

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-17-07

WHEREAS, DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING

applied for the following:

Applicant is requesting to permit a parcel of land with a lot frontage of 36.5' (75' required) and a lot area of 3,650 sq. ft. (7,500 sq. ft. required).

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

SUBJECT PROPERTY: Lot 21, less the west 35', Block 3, MOUNT MARIE, Plat book 26, Page 36.

LOCATION: Lying west of N.W. 21 Court, approximately 100' south of N.W. 90 Street, Miami-Dade County, Florida, and

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

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the request to permit a parcel of land with a lot frontage of 36.5' and a lot area of 3,650 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

WHEREAS, a motion to approve the application as a non-use variance, and to deny the application without prejudice as an alternative site development option and an alternative non-use variance was offered by Commissioner Dorrin D. Rolle, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

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

Bruno A. Barreiro aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the request to permit a parcel of land with a lot frontage of 36.5' and a lot area of 3,650 sq. ft be and the same are hereby approved as a non-use variance, subject to the following condition:

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

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

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

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

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 28th day of June, 2007, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 07-6-CC-4
ej

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

By 
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 9TH DAY OF JUNE, 2007.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-17-07 adopted by said Board of County Commissioners at its meeting held on the 28th day of June, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 9th day of July, 2007.



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

SEAL

