

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

DATE JULY 21st, 2021
TIME OF MEETING 9:30 AM

APPEAL ITEM	2A
PH:	Z2020000043
Applicant	BHI MONTEBELLA, LLC.
District	2
Summary of Requests	The applicant is seeking approval of a district boundary change from RU-3 to PAD in order to develop the property with 588 multi-family units). In addition, the applicant is also seeking to permit less parking spaces, parking and drives with 25' of a right-of-way and delete a prior declaration of restrictions.
Location	Lying east of NW 6 Avenue, between NW 159 Street and NW 161 Street, aka 15900 NW 6 Avenue, Miami-Dade County, Florida.

CURRENT ITEM	3A
PH:	Z2020000155
Applicant	FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING - MIAMI CAMPUS, LLC.
District	10
Summary of Requests	The applicant seeks to permit a proposed charter school within an existing building on the subject property for 600 students from grades 9-12, in two (2)-separate 5-hour shifts of a maximum of 300 students on campus at any one time. Additionally, the applicant is also requesting approval of ancillary non-use variances to allow the existing building to setback less than required from the property lines, to have a 6' high chain link fence along the rear property line in place of a 5' high decorative masonry wall, and for existing structures to encroach into the right-of-way for SW 86 Street.
Location	8610 SW 107 Avenue, Miami-Dade County, Florida.

CURRENT ITEM	3B
PH:	Z2020000198
Applicant	BISCAYNE SHORES VENTURES, LLLP.
District	4
Summary of Requests	The applicant is seeking a district boundary change on portions of the property from RU-4M to RU-4, in order to develop the parcel with a multi-family development. Additionally, the applicant seeks to ancillary non-use variances of reduced setbacks, lot coverage, parking, landscaping and zoning regulations.
Location	11295 Biscayne Boulevard, Miami-Dade County, Florida.

CURRENT ITEM	3C
PH:	Z2021000079
Applicant	PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P.
District	5
Summary of Requests	The applicant seeks to amend the street regulating plans of the Palmer Lake Metropolitan Urban Center (PLMUC) District to delete an existing B Street.
Location	Lying between NW 34 Avenue and NW 33 Avenue, and between NW 22 Street Road and NW S. River Drive, aka 3310 NW 24 Street and 3325 and 3377 NW 24 Street Road, Miami-Dade County, Florida.

COUNTY COMMISSION MEETING OF WEDNESDAY, JULY 21, 2021

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

APPEAL ITEM

2A. BHI MONTEBELLA, LLC. Z2020000043

BCC/District 02

THE APPLICANT, BHI MONTEBELLA, LLC. IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #8, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a rezoning of the subject property from RU-3M (multi-family residential, maximum of 12.9-units per acre) to PAD (Planned Area Development), a multifamily residential development. Additionally, the application seeks to delete a prior recorded covenant that restricts the subject property to a previously approved site plan and a maximum of 94 units, in order to be able to build 588 residential units under the proposed zoning district. The application also seeks to permit fewer than the required number of regular and Electrical Vehicle Supply Equipment (EVSE) ready parking spaces than required by Code, and for the parking area to encroach closer than 25 feet of NW 6 Avenue.

- (1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to PAD, Planned Area Development District.
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 23541 Pages 1624 - 1632.

The purpose of request #2 is to allow the applicant to delete a prior covenant in order to allow the applicant to develop the subject property with a multi-family residential use under the proposed zoning district.

- (3) NON-USE VARIANCE to permit a total of 886 parking spaces (1008 parking spaces required).
- (4) NON-USE VARIANCE to permit a total of 5 Electrical Vehicle Supply Equipment (EVSE) parking spaces (101 EVSE parking spaces required).
- (5) NON-USE VARIANCE to permit off-street parking and driveways to be located within 25' of the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources with one cover sheet dated stamped received September 18, 2020 entitled "Stellar Golden Glades" and plans prepared by Dorsky + Yue International, LLC. And Langan consisting of twenty-three sheets dated stamped received September 18, 2020, two sheets dated December 22, 2020, and four sheet dated February 10, 2021 with landscaping plans by Witkin Hults Design Group consisting of two sheets dated stamped received February 9, 2021 and four sheets dated November 3, 2020 for a total of thirty-six sheets. Plans may be modified at public hearing.

