

**Date:** November 20, 2008

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

**From:** George M. Burgess  
County Manager



**Subject:** LUCAS PLACE

Agenda Item No. 5(K)

**Resolution No. R-1145-08**

**RECOMMENDATION**

The following 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 and recording of the plat listed below. This plat is bounded on the north by SW 48 Street, on the east by approximately SW 59 Avenue, on the south by SW 49 Street, and on the west by SW 60 Place.

**SCOPE**

This plat is located within the boundaries of Commission District 7.

**FISCAL IMPACT/FUNDING SOURCE**

Not Applicable

**TRACK RECORD/MONITOR**

Not Applicable

**BACKGROUND**

LUCAS PLACE (T-22863)

- Located in Section 24, Township 54 South, Range 40 East
- Commission District: 7
- Zoning: RU-1
- Proposed Usage: Single family residences
- Number of parcels: 3

**PLAT RESTRICTIONS**

- That the Streets and Place, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County and State regulations.

Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners  
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- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- None, all improvements are in place.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



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Assistant County Manager



# MEMORANDUM

(Revised)

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

**DATE:** November 20, 2008

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5 (K)

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

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(K)

Veto \_\_\_\_\_

11-20-08

Override \_\_\_\_\_

RESOLUTION NO. R-1145-08

RESOLUTION APPROVING THE PLAT OF LUCAS PLACE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 48 STREET, ON THE EAST BY APPROXIMATELY SW 59 AVENUE, ON THE SOUTH BY SW 49 STREET, AND ON THE WEST BY SW 60 PLACE)

**WHEREAS**, Fidel Perez, a married man, and Chastity Perez and Eric Diaz, wife and husband, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as LUCAS PLACE, the same being a replat of a portion of Tract 3 of "Revised Plat of Portions of Biltmore Heights", according to the plat thereof, as recorded in Plat Book 39, at Page 65, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 24, Township 54 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said 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 plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the 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 plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

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

	Bruno A. Barreiro, Chairman	<b>aye</b>	
	Barbara J. Jordan, Vice-Chairwoman	<b>aye</b>	
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Carlos A. Gimenez	<b>absent</b>	Sally A. Heyman	<b>aye</b>
Joe A. Martinez	<b>aye</b>	Dennis C. Moss	<b>absent</b>
Dorrin D. Rolle	<b>aye</b>	Natacha Seijas	<b>aye</b>
Katy Sorenson	<b>aye</b>	Rebeca Sosa	<b>aye</b>
Sen. Javier D. Souto	<b>aye</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of November, 2008. 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

By: **Kay Sullivan**  
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency. *JAC*

Joni Armstrong Coffey

# Lucas Place

## T-22863

