

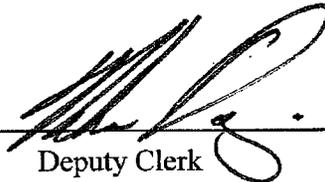


The foregoing exhibits were submitted for the record on June 4, 2009 and transferred to the care, custody, and control of the Department of Planning & Zoning on June 5, 2009.

ATTEST:



HARVEY RUVIN, Clerk  
Clerk of Circuit and County Courts  
Miami-Dade County, Florida

  
Deputy Clerk

RECEIVED BY: Earl Jones Earl Jones 6/5/09  
(SIGN) (PRINT) (DATE)



**BOARD OF COUNTY COMMISSIONERS**  
**ZONING HEARINGS**  
**COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -**  
**2ND FLOOR**  
**111 NW 1 Street, Miami**  
**Thursday, June 4, 2009 at 9:30 a.m.**

**PREVIOUSLY DEFERRED**

					<u>DISTRICT</u>
A..	08-12-CZ12-1	RONALD, RAMIRO, & MAGALI CHAVEZ	<i>Exhibit (APPEAL)</i>	07-344	03-55-40 8
B..	08-11-CZ10-2	BELEN JESUIT PREPARATORY SCHOOL, INC.	<i>Exhibit (APPEAL) NOT FOUND</i>	08-166	02-54-39 12

**CURRENT**

					<u>DISTRICT</u>
1..	09-6-CC-1	PINEAPPLE TRACE LLC	<i>NO Exhibit</i>	08-52	27-56-39 N 8



**BOARD OF COUNTY COMMISSIONERS**  
**ZONING HEARINGS**  
**COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -**  
**2ND FLOOR**  
**111 NW 1 Street, Miami**  
**Thursday, May 21, 2009 at 9:30 a.m.**

**PREVIOUSLY DEFERRED****DISTRICT**

A.	09-3-CC-1	THE DEPARTMENT OF PLANNING & ZONING	<i>no exhibit</i>	08-186	16/21-52-41	N	1
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**APPEALS****DISTRICT**

1.	03-12-CZ15-1	THE PINELANDS, LLC. (F.K.A.) F. V. CONSTRUCTION CORP.	<i>no exhibit</i>	03-162	02-57-39	N	9
2.	08-12-CZ12-1	RONALD, RAMIRO, & MAGALI CHAVEZ	<i>no exhibit</i>	07-344	03-55-40	N	8
3.	08-11-CZ10-2	BELEN JESUIT PREPARATORY SCHOOL, INC.	<i>Exhibit NOT FOUND</i>	08-166	02-54-39	N	12

**CURRENT****DISTRICT**

4.	09-5-CC-4	MADISON HOLMES	<i>no exhibit</i>	05-334	32-55-40	N	9
5.	09-5-CC-5	COUNTRY VIEW, LLC & RAM LAND INVESTMENTS LLC.	<i>Exhibit complete</i>	09-12	27-56-39	N	8



**COMMUNITY ZONING APPEALS BOARD 12**  
**KENDALL VILLAGE CENTER - CIVIC PAVILLION**  
**8625 SW 124 Avenue, Miami**  
**Tuesday, December 2, 2008 at 6:30 p.m.**

**CURRENT**

1.	08-12-CZ12-1	RONALD, RAMIRO, & MAGALI CHAVEZ	<i>NOT FOUND</i>	07-344	03-55-40	N
2.	08-12-CZ12-2	RAMON AND BARBARA CANSECO	<i>EXHIBITS ERROR</i>	08-30	23-54-40	N
3.	08-12-CZ12-3	COLONIAL BANK, N. A.	<i>NOT FOUND</i>	08-74	36-54-40	N
4.	08-12-CZ12-4	JCMM HOLDINGS, LLC	<i>NO EXHIBITS</i>	08-82	35-54-40	N
5.	08-12-CZ12-5	DONALD & HAYDEH BRACKIN	<i>NO EXHIBITS</i>	08-115	36-54-40	N
6.	08-12-CZ12-6	WRC PROPERTIES, INC.	<i>NO EXHIBITS</i>	08-116	36-54-39	N
7.	08-12-CZ12-7	JUAN GONZALEZ & CARMEN MENDOZA	<i>NO EXHIBITS</i>	08-124	23-54-40	N

RECEIVED  
Clerk for the record.

JUN 04 2009

In \_\_\_\_\_ A (07-344)  
E \_\_\_\_\_ A-1  
Meeting \_\_\_\_\_ 6/4/09 BCC ZONING

BAPTIST MANORS  
PUBLIC HEARING APPLICATION NO. 07-344  

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BOARD OF COUNTY COMMISSIONERS  
JUNE 4, 2009

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

**RECEIVED**  
By the Clerk for the record.

JUN 04 2009

Item A  
Exhibit A-2 (07-344)  
Meeting 6/4/09 BCC ZONING

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

Hugo E. Gombosa  
8260 SW 90<sup>TH</sup> ST.  
MIAMI FL 33156.

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



JEANNIE VILATO  
8240 SW 90 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

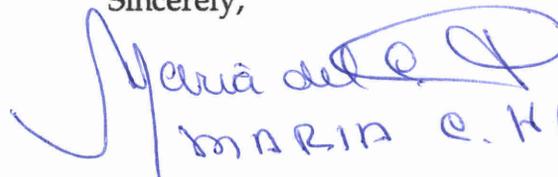
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I fully support the Application and urge you to approve it.

Sincerely,

  
MARIA E. HILYARD  
8244 SW 90 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,

*Jim Martin*  
*Jim Barber*

8200 SW 90 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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I fully support the Application and urge you to approve it.

Sincerely,

Monica A. BazzA

9025 SW 80 AVE

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

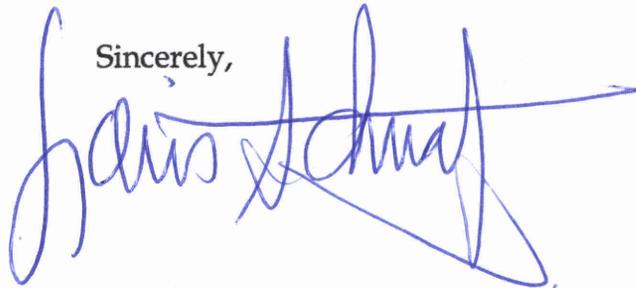
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



Louis Schwartz

9020 SW 80 Ave

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

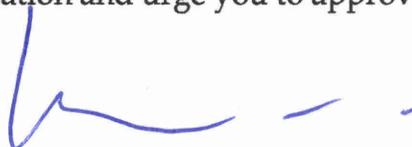
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

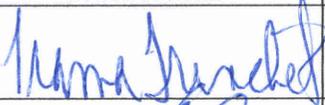
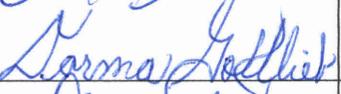
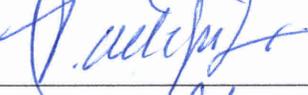
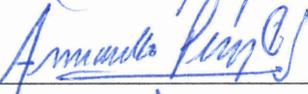
Sincerely,



MARK CANDELA.  
9145 SW 80 AVE.

**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M. I strongly believe that the requested rezoning is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		IRMA TRINCHETTI	8345 SW 90 ST Miami, FL 33156
2		Charles F. Gottlieb	8385 SW 90 ST Miami, FL 33156
3		Norma Gottlieb	8385 S.W. 90 ST. Miami, FL 33156
4		Luis Aguilera	9000 SW 84 CT Miami, FL 33156
5		ARMANDO PEREZ	9091 SW 85TH AVE MIAMI FL 33156
6		Julie Hammon	9090 SW 85ave Miami, FL 33156
7		CASCADE	8951 SW 85TH AVE 33156
8		JEAN M HARUM	8490 SW 89 Street Miami FL 33156
10			
11			
12			
13			
14			
15			



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: May 21, 2009

COMMISSION DISTRICT: 8

ITEM NO.: 3

**A. INTRODUCTION**

o **REQUEST:**

The Applicants are appealing the decision of Community Zoning Appeals Board #12, which denied the following:

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are appealing the decision of the Community Zoning Appeals Board #12 (CZAB-12) that denied a request to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of

Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.

4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 dua

**Surrounding Properties:**

**NORTH:** EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**SOUTH:** EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**EAST:** EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

**WEST:** EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(No plans submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or

neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

\*Subject to the conditions indicated in their memoranda.

