

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY CAA AMOUNT OF FEE 2,194.00

RECEIPT # _____

DATE HEARD: 9/19/06

BY CZAB # 10

65-305
RECEIVED
SEP 29 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

DATE RECEIVED STAMP

.....
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No.: Z2005000305

Filed in the name of (Applicant) Norma Strydio and Noeli Sanchez

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: 6435 SW 24 Street, Miami, Florida

Application, or part of Application being Appealed (Explanation): Appellant is appealing Resolution No. CZAB10-48-06 that denied the application.

Appellant (name): Norma Strydio and Noeli Sanchez

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The Board's conduct of the hearing did not comply with due process and other essential requirements of law due to the premature closure of the public hearing which did not allow members of the public who supported the application to speak, interruptions to the presentation due to the public address system at the venue, and the temporary absence of one CZAB member during the crucial voting phase of the CZAB's consideration. Furthermore, the CZAB decision was not supported by substantial competent evidence because it relied on a staff recommendation containing important inaccuracies, including but not limited to inaccurate statements, concerning development trends in the area and the suitability of the property for the proposed office use.

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of September, year:2006

Signed

Norma Strydio

NORMA STRYDIO

Print Name

1425 Milan Ave, Coral Gables, FL
Mailing Address 33134

305-663-7272 305-662-2056
Phone Fax

Subscribed and Sworn to before me on the 28th day of September, year 2006

Jorge Carriedo



Notary Public

(stamp/seal) #DD 312093

Commission expires: 1/1/2008

Date: 28th day of September, year:2006

Signed

Noeli Sanchez

NOELI SANCHEZ

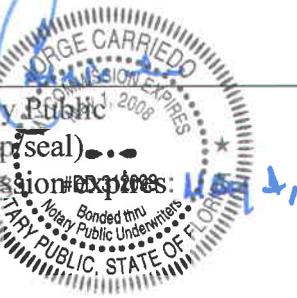
Print Name

11701 SW 68th Pinecrest, FL
Mailing Address 33156

305-962-9882 305-266-5300
Phone Fax

Subscribed and Sworn to before me on the 28th day of September, year 2006

Jorge Carriedo



Notary Public

(stamp/seal) #DD 312093

Commission expires: 1/1/2008

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Norma Strydio and Noeli Sanchez

Representing



Signature

Tony Recio, Esq.

Print Name

2665 S. Bayshore Drive, #420

Miami FL 33133
City State Zip

(305)854-0800
Telephone Number

Subscribed and Sworn to before me on the 28 day of September, year 2006



Notary Public

(stamp/seal)  **MARILYN SOMODEVILLA**
MY COMMISSION # DD 222204
EXPIRES: September 13, 2007
Bonded Thru Budget Notary Services
Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared NORMA STRYDIO (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
X 2. Original Applicant
3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Maria E Perez signature and name

Norma Strydio signature and name

MARIA E PEREZ Print Name

NORMA STRYDIO Print Name

Urbano Gonzalez signature

URBANO GONZALEZ Print Name

Sworn to and subscribed before me on the 28th day of September, year 2006.

Appellant is personally know to me or has produced identification.

Notary (Stamp/Seal) Commission Expires May 1, 2008

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared NOELI SANCHEZ (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
X 2. Original Applicant
3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Maria E Perez signature and name

MARIA E PEREZ Print Name

[Signature] Signature

JORDANO GONZALEZ Print Name

Noeli Sanchez Appellant's signature

Noeli Sanchez Print Name

Sworn to and subscribed before me on the 28th day of September, year 2006.

Appellant is personally know to me or has produced Driver license as identification.

Notary (Stamp/Seal) Commission Expires: 11/15/2009

