

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

DECEMBER 03, 2007

RESOLUTION #: CZAB12-31-07

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
2	07-172	ROGER & DOROTHY WOLIN	31-54-41

EX. #	EXHIBIT DESCRIPTION	IN FILE
2-1	3-RING WHITE NOTEBOOK - WOTIN (name) ON COVER; 3 DIVIDERS	NO
2-2	9 WAIVERS	YES
2-3	AERIAL PHOTO OF NEIGHBORHOOD WITH RED DOTS IDENTIFYING CERTAIN PROPERTIES (on foam board)	NO
2-4		
2-5		
2-6		
2-7	Exhibit incomplete	
2-8		
2-9		
2-10		
2-11		
2-12		
2-13		
2-14		
2-15		
2-16		
2-17		
2-18		

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COMMUNITY ZONING APPEALS BOARD 12

DECEMBER 03, 2007

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2-4		
2-5		
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Handwritten notes:
3/29/08
4/24/08
(with signature)

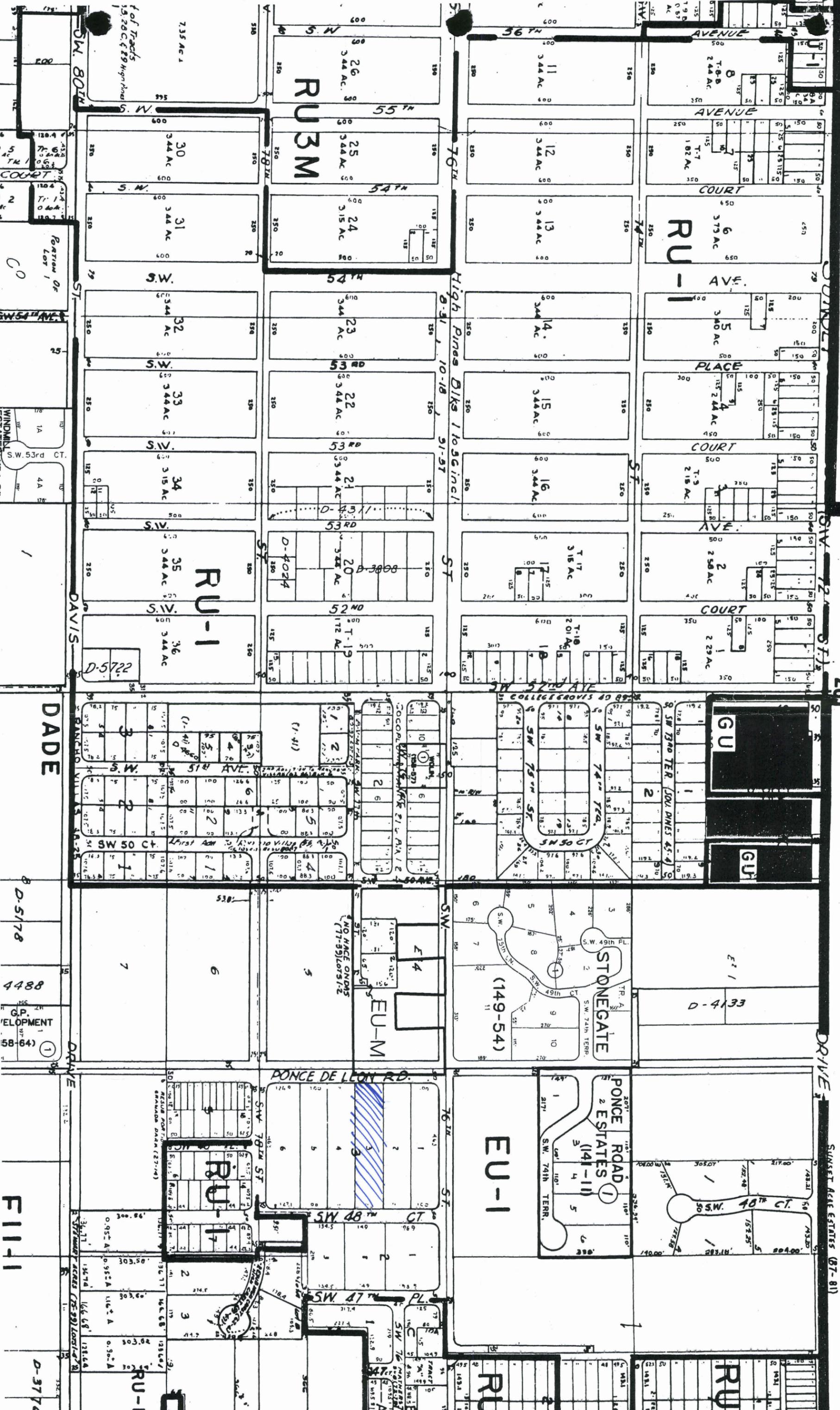


Wolin
CZAB 12
December 3, 2007

1. Zoning Map
2. Zoning – Immediate Area
3. Zoning approvals by County Boards – Section 31, Township 54, Range 41



RECEIVED BY CLERK
Item # 07-172
Case # 12 Exhibit # 2-1
DEC 03 2007
CLERK OF THE BOARD



DADE
D-5178
4488
G.P. ELOPMENT
58-64
F11-1
D-3776

SUNSET ACRES ESTATES (87-81)
DRIVE
D-4133
D-5722
D-4024
D-5722

Portion Of
LOT 1
CO

WINDMILL
S.W. 53rd CT.

SW 54th AVE

SW 53rd RD

DAVIS ST

SW 51st AVE

SW 50th CT

SW 49th PL

SW 48th CT

SW 47th PL

735 AC 1
19,200 & 189 High Road

RU-3M

RU-1

RU-1

RU-1

EU-M

EU-1

EU-1

EU-1

EU-1

30
344 AC

31
344 AC

32
344 AC

33
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34
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5
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4
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3
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Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-22-05

WHEREAS, IRA & BAMBI GRABOW applied to Community Zoning Appeals Board

12 for the following:

(1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

(2) To permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

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

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 12 that the requested district boundary change to EU-S (Item #1) or in the alternative the request to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (Item #2) 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 said application was denied by Resolution No. CZAB12-31-05, and

WHEREAS, IRA & BAMBI GRABOW appealed the decision of Community Zoning Appeals Board 12 to the Board of County Commissioners for the following:

(1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

(2) Applicant is requesting to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

Upon a 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).

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. Site Plan. That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "Specific Purpose Survey/Site Plan" prepared by Robayna and Associates, Inc., dated stamped received April 19, 2005, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
2. Setback and Lot Coverage Requirements for Lot A. Any residential unit constructed on Lot A shall have a minimum rear setback of twenty-five feet (25'), a minimum front setback of fifty feet (50'), a minimum interior side setback of fifteen feet (15'), a minimum side setback from SW 48 Court of twenty-five feet (25'), a maximum lot coverage of fifteen percent (15%) for a two (2) story residence.

3. Setback and Lot Coverage Requirements for Lot B. Any residential unit constructed on Lot B shall have a minimum rear setback of twenty-five feet (25'), a minimum front setback of fifty feet (50'), a minimum interior side setback of fifteen feet (15'), a maximum lot coverage of twenty percent (20%) for a one (1) story residence and a maximum lot coverage of fifteen percent (15%) for a two (2) story residence.

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, after reviewing the record and decision of Community Zoning Appeals Board 12 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons made by Community Zoning Appeals Board 12 in Resolution No.CZAB12-31-05 were sufficient to merit a reversal of the decision, and the appeal should be granted and the decision of Community Zoning Appeals Board 12 should be overruled, and

WHEREAS, the request to permit a lot with an area of .645 gross acres and a lot with an area of .793 gross acres 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, and that the proffered Declaration of Restrictions should be accepted, and that the requested district boundary change to EU-S (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

WHEREAS, a motion to grant the appeal and overrule the decision of Community Zoning Appeals Board 12, accept the proffered Declaration of Restrictions, approve Item #2 as a non-use variance, and deny Item #1 without prejudice was offered by Commissioner Carlos A. Gimenez, seconded by Commissioner Rebecca Sosa, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	aye
Dr. Barbara M. Carey-Shuler	aye	Dorrin D. Rolle	aye
Jose "Pepe" Diaz	absent	Natacha Seijas	aye
Carlos A. Gimmenez	aye	Katy Sorenson	aye
Sally A. Heyman	absent	Rebecca Sosa	aye
Barbara J. Jordan	aye	Sen. Javier D. Souto	absent

Chairperson Joe A. Martinez aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the appeal be and the same is hereby granted and the decision of Community Zoning Appeals Board 12 is hereby overruled, and that the request to permit a lot with an area of .645 gross acres and a lot with an area of .793 gross acres be and the same is hereby approved as non-use variance, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.

BE IT FURTHER RESOLVED that requested district boundary change to EU-S

(Item #1) be and the same is hereby denied without prejudice:

BE IT FURTHER RESOLVED that Resolution No. CZAB12-31-05 is hereby null and void.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Director is hereby authorized to make the necessary changes and 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.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 17th day of November, 2005, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 05-6-CZ12-1

ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By KAY SULLIVAN
Deputy Clerk

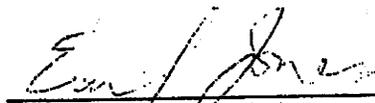
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 2ND DAY OF DECEMBER, 2005.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

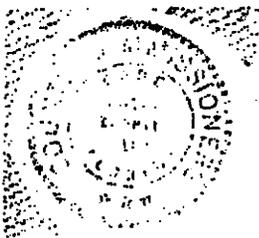
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-22-05 adopted by said Board of County Commissioners at its meeting held on the 17th day of November, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 2nd day of December, 2005.



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

SEAL



PURPOSE SURVEY

38

Q N 90°00'00"E 538.04'
S.W. 76th STREET.

(50' R/W)

R=25.00
L=39.57
Tan=25.30
Δ = 90°41'40"

(P) N 90°00'00"E 128.50' N 90°00'00"E 231.70'(C) 257.00'(R)
N 90°00'00"E 103.2'(C) 128.50'(R)

LOT 1

LOT 'B'
25,700 S.F. NET
28,910 S.F. GROSS

LOT 'A'
25,700 S.F. NET
34,544 S.F. GROSS

LOT 2

S 00°41'40" W 200.00'

S 00°41'40" W 200.00'

S 00°41'40" W 174.79'(C) 200.00'(R)

LINE OF SETBACKS

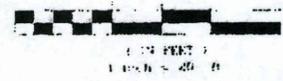
LINE OF SETBACKS

S 89°58'44" E 257.00'(M&R)

S.W. 48th COURT (50' R/W)

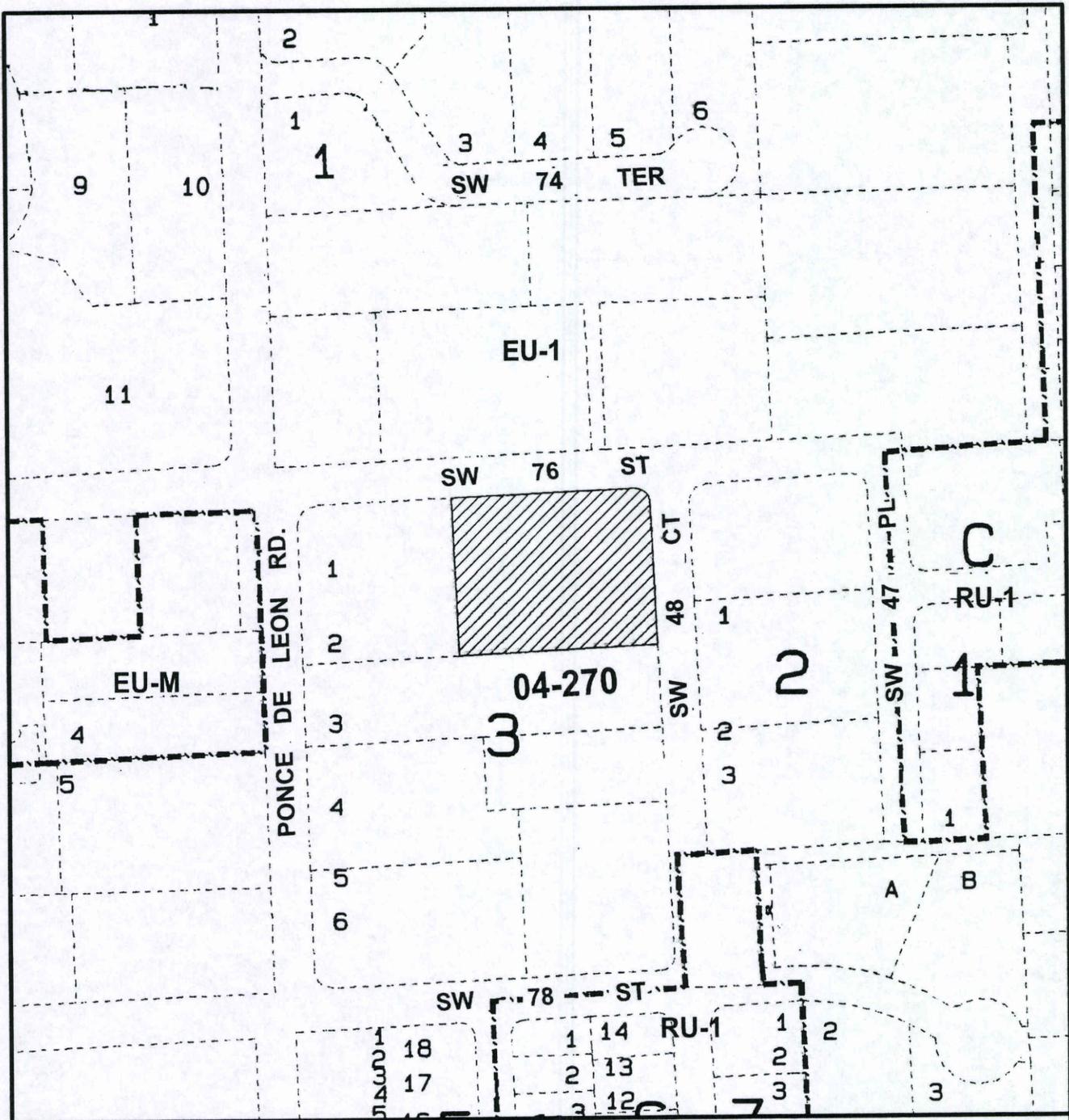
PONCE DE LEON BOULEVARD (PLAT)
(S.W. 49th AVENUE)

