



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, DECEMBER 4, 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. THOMAS & MICHELLE TORBERT (07-124)**

Location: The southwest corner of SW 344 Street and SW 207 Avenue, Miami-Dade County, Florida (65 Acres)

The applicants are requesting an appeal of an administrative decision alleging that the Director of the Department of Planning and Zoning erred in the determination that the property be developed in accordance with the interim zoning district regulations, in lieu of a prior plat entitled "Florida City Pines" which is considered abandoned & invalid by the Public Works Department. The purpose of this request is to allow the applicant to utilize a prior plat to develop the 65 Acre property as 1 Acre residential sites, in lieu of requiring 5 Acres per building site.

**2. DREAM OF FIELDS GROUP, INC. (08-109)**

Location: 13115 SW 89 Avenue, F/K/A: 13111 SW 89 Avenue, Miami-Dade County, Florida (0.53 Acres)

The applicant is appealing an administrative decision alleging that the Director of the Department of Planning and Zoning erred in the issuance of building permit number 2008042872 without analyzing the permit plans under the Zoning Code's private school requirements. The purpose of the request is to require the development of the gymnastic training facility on the subject property in accordance with the private school requirements of the Zoning Code.

**3. RIO'S PET SPA & BOARDING (08-125)**

Location: 18170 West Dixie Highway, Miami-Dade County, Florida (50' X 104')

The applicant is requesting an unusual use to permit a dog kennel in conjunction with an existing pet grooming center, a setback to be greater than permitted from property line, a building height of 1-story, where a 3-story minimum is required, and to permit less parking spaces than required. Also requesting to permit parking in front of the building where none is permitted, and accompanying requests, on this site.

This item was heard as a Recommendation by Community Zoning Appeals Board #2 on 9/25/08.

**4. MEADOW VIEW SHOPPING CENTER, LLC (08-149)**

Location: 14901 SW 42 Street, Miami-Dade County, Florida (3.28 Acres)

The applicant is requesting special exceptions for a Charter School and to permit a Senior High School within one mile of the Urban Development Boundary, a modification of a condition of a previous resolution, deletions of a covenant and of a condition of a resolution to allow the applicant to submit new plans showing a charter school in lieu of the previously approved shopping center, and to delete two covenants tying the site to the previously approved shopping center. Also requesting to permit an accompanying request(s), on this site.

**5. KENDALL GREENS PROPERTY, LLC (08-165)**

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

The applicant is appealing an administrative decision alleging that the Director of the Department of Planning & Zoning erred in an interpretation of the language in a declaration of restriction, recorded in official record book 21660, pages 4050-4060, limiting the grade levels permitted up to grade 5 on the previously approved charter school site. The purpose of this request is to reverse the Director's decision and to allow the expansion of the previously approved charter school to include grade levels up to the 8th grade.

**6. DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING (08-204)**

Location: Lying on the northwest corner of SW 112 Street and SW 87 Avenue, Miami-Dade County, Florida (3.42 Acres)

The applicant is requesting a deletion of a covenant to remove a previously recorded agreement that required the property to be developed with 6 residences in order to permit the site to be developed with a public library and park.

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) 375-1244 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.