HEARING NUMBER: 06-309
APPLICANT NAME: EUREKA BUILDERS 184, LLC
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.

LOCATION: 18201 SW 112 AVENUE, MIAMI-DADE COUNTY FLORIDA.

SIZE OF PROPERTY: 1.13 ACRES

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 09/03/2009
THURSDAY
TIME 9:30 AM

COPY of File Notice

INSTRUCTIONS UNDER FLAP

MIAMI-DADE COUNTY

Miami-Dade County
Department of Planning & Zoning
111 N. W. 1st Street Suite 1110
Miami, Florida 33128-1974
http://www.miamidade.gov/planzone/

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.33[5]
0004283397 JUL 30 2009
MAILED FROM ZIP CODE 33128

RETURN SERVICE REQUESTED

♦ ZONING HEARING NOTICE ♦

RECEIVED
AUG 03 2009
DEPARTMENT OF PLANNING AND ZONING

Z2006000309 BCC 1227
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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F-SOS51 33128

Doc-u-Mailer/ps®

REVERSE SIDE FOR OPENING INSTRUCTIONS

APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board decisions that may be appealed to 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 to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

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 on 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.
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- Appeals from community zoning appeals boards are either to the board of county commissioners or to circuit court, depending on the type of application.

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION ①

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS FOR YOUR INFORMATION ONLY.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING & ZONING AGENDA COORDINATOR; 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT WWW.MIAMIDADE.GOV/PLANZONE/TRACK/HOME.ASP. IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE

REMOVE SIDE EDGES FIRST
FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION ②

MIAMI-DADE
COUNTY
Miami-Dade County
Department of Planning & Zoning
111 N. W. 1st Street Suite 1110
Miami, Florida 33128-1974
http://www.miamidade.gov/planzone/

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
$00.312
12/27/2007 PRSTD FIRST CLASS
0004231329 DEC 26 2007
MAILED FROM ZIP CODE 33128

RETURN SERVICE REQUESTED

SEE REVERSE SI
OPENING INSTRU

◆ ZONING HEARING NOTICE ◆

Z2006000309 C14
MICHAEL J WALSH TRS

337 N7E 1 907I 07 12/30/07
RETURN TO SENDER
WALSH'MICHAEL
12950 RACE TRACK RD STE 201
TAMPA FL 33626-1307

RETURN TO SENDER

J-S0S51 33
33128@1923

APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

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FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

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INSTRUCTIONS UNDER FLAP

HEARING NUMBER: 06-309
APPLICANT NAME: EUREKA BUILDERS 184, LLC
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO TOWNHOUSE DISTRICT, ON THIS SITE.

LOCATION: 18201 SW 112 AVENUE, MIAMI-DADE COUNTY FLORIDA.

SIZE OF PROPERTY: 1.13 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 14
DATE 01/30/2008
WEDNESDAY
TIME 6:00 PM

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS FOR YOUR INFORMATION ONLY.

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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE SIDE EDGES FIRST
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

MIAMI-DADE COUNTY

Miami-Dade County
Department of Planning & Zoning
111 N. W. 1st Street Suite 1110
Miami, Florida 33128-1974
http://www.miamidade.gov/planzone/

Final J

PRESORTED FIRST CLASS

12/27/2007 PRSTD FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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MAILED FROM ZIP CODE 33128

RETURN SERVICE REQUESTED

SEE REVERSE SIDE FOR OPENING INSTRU

◆ ZONING HEARING NOTICE ◆

Z2006000309 C14

NIXIE 331 5C 1 07 01/03/08

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33128192385 *0406-05185-27-43

33128@1923

APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

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FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

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INSTRUCTIONS UNDER FLAP

S2022A

4180

HEARING NUMBER: 06-309
APPLICANT NAME: EUREKA BUILDERS 184, LLC
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO TOWNHOUSE DISTRICT, ON THIS SITE.

LOCATION: 18201 SW 112 AVENUE, MIAMI-DADE COUNTY FLORIDA.

SIZE OF PROPERTY: 1.13 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 14
DATE 01/30/2008
WEDNESDAY
TIME 6:00 PM

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS FOR YOUR INFORMATION ONLY.