LOCATION: Lying east of NW 6 Avenue, between NW 159 Street and NW 161 Street, aka 15900 NW 6 Avenue, Miami-Dade County

SIZE OF PROPERTY: 8.2-gross Acres

Recommendation of the appeal:

Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement and Approval with conditions of request #2 through #5.

(Overrule 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 PAD agreement and Approval with conditions of Requests #2 through #5.

Protests: _____ 0 _____

Waivers: _____ 0 _____

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

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

DEFERRED: _____

CURRENT ITEM

3A. FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING - Z2020000155

MIAMI CAMPUS, LLC.

BCC/District 10

The application is to permit a proposed charter school within an existing building on the subject property for 600 students from grades 9-12, run in two (2)-separate 5-hour shifts of a maximum of 300 students on campus at any one time. Additionally, the application seeks to allow the existing building to locate closer than required to the front and side street property lines, to have a 6 feet high chain link fence along the rear property line in place of the required 5 feet high decorative masonry wall, and for existing structures to encroach in the right-of-way for SW 86 Street which is not permitted by Code.

- (1) SPECIAL EXCEPTION to permit a Charter School.
- (2) NON-USE VARIANCE to permit an existing building to setback a minimum of 20.2' (25' required) from the front (east) property line and setback 23.5' (25' required) from the side street (north) property line.
- (3) NON-USE VARIANCE requiring a 5' high decorative masonry wall along the rear (west) property line; to waive same to permit an existing 6' high chain link fence.
- (4) NON-USE VARIANCE of zoning and subdivision regulations requiring no structures encroach in the right-of-way; to waive same to permit existing walls, landscaping and utilities to encroach in the right-of-way for SW 86 Street.

line (81'-09" required for both), setback a minimum of 6.37' (74.5' required) from the rear (east) property line.

- (4) NON-USE VARIANCE to permit a pool pavilion setback 5' (7.5' required) from the interior side (north) property line.
- (5) NON-USE VARIANCE to permit a spa setback 3'-3" (10' required) from the interior side (north) property, setback 5'-3" (7.5' required) from the rear (east) property line.
- (6) NON-USE VARIANCE to permit a barbeque area setback 6'-5" (7.5' required) from the rear (east) property line.
- (7) NON-USE VARIANCE to permit a lot coverage of 42.53% (40% maximum permitted).
- (8) NON-USE VARIANCE to permit certain parking spaces with a minimum width of 7.5' (8.5' minimum required) and a minimum depth of 16' (18' required).
- (9) NON-USE VARIANCE to permit a minimum landscape open space of 21.11% (40% minimum required).
- (10) NON-USE VARIANCE of the zoning regulations requiring 20% of the total frontage dimension to be unencumbered with any structure or off-street parking; to permit multi-family buildings within passageway areas to the bay.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled Biscayne Shores," as prepared by Deforma Studio Inc. Sheets A-1.1, A-1.4, LA-204 & LA-406, dated stamped received 06/17/21, and the remaining 59 sheets dated stamped received 6/8/21 for a total of 63 sheets. Plans may be modified at public hearing.

LOCATION: 11295 Biscayne Boulevard, Miami-Dade County, Florida.
SIZE OF PROPERTY: 7.57 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1 subject to the acceptance of the proffered declaration of restrictions, approval with conditions of requests #2 through #10.

Protests: _____ 1 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

3C. PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P. Z2021000079

BCC/District 05

The application is to permit the removal of an existing B Street (NW 24 Street Road) within the property, located within the Palmer Lake Metropolitan Urban Center District (PLMUCD), which would allow development within one unified parcel of land.

AMENDMENT of the Palmer Lake Metropolitan Urban Center District (PLMUCD) Street Frontage regulations, to delete, an existing B Street, NW 24 Street Road, within the subject property.

LOCATION: Lying between NW 34 Avenue and NW 33 Avenue, and between NW 22 Street Road and NW S. River Drive, aka 3310 NW 24 Street and 3325 and 3377 NW 24 Street Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.1 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.