

# Memorandum



**Date:** April 10, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

Agenda Item No. 5(I)

**From:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**Subject:** Resolution Approving the Waiver of Plat of American Home Builders of South Florida, Inc. and H & H Coffee Group Export Corp.

## **Recommendation**

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for American Home Builders of South Florida, Inc. and H & H Coffee Group Export Corp. is bounded on the north approximately 630 feet south of SW 228 Street, on the east approximately 160 feet west of SW 172 Avenue, on the south approximately 400 feet north of SW 232 Street, and on the west by SW 172 Court.

The Miami-Dade County Plat Committee recommends approval of this waiver of plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County Departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

A location sketch is attached to this memorandum as Exhibit A.

## **Scope**

This waiver of plat is located in Commission District 8, which is represented by Commissioner Daniella Levine Cava.

## **Fiscal Impact/Funding Source**

There is no fiscal impact to Miami-Dade County with the approval of this waiver of plat as all improvements are in place.

## **Track Record/Monitor**

The Development Services Division of the Department of Regulatory and Economic Resources administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P.L.S.

**Background**

American Home Builders of South Florida, Inc. and H & H Coffee Group Export Corp.  
(D-23895).

- Located in Section 18, Township 56 South, Range 39 East.
- Zoning: AU.
- Proposed usage: Single family residence.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- Full scale copy of subject property and legal description of the boundaries of the land are on file with the Department of Regulatory and Economic Resources.

**Developer's Obligation**

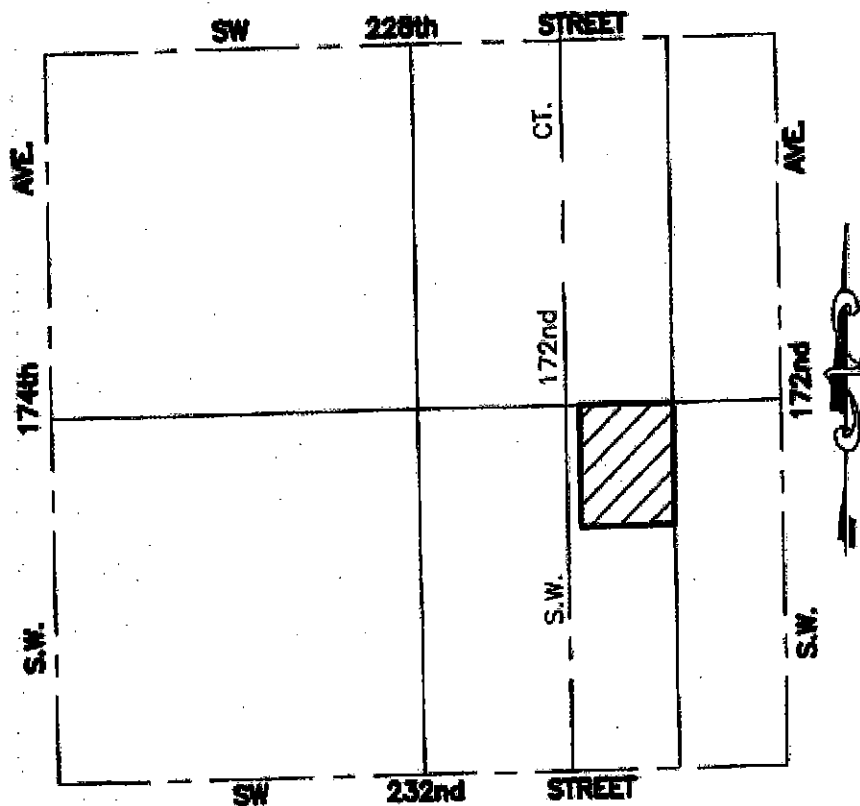
There is no fiscal impact to Miami-Dade County with the approval of this waiver of plat as all improvements are in place.

AMERICAN HOME BUILDERS OF SOUTH FLORIDA, INC. AND  
H & H COFFEE GROUP EXPORT CORP.

D-23895

Sec. 18 Twp. 56 South Rge. 39 East

EXHIBIT A





# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** April 10, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(I)

Please note any items checked.

- ☐ "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
- ☐ Statement of social equity required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(I)  
4-10-18

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE WAIVER OF PLAT OF AMERICAN HOME BUILDERS OF SOUTH FLORIDA, INC., AND H & H COFFEE GROUP EXPORT CORP., D-23895, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 630 FEET SOUTH OF SW 228 STREET, ON THE EAST APPROXIMATELY 160 FEET WEST OF SW 172 AVENUE, ON THE SOUTH APPROXIMATELY 400 FEET NORTH OF SW 232 STREET, AND ON THE WEST BY SW 172 COURT)

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, American Home Builders of South Florida, Inc., and H & H Coffee Group Export Corp., a Florida corporation, 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 land lying and being in the Southwest 1/4 of Section 18, Township 56 South, Range 39 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 the property has been found to be in compliance with Chapter 28, Subdivisions, of the 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 conforms to those requirements.

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:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

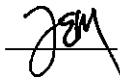
The Chairperson thereupon declared the resolution duly passed and adopted this 10<sup>th</sup> day of April, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.



Lauren E. Morse