

# Local & State



CARL JUSTE cjuste@miamiherald.com

Yesenia Alvarenga holds son Jayden Esparza, whose eye cancer has spread to his bones and brain. Alvarenga is suing Nicklaus Children's Hospital.

## CANCER

### Eye specialist sued again over treatment for retinoblastoma

BY BEN CONARCK  
bconarck@miamiherald.com

It was spring 2016 when Yesenia Alvarenga said she first met another mother whose child had an eye cancer called retinoblastoma and was also a patient of Dr. Timothy Murray at Nicklaus Children's Hospital in Miami.

At the hospital that day, the other mother told Alvarenga something startling about their sons' doctor. "He messed up," Alvarenga recalled the woman telling her. "You need a new ophthalmologist."

A few months later, that woman's child, Damian Creed, was dead, along with another child treated by Murray. Their retinoblastoma, a rare and aggressive eye cancer that usually occurs in kids younger than 5, had metastasized.

Last week, Alvarenga filed suit against Murray, Nicklaus Children's and neuro-oncologist

Ziad Khatib, alleging malpractice in the treatment of her son, Jayden, 6, whose treatment for metastasized cancer continues as he struggles to complete the first grade.

It was the third such suit filed by parents in similar cases. The previous lawsuits were filed last year and have not yet been resolved. All of the families share the same attorney.

Alvarenga, like the others, said she was advised by Murray not to remove her child's cancerous eye and to opt for chemotherapy and localized laser treatments instead. In all three cases, the cancers then spread.

"We put our trust in these doctors and they used our kids like guinea pigs," Alvarenga said. "It's not fair to our kids."

Murray has been treating the disease since 1991. It was around that time, he

SEE EYE, 28A

## MIAMI COMMISSION

### New Miami commissioner sworn in during busy time for city

BY JOEY FLECHAS  
jflechas@miamiherald.com

In Miami, one vote on the City Commission can make a difference in your daily life.

One vote can affect the price you pay to park in front of a restaurant in Allapattah, a gallery in the Design District, or a bodega in Little Haiti. One vote can change your property tax bill, decide the size of the new building going up on your street, and determine the hours your local public pool is open — and whether that pool is open at all.

One vote can also shape the future of large-scale, controversial issues, from a proposed massive redevelopment of the city's only golf course into a commercial and soccer stadium complex to an

annual music festival that wants to make the downtown waterfront its home, over neighbors' objections.

Five commissioners representing different districts make decisions on these matters, and one of them is a City Hall newbie with more than a decade of political experience in Tallahassee. Former state senator Alex Diaz de la Portilla was recently elected to represent District 1, which includes Allapattah, Grapeland Heights, Flagami and the Health District around Jackson Memorial Hospital. He could hold a powerful deciding vote on a bevy of high-profile issues.

Diaz de la Portilla was officially sworn in Wednesday in a brief gathering of family and friends at City Hall. The city clerk's office usually swears in newly



DAVID SANTIAGO el Nuevo Herald

A trolley on Biscayne Boulevard in downtown Miami. New routes have been launched in recent years through Little Haiti and Liberty City.

elected commissioners at the soonest opportunity to ensure smooth transitions in district offices. A larger ceremony for Diaz de la Portilla will be held in early December to mark the occasion. His first commission meeting is Dec. 12. Outgoing commissioner Wilfredo "Willy" Gort, attended his last meeting Nov. 21.

Gort said he planned to meet with Diaz de la Portilla after Thanksgiving to discuss handing off district projects that started under Gort's watch. After hitting the gavel to end the final commission meeting of his political career, he complimented the other commissioners while emphasizing that Miami's biggest challenge is addressing the wide disparity between the city's haves and have-nots.

"I think this city has a long way to go because of

the differences in income we have," he said.

After taking the oath of office Wednesday, Diaz de la Portilla told the Miami Herald that he'd met with multiple commissioners, Mayor Francis Suarez and City Manager Emilio Gonzalez to discuss the state of the city. He said one of his priorities is to lobby for state dollars to flow to City Hall — an objective he said he'll personally pursue during a planned trip to Tallahassee during the Legislature's final week of committee meetings in December. Citing a friendship with Senate President Bill Galvano, R-Bradenton, Diaz de la Portilla said he's in a good position to vouch for Miami.

