Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(K)

Date: January 23, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat for FONTAINEBLEAU WEST-NORTH REPLAT ONE

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by State Road 836, on the east approximately 100 feet west of NW 97 Court, on the south by NW 10 Street, and on the west approximately 150 feet east of NW 99 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources, Public Works and Waste Management, and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 10.

Fiscal Impact /Funding Source

There is no associated fiscal impact to Miami-Dade County with the approval of this plat; all improvements are in place.

Track Record/Monitor

The Regulatory and Economic Resources Department, Development Services Division, administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

FONTAINEBLEAU WEST-NORTH REPLAT ONE (T-23287)

- Located in Government Lot 5 between Section 32, Township 53 South, Range 40 East and Section 5, Township 54 South, Range 40 East
- Commission District: 10
- Zoning: RU-4M
- Proposed Usage: Single family residences
- Number of parcels: 21
- This plat meets concurrency

Plat Restrictions

- That Tract "A", as illustrated on the plat, recorded by the plat of Fontainebleau West-North, Plat Book 169, at Page 23, reserved for common area for the joint and several use of property owners within said subdivision for ingress-egress to the individual lots and tracts, shall also serve as a means of ingress-egress to the individual lots and blocks depicted on this plat.

- 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.
- 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.

Jack Osterholt, Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 23, 2013

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

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

_____ **"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**

✓ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
1-23-13

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF FONTAINEBLEAU WEST-NORTH REPLAT ONE, LOCATED IN GOVERNMENT LOT 5 BETWEEN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND SECTION 5, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY STATE ROAD 836, ON THE EAST APPROXIMATELY 100 FEET WEST OF NW 97 COURT, ON THE SOUTH BY NW 10 STREET, AND ON THE WEST APPROXIMATELY 150 FEET EAST OF NW 99 AVENUE)

WHEREAS, Fontainebleau Single Family Homes West, 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 FONTAINEBLEAU WEST-NORTH REPLAT ONE, the same being a replat of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 10, and Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 11, of "Fontainebleau West-North", according to the plat thereof, as recorded in Plat Book 169, Page 23, of the Public Records of Miami-Dade County, Florida, lying and being in Government Lot 5 between Section 32, Township 53 South, Range 40 East and Section 5, 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 , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 23rd day of January, 2013. 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.

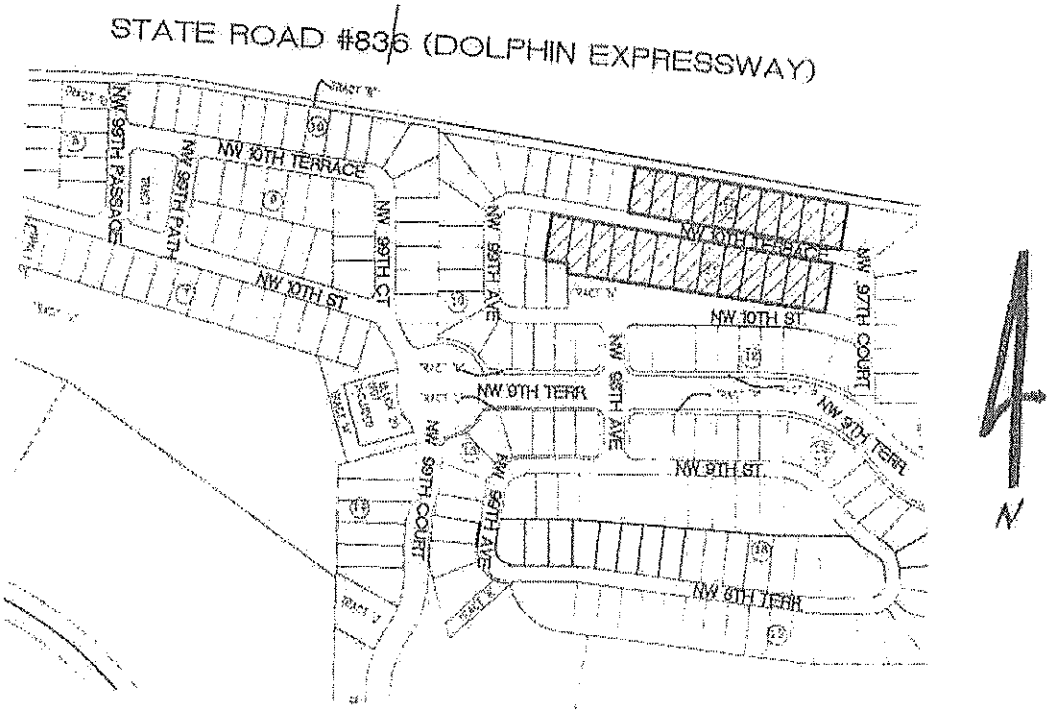
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. CNC for

John D. McInnis



FONTAINEBLEAU WEST-NORTH REPLAT ONE

(T-23287)

GOV. LOT 5 BETWEEN SEC. 32, TWP. 53 S, RGE. 40 E AND SEC. 5, TWP. 54 S, RGE. 40 E