



PUBLIC HEARING

ZONING HEARING
COMMUNITY ZONING APPEALS BOARD – 12
TUESDAY, SEPTEMBER 1, 2015 – 6:30 P.M.
KENDALL VILLAGE CENTER – CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. MARIA FANTI (14-048)

Location: Lying approximately 141' South of the SW 69 Terrace, between theoretical SW 79th Avenue & SW 79 Court, A/K/A: 7001 SW 79 Court, Miami-Dade County, Florida.
Size of property: 1.5 Acre

The applicant is requesting Non-Use Variances to permit proposed Parcel "A" with less area, frontage, and lot depth than is required, to permit a greater lot coverage, and to permit the proposed building with setbacks less than required from property lines, and to waive subdivision requirements to permit a lot with 0' frontage on a public street, and to permit access to a public street by means of a private easement. Additionally, the applicant is requesting other Non-Use Variances to permit proposed Parcel "B" with less lot area, and with a greater lot coverage than is required, on this site.

2. WILLIAMSON 100, LLC. (14-036)

Location: 7700 SW 100 Street, Miami-Dade County, Florida.
Size of property: 1.44 Acres

The applicant is requesting to permit an automotive repair facility with automobile storage to be spaced less than required from residential zoned properties. Additionally, the applicant is requesting to permit the facility with setbacks less than required from property line(s), and with a reduced greenbelt width, on this site.

3. DUFFIELD W. MATSON, III & SARA MATSON (15-011)

Location: 4960 Sunset Drive, Miami-Dade County, Florida.
Size of property: 0.98 Gross Acre

The applicants are requesting to modify a condition of a prior resolution in order to submit revised plans showing an accessory building on the rear of the property and variances to allow for a smaller lot size. Additionally, the applicant is requesting to permit less lot area, proposed accessory building to setback less than required from property line, and to permit more rear yard area coverage than is permitted, on this site.

4. JAMES & ROSEMARY HARTIGAN (15-044)

Location: 8201 SW 111 Terrace, Miami-Dade County, Florida
Size of property: 0.63 Acre

The applicants are requesting to permit a proposed guest house resulting in more rear lot coverage than is 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 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), 11TH FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB page to view the hearing file at: https://www.miamidade.gov/RER/Track/case_track.aspx

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 (RER) Development Services Division ADA Coordinator, at (305) 372-6779 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. Is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

For legal ads online, go to <http://legalads.miamidade.gov>