

Memorandum



Date: July 7, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 5(U)

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Subject: Resolution Approving the Waiver of Plat of Education Village, Inc., Filed by Education Village, Inc.

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for Education Village, Inc. is bounded on the north by SW 40 Street, on the east approximately 460 feet west of SW 104 Avenue, on the south approximately 125 feet north of SW 40 Terrace, and on the west approximately 610 feet east of SW 107 Avenue.

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.

Delegation of Authority

There are no delegation requirements with this item.

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 within 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

Education Village, Inc. (D-24770)

- Located in Section 20, Township 54 South, Range 40 East.
- Zoning: RU-1.
- Proposed usage: Day Care center.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- Available public water and sewer lines abut the proposed subdivision. The parcel is required to connect to public water and public sanitary sewers.

Developer’s Obligation

None, all improvements are in place.

EDUCATION VILLAGE, INC.

D-24770

Sec. 20 Twp. 54 South Rge. 40 East

EXHIBIT A





MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(U)

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(U)
7-7-22

RESOLUTION NO. _____

RESOLUTION APPROVING THE WAIVER OF PLAT OF EDUCATION VILLAGE, INC., D-24770, FILED BY EDUCATION VILLAGE, INC., LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 40 STREET, ON THE EAST APPROXIMATELY 460 FEET WEST OF SW 104 AVENUE, ON THE SOUTH APPROXIMATELY 125 FEET NORTH OF SW 40 TERRACE, AND ON THE WEST APPROXIMATELY 610 FEET EAST OF SW 107 AVENUE)

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

WHEREAS, Education Village, 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 Lot 1, Block 1, "Heftler Homes Section One," according to the plat thereof, as recorded in Plat Book 65, at Page 149, and a portion of Blk. 1, "Subdivision of Section 20 and West 1/2 of Section 28 for the Dade County Development Company," according to the plat thereof, as recorded in Plat Book 3, Page 169, both of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 20, 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 ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman

Oliver G. Gilbert, III, Vice-Chairman

Sen. René García

Sally A. Heyman

Eileen Higgins

Kionne L. McGhee

Raquel A. Regalado

Sen. Javier D. Souto

Keon Hardemon

Danielle Cohen Higgins

Joe A. Martinez

Jean Monestime

Rebeca Sosa

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of July, 2022. 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