MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS

MIAMI
APR 29 '05
FL
PB METER 7132459
0.278
U.S. POSTAGE

14

Z2005000094 C14 411
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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ARING NUMBER: 05-094
APPLICANT NAME: CHUNG KIM VU & PHUNG MY VUONG

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM AGRICLTURAL DISTRICT TO MODIFIED ESTATE DISTRICT.

LOCATION: THE SOUTHEAST CORNER OF THEORETICAL S.W. 276 STREETAND S.W. 157 AVENUE MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10.31 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY NOTICE ONLY. PRIOR TO THE HEARING, MORE SPECIFIC INFORMATION WILL BE SENT TO YOU.

Z2005000094 C14 411
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

UNITED STATES POSTAGE
02 1A $ 00.00
0004346057 APR 30 200
MAILED FROM ZIPCO 3331

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
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APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004389669 DEC 15 2005
MAILED FROM ZIP CODE 33128

3

Z2005000094 C14 412
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 05-094
APPLICANT NAME: REDLANDS COVE DEVELOPMENT, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF SW 276 STREET & SW 157 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10.31 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/18/2006
WEDNESDAY
TIME 6:00 PM

Z2005000094 C14 412
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.29³
0004394702 APR 21 2006
MAILED FROM ZIP CODE 33128

3

TIME 9:30 AM

Z2005000094 BCC 428
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1923-B5 C071

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 05-094
APPLICANT NAME: REDLANDS COVE DEVELOPMENT, LLC

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED WITHOUT PREJUDICE THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF SW 276 STREET & SW 157 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10.31 ACRES

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOO
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/25/2006
THURSDAY
TIME 9:30 AM

Z2005000094 BCC 428
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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HEARING NO. 06-1-CZ14-1 (05-94)

33-56-39
BCC
Comm. Dist. 8

APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.

REDLANDS COVE DEVELOPMENT L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14, which denied without prejudice the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.31 Acres

AU (Agricultural – Residential)
EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

HEARING NO. 06-1-CZ14-1 (05-94)

33-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

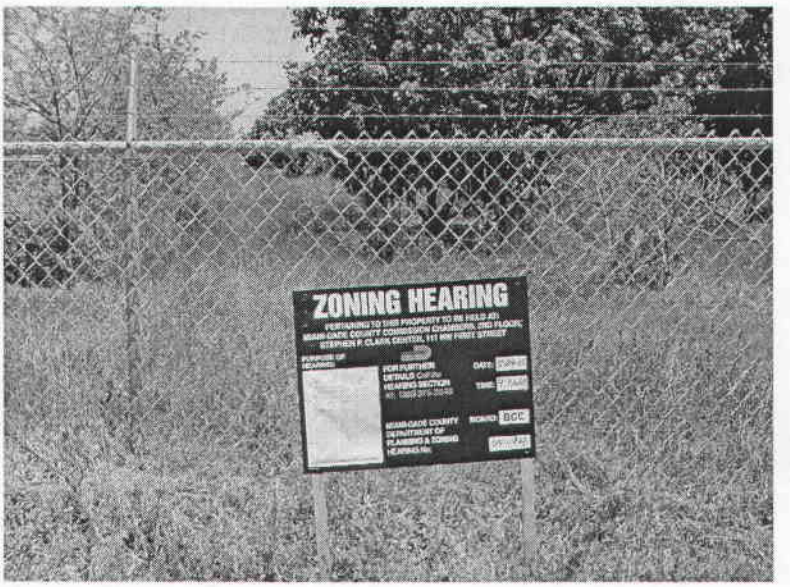
SIZE OF PROPERTY: 10.31 Acres

AU (Agricultural – Residential)
EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

W

Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2005000094

BOARD: BCC

LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 276 STREET & S.W. 157 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 03-MAY-06

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Cleveland Thompson

PRINT NAME: CLEVELAND THOMPSON

Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2005000094

BOARD: C14

LOCATION OF SIGN: THE SOUTHEAST CORNER OF S.W. 276 STREET & S.W. 157 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 27-DEC-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: FELIX ACOSTA

BCC

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000094

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✔ **1/2 mile**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: Keeling Stennett

Keeling Stennett

Date: **01/03/06**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Cleveland Thompson

