

RESOLUTION NO. CZAB12-11-15

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

The applicant is requesting to apply the Bird Road Design and Industrial Overlay District to the subject properties.

SUBJECT PROPERTY: A portion of Section 23, Township 54 South, Range 40 East, more particularly described as follows: Beginning at a Point being the intersection of SW 40th Street and SW 74th Avenue, also being the NW corner of the NW ¼ of the NE ¼ of the NW ¼ of Section 23, Township 54, range 40; thence South the centerline of SW 74th Avenue to a point being +/- 32' East of the SE corner of Lot 3, Tract 1 of PRIMA INDUSTRIAL PARK, PB 133-8; thence Southeasterly along the centerline of NW 74th Avenue to a point on the centerline of the SEABOARD AIR LINE RAILROAD; thence Southwesterly along the centerline of the SEABOARD AIR LINE RAILROAD to a point being along the West line of the SW ¼ of the SE ¼ of the NW ¼ of Section 23, Township 54, Range 40; thence South to a point being the North line of GATEWAY SUBDIVISION SECTION 1, PB 129-46; thence East to a point being the Southeast corner of Lot 3, Tract 1 of Weston Warehouses, pb 122-72; thence North along the West line of the FLORIDA EAST COAST RAILWAY MIAMI BELT LINE to a point along the North line of Section 23, Township 54, Range 40, also being the centerline of SW 40th Street; thence West to the Point of Beginning.

LOCATION: Lying generally North of SW 48 Street, East of SW 74 Avenue, West of SW 70 Avenue & South of SW 40 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 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 and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the request to apply the Bird Road Design and Industrial Overlay District to the subject property 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 request to apply the Bird Road Design and Industrial Overlay District to the subject property, excluding Folio #30-4023-000-0333, was offered by Alberto Santana, seconded by Elliot N. Zack, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	nay	Alberto Santana	aye
Javier Gonzalez-Abreu	aye	Angela Vazquez	absent
Matthew Larsh	absent	Elliot N. Zack	aye
	Jose I. Valdes	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the request to apply the Bird Road Design and Industrial Overlay District to the subject property be and the same is hereby approved.

BE IT FURTHER RESOLVED that the property identified by Miami-Dade County Folio #30-4023-000-0333 be and the same is hereby excluded from the Bird Road Design and Industrial Overlay District.

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.

PASSED AND ADOPTED this 14th day of April, 2015.

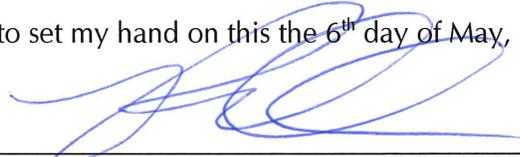
Hearing No. 15-4-CZ12-3
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

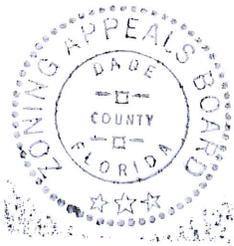
I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-11-15 adopted by said Community Zoning Appeals Board at its meeting held on the 14th day of April, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of May, 2015.



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

SEAL





Department of Regulatory and Economic Resources
Development Services Divisor
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May 6, 2015

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

Re: Hearing No. 15-4-CZ12-3 (14-116)
Location: Lying Generally North of SW 48 Street, East of SW 74 Avenue, West of SW 70 Avenue & South of SW 40 Street (Bird Road), Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB12-11-15, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which approved your request to apply the Bird Road Design and Industrial Overlay District 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 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 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.

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 **April 20, 2014**. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosa Davis", written over a blue circular stamp.

Rosa Davis
Deputy Clerk

Enclosure