

RESOLUTION NO. CZAB14-8-02

WHEREAS, JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES, INC .

applied for the following:

AU to EU-M

SUBJECT PROPERTY: PARCEL 1: The east ½ of the S E ¼ of the S E ¼ of the N W ¼, in Section 11, Township 56 South, Range 39 East. AND: PARCEL 2: The east ½ of the S W ¼ of the S E ¼ of the N W ¼ and the west ½ of the S E ¼ of the S E ¼ of the N W ¼ less the east 181' of the south ½ thereof, in Section 11, Township 56 South, Range 39 East.

LOCATION: The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133<sup>rd</sup> Court and S.W. 132 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided for:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled " Site Plan, S.W. 208<sup>th</sup> Street & S.W. 132<sup>nd</sup> Avenue," as prepared by Superior Consultants, consisting of 2 sheets, dated September 26, 2001, and said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the Applicant intends to utilize no more than 8 Severable Use Rights in order to develop the property in substantial compliance with the above referenced plan.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the proffered Declaration of Restrictions should not be accepted, and

WHEREAS, a motion to deny the application without prejudice, and to not accept the Declaration of Restrictions was offered by Don Jones, seconded by Dr. Pat Wade, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Charlie McGarey	nay
Don Jones	aye	Dr. Pat Wade	aye
Curtis Lawrence	aye	Mabel G. Dijkstra	absent
	Wilbur B. Bell	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the proffered Declaration of Restrictions should not be accepted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning, Development and Regulation.

PASSED AND ADOPTED this 16<sup>th</sup> day of October, 2002.

Hearing No. 02-7-CZ14-1  
bt

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB-14-8-02 adopted by said Community Zoning Appeals Board at its meeting held on the 16<sup>th</sup> day of October, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of November, 2002.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL

