

AN ORDINANCE OF THE CITY OF WEST MIAMI,
FLORIDA, AMENDING CHAPTER 20 OF THE CODE
OF THE CITY PERTAINING TO EXCEPTIONS FROM
REQUIREMENTS OF PLATTING PROPERTY

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF WEST MIAMI:

Section 1. That Sec. 20-2 of Chapter 20 of the Code
of the City of West Miami, Florida, be and is hereby amended to
read as follows:

Sec. 20-2. Unlawful to build upon unplatted lands;
exceptions.

It shall be unlawful for any person to erect,
have constructed, or cause to be erected or con-
structed any building upon any unplatted land
within the Town of West Miami, except the erection
of a home and accessory buildings thereto by the
owner. Provided, however, the recording of a plat
will not be required if:

(1) The subdivision involved consists only of the
dedication of a road, highway, street, alley or
easement and due to unusual conditions and circum-
stances the city council finds that it is not
necessary that a plat be recorded. In lieu of the
recording of a plat, the dedication may be required
by deed on a form furnished by the city and may be
subject to compliance with such conditions as may
be deemed appropriate under the particular circum-
stances, such as improvements of sidewalks, streets,
or drainage facilities and the acceptance of the
dedication by the city commission. Posting of bond
may be required.

(2) The land to be subdivided is to be divided
into no more than 2 parcels and because of (a)
unusual conditions created by ownership or develop-
ment of adjacent lands, or (b) the isolation or
remoteness of the land concerned in relation to
other platted or improved lands, or (c) improvements
and dedications existing on the land substantially
in accordance with the requirements of this chapter,
it is determined by the city council that waiving of
the requirement for platting would not conflict with
the purpose and intent of this chapter. In lieu of
platting the city council may require any dedications,
reservations, or improvements required in connection
with platting under this chapter, including the
posting of a performance and maintenance bond, as
may be necessary to carry out the intent and purpose
of this chapter.

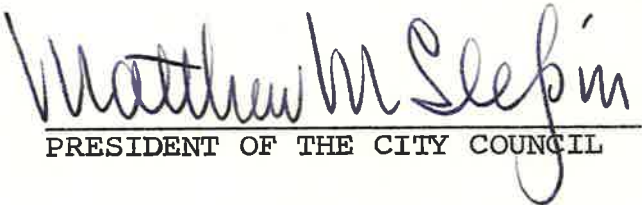
(3) The resubdivision of land heretofore platted is of such unusual size or shape, or is surrounded by such development or unusual conditions as may be determined by the city council to justify the waiving of the requirement for recording a plat. In lieu of the recording of a plat, such conditions may be imposed as may be deemed necessary and appropriate to preserve the public interest.

(4) All waivers of plat as herein provided shall be subject to and conditioned upon approval by Dade County as provided in Chapter 28 of the Code of Metropolitan Dade County, Florida.

Section 2. It is the intent of the Council that the provisions of this ordinance shall be a part of the Code of the City of West Miami, Florida, and the sections of this ordinance may be renumbered to accomplish such intention.

Section 3. This ordinance shall take effect July 20, 1970.

PASSED AND ADOPTED this 15th day of July, 1970.


PRESIDENT OF THE CITY COUNCIL

ATTEST:


CITY CLERK

APPROVED:


MAYOR