RESOLUTION NO. CZAB8-2-12

WHEREAS, **SULAIMAN S. HINDY** applied for the following:

(1) NON-USE VARIANCE to permit a single family residence setback 4.91′ (15′ required) from the street side (west) property line.

(2) NON-USE VARIANCE to permit a existing accessory use to setback varying from 4.29′ to 4.42′ (7.5′ required) from the interior side (east) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Amnesty for attached addition & garage conversions (storage) for: Sulaiman Shindy", as prepared by Fernando Gomez-Pina, P.E. and dated stamped received 10/19/11, for a total of two (2) sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 662 Biscayne Gardens Section C, Plat Book 40-54.

LOCATION: 16201 North Miami Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variances to permit a single family residence setback 4.91′ from the street side (west) property line (Item #1) and to permit a existing accessory use to setback varying from 4.29′ to 4.42′ from the interior side (east) property line (Item #2) 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

WHEREAS, a motion to approve Items #1 and #2 was offered by Fredricke Alan Morley, seconded by Arthemon Johnson, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variances to permit a single family residence setback 4.91′ from the street side (west) property line (Item #1) and to permit a existing accessory use to setback varying from 4.29′ to 4.42′ from the interior side (east) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Amnesty for attached addition & garage conversions (storage) for: Sulaiman S. Hindy," as prepared by Fernando Gomez-Pina, P.E. and dated stamped received 10/19/11 for a total of two (2) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action and except that the exterior door leading outside from the east side of the residence be removed from the plans.

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

4. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property to a single-family residence only, prior to the issuance of a building permit.

5. That the exterior door leading outside from the east side of the residence be replaced with a window.

6. That the rear portion of the accessory building, located in the rear (north) setback area be removed as shown on the plans.

7. That the applicant provides a visual buffer along the street side (west) and interior side (east) property lines either in the form of a hedge, 3′ tall at time of planting to grow and be maintained at a height of 6′, or in the alternative to erect a 6′ high wood fence or CBS wall.

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 15th day of February, 2012.

Hearing No. 12-02-CZ8-5
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 23RD DAY OF FEBRUARY, 2012.

STATE OF FLORIDA

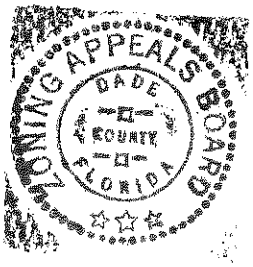
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-2-12 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-1-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 51′ (75′ required) and a lot area of 4,743 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 17.06′ (25′ required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Habitat For Humanity of Greater Miami, Inc." as prepared by Buckler Architects, Sheet A-1 dated stamped received 8/22/11 and the remaining 2 sheets dated stamped received 1/19/11, for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The North 51′ of the West ½ of Tract 3 revised plat of LITTLE RIVER TERRACE, Plat Book 35-50.

LOCATION: Southeast corner of N.W. 83 Street and Northwest 14 Court, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variances to permit a parcel of land with a lot frontage of 51′ and a lot area of 4,743 sq. ft. (Item #1) and to permit a single family residence setback 17.06′ from the rear (east) property line (Item #2) 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

WHEREAS, a motion to approve Items #1 and #2 was offered by Arthemon Johnson, seconded by Richard C. Brown, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	absent
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variances to permit a parcel of land with a lot frontage of 51' and a lot area of 4,743 sq. ft. (Item #1) and to permit a single family residence setback 17.06' from the rear (east) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity of Greater Miami, Inc." as prepared by Buckler Architects received 1/19/11, for a total of 3 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 18th day of January, 2012.

Hearing No. 12-1-CZ8-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JANUARY, 2012.

STATE OF FLORIDA

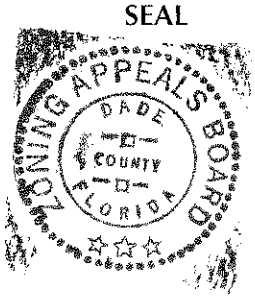
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor as designated by the Director of the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-12 adopted by said Community Zoning Appeals Board at its meeting held on the 18th day of January, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of January, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor

SEAL



RESOLUTION NO. CZAB8-3-12

WHEREAS, **KING METAL RECYCLING, LLC.** applied for the following:

(1) DISTRICT BOUNDARY CHANGE from GU (Interim) to IU-3 (Industry-Unlimited).

(2) SPECIAL EXCEPTION to permit the metal recycling facility to be spaced less than the required 500′ from any RU or EU zoning district.

(3) NON-USE VARIANCE to permit a proposed building setback a minimum of 4′ (20′ required, 14′ previously approved) from the front (east) property line, setback a minimum of 12′10″ (15′ required) from the interior side (north) property line.

(4) NON-USE VARIANCE to permit 19 parking spaces (36 required).

(5) NON-USE VARIANCE to permit a 1-way drive with a minimum width of 12′10″ (14′ required).

(6) NON-USE VARIANCE to waive the zoning regulations requiring recycling operations be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls.

(7) NON-USE VARIANCE to permit a wall with a height of 16′ (4′ maximum permitted) along the front (east) property line.

(8) NON-USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall not to exceed 2.5' in height when located within 10' of the edge of driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

Plan are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Office Building For: King Metal recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All that certain piece of parcel of land in the NW ¼ of the NW ¼ of the NW ¼ of Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, more particularly described as follows: Beginning at a point that is 200 feet South and 50 feet West of the Northeast corner of the NW ¼ of the NW ¼ of the NW ¼ of said Section 9; thence Southerly along a line 50 feet West of and parallel to the East boundary of the NW ¼ of the NW ¼ of the NW ¼ of said Section 9, a distance of 325 feet to a point; thence Westerly parallel to the North boundary of said Section 9, a distance of 200.33 feet to a point; thence deflecting the right 45°23′44″ run a distance of 110.62 feet to a point; thence deflecting to the right 44°50′31″ run distance of 246.24 feet to a point; thence deflecting to the right 89°45′45″ run along a line parallel the North boundary of said Section 9, a distance of 277.60 feet to the Point of Beginning.

LOCATION: 8600 NW 36 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to IU-3 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested special exception to permit the metal recycling facility to be spaced less than the required 500′ from any RU or EU zoning district (Item #2), and the requested non-use variances to permit a proposed building setback a minimum of 4′ from the front (east) property line, setback a minimum of 12′10″ from the interior side (north) property line (Item #3), to permit 19 parking spaces (Item #4), to permit a 1-way drive with a minimum width of 12′10 (Item #5), to waive the zoning regulations requiring recycling operations be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls (Item #6), to permit a wall with a height of 16′ along the front (east) property line (Item #7), and to waive the zoning regulations requiring the height of a fence or wall not to exceed 2.5' in height when located within 10' of the edge of driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway (Item #8) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny the application without prejudice was offered by Arthemon Johnson, seconded by Richard C. Brown, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	nay

Dr. Joy J. Davis nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to IU-3 (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that Items #2 through 8 be and the same are hereby denied without prejudice

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Permitting Environment or Regulatory Affairs or its Successor.

PASSED AND ADOPTED this 15th day of February, 2012.

Hearing No. 12-1-CZ8-2
ej

STATE OF FLORIDA

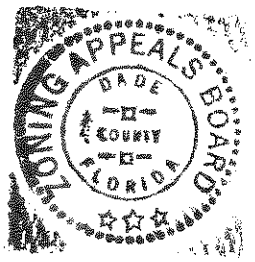
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-3-12 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-4-12

WHEREAS, **MMG NORTH, INC.** applied for the following:

(1) DISTRICT BOUNDARY CHANGE from BU-1A (Business-Limited) to BU-3 (Business-Liberal)

(2) SPECIAL EXCEPTION to permit a pawnshop.

