

RESOLUTION NO. CZAB14-3-03

WHEREAS, **JORGE & NANCY HERNANDEZ** applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 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 determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested be and the same are hereby approved.

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

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

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

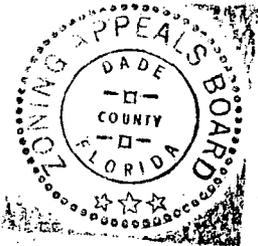
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.



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

SEAL





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175

IMPACT FEE SECTION
(786) 315-2670 • SUITE 145

ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

March 24, 2003

Jorge & Nancy Hernandez
c/o Jerry Proctor
2500 First Union Financial Center
Miami, FL 33131

Re: Hearing No. 02-12-CZ14-2
Location: The south side of S.W. 234 Street and approximately 362' east
of S.W. 209 Place, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-3-03, adopted by the Miami-Dade County Community Zoning Appeals Board 14 which approved your application on the above-described property

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

You are hereby advised that the decision of the Community Zoning Appeals Board may be appealed by an aggrieved party to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. You are further advised that in the event that an appropriate appeal is timely filed in the Circuit Court any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones
Deputy Clerk

Enclosures