

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

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. R-522-07

RESOLUTION APPROVING THE PLAT OF FONTAINEBLEAU WEST, LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND GOVERNMENT LOT 5 BETWEEN TOWNSHIP 53 SOUTH AND TOWNSHIP 54 SOUTH (WEST FLAGLER STREET AND NW 97 AVENUE)

**WHEREAS**, FONTAINEBLEAU LAKES, 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, the same being a replat of Tracts "F" and "G" of "Fontainebleau Park West Section Three", according to the plat thereof, as recorded in Plat Book 103, at Page 96, of the Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 5, Township 54 South, Range 40 East, and Government Lot 5 between Township 53 South and Township 54 South, 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



# 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(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

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 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



By: **KAY SULLIVAN**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve

5

DOLPHIN EXPRESSWAY STATE ROAD No.836

GOVERNMENT LOT 5

T-22514

FONTAINEBLEAU WEST

N 1/4 CORNER SECTION 5-54-40

BOULEVARD

FONTAINEBLEAU

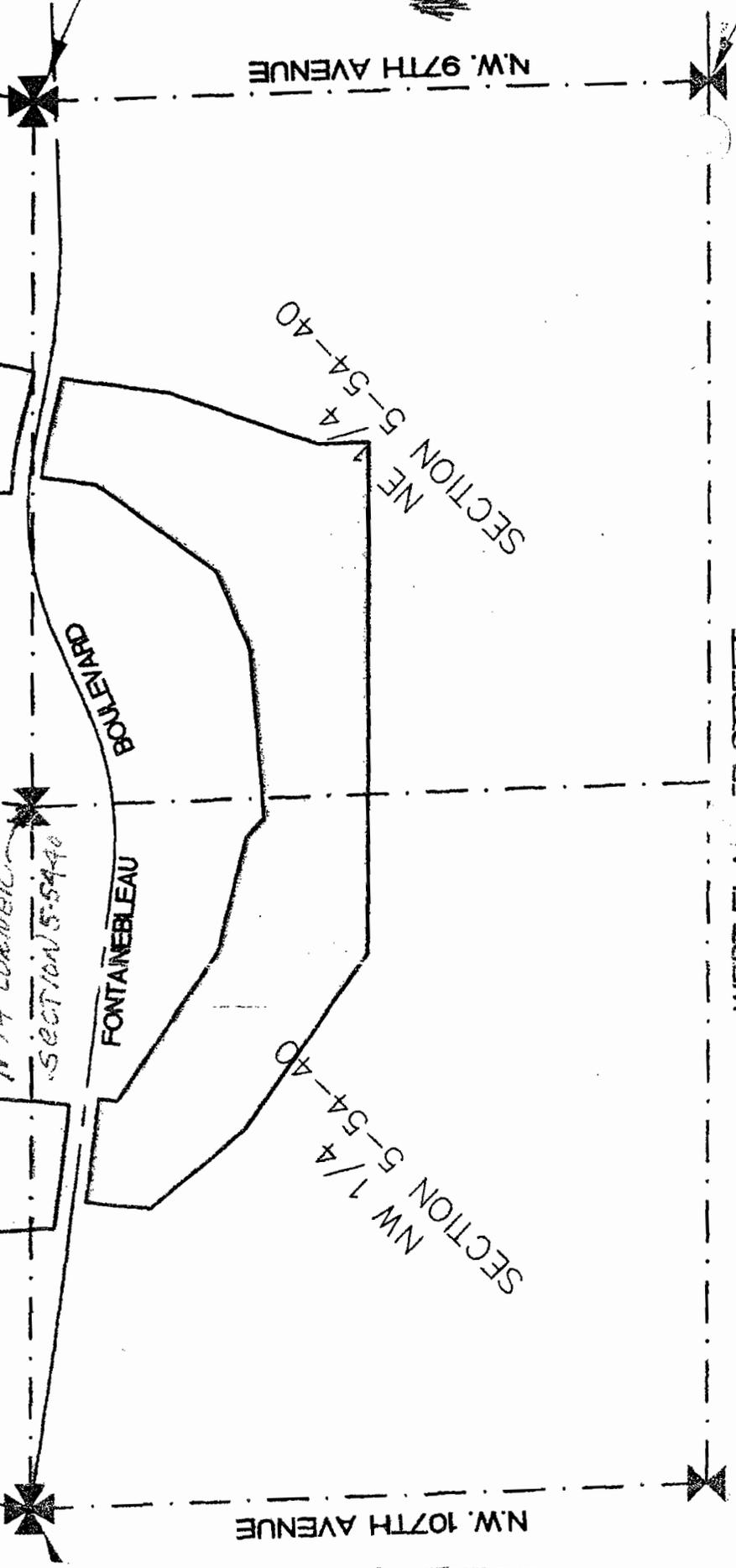
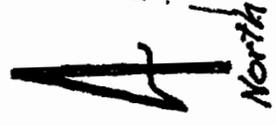
SECTION 5-54-40  
NE 1/4

