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

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(K)

01-25-07

RESOLUTION NO. R-09-07

RESOLUTION APPROVING THE PLAT OF JEANNIE ESTATES, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST (SW 183 TERRACE AND SW 154 AVENUE)

WHEREAS, Avocado Homes Corp., a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as JEANNIE ESTATES, the same being a replat of Lots 30 through 34, Block 1 and Lots 47 through 51, Block 4 of "Majestic Estates Second Addition", according to the plat thereof, as recorded in Plat Book 151, at Page 57 of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 33, 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: January 25, 2007

FROM: Murray A. Greenberg, 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**

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	absent		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	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	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 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

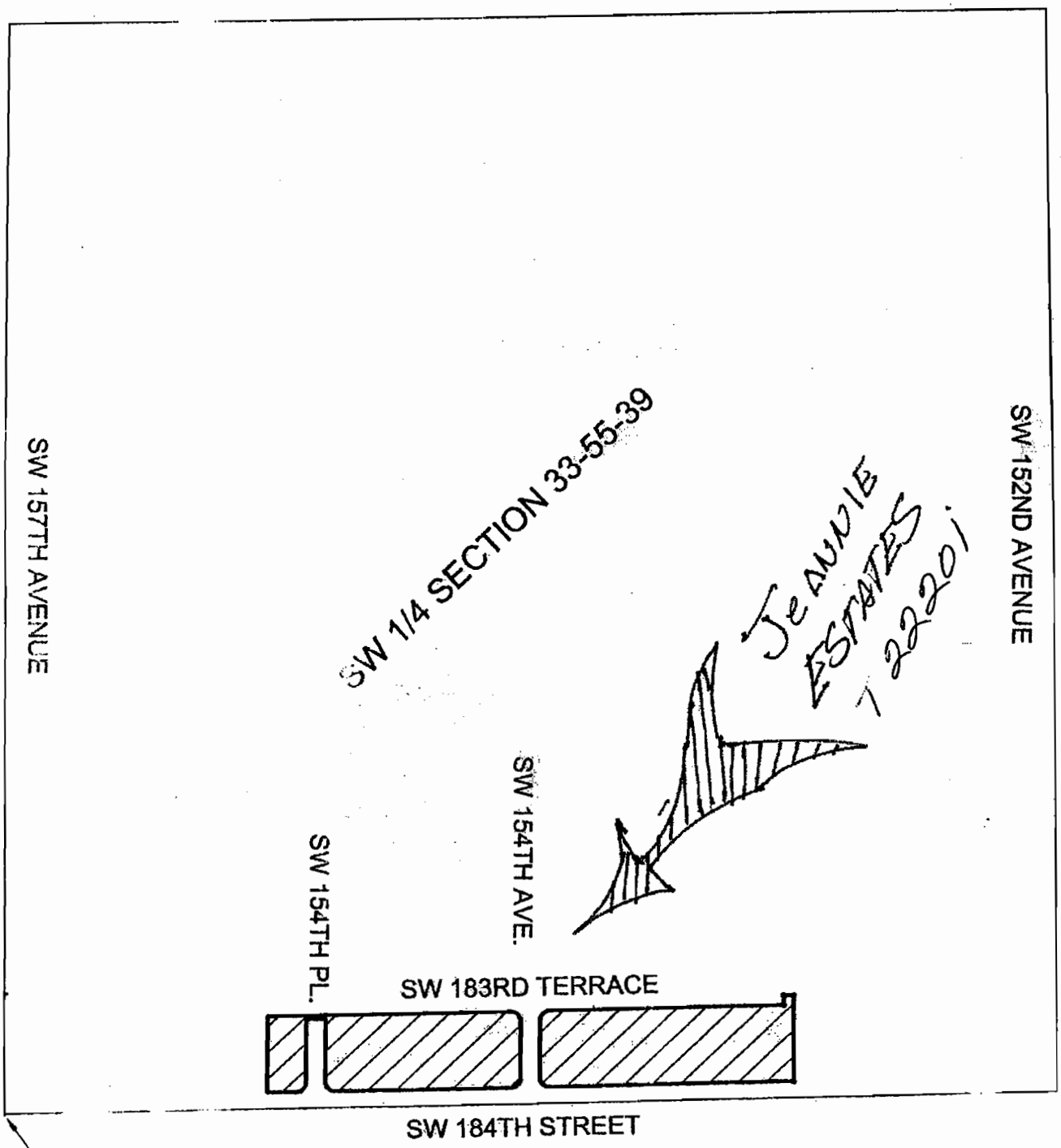
HARVEY RUVIN, CLERK

By: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

1/4 SEC. 33-55-39



LOCATION SKETCH

Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

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

Agenda Item No. 5(K)

From: George M. Burgess
County Manager

Subject: JEANNIE 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 183 Terrace, on the east by SW 153 Avenue, on the south by SW 184 Street, and on the west by SW 155 Avenue.

BACKGROUND

JEANNIE ESTATES (T-22201)

- Located in Section 33, Township 55 South, Range 39 East
- Commission District: 9
- Zoning: RU-1
- Proposed Usage: Single family residences
- Number of parcels: 36

PLAT RESTRICTIONS

- That SW 183rd Terrace, SW 184th Street, SW 154th Avenue and SW 154th Place, 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 no individual wells shall 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 within this subdivision, unless approved for temporary use, in accordance with State and County regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.
- That circular driveways are required on all lots fronting SW 184th Street.
- That the limited access right-of-way lines, as shown on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining roads.

- 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, guardrail, decorative wall, traffic control signs, striping and monumentation. Bonded under bond number 7646 for the amount of $108,339.00.

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

Assistant County Manager

12/22/06
Date