

Memorandum



Date: February 5, 2012

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
THREE

Agenda Item No. 5(B)

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 NW 10 Street, on the east approximately 180 feet west of NW 102 Court, on the south approximately 500 north of NW 9 Street Circle, and on the west approximately 240 feet east of NW 104 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 (PWWM), 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 THREE (T-23298)

- Located in Government Lot 5 lying 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: 8
- This plat meets concurrency

Plat Restriction

- That Tract "A", as depicted 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 Tract "D1", as depicted on the plat, is hereby reserved for common area for the joint and several use of the property owners within this subdivision, Blocks 1, 2, 3 and 20 of Fontainebleau West, recorded in Plat Book 166, Page 45, and all of Fontainebleau West-North, recorded in Plat Book 169, Page 23, for landscape purposes and for the installation and maintenance of public utilities and shall be owned and maintained by a Miami-Dade County approved homeowners association or by the Fontainebleau Lakes Community Development District, or maintained by a Miami-Dade County approved Special Taxing District.
- 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: February 5, 2013

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

SUBJECT: Agenda Item No. 5(B)

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(B)
2-5-13

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF FONTAINEBLEAU WEST-NORTH REPLAT THREE, 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 NW 10 STREET, ON THE EAST APPROXIMATELY 180 FEET WEST OF 102 COURT, ON THE SOUTH APPROXIMATELY 500 FEET NORTH OF NW 9 STREET CIRCLE AND ON THE WEST APPROXIMATELY 240 FEET EAST OF NW 104 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 THREE, the same being a replat of Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 1, of “Fontainebleau West-North”, according to the plat thereof, as recorded in Plat Book 169, at 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 South 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 day 5th day of February, 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

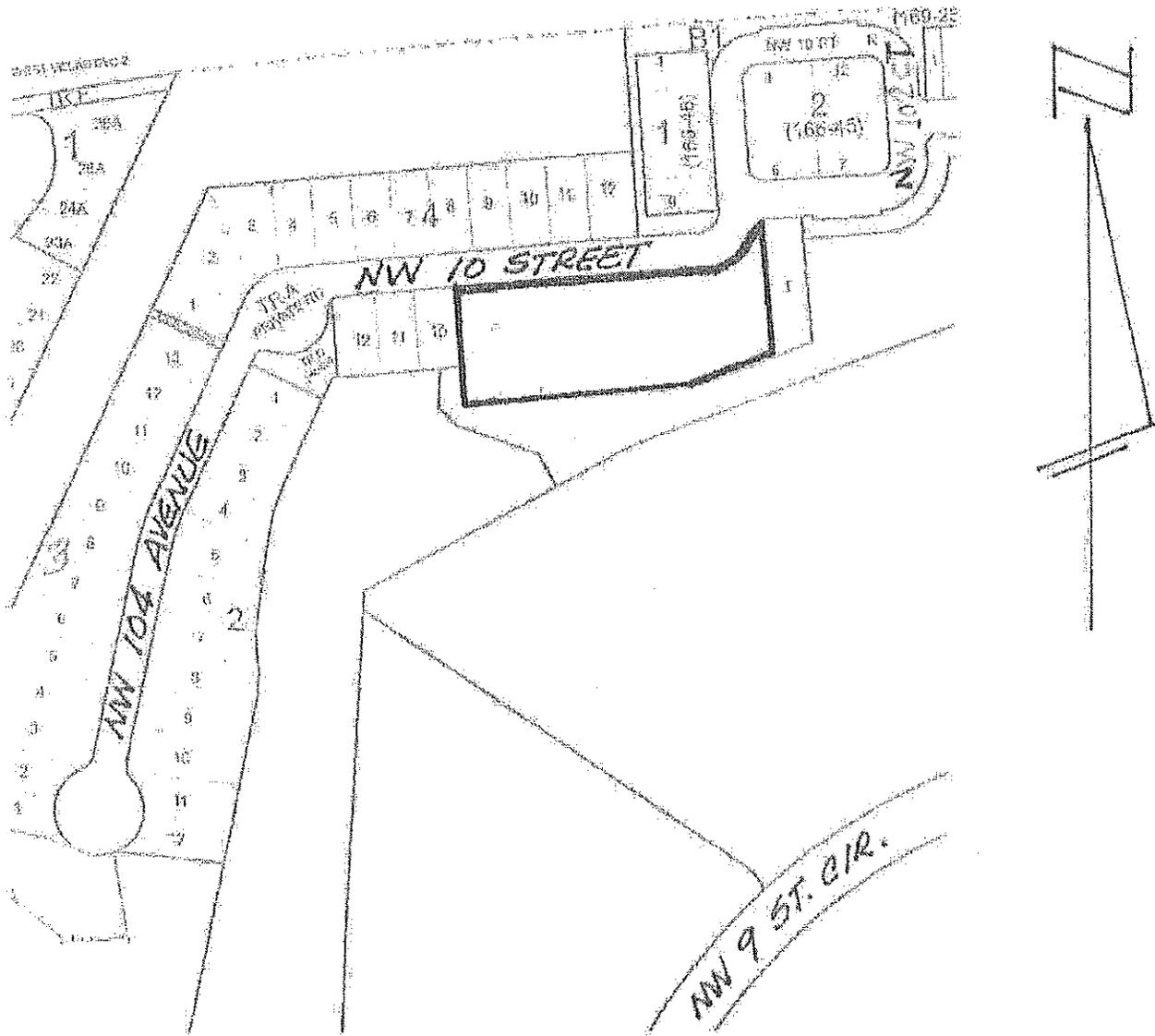
HARVEY RUVIN, CLERK

BY: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

John McInnis



FONTAINEBLEAU WEST-NORTH REPLAT THREE

(T-23298)

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

AND SEC. 5, TWP. 54 S., RGE. 40 E