

RESOLUTION NO. CZAB10-48-06

WHEREAS, **NORMA STRYDIO & NOELI SANCHEZ** applied for the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office-building setback 24'6" (25' required) from the front (south) property line.
- (3) Applicant is requesting to permit the office-building setback 13'5" from the interior side (west) property line and setback 13'8" from the interior side (east) property line (15' required for each).
- (4) Applicant is requesting to permit two one-way drives; each 10' wide (14' wide required).
- (5) Applicant is requesting to permit a minimum 1' wide landscape buffer (5' wide required) between dissimilar land uses along portions of the east and west property lines.
- (6) Applicant is requesting to waive the zoning regulations requiring Coral Way (S.W. 24th Street) to be 100' in width; to permit 35' of dedication (50' required) for the north ½ of Coral Way.

Upon demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 - #6 may be considered 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 "Ms. Noeli Sanchez," as prepared by Rodriguez-Pereira, Architect, dated last revised 5/23/06 and consisting of 5 sheets.

SUBJECT PROPERTY: The west ½ of Lot 18 and all of Lot 19, less the south 10' thereof of TAMAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6435 S.W. 24 Street (Coral Way), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 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, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the request for a district boundary change to RU-5A (Item #1),

would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requests to permit an office-building setback 24'6" from the front (south) property line (Item #2), to permit the office-building setback 13'5" from the interior side (west) property line and setback 13'8" from the interior side (east) property line (Item #3), to permit two one-way drives; each 10' wide (Item #4), to permit a minimum 1' wide landscape buffer between dissimilar land uses along portions of the east and west property lines (Item #5) and to waive the zoning regulations requiring Coral Way (S.W. 24th Street) to be 100' in width; to permit 35' of dedication for the north ½ of Coral Way (Item #6) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application without prejudice was offered by Javier A. Betancourt, seconded by Julio R. Caceres, and upon a poll of the members present the vote was as follows:

Juan Carlos Acosta	absent	Manuel Casas	nay
Javier A. Betancourt	aye	Jose Garrido	aye
Julio R. Caceres	aye		
	Carlos A. Manrique		nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-5A (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requests to permit an office-building setback 24'6" from the front (south) property line (Item #2), to permit the office-building setback 13'5" from the interior side (west) property line and setback 13'8" from the interior side (east) property line (Item #3), to permit two one-way drives; each 10' wide (Item #4), to

permit a minimum 1' wide landscape buffer between dissimilar land uses along portions of the east and west property lines (Item #5) and to waive the zoning regulations requiring Coral Way (S.W. 24th Street) to be 100' in width; to permit 35' of dedication for the north ½ of Coral Way (Item #6), be and the same are hereby denied without prejudice

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 19th day of September, 2006.

Hearing No. 06-9-CZ10-4
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STATE OF FLORIDA

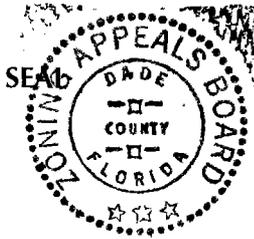
COUNTY OF MIAMI-DADE

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 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-48-06 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of September 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of September 2006.



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





- ADA Coordination
- Agenda Coordination
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- Community Relations
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- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
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- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning**
- Police
- Procurement Management
- Property Appraisal
- 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

September 26, 2006

Norma Strydio & Noeli Sanchez
c/o Anthony Recio, Esq.
2665 South Bayshore Drive,
Suite 420
Miami, FL 33133

Re: Hearing No. 06-9-CZ10-4 (05-305)
Location: 6435 S.W. 24 Street, Miami-Dade County, Florida

Dear Mr. Recio:

Enclosed herewith is Resolution No. CZAB10-48-06 adopted by Miami-Dade County's Community Zoning Appeals Board 10, which denied, without prejudice, your client's application on the above-noted location.

As you know, 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 September 25, 2006.

For information as to appeals, please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure

Delivered by Express Courier