

RESOLUTION No. 2005-114-291-Z-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF GERTRUDE STEPHENS FOR THREE (3) NON-USE SETBACK VARIANCES FOR PROPERTY LOCATED AT 2480 NORTHWEST 153RD STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gertrude Stephens has filed an application ("Application") with the City of Miami Gardens for the approval of three (3) non-use setback variances to permit an addition to a single-family residence for property located at 2480 Northwest 153rd Street, more particularly described on Exhibit "A" attached hereto, and

WHEREAS, the Applicant is seeking non-use variances of lot coverage requirements to permit an existing carport addition resulting in a total lot coverage of 44.07% as opposed to the maximum 35% permitted by Code, a rear setback of 7'-9" from the south property line as opposed to the minimum 25' that is required by Code, and is seeking to permit an existing utility shed to have an interior side setback of 4'-6" from the east property line as opposed to the 7.5' required by Code, and

WHEREAS, a public hearing on this matter has been held on September 7, 2005, and

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas

paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. APPROVAL: The City Council for the City of Miami Gardens hereby approves the Application submitted by Gertrude Stephens for three (3) non-use variances to permit an addition to a single-family residence as follows:

- a) To permit an existing carport addition resulting in a total lot coverage of 44.07% as opposed to the maximum 35% permitted by Code;
- b) A rear setback of 7'-9" as opposed to the minimum 25' that is required by Code from the south property line;
- c) An existing utility shed to have an interior side setback of 4'-6" as opposed to the 7.5' required by Code from the east property line.

Section 3. CONDITIONS: This approval is subject to the following conditions:

- a. That the applicant secures all necessary building, plumbing and electrical permits and completes all necessary modifications to the principal structure per said permits within six months of approval.
- b. That the existing carport addition remains an open structure and allows for on-site drainage.
- c. A six (6) feet opaque wall or wooden fence erected along the south property line so as to preclude horizontal vision and protect the privacy of the adjoining property.

Section 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS ZONING MEETING HELD ON SEPTEMBER 7, 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: Councilwoman Watson

SECONDED BY: Councilman Bratton

VOTE: 6-0

Mayor 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	<u>x</u> (Yes)	<u> </u> (No)	
Councilwoman Audrey J. King	<u> </u> (Yes)	<u> </u> (No)	Not present
Councilwoman Sharon Pritchett	<u>x</u> (Yes)	<u> </u> (No)	
Councilwoman Barbara Watson	<u>x</u> (Yes)	<u> </u> (No)	
SKD/bfc			

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