



**MIAMI-DADE COUNTY  
FINAL OFFICIAL MINUTES  
Board of County Commissioners Zoning Board**

**Board of County Commissioners**

Stephen P. Clark Government Center  
Commission Chamber  
111 NW 1<sup>st</sup> Street  
Miami, Florida 33128

**April 26, 2007**

As Advertised

Harvey Ruvin, Clerk  
Board of County Commissioners

Kay Sullivan, Director  
Clerk of the Board Division

Zorana Gainer , Commission Reporter  
(305) 375-3570



**Clerk's Summary and Official Minutes  
Board of County Commissioners Zoning Hearing  
April 26, 2007**

The Board of County Commissioners met in regular session in the County Commission Chambers on the Second Floor of the Stephen P. Clark Government Center, 111 Northwest First Street, Miami, Florida at 9:30 a.m., on April 26, 2007. The following individuals were present upon roll call: Chairman Bruno A. Barreiro, Vice Chairwoman Barbara J. Jordan, Commissioners Jose "Pepe" Diaz, Carlos A. Gimenez, Joe A. Martinez, Dennis C. Moss, Dorrin D. Rolle, Katy Sorenson, Rebeca Sosa, and Javier D. Souto (Commissioners Audrey M. Edmonson, Sally A. Heyman, and Natacha Seijas were absent). Assistant County Attorney Joni Armstrong-Coffey; Subrata Basu, Interim Director, Department of Planning and Zoning; Alberto Torres, Assistant Director, Department of Planning and Zoning and Deputy Clerks Diane Collins and Zorana Gainer.

The Board convened in a moment of silence, followed by the Pledge of Allegiance.

**ALL WITNESSES AND THE INTERPRETER(S) WERE SWORN IN BY THE CLERK BEFORE PRESENTING TESTIMONY BEFORE THE BOARD**

Mr. Alberto Torres, Assistant Director, Department of Planning and Zoning announced that in accordance with the Code of Miami-Dade County all items on today's zoning agenda were legally advertised, all notices were mailed and all properties were posted within prescribed timeframes. He noted additional copies of the agenda were available in the Chambers and presented the procedures to be followed during today's proceedings.

**A. RENE MIGUEL VALDEZ (06-10-CZ10-2/05-364)**

Commissioner Martinez asked Mr. Subrata Basu, Interim Director, Department of Planning & Zoning (DP&Z) about his recommendation for denial of the foregoing application, and if the recommendation was concurrent with the previous DP&Z Director's recommendation. He also asked whether anyone had approached Mr. Basu in an attempt to change his decision.

In response to Commissioner Martinez's questions, Mr. Basu stated his recommendation to deny the foregoing application was concurrent with the recommendation of the previous DP&Z Director and that no one had attempted to persuade him to change his decision.

Mr. Simon Ferro, Attorney representing the applicant, gave a brief description and presented photographs regarding the subject property as well as adjacent properties. He stated the applicant was seeking either a zoning change to RU-5A or a variance to permit an architect's office on the subject property. Mr. Ferro noted the applicant had met with neighbors of the subject property however, no agreement was reached. Mr. Ferro explained that the applicant would not make any additions to the existing house on the subject property; that the applicant would make vast improvements to the exterior of the

house and that he had submitted a covenant which stated that the property would be developed in accordance with the site plan; parking would be in the rear of the house and the house would be used exclusively as an architect's office.

Chairman Barreiro opened the public hearing on the foregoing proposed application, and the following individuals appeared in opposition of the proposed application:

- Ms. Stella Tobin, 2411 S.W. 84<sup>th</sup> Avenue
- Ms. Anastasia Monteo (phonetic), 8231 S.W. 24<sup>th</sup> Street

There being no other persons to appear before the Board, the public hearing was closed.

In rebuttal Mr. Ferro stated that it was not practicable that any family would want to invest in the subject property due to the stacked traffic and awkward location of the home and that the property had no residential characteristics.

Commissioner Souto stated that it was his position to uphold the concerns of the Community Council and the recommendation of the Department of Planning & Zoning.

Commissioner Souto presented and moved a resolution which denied the appeal and upheld the decision of the CZAB which denied the application with prejudice. This motion was seconded by Commissioner Moss, and upon being put to a vote, passed by a vote of 10-3 (Commissioners Edmonson, Heyman and Seijas were absent).

The foregoing resolution was adopted by the Board and is set forth in the Record of Resolutions and assigned #Z-06-07.

#### **1. ASPIRA OF FLORIDA (07-4-CC-1/07-27)**

Chairman Barreiro opened the meeting for public input and called for any persons that were in opposition to the foregoing proposed application; there being no one to appear in connection with the foregoing application, the public hearing was closed.

Commissioner Moss presented and moved a resolution which approved the application subject to the Board's acceptance of the proffered covenant. This motion was seconded by Commissioner Sorenson, and upon being put to a vote, passed by a vote of 10-3 (Commissioners Edmonson, Heyman and Seijas were absent).

The foregoing resolution was adopted by the Board and is set forth in the Record of Resolutions and assigned #Z-07-07.

All deferral dates on applications considered during the day's meeting were publicly announced.

All exhibits submitted for the record at the day's meeting were transferred to the care, custody and control of the Department of Planning and Zoning.

There being no further business to come before the Board, upon motion duly made, seconded and carried, the zoning meeting was adjourned at 11:55 a.m.

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Chairperson

ATTEST: HARVEY RUVIN, Clerk of the Courts

By: \_\_\_\_\_  
Kay Sullivan  
Deputy Clerk