

TOWN OF GOLDEN BEACH  
RESOLUTION NO. 979.96

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, RELATING TO LAND RE-SUBDIVISION BY WAIVER OF PLAT OF THE REQUEST OF JONAS MIMOUN, REGARDING THE PROPERTY LOTS 8, 9, 10, BLOCK 5, OF GOLDEN BEACH, SECTION "C" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, FOR THE RE-SUBDIVISION OF LAND TO CONVERT THREE 50 FOOT LOTS INTO TWO 75 FOOT PARCELS OF LAND, PARCEL A AND PARCEL B, TO BE VACANT, UNIMPROVED AND AVAILABLE FOR THE CONSTRUCTION OF NEW STRUCTURES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jonas Mimoun has applied for

the re-subdivision of the tract including the lots 8, 9, 10, block 5, of Golden Beach, section "C" according to the plat thereof, as recorded in Plat Book 9 page 52, of the public records of Dade County, Florida, all containing 22,816 square feet (0.52 Acres), in Golden Beach, Florida, 33160; to convert said 3 50 feet lots into 2 buildable 75 feet lots, and

WHEREAS, a public meeting of the Building Regulation Advisory Board was advertised and held, as required by law, and all interested parties concerned in the matter were given the opportunity to be heard; and

WHEREAS, a second public hearing of the Town Council of the Town of Golden Beach was advertised and held, as required by law, and all interested parties concerned in the matter were given a second opportunity to be heard; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Town Council that the requested re-subdivision of land is not contrary to public interest;

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Golden Beach, Florida;

Section 1. Relating to land re-subdivision request of Jonas Mimoun, regarding the property located at lots 8, 9, 10, block 5, of Golden Beach, section "C" according to the plat thereof, as recorded in Plat Book 9 page 52, of the public records of Dade County,

Florida, Folio #19-1235-0030380, #19-1235--0030391, #19-1235-0030400, for the re-subdivision of above referenced 50 foot lots into two 75 foot parcels of land, parcel A and new parcel B, to be vacant, unimproved and available for the construction of new structures.

Section 2. That the application is tentatively approved, subject to the following conditions:

1. Chapter 28, Subdivisions, of the Metropolitan Dade County Code shall be complied with, except for the final plat recording in the Public Records that is not required.

2. Said waiver of plat survey shall also show the new parcels "A" and "B" with their legal description.

3. Removal from the new proposed lots of any existing structure or impervious area if applicable. Irrevocable cash bond equal to the estimated cost of the demolition plus 10 percent might be acceptable for final approval instead of the actual demolition cost when conditions are justified and approved by Town Council.

4. The demolition, if applicable, shall include all impervious area. If requested by applicant to retain some of the impervious area, that condition can be granted provided that no impervious area will remain nearer than 4 feet from any property line, for assurance that no water run-off will occur between lots, or to the public right of way, or canal. If this request is granted, it will be conditioned to the filing of an affidavit by the lot owner of record that construction of improvements will begin within two years of the date of the granting date, and a cash bond, as specified above, is posted to allow the Town to remove the impervious area after the two years time limit if no construction has commenced in that period of time.

5. All utilities shall be provided to the new lots at owner's expense, if not presently provided, including water, sanitary sewer, gas, telephone, power and cable TV, or provisions to do so. Proof of those provisions by submitting paid receipts from utility companies, or government agencies, if said utilities are not presently available.

6. The newly created parcels shall be filled, if required, to a minimum finished elevation of +4.00 feet, National Geodetic Vertical Datum (NGVD).

7. Final plat tracing shall be prepared as per Sections 27.7 and 27.8 of Chapter 28.

8. Subject to completion of the Metro process, final approval will be given upon proof that all utilities have been connected. Town Mayor, Town Manager or Assistant Town Manager are hereby authorized to grant the final approval by executing the waiver of plat survey.

9. Final plat to be signed and to remain in Town. Copies shall be submitted to the Subdivision Control Section of Dade County, as per regulations.

10. Process to be checked by Town Attorney.

11. All cost of the Re-Plat process, including Town Attorney fees, shall be paid by applicant prior to Final Plat approval and execution.

12. The applicant shall submit to the Town proof that this application had been submitted to Metropolitan Dade County for the proper completion of the Town records. This submission shall be in the form of Two plats with the execution of the proper Dade County Official.



13. If conditions outlined in items one (1) through eleven (11) are not met within a period of two (2) years, then tentative approval is revoked.

Section 3. The Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents when a building permit for a new structure in each, Parcel "A" and Parcel "B" is applied for.

WHEREAS, the following Resolution was offered by Councilwoman Lowrance and seconded by Councilman Rosenthal and upon poll of members present, the vote was as follows:

Mayor Cuenca	aye
Vice Mayor Fistel	aye
Councilman Rosenthal	absent
Councilwoman Lowrance	aye
Councilman Addicott	aye

PASSED AND ADOPTED this 21st day of May, 1996.

  
MAYOR JODY CUENCA  
  
TOWN CLERK, PATRICIA MONGIELLO

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
JON M. HENNING  
TOWN ATTORNEY

RESOLUTION NO. 979.96

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*duplacted  
request cc*

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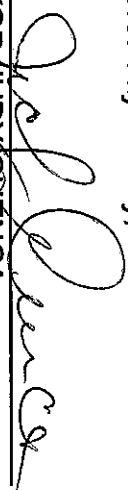

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WHEREAS, the following Resolution was offered by Councilwoman Lowrance and seconded by Councilman Rosenthal and upon poll of members present, the vote was as follows:

Mayor Cuenca	aye
Vice Mayor Fistel	aye
Councilman Rosenthal	absent
Councilwoman Lowrance	aye
Councilman Addicott	aye

PASSED AND ADOPTED this 21st day of May, 1996.

  
MAYOR/JUDY CUENCA  
  
TOWN CLERK, PATRICIA MONGIELLO

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