

RESOLUTION NO. CZAB14-3-06

WHEREAS, **THREE M DEVELOPMENT, INC.** applied for the following:

AU to RU-1

SUBJECT PROPERTY: The north ½ of the west ½ of the SE ¼ of the NW ¼ of the NE ¼ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 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:

1.) Lot Layout

A Cul-de-sac shall not be permitted in the layout of the residential lots on the subject property.

2.) Density

That the development of the Property shall be limited to a maximum of six (6) units.

3.) Uses

Accessory or principal uses not permitted in the RU-1 zone shall be prohibited.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the district boundary change to EU-M in lieu of the requested district boundary change to RU-1 would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve a district boundary change to EU-M in lieu of RU-1 was offered by Curtis Lawrence, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Rose L. Evans-Coleman	aye
Wilbur B. Bell	absent	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that a district boundary change to EU-M in lieu of the requested district boundary change to RU-1 be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

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 and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of February, 2006.

Hearing No. 06-1-CZ14-2
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

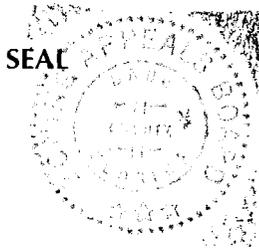
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-06 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2006.



Luis Salvat, Deputy Clerk (2678)

Miami-Dade County Department of Planning and Zoning





Department of Planning and Zoning
 Stephen P. Clark Center
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 Miami, Florida 33128-1902
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- Vizcaya Museum And Gardens
- Water & Sewer

February 23, 2006

Three M Development, Inc.
 c/o Javier Vazquez
 8061 NW 155 Street,
 Miami Lakes, Florida 33016

Re: Hearing No. 06-1-CZ14-2 (05-188)
 Location: Approximately 667' south of S.W. 312 Street, & east of
 theoretical S.W. 190 Avenue, Miami-Dade County, Fla

Dear Mr. Vazquez:

Enclosed herewith is Resolution No. CZAB14-3-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which accepted your client's Declaration of Restrictions and approved a district boundary change to EU-M in lieu of the RU-1 requested, on the above-noted location.

Please note that any 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 February 21, 2006. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

Lou Salvat
 Deputy Clerk

Enclosure