

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 8 will hold a Public Hearing on the following zoning applications on **July 20, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Fl.**

## THIS IS AN IN-PERSON MEETING

**APPLICANT: A2Z CONSTRUCTION AND REMODEL, LLC. - Z2023000010**

The applicant is requesting to permit a parcel of land with less lot frontage and lot area than required by Code.

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,750 sq. ft. (7,500 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Proposed Duplex Family Residence", as prepared by Ruben J. Pujol Architect, dated stamped received 04/18/2023 consisting of 4 sheets.

**LOCATION:** Lying on the southeast corner of NW 21 Court and NW 69 Terrace, AKA 2146 NW 69 Terrace, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 0.08 Acres

**APPLICANT: ELAMRI DEVELOPMENT, LLC. - Z2023000031**

The application is to permit an existing duplex residence to be located closer to the rear property line and to permit the existing residence to occupy a larger area of the lot than allowed by Code.

1) NON-USE VARIANCE of setback requirements to permit an existing duplex residence to setback a minimum of 2' (5' previously approved; 15' required for 50% of the lineal footage of the entire width of the house and 25' required for balance) from the rear (east) property line.

2) NON-USE VARIANCE of zoning requirements to permit the existing duplex with a lot coverage of 36.15% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "For: Elamri Development, LLC. Legalize & Remodeling Residence", as prepared by Bellon Architecture, Sheets SP-1 dated stamped received 04/18/2023, A-1 & A-2 dated stamped received 02/21/2023, consisting of a total of 3 sheets. Plans may be modified at public hearing.

**LOCATION:** 6321 NW 20 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 0.08 Acre

**This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail [ZONINGmeetings@miamidade.gov](mailto:ZONINGmeetings@miamidade.gov), or visit our website at: <https://www.miamidade.gov/zoning/community-council-08.asp>**

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## **COURTESY ADVERTISEMNT**

The below item has been remanded to Board of County Commission to be heard on **July 19, 2023, at 9:30a.m.** in the **Miami-Dade County Commission Chambers, located on the 2nd Fl, Stephen P. Clark Center, 111 NW 1st St, Miami, FL 33128**

### **APPLICANT: BAYSHORE DRIVE, LLC. Z2023000001**

The application is to permit an existing single-family residence to be located closer to the rear property line than allowed by the code. The application is also to permit an existing swimming pool to be located in front of the principal building which is not permitted and closer to the front property line than required by Code.

(1) NON-USE VARIANCE of setback requirements to permit an existing single-family residence to setback a minimum of 24.4' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line.

(2) NON-USE VARIANCE to permit a proposed swimming pool to be located in front of the principal residence (not permitted) and to setback a minimum of 5.4' (75' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Raphaely Residence Site Plan Application for Variance", as prepared by AE Design Architecture and Design, dated stamped received 4/6/2023, consisting of 2 sheets. Plans may be modified at the public hearing.

**LOCATION:** 10960 N Bayshore Drive, Miami-Dade County, FL  
**SIZE OF PROPERTY:** 0.20 Acre

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**M I A M I - D A D E C O U N T Y**  
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## **THIS IS AN IN-PERSON MEETING**

### **APPLICANT: ISAACS ESTATES, INC.- Z2022000124**

The applicant is requesting to permit a rezoning of the subject property from BU-1 (Neighborhood Business District) to BU—1A (Limited Business District).

DISTRICT BOUNDARY CHANGE from BU-1, Neighborhood Business District to BU-1A, Limited Business District.

**LOCATION:** 9521 NW 17 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 0.86 Acre

### **APPLICANT: LORENZO INVESTMENTS III, LLC. - Z2022000280**

The application is to waive the required street dedication for the east and west half of NW 35 Avenue as it abuts on the subject site.

NON-USE VARIANCE of the zoning and subdivision regulations requiring quarter section line rights-of-way to be 70' in width; to waive same to permit 0' dedication for the east and west half of NW 35 Avenue (70' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Lorenzo Investments III LLC", as prepared by Royal Point Land Surveyors dated stamped 12/7/22. Plans may be modified at Public Hearing.

**LOCATION:** 3500 NW 46 Street, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 3.56 Acres

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**WEST GROUP DEVELOPERS, LLC. - Z2020000084**

The application is to permit a rezoning of the subject property from RU-1 (Single-family Residential, minimum 7,500 sq. ft. lots) to RU-3M (Minimum Apartment House District, 12.9 units per acre) which will allow the property to be developed with more residential units than currently allowed under the current zoning designation.

DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to RU-3M, Minimum Apartment House District.

**LOCATION:** 1927 NW 105 Street, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 4.837 Acres

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