Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-14-14

WHEREAS, DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES applied for the following:

DISTRICT BOUNDARY CHANGE from RU-1, RU-2, RU-3B, RU-4, RU-4M, RU-5A, BU-1A, BU-2, BU-3, IU-1 to Bird Road Corridor Urban Area District (BRCUAD).

SUBJECT PROPERTY: Beginning at a point of the Southeast corner of Section 15, Township 54, Range 40; thence north along the east line of said Section 15, Township 54, Range 40 +/- 826 feet to a point; thence Northwesterly +/- 472 feet to a point being 47 feet east of the Southeast corner of Lot 15, Block 1 of TROPICAIRE CENTER, PB 146-43; thence West 47 feet to the Southeast corner of said Lot 15; thence West along the North line of TRACT A of TROPICAIRE CENTER PB 146-43 to the Northwest corner of said Tract A; thence west +/- 30 feet to a point lying along the East line of BAKER MANOR 1ST Addition, PB 62-17; thence South along the East line of said BAKER MANOR 1ST ADDN to a point being the Southeast corner of said BAKER MANOR 1ST ADDN; thence meandering South +/- 344 feet along the centerline of SW 79 AVENUE to a point; thence West +/- 26.5 feet to a point being the Northeast corner of Lot 1 Block 1 of BIRD CENTER PB 113-83; thence West along the North line of said Lot 1 to a point being the Northwest corner of said Lot 1; thence South along the West line of said Lot 1 to a point being the Northeast corner of TRACT A of BRANDON MIJARES, PB 94-92; thence West +/- 220 feet along the North line of said TRACT A to a point; thence North +/- 102 feet to a point; thence West +/- 155 feet to a point on the West line of Lot 1 Block 1 of BIRD CENTER, PB 113-83; thence West +/- 40 feet to a point along the centerline of SW 82 AVENUE; thence South +/- 117 feet to a point along the centerline of SW 82 Avenue; thence West +/- 32 feet to a point being the Southeast corner of Lot 1 Block 1 of VIKO SUB, PB 100-88; thence West along the South line of said VIKO SUB to a point being the Southwest corner of Lot 5 Block 1 of said VIKO SUB; thence West along the South lines of Lots 3 and 2 Block 1 of MADRY SUB, PB 86-65 to a point being the Southwest corner of said Lot 2; thence West along the South lines of Lots 6, 5, 4, 3 of HUGHES SUB, PB 85-54 to a point being the Southwest corner of said Lot 3; thence West along the South lines of Lots 2 & 1 of said HUGHES SUB, to a point being the Southwest corner of said Lot 1; thence West along the South lines of Lots 3, 4, 5, 6 of MAYCOURT, PB 70-28 to a point being the Southwest corner of said Lot 6; thence west +/- 25 feet to a point on the centerline of SW 84 Avenue also being the East line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 54, Range 40; thence North +/- 12 feet along the East line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 54, Range 40 to a point; thence West +/- 24 feet to a point; thence West +/- 108 feet to a point; thence South +/- 10 feet to a point; thence West +/- 66 feet to a point being the Northeast corner of Tract A of LANDMAN'S 2ND, PB 106-96; thence West +/- 199 feet along the North line of said Tract A to a point being +/- 66 feet East of the Northwest corner of said Tract A; thence North +/- 279 feet to a point being +/- 174 feet South of the

North line of SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 54, Range 40; thence West +/- 132 feet to a point; thence North +/- 174 feet to a point; thence west +/- 157ft along the north line of SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40; thence West to a point being the Northwest corner of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 54, Range 40; thence West to a point being the Northwest corner of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 54, Range 40; thence West +/ 141 feet along the North line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 16, Township 54, Range 40 to a point; thence south to a point being the Northwest corner of Lot 50 of BIRD ROAD HIGHLANDS, PB 20-31; thence south along the west line of said Lot 50 to a point being the southwest corner of said LOT 50; thence west along the north line of Lot 125 of BIRD ROAD HIGHLANDS, PB 20-31 to a point being the northwest corner of said LOT 125; thence west +/- 24 feet to a point being along the centerline of SW 87 Court; thence south +/- 412 feet along the centerline of said SW 87 COURT to a point; thence west to a point being the northeast corner of LOT 32 of BIRD ROAD HIGHLANDS, PB 20-31; thence west along the south lines of Lots 133 and 224 of BIRD ROAD HIGHLANDS, PB 20-31 to a point being the southwest corner of said LOT 224; thence west to a point being the northeast corner of LOT 24 of BIRD ROAD HIGHLANDS, PB 20-31; thence west along the south lines of LOTS 225 and 316 of BIRD ROAD HIGHLANDS, PB 20-31 to a point being the southwest corner of said LOT 316; thence west +/- 26 feet to a point being along the centerline of SW 88 COURT; thence north +/- 12 feet along the centerline of said SW 88 COURT to a point; thence west +/- 26 feet to a point on the east line of LOT 317 of BIRD ROAD HIGHLANDS, PB 20-31 being +/- 24 feet north of the southeast corner of said LOT 317; thence west +/- 101 feet to a point on the west line of said LOT 317 being +/- 24 feet north of the southwest corner of said LOT 317; thence south to a point being the southeast corner of LOT 408 of BIRD ROAD HIGHLANDS, PB 20-31; thence west to a point being the southwest corner of said LOT 408; thence southwesterly to a point being the southeast corner of LOT 1 of BOWLING MANOR, PB 67-77; thence west along the south line of said LOT 1 to a point being the southwest corner of said LOT 1; thence west to a point being the northeast corner of LOT 2 of BIRD ROAD HIGHLANDS, PB 20-31; thence west along the north lines of LOTS 1 and 2 of BIRD ROAD HIGHLANDS, PB 20-31 to a point being the northwest corner of said LOT 1; thence west to a point being the northeast corner of LOT 5 BLOCK 1 of OLYMPIC HEIGHTS, PB 10-2; thence west to a point being the southeast corner of LOT 26 BLOCK 1 of OLYMPIC HEIGHTS, PB 10-2; thence north to a point being the northeast corner of said LOT 26; thence west to a point being the northwest corner of said LOT 26; thence west +/- 25 feet to a point being along the centerline of SW 89 COURT; thence south +/- 60 feet along the centerline of SW 89 COURT to a point; thence west to a point being the northeast corner of LOT 5 BLOCK 8 of OLYMPIC HEIGHTS, PB 10-2; thence west along the north lines of LOTS 5 4 3 2 1 BLOCK 8 of OLYMPIC HEIGHTS, PB 10-2 to a point being the northwest corner of said LOT 1; thence southwesterly to a point being the northeast corner of LOT 5 BLOCK 9 of OLYMPIC HEIGHTS, PB 10-2; thence west along the north lines of LOTS 5, 4,3,2 &1 BLOCK 9 of OLYMPIC HEIGHTS, PB 10-2 to a point being the northwest corner of said LOT 1; thence west +/- 25 feet to a point being along the centerline of SW 91 AVENUE; thence north along the centerline of SW 91 AVENUE +/- 25 feet to a point; thence west +/- 20 feet to a point along the east line of LOT 6 BLOCK 16 of OLYMPIC HEIGHTS, PB 10-2 being +/- 24 feet north of the southeast corner of said LOT 6; thence west +/- 134 feet to a point along the west line of said LOT 6 being +/- 24 feet north of the southwest corner of said LOT 6; thence south along the west line of said LOT 6 to a point being the southeast corner of LOT 26 BLOCK 16 of OLYMPIC HEIGHTS, PB 10-

