



## RESOLUTION # 2020-11

**A RESOLUTION OF THE CITY OF WEST MIAMI CITY COMMISSION, CITY OF WEST MIAMI, FLORIDA, FOR SITE PLAN APPROVAL/DENIAL OF SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT #2020-001, FOR SOLIMAR HOLDINGS, LLC., 1090 SYLVANIA BOULEVARD, WEST MIAMI, FLORIDA 33144, REQUIREMENTS FOR DEVELOPMENT OF CERTAIN LANDS IN THE CITY OF WEST MIAMI AND REQUIRING COMPLETE DEVELOPMENT OF ALL LAND AND IN LIEU OF THEREOF, REQUIRING CERTAIN IMPROVEMENTS, DEDICATIONS AND OTHER TERMS AND CONDITIONS, SUBJECT TO APPROVAL BY MIAMI DADE COUNTY AND ANY OTHER REGULATORY AGENCY; PROVIDING FOR EFFECTIVE DATE.**

WHEREAS, Solimar Holdings LLC, hereinafter referred to as "owner", as owner of the real property described in the attached Exhibit "B" hereinafter referred to as "Parent Tract" has submitted an application for SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT # 2020-001, together with a site plan of the proposed development plans, showing certain subdivision improvements which the owners covenant and agree to make; and

WHEREAS, said owner has agreed to the terms and conditions set forth in this resolution in consideration for the granting of the site plan approval.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Miami as follows:

Section 1. In consideration of the foregoing, Owner is hereby granted SUPPD # 2020-001 of the above described Parent Tract located and being in the City of West Miami, County of Miami-Dade, State of Florida, on the following terms and conditions:

- A.) A "Public Hearing" was held on January 28<sup>th</sup>, 2020 before the Planning and Zoning Board. During the hearing the people expressed their views on this project and relevant suggestions and ideas for cohesion of the project with the residential neighborhood to the south of the project. After hearing all the views of the public and responses from the attorney for the development and the owner/developer the Planning and Zoning Board made a motion to recommend the development with the below stated items with a favorable recommendation to the City Commission. On February 19<sup>th</sup>, 2020 a "Public Hearing" was held at

the West Miami City Commission Chamber to hear views and concerns of the area property owners. The development was presented and different views and questions were expressed the attorney for the developer explained and answered questions about the project.

- B.) The review of the proposed "Special Use Permit for Plan Development" a single residential unit use project consisting of a two (2) stories residential home.
- C.) The front building elevation shows a twenty (20) feet setback on the East property line and a rear setback of fifteen (15) feet as required.
- D.) The rear of the building is setback fifteen (15) feet from the west property line. The side setbacks are at seven feet and six inches from the property lines.
- E.) The parking provided is for two cars on the property per unit as required.

Landscaping:

- I.) Landscaped area is shown at 9,835 square feet of the site and the City Ordinance 282 requires 35% for all developments in a residential area. Landscaping as provided meets required and the massing of trees, plants and palms meet our requirement. Trees shown on elevation renderings must be of same height and caliber when planted at the proposed project site and as indicated by the Director of Public Works.

Public Works improvements:

- J.) All sidewalks surrounding project shall be six-inch, 3000 psi concrete sidewalks as approved by the City.
- K.) All City impact fees for GSA, Police and Sanitary Sewers will be paid by the developer prior to zoning approval being issued. Any other governmental agencies having jurisdiction shall have the right to review, collect impact fees and developer shall be required to pay and meet all concurrency requirements.
- L.) Any fees for review, inspections and certifications by the City Engineers shall be the responsibility of the developer or agents. Any omission from this review does not relieve the developer from its responsibility to provide details and pay all associated costs.
- M.) The review by Planning and Zoning Department has determined that the proposed "Special Use Permit for Plan Development" of a two-story duplex use in the duplex zone is within the intent of Zoning Ordinance 282 and the 2000 and 2005 City of West Miami Comprehensive Plan and meets current ordinance 99-01. This development provides residential units on the inner perimeter of the City's corridor as indicated in the Comprehensive Plan.

- N.) Developer shall reimburse the City for all administrative, legal and engineering costs incurred by the City in conjunction with this proposed development.
- O.) Owner shall provide detailed plans for the construction of proposed development depicted on the plans submitted under SUPPD # 2020-001 heretofore submitted to the City, prior to issuance of building permits for improvements. Said plans shall include civil plans to include pavement, drainage and other structures and shall be subject to approval by the City and all governing agencies.
- P.) Owner agrees that no Certificate of Occupancy or Temporary Certificate of Occupancy shall be granted for any occupancy of the building until all dedications and improvements made a part of this resolution are completed and approved by the City of West Miami and all other pertinent government agencies.
- Q.) Owner agrees that the City shall have the right to invoke and enforce the conditions, restrictions, limitations and reservations set forth within the Special Use Permit for Planned Development, at developers/owner's expense.

The reviews by Planning and Zoning Department and the "Public Hearing" on January 28<sup>th</sup>, 2020 and before the Planning and Zoning Board and the "Public Hearing" on February 19<sup>th</sup>, 2020 before the City of West Miami City Commission have determined that the proposed "Special Use Permit for Plan Development" of an Two story single family use at 1090 SYLVANIAN BLVD, is in compliance with the intent of Zoning Ordinance 282 Sec.2B, 4.1 Ord. 99-01

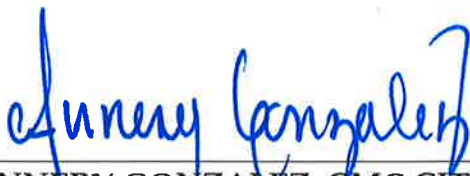
PASSED AND ADOPTED this 19<sup>th</sup> day of February, 2020.

Approved:



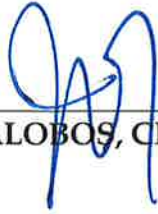
**RHONDA A. RODRIGUEZ, MAYOR**

Attest:



**ANNERY GONZALEZ, CMC CITY CLERK**

Approved as to Form and Sufficiency:



JOSE A. VILLALOBOS, CITY ATTORNEY

THE FOREGOING RESOLUTION WAS OPENED BY Commissioner Blanes WHO MOVED FOR ITS ADOPTION. THE MOTION WAS SECONDED BY Commissioner Blanca AND UPON PASSAGE WAS PUT TO A VOTE AS FOLLOWS:

**ROLL CALL VOTE:**

MAYOR RHONDA A. RODRIGUEZ	<u>Y</u>
VICE -MAYOR LUCIANO L. SUAREZ	<u>Y</u>
COMMISSIONER CANDIDA BLANCA	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER ERIC DIAZ-PADRON	<u>Y</u>