"Between the city and the state, we need to bridge that gap," he said.

SEE MIAMI, 26A



JONATHAN MARTELL City of Miami

Alex Diaz la Portilla, right, signs the oath of office after being sworn in as Miami's newest city commissioner on Wednesday. He will represent District 1 on the commission.

## COCONUT GROVE

### Opponents line up against proposed Carrollton boys school

BY LINDA ROBERTSON  
lrobertson@miamiherald.com

Another conflict over new construction is intensifying in Coconut Grove, which may be supplanting downtown as the crane capital of Miami.

Residents who have watched the old Grove's tree canopy and charm disappear have mounted a campaign to stop the Carrollton School's plan to build an all-boys school at Villa Woodbine, the historic Walter DeGarmo-designed mansion that offers gorgeous views of Biscayne Bay from its oak-shaded front lawn atop Silver Bluff.

Jay Gatsby never lived

there, but he could have. The romance of the place has made it a popular venue for weddings and parties.

The all-girls Carrollton School of the Sacred Heart has a contract to buy the 3.7-acre property, valued at \$8-10 million, and is seeking city approval to place an elementary school for 336 boys on the site, which is located across from Kennedy Park between South Bayshore Drive and Tiger-tail Avenue.

The campus would include a two-story, 47,129-square-foot school, 9,498-square-foot auditorium, covered walkways, swimming pool, faculty residence, maintenance shop, parking area and gatehouse



Carrollton School of the Sacred Heart

Rendering shows the facade of Carrollton School's proposed new two-story elementary school for boys on the site now occupied by Villa Woodbine in Coconut Grove. The estate's original house would be restored and used for staff offices and records storage.

situated around three sides of the villa, which would contain staff offices.

Opponents say a school simply does not belong there. They have launched a petition drive, created a website and blanketed the neighborhood with yellow "Stop Grove Gridlock" signs urging Carrollton to expand elsewhere and warning of the detrimental effects on traffic flow, nearby homes, the environment and one of Mia-

mi's vintage treasures.

"This idea reminds me of the attempt to build a condo around the Freedom Tower. If the city allows this precedent, then 20 years from now, Carrollton will add a boys high school at Vizcaya," said Isaac Kodsi, who owns a 110-year-old house built by Grove pioneer John Peacock next to Villa Woodbine. He also has a daughter and nieces who are Carrollton students. His

wife, oldest daughter and sisters-in-law are proud Carrollton alumni.

"Carrollton has great intent and great stewardship. I totally support — and I'm Jewish — all of Carrollton's goals except for one thing — location," Kodsi said. "Why here? Wake up, Miami. How much more change can we take before we destroy what makes this Miami?"

Carrollton chose the site to be in proximity to its

bayfront sister school for pre-K to 12th grade students at 3745 and 3747 Main Highway. Carrollton hired architect Richard Heisenbottle, known for his work on historic preservation projects, to design the boys school and renovate the villa, currently the base of operations for Bill Hansen's catering company. Carrollton has been praised for its careful resto-

SEE GROVE, 26A



**FROM PAGE 25A**  
**MIAMI**

Galvano is expected to travel to Miami for Diaz de la Portilla's ceremonial swearing-in at 1 p.m. on Dec. 7.

Diaz de la Portilla is taking office at a time when the city's finances are on an upswing and big-ticket projects loom on the horizon. Major problems with housing affordability and the expected impact of climate change pose existential threats to Miami.

Other issues the commission will be weighing in the near future:

**TENSION OVER SPECIAL AREA PLANS**

This feature of the Miami 21 zoning code allows developers with holdings that total at least nine contiguous acres to build bigger and denser in exchange for public benefits. City planners are able to negotiate the terms of these plans with builders, and commissioners have the final say on whether these plans can proceed.