2; thence west to a point being the southwest corner of said LOT 26; thence west +/- 30 feet to a point being along the centerline of SW 92 AVENUE; thence north along the centerline of SW 92 AVENUE +/- 170 feet to a point also being the centerline of SW 39 STREET; thence west +/- 1318 feet along the centerline of SW 39 STREET to a point being along the centerline of SW 94 AVENUE; thence south +/- 130 feet along the centerline of SW 94 AVENUE to a point; thence west +/- 25 feet to a point being along the east line of LOT 4 BLOCK 3 of BREEZY ACRES, PB 47-93 and north +/- 20 feet from the southeast corner of said LOT 4; thence west +/- 602 feet to a point being along the west line of LOT 1 BLOCK 3 of BREEZY ACRES, PB 47-93 and north +/- 20 feet from the southwest corner of said LOT 1; thence southwesterly +/- 60 feet to a point being along the east line of LOT 4 BLOCK 4 of BREEZY ACRES, PB 47-93 and north +/- 19 feet from the southeast corner of said LOT 4; thence west +/- 360 feet to a point being +/- 19 feet north of the northwest corner of LOT 9 BLOCK 4 of BREEZY ACRES, PB 47-93; thence north +/- 139 feet to a point being along the centerline of SW 39 STREET; thence west +/- 258 feet along the centerline of SW 39 STREET to a point being along the west line of Section 16, Township 54, Range 40; thence north +/- 333 feet along the west line of Section 16 Township 54, Range 40 to a point; thence west +/- 40 feet to a point being the southeast corner of LOT 8 BLOCK 1 of LANTERN MANOR, PB 87-16; thence west along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2 & 1 BLOCK 1 of LANTERN MANOR, PB 87-16 to a point being the southwest corner of said LOT 1; thence south along the east line of TRACT A of VILLAS OF BONANZA, PB 102-78 to a point being the southeast corner of said TRACT A; thence west along the south lines of said TRACT A and LOT 7 BLOCK 1 of VILLAS OF BONANZA, PB 102-78 to a point being the southwest corner of said LOT 7; thence west +/- 28 feet to a point being along the centerline of SW 99 AVENUE; thence north +/- 16 feet along the centerline of SW 99 AVENUE to a point; thence west +/- 28 feet to a point being the southeast corner of LOT 3 BLOCK 1 of ELIETTE SUB, PB 113-14; thence west along the south lines of LOTS 3, 2, 1 of BLOCK 1 of ELIETTE SUB, PB 113-14 to a point being the southwest corner of said LOT 1; thence west +/- 26 feet to a point being along the centerline of SW 99 COURT; thence south +/- 385 feet along the centerline of SW 99 COURT to a point; thence west to a point being the northeast corner of LOT 24 BLOCK 10 of RICH HEIGHTS, PB 53-57; thence west along the north lines of LOTS 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14 & 13 BLOCK 10 of RICH HEIGHTS, PB 53-57 to a point being the northwest corner of said LOT 13; thence west +/- 30 feet to a point being along the west line of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 17 Township 54 Range 40; thence north to a point being the northeast corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 17 Township 54 Range 40; thence west to a point being the southeast corner of LOT 7 BLOCK 1 of 701 SUBDIVISION PB 90 PG 9; thence west along the south lines of LOTS 7, 6, 5, 4, 3, 2 & 1 of BLOCK 1 of 701 SUBDIVISION PB 90 PG 9 to a point being the southwest corner of said LOT 1; thence west +/- 25 feet to a point being along the centerline of SW 103 AVENUE; thence south +/- 265 feet along the centerline of SW 103 AVENUE to a point; thence west to a point being the northeast corner of LOT 4 BLOCK 1 of RAGE GARDENS, PB 87-47; thence west along the north lines of LOTS 4, 3, 2 & 1 of BLOCK 1 of RAGE GARDENS PB 87 PG 47 to a point being the northwest corner of said LOT 1; thence west +/- 25 feet to a point being along the centerline of SW 104 AVENUE; thence north +/- 34 feet along the centerline of SW 104 AVENUE to a point; thence west to the southeast corner of LOT 1 BLOCK 1 of PARKWEST ESTATES, PB 87-92; thence west to the southwest corner of said LOT 1; thence south +/- 161 feet to a point; thence west +/- 55 feet to the southeast corner of LOT 11 BLOCK 24 of LEE MANOR SIXTH ADDITION, PB 65-134; thence west to a point being the southwest corner of said LOT 11; thence west +/-

157 feet to a point being +/- 7 feet east of the east line of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 17 Township 54 Range 40; thence north to the southeast corner of LOT 11 BLOCK 2 of PARKWEST ESTATES FIRST ADDITION, PB 104-46; thence west along the south lines of LOTS 11, 10, 9, 6, 5 & 1 of PARKWEST ESTATES FIRST ADDITION, PB 104-46 to a point being the southwest corner of said LOT 1; thence west +/- 44 feet to a point being along the east line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence south +/- 186 feet along the east line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40 to a point; thence west to a point being the southeast corner of TRACT A of CHATEAUBLEU VILLAS SUB., PB 109-90; thence west to a point being the southwest corner of said TRACT A; thence west +/- 23 feet to a point being along the west line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence north +/- 129 feet along the west line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18, Township 54, Range 40 to a point; thence west to a point being the northeast corner of TRACT A of FRYD CENTER, PB 89-77; thence west to the northeast corner of said TRACT A; thence south +/- 71 feet to a point being along the line of said TRACT A; thence west +/- 324 feet to a point being along the west line of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40; thence north +/- 68 feet to a point being along the west line of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40; thence west to a point being the southeast corner of LOT 6 BLOCK 2 of ADRIAGUADO SUBDIVISION, PB 113-68; thence west along the south lines of LOTS 6, 5, 4, 3, 2 & 1 of BLOCK 2 of ADRIAGUADO SUBDIVISION, PB 113-68 to a point being the southwest corner of said LOT 1; thence west +/- 26 feet to a point being along the west line of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40; thence south +/- 80 feet to a point being along the west line of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence west to a point being the southeast corner of LOT 12 BLOCK 2 of CONCORD ESTATES 1ST ADDITION, PB 114-50; thence west along the south lines of LOTS 12, 11, 10 & 9 BLOCK 2 of CONCORD ESTATES 1ST ADDITION, PB 114-50 to a point being the southwest corner of said LOT 9; thence north along the east lines of LOTS 2 and 1 BLOCK 1 of RAGE SUBDIVISION, PB 85-74 to a point being the northeast corner of said LOT 1; thence north to a point being the northeast corner of the west 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence north +/- 23ft to a point being the northeast corner of the west 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence west to a point being the northwest corner of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18, Township 54, Range 40; thence north +/- 396 feet along the west line of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40 to a point; thence west to a point being the southeast corner of TRACT B of LOS PASEOS, PB 110-76; thence west along the south lines of TRACTS B and C of LOS PASEOS, PB 110-76 to a point being the southwest corner of said TRACT C; thence west +/- 32 feet to a point being along the west line of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 18, Township 54, Range 40; thence south +/- 20 feet along the west line of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 18 Township 54 Range 40 to a point; thence west to a point being the northeast corner of TRACT A of WEST BIRD CENTER, PB 105-85; thence west to the northwest corner of said TRACT A; thence west to the northwest corner of TRACT A of WEST BIRD BUILDING PB, 125-50; thence west +/- 122 feet to a point being +/- 49 feet east of the west line of Section 18, Township 54, Range 40; thence south +/- 1030 feet to a point being along the south line of Section 18, Township 54, Range 40 also being +/- 46 feet east of the southwest corner of said Section; thence east to a point being the southeast corner of Section 18, Township 54, Range 40; thence east to a point being the northeast corner of the

west 1/2 of Section 20, Township 54, Range 40; thence south +/- 183 feet to a point being along the centerline of SW 102 AVENUE; thence east to a point being the southwest corner of LOT 8 BLOCK 2 of TROPICAL ESTATES, PB 50-98; thence east along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2 & 1 of BLOCK 2 of TROPICAL ESTATES, PB 50-98 to the southeast corner of said LOT 1; thence east to a point being the southwest corner of LOT 8 BLOCK 1 of TROPICAL ESTATES, PB 50-98; thence east along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2 & 1 of BLOCK 1 of TROPICAL ESTATES, PB 50-98 to the southeast corner of said LOT 1; thence east +/- 30 feet to a point being along the west line of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 20, Township 54, Range 40; thence south +/- 156 feet to a point being along the centerline of SW 40 TERRACE; thence east along the centerline of SW 40 TERRACE to a point +/- 140ft being the northeast corner of BIRD ROAD FARM TR.1.; thence east along the centerline of SW 40 TERRACE the east line of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 20, Township 54, Range 40; thence south to a point being +/- 34 feet west of the southwest corner of LOT 4 BLOCK 3 EL DORADO PLAINS, PB 44-100; thence east to the southwest corner of said LOT 4; thence east along the south line of said LOT 4 to a point being the southeast corner of said LOT 4; thence east +/- 25 feet to a point being along the centerline of SW 96 AVENUE; thence north +/- 100 feet along the centerline of SW 96 AVENUE to a point; thence east to a point being the northwest corner of LOT 3 BLOCK 1 of EL DORADO PLAINS FIRST ADDITION, PB 133-14; thence east along the north lines of LOTS 3, 2 & 1 of BLOCK 1 of EL DORADO PLAINS FIRST ADDITION, PB 133-14 to the northeast corner of said LOT 1; thence east to the northwest corner of LOT 4 BLOCK 1 of EL DORADO PLAINS, PB 44-100; thence east along the north line of said LOT 4 to a point being the northeast corner of said LOT 4; thence east +/- 25 feet to a point being along west line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 21, Township 54, Range 40; thence south +/- 23 feet to a point being along the centerline of SW 40 TERRACE; thence east along the centerline of SW 40 TERRACE to a point being the intersection of the centerlines of SW 40 TERRACE and SW 92 AVENUE; thence east along the centerline of SW 40 TERRACE to a point being along the centerline of SW 89 AVENUE; thence south along the centerline of SW 40 TERRACE to a point being +/- 26 feet west of the northwest corner of LOT 1 BLOCK 6 of LAKEVIEW MANORS, PB 61-14; thence east to a point being the northwest corner of said LOT 1; thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6 & 7 of LAKEVIEW MANORS, PB 61-14 to a point being the northeast corner of said LOT 7; thence east to a point being the northwest corner of LOT 1 BLOCK 11 of TROPICAL HIGHLANDS SECOND ADDITION, PB 58-88; thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6 & 7 of BLOCK 11 of TROPICAL HIGHLANDS SECOND ADDITION, PB 58-88 to a point being the northeast corner of said LOT 7; thence east +/- 54 feet to a point being along west line of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 54, Range 40; thence south +/- 247 feet along the west line of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22 Township 54 Range 40 to a point; thence east to a point being the southwest corner of LOT 3, BLOCK 2 of TROPICAL HIGHLANDS, PB 56-47; thence east along the north lines of LOTS 3, 2, 1 BLOCK 2 of TROPICAL HIGHLANDS, PB 56-47 to a point being the northeast corner of said LOT 1; thence east to a point being the northwest corner of LOT 3 BLOCK 1 of TROPICAL HIGHLANDS, PB 56-47; thence east along the north lines of LOTS 3, 2 & 1 BLOCK 1 of TROPICAL HIGHLANDS, PB 56-47 to a point being the northeast corner of said LOT 1; thence north +/- 283 feet along the east line of TRACT 2 W H KNIGHTS SUB REV., PB 34 14 to a point; thence east along a line parallel to the centerline of SW 40 TERRACE to a point being along the west line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22, Township 54, Range 40; thence south +/- 317 feet along the west line of the NW 1/4 of the

NE 1/4 of the NW 1/4 of Section 22 Township 54 Range 40 to a point; thence east +/- 687 feet to a point being along the east line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22, Township 54, Range 40; thence north along the east line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22, Township 54, Range 40 to a point being +/- 23 feet west of the northwest corner of LOT 1 BLOCK 1 of GOTTLIEB SUB., PB 64-34; thence east to a point being the northwest corner of said LOT 1; thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6 , 7 & 8 of BLOCK 1 of GOTTLIEB SUB, PB 64-34 to a point being the northeast corner of said LOT 8; thence east +/- 41 feet to a point being along the west line of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 22, Township 54, Range 40; thence north +/- 125 feet along the west line of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 22, Township 54, Range 40 to a point; thence east to a point being the Southeast corner of TRACT A of HESS-BIRD ROAD, PB 156-96; thence southeasterly to a point being the southeast corner of said TRACT A; thence north to a point being the Northeast corner of said TRACT A; thence north +/- 50 feet to a point being along the south line of Section 15, Township 54, Range 40; thence east along the South line of Section 15, Township 54, Range 40 to the POINT OF BEGINNING, LESS; Lots 2 & 3, less the South 25' for right-of-way, Block 16, OLIMPIA HEIGHTS, PB 10-2.

