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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2007

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

Agenda Item No. 5(K)

From: George M. Burgess
County Manager

R-1281-07

Subject: SION ESTATES

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 13 Street, on the east by SW 144 Place, on the south by SW 15 Street, and on the west by SW 145 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

SION ESTATES (T-22502)

- Located in Section 10, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: 21

PLAT RESTRICTIONS

- That the Terrace, Streets, Place and Avenue, 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.
- No individual wells will be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- 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.

- All new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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, street name signs, drainage, valley gutter, guardrail, traffic control signs, striping and monumentation. Bonded under bond number 7754 in the amount of $140,073.00.

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

MEMORANDUM
(Revised)

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

DATE: December 4, 2007

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

SUBJECT: Agenda Item No. 5(K)

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**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(K)

12-04-07

RESOLUTION NO. **R-1281-07**

RESOLUTION APPROVING THE PLAT OF SION ESTATES, LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 13 STREET, ON THE EAST BY SW 144 PLACE, ON THE SOUTH BY SW 15 STREET, AND ON THE WEST BY SW 145 AVENUE)

WHEREAS, Sion Estates, LLC, a Florida limited liability company and Bequi Homes, LLC, a Florida limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as SION ESTATES, the same being a replat of portions of Tracts 20 and 21 of "J. G. Head's Farms", according to the plat thereof, as recorded in Plat Book 46, at Page 44, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 10, 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.

The foregoing resolution was offered by Commissioner **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** 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 4th day of December, 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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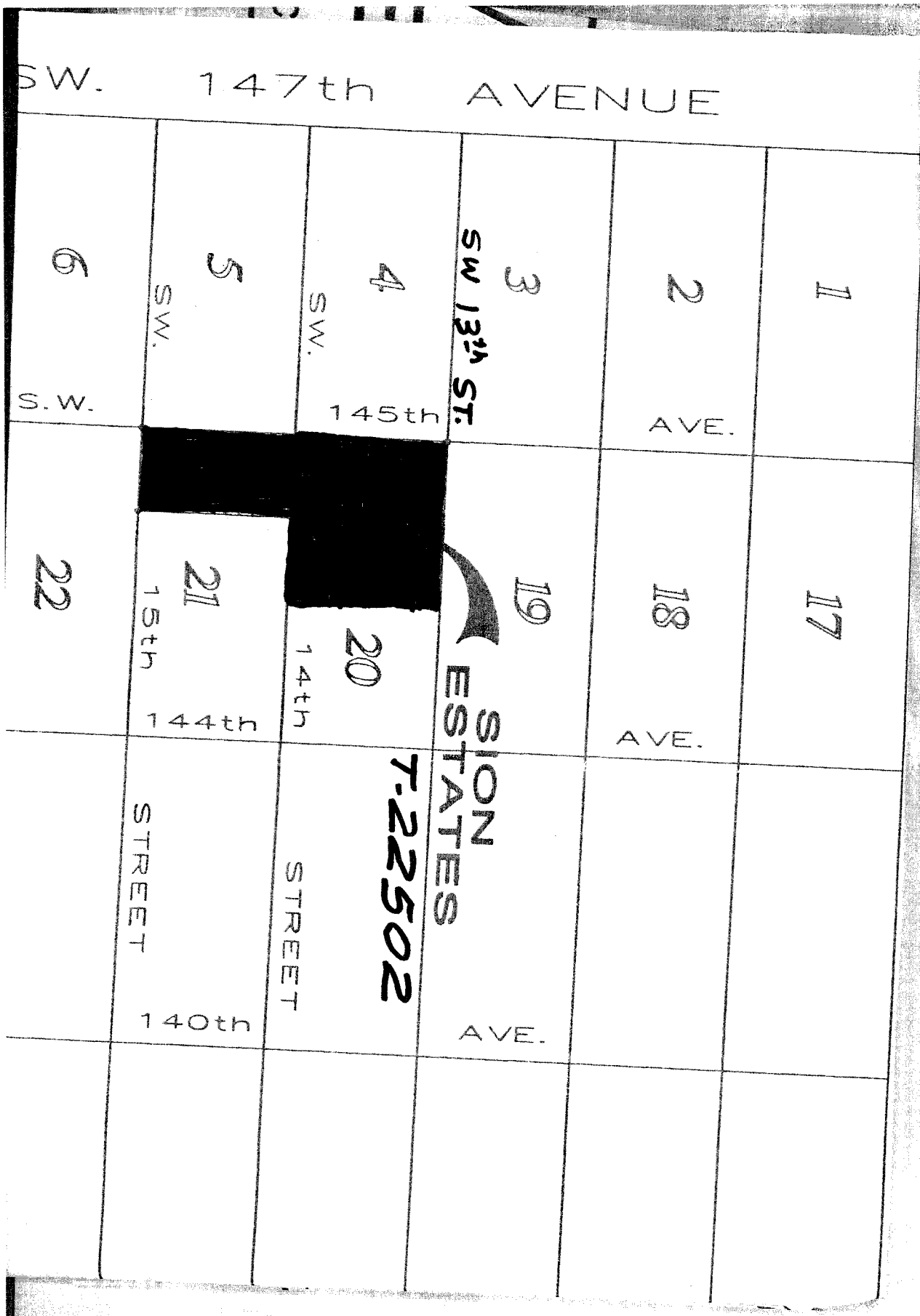
SW. 147th AVENUE
1
2
AVE.
3
SW 13th ST.
4
SW.
145th
5
SW.
6
S.W.
17
18
AVE.
19
SION ESTATES
20
14th
21
15th
144th
22
STREET
140th
STREET
AVE.
T-22502
N