

RESOLUTION NO. 04-260

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING THE “DUNNHILL COVE FIRST ADDITION” PLAT, BEING A REPLAT OF TRACT 48 OF “FLORIDA FRUITLANDS COMPANY’S SUBDIVISION No. 1”, AS RECORDED IN THE PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA IN SECTION 15, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Miami-Dade County Code, Betty and Lowell Dunn (the “Applicant”), have applied for approval of a Final Plat for “DUNNHILL COVE FIRST ADDITION,” a copy of the Final Plat is attached as Exhibit “A” (the “Property”) and incorporated into this Resolution by reference; and

WHEREAS, the Town Planner has determined that the Applicant has met the conditions imposed by the Miami Dade County Plat Committee and the Town’s Land Development Code, and has complied with all applicable provisions of Chapter 28 of the Miami Dade County Code and the Town Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated in to this Resolution by this reference.

Section 2. Approval. The Final Plat approval for “DUNNHILL COVE FIRST ADDITION”, more particularly described as:

TRACT 48 OF “FRUITLANDS COMPANY’S SUBDIVISION No. 1 AS RECORDED IN THE PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA IN SECTION 15, TOWNSHIP 52

SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

Is granted exclusively to the Applicant, subject to the Applicant's compliance with all of the conditions specified in Section 3 of this Resolution.

Section 3. Conditions of Approval.

Approval of the Final Plat for "DUNNHILL COVE FIRST ADDITION" is subject to the execution and recordation of a Unity of Title by the Applicant, form approved by the Town Attorney and attached as Exhibit "B", which contains the following conditions which must be satisfied before the Unity of Title can be released by the Town Manager:

- (1) The continuation southward of the existing concrete block stucco masonry wall at a uniform height and color with the existing wall along the western boundary of the Property, abutting the right-of-way of N.W. 87th Avenue, pursuant to approved plans and specifications; and
- (2) The creation of a homeowner's association to maintain the lake, the concrete block stucco masonry wall and any other common elements on the Property; and
- (3) The Property has been included as part of the Royal Oaks Special Taxing District.

Section 4. Authorization. The Town Manager and the Town Clerk are authorized to sign the face of the Final Plat and to execute any documents required to release the Unity of Title.

Section 5. Recordation. Upon receipt of a certified copy of the recorded Unity of Title, the Town Clerk shall forward this Resolution and the Original Final Plat to Miami-Dade County for recording in the Public Records of Miami Dade County, Florida. The Applicant shall pay the costs of recording the Resolution and the Final Plat, as well as the Town's actual cost for a surveyor to approve the Final Plat as required by Chapter 177, Florida Statutes.

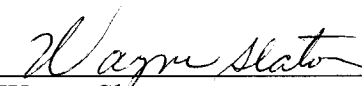
Section 6. **Effective Date.** This Resolution shall take effect immediately upon adoption by the Town Council.

PASSED AND ADOPTED this 16th day of November 2004.

Motion to adopt by **Pizzi**, second by **Thomson**.

FINAL VOTE AT ADOPTION

Mayor Wayne Slaton	<u>absent</u>
Vice Mayor Roberto Alonso	<u>yes</u>
Councilmember Mary Collins	<u>absent</u>
Councilmember Robert Meador	<u>yes</u>
Councilmember Michael Pizzi	<u>yes</u>
Councilmember Nancy Simon	<u>absent</u>
Councilmember Peter Thomson	<u>yes</u>



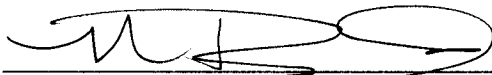
Wayne Slaton
MAYOR

ATTEST:



TOWN CLERK Deputy

Approved as to form and legality for the use and benefit of the Town of Miami Lakes only:



Weiss, Serota, Helfman, Pastoriza, Guedes
Cole & Boniske, P.A.
TOWN ATTORNEY