

RESOLUTION NO. CZAB14-4-16

*WHEREAS*, AQUARIAN VENTURES, INC. applied for the following:

DISTRICT BOUNDARY CHANGE from AU to RU-1.

SUBJECT PROPERTY: Southeast  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 14, Township 56 South, Range 39 East, less the following described parcels: Beginning at the SW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 14, Township 56 South, Range 39 East; thence run Easterly along the South line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  334.10'; thence run Northerly on a line parallel with the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  155.56'; thence run  $93^{\circ}41'45''$ W 334.79' more or less to a point on the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence run Southerly along the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  175.79' to the Point of Beginning. The North 25' of the South 25', the East 25' and the West 25' of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 14, Township 56 South, Range 39 East, heretofore dedicated for roads.

LOCATION: Lying between SW 129 Avenue & SW 130 Avenue & between SW 226 Street & SW 228 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 RU-1 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 Nehemiah Davis, seconded by Salvatore Rocco Devito, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Salvatore Rocco Devito	aye
Diane Coats-Davis	nay	Curtis Lawrence	absent
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 RU-1 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 15<sup>th</sup> day of March, 2016.

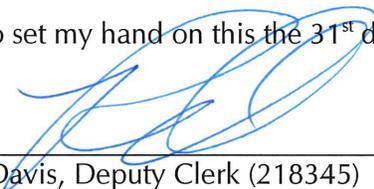
Hearing No. 16-1-CZ14-4  
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STATE OF FLORIDA

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. CZAB14-4-16 adopted by said Community Zoning Appeals Board at its meeting held on the 15<sup>th</sup> day of March, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31<sup>st</sup> day of March, 2016.



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

SEAL





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Development Services Division  
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March 31, 2016

AQUARIAN VENTURES, INC.  
c/o Javier Vazquez  
1450 Brickell Avenue, Suite 1900  
Miami, FL 33131

Re: Hearing No. 16-1-CZ14-4 (15-094)  
Location: LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, MIAMI-DADE  
COUNTY, FLORIDA.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-4-16, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which approved your request for a district boundary change to RU-1 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 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is **March 21, 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".

Rosa Davis  
Deputy Clerk

Enclosure