

## MIAMI-DADE COUNTY

### COMMUNITY ZONING APPEALS BOARD 12

will hold a Public Hearing on the following zoning applications on **December 10, 2025, at 6:30p.m.** at **Kendall Village Center Civic Pavilion, 8625 SW 124 Avenue, Miami, Fl.**

## THIS IS AN IN-PERSON MEETING

#### I. Selection of Chair and Vice Chair

#### APPLICANT: TESLA, INC. Z2024000221

The application is to permit a proposed electric automobile dealership (sales, showroom, service facility) on the subject property. Additionally, the applicant seeks to modify a prior resolution and covenant running with the land, in order to submit a revised site plan showing the proposed electric automobile dealership. The application also seeks to allow a greenbelt around the property that is less wide than required, and to have no 5-foot-high wall enclosing the stored vehicles as required by Code.

- (1) SPECIAL EXCEPTION to permit an automobile and light truck new sales agency on the subject property.
- (2) SPECIAL EXCEPTION to permit an automobile repair work on the subject property.
- (3) SPECIAL EXCEPTION to permit an automobile body and top work on the subject property.
- (4) MODIFICATION of Condition #2 of Resolution No. Z-91-92, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, entitled "Toys "R" Us", as prepared by Casco Project Managers, dated May 5, 1992 on Pages C1, A1, and A8; landscaping plan prepared by Rosenberg Design Group, dated 5/4/92, last revised 6/3/92 on 4 pages for a total of 7 pages."

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Center Kendall', as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets."

- (5) MODIFICATION of Paragraph #1 of Declaration of Restrictions, recorded in Official Record Book 12143, Pages 461-467, and reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Sasaki Associates, Inc. and Charles Kober Associates, entitled "Kendall Town and Country" containing fourteen (14) sheets, and last revised February 3, 1984, including substantial conformance with the harmonious architectural style depicted on Sheets 7 through 10, thereof."

TO: "1. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Center Kendall', as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets."

- (6) MODIFICATION of paragraphs of a Declaration of Restrictions, as recorded in Official Records Book 12143, Pages 461-467, to allow the Covenant to be modified administratively as permitted by County Code, to provide how the Covenant is addressed in cases of annexation or incorporation, and to update other provisions to current standard "Miscellaneous" clauses.

The purpose of requests #4, #5 and #6 is to allow the applicant to modify the prior resolution and covenant running with the land, in order to submit new plans for the proposed electric automobile dealership, and to allow future modifications of said covenant as permitted by code.

- (7) NON-USE VARIANCE to permit a landscaped greenbelt along the property lines with a minimum width of 9' (15' minimum required).
- (8) NON-USE VARIANCE of zoning regulations requiring a minimum of 5' high decorative masonry wall enclosing the vehicle storage area; to waive same and to permit no decorative wall.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

**LOCATION:** 8789 SW 117 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** ±4.65 Acres

**This is an in-person meeting. visit our website at:**  
**<https://www.miamidade.gov/zoning/community-council-12.asp>**