

RESOLUTION NO. CZAB12-28-15

WHEREAS, DADE COUNTY FIREARMS applied for the following:

- (1) UNUSUAL USE to permit an indoor shooting range.
- (2) USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zone, as would be permitted in the BU-3 zone.
- (3) NON-USE VARIANCE to permit an existing building setback 19'-2" (20'-0" required) from the front (north) property line.
- (4) NON-USE VARIANCE to permit 11 parking spaces (20 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dade County Firearms Inc., as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 1, ROBERTS INDUSTRIAL SITES", PB 93-46.

LOCATION: 7004 SW 46 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, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested UNUSUAL USE to permit an indoor shooting range (Item #1) would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested UNUSUAL USE (Item #1) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, the requested USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zone, as would be permitted in the BU-3 zone (Item #2), the NON-USE VARIANCE to permit an existing building setback 19'-2" from the front (north) property line (Item #3), and the NON-USE VARIANCE to permit 11 parking spaces

(Item #4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to deny the application without prejudice (Items #1 through #4) was offered by Alberto Santana, seconded by Peggy Brodeur, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Angela Vazquez	absent
Javier Gonzalez-Abreu	aye	Elliot N. Zack	nay
Alberto Santana	aye		

Jose I. Valdes aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested UNUSUAL USE to permit an indoor shooting range (Item #1), the USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zone, as would be permitted in the BU-3 zone (Item #2), the NON-USE VARIANCE to permit an existing building setback 19'-2" from the front (north) property line (Item #3), and the NON-USE VARIANCE to permit 11 parking spaces (Item #4) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 1st day of December, 2015.

Hearing No. 15-11-CZ12-2
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THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY
COMMISSIONERS ON THE 9TH DAY OF DECEMBER, 2015.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

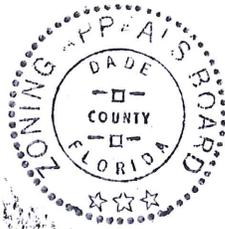
I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-28-15 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of December, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of December, 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
111 NW 1st Street • Suite 111C
Miami, Florida 33128-1902
T 305-375-264C
www.miamidade.gov/economy

December 9, 2015

DADE COUNTY FIREARMS
c/o Eduardo Diaz
2377 SW 24 Terrace
Miami, FL 33145

Re: Hearing No. 15-11-CZ12-2 (15-076)
Location: 7004 SW 46 Street, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB 12-28-15, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which denied your application (Items #1 through #4) without prejudice.

Be advised that the decision of the Board may be appealed to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. The date of transmittal is **December 9, 2015**.

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,

A handwritten signature in blue ink, appearing to be "Rosa Davis".

Rosa Davis
Deputy Clerk

Enclosure