

RESOLUTION NO. 4-ZAB-35-88

The following resolution was offered by Mr. Kenneth Welt seconded by Mr.

Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	absent	Gonzalo (Guy) Sanchez	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	absent	Kenneth Welt	aye
Mary Jean Risi	absent	R. Jollivette Frazier	nay
Ms. Georgia A. Wright	nay		

WHEREAS, ROGER L. NOIROT has applied for the following:

- (1) UNUSUAL USE & SPECIAL EXCEPTION to expand an existing trailer park with a recreational vehicle facility of 17 spaces.
- (2) SPECIAL EXCEPTION AND NON-USE VARIANCE to expand the existing trailer park by the addition of one trailer space, 40' wide by 40' deep - 1,600 sq. ft., (45' X 90' and 4,050 sq. ft. required).
- (3) UNUSUAL USE AND SPECIAL EXCEPTION to permit expansion of a trailer park by the addition of four temporary recreational vehicle storage spaces.
- (4) SPECIAL EXCEPTION to permit the replacement of the men's and women's sanitary facilities.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a 6' high wood fence on the W/ly property line encroaching 35' (40' required) from the center line of N.E. 26th Avenue and setback encroaching (5' into the official right-of-way).
- (6) MODIFICATION of plans approved pursuant to Resolution 3-ZAB-25-66, passed and adopted by the Dade County Zoning Appeals Board on the 7th day of February, 1966, identified as follows:

FROM: "'Sun Haven Trailer Park, 19500 W. Dixie Hwy. Ojus, Dade County, Fla.', dated received by Dade County Bldg. & Zoning Dept. on Nov. 30, 1965."

TO: "'Sun Haven Trailer Park', as prepared by Gambach Architects, Inc., consisting of two sheets dated Oct. 2, 1987."
- (7) MODIFICATION of Condition #2 of Resolution 4-ZAB-470-79, passed and adopted by the Dade County Zoning Appeals Board on the 10th day of December, 1979, as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Addition to Sun Haven Trailer Park' prepared by Roger Noirot and dated 10-30-79."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sun Haven Trailer Park', as prepared by Gambach Architects, Inc., consisting of two sheets dated Oct. 2, 1987."

The purpose of the modification is to substitute a site plan for the trailer which reflects the changes proposed in this hearing.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

The south 310' of Tract "A", SECOND REVISED PLAT OF AMENDED PLAT OF ALL OF BLOCKS 1 AND 2 L. TOMS SUBDIVISION, Plat book 42, Page 56.

LOCATION: The north side of N.E. 195 Street, between N.E. 26 Avenue & West Dixie Highway, Dade County, Florida, and

287-396
REF.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested unusual use and special exception (1), special exception and non-use variance (2), unusual use and special exception (3), special exception (4), non-use variances of setback requirements (5) and Modifications of plans approved pursuant to Resolution 3-ZAB-25-66 (6) and of Condition #2 of Resolution 4-ZAB-470-79 (7), would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested application be and the same is hereby approved, subject to the following conditions:

1. That the applicant meet all requirements and conditions of the Department of Environmental Resources Management.
2. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

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

PASSED AND ADOPTED this 27th day of JANUARY, 1988.

Hearing No. 88-1-39
Typed 2/10/88 cj

287-396
REF.

RESOLUTION NO. 4-ZAB-470-79

The following resolution was offered by Mr. Murray Sisselman, seconded by Mr. Jose A. Losa, and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Margaret C. Nelson	aye
Jose A. Losa	aye	Betty S. Page	absent
Lillian Dickmon	absent	Murray Sisselman	aye
R. Jollivette Frazier	aye	Edward G. Coll, Jr.	aye
Peter Goldring	aye		

WHEREAS, ROGER NOIROT has applied for the following:

- (1) SPECIAL EXCEPTION AND UNUSUAL USE to permit the expansion of an existing trailer park with additional property to the West.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring 80 percent of the lots to be 45 feet by 90 feet; to waive same to permit all of the lots to be less than the required minimum size of 45 feet by 90 feet.
- (3) NON-USE VARIANCE OF MOBILE HOME REGULATIONS requiring a minimum of two off-street parking spaces to be provided for each mobile home on the mobile home space, with a minimum combined space of 18' x 20' for two cars; to waive same to permit a combined parking space of 12' x 20'.

Plans of the expansion are on file and may be examined in the Zoning Department entitled "Proposed Addition to Sun Haven Trailer Park" as prepared by Roger Noirot and dated 10-30-79.