(3) NON-USE VARIANCE to permit parking spaces with a back-out length of 18.5′ (22′ required)

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Proposed Dilallo Jewelry Shop," as prepared by J. Barrio Architect & Planners Inc., dated stamped received 7/11/2011, last handwritten revision dated 11/07/11 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 31 Block 1 Tropical Farms, Plat Book 42-86

LOCATION: 13610 NW 7 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, and to the recommendation of the Department of Permitting, Environment and Regulatory Affairs and the Department of Sustainability, Planning and Economic Enhancement, it is the opinion of this Board that the requested district boundary change to BU-3 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the requested special exception to permit a pawnshop (Item #2) and the requested non-use variance to permit parking spaces with a back-out length of 18.5′ (Item #3) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the

regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied without prejudice, and that the requested special exception would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny the application without prejudice was offered by Voncarol Yvette Kinchen, seconded by Arthemon Johnson, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that Items #2 and 3 be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Permitting Environment or Regulatory Affairs or its Successor.

PASSED AND ADOPTED this 15th day of February, 2012.

Hearing No. 12-2-CZ8-3
ej

STATE OF FLORIDA

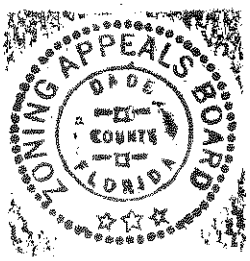
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-4-12 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Revised Resolution

Attached is Revised Resolution CZAB8-4-12. This resolution is to replace the previously distributed one. **Please attach the original certificate to the revised copy.**

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Linda Cave, MDC -17th Floor
Property Appraiser – Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD
2012 FEB 24 PM 3:24
CLERK CIRCUIT & COUNTY CRT.
MIAMI-DADE COUNTY, FLA.
#1

RESOLUTION NO. CZAB8-4-12

WHEREAS, **MMG NORTH, INC.** applied for the following:

(1) DISTRICT BOUNDARY CHANGE from BU-1A (Business-Limited) to BU-3 (Business-Liberal)

(2) SPECIAL EXCEPTION to permit a pawnshop.

(3) NON-USE VARIANCE to permit parking spaces with a back-out length of 18.5′ (22′ required)

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Proposed Dilallo Jewelry Shop," as prepared by J. Barrio Architect & Planners Inc., dated stamped received 7/11/2011, last handwritten revision dated 11/07/11 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 31 Block 1 Tropical Farms, Plat Book 42-86

LOCATION: 13610 NW 7 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, and to the recommendation of the Department of Permitting, Environment and Regulatory Affairs and the Department of Sustainability, Planning and Economic Enhancement, it is the opinion of this Board that the requested district boundary change to BU-3 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the requested special exception to permit a pawnshop (Item #2) and the requested non-use variance to permit parking spaces with a back-out length of 18.5′ (Item #3) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the

regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied without prejudice, and that the requested special exception would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny the application without prejudice was offered by Voncarol Yvette Kinchen, seconded by Arthemon Johnson, and upon a poll of the members present the vote was as follows:

Richard C. Brown	nay	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	nay

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that Items #2 and 3 be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Permitting Environment or Regulatory Affairs or its Successor.

PASSED AND ADOPTED this 15th day of February, 2012.

Hearing No. 12-2-CZ8-3
ej

Memorandum

MIAMI-DADE COUNTY

Date: April 26, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Resolutions

Attached are resolution CZAB8-5-12 and the list from the Community Zoning Appeals Board No. 8 hearing of April 18, 2012.

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Nelson Diaz, MDC -17th Floor
Property Appraiser –Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD
2012 APR 26 PM 3:12
CLERK CIRCUIT & COUNTY CTS
MIAMI-DADE COUNTY, FLA.
#1

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: APRIL 18, 2012

I The Board took the following action on the items listed below

08-9-CZ8-1	SOLID OAKS, LLC **Approved** **per staff's recommendation**	05-336 **CZAB8512**	19-52-42

II Items listed below have been withdrawn or deferred to a later date:

12-4-CZ8-1	BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC **Deferred Indefinitely** **with leave to amend**	10-52	10-53-41
12-4-CZ8-2	NEW SOLID ROCK MISSIONARY BAPTIST CHURCH **Deferred To Date Certain (06/13/12)** **to allow applicant to research cost of paving**	11-122	03-53-41

****

COUNTY STAFF ATTENDEES:

DAVID HOPE - COUNTY ATTORNEY'S OFFICE
AMINA NEWSOME - ZONING EVALUATION SECTION (PERA)
EARL JONES - ZONING EVALUATION SECTION (PERA)
CLEVELAND THOMPSON - ZONING AGENDA COORDINATOR'S OFFICE (PERA)
RAUL RIOS - PUBLIC WORKS AND WASTE MANAGEMENT

NOTICE

****

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: APRIL 18, 2012

CONTEMPLATED.

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

RESOLUTION NO. CZAB8-5-12

WHEREAS, **SOLID OAKS, LLC** applied for the following:

(1) DISTRICT BOUNDARY CHANGE from BU-1 (Business-Neighborhood) & RU-3 (Four Unit Apartment) to RU-4M (Modified Apartment House 35.9 units).

(2) UNUSUAL USE to permit a Home for the Aged.

(3) NON-USE VARIANCE to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line (50' required for both) and spaced less than 75' from the adjacent residential buildings to the north and south.

(4) NON-USE VARIANCE to permit an F.A.R of .96 (.90 allowed).

Plans are on file and be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "Residences at Solid Oaks" consisting of 5 sheets and plans entitled "Residences at Solid Oaks Assisted Living", consisting of 10 sheets, as prepared by Arkidesign, Inc., dated stamped received 12/22/11 with sheets A-1, A-2.3, A-4.3 & L-1 last handwritten revision dated 1/20/12 totaling of 15 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: The North 130.663 feet of the South 394.633 feet of the Southeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 19, Township 52 South, Range 42 East, lying; less the East 35 feet thereof.

LOCATION: 14752 NE 6th Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. **Development Plan.** That the Property shall be developed substantially in accordance with the plans previously submitted to the County. Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs or its successor Department ("Department") entitled "Solid Oaks Residences," as prepared by Arkidesign, Inc., containing 10 sheets dated last revised 09-02-11 and entitled "Residences at Solid Oaks Assisted Living," as prepared by Witkin Hults Design Group, containing 5 sheets dated last revised 10/31/11 for a total of 15 sheets. Said plans being on file with the Department and by reference made a part of this Declaration.

2. **Use Restriction.** That notwithstanding the uses permitted in the RU-4M zoning district by Chapter 33 of the Code of Miami-Dade County, Florida, use of the Property shall be restricted to a home for the aged. As used herein, aged person

means any person age sixty (60) or over who is currently a resident of the State of Florida and/or who because of a functional impairment, requires personal assistance with the activities of daily living but does not require nursing home or institutional care.

3. **Density Restriction.** That notwithstanding the eligible development density permitted by the Miami-Dade County Comprehensive Development Master Plan and Chapter 33, Miami-Dade County of Ordinances, the Property's development density shall be limited to a maximum of 69 residential units to accommodate a maximum of 122 occupants.

4. **Mitigation to Relocated Residents.** That in addition to the provisions of Section 723.06116, Florida Statutes (2011), Owner shall provide a voluntary contribution of $1,000.00 to the owner(s) of each mobile home unit on the Property, with a limitation of one contribution for each unit regardless of the number of unit owners, when said unit owner vacates the premises, provided that all of the following conditions are satisfied: (1) the reason for vacating the premises is to permit construction of the Development Plan, (2) the unit owner is not delinquent on rent payments at the time of vacating the premises, and (3) the vacation is not a result of a court action.

