

RESOLUTION NO. CZAB12-12-16

*WHEREAS*, HUMBERT LORENZO, JR. applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from EU-1 to EU-S.

OR IN THE ALTERNATIVE:

- (2) NON-USE VARIANCE to permit proposed Lot 1 with an area of 0.71 Acre Gross (1 Acre Gross required) and to permit a lot depth of 185.01' (200' required).
- (3) NON-USE VARIANCE to permit proposed Lot 2 with an area of 0.576 Acre Gross (1 Acre Gross required) and to permit a lot depth of 167.50' (200' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Sketch of Survey" as prepared by 360° Surveying and Mapping, LLC., dated stamped received 2/9/16 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of that part of the North ½ of the NW ¼ of the SW 1/4, Section 26, Township 54, Range 40 East, more particularly described as follows: Begin at a point 275.0' East of the NW corner of the SW ¼, Section 26, Township 54, Range 40 East; thence run Easterly along the Northerly line of the SW ¼ of said Section 26 for 284.92'; thence run Southerly for 335.02' to a point along the Southerly line of the North ½ of the North ½ of the NW ¼ of the SW ¼ of said Section 26; thence Westerly along the aforesaid line for 285.70' to a point; thence Northerly for 335.27' to the Point of Beginning, less the North 35' thereof.

LOCATION: 7538 SW 64 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*, 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

*WHEREAS*, in the alternative, the requested NON-USE VARIANCE to permit

proposed Lot 1 with an area of 0.71 Acre Gross and to permit a lot depth of 185.01' (Item #2), and the NON-USE VARIANCE to permit proposed Lot 2 with an area of 0.576 Acre Gross and to permit a lot depth of 167.50' (Item #3) 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 the application without prejudice (Item #1 under Sections 33-311 and, in the alternative, Items #2 and #3 under 33-311(A)(4)(b)) was offered by Elliot N. Zack, seconded by Peggy Brodeur, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Alberto Santana	absent
Javier Gonzalez-Abreu	aye	Angela Vazquez	absent
Anthony Petisco	nay	Elliot N. Zack	aye
		Jose I. Valdes	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 in the alternative, the NON-USE VARIANCE to permit proposed Lot 1 with an area of 0.71 Acre Gross and to permit a lot depth of 185.01' (Item #2), and the NON-USE VARIANCE to permit proposed Lot 2 with an area of 0.576 Acre Gross and to permit a lot depth of 167.50' (Item #3) be and the same are hereby denied without 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 2<sup>nd</sup> day of June, 2016.

Hearing No. 16-6-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. CZAB12-12-16 adopted by said Community Zoning Appeals Board at its meeting held on the 2<sup>nd</sup> day of June, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13<sup>th</sup> day of June, 2016.



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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

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June 13, 2016

HUMBERT LORENZO, JR.  
c/o Angelo Rodriguez  
700 Biltmore Way, Apt. #403  
Coral Gables, FL 33134

Re: Hearing No. 16-6-CZ12-2 (16-003)  
Location: 7538 SW 64 STREET, MIAMI-DADE COUNTY, FLORIDA.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB 12-12-16, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which denied your application (Item #1 and, in the alternative, Items #2 and #3) without prejudice.

Be advised that the decision of the Community Zoning Appeals Board may be appealed to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is **June 6, 2016**.

Sincerely,

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

Rosa Davis  
Deputy Clerk

Enclosure