



## RESOLUTION # 2014-01

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA EXPRESSING SUPPORT FOR THE CONSTRUCTION OF A PREVIOUSLY APPROVED MIXED USE PROJECT LOCATED AT 950 SW 57 AVENUE, WEST MIAMI, FLORIDA AND DECLARING THAT THE PROJECT WILL CONTRIBUTE SIGNIFICANTLY TO THE REVITALIZATION EFFORTS OF THE CITY TO IMPROVE THE SW 57 AVENUE CORRIDOR.**

**WHEREAS**, there is a critical need to enhance the economic structure of the City of West Miami; and

**WHEREAS**, the City of West Miami wants to encourage the development of mixed use projects and promote the revitalization and modernization of its areas and buildings located along its commercial corridors, specifically along SW 57<sup>th</sup> Avenue and SW 67<sup>th</sup> Avenue; and

**WHEREAS**, the City of West Miami recently enacted Resolution No. 2013-01 to permit and encourage the construction of live-work units within mixed use buildings in the City of West Miami; and

**WHEREAS**, a mixed use project was previously approved for the property located at 950 SW 57 Avenue, West Miami Florida (the "Property") by the City Commission pursuant to Resolution No. 2005-50 (the "57<sup>th</sup> Avenue Project"); and

**WHEREAS**, the developer of the Property is proceeding to obtain the necessary permits for the construction of the 57<sup>th</sup> Avenue Project, which consists of 146 residential units and 48 live work units, pursuant to a set of plans prepared by Caymart Design, Inc. dated January 2014; and

**WHEREAS**, said permitting plans have been reviewed by the City of West Miami Director of Planning and Zoning and have been deemed to comply fully with Resolution Nos. 2005-50 and 2013-01, as well as, with all other pertinent zoning design requirements, as dictated under the City of West Miami Zoning Code (such as setbacks, parking, landscaping and height restrictions, angles of demise, etc.); and

**WHEREAS**, on January 15, 2014 the City Manager presented a report to update the City Council on the status of the 57 Avenue Project development approvals; and

**WHEREAS**, the City of West Miami believes that the construction of the 57<sup>th</sup> Avenue Project will play a critical role in revitalizing the corridor, creating jobs, and increasing the tax base of the City of West Miami;

**WHEREAS**, the City of West Miami desires to encourage the development of the Property.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI**, that the City Commission affirmatively supports the construction of the 57<sup>th</sup> Avenue Project as presented with a total of 146 residential units and 48 live work units.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of January, 2014.

**APPROVED:**



**MAYOR EDUARDO H. MUÑIA**

**ATTEST:**



**ANNERY GONZALEZ, CITY CLERK**

**APPROVED AS TO FORM AND SUFFICIENCY:**

  

**JOSE A. VILLALOBOS, CITY ATTORNEY**

**ROLL CALL:**

<b>MAYOR EDUARDO H. MUÑIA</b>	<b><u>Y</u></b>
<b>VICE-MAYOR LUCIANO L. SUAREZ</b>	<b><u>Y</u></b>
<b>COMMISSIONER CANDIDAD BLANCA</b>	<b><u>Y</u></b>
<b>COMMISSIONER JUAN M. BLANES</b>	<b><u>Y</u></b>
<b>COMMISSIONER ELSA J. VAZQUEZ</b>	<b><u>Y</u></b>