



CITY OF SWEETWATER

There will be a Public Hearing before the Planning and Zoning Board of the City of Sweetwater **Wednesday, August 21, 2024 at 6:00 p.m.** at the City of Sweetwater Commission Chambers located at 500 SW 109 Avenue, Sweetwater, Florida, to consider the following applications.

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF SWEETWATER TO CONSIDER A REQUEST BY 107 OFFICE BUILDING LLC FOR A NON-USE VARIANCE OF FLOOR AREA RATIO ON PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-000-0640 AKA 10750 NW 14 TERRACE; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.

107 Office Building LLC has applied for the following,

1. Non-use variance of Floor Area Ratio (FAR) to permit a proposed self-mini warehouse storage facility with a 2.49 F.A.R. (0.73 permitted).

Application No. 2024-00000008

Folio No. 25-3031-000-0640

Legal Description: Lots 3 and 4, in Block 24 of Truman City, an unrecorded plat, also known as the East 150 feet of West 330 feet of North $\frac{1}{2}$ of South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ less North 25 feet in Section 31, Township 53 South, Range 40 East, in Miami Dade County, Florida.

Location: 10750 NW 14 Terrace

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE, IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC.286.0105, FLORIDA STATUTES).

PERSONS WHO NEED ACCOMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK'S OFFICE AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS WITH DISABILITIES ACT).