Lately, they've grown increasingly controversial. One divisive project in Little Haiti sparked a fervent debate about overdevelopment in the neighborhood. The developers behind another plan for a property just a mile away are suing the city, accusing Miami's planning, zoning and appeals board of intentionally stalling a vote on a zoning change necessary for the project.

Some commissioners have said they want to revisit this and other parts of the zoning code to address issues of affordability and preservation of neighborhoods.

**PENSIONS FOR COMMISSIONERS**

The question of whether

Miami's elected commissioners should be eligible to receive pensions funded by the city's taxpayers and ratepayers has lingered since the summer, when Commissioner Keon Hardemon sponsored an ordinance to reopen the program that's been closed for a decade. It passed on first reading with Hardemon, Gort and Commissioner Joe Carollo voting in favor.

Carollo has delayed the final vote on the item for multiple commission meetings, citing a lack of long-range projections for pensions costs that he wants to understand before voting on the item. On Nov. 21, when Hardemon could see he did not have the votes for the pensions to pass, he agreed to defer the item again.

**TROLLEYS**

The city-run trolley system, which does not charge fares, is funded by Miami's share of the countywide half-percent sales tax meant to support transit. New routes have launched in recent years through Little Haiti and Liberty City.

Diaz de la Portilla, along with several other candidates in the District 1 campaign, said Allapattah needs a trolley running through its commercial areas. Administrators have cautioned that the half-percent tax wouldn't cover another trolley route and that expanding the system would require tapping the city's regular general fund budget, which comes from residents' property taxes.

Expect the commission to discuss the where, when and how much of adding new routes and vehicles.

**MIAMI FREEDOM PARK**

Inter Miami is scheduled to begin playing in March 2020 at an 18,000-seat soccer stadium abutting its training facility in Fort

Lauderdale, but the owners of the Major League Soccer franchise are pursuing construction of Miami Freedom Park, a complex that includes a 25,000-seat stadium that would host home games, retail and dining center, office park, hotel and 58-acre public park in Miami. The proposed site is city-owned Melreese golf course, next to Miami International Airport, the only golf course within Miami city limits.

It's been 16 months since retired soccer star David Beckham appeared before Miami commissioners to make a case for letting voters decide on whether the city should negotiate a no-bid deal with Beckham's local ownership partner, MasTec chairman Jorge Mas, to lease the public land to develop Miami Freedom Park.

Lease negotiations are under way, though it does not appear they will be complete before the holidays. Commissioners might not see a lease proposal until January.

Gort was a vocal critic of the plan and could have cast a deciding vote against the project if he'd had a chance — Commissioner Manolo Reyes has said he's a staunch no vote, and the lease requires approval from four of five commissioners. Diaz de la Portilla has said he would have preferred an open bid for such a redevelopment, but he won't opine until he sees a final lease proposal.

**ULTRA MUSIC FESTIVAL**

Following a roller coaster year for the Miami-born electronic dance music festival, Ultra is going back to Bayfront Park in March 2020 — although administrators have not yet finalized a contract with festival organizers, and it's unclear why not.

Under the terms discussed in July when com-

missioners approved Ultra's return, the commission or Ultra would have the right to back out of the arrangement after the conclusion of each year's festival. A group of downtown neighbors have ratcheted up their opposition to the event, and a lawsuit against the city could be forthcoming.

For as long as Ultra's future is subject to the will of Miami's elected officials, the friction between the event and its neighbors will fuel debate.

**DRAMA ON THE DAIS**

Less of a legislative issue, the dynamics of the current commissioners and how those five men work together — or against each other — will likely shift. Commissioners have sparred on numerous issues during debates that have at times devolved into shouting and personal attacks that bog down commission meetings. Diaz de la Portilla has pledged to foster more collegiality on the dais. If it happens, cooler heads could mean more efficiency in doing the business of the city.

After winning re-election without drawing an opponent, Reyes was sworn in for his next term as the District 4 commissioner on Nov. 15. He ended a speech that day by commenting on the divisiveness on the dais.