Cleveland Thompson

Date: **04/21/06**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date: 4/21/06

To be retained in Hearing File

C 14

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000094

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✔ **1/2 mile**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: Keeling Stennett

Keeling Stennett

Date: 04/06/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date: 12/15/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date: 12/15/05

To be retained in Hearing File

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

C-14

Re: HEARING No. Z2005000094

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✔ **1/2 mile**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: Keeling Stennett

Date: 04/06/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Stella Vandrovec

Date: 04/29/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date: 4/29/05

To be retained in Hearing File

Cauley Square

HISTORIC VILLAGE

Since 1903

Mother's Day

MAY 14th

11:00 am to 2:00 pm

Adults: $29.95 // Children under 12: $13.95

RSVP at 305.258.3543

Special pricing for parties of 4 or more

Bring that very special women in your life to a delicious brunch in our natural surroundings, lush greenery and relaxing atmosphere. Cauley Square also offers a big variety of shops showcasing clothing, unique antiques, handmade jewelry, arts & crafts and much more.

www.CauleySquareShops.com

VISIT OUR STORES

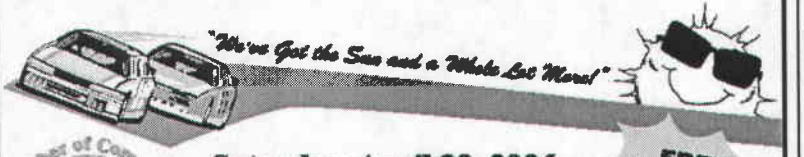
Unicorn Creations *Antique, Vintage and Exotic Furniture* Stripes & Roses *French Country Furniture, Linen Attire & Accessories* O'Sew Crafty *Crafts/Keepsakes/Gift Shop* Azabey Crafts & Handmade Jewelry D'Esser Beach wear *and home accessories* Tedey's Collectibles *Mercantile jewelry* Island Colors *Crafts from Haiti and Africa* Tea Room *Restaurant* The Village Chalet *Restaurant* Ruby's Place *Beauty Salon*

Cauley Square Historic Village, US1 & 224 St. // T 305.258.3543

Turnpike South Exit 11, West to US1, South to 224St.

THE GREATER HOMESTEAD/FLORIDA CITY

CHAMBER OF COMMERCE BUSINESS EXPO 2006



Saturday, April 29, 2006

10 a.m. – 4 p.m.

FREE AND OPEN TO THE PUBLIC!

HOMESTEAD-MIAMI SPEEDWAY

• Military Exhibits • Law Enforcement Exhibits

• Entertainment • Food & Refreshments • Interactive Demonstrations

• And Much More...

— Showcasing local business, industries, services and entertainment —

Banking & Finance, Health & Wellness, Professional Services, Beauty & Cosmetics, Electronics, Advertising, Insurance, Communications, Warehouse Club Memberships, NASCAR, Automotive, Photography, Art and more...

SPONSORED BY

Community Bank of Florida · Keyes · Carnival The Fun Ships. · Homestead Miami Speedway · National Bank of South Florida · The Miami Herald · Thunder 100.3 Country · Blake Advertising · Miami's Community Newspapers

A Chamber in Action Event

For more information call 305-247-2332 or log on to www.chamberinaction.com

ZONING HEARING

MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
THURSDAY, MAY 25, 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. LE DEVELOPMENT LIMITED (05-63)

Location: The north side of Old Cutler Road & approximately 78' east of SW 216 Street, Miami-Dade County, Florida (0.86 Acre)

The applicant is requesting to waive zoning regulations width requirements & to permit less dedication than required on the west side of Old Cutler Road, on this site.

This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been revised and rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

2. LE DEVELOPMENT, LTD. (05-97)

Location: The southwest corner of SW 216 Street & Old Cutler Road, Miami-Dade County, Florida (0.19 Acre)

The applicant is requesting to waive zoning regulations roads width requirements; to permit less dedication on the west side of Old Cutler Road and on the south side of SW 216 Street, on this site.

