

Date: January 22, 2009  
To: Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

From: George M. Burgess  
County Manager



Agenda Item No. 5(H)

Resolution No. R-10-09

Subject: FONTAINEBLEAU EAST

**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 approximately NW 87 Avenue, on the south by West Flagler Street, and on the west by approximately NW 97 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 EAST (T-22513)

- Located in Government Lot 4 between Townships 53 and 54 South, Range 40 East, and Section 4, Township 54 South, Range 40 East
- Commission District: 10
- Zoning: RU-4M
- Proposed Usage: Condominiums and townhomes
- Number of parcels: 67

**PLAT RESTRICTIONS**

- That the Street and Fontainebleau Boulevard, as illustrated 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 will not be permitted on any lot/tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- Tract "L" as illustrated on the plat, is hereby reserved for common area for the joint and several use of the property owners within this subdivision for ingress-egress to the individual lots and tracts and for landscaping purposes and the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- Tracts "H", "K", "M", "N", "P" and "Q", as illustrated 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, or maintained by a Miami-Dade County approved Special Taxing District.
- Tracts "F", "G" and "J", as illustrated 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, or maintained by a Miami-Dade County approved Special Taxing District.
- Tracts "B", "C" and "D", as illustrated 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, or maintained by a Miami-Dade County approved Special Taxing District. Additionally, Tracts "B", "C" and "D" will not be used as building sites and all stormwater management areas within said Tracts are hereby reserved as storage basins for storm water drainage purposes.
- The storm water management areas, illustrated 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 stormwater 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 ingress/egress easements, depicted by dashed lines on the plat, are hereby reserved for ingress and egress to the individual lots and tracts.
- That the access easement, depicted by dashed lines on the plat, is hereby reserved as a means of ingress and egress.
- That the canal maintenance easement, as depicted by dashed lines on the plat, is hereby dedicated to the perpetual use of the public for canal maintenance purposes.
- Those areas adjacent to the canal and the storm water management areas are to be graded to prevent overland storm water runoff into the canal and the storm water management areas.
- That the drainage easements, as depicted by dashed lines on the plat, are hereby dedicated to the perpetual use of the public for the installation and maintenance of drainage facilities.

Honorable Chairman Dennis C. Moss  
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- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, curb and gutter, valley gutter, curb, striping and monumentation. Bonded under bond numbers 7789 and 7789A in the amount of \$41,017.00

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



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Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** January 22, 2009

  
**FROM:** R. A. Cuevas, Jr.  
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**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(H)  
1-22-09

RESOLUTION NO. R-10-09

RESOLUTION APPROVING THE PLAT OF FONTAINEBLEAU EAST, LOCATED IN GOVERNMENT LOT 4 BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST AND IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY STATE ROAD 836, ON THE EAST BY APPROXIMATELY NW 87 AVENUE, ON THE SOUTH BY WEST FLAGLER STREET, AND ON THE WEST BY APPROXIMATELY 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 EAST, the same being a replat of Tracts 1, 2, 3, 4 and 7 of "Fontainebleau Park Subdivision Section One" , according to the plat thereof, as recorded in Plat Book 90, at Page 56, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of land lying and being in the North 1/2 of Section 4, Township 54 South, Range 40 East, and a subdivision of a portion of Government Lot 4, between Townships 53 and 54 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 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 **Jose "Pepe" Diaz** who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 22<sup>nd</sup> day of January, 2009. 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