"It is almost impossible to say that nobody has an agenda. We all have some kind of agenda," he said. "I'm going to make a request of all my fellow commissioners: It is to set all our private agendas aside. Let's forget about petty little things. Let's forget about our private agendas, and let's all work together to benefit our city."

Joey Flechas: 305-376-3602, @joeflecha

**FROM PAGE 25A**  
**GROVE**

ration of El Jardin and other old buildings on its main campus.

Given the track record of historic preservation by Sacred Heart schools worldwide, Carrollton would be the ideal new owner of Villa Woodbine, said Headmaster Olen Kalkus. He was founding head of school of the Princeton (New Jersey) Academy of the Sacred Heart, which preserved an old convent and manor house on a 43-acre site that other developers might have bulldozed, he said.

"We were seen as the rescuer in Princeton. I've watched the high rises going up in the Grove and we think a school would enable us to save Villa Woodbine and make sure it looks even better," Kalkus said. "The villa is strongly reminiscent of El Jardin and would also be the campus centerpiece. Sacred Heart schools have been consistently dedicated to historic architecture and environmental coherence. Beauty itself is inspirational — that's part of our educational philosophy."

The city's Historic and Environmental Preservation Board has scheduled its next hearing on the plan for Dec. 3 at 3 p.m. at City Hall. The board is concerned about the proposed removal of 116 of the 173 trees on the property and placement of the 9,975-square-foot pool and two decks on or near the limestone bluff.

Those concerns were echoed by the Dade Heritage Trust after an Oct. 23 presentation of the plan.

"This will decimate the tree canopy and dramatically change the view of the site from neighboring property and from South

Bayshore Drive. Also, tree removal plans will eliminate the benefits of an urban green space. Green spaces have been recognized for enhancing the health and well-being of people living in cities by improving air quality and reducing urban temperatures. Most importantly it will damage the bucolic setting that is an integral part of the historic and architectural character of the Villa," the trust's president, Vinson Richter, wrote in his evaluation, adding that building on or between the bluff and Bayshore Drive "may have a negative impact on the important archaeological and environmental feature that is Coconut Grove's Silver Bluff."


Kalkus said the pool deck "will be translucent and our aim is to make the overgrown bluff more visible."

The 45,462 square feet of new construction will be eight times larger than the 5,658-square-foot villa. That decrease in open green space and increase in concrete surfaces will hinder drainage, Vinson said. Bayshore Drive already has flooding problems during heavy rainstorms and high tides.

Traffic on Bayshore and Tigertail, already a major headache complicated by the presence of Ransom Everglades middle school some 200 yards away, will become intolerable and a hazard to pedestrians and cyclists during morning dropoff and afternoon pickup times, residents say.

Kalkus understands the dread about traffic but is confident that a long driveway that connects both sides of campus and will deposit exiting cars onto Bayshore will "absorb" school traffic and that staggered pickup and drop off times will further mini-

SEE GROVE, 29A



## PLANNING & ZONING BOARD SPECIAL MEETING TUESDAY, DECEMBER 10, 2019

**NOTICE IS HEREBY GIVEN** that the City of Opa-locka Planning & Zoning Board will hold a public hearing at a Special Meeting on Tuesday, December 10, 2019 at 7:00 PM at the Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida, to consider the following item (s):