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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE SIDE EDGES FIRST
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

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

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 33128

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ZONING HEARING NOTICE

[redacted]

WILL BE SENT TO YOU.

Z2006000309 C14 1122
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: 06-309
APPLICANT NAME: EUREKA BUILDERS 184 L. L. C.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 18201 S.W. 112 AVENUE, MIAMI-DADE COUNTY FLORIDA.

SIZE OF PROPERTY: 1.13 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #208 (OLD BUILDING)
MIAMI, FLORIDA 33189

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

72006000109 C14 1122
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.

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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

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MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

September 18, 2009

Simon Ferro
1221 Brickell Avenue
Miami, FL 33131

RE: **Eureka Builders 184, Llc**
Hearing No. 06-309

BCC
31-55-40

Dear Simon Ferro:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the Board Of County Commissioners on **Thursday, October 8, 2009 at 9:30 a.m.** The hearing will be held at the **COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR, 111 NW 1 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

If you are in need of a Translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244, at least two weeks in advance of the meeting date.

The applicant and/or the applicant's attorney must be present at the hearing. All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Joann Pirrello, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Sincerely,

Franklin Gutierrez
Services Coordinator
DP&Z Agenda Coordinator's Office

Delivering Excellence Every Day

MIAMI-DADE COUNTY

Miami-Dade County
Department of Planning and Zoning

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2006000309

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: **11/20/06**

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

Date: **07/30/09**

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: 7-30-09

To be retained in Hearing File

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

August 7, 2009

Simon Ferro
1221 Brickell Avenue
Miami, FL 33131

RE: **Eureka Builders 184, Llc**
Hearing No. 06-309

BCC
31-55-40

Dear Simon Ferro:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the Board Of County Commissioners on **Thursday, September 3, 2009 at 9:30 a.m.** The hearing will be held at the **COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR, 111 NW 1 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

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Sincerely,

Franklin Gutierrez
Services Coordinator
DP&Z Agenda Coordinator's Office

Delivering Excellence Every Day

HEARING NO. 08-1-CZ14-3 (06-309)

31-55-40
BCC
Comm. Dist. 9

APPLICANT: EUREKA BUILDERS 184 L. L. C.

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

AU to RU-TH

SUBJECT PROPERTY: The north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way and less the south 75' of the west 155' excluding the west 35' for right-of-way thereof. AND: The south 75' of the west 155' of the north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.

LOCATION: 18201 S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.13 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

AK

The Miami Herald

Publication Date: 08/06/2009

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Miami Herald on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number:	837725603	Client Name:	
Insertion Number:	837725603	Advertiser:	METRO-DADE COUNTY
Size:	2X10.0	Section/Page/Zone:	NBRS Pinecrest/PP10/Dade
Color Type:	B&W	Description:	

ZONING HEARING

MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
Thursday, September 3, 2009 - 9:30 a.m.
COMMISSION CHAMBERS—2nd Floor
111 NW 1 STREET, MIAMI, FLORIDA

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. EUREKA BUILDERS 184, LLC. (06-309)

Location: 18201 SW 112 Avenue Miami-Dade County, Florida (1.13 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.

Plans are on file and may be examined in the Department of Planning & Zoning. Plans may be modified at public hearing.

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) 375-1244 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.

ZONING HEARING

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD-12
Tuesday, September 1, 2009 - 6:30 p.m.
Kendall Village Center - Civic Pavilion
8625 SW 124 Avenue.

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. ALFREDO GARCIA-MENOCAL (08-239)

Location: 11605 SW 95 Avenue, Miami-Dade County, Florida (3 Acres)

The applicant is requesting a zone change from agricultural district to semi-professional office district, on this site.

2. YMCA OF GREATER MIAMI (09-34)

Location: 9355 SW 134 Street, Miami-Dade County, Florida (5.78 Acres)

The applicant is requesting modifications of conditions of previous resolutions to allow the applicant to submit a new site plan showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases for a previously approved fitness center. The applicant is also requesting to waive the required 5' high masonry wall where a business lot abuts a (GU) interim district zoned property to the west, 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.

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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.