SECTION 5-54-40  
NW 1/4

N.W. 107TH AVENUE

N.W. 97TH AVENUE

WEST FLAUGER STREET



91

# Memorandum

MIAMI-DADE  
COUNTY

Date: May 8, 2007

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

Agenda Item No. 5(I)

From: George M. Burgess  
County Manager



Subject: FONTAINEBLEAU WEST

## 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 State Road # 836, on the east by NW 97 Avenue, on the south by approximately W. Flagler Street, and on the west by approximately NW 107 Avenue.

## SCOPE

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

## FISCAL IMPACT/FUNDING SOURCE

Not Applicable

## TRACK RECORD/MONITOR

Not Applicable

## BACKGROUND

FONTAINEBLEAU WEST (T-22514)

- Located in Section 5, Township 54 South, Range 40 East
- Commission District: 10
- Zoning: RU-4M
- Proposed Usage: Townhouses and condominium
- Number of parcels: 177

## PLAT RESTRICTIONS

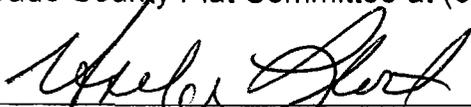
- That Fontainebleau Boulevard, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof, whenever discontinued by law.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- 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 shall not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- Tracts "B", "L", "N" and "R", as shown on the plat, are hereby reserved for common area for the joint and several use of property owners within this subdivision and as a means of ingress-egress to the individual lots and tracts and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association.
- Tracts "C", "D", "F", "H" and "J", as shown on the plat, are hereby reserved for common area for the joint and several use of the property owners within this subdivision for landscaping purposes, and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association.
- Tracts "E" and "G", as shown on the plat, are hereby reserved for common area for the joint and several use of the property owners within this subdivision for recreation purposes and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association.
- Tracts "A", "M", "P" and "Q", as shown on the plat, are hereby reserved for common area for the joint and several use of the property owners within this subdivision for open area purposes and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association. Additionally, Tracts "A", "M", "P" and "Q" will not be used as building sites and all storm water management areas within said Tracts are hereby reserved as storage basins for water drainage purposes
- The storm water management areas, as shown on the plat, are hereby reserved as storage basins for storm water discharge from public roads and abutting property, access and proper use. No use shall be made of the storm water management areas which would interfere with storm water discharge into said areas from the drainage easements as shown hereon. Drainage flow rights across and through said storm water management areas are hereby dedicated for public drainage purposes.
- That the drainage easements shown hereon are hereby dedicated to the perpetual use of the public for the installation and maintenance of drainage facilities.
- The 2 foot easement adjacent to the Fontainebleau Boulevard right-of-way is hereby reserved for the installation and maintenance of fire hydrants, street lights and guard rails, when required.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, curb and gutter, striping and monumentation. Bonded under bond number 7685 for the amount of \$83,424.00

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

  
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Assistant County Manager