



# PUBLIC HEARING

**ZONING HEARING**  
**COMMUNITY ZONING APPEALS BOARD – 12**  
**TUESDAY, JUNE 9, 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. CHILDREN'S REOURCE FUND, INC. (14-096)**

Location: 8571 SW 112 Street, Miami-Dade County, Florida.

Size of property: 2.08 Acres

The applicant is requesting a Special Exception to permit a private school, and to modify previous Resolutions and Covenant(s) to permit the applicant to submit a revised site plan showing a new covered canopy play area, to increase the grades from Kindergarten through 6th grade and to increase the hours of operation for a previously approved nursery & kindergarten. Additionally, the applicant is requesting an accompanying request(s), on this site.

**2. 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. 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.

**3. TIMOTHY & ELSIE MCKERNAN (14-082)**

Location: 9440 SW 120 Street, Miami-Dade County, Florida.

Size of property: 2.36 Acres

The applicants are requesting a District Boundary Change from AU (Agricultural) to EU-1 (Single Family, 1 Acre Estate) District. Additionally, the applicants are requesting Non-Use Variances to permit 3 proposed lots with less lot area and 2 of the proposed lots with less depth than required. Also, the applicant is requesting another Non-Use Variance to permit lot 2 with a guest house resulting with a area yard coverage greater than permitted, and to waive proposed lots 2 & 3 with 0' of frontage and to permit access to a public street by means of a private easement.

**4. J. DAVID & JOAN SCHEINER (14-094)**

Location: 8180 SW 47 Avenue, Miami-Dade County, Florida.

Size of property: 1.16 Gross Acres

The applicants are requesting to modify a condition of a previously approved Resolution to allow the applicants to submit a revise site plan showing demolition of the existing residence and construction of a new residence and a coral rock wall with decorative fence on the property. Additionally, the applicants are requesting to permit the coral rock wall with decorative fence within the Safe Sight Distance Triangle, on this site.

**5. CMG HOMES – 10201, LLC (14-142)**

Location: 10201 SW 136 Street, Miami-Dade County, Florida.

Size of property: 154.12' X 260'

The applicant is requesting a District Boundary change from AU (Agricultural) District to EU-M (Single-Family Modified Estate) District, on this site.

**6. NARCISO RUIZ (15-015)**

Location: 5831 SW 51 Street, Miami-Dade County, Florida.

Size of property: 75' X 100'

The applicant is requesting a Non-Use Variance to permit an addition to a Single-Family residence setback less than required from property line.

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: [https://www.miamidade.gov/RER/Track/case\\_track.aspx](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.

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