

RESOLUTION No. 2005-93-270-Z-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF M & M DEVELOPMENT, INC. FOR A SPECIAL EXCEPTION PERMIT FOR A RESIDENTIAL DEVELOPMENT IN A BU-1A, LIMITED BUSINESS ZONING DISTRICT ON PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF NORTHWEST 179<sup>TH</sup> STREET BETWEEN NORTHWEST 25<sup>TH</sup> COURT AND NORTHWEST 27<sup>TH</sup> AVENUE AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, M & M Development, Inc. ("Applicant") submitted an application for a special exception permit for a residential development in a BU-1A Limited Zoning District, on property generally located on the north side of Northwest 179th Street between Northwest 25th Court and Northwest 27th Avenue, and

WHEREAS, City staff has reviewed the Application and recommends approval of the Application, and

WHEREAS, a public hearing on this matter has been held on June 1, 2005, and

WHEREAS, City Council has reviewed the Application and approved 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. FINDINGS: The City Council of the City of Miami Gardens hereby makes the following findings:

- a) The use would not have an unfavorable effect on the economy of Miami

Gardens;

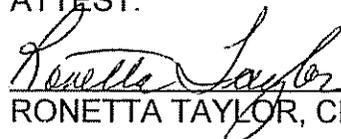
- b) The use would not generate or result in excessive noise or traffic;
- c) The use would not cause undue or excessive burden on public facilities;
- d) The use would not tend to create a fire or other equally or greater dangerous hazards;
- e) The use would not provoke excessive overcrowding or concentration of people of population;
- f) The use would be compatible with the surrounding area.

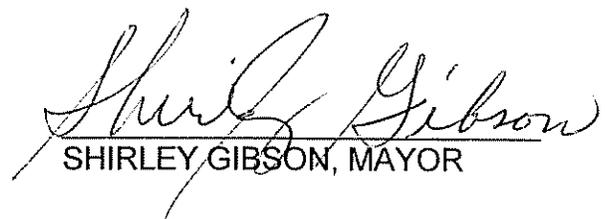
Section 3. AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Application filed by M & M Development, Inc. for a special exception for a residential development in a BU-1A, Limited Business Zoning District on property generally located on the north side of Northwest 179<sup>th</sup> Street between Northwest 25<sup>th</sup> Court and Northwest 27<sup>th</sup> Avenue, and more particularly described on Exhibit "A" attached hereto. This approval is subject to a condition that the proposed residential development be limited to two (2) single-family dwellings- attached, with a density of eight (8) DU/A (2 DU/.25 A) as shown on the Application submitted by M & M Development, Inc.

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 JULY 6, 2005.

ATTEST:

  
\_\_\_\_\_  
RONETTA TAYLOR, CMC, CITY CLERK

  
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SHIRLEY GIBSON, MAYOR

Prepared by SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Councilman Braynon

SECONDED BY: Vice Mayor Campbell

**VOTE:** 5-0

Mayor Gibson	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Vice Mayor Campbell	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilman Melvin L. Bratton	<input type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No) Not present
Councilman Oscar Braynon, II	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilwoman Audrey J. King	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilwoman Sharon Pritchett	<input type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No) Out of room
Councilwoman Barbara Watson	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)

SKD/bfc

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