SUBJECT PROPERTY: The South 210 feet of the West 110 feet of Tract 'A' of SECOND REV. PLAT L. TOMS as in Plat book 42 at Page 56.

LOCATION: Northeast corner of N.E. 26 Avenue and N.E. 195 Street, Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and unusual use and non-use variances 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;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception and unusual use to permit the expansion of an existing trailer park, non-use variance of zoning regulations and non-use variance of mobile home regulations be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, a complete layout of the proposed trailer park showing location of recreation areas, office building, water and sewage facilities, community buildings, driveways, fences, hedges, landscaping, type and location of signs, etc.

4-ZAB-470-79

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Addition to Sun Haven Trailer Park" prepared by Roger Noirot and dated 10-30-79.
3. That all trailers shall be secured and tied down in accordance with the "tie down" requirements of County and State laws.
4. That in the approval of the plot use plan, particular attention be given to the landscaping for the beautification of the site in question.
5. That a Unity of Title agreement, suitable for recording, be submitted to and meet with the approval of the Zoning Director; said agreement to be to the effect that the property will be developed and maintained under one ownership and incorporated into the existing trailer park use.
6. That the park shall be developed and maintained in accordance with the approved plan and in accordance with applicable conditions and regulations and shall be operated in such a manner that it is not detrimental to the adjacent properties and neighborhood.
7. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and Dade County Department of Environmental Resources Management.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 10th day of December, 1979.

Heard 12/10/79
No. 79-12-9
nc
12/19/79

RESOLUTION NO. 3-ZAB-25-66

The following resolution was offered by Mr. Gordon Severud,
seconded by Mr. H. H. Wood, and upon poll of members present,
the vote was as follows:

Neal Adams	aye	Thomas B. Walker	aye
Frank P. Reynolds	absent	H. H. Wood	aye
Virginia Salley	aye	Andrew Lee	aye
Gordon Severud	aye		

WHEREAS, Edna L. Noirot has applied for the following:

SPECIAL EXCEPTION to permit expansion of existing trailer park by the addition of 4 trailer spaces, AND

VARIANCE of height requirements to permit an 8' (4' permitted) block wall along the S. property line and along the S/ly 10' of the W. property line, AND

VARIANCE of setback requirements to permit the aforementioned wall on the S. property line adjacent to the 15' dedicated r/w of NE 195 St. and 20' into the official r/w (25' from the official r/w required), AND

VARIANCE of height requirements to permit a 6' (4' and 5' permitted) chain link fence around the remaining perimeter of the trailer park, AND

VARIANCE of setback requirements to permit a portion of said fence on the W/ly property line adjacent to the 35' dedicated r/w of NE 26 Ave., and 5' into the official r/w (40' from the official r/w required), AND

VARIANCE of zoning regulations requiring a 25' buffer around trailer parks, to permit parking for 16 cars in said buffer on the W. Dixie Hwy. side.

All according to plans submitted with the application and on file in the Zoning Department.

SUBJECT PROPERTY: The S. 275.3' less S. 210' of W. 110', and S. 34.41' of N. 444.41', all in Tract A 2nd Rev., L. Toms Sub. (PB 42, Pge. 56). 19500 W. Dixie Hwy., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the special exception and variances, with certain modifications and exceptions, would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulation and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the special exception and variances hereinafter listed be and the same are hereby approved, subject to conditions therein stated:

1. Special exception to permit expansion of existing trailer park by the addition of 4 trailer spaces.
2. Variance of height requirements to permit the walls; the wall along the South property line to be located 20 feet North of the official center line of NE 195 Street.
3. Variance of setback requirements to permit the aforementioned wall 5 feet North of the dedicated right-of-way of NE 195 Street (20 feet from official center line), subject to the following condition:
 - a. That an agreement suitable for recording be submitted to and meet with the approval of the Zoning Director providing, in effect, that the wall will be removed or relocated on the official right-of-way line upon request of Dade County when the same becomes necessary either to widen the road or because of drainage or utility requirements or some such other justifiable reason.
4. Variance of height requirements to permit a 6' (4' and 5' permitted) chain link fence around the remaining perimeter of the trailer park.
5. Variance of setback requirements to permit a portion of said fence on the W/ly property line adjacent to the 35' dedicated right-of-way of NE 26 Ave., and 5' into the official right-of-way (40' from the official right-of-way required); and

BE IT FURTHER RESOLVED that the requested variance of zoning regulations requiring a 25 foot buffer be and the same is hereby denied.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 7th day of February, 1966.

Heard 1/10/66
No. 66-1-5 (Rehrg.)
2/11/66
hf

