

RESOLUTION NO. 973.96

TOWN OF GOLDEN BEACH

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, RELATING TO LAND SUBDIVISION REQUEST OF CLAUDINVEST INTERNATIONAL, INC., A FLORIDA CORPORATION C/O CLAUDIO DE HOET, REGARDING THE PROPERTY LOCATED AT 298 SOUTH PARKWAY, GOLDEN BEACH, FLORIDA, 33160, FOR THE SUBDIVISION OF 2 1/2 LOTS INTO TWO PARCELS OF LAND, PARCEL A CONTAINING THE EXISTING STRUCTURE AND A NEW, PARCEL B, TO BE VACANT, UNIMPROVED AND AVAILABLE FOR THE CONSTRUCTION OF A NEW STRUCTURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Claudio De Hoet has applied for

the subdivision of the parent tract including the West 1/2 of lot 26, and all of lot 27 in block "G" of Section "D" of Golden Beach according to the plat thereof as recorded in PB 10 page 10, of the public record of Dade County, Florida and Lot 28, Block "G" of Section "E" of Golden Beach according to the plat thereof as recorded in PB 8 at page 122 of the public records of Dade County, Florida, all containing 41,403 square feet (0.95 Acres), at 298 South Parkway, Golden Beach, Florida, 33160; and

WHEREAS, a public hearing of the Building Regulation Advisory Board was advertised and held, as required by law, and all interested parties concerned in the matter were given the opportunity to be heard; and

WHEREAS, a second public hearing of the Town Council of the Town of Golden Beach was advertised and held, as required by law, and all interested parties concerned in the matter were given a second opportunity to be heard; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Town Council that the requested subdivision of land is not contrary to public interest;

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Golden Beach, Florida;

Section 1. Relating to land subdivision request of CLAUDINVEST International, Inc., a Florida corporation c/o Claudio De Hoet, 298 South Parkway, Golden Beach, Florida 33160, regarding the property located at the above address, West 1/2 of lot 26 and lot 27, block "G" Section "D" of Golden Beach PB 10-10, together with lot 28 Block "G" Section "E" PB 8-122, Folio #19-1235-0040190, for the subdivision of above referenced lots into two parcels of land, parcel A containing the existing structure and a new, parcel B, to be vacant, unimproved and available for the construction of a new structure.

Section 2. That the application is tentatively approved, subject to the following conditions:

1. A revised waiver of plat survey be submitted identifying all the original platted lots that are being re-subdivided.
2. Said waiver of plat survey shall also show the new parcels "A" and "B" with their legal description.
3. The existing structures in parcel A be partially demolished in such a manner as to provide the proper 10 foot North side setback as required by the Zoning Ordinance of the Town Code.
4. That all existing improvements in the new parcel "B" be removed, including but not limited to, existing tennis courts, concrete slab, fences, etc., to create a fully vacant unimproved parcel of land.
5. That the newly created parcel "B" be filled to a minimum finished elevation of + 4.00 feet National Geodetic Vertical Datum (NGVD).
6. That all utility connections including water, sanitary sewer, gas, telephone, power and Cable TV be provided at owner's expense to the newly created parcel "B".
7. Preliminary approval of this waiver of plats process is hereby given and the replatting process approved.
8. Subject to completion of the Metro process, final approval will be given upon proof that all utilities have been connected. Town Mayor, Town Manager or Assistant Town Manager are hereby authorized to grant the final approval by executing the waiver of plat survey.
9. After this process is completed at the Town of Golden Beach, the complete application and Town approval shall be submitted to the Subdivision Control Section of Dade County Public Works Department for the notation of this replat in their records.
10. That no recording of this process in the Public Record of Dade County is required.

11. The applicant shall submit to the Town proof that this application had been submitted to Metropolitan Dade County for the proper completion of the Town records. This submission shall be in the form of Two plats with the execution of the proper Dade County Official.



12. If conditions outlined in items one (1) through eleven (11) are not met within a period of two (2) years, then tentative approval is revoked.

Section 3. The Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents when a building permit for a new structure in parcel "B" is applied for.

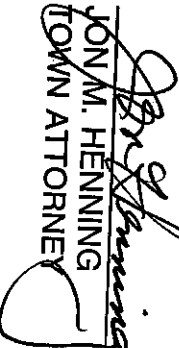
WHEREAS, the following Resolution was offered by Councilman Rosenthal and seconded by Councilwoman Lowrance and upon poll of members present, the vote was as follows:

Mayor Cuenca	aye
Vice Mayor Fistel	aye
Councilman Rosenthal	aye
Councilwoman Lowrance	aye
Councilman Addicott	aye

PASSED AND ADOPTED this 16th day of April, 1996.


MAYOR JUDY CUENCA

TOWN CLERK, PATRICIA MONGIELLO

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


JON M. HENNING
TOWN ATTORNEY

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