

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-7-13**

*WHEREAS, CITY OF MIAMI GARDENS, ET AL* applied for the following:

DELETION of a portion of legal description in Resolution Z-26-08 passed and adopted by the Board of County Commissioners, only as it applies to the following legal description, reading as follows:

Parcel 1: All That Certain Piece, Parcel, Or Tract Of Land Situate, Lying And Being In A Portion Of Tracts 37, 38, 39, And 40 Of Miami Gardens, According To Plat Book 2, Page 96, Lying In Section 3, Township 52 South, Range 41 East Of The Tallahassee Base Meridian Of Said Miami-Dade County, Florida, Being More Particularly Described As Follows To Wit: Commencing For Reference At The Northwest Corner Of Said Section 3; Thence Bearing South 02°46'26" East, Along The West Line Of Said Section 3, A Distance Of 2182.13 Feet To A Point; Thence Leaving Said West Line, Bearing North 87°13'34" East, A Distance Of 66.00 Feet To A Point Lying On The Easterly Right Of Way Line Of N.W. 27th Avenue, Said Point Being The Point And Place Of Beginning Of The Herein Described Parcel; Thence Leaving Said Easterly Right Of Way Line, Bearing North 87°14'13" East, A Distance Of 484.42 Feet To A Point; Thence Bearing South 84°47'25" East, A Distance Of 125.99 Feet To A Point; Thence Bearing North 87°14'37" East, A Distance Of 504.80 Feet To A Point, On The Westerly Line Tract "D" Dolphin Center-Stadium Site, Plat Book 129, Page 91; Thence Bearing South 02°45'54" East, Along Said Westerly Line A Distance Of 439.08 Feet To A Point On The Southerly Line Of The Northwest ¼ Of Said Section 3; Thence Bearing South 02°46'44" East, Along Said Westerly Line A Distance Of 15.00 Feet To A Point On The Southerly Right Of Way Line Of N.W. 191st Street; Thence Leaving Said West Line Bearing South 87°09'56" West, Along Said Southerly Right Of Way Line A Distance Of 1050.93 Feet To A Point On The Easterly Right Of Way Of (N.W. 27th Avenue) As Recorded In Official Records Book 13023, Page 3408; Thence Leaving Said South Right Of Way Line, Bearing North 02°42'51" West, Along Said Easterly Right Of Way Line, A Distance Of 65.00 Feet To A Point, Said Point Being The (Beginning) Of A Non Tangent Curve Concave Northeasterly Having A Radius Of 50.00 Feet , A Central Angle Of 90°03'35", A Chord Length Of 70.75 Feet Bearing North 47°48'13" West; Thence Northwesterly Along Said Right Of Way Line And The Arc Of Said Curve A Distance Of 78.59 Feet To A Point; Thence Bearing North 02°46'26" West, Along Said Easterly Right Of Way Line A Distance Of 275.00 Feet To A Point; Thence Bearing North 22°37'45" West, Along Said Easterly Right Of Way Line A Distance Of 38.28 Feet To A Point; Thence Bearing North 02°46'26" West Along Said Easterly Right Of Way Line, A Distance Of 46.93 Feet To The Point Of Beginning. Parcel 2: A Portion Of Tracts 61, 62, 64, 67, 68 And All Of 63 Of "Miami Gardens", Plat Book 2, Page 96, More Particularly Described As Follows: Commence At The Southwest Corner Of The Northwest Quarter Section 3, Township 52 South, Range 41 East; Thence North 87°09'28" East Along The South Line Of The Northwest One-Quarter Of Said Section 3, A Distance Of 129.00 Feet; Thence South 02°43'10" East, 15.00 Feet To The Point Of Beginning; Thence North

87°09'28" West Along The South Right-Of-Way Line Of A 30.00 Foot Right-Of-Way, As Shown On Said Plat, A Distance Of 1,050.91 Feet To A Point On The West Line Of Tract "D", Dolphins Center-Stadium Site, