Memorandum

MIAMI-DADE COUNTY

Date: January 22, 2008

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

Agenda Item No. 5(C)

From: George M. Burgess
County Manager

Subject: VILLA MARCELA SUBDIVISION

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 approximately SW 86 Street, on the east by approximately Ponce de Leon Road, on the south by SW 88 Street, and on the west by approximately SW 52 Avenue.

SCOPE

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

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

VILLA MARCELA SUBDIVISION (T-20603)

- Located in Section 31, Township 54 South, Range 41 East
- Commission District: 7
- Zoning: EU-1
- Proposed Usage: Single family residences
- Number of parcels: 2
- The ownership as noted on the plat and resolution R-537-01 was changed after the plat was previously approved by the Board and before the plat was recorded. The expressed purpose of this resolution is to repeal resolution R-537-01 adopted on the 22 day of May, 2001, and re-approve the plat of "VILLA MARCELA SUBDIVISION" with the new owner's application.

PLAT RESTRICTIONS

- That the Street, as shown 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 all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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.
- The ingress-egress easement, as shown by dashed lines on the plat, is hereby reserved to the owners, their heirs, successors, assigns, tenants, lessees and other guests and invitees, as a means of ingress and egress to the individual lot.

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.

Assistant County Manager

MEMORANDUM
(Revised)

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

DATE: January 22, 2008

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

SUBJECT: Agenda Item No. 5(C)

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
Veto _____
Override _____

Agenda Item No. 5(C)
01-22-08

RESOLUTION NO. _____

RESOLUTION REPEALING THE PREVIOUS APPROVAL AND RE-APPROVING THE PLAT OF VILLA MARCELA SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY APPROXIMATELY SW 86 STREET, ON THE EAST BY APPROXIMATELY PONCE DE LEON ROAD, ON THE SOUTH BY SW 88 STREET, AND ON THE WEST BY APPROXIMATELY SW 52 AVENUE)

WHEREAS, Maria Celeste Arraras, a single woman, and Laura Rivero Sanchez, a single woman, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as VILLA MARCELA SUBDIVISION, the same being a replat of portions of Lots 14 and 15 of "A. E. Kingsley Subdivision", according to the plat thereof, as recorded in Plat Book 1, at Page 41, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 31, Township 54 South, Range 41 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; and

WHEREAS, the ownership as noted on the plat and resolution R-537-01 was changed after the plat was previously approved by the Board of County Commissioners, and before the plat was recorded; and

WHEREAS, an expressed purpose of this resolution is to repeal resolution R-537-01 adopted on the 22 day of May, 2001, and re-approve the plat of "VILLA MARCELA SUBDIVISION" with the new owner's application,

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 , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 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.

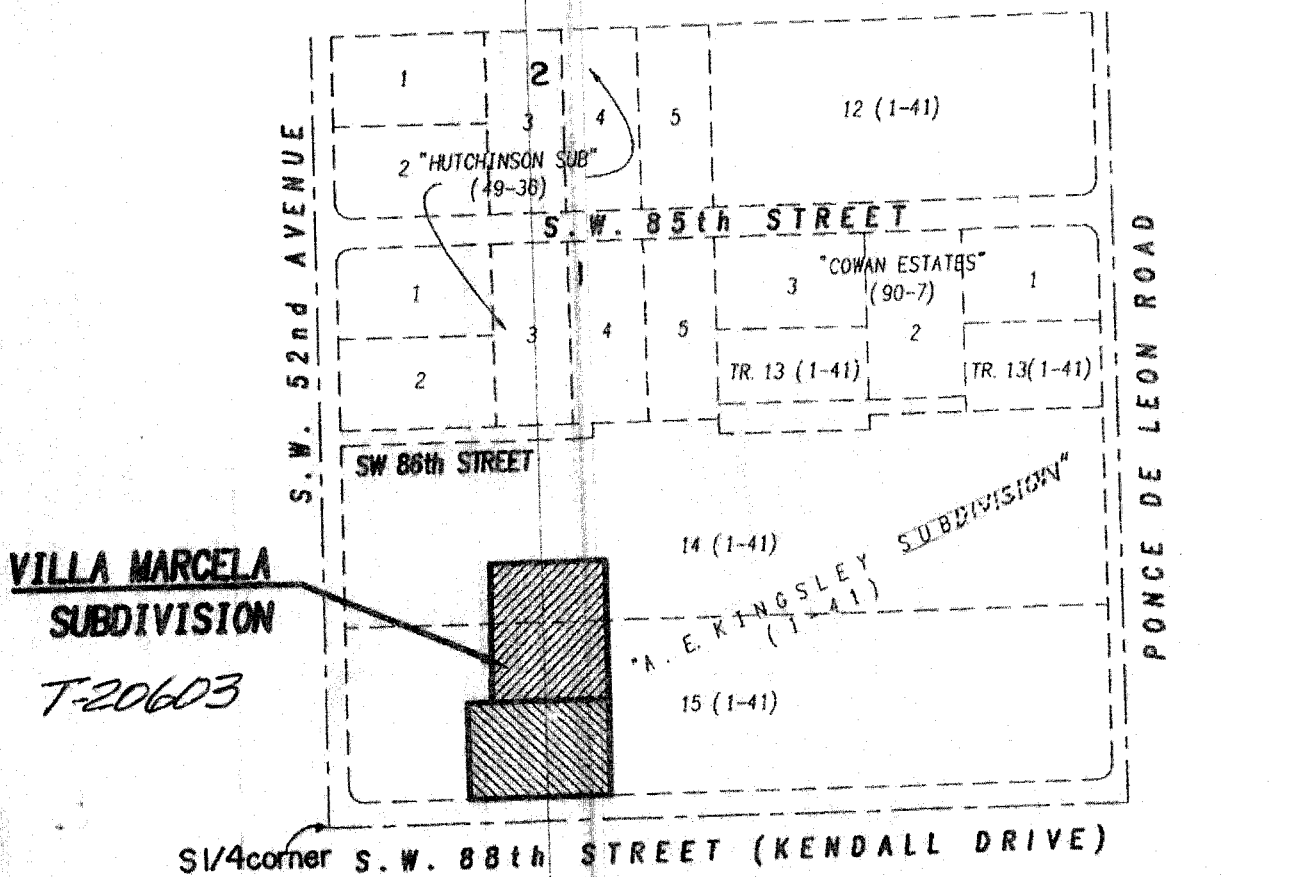
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency.

By:_____
Deputy Clerk

Joni Armstrong Coffey



LOCATION MAP

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'