**PUBLIC HEARINGS**

**1. APPLICANT NAME:** DENNIS C. STACKHOUSE  
1314 E. LAS OLAS BLVD 648  
FT. LAUDERDALE, FL 33301

**PROPERTY OWNER:** 441 OPA LOCKA BLVD LLC  
15 PLEASANT STREET  
WOODSTOCK, VT 05091

**PROPERTY ADDRESS:** 441 OPA LOCKA BOULEVARD, OPA-LOCKA, FL 33054

**REQUESTS:**

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING FINAL SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A DIALYSIS CENTER ON THE PROPERTY LOCATED AT 441 OPA-LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2121-004 0590, IN THE B-2 ZONING DISTRICT AND FOR THE RELOCATION OF 20 PARKING SPACES FROM THIS SITE TO THE END OF THE RIGHT OF WAY OF BAHMAN AVENUE AND THE DEDICATION OF FOUR PARKING SPACES ON THE CITY PARKING LOT ON THE SOUTH SIDE OF ALI BABA AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT AMENDMENT AND APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A DIALYSIS CENTER ON THE PROPERTY LOCATED AT 441 OPA-LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2121-004-0590, IN THE B-2 ZONING DISTRICT AND FOR THE RELOCATION OF 20 PARKING SPACES FROM THIS SITE TO THE END OF THE RIGHT OF WAY OF BAHMAN AVENUE AND THE DEDICATION OF FOUR PARKING SPACES ON THE CITY PARKING LOT ON THE SOUTH SIDE OF ALI BABA AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

**2. APPLICANT NAME:** CITY OF OPA-LOCKA

**PROPERTY OWNER:** CITY OF OPA-LOCKA

**PROPERTY ADDRESS:** THE CITY OF OPA-LOCKA, FL 33054

**REQUEST:**


AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31, THE ZONING CODE, ARTICLE X: SIGN REGULATIONS; SIGNAGE DESIGN STANDARDS: A - SECTION 22-245, D PERMITTING OF VINYL SIGNAGE; B - SECTION 22-246 INCREASE SECONDARY SIGN AREA; C - SECTION 22-244 ALLOW NON-CONFORMING POLE SIGNS AND PROVIDE PROCESS CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE ZONING CODE AND AN EFFECTIVE DATE.

Additional Information on the above items may be obtained in the Office of Planning & Community Development, 780 Fisherman Street, 4th Floor, and Opa-locka, Florida 33054. All interested persons are encouraged to attend these meetings and will be heard with respect to the public hearings.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (7) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

PURSUANT TO FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

COPIES OF THE PROPOSED DOCUMENTS SHALL BE AVAILABLE FROM THE COMMUNITY DEVELOPMENT DEPARTMENT AND AT THE PUBLIC HEARING.



## CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

**NOTICE IS HEREBY GIVEN** that the City Commission of the City of Opa-locka, Florida will hold public hearings at a Regular Commission Meeting on Wednesday, December 11, 2019 at 7:00 p.m. at the Sherbondy Village Auditorium, 215 President Barack Obama (Perviz) Avenue, Opa-locka, Florida to consider the following items:

**RESOLUTION/PUBLIC HEARING:**  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OR DENIAL OF FINAL SITE PLAN REVIEW FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-2 AND B-3 ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

**FIRST READING ORDINANCES/PUBLIC HEARINGS:**  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OR DENIAL OF A REQUEST TO REZONE THE PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE FROM B-2 TO B-3 TO ALLOW THE CONSTRUCTION OF A SELF STORAGE FACILITY ON THIS PARCEL AND 12940 NW 27TH AVENUE, OPA-LOCKA, FL 33054, IDENTIFIED BY FOLIOS 08-2128-004-0022 AND 08-2128-004-0031; PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA, RECOMMENDING APPROVAL OR DENIAL OF AN AMENDMENT TO THE CITY CODE OF ORDINANCE, CHAPTER 17 – PLANNING AND DEVELOPMENT, ARTICLE III – SUBDIVISIONS AND PLATTING, DIVISION III UNITY OF TITLE AND COVENANT AGREEMENTS, PROVIDING FOR DEFINITIONS; DEFINITION OF UNITY OF TITLE; ESTABLISHING REQUIREMENTS AND PROCESS FOR UNITY OF TITLE; PAYMENT OF COSTS, EXPENSES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

**SECOND READING ORDINANCE/PUBLIC HEARING:**  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA; AMENDING VARIOUS SECTIONS OF CHAPTER 21, ENTITLED "WATER, SEWER AND STORMWATER UTILITIES"; ADOPTING CERTAIN RULES AND REGULATIONS OF THE MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT; SPECIFICALLY AMENDING SECTION 21-85 ENTITLED "WHEN BILLS DUE AND PAYABLE, DISCONNECTING SERVICE FOR NON-PAYMENT" TO DECREASE THE TIME FOR A DETERMINATION OF DELIQUENCY FROM THIRTY DAYS TO TWENTY-ONE DAYS; CLARIFYING SECTION 21-85 AND 21-97 ENTITLED "REGULATIONS GOVERNING MIAMI-DADE BILLING FOR THE CITY OF OPA-LOCKA" TO ENSURE THAT CERTAIN RULES AND REGULATIONS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT SHALL APPLY TO THE CITY OF OPA-LOCKA; CLARIFYING THE ADOPTION OF ARTICLE VI, SECTION 32-91 THROUGH SECTION 32-101 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on November 13, 2019).

