



# ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, JULY 3, 2008 - 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. KENDALL GREENS PROPERTY, LLC (06-220)**

Location: 15130 SW 80 Street, Miami-Dade County, Florida (2.8 Acres)

The applicant is requesting a special exception to permit the expansion of an existing charter school, and a modification of paragraphs of a covenant to allow the applicant to submit new plans indicating an expansion to an existing charter school by increasing the number of students from 600 to 800, allowing the applicant to comply with a new Public Works Department memorandum and changing start and dismissal times.

**2. AMB CODINA BEACON LAKES LLC (07-20)**

Location: The south side of NW 25 Street, between NW 117 Avenue and NW 137 Avenue, Miami-Dade County, Florida (480 Acres)

The applicant is requesting a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests: Modifications of portions of the recital, of conditions, and exhibits of a previous resolution, to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise exhibits indicating the revised Master Development Site Plan, vehicle trip count, access points and intersections improvements and to extend the build-out date, termination date, and expiration date of the previously approved Beacon Lakes DRI, on parcels 1 and 2. Also requesting on parcel #2: A modification of a paragraph of a covenant to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses, and accompanying requests, on this site.

**3. MIAMI-DADE COUNTY PARK & RECREATION DEPARTMENT (07-186)**

Location: 12400 SW 152 Street, Miami-Dade County, Florida (1,203.3 Acres)

The applicant is requesting to make a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests: Modification to the program summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to a previous resolution to allow the applicant to increase the area of the subject site and to add new uses to the previously approved Dade County Zoological Park and the South Dade Metropolitan Park.

**4. UNITED AT KENDALL LAKES, INC. (07-294)**

Location: Lying approximately 350' north of SW 88 Street (North Kendall Drive) and east of Hammocks Boulevard, Miami-Dade County, Florida (15 Acres)

The applicant is requesting modifications of a condition of a resolution and of a paragraph of a covenant to allow the applicant to submit revised plans for a previously approved multi-family apartment development showing fewer units, a new building configuration, filling of a portion of the lake and providing a new condition for workforce housing. Also requesting an unusual use to permit a partial filling of an existing lake, on this site.

**5. SOUTHWESTERN GRANT, LLC (07-303)**

Location: The northeast corner of SW 232 Street and SW 117 Avenue, Miami-Dade County, Florida (2.47 Acres)

The applicant is requesting modifications of paragraphs of covenants and of conditions of a previous resolution to allow the applicant to increase the number of students for a previously approved charter school. Also requesting to permit an accompanying request(s), on this site.

**6. SOUTHWESTERN GRANT, LLC (07-318)**

Location: The north and south sides of SW 232 Street between SW 114 Place and SW 115 Avenue, A/K/A: 23255 SW 115 Avenue, Miami-Dade County, Florida (4.9 Acres)

The applicant is requesting modifications of paragraphs of covenants and of conditions of a previous resolution to allow the applicant to submit revised site plans indicating an increase in the number of students and to show parcel "B" to be used for parking only for a previously approved charter school.

**7. SUMMERVILLE CHARTER SCHOOL, INC. (08-38)**

Location: 24325 SW 117 Avenue, Miami-Dade County, Florida (2.5 Acres)

The applicant is requesting modifications of conditions of a previous resolution, and of paragraphs of a covenant to allow the applicant to increase the amount of students, to increase the grades, and to modify the schedule for the charter school.

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.