This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

3. SILVER PALM HOLDINGS OF HOMESTEAD LLC (96-244)

Location: Between SW 232 Street & SW 248 Street on SW 112 Avenue, Miami-Dade County, Florida (291.8 Acres)

The applicant is requesting modifications of paragraphs of a covenant to remove the requirement that roadway improvements be made by the applicant for SW 224 Street at SW 112 Avenue, to delete the requirement that the homeowners within the community and their mortgagees be required to join in any modification, amendment, or release of a covenant pertaining to the school site subject to public hearing approval, and to required the opening of the Charter School for 600 students prior to the commencement of the 2007-2008 school year and an additional 300 students prior to the beginning of the 2008-2009 school year.

4. REDLANDS COVE DEVELOPMENT, LLC (05-94)

Location: The southwest corner of SW 278 Street & SW 187 Avenue, Miami-Dade County, Florida (10.31 Acres)

The applicant is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

5. CORREA VENTURES, INC.
F/K/A/ NEWFOREST LANDSCAPING, INC. (05-267)

Location: The east side of SW 194 Avenue & 660' south of SW 312 Street, Miami-Dade County, Florida (6.08 Gross Acres)

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

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, 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) 375-2665.

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.

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Public Notices & Hearings

said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the east ½ of the east ½ of the SW ¼ of the NW ¼ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N00°32'20"W along the said east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19 and radial to the next described curve for 29.61' to a point on a circular curve concave to the northwest, said point bearing S00°32'20"E from the center of said curve; thence NE/ly, along said curve to the left, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to the Point of tangency; thence N89°23'47"E for 369.95' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the right along said curve, having for its element s a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence S89°33'25"E for 50' to a point on a circular curve concave to the southeast, said point bearing S89°40'49"W from the center of said curve; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' feet to the Point of tangency; thence N89°23'47"E for 1,167.83'; thence S31°45'48"E for 289.49' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 264.51' to a point on the north line of Lot 1, Block 8, SOUTH MIAMI GARDENS, Plat book 23, at Page 22; thence S89°27'22"W along the north line of said Lot 1, Block 8 for 75' to the northwest corner of said Lot 1, Block 8, said point also being the northeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS; thence S00°19'47"E along the east line of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS for 107.41' to the southeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS and Southwest corner of Lot 2, Block 8, SOUTH MIAMI GARDENS; thence N89°28'16"E along the south line of the said NW ¼ of Section 19 and along the south line of said Lot 2, Block 8 for 75' to the Point of beginning, AND: Begin at the northwest corner of said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N89°26'18"E along the north line of said Tract 1 of FLORENCE B. HOLFERTY'S FARM and along the south Right-of-Way line of the said S.W. 241st Street for 25'; thence S00°32'22"E for 107'; thence N89°26'18" E for 107.65'; thence N00°32'22"W for 107' to a point on the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street for 521.32'; thence S00°17'33"E for 210.91'; thence N89°42'27"E for 100'; thence S00°17'33"E for 235.64' to a Point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the point of tangency; thence S89°24'20"W for 250' to a point on a circular curve concave to the northwest, said point bearing S00°35'40"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'20"W for 370.36'; thence N00°32'22"W for 107.25' to a point on the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of said S.W. 242nd Street; thence N89°24'29"E along the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of S.W. 242nd Street for 420.82'; thence N00°17'33"W for 50' to a point on the north Right-of-Way line of S.W. 242nd Street, said point also lying on the south line of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence S89°24'29"W along the said north Right-of-Way line of S.W. 242nd Street and along the said south line of the Tract 1 of FLORENCE B. HOLFERTY'S FARM for 553.04' to the southwest corner of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N00°32'22"W along the west line of Tract 1 of FLORENCE B. HOLFERTY'S FARM for 215.06' to the Point of Beginning.

LOCATION: Lying between S.W. 232 Street & S.W. 248 Street & between S.W. 112 Avenue & S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-5-CZ10-3 (04-389)
APPLICANTS: 8th STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL
8th STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL are appealing the decision of COMMUNITY ZONING APPEALS BOARD #10, which denied the following:
RU-3B to IU-1
SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMIAMI CITY PLAT, Plat book 14, page 9.
LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-1 (05-94)
APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.
REDLANDS COVE DEVELOPMENT L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14, which denied without prejudice the following:
AU to EU-S
SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.
LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: 10.31 Acres

HEARING NO. 06-1-CZ14-5 (05-267)
APPLICANT: CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.
CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:
AU to EU-S
SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.
LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its 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.

