

RESOLUTION NO. 4-2AB-379-72

The following resolution was offered by Mr. Edward G. Coll, Jr., seconded by Mr. Wilfredo Barreto, and upon poll of members present, the vote was as follows:

Wilfredo Barreto	aye	Aspee Irani	aye
Frank P. Catania	aye	Betty S. Page	absent
Edward G. Coll, Jr.	aye	Carlos Salman	aye
Irene Faugno	aye	Roger Shaw	absent
		Jerome C. Berlin	aye

WHEREAS, Anthony & Etta W. Sekar have applied for a VARIANCE of setback requirements to permit the proposed addition of 22.2' x 15' Florida room to the rear of an existing single family residence, said addition to setback 23' (25' required) from the rear (E) property line, AND SPECIAL EXCEPTION of height requirements to permit an 8' high (6' high permitted) decorative wall on subject property, a portion of said wall will setback 21' (25' required) from the rear (E) property. ON: The W. 76.08' of the S $\frac{1}{2}$ of Tract 14; Resubdivision of South Miami Heights Addn. "E & F" (PB 30, Pg. 51). 12481 SW 191 St., 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 heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulation 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 variance and special exception be and the same are hereby approved, subject to the following condition:

1. That the dedication of rights of way shall be made in accordance with Sec. 13-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights of way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.

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 12th day of July, 1972.

Heard 7/12/72
No. 72-7-43
7/14/72
ew

July 14, 1972

Anthony & Etta W. Seker
12481 S. W. 191 St.
Miami, Florida

RE: Anthony & Etta W. Seker; request for variance of setback requirements
and special exception of height requirements. 12481 SW 191 St.
Hrg. 72-7-43

Enclosed herewith is a copy of Resolution No. 4-ZAR-379-72, adopted by the
Metropolitan Dade County Zoning Appeals Board, approving your application con-
cerning the above subject matter.

If said approval was with conditions, please note same carefully inasmuch as
strict compliance therewith will be required.

You are hereby advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors of the
Dade County Building and Zoning Department and Planning Department (within 18
days), as has been provided in Chapter 33-313 of the Code of Metropolitan
Dade County, Florida; and that no permits or Certificate of Use and Occupancy
can be issued until the appeal periods have expired, and only if no appeal
has been filed. Application for necessary permits should be made with this
department. The appeal period commences to run two days after the adoption
date of the Resolution.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/ew
Enc.

Chester C. Czebrinski
Assistant Director

bcc: Hrg. File ✓
R. L. Bryan (w/pp)
Public Works Dept.

Whereupon the motion was carried by a vote of 6-1; Mr. Borroto voting against the motion; Mrs. Page and Mr. Shaw being excused.

Chairman Berlin: Yes, I think this is one of the finest cluster developments I have ever seen. Motion carries 6-1.

Charles W. Braznell Hrg. 72-7-42

Resolution 4-ZAB-378-72

Mr. Coll: Mr. Chairman, I move that the application be approved in its entirety, consistent with the recommendations of the Zoning and Planning Departments.

Mrs. Faugno: Second.

Chairman Berlin: Motion by Mr. Coll, seconded by Mrs. Faugno, for approval, based upon the recommendations of both departments. All opposed? Motion carries 7-0 (Mrs. Page and Mr. Shaw being excused).

Anthony & Etta W. Seker

Hrg. 72-7-43

Resolution 4-ZAB-379-72

Mr. Coll: I move the application be approved in its entirety, consistent with the recommendations of both departments, Zoning and Planning.

Mr. Borroto: Second.

Chairman Berlin: Motion by Mr. Coll, seconded by Mr. Borroto, for approval, based on the recommendations of both departments. All opposed? Motion carries 7-0 (Mrs. Page and Mr. Shaw being excused).

Porter-Russell Corp., et al

Hrg. 72-7-44

Resolution 4-ZAB-380-72

1st Motion

Mr. Coll: Mr. Chairman, I am going to recommend that the application be denied without prejudice, basing my recommendation solely on the density of this project. I suggest to the developer that he come back and see if we can't formalize an UJ-M zoning throughout the project.

Chairman Berlin: The Chair will step down, hand the gavel to the vice-chairman, and I will second that motion. I think, as I have stated before, to a certain extent possibly the future success of cluster development could be very possibly depend on this project or projects like this. When you start to cluster in the RU-2 as a first example of what a cluster development is, you are going to harm, I think, the intent of this particular ordinance. Putting in 282 units and putting zoning as high as it is, and all of a sudden, you increase it by cluster--I just think you are going to ruin that area. The EU-1 and EU-M is also going to be ruined with this tremendous increase in density. You have got a common area that is going to be supported by these people. If for any reason, it gets run down, you are going to have a possible eyesore which will reflect on all future cluster development, because this will give this type of development a black mark. I just think it is much too high; therefore, I second the motion.

Mr. Borroto: I would like to comment.

Chairman Berlin: Motion by Mr. Coll, seconded by Mr. Berlin, for denial without prejudice.

Mrs. Faugno: Questions on the motion.

Chairman Berlin: Excuse me, Mrs. Faugno, you are out of order. Mr. Borroto?

Mrs. Faugno: I had the floor.

Chairman Berlin: No, ma'am.

Mrs. Faugno: You stepped down to make the motion.

Chairman Berlin: Mr. Borroto?

Mr. Borroto: I agree with both of you. The only thing that I was going to prescribe here, going to suggest diminishing the density,