

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-3-04**

*WHEREAS, EMILY DEVELOPMENT LLC F/K/A: OSCAR & MARIA VILLEGAS* had applied to Community Zoning Appeals Board 14 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 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 upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 14 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 said application was denied by Resolution No. CZAB14-27-03, and

*WHEREAS, EMILY DEVELOPMENT LLC F/K/A: OSCAR & MARIA VILLEGAS* appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners 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, after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified in the appeal were insufficient to merit a reversal of the ruling made by Community Zoning Appeals Board 14 in Resolution No CZAB14-27-03 and that the appeal should be approved/denied and the decision of Community Zoning Appeals Board 14 should be sustained, and

WHEREAS, a motion to deny the appeal and sustain the decision of Community Zoning Appeals Board 14 was offered by Commissioner Katy Sorenson, seconded by Commissioner Dennis C. Moss, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	nay	Dennis C. Moss	aye
Jose " Pepe" Diaz	absent	Dorrin D. Rolle	aye
Betty T. Ferguson	absent	Natacha Seijas	nay
Sally A. Heyman	aye	Katy Sorenson	aye
Joe A. Martinez	nay	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	nay
		Chairperson Barbara M. Carey-Shuler	aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the appeal be and the same is hereby denied without prejudice and the decision of Community Zoning Appeals Board 14 is sustained.

BE IT FURTHER RESOLVED that Resolution No. CZAB14-27-03 shall remain in full force and effect.

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

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 22<sup>nd</sup> day of January, 2002, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 03-11-CC-1

ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By **KAY SULLIVAN**  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4<sup>TH</sup> DAY OF FEBRUARY, 2004.**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

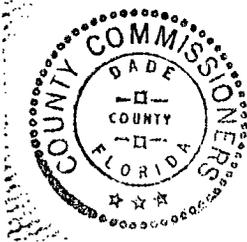
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-3-04 adopted by said Board of County Commissioners at its meeting held on the 22<sup>nd</sup> day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 4<sup>th</sup> day of February, 2004.



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

SEAL





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

111 NW 1 STREET, SUITE 1210  
MIAMI, FLORIDA 33128  
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street  
MIAMI, FLORIDA 33175  
 IMPACT FEE SECTION  
(786) 315-2670 • SUITE 145  
 ZONING INSPECTION SECTION  
(786) 315-2660 • SUITE 223  
 ZONING PERMIT SECTION  
(786) 315-2666 • SUITE 106  
 ZONING PLANS PROCESSING SECTION  
(786) 315-2650 • SUITE 113

February 5, 2004

Emily Development LLC F/K/A: Oscar & Maria Villegas  
c/o Anthony Recio  
2665 South Bayshore Drive, Suite 420  
Miami, Florida 33133

Re: Hearing No. 03-11-CC-1  
Location: The Southeast corner of S.W. 192 Avenue &  
S.W. 316 Street, Miami-Dade County, Florida

Dear Appellant:

Enclosed herewith is Resolution No. Z-3-04, adopted by the Board of County Commissioners, which denied your appeal and sustained the decision of Community Zoning Appeals Board 14 on the above-described property.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney  
111 N.W. 1st Street, Suite 2810  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Earl Jones'.

Earl Jones  
Deputy Clerk

Enclosures