RESOLUTION NO. CZAB12-17-15

WHEREAS, CMG HOMES-10201, LLC applied for the following:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: The E295' of the S ½ of the SE ¼ of the SE ¼ of the SW ¼, less the N 140' thereof & less the S40' & the E 35' for the Roads in Section 17-55-40.

LOCATION: 10201 SW 136 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, it is the opinion of this Board that the requested district boundary change to EU-M 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 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	absent	Alberto Santana	aye
Javier Gonzalez-Abreu	absent	Angela Vazquez	aye
Matthew Larsh	aye	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 requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly.

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 9th day of June, 2015.

Hearing No. 15-6-CZ12-4
rd

STATE OF FLORIDA

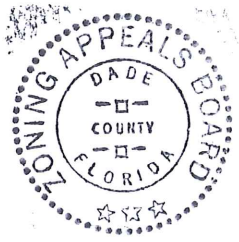
COUNTY OF MIAMI-DADE

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. CZAB12-17-15 adopted by said Community Zoning Appeals Board at its meeting held on the 9th day of June, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 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 Division
111 NW 1st Street • Suite 111C
Miami, Florida 33128-1902
T 305-375-264C
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June 25, 2015

CMG Homes-10201, LLC
c/o Juan Martinez
8559 W Flagler Street, Suite 106
Miami, FL 33144

Re: Hearing No. 15-6-CZ12-4
Location: 10201 SW 136 ST, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB12-17-15, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which approved your request for a district boundary change to EU-M 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 **June 15, 2015**. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

Rosa Davis
Deputy Clerk

Enclosure