Additional information on the above items may be obtained in the Office of the City Clerk, 780 Fisherman Street, 4th Floor, Opa-locka, Florida. All interested persons are encouraged to attend this meeting and will be heard with respect to the public hearings.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (7) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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**Joanna Flores, CMC**  
City Clerk  
City of Opa-locka



FROM PAGE 26A  
**GROVE**

mize congestion.  
“Carrollton has strived since its founding to be a good neighbor and continues to do so.”  
Rose Pujol, founder of the grass-roots opposition group Bayshore In the Grove, said the school will have an adverse ripple effect on Miami. Bayshore Drive, designated a “scenic corridor,” will soon look like Brickell Avenue, she said.  
“This isn’t about NIMBY [Not in My Backyard] because this affects the business district, our parks, the sailing community and anyone who values their personal precious resource of time — time that will be wasted in traffic,” said Pujol, whose children attended Carrollton and graduated from Ransom. “We have no issue with the school and its mission. We believe this is the wrong site. We’ve got to stand up for smart development before it’s too late.”  
Pujol and her supporters

complain about “stealth” planning and a lack of neighborhood forums by Carrollton while Kalkus said the school attempted to talk to all adjoining homeowners.  
“I’ve been knocking on doors for months and a lot of people don’t know this out-of-scale, incompatible thing is happening,” said Fabian Garcia Diaz, a Grove resident and Bayshore In the Grove member. “They are angry. Carrollton thought by going through the back door they would avoid resistance. Instead they have inflamed it.”  
Carrollton has also been buying houses on Poinciana Avenue and Carmen Court adjacent to its high school campus.  
The Grove, home to 18 public and private schools with an enrollment of about 6,700, doesn’t need more schools, Garcia Diaz said.  
“I have kids and there are plenty of choices,” he said. “The Grove has become a campus for elite schools because it has cachet, it’s safe, it’s beautiful. Carrollton benefits

financially by building in the Grove near Ransom so they can all keep raising their tuition. Carrollton is not going to build next to a Lincoln-Marti school or in Little Havana or Allapattah or even in the West Grove.”  
Tuition at Carrollton is listed as \$35,700 to \$37,048 and at Ransom as \$39,950 on their websites.  
Last year during the 100-year anniversary celebration of El Jardin, an estate built by a Pittsburgh steel mogul for his daughter, Carrollton opened it up for public tours. Kalkus intends to open Villa Woodbine for tours and argues that the mansion built in 1931 by a Wisconsin paper company owner would then be more accessible to the public than it is now, as a venue for private events.  
Find another spot rather than shoe-horning a campus onto Villa Woodbine’s 90-year-old property, Garcia Diaz said.  
“We are at a tipping point in Coconut Grove,” he said. “We are uniting to preserve what we love, and we’re going to win.”



**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, DECEMBER 11, 2019 AT 7:00 P.M., THE CITY OF HIALEAH PLANNING AND ZONING BOARD WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBERS OF CITY HALL, 3<sup>RD</sup> FLOOR, 501 PALM AVENUE.

**THE PLANNING AND ZONING BOARD WILL CONSIDER THE FOLLOWING REQUESTS:**

Final decision to allow west side setback of 2.2 feet, where 6.8 feet is the minimum required for a proposed gazebo; allow 3 feet distance separation between a proposed gazebo and an existing terrace, where 10 feet is the minimum required and allow 7.6 feet street side setback, where 15 feet is the minimum required for an additional gazebo. Property located at 10 West 63<sup>rd</sup> Street, Hialeah, zoned R-1 (One-Family District).