GRAPHIC SCALE



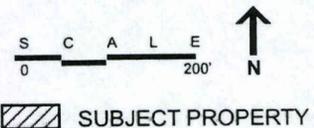
RECEIVED
204-270
SEP 22 2004

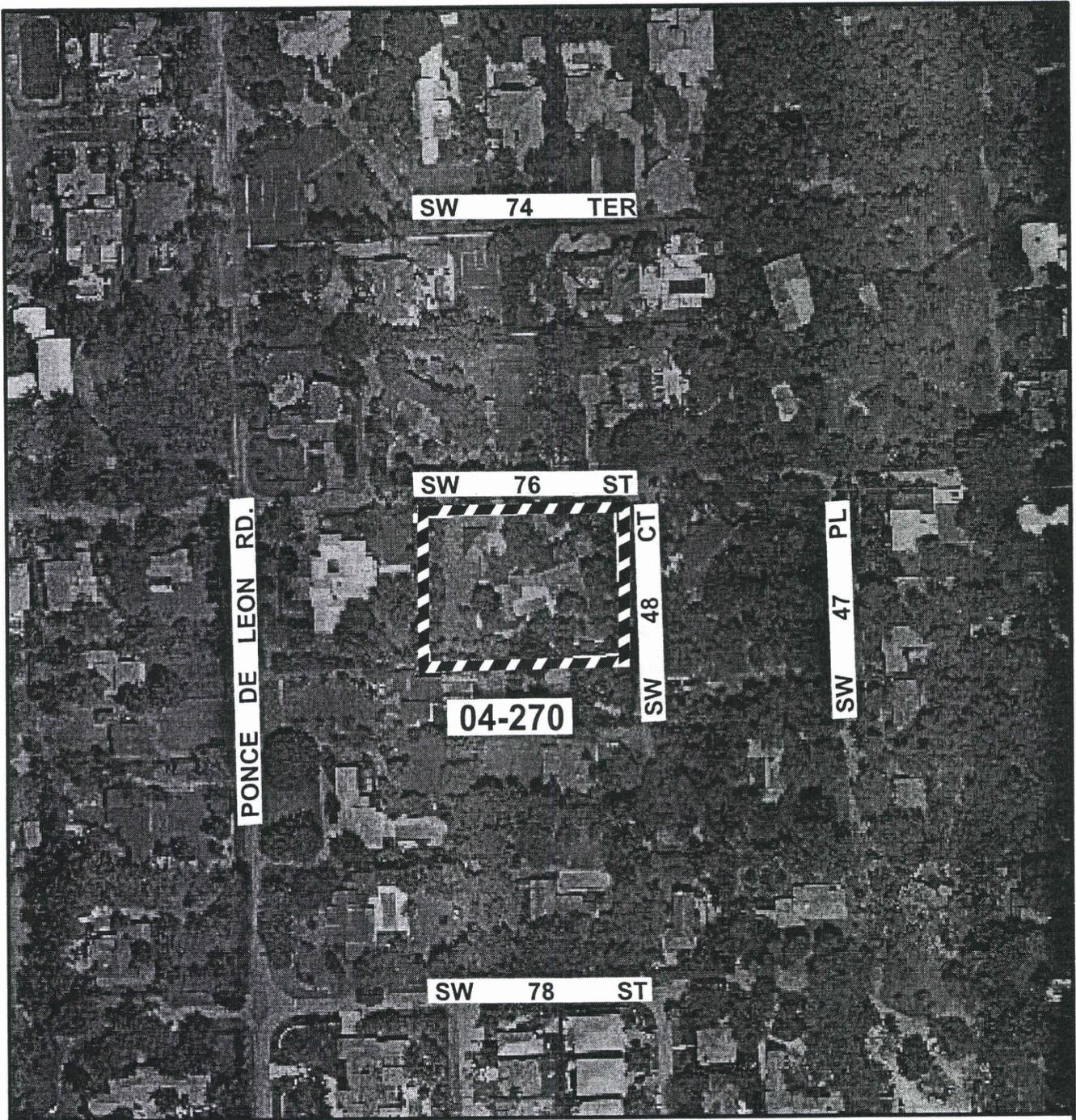
LOT 3



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 54 Range: 41
 Process Number: 04-270
 Applicant: IRA & BAMBI GRABOW
 District Number: 07
 Zoning Board: C12
 Drafter ALFREDO
 Scale: 1:200'



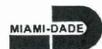


MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 54 Range: 41
Process Number: 04-270
Applicant: IRA & BAMBI GRABOW
District Number: 07
Zoning Board: C12
Drafter ALFREDO
Scale: NTS

S C A L E
0 NTS

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N

 SUBJECT PROPERTY

RESOLUTION NO. 1804

The following resolution was offered by Commissioner Ralph A. Fossey, seconded by Commissioner John B. McLeod, and upon poll of members present, the vote was as follows:

Faris N. Cowart - Absent	John B. McLeod - Aye
Charles F. Hall - Aye	Ralph A. Fossey - Aye
Edwin L. Mason - Absent	

WHEREAS, H. JACKSON APPELGET has applied for a change of zone from EU-1 (One-Acre Estates) to EU-M (Estate Use Modified) to permit two sites from 1.05 acre plot on the E $\frac{1}{2}$ of Lot 4, less the East 525 feet thereof, Kingsley's Subdivision (Plat Book 1, Page 41). East side of South West 50th Avenue between 76 and 77 Streets, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and

WHEREAS, a public hearing of this Board was advertised and held, at which time the recommendations of the Zoning Commission were presented, and interested parties present and concerned in the same were heard, and upon due and proper consideration having been given to the matter, and after a personal inspection of the property in question, it appears to this Board that the requested change of zone should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the aforescribed property be zoned EUM (Estate Use Modified).

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Zoning and Building Department.

PASSED AND ADOPTED this 17th day of July, 1958.

HEARD: 5-21-58
No. 33

js

BOARD OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA
BY RALPH A. FOSSEY
Chairman/Vice Chairman

E. B. LEATHERMAN, CLERK
By EDWARD D. PHELAN
Deputy Clerk

STATE OF FLORIDA)
 : SS
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 1804, adopted by the said Board of County Commissioners at its meeting held on July 17th, 19 58, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 13th day of August, A. D. 19 58.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Edward J. Phelan
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

RESOLUTION NO. CZAB12-1-07

WHEREAS, LUIS & SHERRIE MECHOSO applied for the following:

- (1) RU-1 and EU-1 to RU-1
- (2) To waive the zoning regulations requiring section line rights-of-way to be 80' in width; to permit 25' of dedication (40' required) for the west side of S.W. 47 Avenue.

Upon demonstration that the applicable standards have been satisfied, approval of request #2 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 "Mechoso Residence," as prepared by Portuondo Perotti Architects, Inc., dated stamped received 10/31/06 and consisting of 10 sheets.

SUBJECT PROPERTY: Lots 3 and 4, Block "A" and the east 218.38' of the south 15' of the north 295' of the SE ¼ of the NE ¼, less the east 25', and less the west 108.87', all in Section 31, Township 54 South, Range 41 East of GRANADA PARK, Plat book 23, Page 28.

LOCATION: The southwest corner of S.W. 47 Avenue & S.W. 76 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Portuondo Perotti Architects, entitled "MECHOSO RESIDENCE", sealed and dated, stamped received the 31st day of October 2006, consisting of ten (10) sheets (coversheet, L-002, A-101, A-102, A-103, A-104, A-201, A-202, A-301, and L-101) said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

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 RU-1 (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 waive the zoning regulations requiring section line rights-of-way to be 80' in width; to permit 25' of dedication for the west side of S.W. 47 Avenue (Item #2), 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, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve Item #1, and to approve Item #2 as a non-use variance, was offered by Jose I. Valdes, seconded by Carla Ascencio-Savola, and upon a poll of the members present the vote was as follows:

Carla Ascencio-Savola	aye	Jose I. Valdes	aye
Edward D. Levinson	aye	Robert W. Wilcosky	aye
Alberto Santana	aye	Elliot N. Zack	aye
		Peggy Brodeur	aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-1 (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request to waive the zoning regulations requiring section line rights-of-way to be 80' in width; to permit 25' of dedication for the west side of S.W. 47 Avenue (Item #2) be and the same is hereby approved as a non-use variance, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Mechoso Residence" as prepared by Portuondo Perotti Architects, Inc., dated stamped received 10/31/06 and consisting of 10 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of January, 2007.

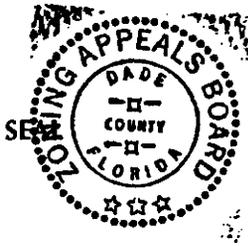
Hearing No. 06-10-CZ12-2
ls

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 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-1-07 adopted by said Community Zoning Appeals Board at its meeting held on the 9th day of January 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of January 2007.



