Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(J)
10-16-07

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

RESOLUTION NO. R-1160-07

RESOLUTION APPROVING THE PLAT OF IN THE PINES FIRST ADDITION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 40 EAST (SW 97 TERRACE AND SW 107 COURT)

WHEREAS, Pines Development Corporation, a Florida corporation, Lelia M. Udick, Jorge R. Vasseur and Ana Jacomino Vasseur, his wife, and Raimundo J. Castellanos and Ana G. Castellanos, his wife , have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as IN THE PINES FIRST ADDITION, a replat of Lots 7, 7A, 8, 8A, 9 and 9A of "In the Pines Subdivision", according to the plat thereof, as recorded in Plat Book 160, at Page 12, of the Public Records of Miami-Dade County, Florida, and a subdivision of land lying and being in the Southeast 1/4 of Section 6, Township 55 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

MEMORANDUM

(Revised)

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

DATE: October 16, 2007

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

SUBJECT: Agenda Item No. 5(J)

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 **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	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**absent**
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	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 16th 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

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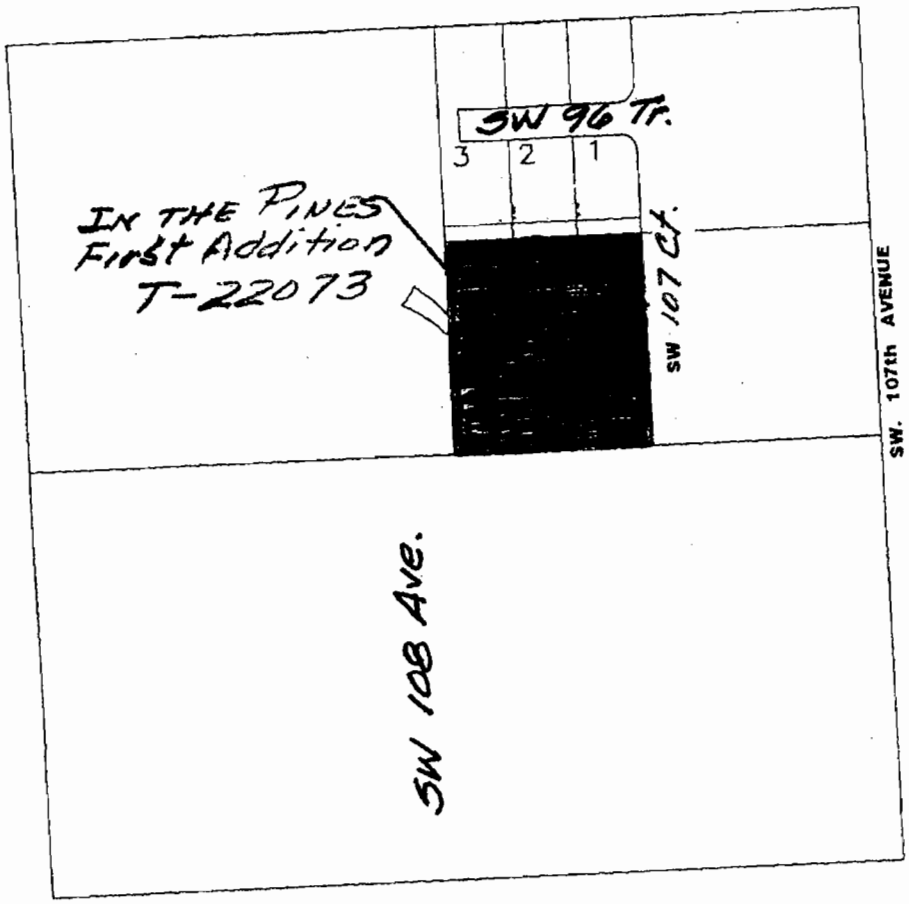

NE. 1/4, of SE. 1/4 of Section 6,
Township 55 South, Range 40 East
Miami-Dade County, Florida
LOCATION MAP
SCALE 1" = 300'

TENTATIVE PLAT

Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2007

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

From: George M. Burgess
County Manager

Agenda Item No. 5(J)

Subject: IN THE PINES FIRST ADDITION

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 96 Terrace, on the east by SW 107 Court, on the south by approximately SW 98 Street, and on the west by approximately SW 108 Avenue.

SCOPE

This plat is located within the boundaries of Commission District 8.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

IN THE PINES FIRST ADDITION (T-22073)

- Located in Section 6, Township 55 South, Range 40 East
- Commission District: 8
- Zoning: EUM
- Proposed Usage: Single family residences
- Number of parcels: 6

PLAT RESTRICTIONS

- 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 on any lot within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.

- That the Terrace and Court, 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 the limited access right-of-way line, as shown on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining road.
- 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, drainage, street name signs, valley gutter, guardrail, traffic control signs, striping aand monumentation. Bonded under bond number 7745 for the amount of $20,131.00.

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