

RESOLUTION NO. 11-938

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, REQUESTING UNUSUAL USE APPROVAL, PURSUANT TO SECTION 33.13(e) AND ARTICLE 3 OF THE TOWN'S LAND DEVELOPMENT CODE (LDC) TO ALLOW CONSTRUCTION OF A PROPOSED GOVERNMENT CENTER TO BE LOCATED IN A BU-2 ZONING DISTRICT ON AN EXISTING PARCEL OF LAND; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council has noticed a Public Hearing on September 30, 2011 at 5:50 pm, at the Royal Oaks Park Community Center, 16500 NW 87 Avenue, Miami Lakes for consideration of an application by the Town of Miami Lakes for approval to allow construction of a proposed government center; and

WHEREAS, in accordance with the Town of Miami Lakes ("Town") Land Development Code, the Town has requested unusual use approval, pursuant to Section 33.13(e), and Article 3, to allow construction of a proposed government center; and

WHEREAS, construction for the proposed government center will be located on an existing vacant parcel of land in a BU-2 zoning district, Folio 32-2013-001-0432, located at 6601 Main Street, Miami Lakes, FL 33014; and.

WHEREAS, accommodation for public inspection of all applications, staff analysis and related materials are available at Town Hall, 15150 NW 79th Court, Miami Lakes, and interested person are invited to attend the public hearing or provide written comments on the agenda to the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 2. Findings. In accordance with Section 33-13(e) of the LDC, the Town Council finds that the Town (Applicant) meets the criteria in Section 33-33 which are as follows:

- (a) The proposed use will not be detrimental to the general plan or development of the area; and
- (b) The proposed use will not be incompatible with the general plan or development in the area; and
- (c) The proposed use will not be in conflict with the general plan or development in the area.

Section 3. Approval. The Town Council approves the construction of a proposed government center in a BU-2 Zoning District subject to the following conditions:

- (a) The applicant shall submit, and receive approval of, a Site Plan to be processed pursuant to the Town's Code of Ordinances.
- (b) The Applicant shall obtain a Certificate of Use and Occupancy.
- (c) The Applicant shall obtain a building permit, for all request(s) approved herein, within one (1) year of the date of this approval. If a building permit is not obtained or an extension granted within the prescribed time limit then, this approval shall become null and void.

Section 4. Appeal. In accordance with Division 3.10 of the Town code, the Applicant of any aggrieved property owner in the area, may appeal the decision by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 30 day of September 2011.

Motion to adopt by Mary Collins, second by Michael Pizzi.

FINAL VOTE AT ADOPTION

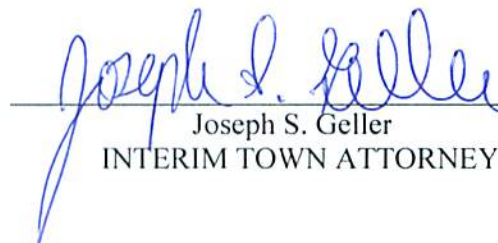
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|--------------------------------|---------------|
| Mayor Michael Pizzi | <u>yes</u> |
| Vice Mayor Nick Perdomo | <u>yes</u> |
| Councilmember Mary Collins | <u>yes</u> |
| Councilmember Tim Daubert | <u>yes</u> |
| Councilmember Nelson Hernandez | <u>absent</u> |
| Councilmember Ceasar Mestre | <u>yes</u> |
| Councilmember Richard Pulido | <u>absent</u> |


Michael Pizzi
MAYOR

Attest:

Approve as to Form and Legal Sufficiency


Majorie Tejada
TOWN CLERK


Joseph S. Geller
INTERIM TOWN ATTORNEY