



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 11
Thursday, December 13, 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. CENTURY GARDENS, LLP & BG COMMERCIAL, LLC
(07-170)

Location:Lying north of SW 120 Street, between SW 152 Avenue and SW 157 Avenue, Miami-Dade County, Florida
(67.8 Acres).

The applicants are requesting a modification of a paragraph of a covenant to delete the owner's obligation for improvements along the property's entire street frontage of SW 157 Avenue, and to delete the condition prohibiting the applicant from seeking final zoning inspection for residential units other than model homes only, until SW 157 Avenue is constructed.

2. DOUGLAS PORTILLO (07-221)

Location:14464 SW 56 Terrace, Miami-Dade County, Florida (87.5' X 100').

The applicant is requesting to permit a covered terrace addition to a single-family residence setback to be less than required from property line and to permit a greater lot coverage than permitted, on this site.

3. MILLER FOOD STORE, INC. (07-280)

Location:14655 SW 56 Street, Miami-Dade County, Florida
(6.6 Acres).

The applicant is requesting a modification of a condition of a covenant to allow the applicant to submit a revised site plan showing a new retail building, two additions to the existing retail building and reconfigured parking for a previously approved retail center, on this site.

Multiple members of individual community councils may be present.

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

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

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

Miami-Dade County provides equal access 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.