

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

## RESOLUTION NO. Z-2-15

*WHEREAS*, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

applied for the following:

DISTRICT BOUNDARY CHANGE from RU-4L, BU-1A, BU-2, BU-3 & IU-C to Country Club Urban Area District (CCUAD).

SUBJECT PROPERTY: A portion of Section 12 and 13, Township 52 South, Range 40 East, being more particularly described as follows: Beginning at a Point being Northwest corner of Section 7-52-41 also being along the East line of Section 12-52-40; thence South 5,015 feet +/- to a point being the intersection of the East line of Section 13-52-40 and the North right-of-way line of PALMETTO FEEDER ROAD, PB 60-91; thence West along the North right-of-way line of said PALMETTO FEEDER ROAD to a point being the Southwest corner of Tract "A" of PALMETTO COMMERCE CENTER, PB 118-82; thence North to a point being the Northwest corner of said Tract "A"; thence East along the North line of said Tract "A" 973 feet +/- to a point; thence North 93 feet +/- to a point being the Southwest corner of Tract "A" of BARNETT BANK TRACT, PB 146-98; thence North to the Northwest corner of Tract "A" of NORTH LAKE COMMERCE, PB 164-36; thence East 20 feet +/- to a point along the West line of Tract "A" of PARKVIEW SUBDIVISION, PB 165-98; thence North along the West line of said Tract "A" to a point being the Northwest corner of said Tract "A"; thence North along the West line of Tract "D" of GARDENS PARK SUBDIVISION FIRST ADDITION, PB 170-45 to a point being the Northwest corner of said Tract "D"; thence Northeasterly to a point being the Northeast corner of Tract "C" of HARBOUR SUBDIVISION, PB 131-11; thence 54 feet +/- to a point being along the centerline of MIAMI GARDENS DRIVE; thence East along the centerline of said MIAMI GARDENS DRIVE to the Point of Beginning.

LOCATION: Lying generally North of State Road 826, East of theoretical extension of NW 62<sup>nd</sup> Avenue, West of NW 57 Avenue & South of NW 183 Street, 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 Country Club Urban Area District (CCUAD) 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 District Boundary Change to Country Club Urban Area District (CCUAD), excluding the following properties identified by Miami-Dade County Folios 30-2012-047-0001, 30-2013-030-0010, 30-2013-020-0010, 30-2013-029-0010, 30-2013-001-0161, 30-2013-016-0001, 30-2013-009-0012, 30-2013-010-0001, 30-2013-018-0001, 30-2013-023-0001, 30-2013-001-0020, and 32-2013-000-0020 from the district boundary change, was offered by Commissioner Jose "Pepe" Diaz, 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	absent
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Daniella Levine Cava	aye	Rebecca Sosa	absent
Jose "Pepe" Diaz	aye	Sen. Javier D. Souto	aye
Audrey M. Edmonson	aye	Xavier L. Suarez	absent
Sally A. Heyman	absent	Juan C. Zapata	absent
	Jean Monestime	aye	

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

*BE IT FURTHER RESOLVED*, that the properties identified by Miami-Dade County Folios 30-2012-047-0001, 30-2013-030-0010, 30-2013-020-0010, 30-2013-029-0010, 30-2013-001-0161, 30-2013-016-0001, 30-2013-009-0012, 30-2013-010-0001, 30-2013-018-0001, 30-2013-023-0001, 30-2013-001-0020, and 32-2013-000-0020 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 19<sup>th</sup> day of February, 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. 15-2-CC-1  
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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 16<sup>TH</sup> DAY OF MARCH, 2015.

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-2-15 adopted by said Board of County Commissioners at its meeting held on the 19<sup>th</sup> day of February, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 16<sup>th</sup> day of March, 2015.



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

SEAL





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

March 16, 2014

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

Re: Hearing No. 15-2-CC-1 (14-139)  
Location: Lying Generally North Of State Road 826, East of Theoretical Extension of NW 62 Avenue, West of NW 57 Avenue & South of NW 183 Street, Miami, 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 Country Club Urban Area District (CCUAD)** 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 **March 16, 2015**. 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. 1<sup>st</sup> Street, Suite 2811  
Miami, Florida 33128-1993

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

Sincerely,

A handwritten signature in blue ink, appearing to be "N. Kogon", written over the word "Deputy Clerk".

Deputy Clerk

Enclosure