

**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, JANUARY 23, 2014 – 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 ITEM(S) WHICH MAY BE OF INTEREST TO YOUR  
IMMEDIATE NEIGHBORHOOD.**

**1. CARLOS J. & OLGA BENGOCHEA TRUST, ET AL (13-55)**

Location: Lying South of theoretical SW 31 Street, between theoretical SW 145 Avenue and theoretical SW 145 Court, Miami-Dade County, Florida.

Size of property: 1.98 Acres

Concerned Citizens of West Dade, Inc., Subdivision #1 is appealing the decision of Community Zoning Appeals Board #10 on Carlos J. & Olga Bengochea Trust, Et Al, which approved the following:  
The applicants are requesting a District Boundary Change from AU (Agricultural) to RU-1M(a) (Single-Family Modified Residential 5,000 Sq. Ft) zone, on this site.

**2. LUCKY START AT THE HAMMOCK, LLC (12-096)**

Location: Lying between SW 120 Street and Hammocks Boulevard and lying East of theoretical SW 152 Avenue, Miami-Dade County, Florida

Size of property: 53.47 Acres more or less

The applicant is requesting a substantial deviation determination pursuant to Section 380.06 (19) of the Florida Statutes, with respect to the following requests: The applicant is requesting modification to the legal description and the existing covenant(s) governing land development for the development of Regional Impact on the property to reduce the Industrial Park acreage, and at the same time to increase the number of residential units from 8,303 units to 8,701 units for the total community and to include a 40,000 sq. ft general business site. Also, the applicant is requesting a District Boundary Change from IU-C (Industry-Controlled) to RU-1M(a) (Single-Family Modified Residential), RU-4L (Limited Apartment House) and BU-1A (Business-Limited) District zones, on this site. The applicant is also requesting to permit the residential development within the inner district (ILZ) zone of the Kendall-Tamiami Executive Airport zoning regulations, and to permit accompanying requests, on this site.

**3. MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT (13-100)**

Location: Lying South of SW 272 Street, North of SW 278 Street, East of SW 132 Avenue and West of SW 127 Avenue, Miami-Dade County, Florida

Size of property: 128 Acres

The applicant is requesting a District Boundary Change from RU-1 (Single-Family Residential District) and RU-3M (Minimum Apartment House District) to IU-3 (Industrial-Unlimited District), on this site. Additionally, the applicant is requesting a special exception to permit rail cars and ground transportation vehicles, assembly buildings, and to permit outdoor test tracks to be spaced less than required from a residential zoned district(s). Also, the applicant is requesting an unusual use to permit a lift station, and non-use variances to waive zoning regulation and to permit the rail cars test tract operation and vehicle storage to be done outside, to permit higher chain link fences with barbed wire than permitted, less lot trees and shrubs than required, and to permit other accompanying requests, 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 Zoning Hearing Section at (305) 375-2640.

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 REGULATORY AND ECONOMIC RESOURCES (RER), 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/zoning/track/home.asp](http://www.miamidade.gov/zoning/track/home.asp)**  
**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.