

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

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

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

**RESOLUTION NO. Z-3-07**

WHEREAS, **DIRECTOR OF DEPARTMENT OF PLANNING & ZONING** applied for the following:

AU, BU-1, BU-1A, BU-2, BU-3, GP, IU-1, IU-2, RU-1, RU-2, RU-3, RU-3M, RU-4, RU-4M, RU-5A to OJUD (Ojus Urban Area District)

SUBJECT PROPERTY: A portion of Sections 3, 4 and 9, Township 52 South, Range 42 East and a portion of Sections 33 and 34 Township 51 South, Range 42 East, more particularly described as follows:

BEGIN at the intersection of the SE/ly extension of the east mean high water line of the Oleta River with the west line of the Florida East Coast Railway Company right-of-way; thence N/ly along said west right-of-way line to the intersection with the centerline of N.E. 203 Street (Ives Dairy Road), said centerline being 50' north of and parallel with the south line of the NW ¼ of the SW ¼ of the aforementioned Section 34; thence W/ly along said centerline of N.E. 203 Street (Ives Dairy Road) to the intersection with the centerline of N.E. 26 Avenue, said centerline being the east line of the NE ¼ of the SE ¼ of the aforementioned Section 33; thence N/ly along the said centerline of N.E. 26 Avenue to the intersection with the E/ly extension of the north line of BETH TORAH ADATH YESHURN, Plat Book 147, Page 50; thence W/ly along the E/ly extension of said north line and along said north line to the intersection with the east line of the Oleta River, said east line also being the SW/ly line of RIVER PARC ESTATES, Plat Book 135, Page 83; thence NW/ly along said SW/ly line to the east line of Highland Oaks Park, said east line being the west line of the east ¼ of the aforementioned Section 33; thence N/ly along the said east line of Highland Oaks Park to the intersection with the north line of said Highland Oaks Park, said north line being the north line of the south ¼ of the NE ¼ of the aforementioned Section 33; thence W/ly along said north line Highland Oaks Park and the W/ly extension of said north line of Highlands Oaks Park to the intersection with the centerline of N.E. 23 Avenue, said centerline being the east line of the west ¼ of the NE ¼ of the aforementioned Section 33; thence S/ly along said centerline of N.E. 23 Avenue and the S/ly extension of the centerline of N.E. 23 Avenue to the intersection with the north line of Highland Oaks Elementary School, said north line being 35' south of and parallel with the south line of the NE ¼ of the aforementioned Section 33; thence E/ly along the said north line of Highland Oaks Elementary School for 546' ±; thence SE/ly along the NE/ly boundary of Highland Oaks Elementary School for 125' ± to the west right-of-way line of N.E. 24 Avenue; thence E/ly, perpendicular to said west right-of-way line, to the centerline of N.E. 24 Avenue, said centerline being the east line of the NW ¼ of the SE ¼ of the aforementioned Section 33; thence S/ly along said centerline of N.E. 24 Avenue and the S/ly extension of said centerline of N.E. 24 Avenue to the intersection with the centerline of

N.E. 203 Street (State Road 852) as shown on SECTION " E " COUNTRY SQUIRE ESTATES, Plat Book 105, Page 8; thence E/ly along said centerline of N.E. 203 Street (SR 852) to the intersection with the E/ly mean high water line of the Oleta River; thence S/ly along said E/ly mean high water line of the Oleta River to the POINT OF BEGINNING.

LOCATION: Lying south of theoretical N.E. 209 Street, west of the Florida East Coast Railroad and east of N.E. 23 Avenue and the Oleta River, 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 OUAD (Ojus Urban Area District) 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 approve the application was offered by Commissioner Sally A. Heyman, seconded by Commissioner Carlos A. Gimmenez, and upon a poll of the members present the vote was as follows:

Jose "P epe" Diaz	absent	Dennis C. Moss	aye
Audrey M. Edmonson	aye	Dorrin D. Rolle	aye
Carlos A. Gimmenez	aye	Natacha Seijas	aye
Sally A. Heyman	aye	Katy Sorenson	aye
Barbara J. Jordan	aye	Rebecca Sosa	aye
Joe A. Martinez	aye	Sen. Javier D. Souto	absent

Bruno A. Barreiro aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the requested district boundary change to OUAD (Ojus Urban Area District) 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 changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

**THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED** this 8<sup>th</sup> day of March, 2007, 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. 07-3-CC-1  
ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By **KAY SULLIVAN**  
Deputy Clerk

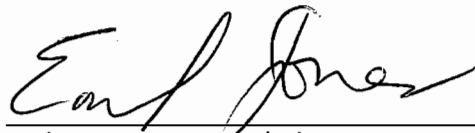
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 13<sup>TH</sup> DAY OF MARCH, 2007.

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning 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-3-07 adopted by said Board of County Commissioners at its meeting held on the 8<sup>th</sup> day of March, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 13<sup>th</sup> day of March, 2007.



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Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

**SEAL**

