

RESOLUTION NO. CZAB14-27-03

WHEREAS, EMILY DEVELOPMENT LLC f/k/a OSCAR & MARIA VILLEGAS applied for the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the NE ¼ less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, 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

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 RU-1 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, and

WHEREAS, a motion to deny the application with prejudice was offered by Charlie McGarey, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	absent
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
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 RU-1 be and the same is hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 28th day of October 2003.

Hearing No. 03-7-CZ14-2

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

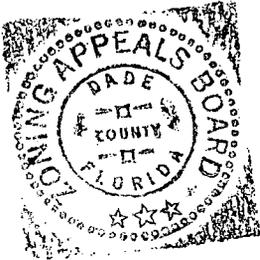
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-27-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of October 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November 2003.



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

SEAL





DEPARTMENT OF PLANNING AND ZONING

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(786) 315-2660 • SUITE 223
- ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106
- ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

November 3rd, 2003

Emily Development LLC
c/o Javier Vazquez, Esq.
15165 N.W. 77th Avenue
Suite 1009
Miami Lakes, Fl. 33014

Re: Hearing No. 03-7-CZ14-2 (03-078)
Location: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street,
Miami-Dade County, Florida,

Dear Mr. Vazquez:

Enclosed herewith is Resolution No. CZAB14-27-03, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which denied, with prejudice, your client's application requesting a district boundary change from EU-M to RU-1.

Please note that an aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is November 3rd, 2003.

Sincerely,

Bon Salvat
for

Earl Jones
Deputy Clerk

Enclosure(s)