

Memorandum



Date: February 5, 2008

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

Agenda Item No. 5(B)

From: George M. Burgess
County Manager

Subject: ESTATE MANSIONS SECOND ADDITION

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 222 Street, on the east by SW 130 Court, on the south by SW 224 Street, and on the west by C-102N Canal.

SCOPE

This plat is located within the boundaries of Commission District 8.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

ESTATE MANSIONS SECOND ADDITION (T-22707)

- Located in Section 14, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: EUM
- Proposed Usage: Single family residences
- Number of parcels: 5

PLAT RESTRICTIONS

- That SW 223rd Lane and SW 130th Court, 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 within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That areas adjacent to the canal are to be graded to prevent overland storm water runoff into the canal.
- That the limited access right-of-way line, as shown on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining road.
- The canal maintenance easement, as shown on the plat, is hereby dedicated to the perpetual use of the public for canal maintenance purposes.
- That the utility easement, shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- All improvements are covered by bond number 7583 of "Estate Mansions First Addition", recorded in the Public Records of Miami-Dade County, Plat Book 165, at Page 48.

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: February 5, 2008

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

SUBJECT: Agenda Item No. 5(B)

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(B)
02-05-08

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF ESTATE MANSIONS SECOND ADDITION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY APPROXIMATELY SW 222 STREET, ON THE EAST BY SW 130 COURT, ON THE SOUTH BY SW 224 STREET, AND ON THE WEST BY C-102N CANAL)

WHEREAS, Precious Holdings, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as ESTATE MANSIONS SECOND ADDITION, the same being a replat of Lots 29, 30, 31, 32 and 33, Block 4, of "Estate Mansions First Addition", according to the plat thereof, as recorded in Plat Book 165, at Page 48, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 14, Township 56 South, Range 39 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

7

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
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of February, 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Joni Armstrong Coffey

OF NE 1/4, SEC. 14-56-39

NORTH LINE
OF SW 1/4, OF NE 1/4, SEC. 14-56-39

1 4
ESTATE MANSIONS 4
(P.B. 161 PG. 87) 7 8

ESTATE MANSIONS 3 4
(P.B. 161 PG. 87)

23 7

4

26 5

27 6 48 165 SW

SW 221 STREET

9 6 221 STREET

10

10

6

8 7 5 6 5

SW 222

11 7

AVENUE

EAST LINE

OF SW 1/4, OF NE 1/4,
SEC. 14-56-39

ESTATE HOMES FIRST ADDITION

12 24 8 21

5

(P.B. 157 PG. 4)

STREET

SW 128 AVENUE

ESTATE MANSIONS

8 12

5

(P.B. 165 PG. 48)

COURT

SW 223 ST

4

6

9

NOT SUBDIVIDED

CANAL C-102
COURT
SW 223 LN

18

4

5

10

17

12

6

SOUTH LINE
OF NE 1/4, SEC. 14-56-39

SOUTH 1/4 CORNER
OF NE 1/4, SEC. 14-56-39

NOT SUBDIVIDED

SW 128th

1

2

3

4

5

8

14

9

17

7

12

6

1

2

3

Estate Mansions Second Addition
T-22707

N