

RESOLUTION No. 2006-72-418-Z-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CORNERSTONE GROUP HOLDINGS, LLC, FOR AN UNUSUAL USE TO PERMIT A LAKE EXCAVATION ON PROPERTY GENERALLY LOCATED SOUTHEAST OF N.W. 27TH AVENUE AND 191ST STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cornerstone Group Holdings, LLC has filed an application for an unusual use to permit the excavation of a lake on property generally located Southeast of N.W. 27th Avenue and 191st Street, more particularly described on Exhibit "A" attached hereto, and

WHEREAS, the City Council held a public hearing on the application on July 5, 2006, 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's Planning and Zoning staff recommends approval of the application, 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," incorporated herein

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by reference,

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 of the City of Miami Gardens, hereby approves the application of Cornerstone Group Holdings, LLC, for an unusual to permit the excavation of a lake on property generally located Southeast of N.W. 27th Avenue and 191st Street, more particularly described on Exhibit "A" attached hereto.

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

- a. The approval of an amendment to the Development of Regional Impact on the Property, to permit retail and multi-family uses on the Property, and the approval of a rezoning of the Property by the City of Miami Gardens.
- c. That a site plan be submitted to, and meet with, the approval of the City upon the submittal of an application for a building permit and/or Certificate of use and Occupancy; said plan to include among other things, lake excavation, location of structures, the types, sizes and locations of signs, lighting standards, off-street parking areas, exit and entrance drives, perimeter walls or fences and the landscaping details.
- d. The project shall be substantially in compliance with the plans

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entitled "Emerald Lakes Lake Plan" by Consultech Development Services dates April 8, 2006.

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 5, 2006.


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: Councilman Harvard

VOTE: 6-1

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	<u> x </u> (Yes)	<u> </u> (No)
Councilman Ulysses Harvard	<u> x </u> (Yes)	<u> </u> (No)
Councilwoman Sharon Pritchett	<u> </u> (Yes)	<u> x </u> (No)
Councilwoman Barbara Watson	<u> x </u> (Yes)	<u> </u> (No)