

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. R-521-07

RESOLUTION APPROVING THE PLAT OF CASTELLANOS  
AT CORAL WAY, LOCATED IN THE NORTHEAST 1/4 OF  
SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST (SW  
26 STREET AND SW 148 PATH)

**WHEREAS**, Caste Corporation, a 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 CASTELLANOS AT CORAL WAY, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 16, Township 54 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 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.



# MEMORANDUM

(Revised)

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

**DATE:** May 8, 2007

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 5(H)

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

The foregoing resolution was offered by Commissioner Rebeca Sosa, who moved its adoption. The motion was seconded by Commissioner Joe A. Martinez and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	aye		
	Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	absent		Audrey M. Edmonson	aye
Carlos A. Gimenez	aye		Sally A. Heyman	aye
Joe A. Martinez	aye		Dennis C. Moss	aye
Dorrin D. Rolle	aye		Natacha Seijas	aye
Katy Sorenson	aye		Rebeca Sosa	aye
Sen. Javier D. Souto	absent			

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of May, 2007. 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



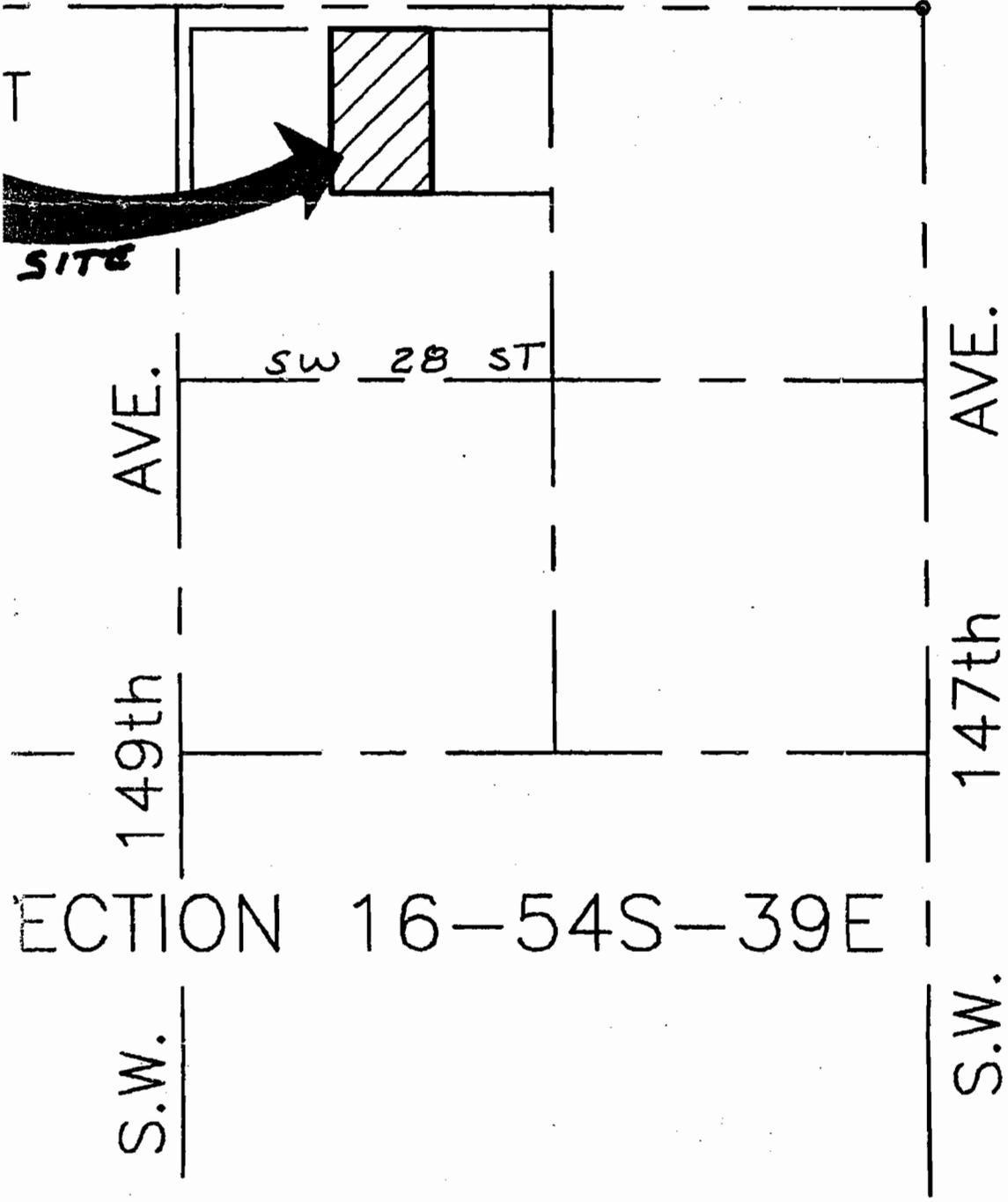
KAY SULLIVAN  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve

SECTION 16  
54S-39E

W 26th STREET



# Memorandum



Date: May 8, 2007

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

Agenda Item No. 5(H)

From: George M. Burge  
County Manager

A handwritten signature in black ink, appearing to read "Burge", written over the printed name of George M. Burge.

Subject: CASTELLANOS AT CORAL WAY

## 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 26 Street, on the east by approximately SW 147 Avenue, on the south by approximately SW 28 Street, and on the west by approximately SW 149 Avenue.

## SCOPE

This plat is located within the boundaries of Commission District 11.

## FISCAL IMPACT/FUNDING SOURCE

Not Applicable

## TRACK RECORD/MONITOR

Not Applicable

## BACKGROUND

CASTELLANOS AT CORAL WAY (T-22386)

- Located in Section 16, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-5A
- Proposed Usage: Office building
- Number of parcels: 1

## PLAT RESTRICTIONS

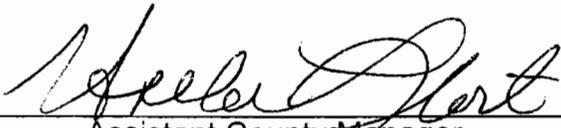
- The Street, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That 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.
- The 10' utility easement, shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- None required. All improvements are in place.

If additional information is deemed necessary, you may contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.



---

Assistant County Manager