Publication of this Notice on the 2 day of May 2006.
5/2 06-3-28/673404M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 10 will hold a Public Hearing on the following items on **Wednesday, the 24th day of May, 2006 at 6:30 p.m. in the RUBEN DARIO MIDDLE SCHOOL, 350 NW 97 Avenue, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and 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.

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 are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-12-CZ10-2 (02-208)
APPLICANT: MARIST BROTHERS OF THE SCHOOLS, INC.
(1) RU-2 to RU-3
OR IN THE ALTERNATIVE:
(2) MODIFICATION of Condition #2 of Resolution 4-ZAB-142-83, passed and adopted by the ZONING APPEALS BOARD and last modified by Resolution 5-ZAB-22-95, and reading as follows:
FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Maspons-Goicouria-Estevez, Inc., dated received Aug. 2, 1994 and consisting of five sheets."
TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Spillis Candela DMJM, dated 10/4/05 and consisting of 12 sheets and civil drawings sheets C2.1.01/02 and C3. 1.01 dated stamped received 3/7/06 and consisting of 3 sheets."
The purpose of request #2 is to permit the applicant to submit a new plan indicating an addition for offices, library and computer labs for the existing high school.
AND WITH EITHER REQUESTS #1 OR #2, THE FOLLOWING:
(3) Applicant is requesting to permit the addition with 3 stories (2 stories permitted) with 50' in height (35' permitted).
(4) Applicant is requesting to permit 2 additional signs: one with 23 sq. ft. & a wall sign with 176 sq. ft. for a total of 3 signs (one 24 sq. ft. sign permitted/80 sq. ft. previously approved).
Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.
SUBJECT PROPERTY: The south ½ of the SE ¼ of the NE ¼ AND ALSO: the SE ¼ of the SW ¼ of the NE ¼, in Section 16, Township 54 South, Range 40 East, EXCEPTING THEREFROM: the following described portions: The south 1/3 of the SE ¼ of the SW ¼ of the NE ¼ AND: the south 1/3 of the south ½ of the SE ¼ of the NE ¼ AND: The west 1,307' of the east 1,882' of the south 100' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and: The east 47' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and the west 25' of the north 2/3 of the SE ¼ of the SW ¼ of the NE ¼ in Section 16, Township 54 South, Range 40 East.
LOCATION: 3000 S.W. 87 Avenue (Galloway Road), Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-4 (05-39)
APPLICANT: GEORGINA MARIA GRANADOS
(1) Applicant is requesting to permit a Florida room addition to a single-family residence setback 5.04' (25' required) from the rear (north) property line.
(2) Applicant is requesting to permit a covered terrace addition setback varying from 2.34' to 4.01' (7.5' required) from the interior side (west) property line.
(3) Applicant is requesting to permit a shed setback 2' (5' required) from the rear (north) and setback 2.1' (5' required) from the interior side (west) property lines.
(4) Applicant is requesting to permit a roofed structure setback 2' (5' required) from the rear (north) property line.
(5) Applicant is requesting to permit a spacing of 3' (10' required) between the shed and roofed structure and spacing of 7' (10' required) between the shed, roofed structure and roofed screen enclosure.
Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrazas, Florida Bedroom-Bathroom-TV Area-w/clos. Georgina M. Garcia," as prepared by Carlos Mourin, Architect, dated 09/04 and consisting of 7 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 19, Block 12, MILLER HEIGHTS, Plat book 65, Page 5.
LOCATION: 9205 S.W. 48 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ10-2 (05-136)
APPLICANT: AHERN-PLUMMER, INC.

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 25th day of May, 2006 at 9:30 a.m. In the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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The item below scheduled for Community Zoning appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been revised and rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

HEARING NO. 05-9-CZ15-4 (05-93)
APPLICANT: LE DEVELOPMENT LIMITED

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.
Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lots13-17, Block 67, LINCOLN CITY, SECTION H, Plat book 46, Page 91.
LOCATION: The north side of Old Cutler Road & approximately 75' east of S.W. 218 Street, Miami-Dade County, Florida.

