

RESOLUTION NO. CZAB14-16-04

WHEREAS, **ESTATES OF BISCAYNE, INC.** applied for the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 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, 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 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, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
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 EU-M be and the same is hereby denied without prejudice.

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

PASSED AND ADOPTED this 11th day of May, 2004.

Hearing No. 04-2-CZ14-1
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

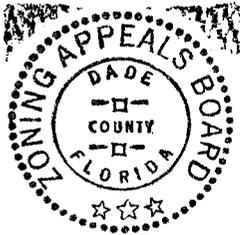
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-16-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL





DEPARTMENT OF PLANNING AND ZONING

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- 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

May 17, 2004

Estates of Biscayne, Inc.
c/o Jeffrey M. Flanagan, Esq.
Carlos Williard & Flanagan
999 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134

Re: Hearing No. 04-2-CZ14-1 (03-222)
Location: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue,
Miami-Dade County, Florida

Dear Mr. Flanagan:

Enclosed herewith is Resolution No. CZAB14-16-04, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which denied, without prejudice, your client's request for a district boundary change to EU-M on the above-described property.

Be advised that any aggrieved party may appeal the decision of the Community Zoning Appeals Board to the Board of County Commissioners. The appeal must be received within 14 days from the date of posting said decision on the notice board located in the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is May 17, 2004.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure