



Miami-Dade County
Department of Regulatory & Economic Resources
111 N. W. 1st Street Suite 1110
Miami, Florida 33128-1974
<http://www.miamidade.gov/business/zoning.asp>

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RETURN SERVICE REQUESTED

◆ ZONING HEARING NOTICE ◆

Z2014000094 C12 53
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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CLW-S5B 33128



APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board decisions that may be appealed to the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Regulatory and Economic Resources.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

HEARING NUMBER: 14-094
APPLICANT NAME: J. DAVID SCHEINER & JOAN SCHEINE

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.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 8180 SW 47 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

HEARING WILL BE HELD AT THE
KENDALL VILLAGE CENTER -CIVIC PAVILION
8625 SW 124 AVENUE
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 12
DATE 06/09/2015
TUESDAY
TIME 6:30 PM

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

**PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS
FOR YOUR INFORMATION ONLY.**

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP. IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE

REMOVE SIDE EDGES FIRST
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION



SIZE OF PROPERTY: 1.16 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/RER/TRACK/CASE_TRACK.ASPX

INSTRUCTIONS UNDER FLAP

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Regulatory and Economic Resources which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested and the location of the property that would be affected are contained on the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner or Community Zoning Appeals Board member individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
 - Decisions of all community zoning appeals boards will become final unless appealed by an aggrieved party.
 - Appeals from community zoning appeals boards are made either to the board of county commissioners or to circuit court, depending on the type of application.



Miami-Dade County
Department of Regulatory and Economic Resources

C-12

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2014000094

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated withir

✓ 500 Feet

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Francisco Arencibia

Date:

10/02/14

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Cleveland Thompson

Date:

05/13/15

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

5-14-15

To be retained in Hearing File



May 15, 2015

Javier Avino
1450 Brickell Ave 23rd Floor
Miami, FL 33131

RE: **J. David & Joan Scheiner**
Hearing No. 14-94

CZAB-12
31-54-41

Dear Javier Avino:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the COMMUNITY ZONING APPEALS BOARD 12 on **Tuesday, June 9, 2015 at 6:30 p.m.** The hearing will be held at the **KENDALL VILLAGE CENTER - CIVIC PAVILLION, 8625 SW 124 Avenue, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

If you are in need of a Translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244, at least two weeks in advance of the meeting date.

The applicant and/or the applicant's attorney must be present at the hearing. All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Cassandra Henderson, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Be advised that if your item has not been heard prior to the ending time for this meeting, it will be deferred to the next available meeting date for this Board.

Sincerely,

Franklin Gutierrez
Services Coordinator
RER Agenda Coordinator's Office



APPLICANT: J. DAVID SCHEINER & JOAN SCHEINER

- (1) MODIFICATION of condition #2 of Resolution 5-ZAB-8-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey," as prepared by Gary B. Castel Surveying, Inc. and dated last revised 2-6-96, as it pertains to the variance related construction. Any future additions on the property which conform to Zoning Code requirements will not require further hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residence For the Scheiner Family" as prepared by David Wearne Johnson AIA, with sheets A-1, A-2.1 & A-2 dated stamped received 03/26/15 and the remaining 6 sheets dated stamped received 02/26/15, for a total of 9 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of request #1 is to allow the applicant 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.

- (2) NON-USE VARIANCE of zoning regulations requiring fences, rocks and walls not to exceed 2.5' in height when placed within the safe sight distance triangle; to waive same to permit a 5' high decorative fence with coral rock within the safe sight distance triangle.


The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 8180 SW 47 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.16 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

C-12 # 1726179



MIAMI-DADE COUNTY

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. 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.

2. 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.

3. 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), 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>



MIAMI-DADE COUNTY

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 RESOURCE 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, AKA: 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.

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C-12

1726165

**PUBLIC HEARING****ZONING HEARING**

COMMUNITY ZONING APPEALS BOARD - 12
TUESDAY, JUNE 9, 2015 - 6:30 P.M.
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Planning & Zoning

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 12 will hold a Public Hearing on the following items on **TUESDAY, THE 9TH, DAY OF JUNE, 2015 AT 6:30 P.M. IN THE KENDALL VILLAGE CENTER — CIVIC PAVILLION, 8625 SW 124 AVENUE, MIAMI, FLORIDA.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

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.

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 are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Visit our **WEB** page to view the hearing file at: www.miamidade.gov/RER/Track/case_track.aspx. Please refer to the hearing number when making an inquiry. For legal ads online, go to www.legalads.miamidade.gov

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HEARING NO. 15-4-CZ12-2 (14-96)

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

(1) SPECIAL EXCEPTION to permit a private school.

(2) MODIFICATION of plans approved pursuant to Resolution 5-ZAB-306-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by COHEN, FREEDMAN, ENCINOSA & ASSOC. ARCHITECTS, P.A., dated stamped received July 03, 2006 consisting of five sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by COHEN, FREEDMAN, ENCINOSA & ASSOC. ARCHITECTS, P.A., Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets."

(3) MODIFICATION of Condition #7 of Resolution 4ZAB-217-90, passed and adopted by the Zoning Appeals Board last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "7. Instructions will be limited to nursery and preschool age students".

TO: "7. The instructions will include nursery, preschool and elementary (grades K through 6 grade) age students."

(4) MODIFICATION of Condition #5 of Resolution Z-161-82, passed and adopted by the Board of County Commissioners, last modified by Resolution 5-ZAB-306-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That the uses be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m."

TO: "5. That the uses be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m."