Final decision to allow rear setback of 9.2 feet, where 20 feet is the minimum required, and allow north side interior setback of 5.50 feet, where 6.85 feet are required for a proposed aluminum terrace. Property located at 3645 East 7<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).

Final decision to allow rear setback of 10.83 feet, where 20 feet is the minimum required for an existing terrace to be legalized and allow interior north side setback of 1 feet, where 7.5 feet are required for an existing roof to be legalized. Property located at 7600 West 14<sup>th</sup> Court, Hialeah, zoned R-1 (One-Family District).

ALL RECOMMENDATIONS MADE AT THIS MEETING WILL BE PRESENTED FOR HEARING TO THE CITY COUNCIL AT ITS MEETING OF TUESDAY, JANUARY 28, 2020.

Rezoning from M-1 (Industrial District) to TOD (Transit Oriented Development District); consideration of a parking plan to permit a variance to allow 114 on-site parking spaces, where 524 spaces are required provided that the remaining spaces identified in the parking study will be provided off-site or by payment into the parking improvement trust fund as established in a parking covenant; consideration of a master sign plan; and Conditional Use permit to allow distilleries, entertainment establishments, festivals, live music venues, nightclubs, banquet halls, dance halls, bars, special events, exhibits, and similar outdoor uses, such as retail, dining (including food trucks and food carts), including other entertainment, music and art festivals. Property located at 4800 NW 37<sup>th</sup> Avenue located within the Factory Town Entertainment Sub-district Pilot Program, Hialeah, zoned M-1 (Industrial District).

Rezoning from R-1 (One-Family District) to R-3-3 (Multiple-Family District) and variance permit to allow 17.66 feet, where 25 feet are required; allow 5 feet street side setback, where 15 feet are required and allow 10.5 feet rear setback, where 20 feet are required. Property located at 811 East 52<sup>nd</sup> Street, Hialeah, zoned R-1 (One-Family District).

Rezoning from R-1 (One-Family District) to R-2 (One- and Two-Family Residential District) and variance permit to allow a duplex on a substandard lot with frontage of 60 feet, where 75 feet is the minimum required and allow 2.10 feet interior west side setback for an existing 104 square feet accessory building, where 6 feet are required. Property located at 851 East 14<sup>th</sup> Place, Hialeah, zoned R-1 (One-Family District).

Conditional Use Permit to allow the expansion of an existing non-conforming church including a patronage building; and variance permit to allow 25 feet front setback for patronage building, where 5 feet are required; allow 3 parking spaces backing out in the front setback, where parking in the front setback and back out parking is not allowed; allow 14 feet front setback for church building, where 10 feet are required; allow 0 feet interior side setback, where 5 feet are required and allow 9 parking spaces, where 77 parking spaces are required and allow 8.5% pervious area, where 30% pervious area is required. Property located at 16-26 East 7<sup>th</sup> Street, Hialeah, zoned R-3-D (Multifamily District) and CR (Commercial Residential).

ALL RECOMMENDATIONS MADE AT THIS MEETING WILL BE PRESENTED FOR HEARING TO THE CITY COUNCIL AT ITS MEETING OF TUESDAY, JANUARY 14, 2020.

Written objections *must* be filed prior to hearing date with the **Hialeah Planning Division, 501 Palm Avenue, Hialeah, Florida 33010**. Oral objections will be heard at the hearing. For additional information, please call (305) 883-8075.

**HIALEAH PLANNING DIVISION**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING, A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**Public Meeting Notice**  
State Road (SR) 112/I-195 over the Westshore Waterway Bridges  
(next to Martell Park)  
Project Identification Numbers: 441967-1-52-01

The Florida Department of Transportation (FDOT) will host a Public Meeting for a bridge rehabilitation project along SR 112/I-195 over the Westshore Waterway Bridges (next to Martell Park), in Miami-Dade County.



