

ORDINANCE No. 2005-41-79

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY ZEVI AUTO, LLC, TO APPROVE A REZONING OF PROPERTY LOCATED AT 1800-1810 N.W. 183<sup>RD</sup> STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM RU-5A, SEMIPROFESSIONAL OFFICES, TO BU-1A, LIMITED BUSINESS DISTRICT; PROVIDING FOR A CONDITION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Zevi Auto, LLC. has filed an Application with the City of Miami Gardens to approve a rezoning from RU-5A, Semiprofessional Offices to BU-1A, Limited Business District for property located at 1800-1810 N.W. 183<sup>rd</sup> Street, more particularly described on Exhibit "A" attached hereto, and

WHEREAS, a public hearing has been held on this matter, and

WHEREAS, the City's Planning and Zoning staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and

WHEREAS, the City Council considered the testimony of the Applicant, if any, and

WHEREAS, the City Council also considered the testimony of the City's Planning and Zoning staff, and the Staff Report attached hereto as Exhibit "B," and

WHEREAS, the City Council has reviewed the Application and approves the same,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made

a specific part of this Ordinance.

SECTION 2. APPROVAL: The City Council for the City of Miami Gardens hereby approves the Application submitted by Zevi Auto, LLC, for a rezoning from RU-5A, Semiprofessional Offices to BU-1A, Limited Business District, for property located at 1800-1810 N.W. 183<sup>rd</sup> Street, more particularly described on Exhibit "A" attached hereto.

SECTION 3. CONDITIONS: This Ordinance is conditioned upon the City Council adopting the accompanying Ordinance approving a small-scale land use amendment on the Property, to change the Comprehensive Development Master Plan's Future Land Use Map designation from Office Residential to Business and Office.

SECTION 4. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective 31 days after its final passage

PASSED ON FIRST READING ON THE 2<sup>nd</sup> DAY OF NOVEMBER, 2005.  
ADOPTED AND PASSED ON SECON READING BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS ZONING MEETING HELD ON THE 13<sup>TH</sup> DAY OF DECEMBER, 2005.

  
SHIRLEY GIBSON, MAYOR

ATTEST:

  
RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Vice Mayor Braynon  
SECONDED BY: Councilwoman Watson

VOTE: 6-0

Mayor Shirley Gibson	<u>  x  </u> (Yes)	<u>    </u> (No)	
Vice Mayor Oscar Braynon II	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilman Melvin L. Bratton	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilman Aaron Campbell Jr	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilman Ulyssis Harvard	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilwoman Sharon Pritchett	<u>    </u> (Yes)	<u>    </u> (No)	Not present
Councilwoman Barbara Watson	<u>  x  </u> (Yes)	<u>    </u> (No)	

SKD/bfc

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