Memorandum

MIAMI-DADE COUNTY

Date: January 22, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Agenda Item No. 5(I)

From: George M. Burgess
County Manager

Subject: VILLA CLARA

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 248 Street, on the east by SW 108 Court, on the south by Homestead Extension of the Florida Turnpike, and on the west by SW 109 Avenue.

SCOPE

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

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

VILLA CLARA (T-22763)

- Located in Section 30, Township 56 South, Range 40 East
- Commission District: 8
- Zoning: AU
- Proposed Usage: Single family residence
- Number of parcels: 1

PLAT RESTRICTIONS

- That SW 248th Street (Coconut Palm Drive), 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 within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easement, depicted by dashed lines on the plat, is 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.

Assistant County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: January 22, 2009

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

SUBJECT: Agenda Item No. 5(I)

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**

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(I)
1-22-09

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF VILLA CLARA, LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 248 STREET, ON THE EAST BY SW 108 COURT, ON THE SOUTH BY THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE, AND ON THE WEST BY SW 109 AVENUE)

WHEREAS, Baptist Health South Florida, Inc., a not for profit Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as VILLA CLARA, the same being a replat of Lots 1 through 9, and Lots 17 through 23, Block 16, of "South Allapattah Gardens", according to the plat thereof, as recorded in Plat Book 25, at Page 20, of the Public Records of Miami-Dade County, Florida, and those portions of right of way closed by Resolution R-1194-07, lying and being in the Northeast 1/4 of Section 30, Township 56 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 ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
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, 2009. 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.

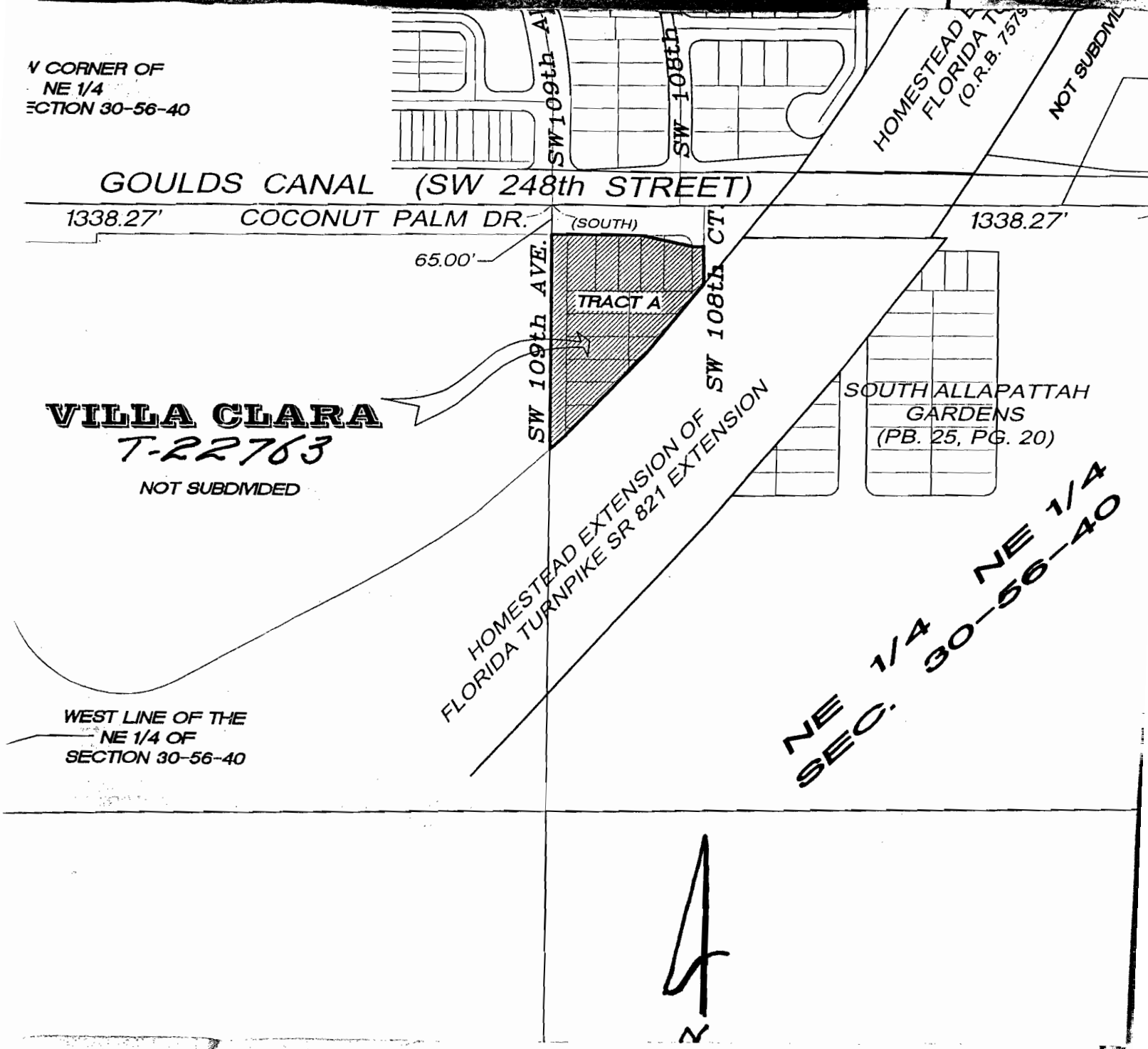
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey


N CORNER OF
NE 1/4
ECTION 30-56-40
SW 109th AVE.
SW 108th
HOMESTEAD E
FLORIDA T
(O.R.B. 7579
NOT SUBDIVI
GOULDS CANAL (SW 248th STREET)
1338.27'
COCONUT PALM DR.
(SOUTH)
1338.27'
65.00'
TRACT A
SW 109th AVE.
SW 108th CT.
VILLA CLARA
T-22763
NOT SUBDIVIDED
SOUTH ALLAPATTAH
GARDENS
(PB. 25, PG. 20)
HOMESTEAD EXTENSION OF
FLORIDA TURNPIKE SR 821 EXTENSION
NE 1/4 NE 1/4
SEC. 30-56-40
WEST LINE OF THE
NE 1/4 OF
SECTION 30-56-40

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