



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, FEBRUARY 8, 2007 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. LEXUS OF KENDALL AUTO PARK (06-285)**

Location: 13750 SW 136 Street, Miami-Dade County, Florida (12.12 Acres).

The applicant is appealing an administrative decision alleging that the Developmental Impact Committee (DIC) erred in its determination of the road impact fees assessment.

**2. RENE MIGUEL VALDEZ (05-364)**

Location: 2425 SW 82 Avenue, Miami-Dade County, Florida  
(0.307 Acre).

The applicant is appealing the decision of Community Zoning Appeals Board #10, which denied with prejudice the following:

The applicant is requesting a zone change from single-family residential district to semi-professional office district, or in the alternative, a use variance to permit semi-professional office uses in the single-family residential zone, on this site.

**3. TCML L.L.C. (05-260)**

Location: 3275 NW 84 Avenue, Miami-Dade County, Florida  
(1.46 Acres).

The applicant is requesting a special exception to permit the expansion of an existing educational facility within the Miami International Airport critical area approach-departure zone, on this site.

**4. KENDALL PROPERTIES & INVESTMENTS (06-274)**

Location: 5800 SW 177 Avenue, Miami-Dade County, Florida (1,067.89 Acres).

The applicant is appealing an administrative decision alleging that the Director erred in the determination restricting the use of the unlimited industrial manufacturing district (IU-3) zoned property to lake excavations, manufacturing of cement, lime and related materials and products, excavation & processing of the raw materials necessary in the operation of various ancillary plants and to rescind the Director's decision. The purpose of this request is to reverse the Director's decision set forth in a letter dated June 30, 2006, which restricts the uses on this site and to clarify the uses permitted on this site pursuant to applicable zoning resolutions.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

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.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.