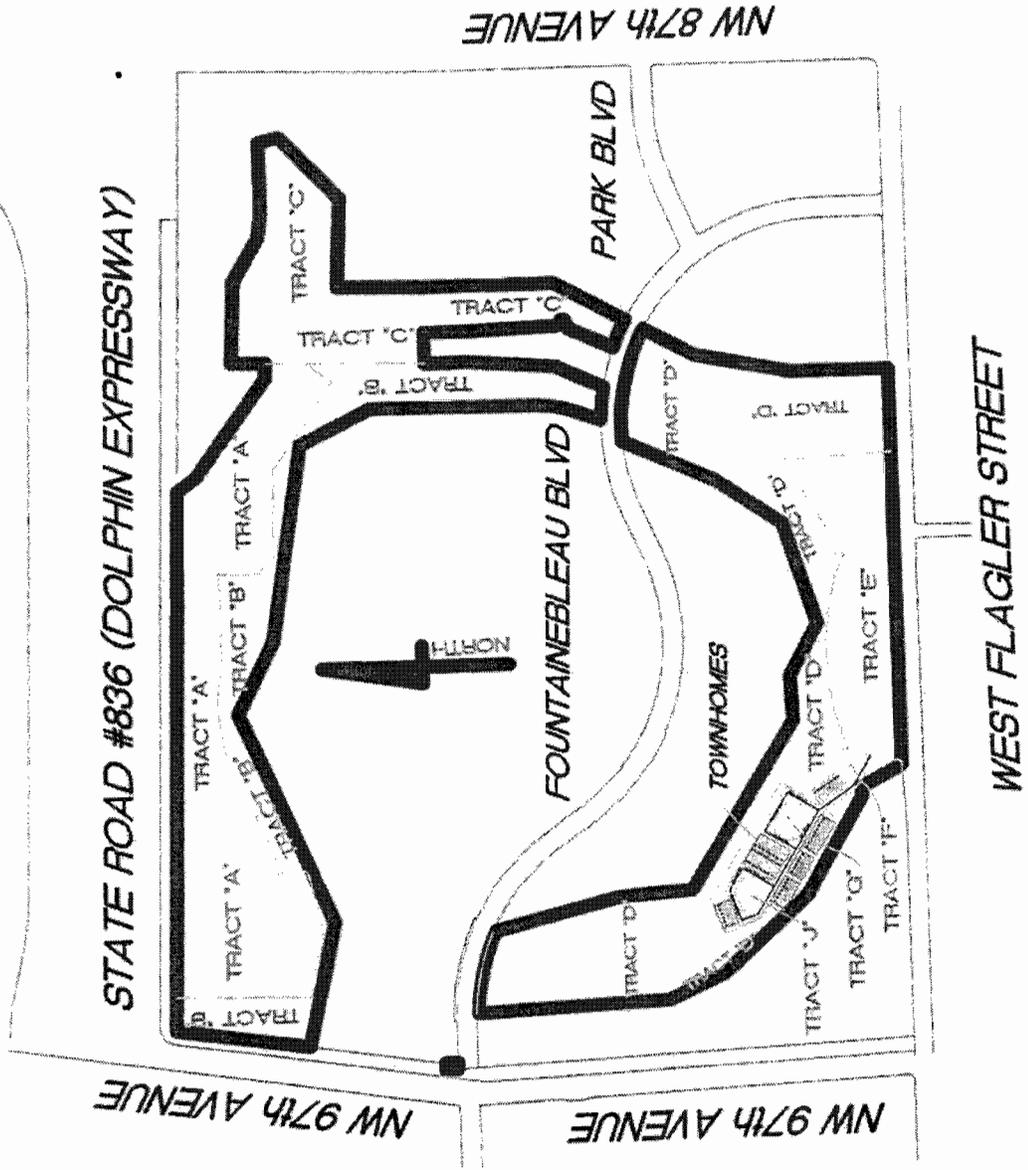
HARVEY RUVIN, CLERK

By: **Kay Sullivan**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Joni Armstrong Coffey

FONTAINEBLEAU EAST T-22513



- TRACT A – Condominiums
- TRACT B – Open Area
- TRACT C – Open Area
- TRACT D – Open Area
- TRACT E – Condominiums
- TRACT F – Recreation Area
- TRACT G – Recreation Area
- TRACT J – Recreation Area

7.