

ZONING HEARING



COMMUNITY ZONING APPEALS BOARD - 12

Tuesday, June 5, 2007 - 6:30 p.m.

Kendall Village Center - Civic Pavilion

8625 SW 124 Avenue, Miami, Florida

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **GT GROUP 11740, LLC (05-47)**

Location: Lying south of SW 80 Street and approximately 200' west of SW 117 Avenue, Miami-Dade County, Florida
(0.9 Acre)

The applicant is requesting a zone change from interim district & semi-professional office district to limited business district, to waive zoning regulations requiring a wall where a business lot abuts a residential zone property, along the rear (south) and interior side (west) property line, or in the alternative to the above, a zone change from interim district & semi-professional office district to semi-professional office district, to permit a setback to be less than required from property line and an accompanying request(s), on this site. Also, with any of the above requests, the following: Modifications of paragraphs of a covenant and of an agreement with Unity of Title to allow the applicant to submit a revised site plan for a previously approved office building showing an additional story and the reconfiguration of the parking lot.

2. **CARLOS QUIJANO & DAGMARA MORALES (06-345)**

Location: 11301 SW 102 Avenue, Miami-Dade County, Florida (1.16 Acres)

The applicants are requesting a special exception to resubdivide and reface a platted lot into three proposed lots, and to waive zoning and subdivision regulations requiring lots to have frontage on a public street; to waive same to permit three lots with zero frontage on a public street, where is required, and to permit access to a public street by means of a private easement.

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) 375-2936 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.