

Date: November 20, 2008
To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
From: George M. Burgess
County Manager
Subject: BEACON LAKES SOUTH

Agenda Item No. 5(L)

Resolution No. R-1146-08

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 NW 14 Street, on the east by NW 132 Avenue, on the south by State Road 836, and on the west by NW 137 Avenue.

SCOPE

This plat is located within the boundaries of Commission District 12.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

BEACON LAKES SOUTH (T-22767)

- Located in Section 35, Township 53 South, Range 39 East
- Commission District: 12
- Zoning: IU-1 AND BU-2
- Proposed Usage: Warehouses
- Number of parcels: 4

PLAT RESTRICTIONS

- That the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.

- That the Street and Avenues, 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. New electric and communication lines in areas zoned for industrial use may be installed overhead; service conductors from the pole to the building (structure) shall be an underground service lateral.
- That the drainage easement, as illustrated on the plat, is hereby reserved for the perpetual use of the public for the installation and maintenance of drainage facilities.
- That Tract "A", as illustrated on the plat, is hereby reserved for the installation and maintenance of pump station facilities.
- That Tract "B", as illustrated on the plat, is hereby reserved as a preservation area, and shall be owned and maintained by the Beacon Lakes Community Development District, or maintained by a Miami-Dade County approved Special Taxing District.
- That the limited access right-of-way line, as illustrated on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining (arterial) road.
- 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, street light conduit and pull boxes, street name signs, drainage, curb and gutter, valley gutter, barricades, traffic separator, guardrail, traffic control signs, striping and monumentation. Bonded under bond number 7798A in the amount of \$947,858.00.
- Sidewalks. Bonded under bond number 7798B in the amount of \$37,092.00.

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

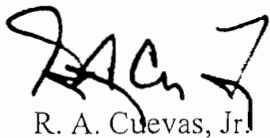


MEMORANDUM

(Revised)

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

DATE: November 20, 2008

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

SUBJECT: Agenda Item No. 5(L)

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

Agenda Item No. 5(L)

Veto _____

11-20-08

Override _____

RESOLUTION NO. **R-1146-08**

RESOLUTION APPROVING THE PLAT OF BEACON LAKES SOUTH, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY NW 14 STREET, ON THE EAST BY NW 132 AVENUE, ON THE SOUTH BY STATE ROAD 836, AND ON THE WEST BY NW 137 AVENUE)

WHEREAS, AMB Codina Beacon Lakes, LLC, a Delaware limited liability company, and Beacon Lakes Community Development District, an independent local unit of special purpose government, created by Chapter 190 of the Florida Statutes, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as BEACON LAKES SOUTH, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 35, Township 53 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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Katy Sorenson** 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	absent	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	absent
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 20th day of November, 2008. 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. *[Signature]*

Joni Armstrong Coffey

NW 137th AVE

NW 14th STREET

NW 14th STREET

NW 132nd AVE

BEACON LAKES
SOUTH
T-222767



MIAMI DADE COUNTY
EXPRESSWAY AUTHORITY
SR 836