



ZONING MEETING
Board of County Commissioners
December 20, 2007

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	12/20/2007		Exhibits List – of exhibits received by the Clerk’s office.
2	12/20/2007		Order of the Day
3	12/20/2007		KITS- Listing of Zoning Hearings
4	12/20/2007		Addendum to KIT For Item 1 # 07-207
5	12/20/2007		Chair’s suggested opening remarks regarding Beacon Lakes DRI-Related Amendment to the CDMP.
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NO.	DATE	ITEM #	DESCRIPTION
	12/20/2007	1-A	<u>FLORIDA POWER & LIGHT COMPANY (07-12-CC -2/07-207)</u> Binder booklet titled <u>FPL TURKEY POINT PUBLIC HEARING APPLICATION NO. 07-207</u> submitted by Bercow Radell & Fernandez.
2	12/20/2007	1-B	Copy of PowerPoint presentation titled <u>Turkey Point Public Hearing Application</u> .
3	12/20/2007	1-C	Resolution No. 2007-8 of the Board of Directors of the Hialeah Chamber of Commerce & Industries supporting the Florida Power & Light petition signed by Daniel Hernandez –President/CEO.
4	12/20/2007	1-D	Copy of statement read by Mr. Mark Oncavage.
5	12/20/2007	1-E	Letters submitted by environmental groups and concerned citizen regarding the proposed application.
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Submitted for the record this 25th day of DECEMBER, 2007

ATTEST:



HARVEY RUVIN, Clerk
Clerk of Circuit and County Courts

By

A handwritten signature in black ink, appearing to be "Harvey Ruvín", written over a horizontal line. Below the line, the words "Deputy Clerk" are printed.

Deputy Clerk

**TRANSFERRED TO THE CARE, CUSTODY AND CONTROL OF THE DEPARTMENT OF
PLANNING AND ZONING.**

RECEIVED BY:

Claudia Ruiz 12/26/07 Claudia Ruiz
(SIGN) (DATE) (PRINT)



**MIAMI-DADE BOARD OF COUNTY
COMMISSIONERS**

ORDER OF THE DAY

THURSDAY, DECEMBER 20, 2007

9:30 A.M.

CALL TO ORDER

ROLL CALL

MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE

PLANNING AND ZONING MEETING

**COMPREHENSIVE DEVELOPMENT MASTER
PLAN**

B.C.C. CARRYOVER

2:00 P.M.

**METROPOLITAN PLANNING ORGANIZATION
MEETING**

ADJOURNMENT

KITS

11-21-2007 Version # 2



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS**

**COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK
CENTER - 2ND FLOOR**

111 NW 1 Street, Miami

Thursday, December 20, 2007 at 9:30 a.m.

CURRENT

DISTRICT

1.	07-12-CC-2	FLORIDA POWER & LIGHT COMPANY	(DIC)	07-207	* See Below	N	9
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**Process #07-207 has multiple STR:
27/28/29/30/31/32/33/34-57-40 and
4/5/7/8/9/16/17/18/19/20/21/28/29/30-58-40.*

ADDENDUM TO KIT FOR

ITEM 1 #07-207

FLORIDA POWER & LIGHT COMPANY

BCC ZONING MEETING

ON

DECEMBER 20, 2007

Please **disregard** pages **one** and **two** of the previously distributed kit and replace them with the attached page.

Changes were done to page one only to remove information from years prior to 1964.

1. FLORIDA POWER & LIGHT COMPANY
(Applicant)

07-12-CC-2 (07-207)
BCC/District 9
Hearing Date: 12/20/07

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1964	South Dade Farms	Unusual use to permit a power plant, canal excavations & variance of height.	ZAB	Approved w/conditions
1971	Florida Power & Light Co.	Unusual Use to permit canal excavations.	ZAB	Approved w/conditions
1999	F.P.L.	Modification of conditions of a previous resolution, to remove spoil banks (excavated material).	CZAB-15	Approved w/conditions

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: November 28, 2007

To: The Board of County Commissioners

From: The Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Florida Power & Light (Z07-207)

SUMMARY OF REQUESTS:

The applicant is seeking an unusual use to permit a nuclear power plant (atomic reactors) and ancillary structures and equipment. Additionally, this application seeks modifications to previously approved plans for the existing nuclear power plant, depicting the expansion of the current facility. The application is also requesting to waive zoning and subdivision regulations to allow frontages on private drives, waivers of the zoning regulations for building heights, landscaping, fence heights and barbed wire.

LOCATION: East of S.W. 117 Avenue, lying between theoretical S.W. 344 Street and theoretical S.W. 456 Street, Miami-Dade County, Florida.

COMMENTS:

This application is before the Developmental Impact Committee due to the size of the project. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, per the Department of Planning and Zoning recommendation.

In addition, as part of the motion, the Executive Council added the following conditions:

- Except as expressly pre-empted by state law, impacts to Miami-Dade County designated Natural Forest Community (NFC) as a result of any FPL transmission corridor improvement shall be minimized and consistent with the NFC standards and requirements of Chapter 24, Miami-Dade County.
- Physical modifications and operational changes to the county and state drainage canal systems including but not limited to the L31-E Borrow and Florida City canals and the S20 water control structure are planned, pursuant to regional restoration projects, to facilitate wetland hydroperiod improvements and stage augmentation with

**CHAIR'S SUGGESTED OPENING REMARKS
BEACON LAKES DRI-RELATED AMENDMENT TO THE CDMP
BCC DECEMBER 20, 2007 PUBLIC HEARING**

The purpose of this hearing is for the Board to take action on an application requesting an amendment to the Comprehensive Development Master Plan (CDMP) associated with the "Beacon Lakes Development of Regional Impact."

The CDMP application was filed in association with a Notice of Proposed Change (NOPC) to the existing Beacon Lakes DRI. The application is being processed under a special statutory procedure, which allows changes to an existing DRI to be considered concurrently with comprehensive plan amendments. Consideration of this application is exempt from the twice-per-year statutory limitation on the adoption of comprehensive plan amendments.

The Board is scheduled to take action today on a Special Item No. 1, a Resolution instructing the County Manager to "transmit" or "not transmit" the application to the Florida Department of Community Affairs (DCA) for review and issuance of an Objections, Recommendation and Comments (ORC) report. The application, if transmitted to DCA by today's Resolution, will be heard again by the Planning Advisory Board in April of 2008 and finally decided upon by this Board in May 2008.

An Ordinance, Agenda Item No. 2, is included on today's agenda for first reading. The Ordinance provides for subsequent final action by the Board if the application is transmitted to DCA.

Public Hearing Procedure:

The Department of Planning and Zoning (DP&Z) staff will describe the application, DP&Z's recommendation and the basis for its recommendation, as well as the recommendations of the affected Community Council, and of the PAB. The applicant or representative will then be heard, followed by other speakers who have submitted sign in cards. Written statements will be accepted and entered into the record with the same status as oral testimony. It is respectfully requested that written statements not be read verbatim, but summarized.

After the public hearing is closed, the Board will take action on Special Item No.1, the Resolution instructing staff whether to transmit or not transmit the application. The Board will then consider approval on first reading of Special Item No. 2.

The County attorney will now read the items into the record and then the Interim Director of the Department of Planning and Zoning, Subrata Basu, will introduce his staff. His staff will present the application and the recommendations for transmittal.