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

RESOLUTION NO. CZAB12-25-06

WHEREAS, SEAN P. COYLE applied for the following:

- (1) EU-1 & RU-1 to RU-1
- (2) To permit a single-family residence setback 15' from the front (west) property line and setback 13' from the rear (east) property line (25' required from each).

OR IN THE ALTERNATIVE TO REQUESTS #1 & #2, THE FOLLOWING REQUESTS #3 & #4:

- (3) To permit a single-family residence with a lot coverage of 34.6% (15% permitted).
- (4) To permit the single-family residence setback 15' (50' required) from the front (west) property line and 13' (25' required) from the rear (east) property line.

AND WITH EITHER ALTERNATIVE, THE FOLLOWING REQUEST:

- (5) To permit a swimming pool setback 55' 5" (75' required) from the front (west) property line.

Upon demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-family or Duplex Dwellings) 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 "Villa Serena Residence," as prepared by Estudios en Diseño, Title Page, and Sheets A2.1 & A2.2 dated stamped received 4/24/06 and the rest dated stamped received 5/12/06 and consisting of a total of 9 sheets.

SUBJECT PROPERTY: Lots 1 & 2, Block "A," and the west 83.39' of the east 218.38' of the south 15' of the north 295' of the SE ¼ of the NE ¼, less the east 25' thereof in Section 31, Township 54 South, Range 41 East of GRANADA PARK, Plat book 23, Page 28.

LOCATION: The Southeast corner of S.W. 47 Court & S.W. 76 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requests to permit a single-family residence with a lot coverage of 34.6% (Item #3), and to permit the single-family residence setback 15' from the front (west) property line and 13' from the rear (east) property line (Item #4), 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 RU-1 (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 should be approved, and that the requests to permit a single-family residence setback 15' from the front (west) property line and setback 13' from the rear (east) property line (Item #2), and to permit a swimming pool setback 55' 5" from the front (west) property line (Item #5) would meet the standards of the alternative site development option zoning regulation, and so promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would not contravene the public interest standards enumerated in such regulation, with the result that the public interest served by the underlying zoning district regulations and the CDMP will be commensurately served, and that the withdrawal of the requests to permit a single-family residence with a lot coverage of 34.6% (Item #3), and to permit the single-family residence setback 15' from the front (west) property line and 13' from the rear (east) property line (Item #4) should be granted, and

WHEREAS, a motion to approve Item #1, to approve Items #2 & 5 as alternative site development options, and to grant the withdrawal of Items #3 & 4, was offered by Jose I. Valdes, seconded by Robert W. Wilcosky, and upon a poll of the members present the vote was as follows:

Millie Herrera	aye	Nelson A. Varona	aye
Carla Savola	absent	Robert W. Wilcosky	aye
Jose I. Valdes	aye		
	Peggy Brodeur	aye	

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-1 (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the requests to permit a single-family residence setback 15' from the front (west) property line and setback 13' from the rear (east) property line (Item #2), and to permit a swimming pool setback 55' 5" from the front (west) property line (Item #5) be and the same are hereby approved as alternative site development options, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Villa Serena Residence," as prepared by Estudios en Diseño, Title Page, and Sheets A2.1 & A2.2 dated stamped received April 24, 2006 and the balance dated stamped received May 12, 2006 and consisting of a total of 9 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

BE IT FURTHER RESOLVED, that the requested withdrawal of the requests to permit a single-family residence with a lot coverage of 34.6% (Item #3), and to permit the single-family residence setback 15' from the front (west) property line and 13' from the rear (east) property line (Item #4), be and the same is hereby granted.

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 and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of July, 2006.

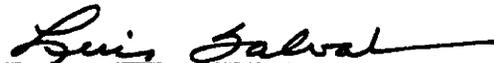
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STATE OF FLORIDA

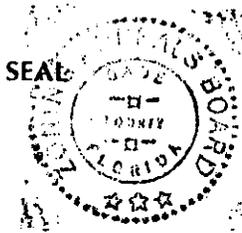
COUNTY OF MIAMI-DADE

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 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-25-06 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of July 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of August 2006.



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



RESOLUTION NO. CZAB12-25-03

WHEREAS, JIMMY DIAZ applied for the following:

- (1) EU-1 to EU-M
- (2) Applicant is requesting approval to permit a single family residence setback 12.33' from the interior side (west) property line. (The underlying zoning district regulation requires 15').

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

Plans are on file and may be examined in the Zoning Department entitled "Addition for Jimmy Diaz," as prepared by Richard Cortes, P. A., consisting of 7 sheets identified as A-2, 4, 5, 6 & 7, dated 10/26/02 and Sheets A-1 & 3, dated stamped received 5/23/03.

SUBJECT PROPERTY: The east 153' less the south 156' of Lot 4, less the north 25' & less the east 25' for road, KINGSLEY'S SUBDIVISION, Plat book 1, Page 41.

LOCATION: 4920 S.W. 76 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 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 request for a 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 should be approved, and that the request to permit a single family residence setback 12.33' from the interior side (west) property line (Item #2) would meet the standards of the alternative site development option zoning regulation, and so promote

the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would not contravene the public interest standards enumerated in such regulation, with the result that the public interest served by the underlying zoning district regulations and the CDMP will be commensurately served, and

WHEREAS, a motion to approve Item #1 and 2 as an alternative site development option was offered by Douglas Krueger, seconded by Jose I. Valdez, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	aye
Cerardo Gomez	aye	Nelson Varona	absent
Millie Herrera	aye	Robert W. Wilcosky	aye
		Peggy Brodeur	nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, 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, and

BE IT FURTHER RESOLVED that the request to permit a single family residence setback 12.33' from the interior side (west) property line (Item #2) be and the same is hereby approved as an alternative site development option, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Addition for Jimmy Diaz," as prepared by Richard Cortes, P.A., consisting of 7 sheets identified as A-2, 4, 5, 6 & 7, dated 10/26/02 and Sheets A-1 & 3, dated stamped received 5/23/03 except as herein modified to include the required screening along the interior side (west) setback area. Except as specified by any zoning resolution applicable to the subject

property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.
4. That the encroachment into the interior side (west) setback area be screened from the adjoining property by landscape material of sufficient size and composition, or by an opaque fence or wall at least six feet in height that meets the standards set forth by Ordinance #02-138. Said screening or fencing shall be installed prior to final zoning inspection.

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 changes and 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 3rd day of July, 2003.

Hearing No. 03-7-CZ12-1

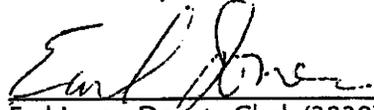
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

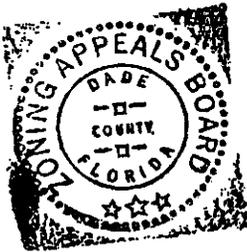
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-25-03 adopted by said Community Zoning Appeals Board at its meeting held on the 3rd day of July, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of July, 2003.



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

SEAL



RESOLUTION NO. CZAB12-6-01

WHEREAS, FINLAY & LUCRETIA MATHESON applied for the following:

- (1) NON-USE VARIANCE OF LOT FRONTAGE AND AREA REQUIREMENTS to permit a proposed lot with a lot frontage of 0' (125' required; 15' provided by easement) and a lot area of 0.96 acre (1 acre required) as a single family residential building site. (Parcel "B")
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing residence setback 14.4' (15' required) from the interior side (east) property line. (Parcel "A")

Plans are on file and may be examined in the Zoning Department entitled "Sketch of Legal," as prepared by Ludovici & Orange and dated 6/20/00. A survey is also on file as prepared by T. L. Biggs and dated April 8, 1996. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 399.62', less the east 273.08' of the NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East.