5 p.m. to 7 p.m.  
Thursday, December 5, 2019  
Miami Beach Golf Club  
2301 Alton Road, Miami Beach, FL 33140

For information about this meeting or project, please contact Community Outreach Specialist Rodolfo Roman at 305-470-5477 or by email [Rodolfo.Roman@dot.state.fl.us](mailto:Rodolfo.Roman@dot.state.fl.us) Visit [www.fdotmiamidade.com](http://www.fdotmiamidade.com) for project information.

The meeting will follow an informal format allowing the public to arrive at any time from 5 p.m. to 7 p.m. Graphic displays will be shown and FDOT representatives will be available to discuss the project and answer questions. Public participation at this meeting is solicited without regard to race, color, national origin, age, sex, religion, disability or family status. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the agency at least seven days before the meeting by contacting: Hong Benitez at 305-470-5219 or in writing: FDOT, 1000 NW 111 Avenue, Miami, FL 33172, email: [Hong.Benitez@dot.state.fl.us](mailto:Hong.Benitez@dot.state.fl.us). If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice).

**CITY OF MIAMI BEACH  
HISTORIC PRESERVATION BOARD  
NOTICE TO THE PUBLIC**

The Miami Beach Historic Preservation Board will hold a regularly scheduled meeting on **January 14, 2020 at 9:00 a.m.** in the City Commission Chambers, City Hall, 1700 Convention Center Drive, Third Floor, Miami Beach, Florida 33139. At this meeting, the Board will hold public hearings to review the following projects, not necessarily in the same order as they appear in this notice:

- HPB19-0345, **901 & 927 Lincoln Road**. An application has been filed requesting a Certificate of Appropriateness for partial demolition of the existing building and the construction of an attached rear addition as part of a new hotel development, one or more waivers and a variance to reduce the required rear setback.
- HPB19-0353, **1530 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the substantial demolition of the existing building and the construction of an attached addition, as part of a new hotel development, one or more waivers and variances to reduce the minimum size required for hotel units and to reduce the off-street parking requirements.
- HPB19-0355, **645 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for modifications to the Collins Avenue façade.
- HPB19-0357, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **1035 6<sup>th</sup> Street**.
- HPB19-0358, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **131 13<sup>th</sup> Street**.

These applications have been filed with the Planning Department for review by the Historic Preservation Board, and will be considered pursuant to the Board’s authority under Miami Beach City Code Chapter 118, Article II, Division 4 and Chapter 118, Article X, Divisions 1-3 of the City’s Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board’s meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will 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. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

**CITY OF MIAMI BEACH  
DESIGN REVIEW BOARD  
NOTICE TO THE PUBLIC**

The Miami Beach Design Review Board will hold a meeting on **January 07, 2020 at 8:30 a.m.** in the City Commission Chambers, City Hall, 1700 Convention Center Drive, Third Floor, Miami Beach, Florida 33139. At this meeting, the Board will hold public hearings to review the following projects, not necessarily in the same order as they appear in this notice:

**DRB19-0469, 816 84<sup>th</sup> Street**. An application has been filed requesting Design Review Approval for the construction of a new residential development to replace an existing one-story residential building, including one or more waivers and variances to reduce the width of a two-way drive aisle.

**DRB19-0460 (DRB16-0083), 1717 North View Drive**. An application has been filed requesting modifications to a previously approved Design Review Approval to the one-story accessory structure in the rear yard including a variance to reduce the distance separation between accessory structure and the main residence, to reduce the required rear yard open space and to exceed the maximum area for the second floor of an accessory building.

**DRB19-0472, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1235 12<sup>th</sup> Street.

**DRB19-0473, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 651 West Avenue.

**DRB19-0475, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1234 13<sup>th</sup> Street.

**DRB19-0476, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1218 14<sup>th</sup> Court.

**DRB19-0477, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1223 Lincoln Road.

**DRB19-0478, Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1345 Lincoln Road.

These applications have been filed with the Planning Department for review by the Design Review Board and will be considered pursuant to the Board’s authority under Miami Beach City Code Chapter 118, Article II, Division 3, Chapter 118, Article VI, and Chapter 118, Article VIII of the City’s Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board’s meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will 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. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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