(5) MODIFICATION of portions of Paragraph 3 of a Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at Official Records Book 16537 Page 691, as modified by the Modification of a Declaration of Restrictions recorded at Official Records Book 22264, Page 0054, recorded in Official Records Book 25669, Pages 3897-3900, reading as follows:

FROM: "3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students"

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; (iii) to change the age group of the students; or (iv) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades K through 6 grade) age students."

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; or (iii) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

(6) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Page 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by COHEN, FREEDMAN, ENCINOSA & ASSOC. ARCHITECTS, P.A., dated stamped received 7/3/06 and consisting of five (5) sheets."

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by COHEN, FREEDMAN, ENCINOSA & ASSOC. ARCHITECTS, P.A., Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets."

The purpose of Requests #2 through #6 is to submit a revised site plan showing a new covered canopy play area, to increase the grades from K through 6th grade and to increase the hours of operation for a previously approved nursery & kindergarten.

(7) NON-USE VARIANCE to permit an existing detached sign setback 4.6' from the rights-of-way for both

SW 87th Avenue and SW 112 Street (15' required).

The afore-mentioned plans are on file and examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 8571 SW 112 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.08 Acres

HEARING NO. 15-6-CZ12-1 (14-48)

APPLICANT: MARIA FANTI

REQUESTS #1 THRU #3 ON PARCEL "A"

(1) NON-USE VARIANCE to permit proposed Parcel "A" with a lot area of 30,359 sq. ft. (43,560 sq. ft. required), a frontage of 50' (125' minimum required) and a lot depth of 160' (200' minimum required).

(2) NON-USE VARIANCE to permit a lot coverage of 26% (20% maximum permitted).

(3) NON-USE VARIANCE to permit the proposed building to setback 25' (50' required) from the front (east) property line and setback 23'-25" (25' required) from the rear (west) property line.

REQUESTS #4 AND #5 ON PARCEL "B"

(4) NON-USE VARIANCE to permit proposed Parcel "B" with a lot area of 37,455 sq. ft. (43,560 sq. ft. required).

(5) NON-USE VARIANCE to permit a lot coverage of 22.17% (20% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Mr. & Mrs. Doner Garcia" as prepared by Richard Cortes Architect, Sheets A-1, A-2, A-3 & A-4 dated stamped received 10/22/14, Sheets, SP-1.2, A-1.2, A-2.1 & L-1.2 dated stamped received 2/27/15 and the remaining 2 sheets dated stamped received 11/6/14 for a total of 10 sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 141' South of the SW 69 Terrace, between theoretical SW 79th Avenue & SW 79 Court, A/K/A 7001 SW 79th Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.5 Acre

HEARING NO. 15-6-CZ12-2 (14-82)18-55-40

APPLICANT: TIMOTHY & ELSIE MCKERNAN

(1) DISTRICT BOUNDARY CHANGE from AU to EU-1.

(2) VARIANCE of Zoning and Subdivision regulations requiring that all lots to have frontage on a public right-of-way; to waive same to permit proposed Lots 2 & 3 with 0' of frontage (125' required) and to permit access to a public street by means of a 30' wide private easement.

(3) NON-USE VARIANCE to permit 3 proposed lots with a lot area varying from 0.80 gross acre to 0.90 gross acre (1 gross acre required).

(4) NON-USE VARIANCE to permit 2 of the proposed lots with a minimum lot depth of 166.42' (200' required).

(5) NON-VARIANCE to permit Lot 2 with a guest house resulting in a rear yard area coverage of 7.9% (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Bayview Garden Design" with sheets L-1 thru L-3 dated stamped received 12/16/14, consisting of 3 sheets and the remaining 2 sheets dated stamped received 1/27/15 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 9440 SW 120 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.61 gross acres

HEARING NO. 15-6-CZ12-3 (14-94)

APPLICANT: J. DAVID SCHEINER & JOAN SCHEINER

(1) MODIFICATION of condition #2 of Resolution 5-ZAB-8-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey," as prepared by Gary B. Castel Surveying, Inc. and dated last revised 2-6-96, as it pertains to the variance related construction. Any future additions on the property which conform to Zoning Code requirements will not require further hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residence For the Scheiner Family" as prepared by David Wearne Johnson AIA, with sheets A-1, A-2.1 & A-2 dated stamped received 03/26/15 and the remaining 6 sheets dated stamped received 02/26/15, for a total of 9 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of request #1 is to allow the applicant 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.

(2) NON-USE VARIANCE of zoning regulations requiring fences, rocks and walls not to exceed 2.5' in height when placed within the safe sight distance triangle; to waive same to permit a 5' high decorative fence with coral rock within the safe sight distance triangle.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 8180 SW 47 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.16 Gross Acres

HEARING NO. 15-6-CZ12-4 (14-142)

APPLICANT: CMG HOMES-10201, LLC

DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: 10201 SW 136 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 154.12' X 260'

HEARING NO. 15-6-CZ12-5 (15-15)

APPLICANT: NARCISO RUIZ

NON-USE VARIANCE to permit an addition to a single family residence setback 15' (25' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Private Residence" as prepared by Berry Design Studio, dated stamped received 3/2/15 and consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 5831 SW 51 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 75' X 100'

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Regulatory and Economic Resources. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its 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.

5/19

15-3-93/2442805M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **TUESDAY, THE 9TH DAY OF JUNE, 2015 AT 6:00 P.M. IN THE SOUTH DADE GOVERNMENT CENTER - ROOM #104 (OLD BUILDING), 10710 SW 211 STREET, MIAMI, FLORIDA.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.