

**Date:** October 3, 2019

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

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

**Subject:** Resolution Approving the Waiver of Plat of LAA Investments, Inc.  
Resolution No. R-1014-19

Agenda Item No. 5(K)

**Recommendation**

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for LAA Investments, Inc. is bounded on the north by SW 28 Street, on the east by SW 105 Avenue, on the south approximately 250 feet north of SW 30 Street, and on the west approximately 100 feet east of SW 105 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.

Legal description of the boundaries of the land are on file with the Department of Regulatory and Economic Resources.

**Scope**

This waiver of plat is located in Commission District 10, which is represented by Senator Javier D. Souto.

**Fiscal Impact/Funding Source**

If this plat is approved, the fiscal impact to the County would be approximately \$50.00 annually for newly constructed drainage adjacent to the project. These costs would be covered by the Department of Transportation and Public Works' annual General Fund allocation.

**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.

Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners  
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**Background**

LAA Investments, Inc

- Located in Section 17, Township 54 South, Range 40 East.
- Zoning: RU-1.
- Proposed usage: One single family residence.
- Number of parcels: One.
- This waiver of plat meets concurrency.

**Developer's Obligation**

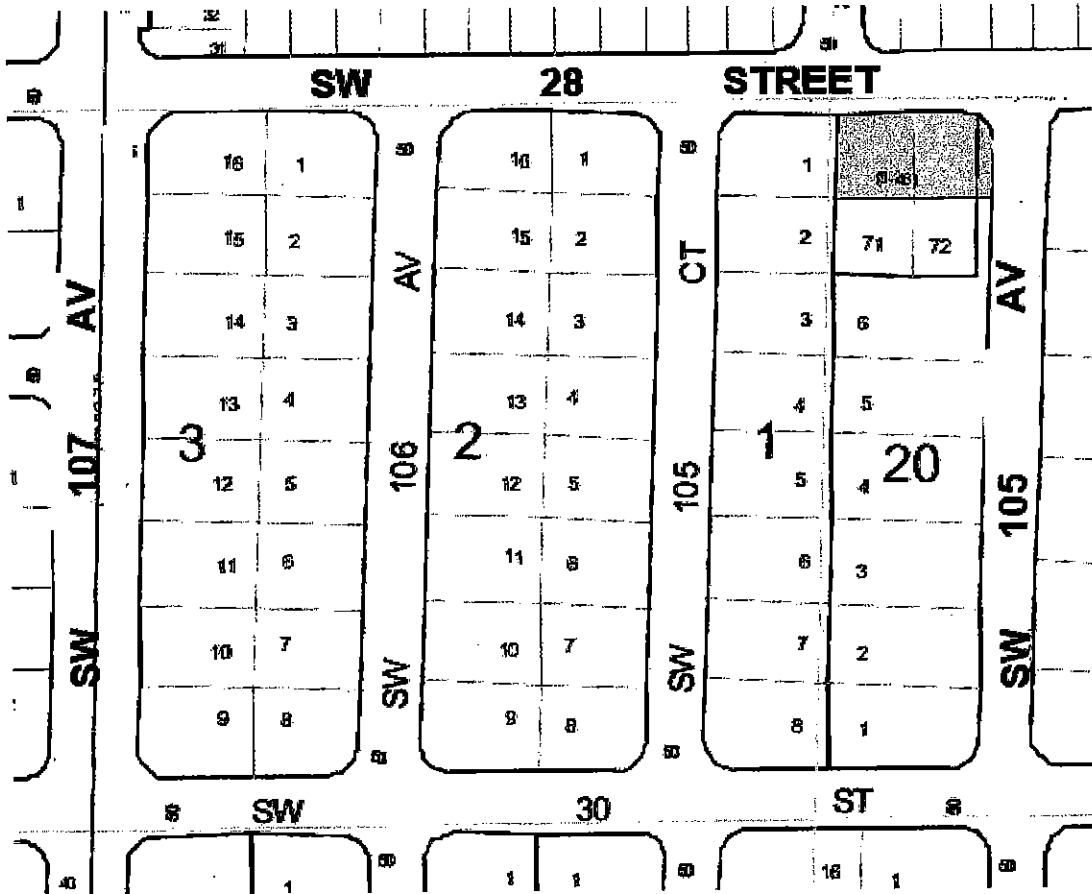
None.

# LAA INVESTMENTS INC

## D-24181

Sec. 17 Twp. 54 South Rge. 40 East

### EXHIBIT A

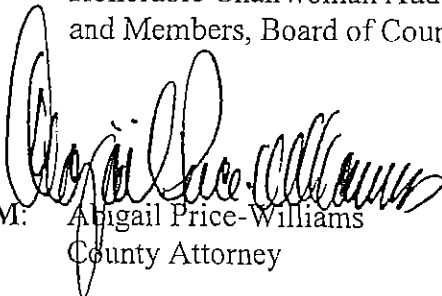




MEMORANDUM  
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

DATE: October 3, 2019

FROM:   
Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 5(K)

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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) 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(K)  
10-3-19

RESOLUTION NO. R-1014-19

RESOLUTION APPROVING THE WAIVER OF PLAT OF LAA INVESTMENTS, INC., D-24181, LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 28 STREET, ON THE EAST BY SW 105 AVENUE, ON THE SOUTH APPROXIMATELY 250 FEET NORTH OF SW 30 STREET, AND ON THE WEST APPROXIMATELY 100 FEET EAST OF SW 105 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**, LAA Investments, Inc., 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 portions of Lots 71, 72, and 73 of "Plan No. 2 Little Plantations of Miami", according to the plat thereof, as recorded in Plat Book 8, at Page 46, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 17, Township 54 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, 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 **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

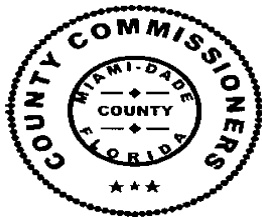
	Audrey M. Edmonson, Chairwoman	aye	
	Rebeca Sosa, Vice Chairwoman	aye	
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez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

The Chairperson thereupon declared this resolution duly passed and adopted this 3<sup>rd</sup> day of October, 2019. 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: Linda L. Cave  
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency.

Lauren E. Morse