LOCATION: 4940 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 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 non-use variance of lot frontage and area requirements (Item #1) and non-use variance of setback requirement (Item #2) 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, and

WHEREAS, a motion to approve Items #1 & 2 was offered by Fran M. Bohnsack, seconded by Peggy Brodeur, and upon a poll of the members present, the vote was as follows:

Maytee D. Armesto	absent	Lorraine Grigsby	aye
Fran M. Bohnsack	aye	Robert W. Wilcosky	aye
Peggy Brodeur	aye	Sanford A. Youkilis	aye
Patrick Vilar		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested non-use variance of lot frontage and area requirements (Item #1) and non-use variance of setback requirement (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Legal," as prepared by Ludovici & Orange and dated 6/20/00. A survey is also on file as prepared by T. L. Biggs and dated April 8, 1996.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their memorandum pertaining to this application.
6. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.

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 20th day of February, 2001.

Hearing No. 01-2-CZ12-6
rb

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF MARCH, 2001.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

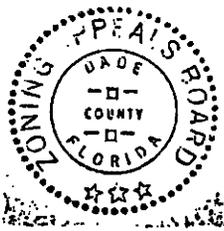
I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-6-01 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of February, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1st day of March, 2001.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB12-7-97

WHEREAS, FRANCISCO GRANADOS had applied for the following:

- (1) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring each lot to have frontage on a public street and requiring each lot to have access to a public street; to waive same to permit two lots to front on a private road and to have access to a public street by means of a private road.
- (2) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit two proposed lots having a frontage of 0' (125' required).
- (3) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit the proposed lots with areas varying from 32,838 sq. ft. to 33,739 sq. ft. (43,560 sq. ft. required).
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit each residence to setback 35' (50' required) from the front property line.
- (5) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit each residence with a lot coverage of 20% (15% permitted).

A plan is on file and may be examined in the Zoning Department entitled "Boundary Survey; Tentative Plat for 'Windmill Estates'," as prepared by J. Bonfill & Associates, Inc., dated 6-7-96. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 3 & 4 of Block 1, WINDMILL ESTATES, Plat book 150, Page 21.

LOCATION: Lying south of S.W. 80 Street & approximately 357' east of S.W. 54 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the non-use variance of lot coverage requirements (Item #5), 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 non-use variance of zoning and subdivision regulations (Item #1), non-use variance of lot frontage requirements (Item #2), non-use variance of lot area requirements (Item #3), and the non-use variance of setback requirements (Item #4) 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, and that the request to withdraw the non-use variance of lot coverage requirements (Item #5) should be approved, and

WHEREAS, a motion to approve the requested non-use variance of zoning and subdivision regulations (Item #1), non-use variance of lot frontage requirements (Item #2), non-use variance of lot area requirements (Item #3), and the non-use variance of setback requirements (Item #4), and to approve the withdrawal of the non-use variance of lot coverage requirements (Item #5) was offered by Maria R. De La Portilla, seconded by Ana-Maria Schwartz, and upon a poll of the members present, the vote was as follows:

Maytee D. Armesto	aye	Larry Harris	nay
Nancy Greene	absent	Maria R. De La Portilla	aye
Lorraine Grigsby	aye	Ana-Maria Schwartz	aye
	Maureen O'Donnell	aye	

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Community Zoning Appeals Board 12 that the requested non-use variance of zoning and subdivision regulations (Item #1), non-use variance of lot frontage requirements (Item #2), non-use variance of lot area requirements (Item #3), and the non-use variance of setback requirements (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey; Tentative Plat for 'Windmill Estates'," as prepared by J. Bonfill & Associates, Inc., dated 6-7-96.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

BE IT FURTHER RESOLVED, that the approval of the non-use variance of subdivision regulations (Item #1) is predicated on the following:

- A. That there are special circumstances affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
- B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- C. That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

BE IT FURTHER RESOLVED, that the request to withdraw the non-use variance of lot coverage requirements (Item #5) be and the same is hereby approved, and said Item is withdrawn without prejudice.

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 changes and notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of October, 1997.

Hearing No. 97-7-CZ-12-1
SW

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 21st DAY OF October, 1997.

RESOLUTION NO. 5-ZAB-102-96

WHEREAS, GILDED PEACOCK, INC., ET AL had applied for the following:

- bc* (1) UNUSUAL USE to permit a private recreational area.
- (2) UNUSUAL USE to permit an entrance feature consisting of a gatehouse to be located on a median island at the entrance to the development and decorative walls with columns varying from 12' to 8' in height to be located on either side of the ingress and egress drives. Also included is the decorative wall with 8' high columns to be continuous along Ponce de Leon Road.
- (3) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring lots to have frontage on a public street; to waive same to permit the proposed 10 lots with 0' frontage (125' required) and to permit access to a public street by means of a private easement.
- oc* (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed tennis court setback 31.8' (50' required) from the front (south) property and setback 5' (15' required) from the interior side (east) property line and setback 18.1' (25' required) from the side street (west) property line and to permit the tennis court setback 7.5' (25' required) from the rear (north) property line.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing historic building on Lot 8 setback 15' (25' required) from the rear (north) property line.
- (6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing historic building on Lot 2 setback varying from 20.8' to 23.8' (30' required) from the side street (west) property line and setback 30.5' (75' required) from the front (north) property line and the principal historic building setback 20' (25' required) from the rear (south) property line.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS requiring all accessory buildings to be located behind the principal building; to waive same to permit the existing building in front of the principal residence on Lot 2.
- (8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing building on Lot 11 setback 22' (25' required) from the rear (west) property line.
- (9) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit the proposed lots with a lot area varying from 17,782 sq. ft. gross to 37,803 sq. ft. gross (43,560 sq. ft. gross required).
- (10) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing historic structure setback 13.5' (15' required) from the interior side (north) property line on proposed Lot 1.
- (11) NON-USE VARIANCE OF ZONING REGULATIONS requiring a right-of-way to be 50' wide; to waive same to permit a right-of-way width of 0' (25' required) on the south side of S.W. 74th Street of the subject property.

OR IN THE ALTERNATIVE TO REQUEST #11, REQUESTS #12, 13 & 14:

- W (12) NON-USE VARIANCE OF ZONING & SUBDIVISION REGULATIONS prohibiting buildings and other structures in a mapped street; to waive same to permit the existing structure, proposed tennis court and proposed buildings on Lots 1 & 3 and the park site in the official right-of-way of S.W. 74th Street.
- W (13) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing structure setback 5.5' (75' required) from the front (north) property line and on Lot 2.
- W (14) NON-USE VARIANCE OF ZONING REGULATIONS AND SUBDIVISION REGULATIONS requiring lots to have frontage on a public street; to waive same to permit 7 proposed lots with 0' frontage (125' required) and to permit access to a public street by means of a private easement.

Plans are on file and may be examined in the Zoning Department entitled "Stone Gate Site Plan," as prepared by E.R. Brownell & Associates, and dated February 9, 1996. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of Lots 2 & 3 of KINGSLEY SUBDIVISION, Plat book 1, Page 41. Less the east 25' and the south 25' of said Lot 3 for right-of-way.

LOCATION: The Northwest corner of S.W. 76 Street & S.W. 49 Avenue (Ponce de Leon Road), A/K/A: 7400 & 7550 Ponce de Leon Road, 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 given an opportunity to be heard, at which time the applicant submitted a revised plan within the scope of the advertisement entitled, "Stone Gate Site Plan," as prepared by E.R. Brownell & Associates, and dated stamped received April 11, 1996, and requested permission to withdraw the non-use variances of zoning & subdivision regulations (Items #12 and #14) and setback requirements (Item #13), 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 unusual uses (Items #1 and #2) and non-use variances of zoning regulations (Items #3, #7, #11), setback requirements (Items #4, #5, #6, #8 and #10), and lot area requirements (Item #9) 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, that the non-use variance of subdivision regulations (Item #3) is justified and would meet the requirements of the Subdivision Code, and should be approved, that the request to withdraw the non-use variances of zoning & subdivision regulations (Items #12 and #14) and setback requirements (Item #13) should be granted, and the revised plan should be accepted, and

WHEREAS, a motion to grant the withdrawal of Items #12, #13 and #14, to accept the revised plans and to approve the balance of the application was offered by Eric Jacobs, seconded by Humberto Amaro, and upon a poll of the members present, the vote was as follows:

Humberto Amaro	aye	Barbara Hardemon	aye
Willie Barnett	aye	Eric Jacobs	aye
Wilfredo Calvino, Jr.	absent	Carlos Martell	aye
Raul Del Portillo	absent	Charlie McGarey	aye
Gerri J. Fontanella	aye	Jonathan Rubin	aye
Colleen Griffin	aye	June Stevens	aye
		Frank Colunga	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested unusual uses (Items #1 and #2) and non-use variances of zoning and subdivision regulations (Item #3), zoning regulations (Items #7 and #11), setback requirements (Items #4, #5, #6, #8 and #10), and lot area requirements (Item #9) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning, Development and Regulation, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Stone Gate Site Plan," as prepared by E.R. Brownell & Associates, Inc., dated stamped received April 11, 1996, consisting of one sheet, except as herein modified.
3. That the use be established and maintained in accordance with the approved plan.
4. That a homeowners' association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Dade County at the time of the recording of the subdivision plat.

BE IT FURTHER RESOLVED, that the request to withdraw Items #12, #13 and #14 be and the same is hereby approved and said Items are withdrawn without prejudice.

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 Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 3rd day of April, 1996.

Hearing No. 96-4-28

bn

31-54-41/96-44

Page No. 4

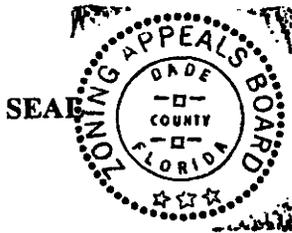
5-ZAB-102-96

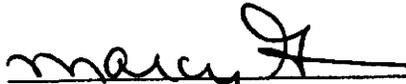
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Metropolitan Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-102-96 adopted by said Zoning Appeals Board at its meeting held on the 17th day of April, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of May, 1996.





Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Department of Planning, Development
and Regulation

RESOLUTION NO. 5-ZAB-156-95

WHEREAS, KENNETH J. & GAYLE M. BRUNS had applied for the following:

- (1) SPECIAL EXCEPTION to permit the resubdivision of 4 platted lots presently facing S.W. 48th Court, into 3 proposed lots to face S.W. 48th Court.
- (2) NON-USE VARIANCE OF SUBDIVISION REGULATIONS requiring sidewalks in all residential areas; to waive same.
- (3) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit 3 proposed lots; two with a frontage of 58' and one with a frontage of 62.29' (75' required).
- (4) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit 3 proposed lots; two with an area of 6,351 sq. ft. and one with an area of 6,820 sq. ft. (7,500 sq. ft. required).

Plans are on file and may be examined in the Zoning Department entitled "Subdivision Proposal for Kenneth & Gayle Bruns," as prepared by Fowler, Burr & Assoc., Architects, dated revised 3-20-95 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 11, 12, 13 & 14, Block 6 of GRANADA PARK, Plat book 23, Page 28.

LOCATION: The Southwest corner of S.W. 78 Street & S.W. 48 Court, 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 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 special exception

(Item #1) and non-use variances of lot frontage requirements (Items #3 and #4) 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, and that the requested non-use variance of subdivision regulations (Item #2) is justified and would meet the requirements of the Subdivision Code, and should be approved, and

WHEREAS, the following motion was offered by Eric Jacobs seconded by Barbara Hardemon and upon a poll of the members present, the vote was as follows:

Humberto Amaro	aye	Barbara Hardemon	aye
Willie Barnett	aye	Eric Jacobs	aye
Wilfredo Calvino, Jr.	aye	Charlie McGarey	aye
Frank Colunga	aye	Jonathan Rubin	aye
Raul Del Portillo	aye	June Stevens	aye
Colleen Griffin	aye	Mavel Cruz	absent

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

1. That the division of the property meet with the approval of the Zoning Director.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all applicable conditions and requirements of the Public Works Department for applications of this type.
5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management for this type of application.

BE IT FURTHER RESOLVED that the approval of the non-use variance of subdivision regulations is predicated on the following:

- A. That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
- B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- C. That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

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 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 19th day of April, 1995.

Hearing No. 95-2-50
Typed bn

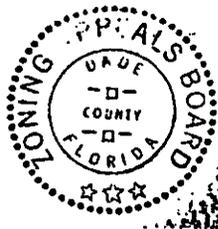
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-156-95 adopted by said Zoning Appeals Board at its meeting held on the 19th day of April, 1995.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of April, 1995.

SEAL



marcy Gordon

Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department

RESOLUTION NO. Z-214-91

The following resolution was offered by Commissioner Mary Collins, seconded by Commissioner Alexander Penelas, and upon poll of members present the vote was as follows:

Mary Collins	aye	Alexander Penelas	aye
Charles Dusseau	absent	Harvey Ruvin	aye
Joseph M. Gersten	aye	Arthur E. Teele, Jr.	aye
Larry Hawkins	aye	Sherman S. Winn	aye
		Stephen P. Clark	aye

WHEREAS, CARL J. BENTULAN, had applied for the following:

- (1) A district boundary change from EU-1 (One Acre Estates) to EU-M (Estate Use Modified)

OR IN THE ALTERNATIVE:

- (2) NON-USE VARIANCE OF LOT AREA AND LOT DEPTH REQUIREMENTS to permit a single family site with a lot area of .52 acres (1 acre required) and to permit a lot depth of 182.38' (200' required).
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed single family site setback 35' (50' required) from the front (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Site Plan and Elevations," as prepared by Carl J. Bentulan, dated 9-4-91. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 125' of the east 400' of Lot 4 of A.E. KINGSLEY SUBDIVISION, Plat book 1, Page 41; less the south 156' of the north 25' thereof.

LOCATION: 4954 S.W. 76 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and 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

RESOLUTION NO. Z-214-91
31-54-41

EU-M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, but that the alternate requested non-use variance of Lot Area and Lot Depth Requirements and non-use variance of Setback Requirements would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied without prejudice, 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;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the balance of the application be and the same is hereby denied without prejudice;

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 Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 19th day of DECEMBER, 1991.

December, 1991
No. 91-12-CC-10
12/30/91
mc

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Marshall Ader, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 30th day of DECEMBER, 1991.

RESOLUTION NO. 4-ZAB-377-90

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	nay
Gussie Davis	nay	Georgia A. Wright	aye
Colleen Griffin	nay	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, PONCE ROAD ESTATES, INC. had applied for the following:

- (1) NON-USE VARIANCE OF ZONING AND SUDIVISION REGULATIONS requiring each lot to have access to a public street and requiring all uses to abut on a public street or road; to waive same to permit said lots to be served by a private drive.
- (2) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit 4 residential lots with 0' frontage (110' minimum provided on a private drive) (125' frontage required on a public street).
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the continued use of a single family residence (Lot #3) setback 25' (50' required) from the front (Southwest) property line.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed swimming pool setback 10' (20' required) from the interior side (east) property line.
- (5) UNUSUAL USE to permit an entrance feature (gate house) with decorative walls at the entrance to the subdivision.
- (6) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit the following lots:

Lot 1	25,516 sq. ft.	(43,560 sq. ft. required)
Lot 2	29,040 sq. ft.	(43,560 sq. ft. required)
Lot 3	33,416 sq. ft.	(43,560 sq. ft. required)
Lot 4	31,734 sq. ft.	(43,560 sq. ft. required)
Lot 5	31,285 sq. ft.	(43,560 sq. ft. required)
Lot 6	29,959 sq. ft.	(43,560 sq. ft. required)
- (7) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit up to 20% lot coverage on all lots (15% coverage permitted).

