



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 11

Thursday, May 31, 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. **ENDLESS PROPERTIES CORPORATION (06-45)**

Location: 12500 SW 46 Street, Miami-Dade County, Florida (2.38 Gross Acres).

The applicant is requesting to permit two residential lots with less frontage and less area than required, on this site.

2. **SUNSET & SOUTH DADE LTD. PARTNERSHIP (06-106)**

Location: The northwest corner of SW 72 Street and SW 157 Avenue, Miami-Dade County, Florida (9.7 Acres).

The applicants are requesting a zone change from agricultural district to limited business district, on this site.

3. **SUNSET & SOUTH DADE LTD. PARTNERSHIP (06-107)**

Location: The northeast corner of SW 72 Street & theoretical SW 164 Avenue, Miami-Dade County, Florida (9.37 Net Acres).

The applicants are requesting a zone change from agricultural district to minimum apartment house district, and an unusual use to permit a lake excavation, on this site.

4. **LITTLE HAVANA ACTIVITIES & NUTRITION CENTERS OF DADE CO., INC. (06-210)**

Location: The southeast corner of Hammocks Boulevard and SW 85 Street, Miami-Dade County, Florida (0.67 Acre).

The applicant is requesting an unusual use to permit a senior citizen center, to permit less parking spaces than required and parking within an official right-of-way where is not permitted. Also requesting to permit the building with setbacks less than required from property lines, and spaced less than required from a residence under different ownership to the east, where is not permitted, on this site.

5. **GALLOWAY SUNSET ESTATES, INC. (06-212)**

Location: The northeast corner of SW 82 Street and SW 123 Avenue, Miami-Dade County, Florida (2.32 Acres).

The applicant is requesting a zone change from interim district and single-family modified estate district to single-family modified estate district, and to permit residences with a greater lot coverage than permitted, on this site.

6. **LENNAR HOMES, LLC (06-367)**

Location: The southwest corner of SW 132 Street and theoretical SW 129 Avenue, Miami-Dade County, Florida (13.64 Acres).

The applicant is requesting deletions of paragraphs of covenants to delete the conditions requiring a 6' high CBS wall to be constructed along the north and west property lines, since the property to the west is no longer zoned unlimited industrial manufacturing district, and a portion of the subject property is no longer zoned light industrial manufacturing district, both having been rezoned to minimum apartment house district. Additionally, the applicant seeks to delete the requirement that a wall be provided along the north property line adjacent to SW 132 Street.

7. **LUIS RIVAS (06-371)**

Location: 13471 SW 80 Street, Miami-Dade County, Florida (92.57' X 100').

The applicant is requesting to permit a covered terrace addition to a single-family residence setback to be less than required from the rear property line.

8. **BECKMAN COULTER, INC. (07-36)**

Location: The southwest corner of Hammocks Boulevard and SW 112 Street, Miami-Dade County, Florida (5 Acres).

The applicant is requesting a deletion of a covenant, and a rescission and revocation of a previous resolution to rescind the resolution which approved with conditions a residence, a lake excavation, groves and agricultural experimental facilities, to delete a covenant tying the site to previously approved plans to permit development of the site in accordance with the underlying zoning district.

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.