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MIAMI-DADE COUNTY

Tourist Development Council

Miami-Dade County is soliciting nominations to fill positions on the Tourist Development Council Board. Nominees must be qualified electors of Miami-Dade County, may not be members of another County board and must have the following qualifications: be an owner or operator of motels, hotels or other tourist accommodations in the County and subject to the tourist development tax.

Send a cover letter stating how Miami-Dade's tourism industry would benefit from the nomination and a resume to: Miami-Dade County Department of Cultural Affairs, 111 N.W. 1st Street, Suite 625, Miami FL 33128 or fax to: 305-375-3068. Deadline: 4:00 PM, August 13, 2009. Call 305-375-5092 for more information.

HOOPS

TEMPLE BETH AM
Youth Basketball League

2009 Fall League
Girls: 4th - 10th Grade & Boys: 4th - 9th Grade
Evaluations: August 25th -27th
Season Runs from September -December

2009 Summer Camp
Girls & Boys 2nd - 9th Grade
Weeks of August 3rd, 10th & 17th

For information and applications, go to www.tbam.org or call Basketball Hotline at 305.667.6667 ext.141

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MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

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Agenda Coordination
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Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
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Corrections & Rehabilitation
Cultural Affairs
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Enterprise Technology Services
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Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

October 14, 2009

Eureka Builders 184 L.L. C.
c/o Simon Ferro
Las Olas City Centre, Suite 1650
401 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Re: Hearing No. 08-1CZ14-3
Location: 18201 S.W. 112 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. Z-25-09, adopted by the by the Board of County Commissioners which vacated the Decision of Community Zoning Appeals Board 14 and remanded the application back to the Community council for further consideration

Sincerely,

Earl Jones
Deputy Clerk

Enclosure

Delivering Excellence Every Day

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

September 18, 2009

Simon Ferro
401 East Las Olas Blvd. #1650
Fort Lauderdale, FL 33301-2210

RE: **Eureka Builders 184, Llc**
Hearing No. 06-309

BCC
31-55-40

Dear Simon Ferro:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the Board Of County Commissioners on **Thursday, October 8, 2009 at 9:30 a.m.** The hearing will be held at the **COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR, 111 NW 1 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

If you are in need of a Translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244, at least two weeks in advance of the meeting date.

The applicant and/or the applicant's attorney must be present at the hearing. All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Joann Pirrello, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Sincerely,

Franklin Gutierrez
Services Coordinator
DP&Z Agenda Coordinator's Office

Delivering Excellence Every Day

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 3rd day of September, 2009 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.

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) 375-1244 at least five days in advance of the meeting.

HEARING NO. 08-1-CZ14-3 (06-309)
APPLICANT: EUREKA BUILDERS 184 L. L. C.
The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied with prejudice the following:
AU to RU-TH
SUBJECT PROPERTY: The north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way and less the south 75' of the west 155' excluding the west 35' for right-of-way thereof. AND: The south 75' of the west 155' of the north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.
LOCATION: 18201 S.W. 112 Avenue, 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 11 day of August, 2009.
8/11

09-3-185/1287147M

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The Miami Herald

Publication Date: 01/03/2008

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TOWN OF CUTLER BAY
NOTICE OF PUBLIC HEARING

The Town of Cutler Bay shall conduct a Council meeting on **Wednesday, January 16, 2007, at 7:00 p.m., at South Dade Government Center, 10720 SW 211th Street, Room 203, Cutler Bay, FL 33189.** During this meeting, the Council will hold a public hearing to consider the following matter:

The following Ordinances shall be heard on second reading:

- **AN ORDINANCE OF THE TOWN OF CUTLER BAY, FLORIDA; AMENDING SECTION 21-276 "BURGLAR ALARMS" OF THE TOWN CODE BY PRO RATING THE FEE FOR NEW BURGLAR ALARM REGISTRATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**
- **AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, PROVIDING FOR THE ISSUANCE OF SOLID WASTE FRANCHISE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SOLID WASTE COLLECTION; PROVIDING FOR DEFINITIONS; IMPOSING A FRANCHISE FEE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SOLID WASTE COLLECTION ACTIVITIES ; AWARDING FRANCHISES TO CERTAIN PERMITTED PRIVATE HAULERS; PROVIDING FOR PENALTIES, SPECIAL ASSESMENT LIEN PRIORITY; PROVIDING FOR REPEALER AND INCLUSION IN THE CODE, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE**
- **AN ORDINANCE OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING ORDINANCE 07-24 WHICH ORDINANCE ADOPTED AN OPERATING AND CAPITAL OUTLAY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2007 THROUGH SEPTEMBER 30, 2008 BY REVISING SAID BUDGET TO APPROPRIATE $200,000 DESIGNATED AS CONTINGENCY RESERVES AND PROVIDE SUCH FUNDS BE ALLOCATED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR GREEN BUILDING INITIATIVE EXPENDITURES AND AUTHORIZING THE TOWN MANAGER TO MAKE EXPENDITURES CONSISTENT THEREWITH AND DO ALL THINGS NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**
- **AN ORDINANCE OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING ORDINANCE 07-24 WHICH ADOPTED AN OPERATING AND CAPITAL OUTLAY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2007 THROUGH SEPTEMBER 30, 2008 BY REVISING SAID BUDGET AS OUTLINED IN EXHIBIT "A" HERETO AND AUTHORIZING THE TOWN MANAGER TO MAKE EXPENDITURES CONSISTENT THEREWITH AND DO ALL THINGS NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

All persons are invited to appear at this meeting, or to be represented by an agent, or to express their views in writing addressed to the Town Council c/o of the Town Clerk, 10720 Caribbean Boulevard, Suite 105, Cutler Bay, FL 33189. The documents pertaining to this public hearing may be inspected at the office of the Town Clerk during regular working hours. Inquiries may be directed to the Town Clerk at (305) 234-4262.

The above items may be continued at this meeting and, under such circumstances, additional legal notice would not be provided. Any person may contact the Town Clerk for information as to the status of this item as a result of the meeting.

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision by the Town Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission of otherwise inadmissible evidence, nor does it authorizes challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Town for assistance at (305) 234-4262 no later than four (4) days prior to the proceedings.

Erika Gonzalez-Santamaria, CMC
Town Clerk

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ZONING HEARING

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD - 14
Wednesday, January 30, 2008 - 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. **CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (05-152)**

Location: The north side of SW 152 Street and approximately 337' west of SW 97 Avenue, Miami-Dade County, Florida (5.19 Gross Acres)

The applicant is requesting a special exception to permit a religious facility, on this site.

2. **SANY VERAMENDI (06-287)**

Location: Lying north of Quail Roost Drive and approximately 110' west of SW 117 Avenue, A/K/A: 11755 Quail Roost Drive, Miami-Dade County, Florida (98' X 100')

The applicant is requesting a zone change from single-family residential district to neighborhood business district, and to permit a setback to be less than required from property line , on this site.

3. **EUREKA BUILDERS 184, LLC (06-309)**

Location: 18201 SW 112 Avenue, Miami-Dade County, Florida (1.13 Acres)

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

4. **EUREKA BUILDERS 184, LLC (06-310)**

Location: 18100 SW 110 Avenue, Miami-Dade County, Florida (2.4 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

5. **ARNOLD & JANICE ARANHA, ET AL (07-216)**

Location: 14680 Bethune Drive, Miami-Dade County, Florida (1.27 Net Acres)

The applicants are requesting to permit a multi-family residential development setbacks to be less than required from property lines; a greater lot coverage than permitted on lots 1 and 3; and parking with less back-out footage than required, on this site.

Multiple members of individual community councils may be present.

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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.

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Ad Number: 802118201
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RELIGION NOTES

Impressions of Ravel: Concert with music by French composer Maurice Ravel, including *Trio* for violin, cello and piano. Gil Morgenstern, violinist, Edward Arron, cellist, and Jeewon Park, pianist, perform; 7:30 p.m. Jan. 9; Temple Israel of Greater Miami, 137 NE 19th St., Miami; $20. 305-573-5900.

Inspiration 5K Run and Fitness Walk: The ninth annual event benefits the Special Olympics; 8 a.m. registration, 8:45 a.m. run Jan. 20; Temple Beth Am, 5950 North Kendall Dr., Pinecrest; $25 adults, $20 for children 12 and under on the day of the race; $20 for adults, $15 for children 12 and under in advance. 305-406-9467 or somdc.org.