A plan is on file and may be examined in the Zoning Department entitled "Ponce de Leon Estates," as prepared by Julio R. Aldecocea of Shear Homes, dated 7-5-90, consisting of 2 sheets and including "Pool Plan" attachment. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-6, Block 1, PONCE de LEON ESTATES, Plat book 139, Page 21.

LOCATION: Between theoretical S.W. 48 Avenue & S.W. 49 Avenue and between S.W. 74 Street and S.W. 75 Street, 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 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 non-use variances of zoning regulations, lot frontage requirements, setback requirements, lot area requirements, lot coverage requirements and unusual use 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 and that the requested non-use variance of subdivision regulations is justified and would conform with the requirements of the Subdivision Code and should be approved and that the approval of the non-use variance of subdivision regulations is predicated upon the following:

- A. That there are special circumstances affecting the property and that the strict application of the provisions of this chapter would deprive the applicants of the reasonable use of this land, in that the size and shape of the property and the pattern of ownership and development in the area would permit the private street cul-de-sac type of arrangement.

- B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicants, in that as the street is not a "through street" and as it serves only this subdivision, the granting of this variance will permit the applicants to preserve additional trees and vegetation on the property and will permit the applicants' reasonable use of this property as allowed under the subdivision ordinance.
- C. That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated, and that the development and design of this private drive will be an attractive, practical way of servicing this property and will protect the property values in the area. In addition, the cost of maintenance of the private street will be borne by the residents of the subdivision and taken off the tax roll.

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

1. That the division of the property meet with the approval of the Zoning Director.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Ponce de Leon Estates," as prepared by Julio R. Aldecocea of Shear Homes, dated 7-5-90, consisting of 2 sheets and including "Pool Plan" attachment.
3. That the applicants submit to the Planning Department for its review and approval a landscaping plan for the guardhouse area and entrance wall 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.
4. That the use be established and maintained in accordance with the approved plan.
5. That the development of the property comply with all conditions and requirements of the Public Works Department and the Department of Environmental Resources Management.
6. That a homeowners' association be formed for the maintenance of the private drive and common areas.

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 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 28th day of November, 1990.

Hearing No. 90-11-34
Typed 12/7/90 bn

RESOLUTION NO. 4-ZAB-309-81

The following resolution was offered by Mrs. Thelma Damewood seconded by Mrs. Lillian Dickmon and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Jose A. Losa	aye
Miller J. Dawkins	absent	Margaret Nelson	absent
Lillian Dickmon	aye	Murray Sisselman	absent
R. Jollivette Frazier	aye	Edward G. Coll, Jr.	aye
Peter Goldring	aye		

WHEREAS, JACK & BARBARA SKIGEN have applied for the following: -

- (1) SPECIAL EXCEPTION to subdivide a portion of a platted lot into one conforming lot, and one non-conforming lot, each as a proposed single family building site. (Parcels A & B)
- (2) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit one lot (Parcel "B") with an area of 30,000 sq. ft. (43,560 sq. ft. required).
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the maintenance of the existing residence setback 12' (15' required) from the proposed interior side, east property line (Parcel "B").

A survey of the subject property is on file and may be examined in the Zoning Department; said survey prepared for Dr. Jack Skigen by Alfred J. Watson, Registered Land Surveyor, dated May 1, 1981.

SUBJECT PROPERTY: PARCEL "A": The west 181.96' of the north 220', less the west 20' and the north 15' of the west 1/2 of the east 1/2 of Lot 1, Block 1, W. T. HARDIES SUBDIVISION, Plat book "B", Page 50

AND

PARCEL "B": The east 125' of the north 220', less the west 20' and the north 15' of the west 1/2, the east 1/2 of Lot 1, Block 1, W.T. HARDIES SUBDIVISION, Plat book "B", Page 50,

All of the above lying and being in Section 31, Township 54 South, Range 41 East.

LOCATION: 5288 S.W. 80 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 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 Non-Use Variances of lot area and setback requirements be and the same are hereby approved.

Resolution No. 4-ZAB-309-81
Page two

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 23 day of September, 1981.

Heard 9/23/81
Hearing No. 81-9-27
9/24/81 aa

RESOLUTION NO.4-ZAB-242-77

The following resolution was offered by Mrs. Lillian Dickmon, seconded by Mr. Murray Sisselman, and upon poll of members present, the vote was as follows:

Nancy Brown	absent	Peter Goldring	aye
Thelma Damewood	aye	Helen P. Pagano	aye
Lillian Dickmon	aye	Betty S. Page	absent
R. Jollivette Frazier	aye	Murray Sisselman	aye
Edward G. Coll, Jr.	aye		

WHEREAS, Park & Lila Campbell have applied for the following requests:

1. SPECIAL EXCEPTION TO subdivide a platted parcel of land into 2 single family building sites (one to be a proposed building site, and one with an existing residence thereon); both sites to continue to face Erwin Road (S.W. 47 Ave.).
2. VARIANCE OF LOT AREA REQUIREMENTS to permit the proposed single family building site with an area of 41, 568.70 sq. ft. (43,560 sq. ft. required).
3. VARIANCE OF SETBACK REQUIREMENTS to permit the existing residence setback 12' (15' required) from the proposed side (N) property line.

Survey is on file and may be examined in the Zoning Department entitled "Location Sketch" as prepared by Thomas J. Kelly, Inc., Land Surveyor and dated received March 16, 1977.

SUBJECT PROPERTY: Tract 80, Second Amended Plat of Cocoaplum Heights, Platbook 1, Page 73, less the N 264', less the S 132' and less the E 25' thereof for road, in Section 31, Township 54 South, Range 41 East.

LOCATION: 8150 Erwin Road., 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 would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance; and that the requested Variances 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 be and the same is hereby approved;

BE IT FURTHER RESOLVED that the requested Variances be and the same are hereby approved,

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 16th day of June, 1977.

RESOLUTION NO. E-269-63

The following resolution was offered by Commissioner Hughlan Long, seconded by Commissioner Winston W. Wynne, and upon poll of members present, the vote as was/follows:

James H. Allen	aye	Frank O. Pruitt	aye
Jack H. Beckwith	absent	Tom Sasso	aye
Robert M. Briske	absent	Harold B. Spatt	aye
Alexander S. Gordon	aye	Milton K. Thompson	aye
Charles F. Hall	absent	Winston W. Wynne	aye
Hughlan Long	aye	Joseph A. Boyd, Jr.	absent
Arthur H. Fatten, Jr.	aye		

WHEREAS, Director, Dade County Building & Zoning Department has applied to the Metropolitan Dade County Zoning Appeals Board for a district boundary change from RU-4 (Apartment Houses & Hotels) 9000 s.f., to RU-1 (1-Family Residential) 15,000 s.f., ON Tracts 30 and 31, Rev. of 2nd Amend. Plat of High Pines (PB 31, Pgs. 57). From SW 54 Ave., to SW 55 Ave., between SW 76 St., and SW 80 St. (Davis Dr.), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and 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 upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change would be compatible with the neighborhood concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended approval of the same, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published, as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and having given an opportunity for interested parties to be heard, and upon considering the record and recommendation of the Zoning Appeals Board, and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood concerned and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved, as recommended by the Zoning Appeals Board, and said property is hereby zoned accordingly.

31-54-41
IV-25
Item No. 63-516

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department.

