

RESOLUTION NO. CZAB12-7-16

WHEREAS, MELISSA WOLIN, TRUSTEE OF PONCE DE LEON TRUST applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from EU-1 to EU-S.
- (2) NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (125' minimum required).

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

- (3) NON-USE VARIANCE to permit two lots with an area of 0.61 +/- gross acre each (1 gross acre required).
- (4) NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (125' minimum required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Map of Boundary Survey/Site Plan" as prepared by Hadonne, dated 11/16/15 and stamped received 11/16/15 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 3, GRANADA PARK AMENDED, PB 40-21.

LOCATION: 7677 PONCE DE LEON ROAD, 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, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested DISTRICT BOUNDARY CHANGE to EU-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 that the requested NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (Item #2) 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, or that in the alternative to Items #1 and #2, the requested NON-USE VARIANCE to permit two lots with an area of 0.61 +/- gross acre

each (Item #3), and the NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (Item #4) 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

WHEREAS, a motion to deny with prejudice the application (Items #1 and #2, or in the alternative Items #3 and #4) was offered by Jose I. Valdes, seconded by Elliot N. Zack, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Jose I. Valdes	aye
Javier Gonzalez-Abreu	nay	Elliot N. Zack	aye
Anthony F. Pestico	nay		
		Angela Vazquez	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested DISTRICT BOUNDARY CHANGE to EU-S (Item #1), and the requested NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (Item #2) be and the same are hereby denied with prejudice.

BE IT FURTHER RESOLVED, that in the alternative to Items #1 and #2, the requested NON-USE VARIANCE to permit two lots with an area of 0.61 +/- gross acre each (Item #3), and the NON-USE VARIANCE to permit two lots with a lot frontage of 100' each (Item #4) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 1st day of March, 2016.

Hearing No. 16-3-CZ12-2
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

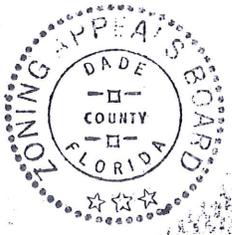
I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-7-16 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of March, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of March 2016.



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

SEAL





Department of Regulatory and Economic Resources
Development Services Division
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March 16, 2016

MELISSA WOLIN, TRUSTEE
OF PONCE DE LEON TRUST
c/o Felix Lasarte
3250 NE 1 Ave, Suite 334
Miami, FL 33137

Re: Hearing No. 16-3-CZ12-2 (15-121)
Location: 7677 PONCE DE LEON ROAD, MIAMI-DADE COUNTY, FLORIDA.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB12-7-16, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which denied your application (Items #1 and #2, or in the alternative Item #3 and #4) with prejudice.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is **March 7, 2016**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosa Davis".

Rosa Davis
Deputy Clerk

Enclosure