



Miami-Dade County
Department of Planning and Zoning

Hearing History

Hearing #: Z2014000087

STR: 14-55-39

Aplicant: AB AT HIDDEN LAKES LTD (LLLP)

YEAR	APPLICANT	REQUEST	RESOLUTION	BOARD	DECISION
1981	Robert Rudnick, Tr.,	D.B.C. GU to IU-C.	Z1381	BCC	APPROVED WITH CONDITION(S)
1998	Hidden Lake Group	(1) S.E. to permit site plan approval for a warehouse, office, hotel & restaurant devel. (2) U.U. to permit a lake fill and a lake excavation (3) U.U. to permit outdoor dining in conj. with a proposed restaurant.	CZAB11998	C11	APPROVED WITH CONDITION(S)
2007	AB AT HIDDEN LAKE, LTD. (LLLP)	DBC From IU-C to BU-1A /Mod of cond of reso.	CZAB114007	C11	APPROVED WITH CONDITION(S)
2011	AB AT HIDDEN LAKE, LTD. LLLP	1) DEI of cond of reso.	CZAB11711	C11	APPROVED WITH CONDITION(S)

RESOLUTION NO. CZAB11-7-11

WHEREAS, AB AT HIDDEN LAKE, LTD. LLLP applied for the following:

- (1) DELETION of Condition #2 of Resolution CZAB11-9-98, last modified by Resolution CZAB11-40-07, both passed and adopted by Zoning Appeals Board, reading as follows:

“2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled “HIDDEN LAKE RETAIL/OFFICE PARK,” as prepared by Sotolongo Salman Henderson Architects, LLC, stamped dated April 27, 2007, consisting of 16 sheets.”

- (2) DELETION of Paragraph 1 of a Declaration of Restrictions, recorded in Official Record Book 26030, pages 3287 through 3293, reading as follows:

“1). Site Plan

The property shall be developed substantially in accordance with that approved with this declaration entitled “Hidden Lake Retail/Office Park” as prepared by Sotolongo, Salman, Henderson Architects, LLC, dated stamped received 7-26-07 as to sheets SP1 thru SP3 and LA1 and the remaining plans dated stamped received 4-27-07, for a total of 16 sheets.

The purpose of the above requests is to permit the applicant to develop the platted lots as permitted by the Zoning Code and the conditions of previous resolutions.

The plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 – 7 and Tract A, BATTAH LAKE OFFICE PARK, Plat book 159 Page 47.

LOCATION: Lying west of S.W. 127 Avenue & between S.W. 128 & S.W. 132 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, 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 it is the opinion of this Board that the requested DELETIONS of Condition #2 of Resolution CZAB11-9-98, last modified by Resolution CZAB11-40-07, both passed and adopted by Zoning Appeals Board (Item #1) and of Paragraph 1 of a Declaration of Restrictions, recorded in Official Record Book 26030, pages 3287 through 3293 (Item #2) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve Items #1 and #2 was offered by Miguel A. Diaz, seconded by Beatrice Suarez, and upon a poll of the members present, the vote was as follows:

Patricia G. Davis	aye	Miguel A. Diaz	aye
Joseph E. Delaney	aye	Beatrice Suarez	aye
		Lleana R. Vazquez	aye
		Jeffery Wander	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the requested DELETIONS of Condition #2 of Resolution CZAB11-9-98, last modified by Resolution CZAB11-40-07, both passed and adopted by Zoning Appeals Board (Item #1) and of Paragraph 1 of a Declaration of Restrictions, recorded in Official Record Book 26030, pages 3287 through 3293 (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That all the conditions of Resolution No. CZAB11-9-98, and Resolution No. CZAB11-40-07 and the paragraphs of the Declaration of Restrictions recorded in ORB 26030, Pages 3287 through 3293, remain in full force and effect except as herein modified.
2. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.

3. That the applicant removes the illegally stored trucks and plant pots from the property as well as the real estate signs on the property without proper permits.
4. That a revised Declaration of Restrictions be submitted to the Department of Planning and Zoning within 30 days after final hearing approval of this application unless a time extension is granted by the Director for good cause shown.
5. That this resolution will not be transmitted to the Clerk of the Commission until the required Declaration of Restrictions is submitted in final recordable form accepted to the Department.

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

PASSED AND ADOPTED this 6th day of September, 2011.

Hearing No. 11-7-CZ11-1

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THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH DAY OF SEPTEMBER, 2011.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I Earl Jones, 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 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-7-11 adopted by said Community Zoning Appeals Board at its meeting held on the 6th day of September, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of September, 2011.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB11-40-07

WHEREAS, AB AT HIDDEN LAKE LTD. (L.L.P.) applied for the following:

- (1) IU-C to BU-1A

REQUEST #1 ON PARCEL "B"

- (2) MODIFICATION of Condition #2 of Resolution CZAB11-9-98, passed and adopted by the Community Zoning Appeals Board #11, only as applied to Parcels "A" and "C", reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Hidden Lake Office Center,' as prepared by Miguel Diaz-Perna, dated revised October 5, 1997 on sheets 1 through 4 and 7, dated revised 8-15-97 on sheets 5 and 6, and plans entitled 'Study Section Thru Lake,' as prepared by Jose A. Casas, Engineer, dated 7/1/96, except as modified herein to provide a berm between the parking areas and the perimeter of the site adjacent to the rights-of-way."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Hidden Lake Retail/Office Park,' as prepared by Sotolongo, Salman, Henderson, Architects, L.L.C., dated stamped received 7/26/07 as to sheets SP1 thru SP3 and LA1, and the remaining plans dated stamped received 4/27/07, and consisting of 16 sheets."

The purpose of request #2 is to allow the applicant to submit a revised site plan showing an office and warehouse development in lieu of a previously approved office, warehouse, hotel and restaurant development.

REQUESTS #2 ON PARCELS "A" AND "C"

Upon demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: Lots 1-7, Block 1, BATAH LAKE OFFICE PARK, Plat book 159, Page 47.

LOCATION: Lying west of S.W. 127 Avenue, between S.W. 128 Street and S.W. 132 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals

Board 11 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.) Site Plan

The Property shall be developed substantially in accordance with that plan submitted with the declaration entitled "Hidden Lake Retail/Office Park," as prepared by Sotolongo, Salman, Henderson, Architects, LLC. dated stamped received 7-26-07 as to sheets SP1 thru SP3 and LA1, and the remaining plans dated stamped received 4-27-07, for a total of 16 sheets.

2.) Use Restrictions

A.) Industrial Parcels: Notwithstanding the approval of the Application, and subject to all applicable Code requirements, the Owner agrees not to develop any of the following uses on the Industrial Parcel:

- Adult entertainment uses; as defined in Section 33.259.1 of the Code of Miami-Dade County
- Aircraft hangers and repair shops, aircraft assembling and manufacturing.
- Armories, arsenals
- Auto painting, top and body work
- Automotive repairs
- Blacksmith, gas steam fitting shops
- Boat or yacht repairing or overhauling, or boat building
- Boat slips used for the tying up of boats for the purpose of overhauling or repairing
- Bottling plants
- Brewery
- Canning factories
- Commercial chicken hatcheries
- Contractors' yards
- Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt
- Dry cleaning and dyeing plants
- Electric substation
- Engine sales and service, gas, oil, steam, etc.
- Fertilizer storage
- Grinding shops
- Insecticide, mixing, packaging and storage
- Livery stables, for riding clubs, or a stable for sheltering horses
- Lumberyards
- Passenger and freight – s tations and terminals
- Religious facilities
- Ship chandlers
- Shipyards and dry docks
- Steel fabrication
- Telephone service unit yards

- Vulcanizing
- Wood and coal yards

3.) **Lighting Restrictions**

The Owner agrees that the light standards that will be installed and maintained in connection with the operation of the improvements on the Property shall be designed and operated so as to prevent lighting spillage onto the residential areas located west and south of the Property. Moreover, only security lighting may stay on after closing hours.