PASSED AND ADOPTED this 11th day of October, 1963.

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

K. B. LEATHERMAN, CLERK

By: W. F. RUSSELL
Deputy Clerk

Heard 9/16/63
No. 63-9-48
10/29/63
mc

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. K-249-63, adopted by the said Board of County Commissioners at its meeting held on October 11th, 19 63.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 1st day of November, A. D. 1963.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By W. J. Russell
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

BA 7-57

Henlock

PAG. CONTENT

CURRENT HEARING NO. 32

MR. WILSON: I move that the variance be granted due to the fact that he has waivers from the adjoining property owners and others within 300 feet.

MR. TRAMMELL: Second.

[The motion of Mr. Wilson, having been duly seconded, was put to a vote and unanimously carried, Messrs. Wilson, Trammell

Pero and Schade voting aye; Mr. Aronovitz not present.]

Hemlock

HAS CONTENT

RECEIVED

1957 Type of Hearing Bd of Adjs.
JUL 2 Edition V-25 31-54-41

DATE OF PLANNING DETACHING June 21, 1957
& BLDG. DEPT. Cong

APPLICATION FOR PUBLIC HEARING
This application must be completed and returned, with all enclosures referred to therein, to the office of the Dade County Planning, Zoning and Building Department, before advertisement may be made for a public hearing. This information must be completed and accepted by the Dade County Planning, Zoning and Building Department on or before July 31, 1957 in order to be heard at the July 5, 1957 hearing.

The applicant is reminded that the change of zone, use, variance, etc., must be justified, and the mere filing of the application or appearance at the public hearing does not assure approval of the application.

- 1. Name of Applicant (print) OTTO BECKER
- 2. Post Office Address of Applicant 4932 S.W. 76 ST. 2909 Account to
City _____ State FLA. Tel. No. Carol Yella
- 3. Legal Description of property covered by Application
West 122' of East 275' less
the South 150' and West 25' thereof,
of E² lot 4 Kingsley's Sub (PB 1-41)
- 4. Size of Area covered by application 1.55 5156
- 5. Highway Boundaries 4932 SW 76 St

- 6. (a) Ownership of property obtained _____ day of _____ 19 _____
- (b) When was contract for purchase or deed signed? MAY 13, 1957
- (c) When was lease signed? _____ Term from _____ to _____
- (d) Owners name and address _____
- (e) Name and address of mortgagee _____

7. Where property is not owned by the applicant, is a letter attached giving the consent by the owner to the applicant to request a change of zone on the property? _____

8. Zone Classification at present EU-1 Minimum Cubic Content at present 17,500

9. Zone Classification desired _____ Minimum Cubic Content desired _____

10. What, if any, permit has been applied for? _____

11. Special uses desired which are not permitted by present zone classification
Variance of side set-back to permit
garage 9' from side property line.

12. Special conditions or reason believed justifying change of restriction or appeal _____

THE APPEARANCE OF THE HOUSE WITH ONE CAR GARAGE
IS NOT IN HARMONY WITH SURROUNDING ESTATE AREA.
WE ARE A TWO-CAR FAMILY PLUS SOHS BICYCLES AND
IT IS UNSIGHTLY TO HAVE INADEQUATE FACILITIES FOR
SAME. THE IMMEDIATE NEIGHBOR CONCERNED IS IN NO WAY
INCONVENIENCED AS HIS HEDGE DRIVEWAY AND GARAGE
SEPARATE HIS LIVING QUARTERS FROM OURS.

13. Have four copies of tentative layout of area been submitted to County Engineer? _____
14. Are any structures now located on property? _____ (If so, be sure to show them on plot plan)
15. The following enclosures are needed to complete this application for a public hearing:

- Plot Plan of Proposed Layout
- _____ Building Plans of Structures to be Erected
- _____ Floor Plan of structure under consideration
- _____ Certified Survey of Area in Question
- _____ Tentative Plat of Proposed Subdivision
- _____ Survey by Licensed Engineer or Surveyor of all churches and Schools within 3000 feet
- _____ Survey by Licensed Engineer or Surveyor of all places of business serving alcoholic beverages within 2000 feet
- _____ Profiles and Topographical of Proposed Excavation
- Two sketches showing all property owners within 300 ft. of the property covered by this application
- List of names and post office addresses of property owners and legal description of property within 300 feet of the property covered by this application.
- _____ State source used to secure same _____
- (optional)* _____ Petition of waivers of objection of neighboring property owners
- Hearing fee of twenty-five dollars (\$25.00) in cash or check drawn to the order of "DADE COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT".
- _____ (Other) _____

16. The undersigned understands this application must be complete and accurate before a hearing can be advertised Y/N

I, Otto Becker being first duly sworn, depose and say that: (I am the owner / I am the legal representative of the owner or lessee) of the

property described which is the subject matter of this application; that all the answers to the questions in said application, and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief.

O. Becker
(signature)

Sworn and subscribed before me
this 27 day of June 1957
Louis A. Faust
(notary)

Notary Public, State of Florida at large.
My Commission expires Aug. 12, 1960.

Checked by: R/E
Dade County Planning, Zoning and Building Department

VD - 1/31/57

RESOLUTION NO. 9439The following resolution was offered by Commissioner GrantStockdale, seconded by Commissioner Hugh Peters

and upon vote duly adopted:

WHEREAS, it has been made to appear to this Board that Harold A. Lusa is the owner of that property described as Lot 4 and the West 272' of the North 66.33' of Lot 5, Block 3, Amended Plat of Granada Park Subdivision (PB 23, Pgs. 28 - Amended PB 40, Pgs. 21); 300' South of S.W. 76th Street between S.W. 48th Court and Ponce de Leon Boulevard, Dade County, Florida, and

WHEREAS, said Harold A. Lusa has applied to the Dade County Board of Adjustment for an exception to lot frontage and lot area requirements to permit the resubdivision of the abovescribed property into two (2) building sites, 1 to have a frontage of 100' on S.W. 48th Court and one (1) to have a frontage of 166.33' on Ponce de Leon Boulevard, which requested exception the Dade County Board of Adjustment has denied, and

WHEREAS, said Harold A. Lusa has appealed the decision of the Board of Adjustment to this Board and after hearing all interested parties and after an inspection of the property in question and upon due and proper consideration having been given to the matter, it appears to this Board that the requested exception should be granted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Dade County Board of Adjustment be, and the same is hereby reversed and the requested exception to the regulations be, and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning, and Building Department.

PASSED AND ADOPTED this 1st day of March, 1956.

Heard 11-30-55 (Bd. of Adj.)

Noted on maps
5-29-56

March 19, 1956

Mr. Harold A. Lamm
7707 Ponce deLeon Blvd.
Miami, 43, Florida

Re: Lot 4 and West 272 feet of North 66.33 feet
of Lot 5, Block 3, Amended Plat of Granada Park
Subdivision

Dear Sir:

Enclosed, is a resolution No. 9439, adopted by the Board
of County Commissioners, Dade County, Florida, reversing
the Dade County Board of Adjustment and approving your
requested variance to permit the resubdivision of the
above-described property into two (2) building lots.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

Chester G. Czebrinski
Deputy Director

CCG/vd
Enclosure

cc: Cook
Czebrinski
McIlhargy
File ✓

September 30, 1955

Mr. Robert G. Hector
P. O. Box 1311
Miami 30, Florida

Dear Mr. Hector:

Enclosed is a copy of Resolution No. 9804 adopted by the Board of County Commissioners, Dade County, Florida, approving a special permit for two (2) sub-standard acre lots on Lot 1, High Crest Subdivision. Please note that the plat must be recorded within ninety (90) days from the date of said resolution.

Very truly yours,

Chester C. Czebrinski, Deputy Director
Dade County Planning, Zoning, & Bldg. Dept.

CCC/era
Encl.