The item below scheduled for Community Zoning appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

HEARING NO. 05-10-CZ15-4 (05-97)
APPLICANT: LE DEVELOPMENT LTD.

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width and S.W. 216 Street to be 110' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road and to permit 35' of dedication (55' required) on the south side of S.W. 216 Street.
Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
SUBJECT PROPERTY: Lot 23, Block 67, LINCOLN CITY, SECTION "H," Plat book 46, Page 91.
LOCATION: The Southwest corner of S.W. 216 Street & Old Cutler Road, Miami-Dade County, Florida.

ZONING HEARING

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD - 14
Wednesday, January 18, 2006 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
Room 203 (Old Building)
10710 SW 211 STREET, MIAMI, FLORIDA

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

1. **REDLANDS COVE DEVELOPMENT, LLC (05-94)**

Location: The southeast corner of SW 276 Street and SW 157 Avenue, Miami-Dade County, Florida (10.31 Acres)

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

2. **THREE M, DEVELOPMENT, INC. (05-188)**

Location: Approximately 667' south of SW 312 Street, east of theoretical SW 190 Avenue, Miami-Dade County, Florida (2.54 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

3. **L & M ENTERPRISES GROUP, INC. (05-261)**

Location: South of SW 214 Terrace and 281' east of SW 119 Avenue, Miami-Dade County, Florida (74' X 107')

The applicant is requesting to permit a lot frontage to be less than required, on this site.

4. **NEWFOREST LANDSCAPING, INC. (05-267)**

Location: The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida (5.09 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

Multiple members of individual community councils may be present.

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NEIGHBORS CALENDAR

Listings are considered for publication free of charge on a space-available basis with preference given to nonprofit organizations, benefits and free activities. Notices must be received at least two weeks before the publication date or your event's registration deadline. Listings must contain a local or toll-free phone number for the public to contact and any fees. Mail notices to: Calendar Desk-Newsroom, The Herald, 1 Herald Plaza, Miami, FL 33132-1693 or e-mail to newscalendar@herald.com (with name and date of event on subject line). For questions, call 305-376-3355 from 10 a.m. to 6 p.m. weekdays.

HOLIDAY PLANNER DAY-BY-DAY

THURSDAY, DEC. 22

Aventura Station Model Train Display: South Florida's largest indoor model train display; includes a miniature town, amusement park, old time mill and snowcapped mountains; located in the JCPenny Court; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.

The Biltmore Holiday Events: 1200 Anastasia Ave., Coral Gables; free. 305-445-1926 or www.biltmorehotel.com:

- Join the Not So Tall Tale Tellers as they share holiday stories and ghost legends; 7 p.m. Thursday, Dec. 22.

Ho-Ho-Holiday Celebration: Children can take photos with Santa; 1-4 p.m. Dec. 17-24; Parrot Jungle Island, 1111 Parrot Jungle Tr., Watson Island; $24.95 adults, $19.95 for children 3-10, free children ages 2 and under; photos are free with paid admission. 305-258-6453 or www.parrotjungle.com.

Holiday Season at Triangle Park: Holiday lights decorate the park. Live entertainment, food available and pictures with Santa Claus; 6-9 p.m. through Jan. 6; Triangle Park, Okeechobee Road and Palm Avenue, Hialeah; free admission, $3 photos with Santa. 305-687-2679.

Gift Wrap & Bow Demonstrations: Learn tips and tricks for creating crisp corners, perfect bows and beautiful gift packages; 1-3 p.m. daily, through Dec. 24; Container Store, 7300 North Kendall Dr., Miami; free. 305-670-8181.

Gingerbread House: Life-size gingerbread house constructed by high school students from Florida, Connecticut, Ohio, Massachusetts, Michigan and North Carolina on display; noon-6 p.m. Sundays, 10 a.m.-9 p.m. Monday-Saturday through Dec. 25; Village of Merrick Park, 358 San Lorenzo Ave., Coral Gables; free. 305-529-0200.

Holiday Art Workshop: Children ages 7 and up can create holiday decorations and gifts; photos of family members and pets can be used in the workshop; 10 a.m.-2 p.m. Dec. 22; Soffer and Fine Adoption Center, 16101 W. Dixie Hwy, North Miami Beach; $10 minimum cash donation per child; reservations required. 305-749-1820.