**H. ANALYSIS:**

On February 3, 2009, the Community Zoning Appeals Board #12 (CZAB #12) denied without prejudice this application by a vote of 7 to 0, pursuant to Resolution #CZAB12-3-09. On February 13, 2009, the applicants appealed the CZAB #12's decision to the Board of County Commissioners (BCC) citing that the application is consistent with the Comprehensive Development Master Plan (CDMP) and compatible with the surrounding area and that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence introduced on the record. Staff opines that the proposed EU-M zoning is **compatible** with the existing zoning in the area and is **consistent** with the LUP map's designation. As such, staff recommends that this appeal and zone change application be approved.

The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24

of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (PWD) has no **objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate 3 additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (MDFR) also has no **objections** to the application and indicates that the estimated response time is **6:15 minutes**.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. Staff notes that EU-M zoned properties are located immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also located one block to the south of the subject property. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use, is **compatible** with the surrounding area and is, therefore, **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, would conform to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. As previously mentioned, EU-M zoned properties exist immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also found one block to the south of the subject property. Accordingly, staff notes that the proposed zoning is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation and, in staff's opinion, is **compatible** with the surrounding area.

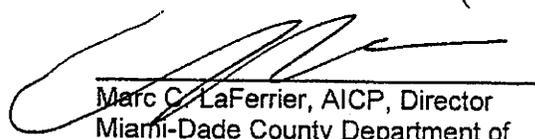
Based on all of the foregoing, staff opines that the approval of the appeal and the district boundary change would be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Therefore, staff recommends approval of the appeal and district boundary change from EU-1 to EU-M.

I. **RECOMMENDATION:**

Approval of the appeal and the district boundary change to EU-M.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 09/19/08  
**DATE TYPED:** 10/10/08  
**DATE REVISED:** 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08; 01/12/09; 01/15/09;  
03/31/09; 05/13/09  
**DATE FINALIZED:** 05/13/09  
MCL:MTF:NN:AA:JV

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning



May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely, *Astrid Mejia*  
*8000 N Kendall Dr 88th*  
*33156*

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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I fully support the Application and urge you to approve it.

Sincerely,

Luisa J. Hernandez  
Albert M. Hernandez  
7950 SW 88th St  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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I fully support the Application and urge you to approve it.

Sincerely,



Lisbeth Boiff

9231 SW 87 Ave C4  
Miami, FL 33176

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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I fully support the Application and urge you to approve it.

Sincerely,

  
SUZANNE FAHMY  
7930 SW 88 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

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I fully support the Application and urge you to approve it.

Sincerely,

*Luis A. Pupo*

*B.*

9231 SW 87 AVE

C-9

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

  
GUSTAVO DOMINGUEZ

8291 SW 91 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

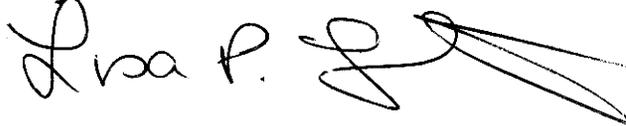
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa P. Fuentes", with a stylized flourish at the end.

LISA FUENTES

8260 SW 95 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

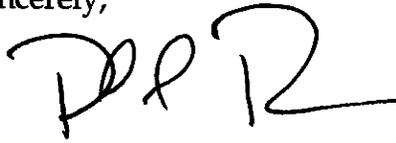
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,



RAFAEL ROCA

8265 SW 94 STREET  
MIAMI FL 33196

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

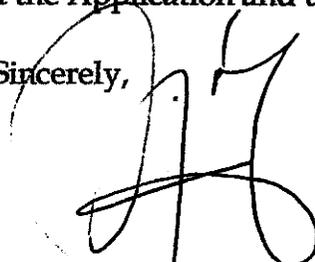
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,



JULIO MOREJON  
8301 SW 94 ST  
MIAMI FL 33154

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

*Iris Blandon*  
8260 SW 94 St.  
MIAMI FL 33186

December 1, 2008

Community Council 12  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Council Members:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. The Property has been abandoned for some time and is an eyesore to our neighborhood. The character of our neighborhood is diverse. New and older homes mesh together, and estate and single family homes are in close proximity to multi-family residences and professional offices that serve Baptist Hospital.

I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit the property to be subdivided into three lots with approximately 100 feet of frontage each. I also understand that the Applicant has submitted plans for the proposed three lots and have voluntarily tied the approval to these plans. I have reviewed these plans and strongly believe that approval of the application is in the best interest of my neighborhood and our community.

Approval of the application is consistent with the County's Master Plan, eliminates an eyesore, and increases the value of our neighborhood. The proposed custom-built homes are compatible with the neighborhood and serve as an example of thoughtful development.

I fully support the Application and urge you to approve it.

Sincerely,



Oliver Whitehouse  
8265 SW 95 ST  
Miami FL 33156-2446

*Oliver Whitehouse*

~~MV HOME~~

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,



CARLOS BORJA  
8245 SW 93 ST  
MIAMI FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

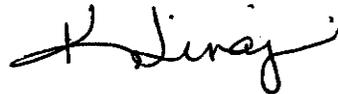
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



Kelly Linaje  
8546 SW 102nd St.  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

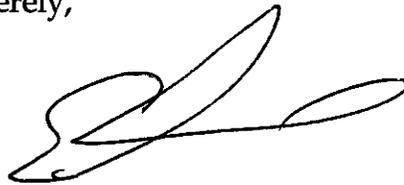
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



ERIK LINAJE  
8542 SW 102<sup>nd</sup> ST  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

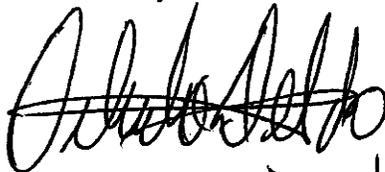
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



Orlando Delgado

8522 S.W. 102 Street  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,



Elizabeth Delgado  
8522 SW 102 St  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

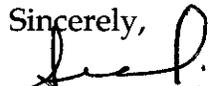
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I fully support the Application and urge you to approve it.

Sincerely,

  
PATRICIA LEAL

9360 SW 87 Ave #18

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

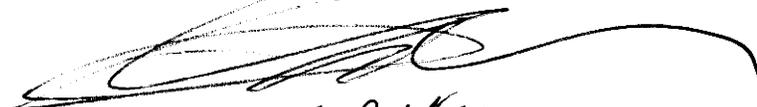
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



Mr Newman  
8300 SW 94 St  
33128

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

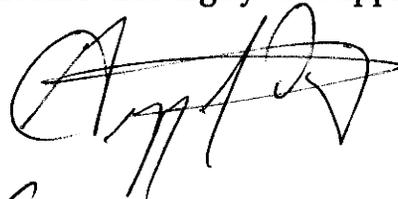
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



GREGORY ACUTE

8201 SW 95 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



Roger Reategui

9360 SW 87th #15

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

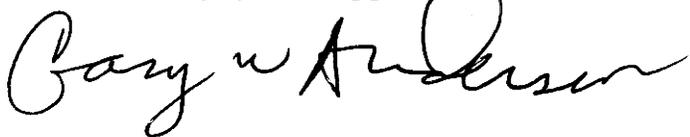
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



GARY ANDERSON  
7980 SW 89 TER

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



ROBERT MOSES

7981 SW 89 TER

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

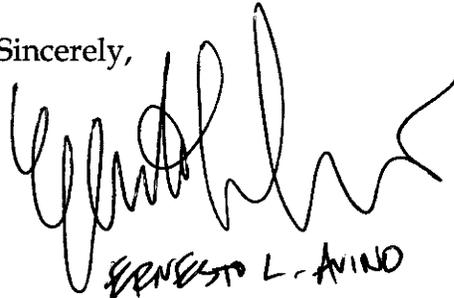
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



ERNESTO L. AVINO

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

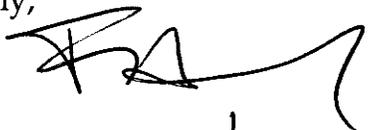
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,

  
FRANK HERNANDEZ  
7941 SW 89 TER

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,

Julie Tellez  
Julie Tellez  
8041 SW 89~~th~~ St

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

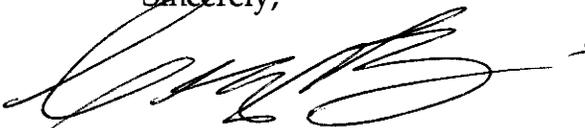
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,

  
Celso Foral  
9229 S.W. 87th Ave Apt 5

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

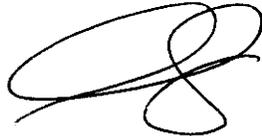
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



ALBERT SOTOLONGO

8921 SW 79 CT

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "Cody Morrissey". The signature is fluid and cursive, with a large loop at the end.

CODY MORRISSEY

1931 SW 89 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,



LEONARD DEUTSCH

7971 SW 89 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

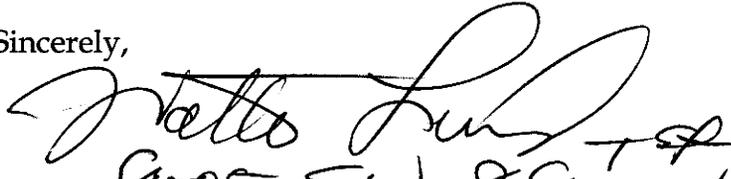
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Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely,

  
8005 SW 89<sup>th</sup>  
WALTER LUND

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

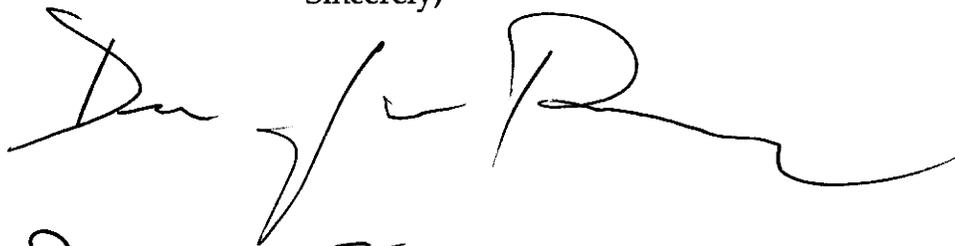
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I fully support the Application and urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "David Perez". The signature is fluid and cursive, with a large, stylized "P" at the end.

DAVID PEREZ  
8025 SW 89 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

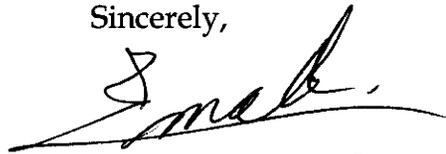
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I fully support the Application and urge you to approve it.

Sincerely,



EMAD FAHMY  
7930 SW 88 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

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I fully support the Application and urge you to approve it.

Sincerely, 7900 SW 88 St Miami, FL 33156

  
Anabel DePaZ

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

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I fully support the Application and urge you to approve it.

Sincerely,



PEDRO A. FREYRE

8241 SW 89 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

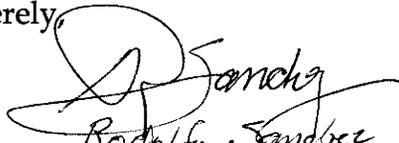
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

  
Rodolfo Sanchez  
8100 S.W. 89 Terrace  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

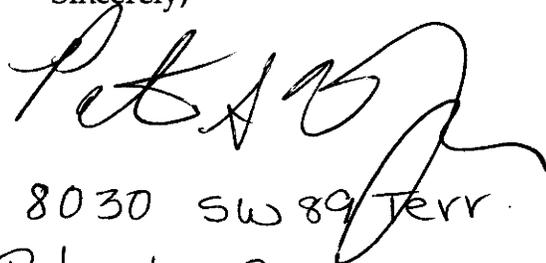
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



8030 SW 89 Terr.  
Patricia S. Wyszowski

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

  
Carmen Castellon  
8220 SW 90 St.  
Miami, FL 33156  
(786) 229-3968

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



ANTONIETTA DELTA  
9370 SW 87 AVE 7  
MIAMI, FL

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

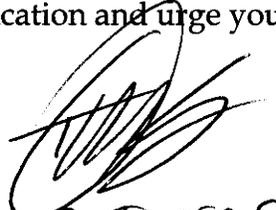
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



Luis Torres  
7900 Sw 89 Terr.  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

  
Marta Castañeda-Fernandez  
7995 Sw 89 St.  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a vertical line and a horizontal stroke.

9370 SW 87th Ave #5

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

 . Owen.  
ANGEL PENA, Resident -  
8022 SW 89th  
MIAMI, FL 33152.

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

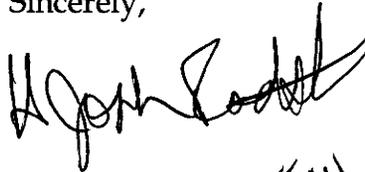
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



H Josh Rosstein  
9370 SW 87 Ave  
#4  
MIAMI, FLA 33176

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

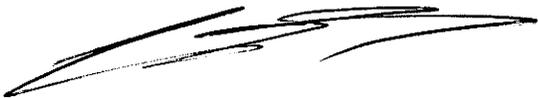
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



Anastasia Semerato  
8350 SW 81 Ave  
Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

~~I fully support the Application and urge you to approve it.~~

Sincerely,

*Lucia C. Pelaez*

LUCIA PELAEZ

9370 SW 87 AVE #3

MIAMI FL 33176

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

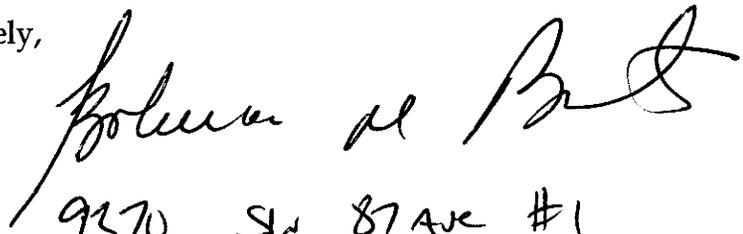
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

  
9370 SW 87 Ave #1  
MIAMI FL 33176

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

*Kayla Fenwick*  
7942 SW 89 St.  
Miami, Fla 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

*Raquel @ Teen*  
RAQUEL TOXA  
9370 SW 87 AVE #10

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



8150 SW 90TH ST.  
MIAMI, FL 33156  
ELAINE CUERVO

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

*Vivian Fernandez*

VIVIAN FERNANDEZ

9331 SW 87 AVE C1

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



SONIA FRANCISCO

9370 SW 87 AVE #12

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

S. Berger 7920 SW 89 Ter,  
Susanne Berger Miami, FL 33156

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Brown". The signature is fluid and cursive, with a large initial "D" and "B".

Deborah Brown

9370 SW 87 Ave #17

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

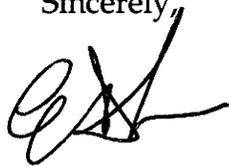
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



EFRAIM D SALIMERO

8200 SW 89 ST

May 19, 2009

Board of County Commissioners  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

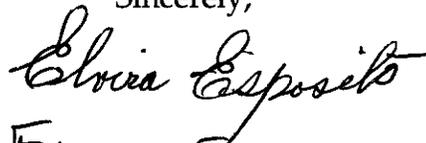
Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Commissioners:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and strongly believe that approval of the application is in the best interest of my neighborhood and our community. Approval of the application is consistent with the County's Master Plan and is compatible with the neighborhood.

I fully support the Application and urge you to approve it.

Sincerely,



ELVIRA ESPOSITO

9360 SW 87 Ave #6

December 1, 2008

Community Council 12  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

RECEIVED BY CLERK  
Rem # 207-344  
TAB # 12 EXHIBIT # 1-1  
DEC 02 2008

CLERK OF THE BOARD

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Council Members:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. The Property has been abandoned for some time and is an eyesore to our neighborhood. The character of our neighborhood is diverse. New and older homes mesh together, and estate and single family homes are in close proximity to multi-family residences and professional offices that serve Baptist Hospital.

I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit the property to be subdivided into three lots with approximately 100 feet of frontage each. I also understand that the Applicant has submitted plans for the proposed three lots and have voluntarily tied the approval to these plans. I have reviewed these plans and strongly believe that approval of the application is in the best interest of my neighborhood and our community.

Approval of the application is consistent with the County's Master Plan, eliminates an eyesore, and increases the value of our neighborhood. The proposed custom-built homes are compatible with the neighborhood and serve as an example of thoughtful development.

I fully support the Application and urge you to approve it.

Sincerely,

8340 SW 94st  
JON GABLE  
*Jon Gable*

December 1, 2008

Community Council 12  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. First Street  
Miami, Florida 33128

Re: Rezoning Application for 8300 S.W. 94 Street  
Public Hearing No. 07-344

Dear Honorable Council Members:

I live in the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. The Property has been abandoned for some time and is an eyesore to our neighborhood. The character of our neighborhood is diverse. New and older homes mesh together, and estate and single family homes are in close proximity to multi-family residences and professional offices that serve Baptist Hospital.

I have met with the Applicants and understand that they are seeking to rezone the property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit the property to be subdivided into three lots with approximately 100 feet of frontage each. I also understand that the Applicant has submitted plans for the proposed three lots and have voluntarily tied the approval to these plans. I have reviewed these plans and strongly believe that approval of the application is in the best interest of my neighborhood and our community.

