CLERK OF THE BOARD
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CLERK, CIRCUIT & COUNTY COURTS
MIAMI-DADE COUNTY, FLA.
#1

RESOLUTION NO. CZAB5-3-11

WHEREAS, **SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR** applied for the following:

(1) UNUSUAL USE to permit a private club.

(2) MODIFICATION of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners, 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 "Rancho Gaspar", as prepared by Finance/Development Consultants and dated 5/5/88 on Page 1 and Page 2 revised 8/15/88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Dude Ranch", as prepared by Jose Martinez, PE, Sheet A-1 dated stamped received 4/4/11 and the remaining 6 sheets dated stamped received 11/2/10 for a total of 7 sheets."

The purpose of request #2 is to allow the applicant to submit revised plan showing a private club and additional building.

(3) Applicant is requesting to permit parking with a back-out aisle width of 21'11" (22' required).

(4) Applicant is requesting to permit the existing single-family residence setback 48.51' (50' required) from the front (east) property line.

The afore-mentioned file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of that certain real property lying and being situated in Section 13, Township 52 South, Range 39 East, in Miami-Dade County, Florida and more particularly as follows: The East ½ of Tract 6 less the South 25 feet of the "Florida Fruit Land Company's Subdivision" No.1 "Plat Book 2, Page 17 and the East 165' of the West 660' of Tract 6 of "Florida Fruit Land Company's Subdivision" Subdivision No.1" Plat Book 2, Page 17.

LOCATION: 16480 N.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, 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 requested unusual use to permit a private club (Item #1) modification of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners (Item #2) and the requests to permit parking with a back-out aisle width of 21'11 (Item #3) and to permit the existing single-family residence setback 48.51' from the front (east) property line (Item #4) would be compatible with the area and its development and 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 would be consistent with the Comprehensive Development Master Plan, and that the requested unusual use (Item #1) would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, a motion to approve Items #1 through #4 was offered by Archie E. McKay Jr., seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Joanne Carbana	aye	Leonardo A. Perez	aye
Richard Friedman	absent	Alexander C. Senderoff	absent
Archie E. McKay Jr.	aye		
	Juan A. Garcia	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5 that the requested unusual use to permit a private club (Item #1) modification of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners (Item #2) and the requests to permit parking with a back-out aisle width of 21'11 (Item #3) and to permit the existing single-family residence setback 48.51'

from the front (east) property line (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That all the conditions of Resolution #Z-298-88 remain in full force and effect except as herein modified.

2. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Dude Ranch", as prepared by Jose Martinez Inc., consisting of six (6) sheets, Sheets 'A-1' through 'A-6' dated stamped received April 4, 2011.

4. That the use be established and maintained in accordance with the approved plan.

5. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

6. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That the operator of the facility must be incorporated under the Laws of Florida as a nonprofit corporation and provide current proof each year at time of annual Certificate of use renewal.

8. That no live music be permitted on the premises.

9. That no advertising in any medium be allowed to solicit non-member attendance to the facility for events.

10. That the operating hours for the facility shall be from 12:00 p.m. to 12:00 a.m. Friday through Sunday and 12:00 p.m. to an hour after sun down Monday through Thursday.

11. That alcohol shall only be served if full course meals are served on site.

12. That no alcohol shall be served or consumed on the premises Monday through Thursday.

13. That uniform security shall be provided by the applicant after sun down on Friday through Sunday.

14. That no outdoor music shall be allowed on the premises Monday through Thursday.

15. That no parking shall be permitted offsite.

16. That the applicant shall provide a parking attendant on site on Friday through Sunday.

17. That all crimes that take place on the premises shall be reported to the Miami Dade Police Department.

BE IT FURTHER RESOLVED that the requested modification of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners (Item #2), shall read as follows:

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Dude Ranch", as prepared by Jose Martinez, PE, Sheet A-1 dated stamped received 4/4/11 and the remaining 6 sheets dated stamped received 11/2/10 for a total of 7 sheets.

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 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.

PASSED AND ADOPTED this 21st day of July, 2011.

Hearing No. 11-7-CZ5-1
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THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 10TH DAY OF AUGUST, 2011.