The Music and Ritual of St. Stephen's Day: A presentation explains the quaint customs, in words and songs, of the Irish tradition, which is typically held the day after Christmas to honor the first Christian martyr; 4 p.m. Jan. 6; JohnMartin's, 253 Miracle Mile, Coral Gables; held in the Upstairs Tipperary Room; free. 305-273-0118.

Shalom/Pax-Jewish and Christian Common Ground: Seraphic Fire performs with George Mordecai, cantor of Temple Emanu-El Miami Beach. The concert blends the Gregorian chant, Latin motets and medieval organum; 7:30 p.m. Jan. 10; Temple Judea, 5500 Granada Blvd., Coral Gables; $30. 305-476-0260.

Temple Beth Am Tour: Enjoy breakfast and tour of the new facilities plus learn about the membership incentives; 10:30 a.m. Jan. 13; Temple Beth Am, 5950 North Kendall Dr., Pinecrest; free. 305-667-6667, ext. 107.

Tu B'Shavat (Jewish Arbor Day) Celebration: Aaron Bernstein, regional director of the Jewish National Foundation, is the guest speaker. Also features a tree-planting ceremony, plant distribution and a raffle; 2-4 p.m. Jan. 6; Temple Beth Tov Ahavat Shalom, 6438 SW Eighth St., Miami; $5, $2.50 for students. 305-261-9821.

For detailed information on times and days of services, please go to MiamiHerald.com and click on Calendar on the left side of the screen. Then search the category of Religion for an alphabetical list of houses of worship with detailed information or key in the name. If you would like to submit information for both the print and online religion calendars, send your items to newscalendar@MiamiHerald.com, fax it to the Calendar Desk at 305-376-5287, or mail it to the Calendar Desk, Miami Herald, 1 Herald Plaza, Fifth Floor Newsroom, Miami, FL 33132-1693. Please submit upcoming events at least two weeks in advance. Monthly schedules are welcome. Questions or corrections? Call Marissa Clarke at 305-376-3619 or the Calendar hot line at 305-376-3355, which is manned 10 a.m.-7 p.m. Monday-Friday.

RELIGION NOTES

Bet Breira Congregation: 9400 SW 87th Ave., Kendall. 305-595-1500 or betbreira.org.

Bet Shira Congregation: 7500 SW 120th St., Pinecrest. 305-238-2601.

Beth David Congregation: 2625 SW Third Ave., Shenandoah; 305-854-3911.

Bird Road Community Church: 8476 Bird Rd., Miami. 305-553-0800.

Christ Congregational Church: 14920 SW 67th Ave., Miami. 305-235-9381 or christ-congregational-church.org.

Christ Fellowship Miami: 8900 SW 168th St, Miami. 305-238-1818 or cfmiami.org.

Christ The King Lutheran Church: 11295 SW 57th Ave., Pinecrest. 305-665-5063.

Christ The King Catholic Church: 16000 SW 112th Ave., Pinecrest. 305-238-2485.

Epiphany Catholic Church: 8235 SW 57th Ct., South Miami. 305-667-4911.

First Church of Christ, Scientist-Coral Gables: 410 Andalusia Ave., Coral Gables. 305-448-3360.

First Presbyterian Church: 609 Brickell Ave., Miami. 305-371-3439.

First United Methodist Church of Coral Gables: 536 Coral Way, Coral Gables. 305-445-2578.

First United Methodist Church of Homestead: 622 N. Krome Ave., Homestead. 305-248-4770 or fumchomestead.org.

Good Shepherd Catholic Church: 14187 SW 72nd St., West Miami-Dade. 305-385-4320.

Grace Church of Kendall: 8100 SW 104th St., Kendall. 305-274-3400 or graceforyou.org.

Hare Krisna Temple: Vegetarian meal with live devotional music and Bhakti-Yoga philosophy; 6-9 p.m. Sundays; 3320 Virginia St., Coconut Grove; free. 305-442-7218.

Lord of Life Lutheran Church: 9225 SW 137th Ave., Miami. 305-387-4529.

Macedonia Missionary Baptist Church: 3151 Douglas Rd., Coconut Grove;305-445-6459.

Miami Center for Spiritual Living: 2490 Coral Way, Miami. 786-206-6355 or miamicsl.org.

