RESOLUTION NO. CZAB14-17-06

WHEREAS, **EMILY DEVELOPMENT L. L. C.** applied for the following:

EU-M to RU-1M(a)

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

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 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 RU-1M(a) 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 Dawn Lee Blakeslee, seconded by Dr. Pat Wade, and upon a poll of the members present the vote was as follows:

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

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change be and the same is hereby denied with 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 10th day of May, 2006.

Hearing No. 06-4-CZ14-4
ls

STATE OF FLORIDA

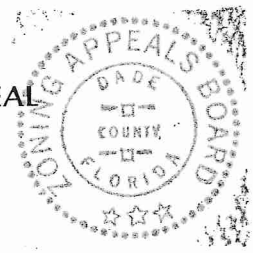
COUNTY OF MIAMI-DADE

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. CZAB14-17-06 adopted by said Community Zoning Appeals Board at its meeting held on the 10th day of May 2006.

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

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

SEAL



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Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

May 23, 2006

Emily Development. L. L. C.
c/o Ben Fernandez
Bercow & Radell
200 S. Biscayne Boulevard, Ste 850
Miami, FL 33131

Re: Hearing No. 06-4-CZ14-4 (05-317)
Location: Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida

Dear Mr. Fernandez:

As you know, Miami-Dade County's Community Zoning Appeals Board (CZAB) 14, at their meeting of May 10, 2006, denied with prejudice your client's request for a district boundary change to RU-1M(a) on the above location. Said denial is memorialized in Resolution No. CZAB14-17-06, provided as attachment hereto.

If your client intends to appeal the CZAB's decision to the Board of County Commissioners, be advised that the 14 calendar days for filing appeals will expire on May 30, 2006.

For additional information regarding appeals before the Board of County Commissioners, please contact the Zoning Hearings office at the address shown above or call (305) 375-2640.

Cordially,

L. Salvat

Lou Salvat
Deputy Clerk

Enclosure