Approval of the application is consistent with the County's Master Plan, eliminates an eyesore, and increases the value of our neighborhood. The proposed custom-built homes are compatible with the neighborhood and serve as an example of thoughtful development.

I fully support the Application and urge you to approve it.

Sincerely,

LOT 1 # 2 # 3

83 AVE

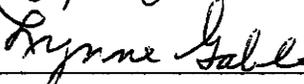
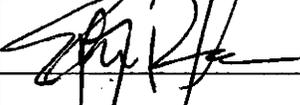
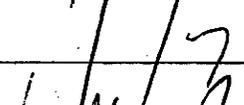
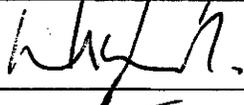
Oliver Whitehouse  
8265 SW 95 ST  
Miami FL 33156-2446

~~Oliver Whitehouse~~

~~MV HOME~~

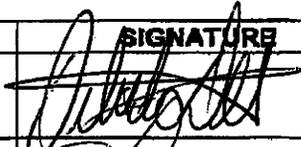
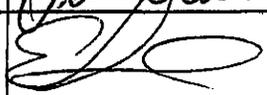
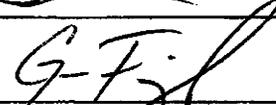
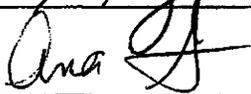
**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit its subdivision from one lot into three lots with approximately 100 feet of frontage each. I also understand that the applicant has tied the approval to a specific set of plans. I strongly believe that the requested subdivision is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		Julio Morcjon	8301 SW 94 ST MIAMI FL 33156
2		Lynne Gable	8340 SW 94 ST MI. FL 33156
3		Nancy & Robert Millares	8345 SW 96 ST, Miami, FL 33156
4		Iris Blandon	8260 S.W 94 st Miami FL 33156
5		Echna & Rafael Roca	8265 SW 94 ST MIAMI FL 33156
6		Tony Leung	8250 SW 94 ST MIAMI 33173
7		MANUEL FUENTES	8260 SW 95 ST. MIAMI, FL. 33156
8		CARLOS BORTA	8245 S.W. 93 ST MIAMI, FL 33156
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11			
12			
13			
14			
15			

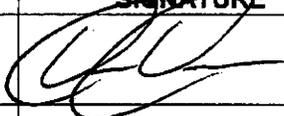
**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit its subdivision from one lot into three lots with approximately 100 feet of frontage each. I also understand that the applicant has tied the approval to a specific set of plans. I strongly believe that the requested subdivision is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		Orlando Delgado	8522 S.W. 102 Street Miami, FL 33156
2		ERIK LINAJE	8542 SW 102ND STREET MIAMI FL 33156
3		Gary Frigols	8375 SW 102 Street Miami, FL 33156
4		Ana Ounholt	8395 SW 102 ST Miami FL 33154
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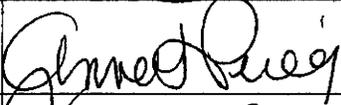
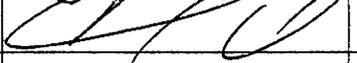
**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit its subdivision from one lot into three lots with approximately 100 feet of frontage each. I also understand that the applicant has tied the approval to a specific set of plans. I strongly believe that the requested subdivision is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		CARLOS CABANAS	8291 SW 87 TERR.
2		ROSEMARY BRESLOW	8251 SW 87 TERR.
3			
4			
5			
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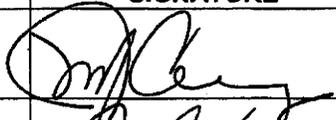
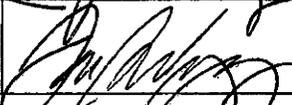
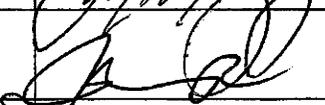
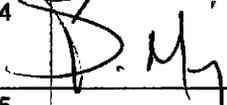
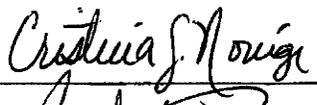
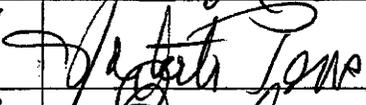
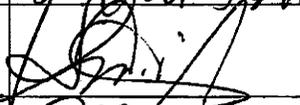
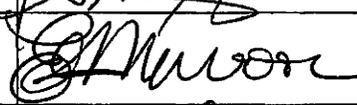
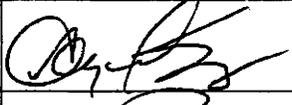
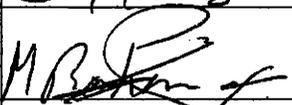
**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M and utilize Severable Use Rights (SURs) to permit its subdivision from one lot into three lots with approximately 100 feet of frontage each. I also understand that the applicant has tied the approval to a specific set of plans. I strongly believe that the requested subdivision is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		Daniel Puig	8415 SW 87th Terr
2		Anna L Puig	"
3		JUAN J GONZALEZ	8340 SW 87th Terr
4		CRISTY SANCHEZ	8360 SW 87th Terr.
5		FERNANDO Corda	8380 SW 87 Terr
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**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

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	SIGNATURE	NAME	ADDRESS
1		MIRIAM Campa	8300 SW 86 Terr
2		JOSE RODRIGUEZ	8325 SW 86 TERR MIAMI
3		J. MALCOM JR	8340 SW 86 TERR. —
4		David Miguez	8600 SW 83 ct
5		ROBERT SIMMONS	8650 SW 83 ct
6		Cristina Noriega	8360 SW 87 terr.
7		NORBERTO PONS	8320 S.W. 87 TERR.
8		SCOTT HICKOX	8300 SW 87 Terr.
10		ELSA MAROON	8271 SW 87 terr.
11		Angel Suarez	8341 SW 87 Terr
12		Mohsen Bolhassani	8280 S.W 87 Terr Miami, FL 33143
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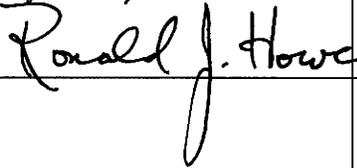
**ZONING APPLICATION P.H. NO. 07-344  
COMMUNITY COUNCIL 12**

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	SIGNATURE	NAME	ADDRESS
1		JAMES LEON	8240 SW 87 TERRACE MIAMI FL 33143
2		RAMON LOPEZ	8231 SW 87th MIA FL 33147
3		RENALDO PEREZ	8221 SW 88 <sup>th</sup> TERR MIAMI FL 33143
4		LUIS GONZALEZ	8230 SW 87 Terr Miami, Fla 33143
5		Manuel Boudier	8220 SW 87 terr. 33143
6		NANCY CARBONE	8701 S.W. 82 <sup>nd</sup> 33143
7		BARRY MATZ	8651 SW 82 <sup>nd</sup> 33143
8		STUART D. MAUL	8238 SW 80 <sup>th</sup> Terr.
10		VIVIAN SALADRIGAS	8250 SW 86 Terr.
11		Maria E. Montes	8270 SW 86 terr.
12		Sonia Santana	8295 S.W 86 Terr.
13		OTTO TRAVIESO	8301 SW. 86 TERR
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**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

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	SIGNATURE	NAME	ADDRESS
1		Adam Lammie	4401 SW 46 CT
2		Robert Ramirez	9231 SW 87 AVE
3		Fede Romo	9370 SW 87 AVE #16
4		RONALD HOWE	9360 SW 87 AVE Apt 101
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ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS

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	SIGNATURE	NAME	ADDRESS
1		Antonio Del Rio	8400 SW 87 TR
2		Daniela Salazar	8420 SW 87 TR
3		LUISA MENDEZ	8420 SW 87 TR
4		Myriam Gonzalez	8500 SW 87 TR
5		Maria Lopez	8600 SW 87 TR
6		GILDA MARTINEZ	8620 SW 87 TR
7		Gustavo Portales	8630 SW 87 TR MIAMI FL-33143
8		Diana Parviteanu	8610 SW 87 TR
10		Sabine Buitrago	8730 SW 86 TR
11		Lorraine Ferrer	8721 SW 86 TR
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**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

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	SIGNATURE	NAME	ADDRESS
1		JAY DUMAEGA	8601 SW 94th St 104 W Miami FL
2		Irene Nowak	8601 SW 94th St 103 W Miami FL 33156
3		Jeremy Silver	8601 SW 94th St 102 W
4		Karla Rodriguez	8623 SW 94th St 103
5		Jaime Castellano	8601 SW 94th St #261
6		Marlene Vargas	8601 S.W. 94th St 205 W
7		Sam Jensen	8601 SW 94th St 205 W
8		Joseph Castel	8601 SW 94th St 101 W
10		NEYI MORENO	8601 SW 94th St 210 W
11		Juan D. Acosta	8601 SW 94th St 214 W
12		Helen Rodriguez	8601 SW 94th St 216 W
13		Angela	8601 SW 94th St 217 W
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### ZONING APPLICATION P.H. NO. 07-344 BOARD OF COUNTY COMMISSIONERS

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	SIGNATURE	NAME	ADDRESS
1	<i>Hector Milla</i>	Hector Milla	8601 SW 94 ST #317W
2	<i>Zola Garcia</i>	Zola Garcia	8601 SW 94 ST #315W
3	<i>Bene Gonzalez</i>	Bene Gonzalez	8601 SW 94 ST #314W
4	<i>Antonio S. Lopez</i>	Antonio S. Lopez	8475 SW 94 ST 104 E 3315 W
5	<i>EDMUND TORRES</i>	EDMUND TORRES	8475 SW 94 ST 201 E 3315 W
6	<i>JOSE R. LINDAS</i>	JOSE R. LINDAS	8475 SW 94 ST 202 E 3315 W
7	<i>LARRY WALL</i>	LARRY WALL	8475 SW 94 ST 101 E 3315 W
8	<i>Michael Mendez</i>	Michael Mendez	8475 SW 94 ST 102 E 3315 W
10	<i>WILLIAM CASILLAS</i>	WILLIAM CASILLAS	8475 SW 94 ST 103 E 3315 W
11	<i>MARCELO ALVAREZ</i>	MARCELO ALVAREZ	8475 SW 94 ST 104 E 3315 W
12	<i>Laura Gonzalez</i>	Laura Gonzalez	8475 SW 94 ST 117 E
13	<i>Guillermo</i>	Guillermo	8475 SW 94 ST
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**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

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	SIGNATURE	NAME	ADDRESS
1		Ariana Gutierrez	8400 SW 90 ST
2		Victor Gutierrez	8400 SW 90 ST
3		Elba Lopez	9401 SW 77 CT
4		Ileana Espinosa	8380 SW 90 ST
5		Ronald Chavez	8266 SW 87 AVE
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**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

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	SIGNATURE	NAME	ADDRESS
1		David Campos	8745 SW 94 St 124E Miami FL 33156
2		Gabriel Subirana	8475 SW 94th St. Miami, FL 33156 125E
3		Anthony Bell	8475 S.W. 94th St. 126E
4		Gloriza + Selena Thompson	8415 SW 94 Street 127D
5		Jeff Blum	8475 SW 94 St 115-E
6		Karelis Soler	8720 SW 84th St
7		MICHELLE LLANOS	8700 SW 84th Ct
8		Sebastian Levin	8600 SW 84 Ct.
10		Lilia Gutierrez	8530 SW 84ct
11		RICHELLE C. TANDY	8500 SW 87 Ter. Miami, 33143
12		Leanne Mackey	8521 SW 87 Terrace, Miami
13		Jennifer Hodge	8460 SW 87 Ter Miami 33143
14		Myrna Prodan	8550 SW 83 ave.
15			

### ZONING APPLICATION P.H. NO. 07-344 BOARD OF COUNTY COMMISSIONERS

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M. I strongly believe that the requested rezoning is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		RICARDO BULA	8601 SW 94 St #15W
2		Antonio	8601 SW 94 St Apt 115W
3		Luis	8601 SW 94 St Apt 225W
4		marfa	8601 SW 94 St Apt 127W
5		DANILLO	8601 SW 94 St Apt 1275W
6		Mora	8601 SW 94 St Apt 127W
7		Kenneth	8601 SW 94 St #117W
8		WALTER	8601 SW 94 St #117W
10		Jesus	8601 SW 94 St #117W
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**ZONING APPLICATION P.H. NO. 07-344  
BOARD OF COUNTY COMMISSIONERS**

I am a resident of the area immediately surrounding the property located at 8300 S.W. 94 Street, which is the subject of Zoning Application 07-344. I have met with the applicant and understand that the zoning request is to rezone the 1.16-acre property from EU-1 to EU-M. I strongly believe that the requested rezoning is compatible with the surrounding neighborhood and will have a positive impact on the community. I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		JEANNETTE PADILLA	8700 SW 86 COURT MIAMI FL 33143
2		JULIA ROMO	8704 SW 84 Ave Miami FL 33143
3		Beverly K. Stewart	8601 SW 84 Ave.
4		Anwar Israeli	8525 SW 84 Ave
5		Carlos Hernandez	8600 SW 84 Ave.
6		Annie Ruiz	8415 SW 87 Tr.
7		JUDITH DIAMOND	8601 SW 85 AVE
8		ROSA CASTELLON	8561 SW 85 Ave.
10		PAULA FERNANDEZ	8560 S.W. 8501
11		Cristina Fernandez	8620 SW 85 AVE. 33143
12		CARMEN E. GONZALEZ	8455 SW 87 Tr., 33143
13		Bruce NACHMAN	8901 SW 87 Tr.
14		Gianfranco TASSI	8600 SW 86 Av.
15		Randa Garcia	8700 SW 86 Ave.



# BAPTIST MANORS P.H. NO. 07-344

SW 88 Street (Kendall Drive)

**BAPTIST HOSPITAL AND  
EMPLOYMENT CENTER**

**Kenwood  
Elementary  
School**

RESOLUTION NO. CZAB12-15-06  
RESOLUTION NO. CZAB12-26-07

RESOLUTION NO. CZAB12-30-07

RESOLUTION NO. CZAB12-8-06

RESOLUTION NO. CZAB12-11-04

SUBJECT PROPERTY

RESOLUTION NO. CZAB12-29-05

RESOLUTION NO. Z-217-61

SW 94th Street

SW 87th Avenue (Galloway Road)

Palmetto Expressway

US 1 Bus Way

SW 83rd Ave.

