



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 11

Thursday, July 19, 2007 - 7:00 p.m.

ARVIDA MIDDLE SCHOOL

10900 SW 127 Avenue, Miami, Florida

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

1. **DEVILLE FAMILY LIMITED PARTNERSHIP (06-211)**

Location: The southwest corner of SW 56 Street and SW 157 Avenue, Miami-Dade County, Florida (8.83 Net Acres).

The applicant is requesting a zone change from agricultural district to limited business district, unusual uses to permit outdoor dining, a lake excavation, and a water feature; to wit: a decorative water fountain, and to permit an accompanying request(s), on this site.

2. **AB AT HIDDEN LAKE, LTD. (LLL) (06-341)**

Location: Lying west of SW 127 Avenue, between SW 128 Street and SW 132 Street, Miami-Dade County, Florida (15.05 Acres).

The applicant is requesting a zone change from conditional industrial district to limited business district, on parcel "B", and a modification of a condition of a previously approved resolution to allow the applicant to submit a revised site plan showing an office and warehouse development in lieu of previously approved office, warehouse, hotel and restaurant development on parcels "A" and "C", on this site.

3. **JANICE MEJIA (06-369)**

Location: 4406 SW 129 Avenue, Miami-Dade County, Florida (2,988 sq. ft.).

The applicant is requesting a special exception to permit a group home spaced less than required from another existing group home.

4. **MONACO LINDGREEN COMMERCE PARK (07-11)**

Location: The northwest corner of SW 120 Street and SW 137 Avenue, Miami-Dade County, Florida (4.42 Acres).

The applicant is requesting a reconsideration of a portion of a resolution passed & adopted by Community Zoning appeals Board #11 rezoning the property, all in accordance with Section 33-319(K) (2) and (3) of the Miami-Dade County Code for the purpose of reaffirming the present limited business district zoning as appropriate, or rezoning to an appropriate category. Should the board reaffirm the above zoning, the applicant is requesting the following: If the Board wishes to rezone to another category not within the scope of this ad, then this application must be deferred with leave to amend, to advertise such zone as the board wishes. A modification of a condition of a previous resolution to permit the applicant to submit a revised site plan showing a new building layout in lieu of the previously approved plans.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.