

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-10-08**

*WHEREAS*, **DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING**

applied for the following:

Applicant is requesting to permit a parcel of land with a lot frontage of 67.5' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** Beginning 179.5' south and 535.86' east of the intersection of the centerline of N.W. 27 Avenue and the south line of the Little River Canal; thence south 123.4', east 67.5', north 123.4', west to the Point of beginning in Section 34, Township 52 South, Range 41 East.

**LOCATION:** Lying south of N.W. 106 Street & approximately 500' east of N.W. 27 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter it is the opinion of this Board that the request to permit a parcel of land with a lot frontage of 67.5' would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

*WHEREAS*, a motion to approve the Item as a non-use variance, and to deny the Item without prejudice as an alternative site development and an alternative non-use was offered by Commissioner Dorrin D. Rolle, seconded by Commissioner Dennis C. Moss, and upon a poll of the members present the vote was as follows:

Jose "Pepe" Diaz	absent	Dennis C. Moss	aye
Audrey M. Edmonson	aye	Dorrin D. Rolle	aye
Carlos A. Gimmenez	aye	Natacha Seijas	absent
Sally A. Heyman	aye	Katy Sorenson	absent
Barbara J. Jordan	aye	Rebecca Sosa	absent
Joe A. Martinez	aye	Sen. Javier D. Souto	aye
Bruno A. Barreiro		absent	

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that the request to permit a parcel of land with a lot frontage of 67.5' be and the same is hereby approved as a non-use variance, subject to the following conditions:

1. That all conditions of Ordinance No. 07-4 be adhered to, including the requirement that a covenant be submitted prior to the initial sale of the eligible home, which contains such language as is necessary to carry out the purposes of Article VII, Chapter 17, pertaining to The Infill Housing Initiative.

*BE IT FURTHER RESOLVED*, that the Item be and the same is hereby denied without prejudice as an alternative site development option and an alternative non-use variance.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 21<sup>st</sup> day of February, 2008, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 08-2-CC-6  
ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By: **RAY SULLIVAN**  
\_\_\_\_\_  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4<sup>TH</sup> DAY OF MARCH, 2008.**

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-10-08 adopted by said Board of County Commissioners at its meeting held on the 21<sup>st</sup> day of February, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 4<sup>th</sup> day of March, 2008.



\_\_\_\_\_  
Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

**SEAL**