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 district boundary change to RU-4M (Item #1) would be consistent with the Comprehensive Development Master Plan and would compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the requested unusual use to permit a Home for the Aged (Item #2), the requested non-use variance to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line and spaced less than 75' from the adjacent residential buildings to the north and south (Item #3), and the requested non-use variance to permit an F.A.R of .96 (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 proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to approve Items #1 through 4 was offered by Patrick Cure, seconded by Richard C. Brown, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	absent
		Fredricke Alan Morley	absent

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to RU-4M (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the requested unusual use to permit a Home for the Aged (Item #2), the requested non-use variance to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line and spaced less than 75' from the adjacent residential buildings to the north and south (Item #3), and the requested non-use variance to permit an F.A.R of .96 (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Residences at Solid Oaks", consisting of 5 sheets and plans entitled "Residences at Solid Oaks Assisted Living", consisting of 10 sheets, as prepared by Arkidesign, Inc, dated stamped received 12/22/11, with

sheets A-1, A-2.3, A-4.3 & L-1 last handwritten revision dated 01/20/12 and consisting of 15 sheets, except as herein amended to show the relocation of the outdoor seating areas from along the interior side (south) property line to the area of the butterfly garden and that the proposed butterfly garden and a continuous row of trees be placed along said property line abutting the two (2) single-family residences.

3. That the applicant relocate the outdoor seating areas from along the interior side (south) property line to the area of the butterfly garden.

4. In addition to the proposed landscaping, that the proposed butterfly garden and a continuous row of trees be planted 25′ apart be placed along said property line abutting the two (2) single-family residences.

5. That the maximum number of occupants in the home for the aged be restricted to 122 resident clients.

6. That the use be established and maintained in accordance with the approved plan as herein modified.

7. That prior to the issuance of a building permit, the applicant submit to the Permitting, Environment and Regulatory Affairs Department or its successor Department for its review and approval a landscaping plan which indicates the type and size of plant material.

8. That the approved plant material be installed prior to final zoning inspection.

9. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services.

10. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that outdoor lighting installation shall not be placed in permanent use until a compliance letter from a registered engineer or architect is provided to Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department.

11. That the applicant obtain a new or revised Certificate of Use for the home for the aged use from, and promptly renew the same annually, with the Permitting, Environment and Regulatory Affairs Department or its successor Department, upon compliance with all terms and conditions, the same subject to cancellation by the Director upon violation of any of the conditions.

12. That the applicant comply with all applicable conditions and requirements of the Permitting, Environment and Regulatory Affairs Department or its successor Department, the Public Works and Waste Management Department, and the Miami-

Dade Fire Rescue Department as contained in their memoranda pertaining to this application.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 18th day of April, 2012.

Hearing No. 08-9-CZ8-1
ej

STATE OF FLORIDA

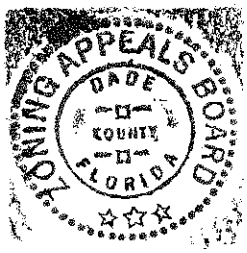
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-5-12 adopted by said Community Zoning Appeals Board at its meeting held on the 18th day of April, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of April, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-6-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50′ (75′ required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback a minimum of 12.40' (25' required) from the rear (north) property line.

(3) NON-USE VARIANCE to permit a lot coverage of 37% (35% permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 30 & 31 Block 9 of Commercial Liberty City 2nd Section, Plat Book 18-55.

LOCATION: Lying North of NW 73 Street and approximately 125′ West of NW 15 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 3,500 sq. ft. (Item #1), the requested non-use variance to permit a single family residence setback a minimum of 12.40' from the rear (north) property line (Item #2), and the requested non-use variance to permit a lot coverage of 37% (Item #3) 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

WHEREAS, a motion to approve Items #1, 2, and 3 was offered by Arthemon Johnson, seconded by Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 3,500 sq. ft. (Item #1), the requested non-use variance to permit a single family residence setback a minimum of 12.40' from the rear (north) property line (Item #2), and the requested non-use variance to permit a lot coverage of 37% (Item #3) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

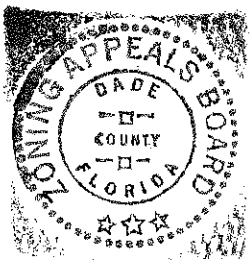
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-6-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-7-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 51′ (75′ required) and lot area of 4,743 Sq. Ft. (7,500 Sq. Ft. required).

(2) NON-USE VARIANCE to permit a single-family residence setback of 16′10″ (25′ required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity, Inc." as prepared by Buckler Architects consisting of three sheets (3) and dated 3/14/11. Plans may be modified at public hearing.

SUBJECT PROPERTY: The East ½ of North 51 Feet of Tract 3 AKA Lot 13 Block 3 of LITTLE RIVER TERRACE REVISED Plat Book 19-28.

LOCATION: The Southwest Corner of NW 83rd Street and NW 14th Avenue, Miami-Dade County, Florida

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 51′ and lot area of 4,743 Sq. Ft. (Item #1) and the requested non-use variance to permit a single-family residence setback of 16′10″ from the rear (east) property line (Item #2) 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

WHEREAS, a motion to approve Items #1 and 2 was offered by Arthemon Johnson, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 51′ and lot area of 4,743 Sq. Ft. (Item #1) and the requested non-use variance to permit a single-family residence setback of 16′10″ from the rear (east) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, Inc." as prepared by Buckler Architects consisting of three sheets (3) and dated 3/14/11.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

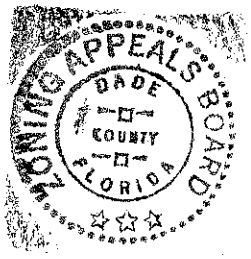
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-7-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-8-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

NON-USE VARIANCE to permit a single family residence setback a minimum of 15′ (25′ required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 Block 13 Liberty City Plat Book 7-79

LOCATION: The Southwest corner of NW 19 Avenue & NW 62 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a single family residence setback a minimum of 15′ from the rear (south) property line 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

WHEREAS, a motion to approve the application was offered by Fredricke Alan Morley, seconded Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a single family residence setback a minimum of 15′ from the rear (south) property line be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-3
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-8-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL

RESOLUTION NO. CZAB8-9-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50′ (75′ required) and a lot area of 4,493 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback a minimum of 15.25′ (25′ required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12, Sheet A-2 dated stamped received 1/7/12 consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2 Block 3 Orange Ridge East Plat Book 44-14

LOCATION: Lying South of NW 67 Street & approximately 53′ west of NW 19 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 4,493 sq. ft. (Item #1) and the requested non-use variance to permit a single family residence setback a minimum of 15.25′ from the rear (south) property line (Item #2) 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

WHEREAS, a motion to approve the application was offered by Richard C. Brown, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 4,493 sq. ft. (Item #1) and the requested non-use variance to permit a single family residence setback a minimum of 15.25′ from the rear (south) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla Metropolitan Architecture, sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 1/7/12 for a total of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-4
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

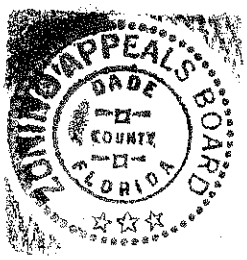
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-9-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-10-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

NON-USE VARIANCE to permit a single family residence setback a minimum of 15′ (25′ required) from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 3/12/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 32 & 33 Block 14 Liberty City Plat Book 7-79

LOCATION: 1879 NW 62 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a single family residence setback a minimum of 15′ from the rear (north) property line 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,

WHEREAS, a motion to approve the application was offered by Arthemon Johnson, seconded by Richard C. Brown, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a single family residence setback a minimum of 15' from the rear (north) property line be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-5
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