Laughing Gas Improv Holiday Show: *'Twas the Night Before the night before the night before Christmas*; 8 p.m. Dec. 22; Main Street Playhouse, 6766 Main St., Miami Lakes; $10. 305-461-1161.

Santa's Enchanted Forest: Includes new rides, displays, roller coasters, petting zoo, food tents and carnival games; 5 p.m.-midnight, through Jan. 8; Tropical Park, 7900 SW 40th St., East Miami-Dade; $21 for adults, $15 for children 3-8; free for children 2 and under. 305-559-9689.

Santa's Magical Village: See the performing tree every 30 minutes; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.

A Trip To Narnia: Multisensory experience based on the new movie *The Chronicles of Narnia: The Lion, The Witch and The Wardrobe*. Visitors walk through a snow globe complete with snowfall and into the Land of Narnia; 10 a.m.-9:30 p.m. Monday through Saturday and 11 a.m.-7 p.m. Sundays, through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami; free. 305-365-7446 (DOLPHIN).

FRIDAY, DEC. 23

Magical Snowfall at Dolphin Mall: Snowfall at the Ramblas Outdoor Plaza; 7 p.m. daily, and 9 p.m. Friday-Saturday through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami. 305-599-3000.

Outdoor Menorah Lighting: Last day to register for event that includes dinner and a performance by songwriter, composer and children's recording artist Susan Shane-Linder; 6:30 p.m. Dec. 28; Temple Samu-El Or Olom, 10680 SW 113th Pl., Sabal Chase, West Kendall; $12, $7 children 11 and under ($2 off for members of any age; registration required by Dec. 23). 305-271-5756.

SATURDAY, DEC. 24

Christmas Cookie Class: Sylvia Aragon from Macy's prepares classic Christmas cookies; 1 p.m. Dec. 24; The Cellar at Macy's Dadeland Kids and Home Store, 7675 North Kendall Dr., Miami; free; second floor. For reservations and information, call 305-577-2677.

Ho . . Ho . . . Home Depot: How-to clinics for the holidays. Call for nearest location; free. 1-800-553-3199;

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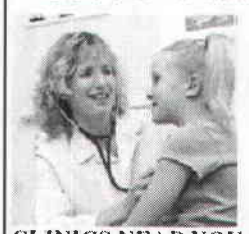

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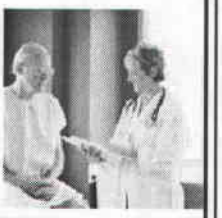

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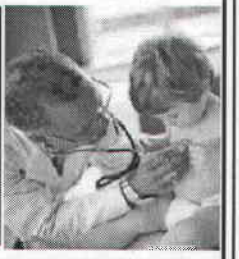

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MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Wednesday, the 18th day of January, 2006 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER – Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and 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.

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 are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. 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.

HEARING NO. 05-12-CZ14-1 (04-71)
APPLICANT: SILVER GROUP 137, INC.

(1) AU to RU-3M
(2) Applicant is requesting to permit 5 lots with lot areas varying from 3,201 sq. ft. to 3,819 sq. ft. (4,500 sq. ft. required).
(3) Applicant is requesting to permit a single-family residence setback 127' (50' maximum permitted).
(4) Applicant is requesting to permit zero lot line residences with visible passable areas varying from 6 to 12 linear feet (14.5 linear ft. required).
(5) Applicant is requesting to permit 0 sq. ft. of storage area per unit with outdoor access (40 sq. ft. required).
(6) Applicant is requesting to permit 160 shrubs (350 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Zoning Department entitled "Silver Estate," as prepared by Red Design Group, consisting of 6 pages dated 9/2/05. Plans may be modified at public hearing.
SUBJECT PROPERTY: The west 80' of the north ½, of the north ½, of the SE ¼, of the SE ¼, of Section 27, Township 55 South, Range 39 East and the west 80' of the north 2/3 of the south ¾ of the SE ¼ of the SE ¼, less the Seaboard Coast Line Railroad Right-of-Way and less that portion south of the said railroad right-of-way in said Section 27.
LOCATION: Lying east of S.W. 139 Avenue and south of S.W. 164 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-1 (05-94)
APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.
AU to EU-S
SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.
LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.