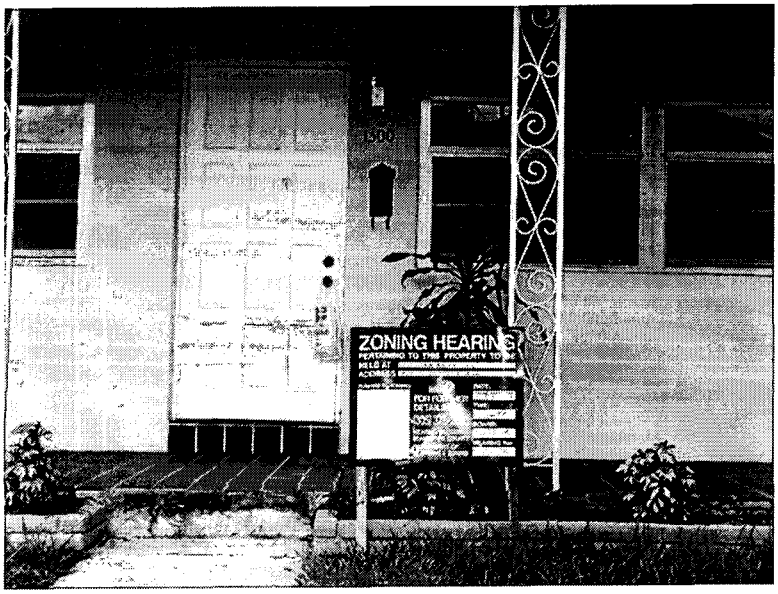
PRINT NAME: FELIX ACOSTA

MIAMI - DADE

Miami-Dade County
Department of Planning and Zoning

DP&Z

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000073

BOARD: C10

LOCATION OF SIGN: 1300 S.W. 42 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-JUN-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Cleveland Thompson

PRINT NAME: CLEVELAND THOMPSON

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-73 HEARING DATE 4-29-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☑ ½ mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: _____

Date: 3-55-04

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: _____

Date: 3/25/04

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: _____

Date: 3/25/04

****

C-10

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-73 HEARING DATE 7/9/03

C-10

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☑ ½ mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: _____

Date: 9/5/03

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: C Mercer

Date: 6-6-03

****

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: _____

Date: 6-6-03

****

C-10

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000073

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✔ **1/2 mile**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: _____

Ciro Diaz

Date: **03/20/03**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: _____

Denise Lee

Date: **04/03/03**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: _____

Date: 4/3/03

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 29, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

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

1. **FRANK DESSOURCES (03-116)**

Location: 40 NW 161 Street, Miami-Dade County, Florida (0.43 Acre).

The applicant is requesting to permit two lots with less frontage, and two single-family residences to be setback less than required from property lines, 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 an 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 (305) 375-1244 at least five days in advance.

* 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.

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 29, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

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

1. **ACROPOLIS REALTY LLC (01-398)**

Location: 8960-8970 SW 87 Court, Miami-Dade County, Florida (2.94 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

The applicant is requesting a zone change from semi-professional office district and neighborhood business district to office park district, a deletion of a covenant to remove an agreement from the site which limited the uses on the commercial parcel and tied the site to a specific plan. Also requesting approvals to permit a lot with less lot area than required, and larger floor ratio than permitted, on this site.

2. **MAYRA MORENO (03-201)**

Location: The southwest corner of theoretical SW 20 Street and SW 144 Avenue, Miami-Dade County, Florida (4.8 Gross Acres).

Concern citizens of West Dade, Inc. Subdivision #1, are appealing the decision of the Community Zoning Appeals Board #10 on Mayra Moreno which approved the following:

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), 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.

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2. **PJF, LLC (03-73)**

Location: 1300 SW 42 Avenue, Miami-Dade County, Florida (102' X 107').

The applicant is appealing the decision of the Community Zoning Appeals Board #10 which denied the following:

The applicant is requesting a zone change from a four unit apartment house district to semi-professional office district, 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.

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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 an 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 (305) 375-1244 at least five days in advance.

* 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.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 29th day of April, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

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.

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 are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-11-CZ12-1 (01-398)
APPLICANT: ACROPOLIS REALTY LLC
ACROPOLIS REALTY LLC is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:
(1) RU-5A & BU-1 to OPD
(2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1326 through 1329.
The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.
(3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).
(4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86.
Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages.