Mother of Christ Catholic Church: 14141 Coral Way, Miami. 305-559-6111.

New Community Church of Seventh-Day Adventists: 14920 SW 67th Ave., Miami. 305-668-6038.

Our Lady of Divine Providence: 10205 W. Flagler St., Miami. 305-551-8113.

Our Lady of Lourdes: 11291 SW 142nd Ave., West Kendall. 305-386-4121.

Our Lady of the Holy Rosary: 9500 SW 184th St., Southwest Miami-Dade. 305-235-5135.

Palmetto Presbyterian Church: 6790 SW 56th St., Miami. 305-666-0632.

Perrine-Peters United Methodist Church: 18301 S. Dixie Hwy., Miami. 305-235-2309.

Plymouth Congregational Church: 3400 Devon Rd., Coconut Grove. 305-444-6521.

River of Hope Presbyterian Church: 10600 SW 40th St., Miami. 305-222-8800.

Riviera Presbyterian Church: 5275 Sunset Dr., South Miami. 305-666-8586 or rivierachurch.org.

Sacred Heart Catholic Church: 106 SE First Dr., Homestead. 305-247-4405.

St. Agatha Catholic Church: 1111 SW 107th Ave., Miami. 305-222-1500.

St. Agnes Catholic Church: 100 Harbor Dr., Key Biscayne. 305-361-2351.

St. Andrew's Episcopal Church: 14260 Old Cutler Rd., South Miami-Dade. 305-238-2161.

St. Augustine Catholic Church: 1400 Miller Rd., Coral Gables. 305-661-1648.

St. Brendan Catholic Church: 8725 SW 32nd St., West Miami-Dade. 305-221-0881.

St. Catherine of Siena Catholic Church: 9200 SW 107th Ave., West Miami-Dade. 305-274-6333.

St. Hugh Catholic Church: 3460 Royal Rd., Coconut Grove. 305-444-8363.

St. John Bosco Catholic Church: 1301 W. Flagler St., Miami. 305-649-5464.

St. John Neumann Catholic Church: 12125 SW 107th Ave., West Miami-Dade. 305-255-6642.

St. Kevin Catholic Church: 12525 SW 42nd St., Miami. 305-223-0633.

St. Kieran Catholic Church: 3605 S. Miami Ave., Miami. 305-854-1521.

St. Louis Catholic Church: 7270 SW 120th St., Pinecrest. 305-238-7562.

St. Luke the Physician Episcopal Church: 12355 SW 104th St., West Kendall. 305-279-4265.

St. Matthew Episcopal Church: 7410 Sunset Dr., South Miami; 305-665-7333 or stmatthewmiami.org.

Sts. Peter and Paul Orthodox Church: 1411 SW 11th St., Miami. 305-858-2924 or communities.msn.com.stspeterpaulorthodoxchurch.

St. Richard Catholic Church: 7500 SW 152nd St., Southwest Miami-Dade. 305-233-8711.

St. Sophia Greek Orthodox Church: 2501 SW Third Ave., Miami; 305-854-2922 or send an e-mail to stsophia@bellsouth.net.

St. Stephen's Episcopal Church: 2750 McFarlane Rd., Coconut Grove. 305-448-2601.

"How about some crosswords with your croissant?"

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1-800-441-0444

ZONING HEARING

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD - 14
Wednesday, January 30, 2008 - 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. **ARMANDO FIGUEREDO AND JULIO TORRECILA (06-183)**

Location: 16625 SW 296 Street, Miami-Dade County, Florida (1.99 Gross Acres)

The applicants are requesting a zone change from agricultural district to single-family residential district (RU-1), on this site.

2. **SANY VERAMENDI (06-287)**

Location: Lying north of Quail Roost Drive and approximately 110' west of SW 117 Avenue, A/K/A: 11755 Quail Roost Drive, Miami-Dade County, Florida (98' X 100')

The applicant is requesting a zone change from single-family residential district to neighborhood business district, and to permit a setback to be less than required from property line , on this site.

3. **EUREKA BUILDERS 184, LLC (06-309)**

Location: 18201 SW 112 Avenue, Miami-Dade County, Florida (1.13 Acres)

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

4. **EUREKA BUILDERS 184, LLC (06-310)**

Location: 18100 SW 110 Avenue, Miami-Dade County, Florida (2.4 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

5. **BRIGHT BUILDERS AT QUAIL ROOST, LLC (07-34)**

Location: North of SW 200 Street, lying west of Black Creek Canal, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to waive zoning regulations width requirements along SW 132 Avenue; to permit zero footage of dedication where it is required in the subject property.

6. **JOSEPH & PATRICIA WALSH (07-152)**

Location: 13625 SW 196 Street, Miami-Dade County, Florida (147.51' X 132.66')

The applicants are requesting a special exception to permit a group home to be spaced less than required from another group home.

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.

MIAMI-DADE COUNTY

Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

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Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

January 4, 2008

Javier Vazquez, Esq.
6500 Cowpen Road #302
Miami Lakes, FL 33014

RE: **Eureka Builders 184, Llc**
Hearing No. 06-309

CZAB-14
31-55-40

Dear Javier Vazquez, Esq.:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the COMMUNITY ZONING APPEALS BOARD 14 on **Wednesday, January 30, 2008 at 6:00 p.m.** The hearing will be held at the **SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING), 10710 SW 211 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

The applicant and/or the applicant's attorney must be present at the hearing. All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Maria Victoria Valdez, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Be advised that if your item has not been heard prior to the ending time for this meeting, it will be deferred to the next available meeting date for this Board.

Sincerely,

Franklin Gutierrez
Services Coordinator
DP&Z Agenda Coordinator's Office

HEARING NO. 08-1-CZ14-3 (06-309)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: EUREKA BUILDERS 184 L. L. C.

AU to RU-TH

SUBJECT PROPERTY: The north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way and less the south 75' of the west 155' excluding the west 35' for right-of-way thereof. AND: The south 75' of the west 155' of the north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.

LOCATION: 18201 S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.13 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

Miami-Dade County
Department of Planning and Zoning

C-14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2006000309

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 W Stennett

Keeling Stennett

Date: **11/20/06**

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: T. R. Gomez

Thomas Gomez

Date: **12/26/07**

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: Jesus Arenas

Date: 12-26-07

To be retained in Hearing File

C14

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

Re: HEARING No. Z2006000309

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 W Stennett

Keeling Stennett

Date: **11/20/06**

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: Stella Vandrovec

Stella Vandrovec

Date: **11/22/06**

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: 11/22/06

To be retained in Hearing File

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE **ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on **Thursday, the 31st day of January, 2008 at 7:00 p.m. in the LAWTON CHILES MIDDLE SCHOOL, 8190 NW 197 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. 08-1-CZ5-1 (07-276)
APPLICANT: MILAGROS BORBON
(1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 11.75' (15' required for 50% of the building width and 25' required for the remainder) from the rear (west) property line.
(2) Applicant is requesting to permit the residence setback a minimum of 4.95' (5' required) from the interior side (south) property line.
Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file may be examined in the Department of Planning and Zoning entitled "Proposed Terrace for: Mrs. Milagros J. Borbon," as prepared by Remberto Contreras, consisting of 2 sheets, dated stamped received 10/17/07. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 13, Block 2, of NICOLLE SUBDIVISION, Plat book 160, Page 47.
LOCATION: 20192 N.W. 79 Court, Miami-Dade County, Florida

HEARING NO. 08-1-CZ5-2 (07-291)
APPLICANT: CARLOS M. SERRET
(1) Applicant is requesting to permit additions to a single-family residence setback 21'10" (25' required) from the rear (south) property line.
(2) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle; to permit a 5' high CBS wall within the safe sight distance triangle along the front (north) property line.
Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) and approval of requests #1 and #2 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 Department of Planning and Zoning entitled "Lagaliz (sic) Existing Addition," as prepared by Claudio A. Jofre/Consulting Engineer, Sheet "SP" dated stamped received 9/17/07 and Sheet "A-1" dated stamped received 8/20/07 and consisting of 2 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 4, Block 98, CAROL CITY, 3RD ADDITION, Plat book 65, Page 93.
LOCATION: 4800 N.W. 177 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be 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 8 day of January, 2008.
1/8 08-3-196/944328M

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 30th day of January, 2008 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.

