



**MIAMI-DADE COUNTY  
FINAL OFFICIAL MINUTES  
Board of County Commissioners Zoning Board**

**Board of County Commissioners**  
Stephen P. Clark Government Center  
111 NW 1<sup>st</sup> Street  
Miami, Florida 33128

Thursday, February 21, 2008  
As Advertised

Harvey Ruvlin, Clerk  
Board of County Commissioners

Kay Sullivan, Director  
Clerk of the Board Division

Alicia Stephenson, Commission Reporter  
(305) 375-1475



**CLERK'S SUMMARY AND OFFICIAL MINUTES**  
**BOARD OF COUNTY COMMISSIONERS ZONING HEARING**  
**February 21, 2008**

The Board of County Commissioners met in regular session in the County Commission Chambers on the Second Floor of the Stephen P. Clark Government Center, 111 N.W. First Street, Miami, Florida at 9:30 a.m., February 21, 2008, there being present upon roll call Vice Chairwoman Barbara J. Jordan and Commissioners Audrey M. Edmonson, Carlos A. Gimenez, Sally A. Heyman, Dennis C. Moss, Dorrin D. Rolle, and Javier D. Souto (Commissioner Joe A. Martinez arrived later) (Chairman Bruno A. Barreiro and Commissioners Jose "Pepe" Diaz, Rebeca Sosa, Natacha Seijas, and Katy Sorenson were absent); Assistant County Attorneys Joni Armstrong-Coffey and Craig Collier; Department of Planning & Zoning Interim Director Subrata Basu; and Deputy Clerks Kay Sullivan, Diane Collins, and Alicia Stephenson.

ALL WITNESSES AND THE INTERPRETER WERE SWORN IN BY THE DEPUTY CLERK BEFORE MAKING THEIR TESTIMONY BEFORE THE BOARD.

Mr. Basu announced that in accordance with the Code of Miami-Dade County, all items on today's (2/21) agenda had been legally advertised in the newspaper, notices mailed, and properties posted. He noted additional copies of today's agenda and an official translator were available. He presented the rules of procedure to be followed during today's proceedings.

Mr. Basu presented the following application:

**1. LIANNJO INVESTMENTS, INC. (07-11-CZ11-3) 24-54-39/ BCC/District 10**

Mr. Felix Lasarte, 701 Brickell Avenue, attorney representing the applicant, made a presentation on Application No. 1.

Mr. Al Torres, land use consultant, 701 Brickell Avenue, responded to questions from Mr. Lasarte regarding dividing agriculturally designated land into parcels.

Vice Chairwoman Jordan opened the public hearing.

The following persons appeared before the Board in opposition to this application:

- Mr. Ron Weeks, 11840 S.W. 47 Street
- Mr. Michael Miller, 6796 S.W. 62 Avenue

The following persons appeared before the Board in support of this application:

- Ms. Nancy Matu, 11870 S.W. 49 Street
- Ms. Lourdes Gimenez, 11805 S.W. 51 Street

There being no other persons who wished to appear before the Board in connection with this application, Vice Chairwoman Jordan closed the public hearing.

Commissioner Souto spoke in support of preserving Horse Country and the agricultural character of Miami-Dade County.

It was moved by Commissioner Souto that Application No. Application No. 1 be denied without prejudice. This motion was seconded by Commissioner Moss and upon being put to a vote, passed by a vote of 7-0 (Commissioners Diaz, Martinez, Seijas, Sorenson, Sosa, and Barreiro were absent).

Mr. Basu presented the following application:

**2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

Vice Chairwoman Jordan asked whether Application Nos. 2, 3, 4, 5, 6, and 7 were regarding infill properties and asked whether these applications could be considered simultaneously.

Assistant County Attorney Joni Armstrong-Coffey noted the applications were all regarding infill properties and could be considered simultaneously as long as a public hearing was announced and each item number was called.

In response to Vice Chairwoman Jordan's request that each of these application be read into the record, Mr. Basu, read the process numbers for each application; noted that none of the applications had protests or waivers; and noted that the Department of Planning and Zoning (DP&Z) recommended approval of all the applications.

Vice Chairwoman Jordan opened the public hearing on all the applications.

Mr. Try (phonetic), 8420 N.W. 14 Ave., appeared before the Board in opposition to Application No. 6. He noted he had contacted General Services Administration (GSA) five years earlier in an effort to acquire the subject property. He asked why he was unable to acquire the property either at that time or currently.

Ms. Elva Marin, GSA Real Estate Manager, pointed out that the County made infill a priority use for County properties. She noted that an established committee reviewed parcels to determine if they were suitable for affordable housing, and parcels were set aside accordingly. Ms. Marin also noted that GSA would not recommend these parcels be sold if the possibility existed that they could support affordable housing.

There being no one else to appear before the Board in connection with the foregoing applications, Vice Chairwoman Jordan closed the public hearing.

It was moved by Commissioner Rolle that Application Nos. 2, 3, and 7 be approved.

Commissioners Edmonson and Moss offered a friendly amendment to add Application Nos. 4 and 5 to Commissioner Rolle's motion.

Commissioner Rolle noted that he would like to defer application No. 6 to no date certain because he would like to discuss with GSA and Mr. Try whether an agreement could be reached regarding the property.

Assistant County Attorney Joni Armstrong-Coffey noted that the County Attorney's Office would ask staff to consult with GSA, and that the property would be re-advertised.

It was moved by Commissioner Rolle that Application Nos. 2, 3, 4, 5, and 7 be approved and that Application No. 6 be deferred to no date certain and re-advertised. This motion was seconded by Commissioner Moss and upon being put to a vote, passed by a vote of 8-0 (Commissioners Barreiro, Diaz, Seijas, Sorenson, and Sosa were absent).

**3. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-2) 15-53-41 BCC/District 2**

See Report under **2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

**4. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-3 22-53-41 BCC/District 3**

See Report under **2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

**5. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-4) 12-56-39 BCC/District 9**

See Report under **2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

**6. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-5) 11-53-41 BCC/District 2**

See Report under **2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

**7. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-6) 34-52-41 BCC/District 2**

See Report under **2. DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING (08-2-CC-1) 15-53-41 BCC/District 2**

All deferral dates on applications considered during today's meeting were publicly announced.

All exhibits submitted for the record at today's meeting were transferred to the care, custody and control of the Department of Planning and Zoning.

There being no further business to come before the Board, the zoning meeting was adjourned at 11:14 a.m.

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Chairman Bruno A. Barreiro

ATTEST: HARVEY RUVIN, Clerk

By: \_\_\_\_\_  
Kay Sullivan, Deputy Clerk