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 requested district boundary change to BU-1A on Parcel "B" (Item #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 that the requested modification of Condition #2 of Resolution CZAB11-9-98, passed and adopted by the Community Zoning Appeals Board #11, only as applied to Parcels "A" and "C" (Item #2) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, and to approve Items #1 & 2, was offered by Jeffrey Wander, seconded by Jay Reichbaum, and upon a poll of the members present, the vote was as follows:

Miguel Cervera	aye	Beatriz Suarez	nay
Patricia G. Davis	aye	Ileana R. Vazquez	aye
Jay Reichbaum	aye	Jeffrey Wander	aye
	Domingo Castillo	aye	

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 11, that the requested district boundary change to BU-1A on Parcel "B" (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the requested modification of Condition #2 of Resolution CZAB11-9-98, passed and adopted by the Community Zoning Appeals Board #11, only as applied to Parcels "A" and "C" (Item #2) be and the same are hereby approved subject to the following conditions:

1. That the applicant plant only native trees on the subject site as defined by Chapter 18A of the Miami-Dade Code.
2. That the applicant provide lighting along the pedestrian sidewalk to the extent permissible by law.
3. That the applicant provide a 3' high landscape berm along the south property line to the extent permissible by law.
4. That the applicant install and maintain 10' X 15' gazebos with picnic tables at each of the two peninsulas to the extent permissible by law.
5. That the applicant fund and install a traffic signal at the intersection of SW 128 Street and SW 127 Avenue upon approval of an impact fee credit exchange.
6. That the applicant agree not to fill any portion of the lake for at least a 5-year period of time.

BE IT FURTHER RESOLVED, Condition #2 of Resolution CZAB11-9-98, passed and adopted by the Community Zoning Appeals Board #11, as herein modified and only as applied to Parcels "A" and "C" (Item #2), shall read as follows:

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Hidden Lake Retail/Office Park,' as prepared by Sotolongo, Salman, Henderson, Architects, L.L.C., dated stamped received 7/26/07 as to sheets SP1 thru SP3 and LA1, and the remaining plans dated stamped received 4/27/07, and consisting of 16 sheets.

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 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 2nd day of October, 2007.

Hearing No. 07-7-CZ11-2
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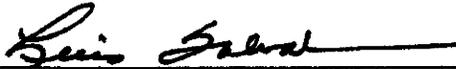
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH DAY OF OCTOBER, 2007.

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 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-40-07 adopted by said Community Zoning Appeals Board at its meeting held on the 2nd day of October 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of October 2007.



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



RESOLUTION NO. CZAB11-9-98

WHEREAS, HIDDEN LAKE GROUP, INC. had applied for the following:

- (1) **SPECIAL EXCEPTION** to permit site plan approval for a warehouse, office, hotel & restaurant development.
- (2) **UNUSUAL USE** to permit a lake fill and a lake excavation with the following lake slopes:

Begin at top of slope; at an elevation of +1' flood criteria, thence slopes to a grade of 4' horizontal to 1' vertical to a 5' shelf; thence drop to a grade 1' horizontal to 1' vertical to bottom of the lake.

- (3) **UNUSUAL USE** to permit outdoor dining in conjunction with a proposed restaurant.

A plan is on file and may be examined in the Zoning Department entitled "Hidden Lake Office Center," as prepared by Miguel Diaz-Perna, dated revised 10-5-97, Pages 1-4 & 7 and dated revised 8-15-97 on Sheets 5 & 6 and plans entitled "Study Section thru Lake," as prepared by Jose A. Casas, Engineer, dated 7/1/96. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the east 35 acres of the north ½ of the SE ¼ of Section 14, Township 55 South, Range 39 East, being more particularly described as follows:

Begin at the Southeast corner of the NE ¼ of the SE ¼ of said Section 14; thence N2°5'21"W, along the east line of the SE ¼ of said Section 14 for 1,363.76'; thence S87°31'24"W along the north line of the SE ¼ of said Section 14 for 1,118.96'; thence S2°5'21"E along a line parallel with the east line of the SE ¼ of said Section 14 for 651.38'; thence N87°54'39"E for 210.93'; thence S2°5'21"E along a line parallel with the east line of the SE ¼ of said Section 14 for 404'; thence N87°38'49"E for 280'; thence S2°21'11"E for 305'; thence N87°38'49"E along the south line of the north ½ of the SE ¼ of said Section 14 for 626.61' to the Point of beginning.

