

RESOLUTION NO. CZAB14-1-16

WHEREAS, TEAM MARTIN, INC., ET AL applied for the following:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: The South 1025' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The SE ¼ of the NW ¼ of the SE ¼, less beginning SW corner of the SE ¼ of the NW ¼ of the SE ¼, proceeding East 334.10', then North 155.56', then NW 334.79', then South 175.79' to the Point of Beginning and less the North, South, East and West 25' for roads, AND The East 150' of the South 290.4' of the West ½ of the east ½ of the SE ¼ of the SW ¼, less the South 40', AND The North 304.20' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The West ½ of the East ½ of the SE ¼ of the SW ¼, less the South 40' thereof for road purposes and also less the East 150' of the South 290.4' all in Section 14, Township 56 South, Range 39 East.

LOCATION: Lying West of SW 132 Avenue, between SW 224 Street & 232 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 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

WHEREAS, a motion to approve the application was offered by Nehemiah Davis, seconded by Curtis Lawrence, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Salvatore Rocco Devito	nay
Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye		

Gary J. Dufek nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, 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 19th day of January, 2016.

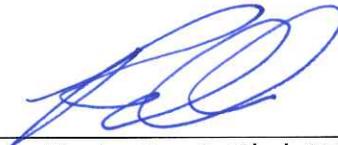
Hearing No. 16-1-CZ14-3
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STATE OF FLORIDA

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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-1-16 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of January, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of February, 2016.



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
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Miami, Florida 33128-1902
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February 10, 2016

TEAM MARTIN, INC., ET AL
c/o Javier Vazquez
1450 Brickell Avenue, Suite 1900
Miami, FL 33131

Re: Hearing No. 16-1-CZ14-3 (15-093)
Location: Lying West of SW 132 Avenue, Between SW 224 Street & SW 232 Street, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-1-16, adopted by the Miami-Dade County Community Zoning Appeals Board 14, 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 **January 25, 2016**. 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 be "Rosa Davis", written over a blue circular stamp or seal.

Rosa Davis
Deputy Clerk

Enclosure