



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, DECEMBER 7, 2006 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

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

**1. EUREKA COVE, LLC (06-3)**

Location: South of SW 176 Street & lying approximately 112' west of SW 114 Avenue, Miami-Dade County, Florida (2.34 Acres).

The applicant is appealing the decision of Community Zoning Appeals Board #14, which denied with prejudice the following:

The applicant is requesting a zone change from agricultural district to townhouse district, on this site.

**2. NORMA STRYDIO AND NOELI SANCHEZ (05-305)**

Location: 6435 SW 24 Street, Miami-Dade County, Florida (75' X 140').

The applicants are appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

The applicants are requesting a zone change from single-family residential district to semi-professional office district, to permit an office building setbacks to be less than required from property lines, less landscape buffer width than required, and to permit accompanying requests, on this site.

**3. KILLIAN GROUP LLC F/K/A: TRACT N. 8TH  
ADDITION TO PORT CHARLOTTE SUB., LLC (05-119)**

Location: 8390 SW 112 Street, Miami-Dade County, Florida  
(1.71 Gross Acres).

The applicant is appealing the decision of Community Zoning Appeals Board #12, which denied without prejudice the following:

The applicant is requesting a zone change from single-family one acre estate district to single-family suburban estate district, or in the alternative, to permit parcels #1 and #2 with less lot area than required for each parcel. A single-family residence setback to be less than required from property line and to permit the residence with a greater lot coverage than allowed on parcel #1, and with either of the above requests, to permit less lot frontage than required on parcel #2.

**4. RAMDA DEVELOPMENT CORP. (06-79)**

Location: 12785 SW 248 Street, Miami-Dade County, Florida (2.5 Acres).

The applicant is requesting the deletion of a covenant as accepted pursuant to a resolution to allow the applicant to delete the covenant which restricted the development of the site to a previously approved residential development; in order to allow the applicant to develop the property in compliance with the Princeton Community Urban Center district (PCUC) zoning regulations.

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.