LOCATION: West of S.W. 127 Avenue, between S.W. 128 Street and S.W. 132 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, 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

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the requested special exception (Item #1) and unusual uses (Items # 2 & 3) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, 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, a motion to approve the application was offered by Gwen E. Calloway, seconded by Hector M. Varela, and upon a poll of the members present the vote was as follows:

Gwen E. Calloway	aye	Carlos Plantada	absent
Dorothy J. Cissel	aye	Hector M. Varela	aye
Roberto Curbelo, Jr	aye	Manuel G. Vera	absent
	Juan C. Zapata	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hidden Lake Office Center," as prepared by Miguel Diaz-Perna, dated revised October 5, 1997 on sheets 1 through 4 and 7, dated revised 8-15-97 on sheets 5 and 6, and plans entitled "Study Section Thru Lake," as prepared by Jose A. Casas, Engineer, dated 7/1/96, except as modified herein to provide a berm between the parking areas and the perimeter of the site adjacent to the rights-of-way.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled "Study Section Thru Lake," as prepared by Jose A. Casas, Engineer, dated 7/1/96.
7. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at one-fourth, one-half, three-fourths and final completion of the excavation or at six month intervals, whichever is of a lesser duration, or upon request of the Director or the Director of Environmental Resources Management.
8. That the property shall be staked to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
9. That the property shall be suitably posted to meet with the approval of the Director and the Director of Environmental Resources Management; said posting shall denote the lake excavation operation and warn the public concerning possible hazards, prior to commencement of the excavation.
10. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director and the Director of Environmental Resources Management.
11. That if in the opinion of the Director the excavation is hazardous to the surrounding area, the hazardous area shall be fenced in, or otherwise protected, by the applicant as directed by the Director.
12. No material shall be removed from the premises and all excavated material shall be used to improve the property described in the application.
13. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
14. That the hours of the lake excavation operation shall be controlled by the Director, except that the applicant shall be permitted to operate between the hours of sunrise and sunset.

15. That the time for the completion of the project including the lake excavation, grading, etc., shall be determined by the Director and the work shall be carried on continuously and expeditiously so that the same will be completed within the allocated time.
16. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
17. That in order to insure compliance with all terms and conditions imposed, a cash or surety bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc. The bond amount shall be based on the volume of cut required to create the approved slope configuration.
18. Once the excavation permit has been issued, the title of the property in question shall not be transferred without the approval of the Director unless the excavation of the subject property has been completed and/or unless the bond has been released.
19. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
20. That no fill be permitted within the adjacent rights-of-way.
21. That a cross access agreement be submitted to and meet with the approval of the Director prior to final plat approval.
22. That the applicant comply with all the conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.
23. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their Memorandum pertaining to this application.

Additionally, where applicable, the following criteria shall be implemented in the development of drainage plans and shall be included as conditions in the development order:

24. The minimum width of dry detention swales shall be twenty five (25) feet.
25. The minimum width of conveyance swales shall be ten (10) feet.
26. The location of either conveyance or detention swales immediately adjacent to property lines, which have a potential of flooding adjacent properties shall be avoided.

27. Detention swales should be distributed within the project site rather than in one unit which may force long conveyance swales or pipes.
28. The minimum pavement longitudinal slope should be 0.4%. The minimum cross slope should be 1%. Long cross slopes in one direction which create large accumulation of runoff must be avoided.
29. Infiltrometer tests and supporting drainage calculations will be required for all projects proposing dry detention and/or retention of the first ½ inch in green areas. Seepage tests and calculations will be required for proposing on-site retention.

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 Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of March, 1998.

Hearing No. 98-1-CZ-11-1
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THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 17th DAY OF March, 1998.

RESOLUTION NO. Z-13-81

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Barbara M. Carey, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Harvey Ruvin	absent
Clara Oesterle	aye	Barry D. Schreiber	aye
William G. Oliver	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Stephen P. Clark	absent
James F. Redford, Jr.	aye		

WHEREAS, Robert Rudnick, Tr., had applied for the following:

A district boundary change from GU (Interim) to IU-C (Industry-Controlled);

SUBJECT PROPERTY: The east 1,119' of the NE 1/4 of the SE 1/4 of Section 14, Township 55 South, Range 39 East.

LOCATION: West of S.W. 127 Avenue between S.W. 128 Street and S.W. 132 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions, and

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to IU-1 be and the same is hereby approved and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of January, 1981.

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