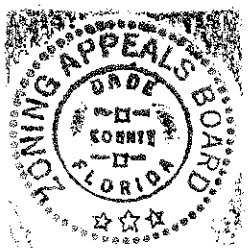
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-10-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-11-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40′ (75′ required) and a lot area of 3,840 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback a minimum of 20.65′ (25′ required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12 and Sheet A-2 dated stamped received 2/7/12 for a total of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15 Block 1 Liberty City Plat Book 7-79

LOCATION: Lying South of NW 71 Street and approximately 280 ft East from NW 18 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,840 sq. ft (Item #1) and the requested non-use variance to permit a single family residence setback a minimum of 20.65′ from the rear (south) property line (Item #2) 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

WHEREAS, a motion to approve Items #1 and 2 was offered by Voncarol Yvette Kinchen, seconded by Arthemon Johnson, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,840 sq. ft (Item #1) and the requested non-use variance to permit a single family residence setback a minimum of 20.65′ from the rear (south) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-6
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

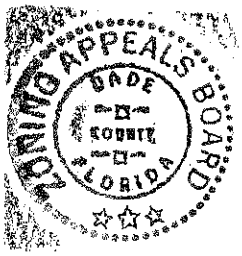
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-11-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-12-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 4,360 sq. ft. (7500 sq. ft. required).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 2/7/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22 Block 3, Homeville Plat Book 16-72

LOCATION: Lying East of NW 24 Avenue and approximately 81ft South of NW 60 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 40' and a lot area of 4,360 sq. ft 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

WHEREAS, a motion to approve the application was offered by Arthemon Johnson, seconded by Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 40' and a lot area of 4,360 sq. ft be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla Metropolitan Architecture and dated stamped received 2/7/12 consisting of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-7
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

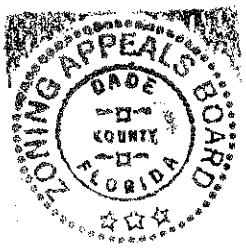
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-12-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-13-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

NON-USE VARIANCE to permit a single family setback a minimum of 13.85′ (15′ required) from the street side (east) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12 and sheet A-2 dated stamped received 2/7/12 consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: E45 ft. Lot 1 Block 6 Elizabeth Park Plat Book 4-195

LOCATION: The Southwest Corner of NW 25 Avenue and NW 67 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a single family setback a minimum of 13.85′ from the street side (east) property line 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

WHEREAS, a motion to approve the application was offered by Richard C. Brown, seconded by Arthemon Johnson, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested the application be and the same are hereby approved, subject to the following conditions:

1. The a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of sheet A1 dated stamped received 3/12/12, and sheet A2 dated stamped received 2/7/12, for a total of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-8
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 13TH DAY OF JUNE, 2012.

STATE OF FLORIDA

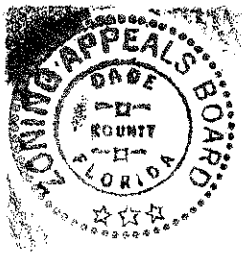
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-13-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



RESOLUTION NO. CZAB8-14-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40′ (75′ required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback a minimum of 15′ (25′ required) from the rear (north) property line.

(3) NON-USE VARIANCE to permit a lot coverage 36.75% (35% permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 2/21/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30 Block 21 Liberty City Plat Book 7-79

LOCATION: 1859 NW 68 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,600 sq. ft (Item #1), non-use variance to permit a single family residence setback a minimum of 15′ from the rear (north) property line (Item #2), and non-use variance to permit a lot coverage 36.75% (Item #3) 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

WHEREAS, a motion to approve Items #1, 2, and 3 was offered by Arthemon Johnson, seconded by Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,600 sq. ft (Item #1), non-use variance to permit a single family residence setback a minimum of 15′ from the rear (north) property line (Item #2), and non-use variance to permit a lot coverage 36.75% (Item #3) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 2/21/12, and consisting of 2 sheet.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-9
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

RESOLUTION NO. CZAB8-15-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI INC** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40′ (75′ required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 15′ (25′ required) from the rear (south) property line.

(3) NON-USE VARIANCE to permit a lot coverage of 36.75% (35% maximum permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas & Calzadilla with sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 3/19/12 for a total of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 18 Block 6, LIBERTY CITY Plat Book 7-79.

LOCATION: 1730 NW 68 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,600 sq. ft. (Item #1), the requested non-use variance to permit a single family residence setback 15′ from the rear (south) property line (Item #2), and the requested to permit a lot coverage of 36.75% (Item #3) 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

WHEREAS, a motion to approve Items #1, 2, and 3 was offered by Voncarol Yvette Kinchen, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	absent	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 40′ and a lot area of 3,600 sq. ft. (Item #1), the requested non-use variance to permit a single family residence setback 15′ from the rear (south) property line (Item #2), and the requested to permit a lot coverage of 36.75% (Item #3) be and the same are hereby approved, subject to the following conditions:

1. That a site plan submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla with sheet A! dated stamped received 3/12/12 and sheet A2 dated stamped received 3/19/12 for a total of 2 sheets.

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

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 13th day of June, 2012.

Hearing No. 12-6-CZ8-10
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25TH DAY OF JUNE, 2012.

STATE OF FLORIDA

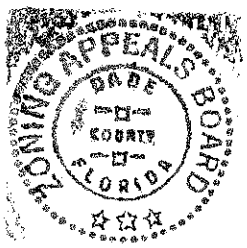
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-15-12 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of June, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



Memorandum

MIAMI-DADE COUNTY

Date: April 26, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Resolutions

Attached are resolution CZAB8-5-12 and the list from the Community Zoning Appeals Board No. 8 hearing of April 18, 2012.

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Nelson Diaz, MDC -17th Floor
Property Appraiser –Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD
2012 APR 26 PM 3:12
CLERK CIRCUIT & COUNTY COURTS
MIAMI-DADE COUNTY, FLA.
#1

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: APRIL 18, 2012

I The Board took the following action on the items listed below

08-9-CZ8-1	SOLID OAKS, LLC **Approved** **per staff's recommendation**	05-336 **CZAB8512**	19-52-42

II Items listed below have been withdrawn or deferred to a later date:

12-4-CZ8-1	BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC **Deferred Indefinitely** **with leave to amend**	10-52	10-53-41
12-4-CZ8-2	NEW SOLID ROCK MISSIONARY BAPTIST CHURCH **Deferred To Date Certain (06/13/12)** **to allow applicant to research cost of paving**	11-122	03-53-41

****

COUNTY STAFF ATTENDEES:

DAVID HOPE - COUNTY ATTORNEY'S OFFICE
AMINA NEWSOME - ZONING EVALUATION SECTION (PERA)
EARL JONES - ZONING EVALUATION SECTION (PERA)
CLEVELAND THOMPSON - ZONING AGENDA COORDINATOR'S OFFICE (PERA)
RAUL RIOS - PUBLIC WORKS AND WASTE MANAGEMENT

NOTICE

****

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: APRIL 18, 2012

CONTEMPLATED.

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

RESOLUTION NO. CZAB8-5-12

WHEREAS, **SOLID OAKS, LLC** applied for the following:

(1) DISTRICT BOUNDARY CHANGE from BU-1 (Business-Neighborhood) & RU-3 (Four Unit Apartment) to RU-4M (Modified Apartment House 35.9 units).

(2) UNUSUAL USE to permit a Home for the Aged.

(3) NON-USE VARIANCE to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line (50' required for both) and spaced less than 75' from the adjacent residential buildings to the north and south.

(4) NON-USE VARIANCE to permit an F.A.R of .96 (.90 allowed).

Plans are on file and be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "Residences at Solid Oaks" consisting of 5 sheets and plans entitled "Residences at Solid Oaks Assisted Living", consisting of 10 sheets, as prepared by Arkidesign, Inc., dated stamped received 12/22/11 with sheets A-1, A-2.3, A-4.3 & L-1 last handwritten revision dated 1/20/12 totaling of 15 sheets. Plans may be modified at public hearing.
SUBJECT PROPERTY: The North 130.663 feet of the South 394.633 feet of the Southeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 19, Township 52 South, Range 42 East, lying; less the East 35 feet thereof.

LOCATION: 14752 NE 6th Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. **Development Plan.** That the Property shall be developed substantially in accordance with the plans previously submitted to the County. Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs or its successor Department ("Department") entitled "Solid Oaks Residences," as prepared by Arkidesign, Inc., containing 10 sheets dated last revised 09-02-11 and entitled "Residences at Solid Oaks Assisted Living," as prepared by Witkin Hults Design Group, containing 5 sheets dated last revised 10/31/11 for a total of 15 sheets. Said plans being on file with the Department and by reference made a part of this Declaration.

2. **Use Restriction.** That notwithstanding the uses permitted in the RU-4M zoning district by Chapter 33 of the Code of Miami-Dade County, Florida, use of the Property shall be restricted to a home for the aged. As used herein, aged person

means any person age sixty (60) or over who is currently a resident of the State of Florida and/or who because of a functional impairment, requires personal assistance with the activities of daily living but does not require nursing home or institutional care.

3. **Density Restriction.** That notwithstanding the eligible development density permitted by the Miami-Dade County Comprehensive Development Master Plan and Chapter 33, Miami-Dade County of Ordinances, the Property's development density shall be limited to a maximum of 69 residential units to accommodate a maximum of 122 occupants.

4. **Mitigation to Relocated Residents.** That in addition to the provisions of Section 723.06116, Florida Statutes (2011), Owner shall provide a voluntary contribution of $1,000.00 to the owner(s) of each mobile home unit on the Property, with a limitation of one contribution for each unit regardless of the number of unit owners, when said unit owner vacates the premises, provided that all of the following conditions are satisfied: (1) the reason for vacating the premises is to permit construction of the Development Plan, (2) the unit owner is not delinquent on rent payments at the time of vacating the premises, and (3) the vacation is not a result of a court action.

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 district boundary change to RU-4M (Item #1) would be consistent with the Comprehensive Development Master Plan and would compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the requested unusual use to permit a Home for the Aged (Item #2), the requested non-use variance to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line and spaced less than 75' from the adjacent residential buildings to the north and south (Item #3), and the requested non-use variance to permit an F.A.R of .96 (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 proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to approve Items #1 through 4 was offered by Patrick Cure, seconded by Richard C. Brown, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	absent
		Fredricke Alan Morley	absent

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to RU-4M (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the requested unusual use to permit a Home for the Aged (Item #2), the requested non-use variance to permit the Home for the Aged setback 16' from the interior side (south) property line and setback 33' from the interior side (north) property line and spaced less than 75' from the adjacent residential buildings to the north and south (Item #3), and the requested non-use variance to permit an F.A.R of .96 (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Residences at Solid Oaks", consisting of 5 sheets and plans entitled "Residences at Solid Oaks Assisted Living", consisting of 10 sheets, as prepared by Arkidesign, Inc, dated stamped received 12/22/11, with

sheets A-1, A-2.3, A-4.3 & L-1 last handwritten revision dated 01/20/12 and consisting of 15 sheets, except as herein amended to show the relocation of the outdoor seating areas from along the interior side (south) property line to the area of the butterfly garden and that the proposed butterfly garden and a continuous row of trees be placed along said property line abutting the two (2) single-family residences.

3. That the applicant relocate the outdoor seating areas from along the interior side (south) property line to the area of the butterfly garden.

4. In addition to the proposed landscaping, that the proposed butterfly garden and a continuous row of trees be planted 25' apart be placed along said property line abutting the two (2) single-family residences.

5. That the maximum number of occupants in the home for the aged be restricted to 122 resident clients.

6. That the use be established and maintained in accordance with the approved plan as herein modified.

7. That prior to the issuance of a building permit, the applicant submit to the Permitting, Environment and Regulatory Affairs Department or its successor Department for its review and approval a landscaping plan which indicates the type and size of plant material.

8. That the approved plant material be installed prior to final zoning inspection.

9. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services.

10. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that outdoor lighting installation shall not be placed in permanent use until a compliance letter from a registered engineer or architect is provided to Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department.

11. That the applicant obtain a new or revised Certificate of Use for the home for the aged use from, and promptly renew the same annually, with the Permitting, Environment and Regulatory Affairs Department or its successor Department, upon compliance with all terms and conditions, the same subject to cancellation by the Director upon violation of any of the conditions.

12. That the applicant comply with all applicable conditions and requirements of the Permitting, Environment and Regulatory Affairs Department or its successor Department, the Public Works and Waste Management Department, and the Miami-

Dade Fire Rescue Department as contained in their memoranda pertaining to this application.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 18th day of April, 2012.

Hearing No. 08-9-CZ8-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

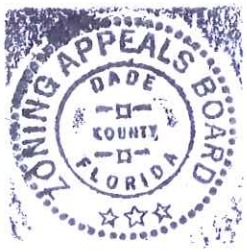
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-5-12 adopted by said Community Zoning Appeals Board at its meeting held on the 18th day of April, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of April, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting, Environment and Regulatory Affairs or its successor

SEAL



Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Resolutions

Attached are the resolutions CZAB8-17-12 and CZAB8-18-12 and the list from the Community Zoning Appeals Board No. 8 hearing of September 12, 2012.

Please note that resolutions CZAB8-19-12, CZAB8-20-12, CZAB8-21-12, and CZAB8-22-12 will be distributed at a later date.

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Nelson Diaz for Keith Knowles, MDC -17th Floor
Property Appraiser –Angela Hall, MDC - 8th Floor

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: SEPTEMBER 12, 2012

I The Board took the following action on the items listed below

12-7-CZ8-1	PERIMETER ROAD MANAGEMENT LLC **Approved** **per staff's recommendation**	12-40 **CZAB81612**	35-53-40
12-7-CZ8-2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. **Approved** **per staff's recommendation**	12-50 **CZAB81712**	10-53-41
12-9-CZ8-3	3300 GROUP LLC **Approved** **per staff's recommendation**	12-68 **CZAB81812**	33-52-41
12-5-CZ8-1	JUAN RODRIGUEZ & MARIA NOYA **Approved** **per staff's recommendation**	11-78 **CZAB81912**	27-52-41
12-9-CZ8-1	BETTY PERICLES & SAINT GERMAIN RICHARD **Approved In Part** **approved with conditions of request # 6 an a portion of request #5** **Denied without prejudice of request #1, #2, #3, #4, #7 and #8**	11-20 **CZAB82012**	24-52-41

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: SEPTEMBER 12, 2012

12-9-CZ8-2	INNER CITY PROPERTY DEVELOPMENT AND GOLDEN SANDS DEVELOPMENT CORP **Approved** **per staff' recommendation with conditions**	12-6 **CZAB82112**	22-53-41

II Items listed below have been withdrawn or deferred to a later date:

12-4-CZ8-1	BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC **Deferred To Date Certain (10/24/12)** **due to an error in the Ad**	10-52	10-53-41
12-4-CZ8-2	NEW SOLID ROCK MISSIONARY BAPTIST CHURCH **Deferred To Date Certain (11/14/12)**	11-122	03-53-41

****

COUNTY STAFF ATTENDEES:

DAVID HOPE - COUNTY ATTORNEY'S OFFICE
AMINA NEWSOME - ZONING EVALUATION SECTION (DRER)
CLEVELAND THOMPSON - ZONING AGENDA COORDINATOR'S OFFICE (DRER)
EARL JONES - ZONING SERVICES INFORMATION SECTION (DRER)
LEO RODRIGUEZ - PUBLIC WORKS & WASTE MANAGEMENT

NOTICE

****

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING

COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: SEPTEMBER 12, 2012

CONTEMPLATED.

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

RESOLUTION NO. CZAB8-17-12

WHEREAS, **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** applied for the following:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50′ (75′ required) and a lot area of 3,750 sq. ft. (7,500 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 15′ (25′ required) from the rear (north) property line.

Plans are on file and be examined in the Department of Regulatory and Economic Resources entitled "Habitat for Humanity" as prepared by Thomas & Calzadilla, dated stamped received 3/19/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Para Villa Heights; W50′ of S75′ of S1/2 Block 4, Plat Book 3-106

LOCATION: 1945 NW 71 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 3,750 sq. ft. (Item #1) and the requested non-use variance to permit a single family residence setback 15′ from the rear (north) property line (Item #2) 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

WHEREAS, a motion to approve Items #1 and #2 was offered by Arthemon Johnson, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit a parcel of land with a lot frontage of 50′ and a lot area of 3,750 sq. ft. (Item #1) and the requested non-use variance to permit a single family residence setback 15′ from the rear (north) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/19/12, and consisting of 2 sheet.

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

4. That the applicant provide a visual buffer along the rear (north) property line either in the form of a hedge, 3′ tall at the time of planting to grow and be maintained at a height of 6′, or in the alternative, erect a 6′ high wood fence or 6′ high CBS wall.

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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-7-CZ8-3
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 21ST DAY OF SEPTEMBER, 2012.

STATE OF FLORIDA

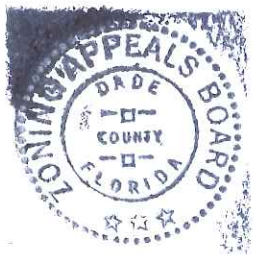
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-17-12 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of September, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL



RESOLUTION NO. CZAB8-18-12

WHEREAS, **3300 GROUP LLC** applied for the following:

DISTRICT BOUNDARY CHANGE from IU-1 (Industry-Light) to IU-3 (Industry-Unlimited).

SUBJECT PROPERTY: Portion of Tract 6 "Seaboard Industrial Park Section 1-A" PB 78, Page 67, more particularly described as follows: Commence at the South corner of said Tract 6 and run Westerly along the South line of said Tract 6 for 445.29 feet to the Point of Beginning, of the parcel of land hereinafter described; thence continue on the last described course for 400.00 feet; thence run Northerly at right angles to the last described course for 400.00 feet; thence run Easterly along the North line of said Tract 6 for 400.00 feet; thence run Southerly at right angles to the last described course for 400.00 feet to the Point of Beginning. Less portion of Tract 6 "Seaboard Industrial Park Section 1-A", Plat Book 78, Page 67, more particularly described as follows: Commence at the Southeast corner of said Tract 6 and run Westerly along the South line of said Tract 6 for 691.17 feet to the Point of Beginning of the Parcel of land hereinafter described; thence continue on the last described course for 154.12 feet; thence run Northerly at right angles to the last described course for 400 feet; thence run Easterly along the North line of said Tract 6 for 154.12 feet; thence run Southerly at right angles to the last described course for 400.00 feet to the Point of Beginning.

LOCATION: 3300 NW 112 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That before a CU is issued for any IU-2 or IU-3 uses, the building will have to comply with all Code requirements such as, but not limited to: building setbacks, landscaping open space and buffers, parking, etc.

2. Use Restrictions. That notwithstanding the IU-3 zoning designation on the Property, Owners agrees that the only IU-3 and IU-2 uses permitted on the Property, in addition to the uses currently permitted under the IU-1 zoning district, shall be the storage and sale of the following products described in Section 33-262 and Section 33-264 of the Miami-Dade County Zoning Code:

   Section 33-262 (IU-2):

   Cement and clay products.

Section 33-262 (IU-3):

Acid and derivates.
Alcohol, Industrial.
Aluminum, Aluminum Powder.
Ammonia.
Asphalt or Asphalt Products.
Casein.
Caustic Soda.
Cellulose Products.
Cement, Lime, Gypsum or Plaster of Paris.
Charcoal and Lamp Black.
Chlorine.
Coal Tar Product.
Creosote.
Dye Stuffs.
Fungicides and Disinfectants.
Lamp Black, Carbon Black and Bronze Black.
Lead Oxide.
Oils, Vegetable Edible.
Petroleum, Lubricating Oil, wholesale storage Phenol
Plastic Materials and Synthetic Resins.
Rubber-Natural or Synthetic.
Soaps, Glycol (other than vegetable by-products) or Detergents.
Solvents.
Storage tanks not to exceed 90,000 gallons.

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 district boundary change to IU-3 would be consistent with the Comprehensive Development Master Plan and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration and to approve the application was offered by Patrick Cure, seconded by Fredricke Alan Morley, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to IU-3 be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 Regulatory and Economic Resources.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-9-CZ8-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-18-12 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of September, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA

RESOLUTION NO. CZAB8-21-12

WHEREAS, **INNER CITY PROPERTY DEVELOPMENT AND GOLDEN SANDS DEVELOPMENT CORP.** applied for the following:

(1) NON-USE VARIANCE of the Standard Urban Center regulations requiring a minimum 25% building frontage at the build-to line and a minimum 8′ high masonry wall along any part of the build-to line not occupied by a building; to waive same along the front (north) build-to line.

(2) NON-USE VARIANCE of the Standard Urban Center regulations to permit the existing building setback 13′3″ from the side street (east) property line (15′ required).

(3) NON-USE VARIANCE of the Standard Urban Center regulations to permit parking spaces within the front setback (not permitted).

(4) NON-USE VARIANCE of the Standard Urban Center regulations requiring the front setback area to be landscaped.

(5) NON-USE VARIANCE of the Standard Urban Center regulations requiring a 8′ wide continuous landscape strip, 6′ wide sidewalk with 2′ wide curb and gutter.

(6) NON-USE VARIANCE of the Standard Urban Center regulations to permit the existing barbed wire on top of an existing chain link fence (barbed wire not permitted).

(7) NON-USE VARIANCE to permit 29 parking spaces (39 parking spaces required).

(8) NON-USE VARIANCE to permit parking spaces to back out into the right-of-way of NW 39 Street (not permitted).

(9) NON-USE VARIANCE of zoning regulations requiring that no fence or wall exceed 2.5′ in height when located within the safe-site distance triangle within 10′ of the edge of a driveway leading to a public right-of-way; to waive same to permit an existing rolling gate and 8′ high chain link fence within the safe-site distance triangle along the side street (NW 25 Avenue).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Warehouse Addition for Golden Sands" as prepared by Ensenat Cohen Architect P.A., sheets A.01 & A.02 dated stamped received 6/15/12 and the remaining sheets dated stamped received 1/31/11 for a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 8 & 9, Less the South 157′, RD-ED Subdivision No.2, Plat Book 51, Page 43. The East 25′ of the South 157′ of Lot 8 & South 157′ of Lot 9, RE-ED Subdivision No.2 Plat Book 51, Page 43.

APPLICANTS: INNER CITY PROPERTY DEVELOPMENT AND GOLDEN SANDS DEVELOPMENT CORP.

