



ZONING HEARING
COMMUNITY ZONING APPEALS BOARD-12
Tuesday, September 1, 2009 - 6:30 p.m.
Kendall Village Center - Civic Pavilion
8625 SW 124 Avenue.

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. B & F MARINE, INC. (06-323)

Location: Lying east of SW 72 Avenue, between SW 40 Street (Bird Road) and SW 41 Street, Miami-Dade County, Florida (1.03 Acres)

The applicant is requesting a zone change from limited business district and single-family residential district to special business district. On plan "A" the applicant is requesting a greater lot coverage and floor area ratio than permitted, and to permit an accompanying request, on this site. The requests on plan "B" are to permit setbacks to be less than required from property lines, a lot coverage and a floor area ratio to be greater than permitted. And with either group of requests, the following: To waive the required wall along the rear (south) property line across the street from (RU) zoned property.

2. ALFREDO GARCIA-MENOCAL (08-239)

Location: 11605 SW 95 Street, Miami-Dade County, Florida (3 Acres)

The applicant is requesting a zone change from agricultural district to semi-professional office district, on this site.

3. YMCA OF GREATER MIAMI (09-34)

Location: 9355 SW 134 Street, Miami-Dade County, Florida (5.78 Acres)

The applicant is requesting modifications of conditions of previous resolutions to allow the applicant to submit a new site plan showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases for a previously approved fitness center. The applicant is also requesting to waive the required 5' high masonry wall where a business lot abuts a (GU) interim district zoned property to the west, on this site.

4. ROBERT J. FATORA (09-068)

Location: 9368 SW 132 Street, Miami-Dade County, Florida (2,700 sq. ft)

The applicant is requesting to waive the zoning regulation prohibiting accessory buildings in un-walled areas on a townhouse site, in order to permit a chickee hut and shed in an un-walled area, on this site.

5. DONALD & HAYDEN BRACKIN (09-111)

Location: 6500 SW 85 Street, Miami-Dade County, Florida (.46 Acres)

The applicant is requesting to permit an addition to a single-family residence setback(s) to be less than required from property line(s).

Plans are on file and may be examined in the Department of Planning & Zoning. Plans may be modified at public hearing.

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.