

RESOLUTION NO. Z-223-83

The following resolution was offered by Commissioner Barry D. Schreiber, seconded by Mayor Stephen P. Clark, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	absent
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvlin	aye		

WHEREAS, ALBA PHASE I, ET AL, had applied for the following:

- (1) A district boundary change from GU (Interim) to RU-TH (Townhouse);

ON:

A parcel of land lying on the SE 1/4 of the SE 1/4 of Section 3, Township 54 South, Range 39 East being a part of WEST MIAMI PART ONE, Plat book 14, Page 2, being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 3, Township 54 south, Range 39 East; thence S87°42'34"W along the South line of the SE 1/4 of the SE 1/4 of said Section 3 a distance of 335.72' to the Point of beginning of the parcel of land hereinafter described, thence continues S87°42'34"W along the said South line of the SE 1/4 of the SE 1/4 of said Section 3 a distance of 185.32', thence N2°17'26"W a distance of 185.53', thence S47°15'30"E a distance of 262.23' to the Point of beginning.

- (2) A district boundary change from GU to RU-1 (Single Family Residential);

ON:

Lot 1, Block 58, WEST MIAMI PART ONE, Plat book 14, Page 2, and Lots 13 through 17 inclusive, Block 57, WEST MIAMI PART ONE, Plat book 14, Page 2.

- (3) SPECIAL EXCEPTION to permit a zero lot line development including the following non-use variance:

a. to permit 20 units not placed on the zero lot line.

Plans are on file and may be examined in the Zoning Department entitled "Alba Gardens" consisting of 7 pages. Pages 1 through 3 are prepared by Avino and Associates, dated 4-3-83. Pages 4 through 7 are prepared by P. Carlos Bravo, Architect and Gallo Design and Development, dated 4-6-83.

REQUEST #3 ON THE FOLLOWING LEGAL DESCRIPTION:

A parcel of land lying on the SE 1/4 of the SE 1/4 of Section 3, Township 54 South, Range 39 East, and said land also lying on the NE 1/4 of the NE 1/4 of Section 10, Township 54 South, Range 39 East, being a part of WEST MIAMI PART ONE and a part of WEST MIAMI PART TWO, Plat book 14, Page 2, and Plat book 14, Page 3 respectively, being more particularly described as follows:

Begin at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 54 South, Range 39 East; thence N2°17'27"W along the West line of the NE 1/4 of the NE 1/4 of said Section 10 a distance of 1,319.88' to a point being the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 10, said point also being the Southwest corner of the SE 1/4 of the SE 1/4 of Section 3, Township 54 South, Range 39 East, thence N1°28'45"W along the West line of the SE 1/4 of the SE 1/4 of said Section 3 a distance of 487.55', thence N87°42'34"E a distance of 787.52', thence S2°17'26"E a distance of 487.5' to a point on the South line of the SE 1/4 of the SE 1/4 of said Section 3, thence N87°42'34"E along the South line of the SE 1/4 of the SE 1/4 of said Section 3 for a distance 521.04' to a point being the Southeast corner of the SE 1/4 of the SE 1/4 of said Section 3, said point also being the Northeast corner the NE 1/4 of the NE 1/4 of Section 10, Township 54 South, Range 39 East, thence S2°18'22"E along the East line of the NE 1/4 of the NE 1/4 of said Section 10 a distance of 494.8', thence S87°42'21"W a distance of 660', thence

S2°17'39"E a distance of 660', thence S87°42'21"W a distance of 480', thence S2°17'39"E a distance of 165' to a point on the South line of the NE 1/4 of the NE 1/4 of said Section 10, thence S87°42'21"W along the South line of the NE 1/4 of the NE 1/4 of said Section 10 a distance of 175.65' to the Point of beginning.

LOCATION: Between S.W. 8 Street and S.W. 14 Street, lying between S.W. 137 Avenue and S.W. 139 Avenue, 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 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 changes to RU-TH and RU-1 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 that the requested special exception and non-use variance 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 should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes to RU-TH and RU-1 and the requested special exception and non-use variance be and the same are hereby approved.

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 3rd day of November, 1983.

November, 1983
No. 83-11-CC-11
vp
11/14/83

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 16th day of November 1983.

November 16, 1983

Alba Phase I, et al
c/o Simon Ferro, Esq.
7805 Coral Way - Suite 107
Miami, Florida - 33155

re: Hearing No. 83-11-CC-11; Between SW 8th Street and SW 14th
Street, lying between SW 137th Avenue and SW 139th Avenue

Gentlemen:

enclosed, herewith, is a copy of Resolution No. Z-223-83, adopted by
the Board of County Commissioners, which approved your requested
application on the above-described property.

You are, hereby, advised that the decision of the Dade County Com-
mission may be appealed by an aggrieved party within 30 days of the
date of the submittal of the resolution to the Clerk of the County
Commission. You are, further, advised that in the event that an ap-
propriate appeal is timely filed in the Circuit Court, any building
permit sought or obtained shall be solely at the risk of the party ob-
taining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp

Enclosure

RESOLUTION NO. 4-ZAB-500-73

The following resolution was offered by Mrs. Thelma Danewood, seconded by Mr. Aspee Irani, and upon poll of members present, the vote was as follows:

Wilfredo Borreto	absent	Joe H. Moffat	nay
Nancy Brown	nay	Carlos Salman	absent
Thelma Danewood	aye	Albert R. Veri	nay
Aspee Irani	aye	Edward G. Coll, Jr.	aye
Robert S. Kaufman	aye		

WHEREAS, Joseph and Betty Kelly have applied for a VARIANCE of setback requirements to permit the proposed construction of a Florida Room addition, to an existing single family residence setback 18.75' (25' required) from the rear (W) property line.

Plans of the proposed addition may be examined and are on file in the Zoning Department entitled "Florida Room Addition" as prepared by Harris Remodeling Corp. and dated March 14, 1973.

SUBJECT PROPERTY: Lot 8, Block 1, Kendale Country Club Estates; PB 81, Pg. 61.

LOCATION: 9020 SW 103 Avenue, 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 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 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 Building and Zoning Department.

PASSED AND ADOPTED this 7th day of September, 1973.

Heard 9/7/73
No. 73-9-29
9/19/73
ng