

RESOLUTION NO. CZAB10-12-15

*WHEREAS*, MARCOS A & MARCOS M MORAN applied for the following:

- (1) NON-USE VARIANCE to permit a proposed garage addition to an existing single-family residence setback varying from 8.0' to 10.0' (25' required) from the rear (west) property line.
- (2) NON-USE VARIANCE to permit the proposed garage addition resulting with a lot coverage of 35.4% (35% maximum permitted).
- (3) NON-USE VARIANCE to permit a proposed vinyl fence with a height of 7' (6' maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Garage Addition" as prepared by Pascual Perez Kiliddjian & Associates, dated stamped received 2/17/15 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 23, HARDWOOD VILLAGE 2<sup>ND</sup> ADDITION, PB 57-84.  
LOCATION: 1750 SW 70 Court, MIAMI-DADE COUNTY, FLORIDA, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, 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 to permit a proposed garage addition to an existing single-family residence setback varying from 8.0' to 10.0' from the rear (west) property line (Item #1), the NON-USE VARIANCE to permit the proposed garage addition resulting with a lot coverage of 35.4% (Item #2), and the NON-USE VARIANCE to permit a proposed vinyl fence with a height of 7' (Item #3) 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 would be consistent with the Comprehensive Development Master Plan, and

*WHEREAS*, a motion to approve the application (Items #1 through #3) was offered by Manuel Valdes, seconded by Robert Suarez, and upon a poll of the members present, the vote was as follows:

Omar Fernandez	aye	Manuel Valdes	aye
Richard M. Gomez	aye	Toufic Zakharia	aye
Robert Suarez	aye		
	Miriam Planas	absent	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 10 that the requested NON-USE VARIANCE to permit a proposed garage addition to an existing single-family residence setback varying from 8.0' to 10.0' from the rear (west) property line (Item #1), the NON-USE VARIANCE to permit the proposed garage addition resulting with a lot coverage of 35.4% (Item #2), and the NON-USE VARIANCE to permit a proposed vinyl fence with a height of 7' (Item #3) 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 Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc, except as herein modified to show the removal of the sliding glass door between the sitting room and the family room.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Garage Addition" as prepared by Pascual Perez Kiliddjian & Associates, dated stamped received 2-17-15 and consisting of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing tool shed located in the rear northwest corner of the subject property be removed as indicated on the site plan.
5. That the 7' high vinyl fence along the rear (west) property line, as shown on the site plan be maintained, and that if the fence is destroyed or removed, the applicants

shall replace same with a 6' high vinyl fence (opaque fence), cbs wall or hedge 3' high at the time of planting that shall grow to and be maintained at a maximum height of 6', in accordance with Section 33-11(h) of the County Code.

6. That the applicants submit a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

*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 Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 15<sup>th</sup> day of July, 2015.

Hearing No. 15-7-CZ10-3  
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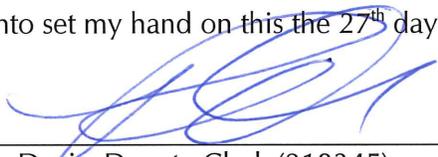
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 27<sup>TH</sup> DAY OF JULY, 2015.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-12-15 adopted by said Community Zoning Appeals Board at its meeting held on the 15<sup>th</sup> day of July, 2015.

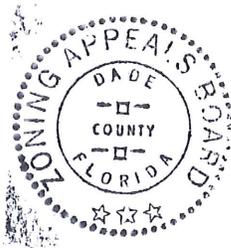
IN WITNESS WHEREOF, I have hereunto set my hand on this the 27<sup>th</sup> day of July, 2015.



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Rosa Davis, Deputy Clerk (218345)  
Miami-Dade Department of Department of Regulatory  
and Economic Resources

SEAL





Department of Regulatory and Economic Resources  
Development Services Divisor  
111 NW 1st Street • Suite 111C  
Miami, Florida 33128-1902  
T 305-375-264C  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

July 27, 2015

Marcos A & Marcos M Moran  
1750 SW 70 Ct  
Miami, FL 33155

Re: Hearing No. 15-7-CZ10-3 (15-010)  
Location: 1750 SW 70 Ct, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is **Resolution No. CZAB10-12-15**, adopted by the by the Community Zoning Appeals Board 10, **which approved your application (Items #1 through #3) on the above described property**. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificates(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **July 27, 2015**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,  
County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2811  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in blue ink, appearing to be "Rosa Davis", written over a blue circular stamp or seal.

Rosa Davis  
Deputy Clerk

Enclosure