

RESOLUTION NO. CZAB14-32-07

WHEREAS, **MAURO E. VARENA** applied for the following:

- (1) AU and EU-1 to EU-1
- (2) To permit proposed Lots 2 - 4; each with a lot depth of 167.05' (200' required in the EU-1 zone).

OR IN THE ALTERNATIVE TO REQUESTS #1 AND #2, THE FOLLOWING:

- (3) To permit proposed Lot 1 with a lot area of 1.1 gross acres, and to permit proposed Lots 2 - 4 each with a lot area of 1.006 gross acres (5 gross acres required for each).
- (4) To permit proposed Lots 1-4 each with a lot depth of 167.05' (200' required for each)

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 for Single-Family and Duplex Dwelling Units) 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 "Proposed Site Plan 18475 S.W. 216 Street, Miami, Florida 33170," as prepared by Vicente Franco, dated stamped received 7/13/07 and consisting of 1 page.

SUBJECT PROPERTY: The east ½ of the west ½ of the east ½ of the SW ¼ of the SW ¼ of Section 12, Township 56 South, Range 38 East.

LOCATION: 18475 S.W. 216 Street, 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, 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-1 (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 proposed Lots 2 - 4; each with a lot depth of 167.05' (Item #2), to permit proposed Lot 1 with a lot area of 1.1 gross acres, and to permit proposed Lots 2 - 4 each with a lot area of 1.006 gross acres

(Item #3), and to permit proposed Lots 1-4 each with a lot depth of 167.05' (Item #4) 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 with prejudice was offered by Dr. Pat Wade, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	nay	Gary J. Dufek	aye
Dawn Lee Blakeslee	aye	Dr. Pat Wade	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-1 (Item #1), be and the same is hereby denied with prejudice.

BE IT FURTHER RESOLVED that the that the requests to permit proposed Lots 2 - 4; each with a lot depth of 167.05' (Item #2), to permit proposed Lot 1 with a lot area of 1.1 gross acres, and to permit proposed Lots 2 - 4 each with a lot area of 1.006 gross acres (Item #3), and to permit proposed Lots 1-4 each with a lot depth of 167.05' (Item #4) be and the same are hereby denied with 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 16th day of October, 2007.

Hearing No. 07-10-CZ14-4
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STATE OF FLORIDA

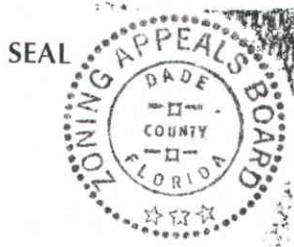
COUNTY OF MIAMI-DADE

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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-32-07 adopted by said Community Zoning Appeals Board at its meeting held on the 16th day of October 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of October 2007.



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





Carlos Alvarez, Mayor

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- 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
- Government Information Center
- Historic Preservation
- Homeless Trust
- Housing Agency
- 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

October 22, 2007

Mauro E. Varena
c/o Patricio Martinelli
1717 N. Bayshore Drive #1641
Miami, Florida 33132

Re: Hearing No. 07-10-CZ14-4 (07-162)
Location: 18475 S.W. 216 Avenue,
Miami-Dade County, Florida.

Dear Mr. Varena:

Enclosed herewith is a copy of Resolution No. CZAB14-32-07, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, with prejudice, your request for rezoning to EU-1 and related variances on the above-noted 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 October 22, 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