Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(J)

06-05-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-647-07

RESOLUTION APPROVING THE WAIVER OF PLAT OF GUZMAN HOMES, LLC, D-22760, LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 52 SOUTH, RANGE 41 EAST (NW 115 STREET AND NW 22 AVENUE)

WHEREAS, Guzman Homes, 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 1 and 2, Block 4, of "Little River Farms", according to the plat thereof, as recorded in Plat Book 44, at Page 39, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 34, Township 52 Sounth, Range 41 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.

MEMORANDUM

(Revised)

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

DATE: June 5, 2007

FROM: Murray A. Greenberg County Attorney

SUBJECT: Agenda Item No. 5(J)

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**

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

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2007. 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

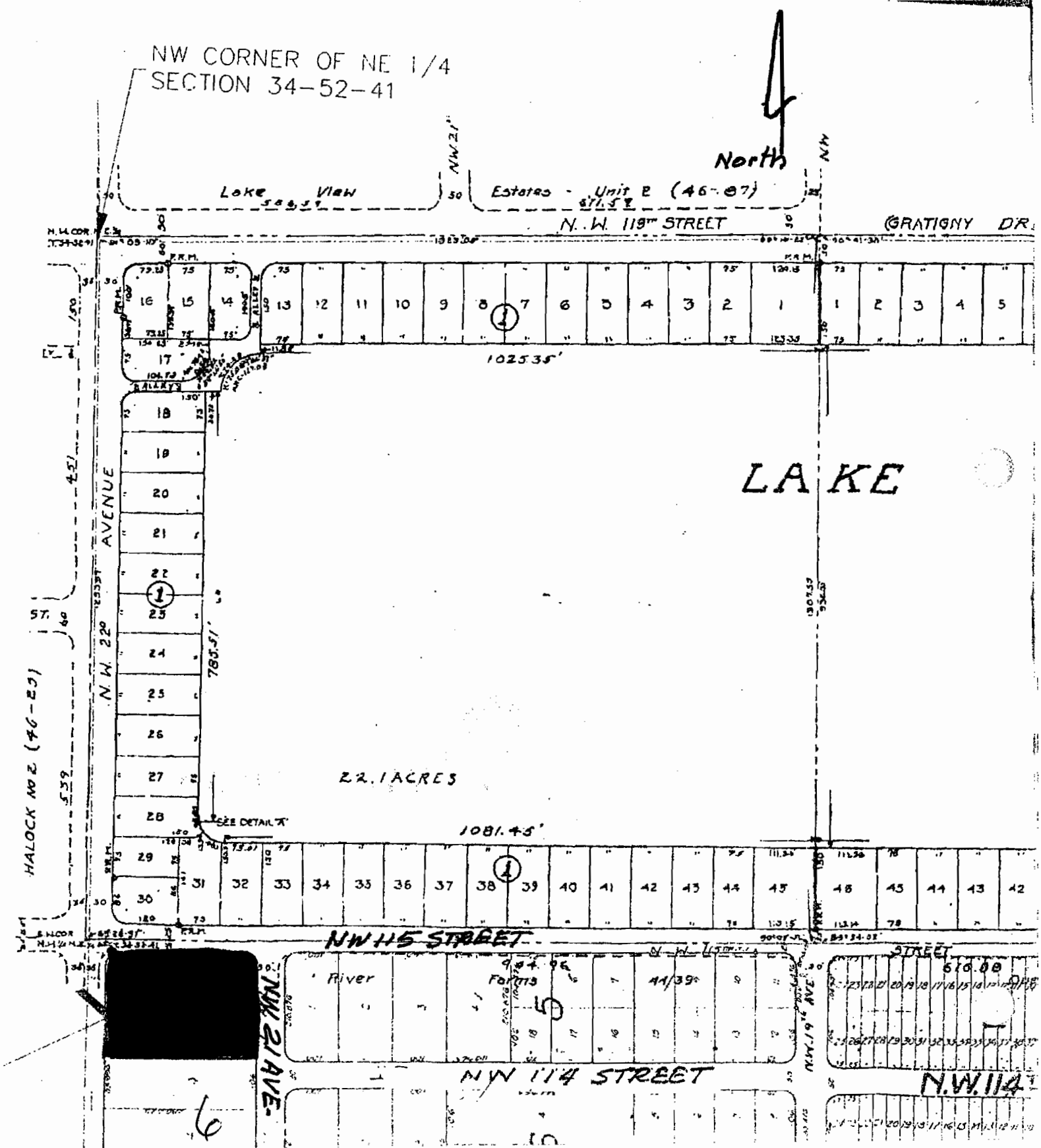
HARVEY RUVIN, CLERK

KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

Guzman Homes, LLC
D-22760



Memorandum

MIAMI-DADE COUNTY

Date: June 5, 2007

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

Agenda Item No. 5(J)

From: George M. Burgess
County Manager

Subject: GUZMAN HOMES, 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 NW 115 Street, on the east by NW 21 Avenue, on the south by approximate NW 114 Street, and on the west by NW 22 Avenue.

SCOPE

This waiver of plat is located within the boundaries of Commission District 2.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

GUZMAN HOMES, LLC (D-22760)

- Located in Section 34, Township 52 South, Range 41 East
- Commission District: 2
- Zoning: RU-1
- Proposed Usage: Single family residences
- Number of parcels: 5

PLAT RESTRICTIONS

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

DEVELOPER'S OBLIGATION

- Sidewalks. Bonded under bond number 7711 for the amount of $2,178.00.

If additional information is deemed necessary, you may contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.

Assistant County Manager