BCC 4-29-04

Plans may be modified at public hearing.
SUBJECT PROPERTY: The south ½ of the south ½ of the NE¼ of the NE¼ of the NE¼, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.
LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-4 (03-73)
APPLICANT: P. J. F., L. L. C.
P. J. F. L. L. C. is appealing the decision of Community Zoning Appeals Board #10 which denied the following:

RU-3 to RU-5A
SUBJECT PROPERTY: Lots 15,16,17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.
LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-3 (03-201)
APPLICANT: MAYRA MORENO
CONCERNED CITIZENS OF WEST DADE, INC. SUB. #1 is appealing the decision of Community Zoning Appeals Board #10 on MAYRA MORENO which approved the following:
AU to RU-1M(a)
SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 48, Page 44.
LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-4-CC-1 (03-116)
APPLICANT: FRANK DESSOURCES
(1) Applicant is requesting to permit two lots with frontages of 66.02' (75' required).
(2) Applicant is requesting to permit 2 single family residences setback 15' (25' required) from the rear (south) property line.
(3) Applicant is requesting to permit two single family residences setback 66.65' (50' maximum permitted) from the front (north) property line.
Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Four Bedroom Single Family Residential Dwelling to be erected at 40 NW 161 Street," as prepared by B. E. D., consisting of 4 sheets and dated 3/31/03. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 610, BISCAYNE GARDENS, SECTION "C", Plat book 40, Page 54.
LOCATION: 40 N.W. 161 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its 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.

Publication of this Notice on the 6 day of April 2004.
4/6

04-3-25/447358M

MOST OF THIS INFORMATION AVAILABLE FREE FOR SUBSCRIBERS AT WWW.D

C-10 7-9-03

ZONING HEARING

MIAMI-DADE

COMMUNITY ZONING APPEALS BOARD - 10
WEDNESDAY, JULY 9, 2003 - 6:30 p.m.
WEST MIAMI MIDDLE SCHOOL - Auditorium
7525 SW 24 STREET, MIAMI, FLORIDA

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

1. 147 BIRD ROAD DEVELOPMENT, INC. (00-335)
Location: The northwest corner of SW 42 Street (Bird Road) and theoretical SW 147 Avenue, Miami-Dade County, Florida (4.63 Acres)

The applicant is requesting a zone change from limited business district to liberal business district, on this site. Also requesting a modification of a paragraph of a covenant to allow the applicant to submit new plans showing commercial uses (retail and self-services storage units) for this property.

2. IGLESIA CRISTIANA AMOR, INC. (02-63)
Location: 10855 SW 26 Street, Miami-Dade County, Florida (1.38 Acres)

The applicant is requesting modifications of conditions of a previously approved resolution to allow the applicant to expand the existing sanctuary seating area and to increase the number of children in a previously approved day care center, on this site.

3. CARIDAD MARQUEZ DE PRESAS (02-139)
Location: 10710 SW 38 Street, Miami-Dade County, Florida (10,000 sq. ft.)

The applicant is requesting a zone change from single-family residential district to semi-professional office district, on this site.

4. UNITED HOMES AT EMERALD LAKES, INC. (02-360)
Location: Lying south of SW 8 Street (Tamiami Trail) between SW 147 Avenue and theoretical SW 149 Avenue, Miami-Dade County, Florida (27.93 Acres)

The applicant is requesting a deletion of a condition of a previously approved resolution to permit the applicant to install gates at the entrance and exits of the development.

5. JORGE AGET & CLEMENCIA FERRO (03-9)
Location: 13000 NW 9 Lane, Miami-Dade County, Florida (50' X 94.5')

The applicants are requesting approval to permit a detached gazebo/bar structure setback to be less than required from property lines, on this site.

6. PJF LLC (03-73)
Location: 1300 SW 42 Avenue, Miami-Dade County, Florida (102' X 107')

The applicant is requesting a zone change from a four unit apartment house district to semi-professional office district, on this site.

7. MOISES & NORMA ROJAS. (03-74)
Location: 5368 SW 90 Court, Miami-Dade County, Florida (7,800 sq. ft.)

The applicants are requesting approval to permit a single-family residence setback to be less than required from property lines, on this site.

8. YENNY I. PORTILLO (03-89)
Location: 2901 SW 149 Place, Miami-Dade County, Florida (52' X 100')

The applicant is requesting approval to permit a swimming pool setback to be less than required from property line, on this site.

9. JOSE & GLORIA BOLANOS (03-90)
Location: 10755 Westwood Lake Drive, Miami-Dade County, Florida (10,970 sq. ft.)

The applicants are requesting approval to permit an addition to a single-family residence setback to be less than required from property line, on this site.

10. ADRIAN FAMILY PARTNERSHIP LTD. (03-96)
Location: The northwest corner of SW 42 Street and SW 129 Avenue, Miami-Dade County, Florida (2 Acres)

The applicant is requesting a zone change from single-family one acre estate district to semi-professional office district, on this site.

11. M & J INVESTMENT OF MIAMI, INC. (03-97)

Location: North of SW 42 Street & approximately 153' east of SW 130 Avenue, Miami-Dade County, Florida (1.04 Acres)

The applicant is requesting a zone change from single-family one acre estate to semi-professional office district, on this site.

