

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

DATE July 25, 2019
TIME OF MEETING 9:30 AM

DEFERRED ITEM	A
PH:	Z2019000008
Applicant	ALEXANDER GAMARNIK
District	4
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	651 NW 117 Street & 661 NW 118 Street, Miami-Dade County, Florida.

APPEAL ITEM	1
PH:	Z2017000169
Appellant	THOMAS “JEFF” BLAKELY
Original Applicant	ESTATES OF BISCAYNE LLC.
District	8
Summary of Requests	The appellant is appealing the decision of Community Zoning Appeals Board (CZAB) #14, which approved a district boundary change from AU, Agriculture District and GU, Interim District to EU-M, Single-Family Modified Estate District (Resolution #CZAB14-2-19).
Location	Lying north of SW 288 Street between SW 174 Avenue and SW 172 Avenue, Miami-Dade County, Florida.

APPEAL ITEM	2
PH:	Z2018000126
Applicant	THE GEORGE C. BUSER LIVING TRUST, DATED JULY 8, 1999
District	9
Summary of Requests	The applicant is seeking approval of a district boundary change from AU, Agricultural District, to RU-3M, Minimum Apartment House District, in order to develop the subject parcel with 89 townhouse residential units. Additionally, the applicant is seeking to permit buildings spaced less than required from each other, and to permit a higher Floor Area Ratio.
Location	Lying at the southeast corner of SW 286 Street and SW 132 Avenue, Miami-Dade County, Florida.

CURRENT ITEM	3
PH:	Z2018000184
Applicant	CAN COMMUNITY HEALTH, INC.
District	2
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed Use Main Street (MM) to Mixed Use Corridor (MC). Additionally, the applicant seeks to vary the minimum building frontage at the build-to line for phase 1 of the proposed office development.
Location	Lying at the southeast corner of NW 27 Avenue and NW 123 Street, Miami-Dade County, Florida.

CURRENT ITEM	4
PH:	Z2019000054
Applicant	CP LOGISTICS OPA LOCKA, LLC.
District	4
Summary of Requests	The applicant is seeking to rezone Parcel 1 of the subject property to North Central Urban Area District (NCUAD) and to amend the NCUAD land use regulating plan to designate the entire subject property ID, Industrial District. With these requests, the applicant also seeks to designate Zoning Parcel 1 of the subject property as Edge Sub-district within the NCUAD.
Location	3000 NW 123 Street, Miami-Dade County, Florida.

COUNTY COMMISSION MEETING OF THURSDAY, JULY 25, 2019

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

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.

SWEARING IN OF WITNESS

A. ALEXANDER GAMARNIK Z2019000008

36-52-41
BCC/District 04

AMENDMENT of the North Central Urban Area District (NCUAD) Land Use Regulating Plan to re-designate the subject property from Mixed Use Corridor (MC) to Mixed Use Corridor Special (MCS).

LOCATION: 651 NW 117 Street and 661 NW 118 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.80 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from June 20, 2019

1. ESTATES OF BISCAVNE, LLC. Z2017000169

06-57-39
BCC/District 08

THOMAS "JEFF" BLAKELY IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14, WHICH APPROVED THE FOLLOWING:

DISTRICT BOUNDARY CHANGE from AU (Agricultural District) and GU (Interim District) to EU-M (Estates Modified District, 15,000 sq. ft. net)

LOCATION: Lying north of SW 288 Street between SW 172 Avenue and SW 174 Avenue, Miami-Dade County, FL.

SIZE OF PROPERTY: 10 Acres gross

Department of Regulatory and
Economic Resources
Recommendation of the appeal:

Denial Without Prejudice.
(Uphold CZAB decision)

Previous Recommendation
to the CZAB:

Approval.

Protests: 138

Waivers: 114

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRIDE C.Z.A.B.): _____

DEFERRED: _____

2. THE GEORGE C. BUSER LIVING TRUST, Z2018000126
DATED JULY 8, 1999

02-57-39
BCC/District 09

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD (CZAB) #15, WHICH DENIED WITH PREJUDICE THE FOLLOWING:

- (1) DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units / net acre).
- (2) NON-USE VARIANCE of spacing requirements to permit a distance between townhouse buildings of 20' (30' required).
- (3) NON-USE VARIANCE of Floor Area Ratio requirements to permit a Floor Area Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Lake Victoria Townhouses", as prepared by Octavio A. Santurio Architect, with one sheet (SP-1) dated stamped received 10/9/18, and the rest of the sheets as prepared by Pascual Perez Kiliddjian & Associates, and Witkin Hults Design Group, dated stamped received 7/17/18, for a total of 23 sheets. Plans may be modified at public hearing.

LOCATION: The southeast corner of SW 286 Street and SW 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.74 Acres

Department of Regulatory and
Economic Resources
Recommendation of the appeal:

**Approval of the appeal, approval of request #1,
subject to the Board's acceptance of the
proffered covenant; and approval with
conditions of requests #2 and #3.**
**(Override CZAB decision – requires a 2/3 vote
of the BCC members present)**

Previous Recommendation
to the CZAB:

**Approval of request #1, subject to the Board's
acceptance of the proffered covenant; and
approval with conditions of requests #2 and
#3.**

Protests: _____ 0 _____ Waivers: _____ 0 _____

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRIDE C.Z.A.B.): _____

DEFERRED: _____

3. CAN COMMUNITY HEALTH, INC. Z2018000184

**27-52-41
BCC/District 02**

(1) AMENDMENT of the NCUAD (North Central Urban Area District) Land Use Regulating Plan to re-designate the subject property from Mixed Use Main Street (MM) to Mixed Use Corridor (MC).

(2) NON-USE VARIANCE of the standard urban center district regulations requiring 70% minimum building frontage along the build-to line; to permit phase 1 of the proposed office building with only 30% building frontage along the build-to line.

LOCATION: Lying at the southeast corner of NW 27 Avenue and NW 123 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.62 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval of request #1, approval with a
condition of request #2.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

4. **CP LOGISTICS OPA LOCKA, LLC. Z2019000054**

**28-52-41
BCC/District 02**

- (1) DISTRICT BOUNDARY CHANGE from IU-1, Light Industrial District and North Central Urban Area District, NCUAD to NCUAD.
- (2) AMENDMENT of the NCUAD Land Use Regulating Plan to designate Zoning Parcel 1 Industrial (ID), and to re-designate Zoning Parcels 2 and 3 from Mixed Use Corridor (MC) to ID.
- (3) AMENDMENT to the NCUAD Sub-district Regulating Plan to designate Zoning Parcel 1 Edge Sub-district.

LOCATION: 3000 NW 123 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.29 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.