LOCATION: 2500 NW 39 Street & 2501 NW 38 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That the Property will be developed in substantial conformity with the site plan entitled, "Warehouse Addition for Golden Sands", prepared by Ensenat Cohen architect P.A., sheets A.01 and A.02 dated stamped received June 15, 2012 and the remaining sheets dated stamped received January 31, 2011 for a total of five (5) sheets.

   No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources; provided the Director finds that the modification conforms with the standards established in Section 33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter.

2. If the Property is developed in phases, each phase will be developed in substantial accordance with the site plan.

3. That the maximum office space be restricted to 7,340.70 sq. ft as indicated in the plan.

4. In the event of multiple ownership subsequent to said site plan approval, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and Such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as as an "Easement and Operating Agreement" which shall contain, among other things:

   i. easements in the common area of each parcel for ingress to and egress from other parcels;

   ii. easements in the common area of each parcel for the passage and parking of vehicles;

   iii. easements in the common area of each parcel for the passage and accommodation of pedestrians

iv. easements for access roads across the common area of each parcel to public and private roadways;

v. easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

vi. easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;

vii. easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations.

viii. easements on each parcel for attachment of buildings.

ix. easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;

x. appropriate reservation of rights to grant easements to utility companies;

xi. appropriate reservation of rights to dedicate road rights-of-way and curb cuts;

xii. easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and

xiii. appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.

The easement provisions or portions thereof, may be waived by the Director of the Department of Regulatory and Economic Resources, if they are not applicable to the subject application. When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Director of the Department of Regulatory and Economic Resources. Such Easement and Operating Agreement my contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

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 non-use variance of the Standard Urban Center regulations requiring a minimum 25% building frontage at the build-to line and a minimum 8′ high masonry wall along any part of the build-to line not occupied by a building; to waive same along the front (north) build-to line (Item #1), the requested non-use variance of the Standard Urban Center regulations to permit the existing building setback 13′3″ from the side street (east) property line (Item #2), the requested non-use variance of the Standard Urban Center regulations to permit parking spaces within the front setback (Item #3), the requested non-use variance of the Standard Urban Center regulations requiring the front setback area to be landscaped (Item #4), the requested non-use variance of the Standard Urban Center regulations requiring a 8′ wide continuous landscape strip, 6′ wide sidewalk with 2′ wide curb and gutter (Item #5), the requested non-use variance of the Standard Urban Center regulations to permit the existing barbed wire on top of an existing chain link fence (Item #6), the requested non-variance to permit 29 parking spaces (Item #7), the requested non-use variance to permit parking spaces to back out into the right-of-way of NW 39 Street (Item #8), and the requested non-use variance of zoning regulations requiring that no fence or wall exceed 2.5′ in height when located within the safe-site distance triangle within 10′ of the edge of a driveway leading to a public right-of-way; to waive same to permit an existing rolling gate and 8′ high chain link fence within the safe-site distance triangle along the side street (NW 25 Avenue) (Item #9) 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 proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve Items #1 through #9 was offered by Patrick Cure, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	nay
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance of the Standard Urban Center regulations requiring a minimum 25% building frontage at the build-to line and a minimum 8′ high masonry wall along any part of the build-to line not occupied by a building; to waive same along the front (north) build-to line (Item #1), the requested non-use variance of the Standard Urban Center regulations to permit the existing building setback 13′3″ from the side street (east) property line (Item #2), the requested non-use variance of the Standard Urban Center regulations to permit parking spaces within the front setback (Item #3), the requested non-use variance of the Standard Urban Center regulations requiring the front setback area to be landscaped (Item #4), the requested non-use variance of the Standard Urban Center regulations requiring a 8′ wide continuous landscape strip, 6′ wide sidewalk with 2′ wide curb and gutter (Item #5), the requested non-use variance of the Standard Urban Center regulations to permit the existing barbed wire on top of an existing chain link fence (Item #6), the requested non-variance to permit 29 parking spaces (Item #7), the requested non-use variance to permit parking spaces to back out into the right-of-way of NW 39 Street (Item #8), and the requested non-use variance of zoning regulations requiring that no fence or wall exceed 2.5′ in height when located within the safe-site distance triangle

within 10′ of the edge of a driveway leading to a public right-of-way; to waive same to permit an existing rolling gate and 8′ high chain link fence within the safe-site distance triangle along the side street (NW 25 Avenue) (Item #9) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Warehouse Addition For Golden Sands" as prepared by Ensenat Chen Architect P.A. sheets A.01 and A.02 dated stamped received June 15, 2012 and the remaining sheets dated stamped received January 31, 2011 for a total five (5) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the applicants obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the applicants comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

6. That the applicants comply with all applicable conditions and requirements of the Environmental Resources Division of the Department of Regulatory and Economic Resources.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-9-CZ8-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 26TH DAY OF SEPTEMBER, 2012.

Memorandum

MIAMI-DADE COUNTY

Date: September 26, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Resolutions

Attached are the resolutions CZAB8-16-12 and CZAB8-21-12 from the Community Zoning Appeals Board No. 8 hearing of September 12, 2012.

Please note that resolutions CZAB8-19-12, CZAB8-20-12, and CZAB8-22-12 will be distributed at a later date.

Please note that resolutions CZAB8-17-08 and CZAB8-18-12 were disturbed earlier.

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Nelson Diaz for Keith Knowles, MDC -17th Floor
Property Appraiser –Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD
2012 SEP 26 PM 4:15
CLERK, CIRCUIT & COUNTY CTS
MIAMI-DADE COUNTY, FLA.

RESOLUTION NO. CZAB8-16-12

WHEREAS, **PERIMETER ROAD MANAGEMENT LLC.** applied for the following:

DISTRICT BOUNDARY CHANGE from GU to IU-2.

SUBJECT PROPERTY: A Parcel of land in the SE ¼ of Section 35 Township 53 South Range 40 East, together with a portion of the East ½, of Government lot 2, lying south of said Section 35, lying and being in Miami-Dade County, Florida and being more particularly described as follows: Commence at the SW corner of the SE ¼ of said Section 35; thence run 87°14′22″ E along the South line of said SE ¼ for 1298.06 feet to a point on the original West Right of Way line of a 275 feet wide Florida East Coast Railway Right of Way, said point being the point of beginning of the hereinafter described Parcel; thence S1°27′34″ W along said West Right of Way line for 95.21 feet to a point; thence N 65° 14′03″ E for 306.56 feet to the East line of said 275 feet wide Right of Way; thence N1°27′34″ E along said East Right of Way line for 362.86 feet to a point on the south line of a 135 feet Miami Dade County Port Authority Road Easement; thence S70°55′53″ W along said South line of said easement for 293.64 feet to a point on the West line of said 275.00 feet wide Florida East Coast Railway Right of Way; thence S1°27′34″ West along said West Right of Way Line for 300.14 feet to the Point of Beginning. TOGETHER WITH: A Parcel of land in the SE ¼ Section 35 Township 53 South Range 40 East, lying and being in Miami Dade County, Florida and being more particularly described as follows: Commence at the SW corner of the SE ¼ of said Section 35; thence run S87°14′22″ E along the South line of said SE ¼ for 1298.06 feet t a point on the original West Right of Way line of a 275 feet wide Florida East Coast Railway Right of Way; thence N1°27′34″ E along said West Right of Way Line for 300.14 feet to a point on the South Line of a 135 feet to a point Miami Dade County Port Authority Road Easement, said point being the Point of Beginning of the hereinafter described parcel; thence N70°55′53″ E along said south line for 293.64 feet to a point on the East Line of said 275.00 feet wide Florida East Coast Railway Right of Way; thence N1°27′34″ along said East Right of Way line for 85.42 feet to a point on the North line of the Southerly 80 feet of said 135.00 feet Miami Dade County Port Authority Road Easement; thence S70°55′53″ West along said North line of the Southerly 80 feet for 293.64 feet to the West line of said 275.00 feet wide Florida East Coast Railway Right of Way; thence S1°27′34″ W along said West right of Way Line for 85.42 feet to the point of beginning.

