



# PUBLIC HEARING

**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, JANUARY 26, 2012 – 9:30 A.M.**  
**COMMISSION CHAMBERS – 2<sup>ND</sup> 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. PRINCETON LAND INVESTMENTS L.L.C. AND COUNTRY PALM HOLDINGS, L.L.C. (09-006)**

Location: Lying between SW 124 Avenue and SW 129 Avenue and between SW 248 Street and U.S. Highway #1, Miami-Dade County, Florida  
Size of property: 94.43 Acres

The applicants are requesting on Parcels "A", "B" and "E" a zone change from single-family modified residential district and agricultural district to high density apartment house district. On parcel "D" the applicants are requesting a modification of conditions to permit the applicant to submit revised plans for the charter school showing an increase in grade levels, and on parcels "A", "B", "C" and "D" to permit the applicant to delete a covenant tying together the site to specific plans and charter school requirements in order to allow the applicant to proffer two separate covenants, one governing the residential development and the second one covering the charter school development in order to provide both projects with additional flexibility in phasing their developments. Additionally, the applicants are requesting on parcels "A", "B" and "E" the following: non-use variances to permit less parking spaces than required, and to permit other accompanying non-use variance requests, on this site.

**2. THE DEPARTMENT OF PLANNING & ZONING (07-415)**

Location: East of the South Dade Transportation Corridor (Busway), between SW 145 Avenue and SW 296 Street, Miami-Dade County, Florida  
Size of property: 420 Acres more or less

The applicant is requesting a zone change from multiple zoning classifications to Leisure City Community Urban Center (LCCUC).

**3. KROME AGRONOMICS, LLC. (10-051)**

Location: The Southwest corner of 136 Street & SW 177 Avenue, Miami-Dade County, Florida  
Size of property: 48.6 Acres

The applicant is appealing the decision of the Community Zoning Appeals Board # 11 (CZAB-11) which denied without prejudice the following: The applicant if requesting a zone change from Interim District (GU) to Agricultural District (AU), and a special exception to permit a proposed cemetery and associated mausoleums, on this site. Additionally, the applicant is requesting an unusual use to permit a lake excavation and lake filling, and to permit two (2) detached signs with greater square footage than permitted, on this site.

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 the GIS Service/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, 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 SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT, 11<sup>TH</sup> FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB site at [www.miamidade.gov/spee](http://www.miamidade.gov/spee). 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 & Zoning Division 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.

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