



RESOLUTION # 2024-15

A RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA, FOR SITE PLAN ACCEPTING THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD FOR A SPECIAL USE PERMIT NO. 2024-001 FOR PROPERTY LOCATED AT 2121-2123 SW 66 AVENUE, WEST MIAMI, FLORIDA 33155 FOR J. SANTANA INVESTMENTS INC. FOR A TWO-STORY CONSTRUCTION OF A DUPLEX RESIDENCE REQUIRING CERTAIN IMPROVEMENTS AND OTHER TERMS AND CONDITIONS, ATTACHED AS EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, J. SANTANA INVESTMENTS INC., hereinafter referred to as "Applicant", has submitted an application for SPECIAL USE PERMIT # 2024-001, on December 13, 2023 together with a site plan of the proposed use, showing certain improvements which, the Applicant(s) agree to make; and

WHEREAS, Applicant submitted materials for a two-story construction of a duplex residence at the current location of 2121-2123 SW 66 Avenue, West Miami, Florida 33155, zoned for "R-2" Multifamily/Duplex, for compliance with the City's Zoning Ordinance 282; and

WHEREAS, the Special Use Permit Application was reviewed by the City Administration and the Zoning Department for the City of West Miami; and

WHEREAS, a properly noticed Public Hearing was held on January 31, 2024, before the Planning and Zoning Board where after hearing all the views, the Planning and Zoning Board made a motion to recommend the Special Use Permit application with certain conditions for a favorable recommendation to the City Commission, see attached Exhibit B; and

WHEREAS, the review of the proposed Special Use Permit from the plans as submitted show that the property shall consist of two, two-story units each having three (3) bedrooms, (1.5) one and a half bathrooms for a total of 4320 square feet under air conditioning of the allowed lot coverage (each unit having 2160 total square feet under air conditioning and one parking space per unit. Applicant is further requesting a variance of 730 square feet of additional living space for the property that will provide for an increase in total allowable floor area from 3590 square feet to 4320 square feet combined for both units to accommodate the two town homes.

WHEREAS, Applicant(s) have 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. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. In consideration of the foregoing, Applicants are hereby granted/denied SUP # 2024-001 of the above-described Parcel located and being in the City of West Miami, County of Miami-Dade, State of Florida, with the conditions presented by Planning and Zoning Board.

Section 3. Due to the reviews by Planning and Zoning Department and the "Public Hearing" on January 31, 2024 before the Planning and Zoning Board, the City Commission has determined that the proposed "Special Use Permit" for a two-story construction of a duplex residence, with certain conditions, is/is not in compliance with the intent of Zoning Ordinance 282.

Section 4. All Resolutions and parts of Resolutions in conflict herewith are repealed.

Section 5. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 6th day of March, 2024.

APPROVED:



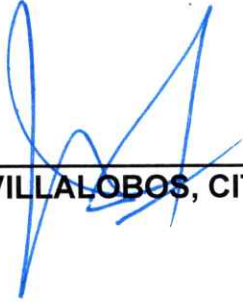
ERIC DIAZ-PADRON, MAYOR

ATTEST:



ANNERY GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:



JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

This Resolution was offered by Commissioner Suarez who moved its adoption. The motion was second Vice-Mayor Blanes. The vote was as follows:

MAYOR ERIC DIAZ-PADRON	<u>Y</u>
VICE-MAYOR JUAN M. BLANES	<u>Y</u>
COMMISSIONER IVAN CHAVEZ, JR.	<u>Absent</u>
COMMISSIONER NATALIE MILIAN ORBIS	<u>Y</u>
COMMISSIONER LUCIANO SUAREZ	<u>Y</u>