

Approved _____ Mayor

Agenda Item No. 5(S)

Veto _____

10-02-07

Override _____

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION NO. R-1060-07

RESOLUTION APPROVING THE PLAT OF SOFIA ESTATES, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST (SW 184 STREET AND SW 139 PLACE)

WHEREAS, Montecallegre, 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 SOFIA ESTATES, the same being a replat of a portion of Tract 11 of "Tropico", according to the plat thereof, as recorded in Plat Book 2, at Page 57, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 34, Township 55 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: October 2, 2007

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

SUBJECT: Agenda Item No. 5(S)

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 **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Rebeca sosa** 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
Dorin D. Rolle	aye		Natacha Seijas	absent
Katy Sorenson	aye		Rebeca Sosa	aye
Sen. Javier D. Souto	aye			

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 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.

Joni Armstrong Coffey

5

S.W. 142th AVENUE

S.W. 180th STREET

"PLAT OF PORTION OF TROPICO"
(P.B. 2-PG. 57)

9

10

"VANESSA'S
PLACE"
T-20943

S.W. 139th PATH

S.W. 181th TERRACE

PLACE

S.W. 139th

S.W. 139th COURT

S.W.

184th

STREET

SOFIA ESTATES

T-22527



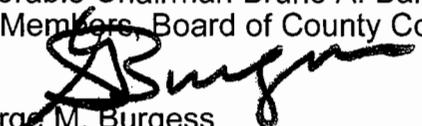
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Memorandum



Date: October 2, 2007

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

From: 
George M. Burgess
County Manager

Subject: SOFIA ESTATES

Agenda Item No. 5(s)

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 approximately SW 181 Terrace, on the east by SW 139 Place, on the south by SW 184 Street, and on the west by approximately SW 139 Path.

SCOPE

This plat is located within the boundaries of Commission District 9.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

SOFIA ESTATES (T-22527)

- Located in Section 34, Township 55 South, Range 39 East
- Commission District: 9
- Zoning: RU-1M(A)
- Proposed Usage: Single family residences
- Number of parcels: 12

PLAT RESTRICTIONS

- That SW 139th Place and SW 184 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 all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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 the utility easement, shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Sidewalks, street name signs, drainage, traffic control signs, striping and monumentation. Bonded under bond number 7735 for the amount of \$62,271.00.

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