Multiple members of individual community councils may be present.
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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 an 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 (305) 668-4407 at least five days in advance.
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HEARING NO. 03-7-CZ10-2 (02-360)
APPLICANT: UNITED HOMES AT EMERALD LAKES, INC.
DELETION of Condition #26 of Resolution Z-4-00, passed and adopted by the Board of County Commissioners and only as it applies to the subject property and reading as follows:
"26. That no gates be permitted in any of the 3 parcels."
The purpose of this request is to permit the applicant to install gates at the entrance and exits of the development.
Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).
A plan is on file and may be examined in the Zoning Department entitled "Pavement Marking Plan Emerald Lakes," as prepared by Robayna and Associates, Inc., dated revised 10/17/02 and consisting of 3 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: A parcel of land in Section 4, Township 54 South, Range 39 East, better described as follows:
Beginning at the Southeast corner of said Section 4; thence S87°45'25"W along the south line of said section, as a basis of bearing, for 1,320.14' to the Southeast corner of SW ¼ of the SE ¼ of said Section 4; thence N2°12'21"W along the east line of SW ¼ of SE ¼ of said Section 4 for 1,223.64'; thence N89°43'6"E for 625.2'; thence S2°11'21"E for 542.7'; thence N87°44'49"E for 695.66' to the east line of said Section 4; thence S2°12'0"E along the east line of said Section 4 for 659.67' to the Point of beginning.
LOCATION: Lying south of S.W. 8th Street (Tamiami Trail), between S.W. 147 Avenue & theoretical S.W. 149 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-3 (03-9)
APPLICANTS: JORGE AGET & CLEMENCIA FERRO
The applicant is requesting approval to permit a detached gazebo/bar structure setback 2.5' from the interior side (east) property line and setback 2.5' from the rear (south) property line. (The underlying zoning district regulation requires 5' for each).
Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(15) (Ordinance #03-91) (alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Gazebo As-Built for Mr. & Mrs. Jorge C. Aget, Clemencia Ferro," as prepared by Orlando M. Fortun, consisting of 1 sheet and dated 4-24-02. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 15, Block 16, SHOMA HOMES AT TAMIAMI IV, Plat book 148, Page 91.
LOCATION: 13000 N.W. 9 Lane, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-4 (03-73)
APPLICANT: P. J. F., L. L. C.
RU-3 to RU-5A
SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.
LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-5 (03-74)
APPLICANTS: MOISES & NORMA ROJAS
Applicant is requesting approval to permit a single family residence setback varying from 12' to 17' from the rear (west) property line. (The underlying zoning district regulation requires 25').
Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Addition – Legalization," as prepared by Fidias F. Flaquer, P. E., dated revised 3/28/02 and consisting of 2 pages. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 15, Block 2, TROPICAL GARDENS ESTATES, Plat book 58, Page 74.
LOCATION: 5368 S.W. 90 Court, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-6 (03-89)
APPLICANT; YENNY I. PORTILLO
Applicant is requesting approval to permit a swimming pool setback 3.9' from the rear (east) property line. (The underlying zoning district regulation requires 7.5').
Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Proposed Pool Plan for Maria A. Linares," as prepared by Orlando M. Fortune, dated July, 2002 and consisting of two pages. Plans may be modified a public hearing.
SUBJECT PROPERTY: Lot 2, Block 2, MARPI HOMES, Plat book 157, Page 13.
LOCATION: 2901 S.W. 149 Place, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-7 (03-90)
APPLICANTS: JOSE & GLORIA BOLANOS
Applicants are requesting approval to permit an addition to a single family residence setback 13' from the rear (Northeast) property line. (The underlying zoning district regulation requires 25').
Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311)A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).
Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Jose & Gloria Bolanos," as prepared by Ramon J. Alonso, P. E., dated 3/1/03 and consisting of 3 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 10, Block 104, 10th ADDITION TO WESTWOOD LAKE, Plat book 65, Page 150.
LOCATION: 10755 S.W. Westwood Lake Drive, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-8 (03-96)
APPLICANT: ADRIAN FAMILY PARTNERSHIP LTD.
EU-1 to RU-5A
SUBJECT PROPERTY: Lots 10 & 11, less the south 50' thereof, of Block 14, J. G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13.
LOCATION: The Northwest corner of S.W. 42 Street (Bird Road) & S.W. 129 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-9 (03-97)
APPLICANT: M & J INVESTMENT OF MIAMI, INC.
EU-1 to RU-5A
SUBJECT PROPERTY: Lot 12, less the south 50' thereof, of Block 14, J. G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13.
LOCATION: North of S.W. 42 Street & approximately 153' east of S.W. 130 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning