



# PUBLIC HEARING

**ZONING HEARING**  
**COMMUNITY ZONING APPEALS BOARD – 12**  
**TUESDAY, MARCH 3, 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. ALEXANDER SCHOOL, INC. & J.R. MCGHEE (13-094)**

Location: 6050 SW 57 Avenue, 5730 SW 60 Street and 5735 SW 61 Street, Miami-Dade County, Florida.

Size of property: 0.80 Acre

The applicants are requesting an Unusual Use to permit the expansion of an existing day nursery through kindergarten onto additional properties to the West & Northwest. Additionally, the applicants are requesting Non-Use Variances to permit proposed buildings with setbacks to be less than required from property lines, to permit parking spaces within 25' of Rights-Of-Way, to permit less Right-Of-Way width of dedication for SW 57 Avenue, to permit a larger detached sign than permitted, and to permit the other accompanying requests, on this site.

**2. GALLOWAY MEDICAL PARK ASSOCIATION II (14-104)**

Location: 7400 SW 87 Avenue, Miami-Dade County, Florida.

Size of property: 3.06 Acres More or Less

The applicant is requesting a Use Variance to permit a detached sign where is not permitted, on this site.

**3. GALLOWAY MEDICAL PARK ASSOCIATION, LTD. (14-105)**

Location: 7500 SW 87 Avenue, Miami-Dade County, Florida.

Size of property: 2.6 Acres

The applicant is requesting a Use Variance to permit a detached sign where is not permitted, on this site.

**4. SAN VINCENTE CONCEPTS, LLC. (14-107)**

Location: The Southwest corner of SW 74 Street and SW 47 Avenue, Miami-Dade County, Florida.

Size of property: 0.79 Acre

The applicant is requesting Non-Use Variances to permit a proposed Single-Family Residence with more lot coverage than is permitted and to waive the Rights-Of-Way dedication for the West half of SW 47 Avenue, on this site.

**5. PINEWOOD ACRES DEVELOPMENT, LLC. (14-118)**

Location: Lying North of SW 93 Street, approximately 140' West of SW 94 Place, Miami-Dade County, Florida.

Size of property: 0.70 Acre More or Less

The applicant is requesting a Non-Use Variance to permit two residential lots with less lot frontage than is required, on this site.

**6. ELLIOT L. MILLER, TRUSTEE (14-126)**

Location: 9745 Sunset Drive, Miami-Dade County, Florida.

Size of property: 0.72 Acre

The applicant is requesting a District Boundary Change from BU-1 (Neighborhood Business) District to BU-1A (Limited Business) District, 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), 11<sup>TH</sup> 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: [www.miamidade.gov/zoning/track/home.asp](http://www.miamidade.gov/zoning/track/home.asp) 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. If made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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