

RESOLUTION NO. CZAB14-20-07

WHEREAS, **MIGUEL A. BRIZUELA** applied for the following:

- (1) AU to EU-M
- (2) To permit 2 lots each with a lot frontage of 97.51' (120' required).

Upon demonstration that the applicable standards have been satisfied, approval of request #2 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).

Plans are on file and may be examined in the Zoning Department entitled "Waiver of Plat," as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 5/8/07.

SUBJECT PROPERTY: The west 230' of the south 160' of the north ½ of the SW ¼ of the NW ¼ of the NE ¼ all in Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.

LOCATION: The southeast corner of S.W. 112 Avenue & S.W. 170 Terrace, 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 opinion of this Board that the requested district boundary change to EU-M (Item #1) 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 that the request to permit 2 lots each with a lot frontage of 97.51' (Item #2) would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance and should be denied, and

WHEREAS, a motion to approve Item #1, and deny Item #2 without prejudice, was offered by Wilbur B. Bell, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Dr. Pat Wade	aye
Dawn Lee Blakeslee	aye		
	Curtis Lawrence	aye	

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request to permit 2 lots each with a lot frontage of 97.51' (Item #2) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval 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.

PASSED AND ADOPTED this 19th day of June, 2007.

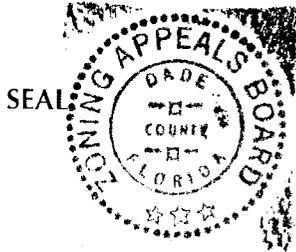
Hearing No. 07-4-CZ14-1
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, 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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-20-07 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of June 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June 2007.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning



- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements Construction Coordination
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning**
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

June 25, 2007

Miguel A. Brizuela
10251 S.W. 72 Street, #105
Miami, Florida 33173

Re: Hearing No. 07-4-CZ14-1 (05-285)
Location: Southeast corner of S.W. 112 Avenue &
S.W. 170 Terrace, Miami-Dade County, Florida.

Dear Mr. Brizuela:

Enclosed herewith is a copy of Resolution No. CZAB14-20-07, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which approved your request for rezoning to EU-M, and denied, without prejudice, the request for two (2) lots with frontage variances, at the above-note location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is June 25, 2007.

For information regarding filing an appeal please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Cordially,

Lou Salvat
Deputy Clerk

Enclosure

Debra Ann Clark