Memorandum

MIAMI-DADE COUNTY

Date: February 19, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 5(E)

From: George M. Burgess
County Manager

Subject: HOMESTEAD REAL ESTATE INVESTMENTS, LLC

RECOMMENDATION

The following waiver of plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval of the waiver of plat listed below. This waiver of plat is bounded on the north by SW 174 Terrace, on the east by approximately SW 102 Avenue, on the south by SW 175 Street, and on the west by approximately SW 103 Avenue.

SCOPE

This waiver of plat is located within the boundaries of Commission District 9.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

HOMESTEAD REAL ESTATE INVESTMENTS, LLC (D-22887)

- Located in Section 32, Township 55 South, Range 40 East
- Commission District: 9
- Zoning: RU-2
- Proposed Usage: Duplex residences
- Number of parcels: 2

PLAT RESTRICTIONS

- Plat restrictions: none, waiver of plat.
- Covenant requirements: none, waiver of plat.

DEVELOPER'S OBLIGATION

- None, all improvements in place.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department at (305) 375-2112.

Assistant County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: February 19, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(E)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

✓ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(E)
02-19-08

RESOLUTION NO. _____

RESOLUTION APPROVING THE WAIVER OF PLAT OF HOMESTEAD REAL ESTATE INVESTMENTS, LLC, D-22887, LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 174 TERRACE, ON THE EAST BY APPROXIMATELY SW 102 AVENUE, ON THE SOUTH BY SW 175 STREET, AND ON THE WEST BY APPROXIMATELY SW 103 AVENUE)

WHEREAS, Homestead Real Estate Investments, LLC, a Florida limited liability company, has this day presented to this Board a waiver of plat of certain lands lying in Miami-Dade County, Florida, said waiver of plat of the property legally described as a portion of Lots 21 to 28, inclusive, Block 8, of "Dixie Heights Gardens", according to the plat thereof, as recorded in Plat Book 21, at Page 32, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 32, Township 55 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said waiver of plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said waiver of plat is hereby approved; that the property has been found to be in compliance with Chapter 28 Subdivision of Miami-Dade County Code; that approval of this waiver of plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this waiver of plat conform to those requirements; this

approval is conditioned upon the proper execution of all documents required by the County Attorney's office.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of February, 2008. This resolution 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.

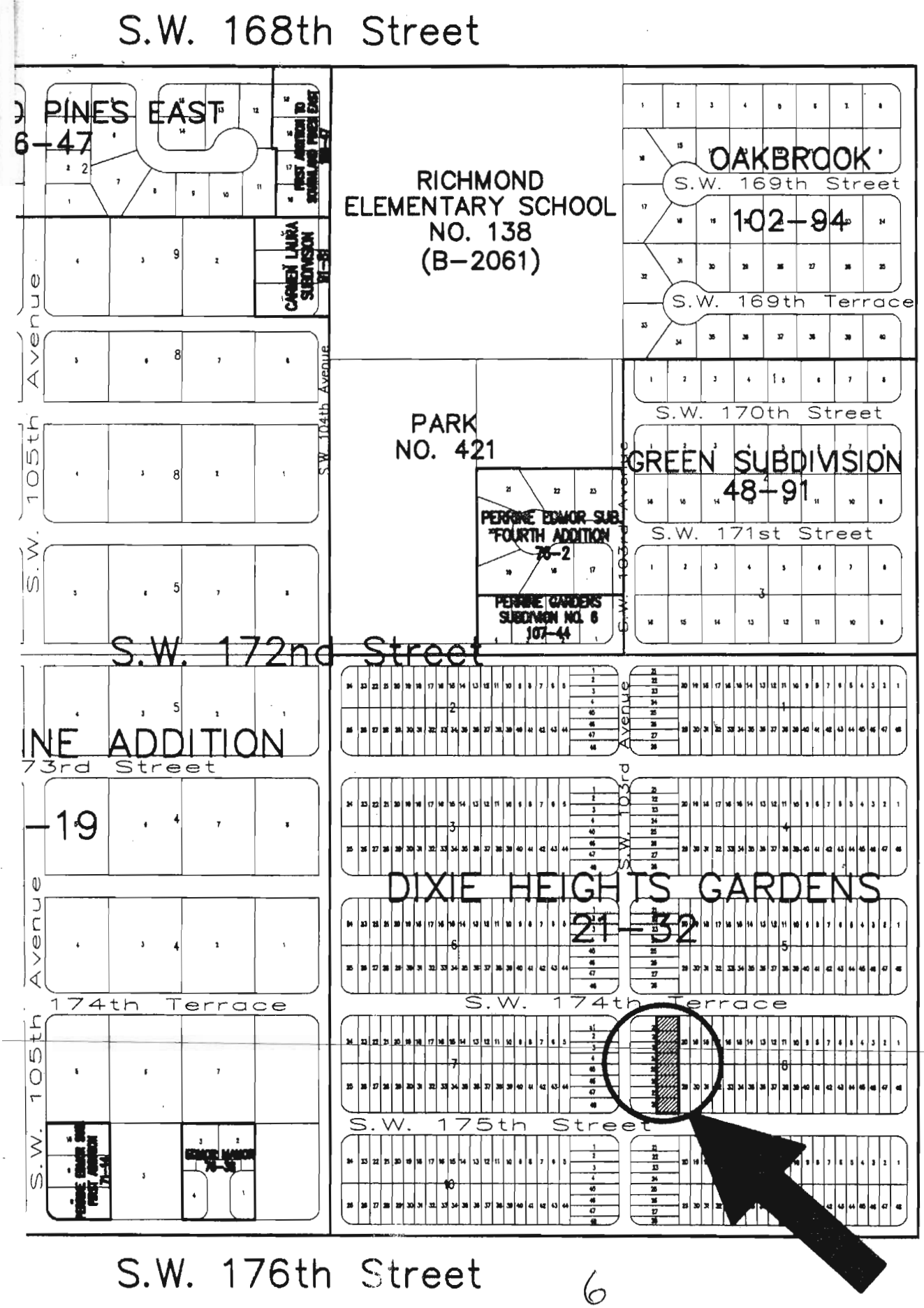
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey



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Homestead Real Estate Investments, LLC
D-22887

NW ¼, Section 32-55-40
LOCATION SKETCH
Scale 1"= 300'