LOCATION: Lying on both sides of SW 40 Street between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

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 and to the recommendation of the **Developmental Impact Committee**, it is the opinion of this Board that the requested district boundary change to Bird Road Corridor Urban Area District (BRCUAD) would be consistent with the COMPREHENSIVE DEVELOPMENT MASTER PLAN and 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 approve the application, including an amendment granting that all previously approved variances, special exceptions, new uses, special permits or unusual uses within the Bird Road Urban Area District are still valid and, whether or not such approvals have been utilized, shall be continued, and an amendment to exclude the properties identified by Miami-Dade County Folios 30-4021-040-0010, 30-4021-040-0020, 30-4021-040-0030, 30-4016-002-2830, 30-4017-000-0180, 30-4017-000-0172, 30-4015-031-0010, and 30-4015-000-0480 from the district boundary change, was offered by Commissioner Javier D. Souto, seconded by Commissioner Audrey M. Edmonson, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	aye
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Sen. Javier D. Souto	aye
Audrey M. Edmonson	aye	Xavier L. Suarez	absent
Sally A. Heyman	aye	Juan C. Zapata	aye

Rebecca Sosa aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the requested district boundary change to Bird Road Corridor Urban Area District (BRCUAD) be and the same is hereby approved.

BE IT FURTHER RESOLVED, that all previously approved variances, special exceptions, new uses, special permits or unusual uses within the Bird Road Urban Area District are still valid and, whether or not such approvals have been utilized shall be continued.

BE IT FURTHER RESOLVED, that the properties identified by Miami-Dade County Folios 30-4021-040-0010, 30-4021-040-0020, 30-4021-040-0030, 30-4016-002-2830, 30-4017-000-0180, 30-4017-000-0172, 30-4015-031-0010, and 30-4015-000-0480 be and the same are hereby excluded from the district boundary change.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request 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 notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 11th day of September, 2014, 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. 14-7-CC-1
rd

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

By CHRISTOPHER AGRIPPA
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 24TH DAY OF SEPTEMBER, 2014.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources 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-14-14 adopted by said Board of County Commissioners at its meeting held on the 11th day of September, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 24th day of September 2014.

Rosa Davis, Deputy Clerk (218345)
Miami-Dade County Department of Regulatory and Economic Resources

SEAL

COUNTY COMMISSIONERS
MIAMI-DADE COUNTY FLORIDA

Exhibit A

Properties to be excluded from the Bird Road Corridor Urban Area District

(Process # Z13-092)

Folio Number	Address
30-4021-040-0010	8700 SW 40 Street
30-4021-040-0020	8710 Bird Road
30-4021-040-0030	8740 Bird Road
30-4016-002-2830	9145 SW 40 Street
30-4017-000-0180	10695 SW 40 Street
30-4017-000-0172	10591 SW 40 Street
30-4015-031-0010	7855 SW 40 Street
30-4015-000-0480	7845 Bird Road

Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

October 6, 2014

Miami-Dade County
Department of Regulatory & Economic Resources
Nathan Kogon
111 NW 1st Street, 11th Floor
Miami, FL 33128

Re: Hearing No. 14-7-CC-1 (13-092)
Location: Bird Road, SW 40 Street between the Palmetto Expressway and the Florida Turnpike Homestead Extension, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is a corrected copy of Resolution No. Z-14-14 which was adopted by the Board of County Commissioners on **September 11, 2014**. Page 1 of the resolution was corrected to address a scrivener's error related to the applicant's name.

Please discard the original resolution and replace with the attached, as the resolution has been revised to reflect the above –mentioned correction.

Sincerely,

Rosa Davis,
Deputy Clerk

Enclosure

Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

September 24, 2014

Miami-Dade County
Department of Regulatory & Economic Resources
Nathan Kogon
111 NW 1st Street, 11th Floor
Miami, FL 33128

Re: Hearing No. 14-7-CC-1
Location: Bird Road, SW 40 Street between the Palmetto Expressway and the Florida Turnpike Homestead Extension, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. Z-14-14, adopted by the Board of County Commissioners, which **approved your request for a district boundary change to Bird Road Corridor Urban Area District (BRCUAD)** on the above noted location. Please note the conditions under which said approval was granted, since failure to comply with stipulated conditions, if any, will result in the issuance of civil violation notices requiring payment of daily fines.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **September 24, 2014**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R.A. Cuevas, Jr.,
County Attorney
111 N.W. 1st Street, Suite 2811
Miami, Florida 33128-1993

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

Sincerely,

Deputy Clerk

Enclosure