

**TOWN OF MIAMI LAKES
PLANNING AND ZONING BOARD
PZB NO: 2019-___**

AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; APPROVING A VARIANCE REQUEST FROM SECTION 13-785 (G) TO PERMIT A NON-PUBLIC EDUCATIONAL FACILITY WITH NO OUTDOOR RECREATION/PLAY AREA WHERE OUTDOOR RECREATION/PLAY AREA IS REQUIRED, FOR THE PROPERTY LOCATED AT 15600 NW 67th AVE, MIAMI LAKES, FLORIDA, IN THE TC ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL OF THE REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1: Applicant

Applicant: Tutor Me; C/O Jenny Espinosa
Folio: 32-2014-027-0012
Legal Description: Miami Lakes Town Center Sec 12 Pb 129-66 Port Of Tr V Desc Beg 75.20ftw & 35fts At The X Of C/L Of Nw 67 Ave & C/L Of Bull Run Rd ThEly-Sely & Sly Ad 39.61ft Sly212.74ft Sly-Swly & Wly Ad 39.95ft Wly & Swly Ad 203ft N 44 Deg W307.83ft Nely & Ely Ad 233.37ft E200.65ft To Pob Lot Size 94225 Sq Ft F/A/U 30-2014-027-0012
LOCATION: 15600 NW 67th Ave
Miami Lakes, Florida, 33014
Hearing No.: VARH2019-0163

Section 2. Request:

The Applicant requested the following variance from the Land Development Code:

A variance from Section 13-785 (g) of the Town's Zoning Code to allow a non-public educational facility with no outdoor recreation/play area.

Section 3. Findings:

1. In accordance with Section 13-305(f)(1) of the Town's Land Development Code (LDC), the Planning and Zoning Board, having considered the testimony and evidence in the record presented by all parties, finds that the Applicant's request **complies** with the variance criteria at Section 13.305(f)(1)(a) through (g) of the Town LDC, which are as follows:
 - a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
 - b. Whether approval of the Variance would be compatible with development patterns in the Town;

- c. Whether the essential character of the neighborhood will be preserved;
- d. Whether the Variance can be approved without causing substantial detriment to adjoining properties;
- e. Whether the Variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Section 4. Grant of Approval with Conditions

Per the Town of Miami Lakes Land Development Code, Article 3, following notice and public hearing on Wednesday April 17, 2019 at 6:30 PM upon findings outlined herein, the Planning and Zoning Board hereby conditionally grants the request described in Section 2 above, with following conditions:

1. Operations of the school shall be consistent with the Letter of Intent submitted by the applicant, and hereby incorporated as Exhibit B.
2. An adequate indoor playground space shall be provided within the facility to be inspected and approved by staff prior to Certificate of Occupancy.

Section 5. Appeal

The Applicant, or any affected party, may appeal the decision of the Planning and Zoning Board according to the provisions of Section 13-203 or Section 13-310, of the Land Development Code, as applicable.

Section 6: Order

This is a Final Order.

Section 7: Effective Date.

This Order shall take effect 30 days following the date it is filed with the Town Clerk. If during that time frame, the decision of the Planning and Zoning Board is appealed as provided in the Town LDC and/or the Florida Rules of Appellate Procedure, the appeal shall stay the effectiveness of this Order until said appeal is resolved by a court of competent jurisdiction.

The foregoing Order was approved on initial vote by motion as provided herein by _____ and seconded by _____ by a vote of _____ with each Planning and Zoning Board Member voting as follows:

Chairman Fred Senra	_____
Vice Chairman Raul De La Sierra	_____
Board Member Robert Julia	_____
Board Member Juan-Carlos Fernandez	_____
Board Member Lynn Matos	_____
Board Member Avelino Leoncio	_____
Board Member Mariam Yanes	_____

PASSED AND ADOPTED this 17 day of April 2019.

FRED SENRA
Chairman, Planning and Zoning Board

ATTEST:

GINA INGUANZO
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:

LORENZO COBIELLA
TOWN ATTORNEY

This Order was filed in the Office of the Town Clerk on this _____ day of _____, 2019.

GINA INGUANZO
Town Clerk