LOCATION: Lying South of NW 12 Street, approximately 1297′ East of NW 72nd Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 district boundary change to IU-2 would be consistent with the Comprehensive Development Master Plan and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and

WHEREAS, a motion to approve the application was offered by Patrick Cure, seconded by Fredricke Alan Morley, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to IU-2 be and the same is hereby approved and said property is hereby zoned accordingly.

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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-7-CZ8-2
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-16-12 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of September, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: September 28, 2012

To: Distribution

From: Earl Jones, Deputy Clerk

Subject: Resolutions

Attached are the resolutions CZAB8-19-12 and CZAB8-20-12 from the Community Zoning Appeals Board No. 8 hearing of September 12, 2012.

Please note that resolutions CZAB8-16-12, CZAB8-17-12, CZAB8-18-12, and CZAB8-21-12 were disturbed earlier.

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

Attachments

Distribution: Agenda Coordinator's Office - MDC - 11th Floor
Clerk of the Board – Nelson Diaz for Keith Knowles, MDC -17th Floor
Property Appraiser –Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD
2012 SEP 28 PM 3:29
CLERK, CIRCUIT & COUNTY CTS
MIAMI-DADE COUNTY, FLA.
#1

RESOLUTION NO. CZAB8-19-12

WHEREAS, **JUAN RODRIGUEZ & MARA NOYA** applied for the following:

NON-USE VARIANCE to permit an accessory building setback a minimum of 7.12′ (7.5′ required) from the interior side (north) property line and spaced from the principal residence 7.37′ (10′ required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "12720 NW 17th Avenue", prepared by Emiliano Orozco P.E. dated stamped received 5/31/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10 Block 12 RANDALL PARK 1st ADDITION Plat Book 56-46.

LOCATION: 12720 NW 17 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 NON-USE VARIANCE to permit an accessory building setback a minimum of 7.12′ from the interior side (north) property line and spaced from the principal residence 7.37′ 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

WHEREAS, a motion to approve the application was offered by Fredricke Alan Morley, seconded by Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested non-use variance to permit an accessory building setback a minimum of 7.12′ from the interior side (north) property line and spaced from the principal residence 7.37′ be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "12720 NW 17th Avenue" as prepared by Emiliano Orozco, P.E. dated stamped received 5/31/12 and consisting of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the applicant obtain a building permit for any unpermitted structures from the Construction, Permitting and Building Code Division of the Department of Regulatory and Economic Resources within 90 days after final public hearing approval of this application.

5. That the applicant submit a Declaration of Use Agreement restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

6. That the terrace be demolished as indicated in the plans and that the roofed area between the accessory building and principal building be removed and remain open and not enclosed by a roof or any structure.

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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-05-CZ8-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 28TH DAY OF SEPTEMBER, 2012.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

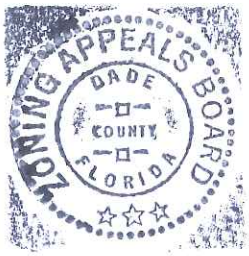
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-19-12 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of September, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL



RESOLUTION NO. CZAB8-20-12

WHEREAS, **BETTY PERICLES & SAINT GERMAIN RICHARD** applied for the following:

(1) UNUSUAL USE to permit a daycare.

(2) NON-USE VARIANCE to permit a greenbelt varying from 5.25′ to 6.42′ (7′ wide required) along the right-of-way.

(3) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).

(4) NON-USE VARIANCE to permit a 1-way drive with a width varying from 9.58′ to 10.67′ (14′ required).

(5) NON-USE VARIANCE to permit the building setback a minimum of 15′ from the interior side (east) property line, setback a minimum of 14.55′ from the interior side (west) property line (75′ required for both) and spaced less than 75′ from an adjacent neighbor to the (east & west).

(6) NON-USE VARIANCE to waive the zoning regulations requiring NW 135 Street to be 80' in width; to permit 35' of dedication (40' required) on the north side of NW 135 Street adjacent to the subject property.

(7) NON-USE VARIANCE to permit 2 street trees (3 trees required).

(8) NON-USE VARIANCE to waive the zoning regulations requiring that no trees/shrubs exceed 2.5′ in height when located within the safe sight distance triangle.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Little Ones Village Early Learning Center" as prepared by Arshad Viquar, dated stamped received 6/14/12 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 100 ft. of the west 300 ft. of Lot 71 and the east 100 ft. of the west 300 ft. of Lot 72 of Biscayne Gardens Section H Part 2, PB 44, Page 37.

LOCATION: 65 NW 135 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 a portion of Item #5 that pertains to the requested non-use variance to permit the building setback a minimum of 14.55′ from the interior side (west) property line, and the requested non-use variance to waive the zoning regulations requiring NW 135 Street to be 80' in width; to permit 35' of dedication on the north side of NW 135 Street adjacent to the subject property (Item #6) 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 a portion of Item #5 that pertains to the requested non-use variance to permit the building setback a minimum of 15′ from the interior side (east) property line and spaced less than 75′ from an adjacent neighbor to the (east & west) should be withdrawn, and that the requested unusual use to permit a daycare (Item #1), the requested non-use variance to permit a greenbelt varying from 5.25′ to 6.42′ along the right-of-way (Item #2), the requested non-use variance to permit parking within 25' of an official right-of-way (not permitted) (Item #3), the requested non-use variance to permit a 1-way drive with a width varying from 9.58′ to 10.67′ (Item #4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and would be inconsistent with the Comprehensive Development Master Plan, and that the requested non-use variance to permit 2 street trees (Item #7), and the requested non-use variance to waive the zoning regulations requiring that no trees/shrubs exceed 2.5′ in height when located within the safe sight distance triangle (Item #8) would not be compatible with the area and its development and would not be

in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested unusual use (Item #1) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to approve the application per staff's recommendation (approve a portion of Item #5 that pertains to the requested non-use variance to permit the building setback a minimum of 14.55′ from the interior side (west) property line, to approve Item #6, to withdraw the remaining portions of Item #5 without prejudice and to deny Items #1 through #4 and Items #7 and #8 without prejudice) was offered by Patrick Cure, seconded by Richard C. Brown, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
		Fredricke Alan Morley	aye

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that a portion of Item #5 that pertains to the requested non-use variance to permit the building setback a minimum of 14.55′ from the interior side (west) property line, and the requested non-use variance to waive the zoning regulations requiring NW 135 Street to be 80' in width; to permit 35' of dedication on the north side of NW 135 Street adjacent to the subject property (Item #6) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Miami-Dade County Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Little Ones Village Early Learning Center", as prepared by Arshad Viguar, dated stamped received 6/14/12 and consisting of 3 sheets except as herein amended to show the removal of the parking areas and driveway associated with the daycare use, the additional street tree and the removal of the trees and shrubs within the safe-sight triangle.

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

4. That the applicant comply with all applicable conditions and requirements of the Environmental Division of the Miami-Dade County Department of Regulatory and Economic Resources.

BE IT FURTHER RESOLVED, that a portion of Item #5 that pertains to the requested non-use variance to permit the building setback a minimum of 15′ from the interior side (east) property line and spaced less than 75′ from an adjacent neighbor to the (east & west) be and the same is hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED, that Items #1 through 4 and Items #7 and #8 be and the same are hereby denied without prejudice.

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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 2012.

Hearing No. 12-9-CZ8-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 28TH DAY OF SEPTEMBER, 2012.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-20-12 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of September, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA