



## Town of Miami Lakes Notice of Public Hearing

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Board, of the Town of Miami Lakes, Florida, acting in its capacity as the Town’s Local Planning Agency, is to consider and provide a recommendation to the Town Council of the Town of Miami Lakes, at a public hearing on **Tuesday October 1, 2024 at 6:30 P.M, or as soon thereafter as the same may be heard, at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida 33014**, the variance(s) and ordinance(s) listed below.

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REZONE A 0.9+/- ACRE PROPERTY DIVIDED INTO TWO TRACTS WITH FOLIO NUMBERS 32-2023-001-0473 AND 32-2023-001-0474 LOCATED SOUTHEAST OF THE INTERSECTION OF NW 74 AVENUE AND PROPOSED NW 144 STREET, FROM THE GU, GENERAL USE DISTRICT, TO THE RU-1, SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FINDINGS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**HEARING NUMBER:** ZONE2024-0162  
**APPLICANT:** PETER PHILIPPOU PANAYI & SOUFIANE NAJI  
**FOLIOS:** 32-2023-001-0473 & 32-2023-001-0474  
**LOCATION:** NW 74th AVE and NW 144th St  
**PROPOSED ZONING:** RU-1

And,

**HEARING NUMBERS:** VARH2024-0311 thru VARH2024-0326  
**APPLICANT:** GT Homes  
**FOLIOS:** 32-2015-046-0020 — 0150  
**LOCATION:** 8402 — 8632 NW 162 ST  
MIAMI LAKES, FLORIDA 33016  
**ZONING DISTRICT:** RU-1

In accordance with the Town of Miami Lakes Land Development Code (the “Town LDC) GT HOMES (the “Applicant”) are requesting the following Variance(s) from the Town LDC:

**Variations from Section Sec. 13-1605 to allow modification of the existing slope and top of slope via bulkheads.**

All persons interested may appear in person, by attorney or agent, by letter or by email at pz@miamilakes-fl.gov and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes, FL 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting, such person 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.

Gina Inguanzo  
Town Clerk