



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, JULY 26, 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. EUREKA COVE, LLC (06-3)

Location: South of SW 176 Street and lying approximately 112' west of SW 114 Avenue, Miami-Dade County, Florida (2.34 Acres).

The applicant is appealing the decision of Community Zoning Appeals Board #14, which denied with prejudice a zone change from agricultural district to townhouse district. The applicant has revised the application as follows:

The applicant is requesting to permit a zone change from agricultural district to single-family modified residential district (RU-1Mb), to permit single-family residences setbacks to be less than required from property lines, and accompanying requests, on this site.

2. MICHAEL MUSKAT (05-167)

Location: 7750 SW 98 Street and 7751 SW 99 Street, Miami-Dade County, Florida (0.709 Acre).

The applicant is appealing the decision of Community Zoning Appeals Board #12, which denied with prejudice the following:

The applicant is requesting a zone change from single-family modified state district to limited apartment house district, and to permit two apartment buildings setback to be less than required from property line.

3. DANIEL & JANE LYONS (06-223)

Location: The southeast corner of SW 288 Street and SW 184 Avenue, Miami-Dade County, Florida (12 Acres).

The applicants are appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

The applicants are requesting zone changes from single-family two and one-half acre estate district and agricultural district to single-family one acre estate district, on a portion of the property, and from single-family two and one-half acre estate district and agricultural district to single-family suburban estate district, on another portion of the property. Also requesting to permit an accompanying request(s), on this site.

4. VELASCO LTD. PARTNERSHIP HOLDINGS, INC. (06-158)

Location: SW corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue, Miami-Dade County, Florida (2.94 Gross Acres).

The applicant is appealing the decision of Community Zoning Appeals Board #12, which denied without prejudice the following:

The applicant is requesting a zone change from single-family one acre state district to single-family suburban estate district, on this site.

5. VALENCIA SCHOOL DEVELOPMENT, LLC (07-156)

Location: 18491 SW 134 Avenue, Miami-Dade County, Florida (3 Acres).

The applicant is requesting modifications of conditions of a previous resolution and of paragraphs of covenants and deletions of conditions of a previous resolution and of paragraphs of a covenant to delete the conditions limiting the number of students enrollment during a certain school year, which will allow the applicant to continue serving the number of students currently enrolled at the charter school, on this site.

6. NORTHWESTERN GRANT, LLC (07-157)

Location: 9010 NW 178 Lane, Miami-Dade County, Florida (2.52 Acres).

The applicant is requesting a modification of a condition of a previous resolution and of a paragraph of a covenant to increase the grade levels of the previously approved charter school, to include middle school and 10th grade.

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.



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Courtesy Notice

The Item Below was Deferred on 6-28-07

due to Missing Date in Posting on the Property

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

1. **VARIETY CHILDREN'S HOSPITAL**
D/B/A: MIAMI CHILDREN'S HOSPITAL (07-13)

Location: Lying north of SW 33 Street, west of SW 60 Court, east of SW 62 Court, and both sides of SW 30 Street, Miami-Dade County, Florida
(24.37 Acres).

Schenley Park Preservation Society, Inc. is appealing the decision of the Community Zoning Appeals Board #10 (CZAB-10), which approved with conditions a modification of site plans for the relocation of a previously approved helipad, decreasing the width of a landscape buffer, to permit buildings with more stories than previously approved and to permit accompanying requests for the hospital. The applicant, Variety Children's Hospital D/B/A: Miami Children's Hospital, is appealing the decision of CZAB-10 which denied the zone change from single-family residential district to semi-professional office district, or in the alternative, a special exception and unusual use to permit expansion of the hospital onto additional property to the north and accompanying requests, and appealing all imposed conditions.

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