SW 104 Street

**EU-1**

**EU-M**

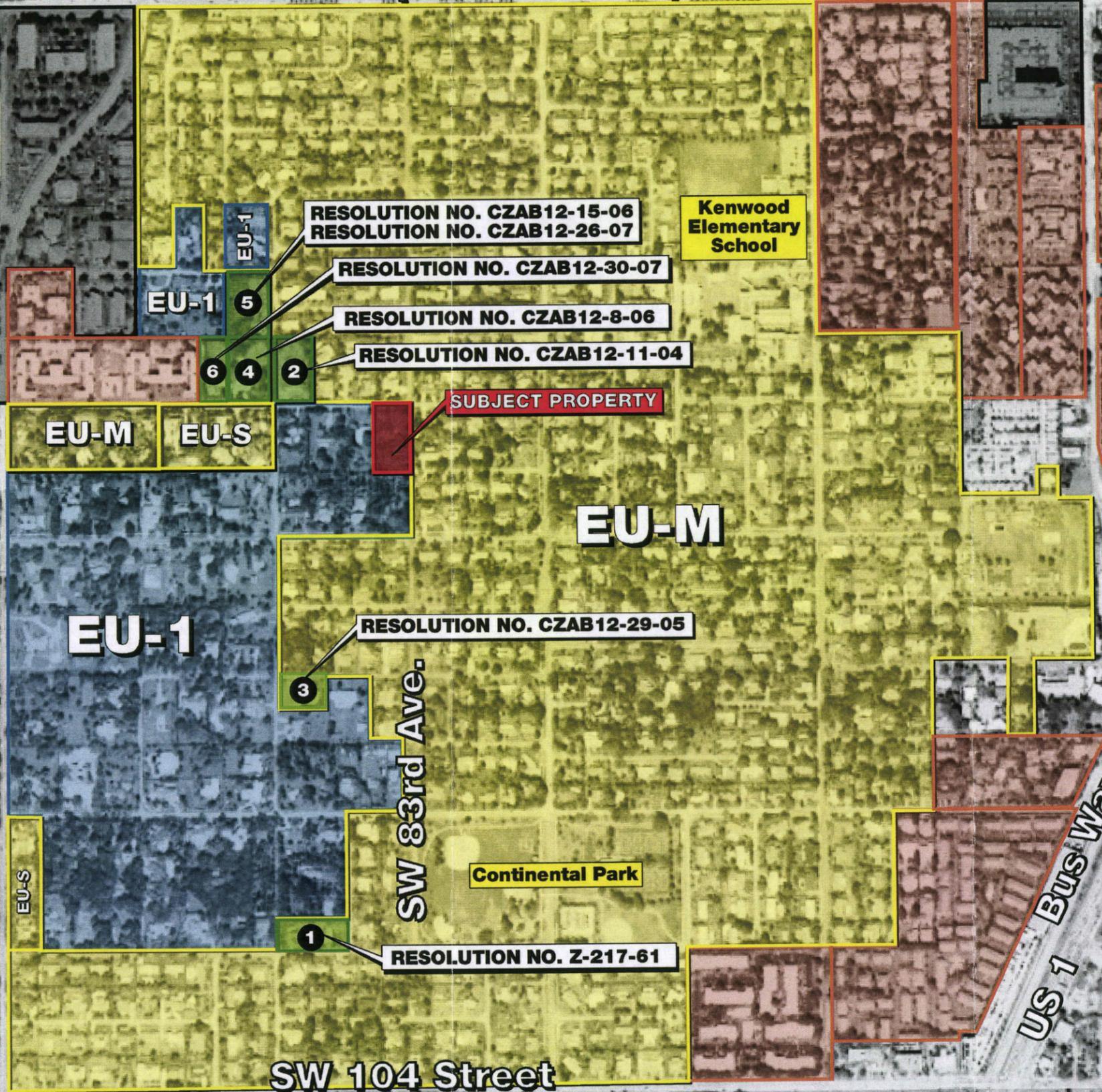
**EU-1**

**EU-S**

**EU-M**

-  EU-1
-  EU-M
-  Multi-Family Residential
-  Employment Centers
-  Precedent







RESOLUTION NO. 2-217-61

The following resolution was offered by Commissioner

Frank O. Pruitt, seconded by Commissioner

Milton B. Thompson, and upon poll of members present,

the vote was as follows:

James H. Allen	aye	Frank O. Pruitt	aye
Jack H. Beckwith	aye	Harold B. Spet	absent
Joseph A. Boyd, Jr.	aye	Milton B. Thompson	aye
Alexander S. Gordon	aye	Walter Weiss	aye
Charles F. Hall	aye	Winston N. Wynne	absent
Ben C. McGahoy	absent	Robert M. Haverfield	absent
Arthur H. Patten, Jr.	aye		

WHEREAS, James I. Minix has applied for a district boundary change from EU-1 (One Acre Estates) 15,000 c.f., to ED-M (State Use Modified) 15,000 c.f., on the S. 1/5 NW SW 22 1/2 SW 1/4 of section 3-39-40. N. side SW 102 Street between SW 83 Court and the SW 84 Avenue, Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion that the requested district boundary change would be compatible with the neighborhood concerned and would not be in conflict with the purpose and intent of the plan for the development of Dade County, Florida, and recommended approval, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendations of the Zoning Appeals Board and having given an opportunity for interested parties to be heard, at which time no objections were voiced, and upon considering the record and recommendations of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change, as recommended by the Zoning Appeals Board, would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-4, 15,000 c.f. minimum, be and the same is hereby approved and said property is hereby zoned accordingly.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 14th day of December, 1961.

Heard 10/16/61  
No. 61-10-14A  
vd

DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

By \_\_\_\_\_  
Deputy Clerk



**RESOLUTION NO. CZAB12-11-04**

*WHEREAS*, ENRIQUE PIWKO applied for the following:

EU-1 to EU-M

**SUBJECT PROPERTY:** The north 150.33' of the west ¼ of the SW ¼ of the NW ¼ of the SE ¼ of the NW ¼, less the west 25' & the north 150.33' of the west 12.5' of the east ½ of the SW ¼ of the NW ¼ of the SE ¼ of the NW ¼; AND: the SW ¼ of the NW ¼ of the SE ¼ of the NW ¼, less the north 150.33' & less the west 25' & the south 25' thereof; AND: the west 12.5' of the east ½ of the SW ¼ of the NW ¼ of the SE ¼ of the NW ¼, less the north 150.33' & the south 25' in Section 3, Township 55 South, Range 40 East.

**LOCATION:** The Northeast corner of theoretical S.W. 84 Avenue & S.W. 94 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and

*WHEREAS*, a motion to approve the application was offered by Douglas A. Krueger, seconded by Nelson A. Varona, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Nelson A. Varona	aye
Millie Herrera	aye	Robert W. Wilcosky	aye
Douglas A. Krueger	aye		
	Jose I. Valdez		aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 10<sup>th</sup> day of March 2004.

Hearing No. 04-3-CZ12-3  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

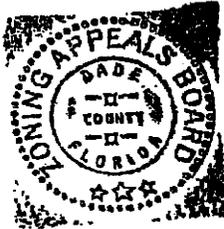
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-11-04 adopted by said Community Zoning Appeals Board at its meeting held on the 10<sup>th</sup> day of March 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16<sup>th</sup> day of March 2004.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL





MAIN OFFICE

- 111 NW 1 STREET, SUITE 1210  
MIAMI, FLORIDA 33128  
(305) 375-2800

Enrique Piwko  
C/o Juan J. Mayol, Jr., Esq.  
Ackerman Senterfitt  
Suntrust International Center  
One S.E. 3<sup>rd</sup> Avenue 28th Fl.  
Miami, FL 33131-1714

Re: Hearing No. 04-3-CZ12-3 (03-333)  
Location: Northeast corner of theoretical S.W. 84 Avenue & S.W. 94 Street,  
Miami-Dade County, Florida

- HERBERT S. SAFFIR  
PERMITTING AND INSPECTION CENTER  
11805 S.W. 26 Street  
MIAMI, FLORIDA 33175
- IMPACT FEE SECTION  
(786) 315-2670 • SUITE 145
  - ZONING INSPECTION SECTION  
(786) 315-2660 • SUITE 223
  - ZONING PERMIT SECTION  
(786) 315-2666 • SUITE 106
  - ZONING PLANS PROCESSING SECTION  
(786) 315-2650 • SUITE 113

Dear Mr. Mayol:

Enclosed herewith is Resolution No. CZAB12-11-04, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which approved your client's request for a district boundary change to EU-M on the above described property.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is March 15, 2004. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl Jones".

Earl Jones  
Deputy Clerk

Enclosure



**RESOLUTION NO. CZAB12-29-05**

**WHEREAS, ROBERT & ELIZABETH DUNFORD** applied for the following:

EU-1 to EU-M

**SUBJECT PROPERTY:** The north ½ of the west 2/5 of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ all in Section 3, Township 55 South, Range 40 East, less the west 25' thereof.

**LOCATION:** 8380 S.W. 98 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. **Purchase of Severable Use Rights** – Prior to the approval of a final plat or waiver of plat for the subdivision of the Property into two (2) lots, the Owner shall secure one (1) severable use right, as defined in Chapter 33B of the Code of Miami-Dade County.

**WHEREAS,** this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

**WHEREAS,** a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Millie Herrera, seconded by Nelson A. Varona, and upon a poll of the members present the vote was as follows:

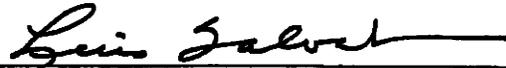


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-29-05 adopted by said Community Zoning Appeals Board at its meeting held on the 17<sup>th</sup> day of August 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25<sup>th</sup> day of August 2005.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





Department of Planning and Zoning  
 Stephen P. Clark Center  
 111 NW 1st Street • Suite 1210  
 Miami, Florida 33128-1902  
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- Vicaya Museum And Gardens
- Water & Sewer

Robert & Elizabeth Dunford  
 c/o Fred Sanchez  
 8340 SW 91 Street  
 Miami, FL 33156

Re: Hearing No. 05-8-CZ12-6 (05-110)  
 Location: 8380 S.W. 98 Street, Miami-Dade County, Florida

Dear Mr. & Mrs. Dunford:

Enclosed is Resolution CZAB12-29-05, adopted by Miami-Dade County's Community Zoning Appeals Board 12, which accepted your Declaration of Restrictions and approved the request for a district boundary change to EU-M, on the above noted location.

Note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting was August 22, 2005. If an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

Lou Salvat  
 Deputy Clerk

Enclosure

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**RESOLUTION NO. CZAB12-8-06**

**WHEREAS, IGNACIO & VIVIAN SERRALTA** applied for the following:

EU-1 to EU-M

**SUBJECT PROPERTY:** The SE ¼ of the NE ¼ of the SW ¼ of the NW ¼, less the south 25' and less beginning Southwest corner of the SE ¼ of the NE ¼ of the SW ¼ of the NW ¼ of Section 3, Township 55 South, Range 40 East of the east 128.8' of the north 325.76' of the west 138.8' of the south 325.57' to the Point of beginning.

**LOCATION:** 8401 S.W. 94 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and

**WHEREAS,** a motion to approve the application was offered by Jose I. Valdes, seconded by Carla Savola, and upon a poll of the members present the vote was as follows:

Millie Herrera	aye	Nelson A. Varona	aye
Carla Savola	aye	Robert W. Wilcosky	absent
Jose I. Valdes	aye		
	Peggy Brodeur	aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 4<sup>th</sup> day of April, 2006.

