

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-52-07

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

GU, AU, RU-1, RU-2, RU-3, RU-3B, RU-3M, RU-4, RU-4L, BU-1, BU-1A, BU-2, BU-3, IU-1, IU-C and GP to Perrine Community Urban Center District (PECUC)

SUBJECT PROPERTY: Portions of Sections 32 and 33, Township 55 South, Range 40 East and a portion of Sections 5 and 6, Township 56 South, Range 40 East, more particularly described as follows:

Begin at the northwest corner of said Section 32 (the intersection of S.W. 168th Street and S.W. 107th Avenue); thence E/ly, along the north line of said Section 32 and the north line of a portion of said Section 33 (S.W. 168th Street) to the intersection with the centerline of the southbound lane of State road #5 (U.S. 1), Plat book 124, Page 57; thence SW/ly along the centerline of the southbound lanes of said State Road #5 (U.S.1) to the south line of said Section 32, (S.W. 184th Street); thence E/ly along the said south line of Section 32 for 27.52' to the (united) centerline of State Road #5 (U.S. 1); thence SW/ly along the centerline of State Road #5 (U.S. 1), Plat book 124, Page 56 to the centerline of S.W. 186th Street (Quail Roost Drive) as shown on POINT WEST SEVENTH ADDITION, Plat book 116, Page 56; thence W/ly along said centerline of S.W. 186 Street (Quail Roost Drive) to the centerline of the South Miami-Dade County Transit Corridor (Busway), Florida Department of Transportation Right-of-Way Map §99006-2565, Plat book 124, Page 73; thence SW/ly along the said centerline of the South Miami-Dade Transit Corridor (Busway) to the intersection with the centerline of Marlin Drive, as shown on LENNAR CENTER, Plat book 145, Page 24 and LENNAR INDUSTRIAL CENTER, SECTION SEVEN, Plat book 115, Page 16; thence NW/ly along the centerline of said Marlin Drive to the north right-of-way line of Canal C-1N; thence W/ly and N/ly along the north and east right-of-way line of said Canal C-1N to the centerline of S.W. 186th Street (Quail Roost Drive), Florida Department of Transportation Right-of-Way Map, §87005-2306; thence W/ly along said centerline to the east right-of-way line of State Road 821 (Homestead Extension of Florida's Turnpike [hereafter known as HEFT]), Florida Department of Transportation Right-of-Way Map, §87005-2306 and §87005-2502; thence N/ly along said east right-of-way line of State Road 821 (HEFT), to the south line of said Section 31, (centerline of S.W. 184th Street); thence E/ly along the south line of said Section 31 (centerline of S.W. 184 Street) to the east line of said Section 31 (centerline of S.W. 107 Avenue); thence N/ly along the east line of said Section 31 (centerline of S.W. 107 Avenue) to the northeast corner thereof (the centerline of S.W. 168 Street and the Point of beginning.

LOCATION: Lying south of S.W. 168 Street, west of U.S. Highway #1, north of Marlin Road, north and east of Canal C-1N north of S.W. 186 Street, east of Homestead Extension of Florida's Turnpike, south of S.W. 184 Street and east of S.W. 107 Avenue, 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 at which time, the Director of the Department of Planning and Zoning had requested that the application be amended to delete those properties on the list in which the Director had placed on file with the Clerk, 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 Perrine Community Urban Center District (PECUC) 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 that the request to amend the application to delete those properties on the list in which the Director had placed on file with the Clerk should be granted, said list attached herein for reference, and

WHEREAS, a motion to approve the application on an amended basis was offered by Commissioner Dennis C. Moss, seconded by Commissioner Katy Sorenson, and upon a poll of the members present the vote was as follows:

Jose "Pepe" Diaz	absent	Dennis C. Moss	aye
Audrey M. Edmonson	aye	Dorrin D. Rolle	aye
Carlos A. Gimmenez	aye	Natacha Seijas	aye
Sally A. Heyman	absent	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 Perrine Community Urban Center District (PECUC) 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 that the request to amend the application to delete those properties on the list in which the Director had placed on file with the Clerk should be granted, said list attached herein for reference.

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.

PERRINE COMMUNITY URBAN CENTER

<u><i>Owner/Representative</i></u>	<u><i>Company – Registered Name</i></u>	<u><i>Folio Numbers</i></u>
Michael Leff	Auto and Boat Center	30-5032-000-1451 30-5032-000-1452 30-5032-000-1453
Omar and Martha Gonzalez	Omar and Martha Gonzalez	30-5032-000-1450 30-5032-000-1461 30-5032-000-1464
Isabel Mulholland and Gary Smith	Isabel R. Mulholland TR and Gary Smith	30-5032-000-1470
James Mulholland	James Mulholland	30-5032-000-1472
Jay Sonnenklar	Sonnenklar LTD	30-5032-000-1490
Frank Depalo	FX Property Holdings	30-6005-001-0071
Howard Tendrich	Moie J L Tendrich TRS	30-5032-034-0010
Howard Tendrich	Howard Tendrich TRS	30-5032-004-1960
Anton Svadbik	Tigger Holding Corporation	30-5032-004-2030 30-5032-004-2040 30-5032-004-2050 30-5032-004-2080 30-5032-004-2081
Sharon Macivor	Macivor Properties, LLC	30-5032-004-2285 30-5032-004-2290
Don Tilzer	Don Tilzer	30-5032-004-2110 30-5032-004-2120
Michael Budzinski	Michael Budzinski	30-5032-004-2130 30-5032-004-2140 30-5032-004-2150
Stanley Hilton Pinder	Stan H. Pinder	30-5032-004-2160 30-5032-004-2170 30-5032-004-2180 30-5032-004-2190 30-5032-004-2200 30-5032-004-2210 30-5032-004-2220 30-5032-004-2230
Hector Perez	Golden Promise Land	30-5032-004-2280
Jack and Mike Blumenfeld	SJM Perrine, LLC	30-5032-042-0010
James Mulholland	James Mulholland	30-5032-042-0020
Philip and Barbara Ludovici	Philip and Barbara Ludovici	30-5033-005-0030

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 18th day of October, 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-2
ej

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

By **MAY SULLIVAN**
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 24TH DAY OF OCTOBER, 2007.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, 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-52-07 adopted by said Board of County Commissioners at its meeting held on the 18th day of October, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 24th day of October, 2007.



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

SEAL

