

RESOLUTION NO. CZAB14-6-07

WHEREAS, **RICHARD ROAD ESTATES L. L. C.** applied for the following:

(1) AU to EU-1

REQUEST #1 ON PARCEL "A"

(2) AU to EU-M

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The west 165' of the west ½ of the NW ¼ of the NW ¼ of Section 11, Township 57 south, Range 38 East. PARCEL "B": The west ½ of the NW ¼ of the NW ¼ of Section 11, Township 57 south, Range 38 East, less the west 165' thereof.

LOCATION: The southeast corner of S.W. 197 Avenue and S.W. 296 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 requested to modify the district boundary change request to EU-S in lieu of EU-M on Parcel "B" (Item #2), 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 changes to EU-1 on Parcel "A" (Item #1), and to EU-S in lieu of EU-M on Parcel "B" (Item #2) 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 Items #1 & 2 with prejudice was offered by Dr. Pat Wade, seconded by Wilbur B. Bell, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell
Dawn Lee Blakeslee

aye
aye

Rose L. Evans-Coleman
Dr. Pat Wade

aye
aye

Curtis Lawrence

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary changes to EU-1 on Parcel "A" (Item #1), and EU-S in lieu of EU-M on Parcel "B" (Item, #2) be and the same are 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 21st day of February, 2007.

Hearing No. 07-2-CZ14-2
ls

STATE OF FLORIDA

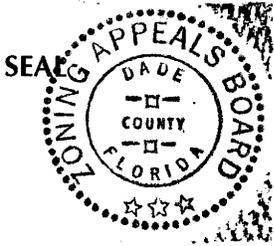
COUNTY OF MIAMI-DADE

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. CZAB14-6-07 adopted by said Community Zoning Appeals Board at its meeting held on the 21st day of February 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of March 2007.



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





- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning**
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

March 01, 2007

Richard Road Estates L.L.C.
c/o Mario J. Garcia-Serra, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

Re: Hearing No. 07-2-CZ14-2 (06-89)
Location: Southeast corner of S.W. 197 Avenue and S.W.
296 Street, Miami-Dade County, Florida

Dear Mr. Garcia-Serra:

Enclosed herewith is Resolution No. CZAB14-6-07, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, with prejudice, your client's application for rezoning to EU-1 and EU-S at 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 26, 2007.

For information regarding filing an appeal please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Cordially,

Lou Salvat
Deputy Clerk

Enclosure

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