Hearing No. 06-2-CZ12-3  
ls

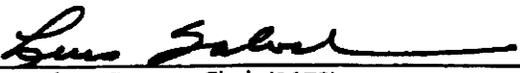
**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-8-06 adopted by said Community Zoning Appeals Board at its meeting held on the 4<sup>th</sup> day of April 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25<sup>th</sup> day of April 2006.



  
Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning



Department of Planning and Zoning  
 Stephen P. Clark Center  
 111 NW 1st Street • Suite 1210  
 Miami, Florida 33128-1902  
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April 25, 2006

Ignacio & Vivian Serralta  
 c/o Juan J. Mayol, Jr., Esq.  
 Holland & Knight LLP  
 701 Brickell Avenue, Suite 3000  
 Miami, FL 33131

Re: Hearing No. 06-2-CZ12-3 (05-335)  
 Location: 8401 S.W. 94 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

Enclosed herewith is Resolution No. CZAB12-8-06 adopted by Miami-Dade County's Community Zoning Appeals Board 12, which approved your clients' request for a district boundary change to EU-M on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting was April 10, 2006.

To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640. If an appeal has been received, any action undertaken during the appeal period is at the applicant's risk.

Cordially,

Lou Salvat  
 Deputy Clerk

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April 10, 2006

Ignacio & Vivian Serralta  
 c/o Juan J. Mayol, Jr., Esq.  
 Holland & Knight LLP  
 701 Brickell Avenue, Suite 3000  
 Miami, FL 33131

Re: Hearing No. 06-2-CZ12-3 (05-335)  
 Location: 8401 S.W. 94 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

As you are aware, the Miami-Dade County Community Zoning Appeals Board 12, at their meeting of April 4<sup>th</sup>, 2006, approved your clients' request for a district boundary change to EU-M on the above-noted location. Be advised that said approval will be memorialized in Resolution No. CZAB12-8-06, scheduled to be released on or about April 25<sup>th</sup>, 2006.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The posting date was April 10, 2006.

To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640. If an appeal has been received, any action undertaken during the appeal period is at the applicant's risk.

Cordially,

Lou Salvat  
 Deputy Clerk

Enclosure



**RESOLUTION NO. CZAB12-26-07**

**WHEREAS, TAHEREH JAVADNIA** applied for the following:

**MODIFICATION** of Paragraph 1 of a Declaration of Restrictions as recorded in Official Records Book 24650, Pages 1689 – 1694, reading as follows:

**FROM:** "1. Density Limitation. That the development of the property shall be limited to two (2) dwelling units."

**TO:** "1. Density Limitation. That the development of the property shall be limited to three (3) dwelling units."

The purpose of the request is to permit the applicant to construct three dwelling units in lieu of the previously restricted two units.

Upon demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "New Residences for Mrs. Tahereh Javadnia," as prepared by Ralph Cruz-Munoz, R.A. Architect & Planner and dated stamped received 1/25/07 consisting of 5 pages, 1 page dated stamped received 4/13/07 and 1 page dated stamped received 8/18/07 for a total of 7 pages.

**SUBJECT PROPERTY:** The NE ¼ of the NE ¼ of the SW ¼ of the NW ¼, less the north 25' and the east 25' and the west 100' of Section 3, Township 55 South, Range 40 East.

**LOCATION:** The Southwest corner of S.W. 92 Street and S.W. 84 Avenue, A/K/A: 9260 S.W. 84 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

**WHEREAS,** upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Paragraph 1 of a Declaration of Restrictions as recorded in Official Records Book 24650, Pages 1689 – 1694, would be

compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application as a non-use variance was offered by Alberto Santana, seconded by Robert W. Wilcosky, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	absent	Jose I. Valdes	absent
Edward D. Levinson	nay	Robert W. Wilcosky	aye
Alberto Santana	aye	Elliot N. Zack	aye
Carla Ascencio-Savola			aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested modification of Paragraph 1 of a Declaration of Restrictions as recorded in Official Records Book 24650, Pages 1689 – 169 4, be and the same is hereby approved as a non-use variance, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residences for Mrs. Tahereh Javadnia," as prepared by Ralph Cruz-Munoz, R.A. Architect & Planner and dated stamped received 11/20/07, for a total of 7 pages.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
5. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in this report (i.e., Miami-Dade County Department of Planning and Zoning Recommendation to Community Council No. 12, re: PH Z06-016; date finalized 11/05/07).

6. That a revised Declaration of Restrictions be submitted to the Department of Planning and Zoning within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.

*BE IT FURTHER RESOLVED*, Paragraph 1 of a Declaration of Restrictions as recorded in Official Records Book 24650, Pages 1689 – 1694, as herein modified, shall read as follows:

1. Density Limitation. That the development of the property shall be limited to three (3) dwelling units.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 3<sup>rd</sup> day of December, 2007.

Hearing No. 07-10-CZ12-1  
Is

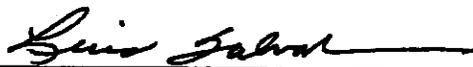
**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 11<sup>TH</sup> DAY OF DECEMBER, 2007.**

STATE OF FLORIDA

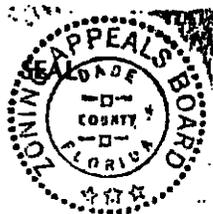
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-26-07 adopted by said Community Zoning Appeals Board at its meeting held on the 3<sup>rd</sup> day of December 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11<sup>th</sup> day of December 2007.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





Carlos Alvarez, Mayor

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Planning and Zoning  
111 NW 1st Street • Suite 1210  
Miami, Florida 33128-1902  
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December 11, 2007

miamidade.gov

Tahereh Javadnia  
c/o Javier Vazquez, Esq.  
6500 Cow Pen Road, Suite 302  
Miami Lakes, Florida 33014

Re: Hearing No. 07-10-CZ12-1 (07-016)  
Location: 9260 S.W. 84 Avenue,  
Miami-Dade County, Florida

Dear Ms. Javadnia:

Enclosed is Resolution No. CZAB12-26-07, adopted by Miami-Dade County's Community Zoning Appeals Board 12, which approved your application on the above noted location. Please note the conditions of approval as failure to comply with said conditions may result in issuance of violation notices requiring payment of daily fines.

If stipulated in the resolution that building permits and/or certificates will be required, applications for building permits and/or certificates of occupancy, completion or use should be made with the respective Building or Planning and Zoning Department, as appropriate.

Please note that any aggrieved party may appeal the Board's decision to Circuit Court within 30 days of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is Dec. 11, '07.

If an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of court filings concerning this matter should be served upon both my office and:

Robert Cuevas, County Attorney  
111 N.W. 1st Street, Suite 2810  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure

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**RESOLUTION NO. CZAB12-15-06**

**WHEREAS, TAHEREH JAVADNIA** applied for the following:

- (1) EU-1 to EU-M

**OR IN THE ALTERNATIVE:**

- (2) Applicant is requesting to permit a lot area of 0.94 gross acre of (1 gross acre required).

**REQUEST #2 ON PROPOSED PARCEL "A"**

- (3) Applicant is requesting to permit a lot area of 0.81 gross acre (1 gross acre required).

- (4) Applicant is requesting to permit a single-family residence setback varying from 29.88' to 30.1' (50' required) from the front (east) property line.

**REQUESTS #3 & #4 ON PROPOSED PARCEL "B"**

Upon demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) 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 "Waiver of Plat," as prepared by Aniano J. Garcia, P. L. S. M., dated stamped received 8/18/05 and consisting of 1 sheet.

**SUBJECT PROPERTY:** The NE ¼ of the NE ¼ of the SW ¼ of the NW ¼, less the north 25' and the east 25' and the west 100', of Section 3, Township 55 South, Range 40 East.

**LOCATION:** 9260 S.W. 84 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requests to permit a lot area of 0.94 gross acre on Proposed Parcel "A" (Item #2), to permit a lot area of 0.81 gross acre on Proposed Parcel "B" (Item #3), and to permit a single-family residence setback varying from 29.88' to 30.1' from the front (east) property line on Proposed Parcel "B" (Item #4), and at which time proffered a Declaration of Restrictions which among other things provided:

**Density Limitation.** That the development of the Property shall be limited to two (2) dwelling units.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M (Item #1) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the withdrawal of the requests to permit a lot area of 0.94 gross acre on Proposed Parcel "A" (Item #2), to permit a lot area of 0.81 gross acre on Proposed Parcel "B" (Item #3), and to permit a single-family residence setback varying from 29.88' to 30.1' from the front (east) property line on Proposed Parcel "B" (Item #4) should be granted, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve Item #1, and to grant the withdrawal of Items #2 - 4, was offered by Robert W. Wilcosky, seconded by Nelson A. Varona, and upon a poll of the members present the vote was as follows:

Millie Herrera	aye	Nelson A. Varona	aye
Carla Savola	aye	Robert W. Wilcosky	aye
Jose I. Valdes	absent		
	Peggy Brodeur	absent	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M (item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

*BE IT FURTHER RESOLVED*, that the request to withdraw the requests to permit a lot area of 0.94 gross acre on Proposed Parcel "A" (Item #2), to permit a lot area of 0.81 gross acre on Proposed Parcel "B" (Item #3), and to permit a single-family residence setback varying from 29.88' to 30.1' from the front (east) property line on Proposed Parcel "B" (Item #4), be and the same are hereby granted and said Items are hereby withdrawn without prejudice.

*BE IT FURTHER RESOLVED* that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 9<sup>th</sup> day of May, 2006.

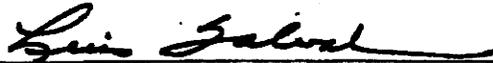
Hearing No. 06-5-CZ12-3  
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**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-15-06 adopted by said Community Zoning Appeals Board at its meeting held on the 9<sup>th</sup> day of May 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30<sup>th</sup> day of May 2006.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





Department of Planning and Zoning  
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- Water & Sewer

May 30, 2006

Tahereh Javadnia  
 c/o Chad Willard  
 999 Ponce de Leon Boulevard  
 Suite 1000  
 Coral Gables, FL 33134

Re: Hearing No. 06-5-CZ12-3 (05-248)  
 Location: 9260 S.W. 84 Avenue, Miami-Dade County, Florida

Dear Mr. Williard:

Enclosed herewith is Resolution No. CZAB12-15-06 adopted by the Miami-Dade County Community Zoning Appeals Board 12, which accepted the declaration of restrictions proffered by your client, approved the request for a district boundary change to EU-M, and granted the withdrawal of requests #2 - 4 on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting was May 15, 2006.

To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640. If an appeal was filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

Lou Salvat  
 Deputy Clerk

Enclosure



Department of Planning and Zoning  
 Stephen P. Clark Center  
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- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

May 19, 2006

Tahereh Javadnia  
 c/o Chad Willard  
 999 Ponce de Leon Boulevard  
 Suite 1000  
 Coral Gables, FL 33134

Re: Hearing No. 06-5-CZ12-3 (05-248)  
 Location: 9260 S.W. 84 Avenue, Miami-Dade County, Florida

Dear Mr. Willard:

As you are aware, the Miami-Dade County Community Zoning Appeals Board 12, at their meeting of May 9<sup>th</sup>, 2006, accepted the declaration of restrictions proffered by your client, approved a district boundary change to EU-M, and granted the withdrawal of requests #2 – 4, on the above-noted location. Be advised that said approval will be memorialized in Resolution No. CZAB12-15-06, scheduled to be released on or about May 30<sup>th</sup>, 2006.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The posting date was May 15, 2006.

To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640. If an appeal was filed, any action undertaken during the appeal period is at the applicant's risk.

Cordially,

Lou Salvat  
 Deputy Clerk

Enclosure



**RESOLUTION NO. CZAB12-30-07**

*WHEREAS*, YURI and CARMEN SUCART applied for the following:

- (1) EU-1 to EU-M
- (2) To waive the subdivision regulations requiring parcels to have frontage on a public street.
- (3) To permit a parcel with 0' frontage (120' required) on a public street and to have access to a public street by means of a 15' wide private easement.
- (4) To permit a single-family residence setback 14' (15' required) from the interior side (west) property line.

Upon demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) and requests #3 and #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #2 must be considered under Chapter 28 §19(a) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Subdivision of a EU-1 Lot to EU-M," as prepared by Jose Martinez, P. E., dated stamped received 6/15/07 and consisting of 1 page.

**SUBJECT PROPERTY:** Begin at the southwest corner of the east ½ of the east ½ of the north ½ of the SW ¼ of the NW ¼ of Section 3, Township 55 South, Range 40 East, and run east 128.8' to a point; thence run N1°50'56"E, a distance of 325.76' ± to a point on the north line of said east ½ of the east ½ of the south ½ of the north ½ of the SW ¼ of the NW ¼ of Section 3; thence run S89°59'28"W, a distance of 138.8' to the northwest corner of said east ½ of the east ½ of the south ½ of the north ½ of the SW ¼ of the NW ¼ of Section 3; thence run S0°5'22 "W, a distance of 325.57' ± to the Point of beginning, less the south 25' thereof for right-of-way.

**LOCATION:** 8445 S.W. 94 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M (Item #1) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and that the request to permit a single-family residence setback 14' from the interior side (west) property line (Item #4) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requests to waive the subdivision regulations requiring parcels to have frontage on a public street (Item #2), and to permit a parcel with 0' frontage on a public street and to have access to a public street by means of a 15' wide private easement (Item #3) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and

WHEREAS, a motion to approve Items #1 & 4, and deny Items #2 & 3 without prejudice, was offered by Jose I. Valdes, seconded by Alberto Santana, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	nay	Jose I. Valdes	aye
Edward D. Levinson	aye	Robert W. Wilcosky	aye
Alberto Santana	aye	Elliot N. Zack	aye
		Carla Ascencio-Savola	nay

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request to permit a single-family residence setback 14' from the interior side (west) property line (Item #4) be and the same is hereby approved subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing, entitled "Proposed Subdivision of EU-1 Lot to EU-M," as prepared by Jose Martinez, P.E. dated stamped received 6/15/07 and consisting of 1 page, except as amended to show the deletion of the proposed flag lot. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants apply for and secure a building permit for all non-permitted structures from the Building Department within 120 days of the expiration of the appeal period for this zoning hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning.

*BE IT FURTHER RESOLVED*, the requests to waive the subdivision regulations requiring parcels to have frontage on a public street (Item #2), and to permit a parcel with 0' frontage on a public street and to have access to a public street by means of a 15' wide private easement (Item #3) be and the same are hereby denied without prejudice.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 3<sup>rd</sup> day of December, 2007.

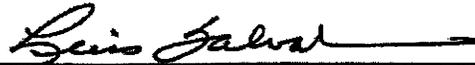
Hearing No. 07-12-CZ12-1  
Is

**STATE OF FLORIDA**

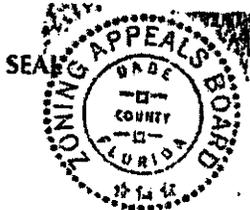
**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-30-07 adopted by said Community Zoning Appeals Board at its meeting held on the 3<sup>rd</sup> day of December 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11<sup>th</sup> day of December 2007.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





Carlos Alvarez, Mayor

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
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- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vicaya Museum And Gardens
- Water & Sewer

Planning and Zoning  
111 NW 1st Street • Suite 1210  
Miami, Florida 33128-1902  
T 305-375-2800

miamidade.gov

December 11, 2007

Yuri & Carmen Sucart  
c/o Jorge L. Vera  
4551 S.W. 135 Avenue  
Miami, Florida 33175

Re: Hearing No. 07-12-CZ12-1 (07-142)  
Location: 8445 S.W. 94 Street,  
Miami-Dade County, Florida

Dear Mr. & Mrs. Sucart:

Enclosed is Resolution No. CZAB12-30-07, adopted by Miami-Dade County's Community Zoning Appeals Board #12, which granted your request for a district boundary change to EU-M and a 14 ft. interior side setback; but denied without prejudice your requests to waive the subdivision regulations and the variance of 0 ft. frontage on the above-noted location.

Please be aware that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. December 10, 2007, is the date of posting.

To find out whether an appeal has been filed, please contact the Zoning Hearings office at the address above or call (305) 375-2640. If an appeal is received, any action undertaken during the appeal period is at the applicant's risk.

Cordially,

Lou Salvat  
Deputy Clerk

Enclosure

*Delivering Excellence Every Day*

# EXHIBIT LIST

## COMMUNITY ZONING APPEALS BOARD 12

December 2, 2008

RESOLUTION #: CZAB12- -08
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ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	07-344	<b>RONALD, RAMIRO AND MAGALI CHAVEZ</b>	3-55-40

**DEFERRED JANUARY 6, 2008**

EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1	Signatures	X
1-2	Booklet	X
1-3	Tree permit	X
1-4	Resolutions	X
1-5		
1-6		
1-7		
1-8	<i>NOT FOUND</i>	
1-9		
1-10		
1-11		
1-12		
1-13		
1-14		
1-15		
1-16		
1-17		
1-18		