C-14 • 1/30/08

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. 06-3-CZ14-3 (05-152)
APPLICANT: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
SPECIAL EXCEPTION to permit a religious facility.
Plans are on file and may be examined in the Department of Planning and Zoning entitled "The Church of Jesus Christ of Latter-Day Saints," as prepared by Michael Alan Fine, consisting of 8 sheets; Sheet SP-1, A-10 through A-13 & L-1 dated stamped received 6/6/05; Sheets SP-2 & A-1 dated stamped received 7/14/05. Plans may be modified at public hearing.
SUBJECT PROPERTY: The east ½ of the west ½ of the SE ¼ of the SE ¼ of the SE ¼, less the south 55' for right-of-way in Section 20, Township 55 South, Range 40 East.
LOCATION: The north side of S.W. 152 Street & approximately 337' west of S.W. 97 Avenue, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-1 (06-183)
APPLICANTS: ARMANDO FIGUEREDO AND JULIO TORRECILA
AU to RU-1
SUBJECT PROPERTY: The south 2 acres of the west ¼ of the SW ¼ of the SW ¼ in Section 5, Township 57 South, Range 39 East.
LOCATION: 16625 S.W. 296 Street, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-2 (06-287)
APPLICANT: SANY VERAMENDI
(1) RU-1 to BU-1
(2) Applicant is requesting to permit a setback of 18' (20' required) from the front (SE/ly) property line.
Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).
Plans are on file and may be examined in the Department of Planning and Zoning entitled "De Sany's Plaza," as prepared by A. A. Architectural Studio, Inc., dated stamped received 10/15/07 and consisting of 4 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 8, Block 29, AMVETS CITY REPLAT OF REVISED PLAT OF SECTION 5, F, G, AND H, SOUTH MIAMI HEIGHTS, Plat book 46, Page 83.
LOCATION: Lying north of Quail Roost Drive and approximately 110' west of S.W. 112 Avenue, A/K/A: 11755 Quail Roost Drive, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-3 (06-309)
APPLICANT: EUREKA BUILDERS 184 L. L. C.
AU to RU-TH
SUBJECT PROPERTY: The north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way and less the south 75' of the west 155' excluding the west 35' for right-of-way thereof. AND: The south 75' of the west 155' of the north 163.16' of the NW ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.
LOCATION: 18201 S.W. 112 Avenue, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-4 (06-310)
APPLICANT: EUREKA BUILDERS 184 L. L. C.
AU to RU-1M(a)
SUBJECT PROPERTY: The north ½ of the SE ¼ of the NW ¼ of the SW ¼ of the SE ¼ in Section 31, Township 55 South, Range 40 East. AND: The east ½ of the south ½ of the north ½ of the NW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the east 25' for right-of-way.
LOCATION: 18100 S.W. 110 Avenue, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-5 (07-34)
APPLICANTS: BRIGHT BUILDERS AT QUAIL ROOST L. L. C.
(1) AU to EU-M
(2) Applicant is requesting to waive the zoning regulations requiring half section lines to be 70' in width, to permit 0' dedication for S.W. 132 Avenue to be 70' in width.
Upon a demonstration that the applicable standards have been satisfied, approval of request #2 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 Department of Planning and Zoning entitled "Bright Homes at Livesay Residential Project," as prepared by Villa & Associates, Inc., dated stamped received 5/8/07 and consisting of 1 sheet. Plans may be modified at public hearing.
SUBJECT PROPERTY: That part of Lot 9, PLAT OF PORTION OF TROPICO, in the SE ¼ of Section 2, Township 56 South, Range 39 East, Plat book 2, Page 57; lying W/ly and S/ly of Black Creek Canal. AND: That part of Lot 12, PLAT OF PORTION OF TROPICO, in the SW ¼ of Section 2, Township 56 South, Range 39 East, Plat book 2, Page 57; lying W/ly and S/ly of Black Creek Canal.
LOCATION: North of S.W. 200 Street, lying west of Black Creek Canal, Miami-Dade County, Florida.

HEARING NO. 08-1-CZ14-6 (07-152)
APPLICANTS: JOSEPH AND PATRICIA WALSH
SPECIAL EXCEPTION to permit a group home spaced less than the required 1,000' from another group home.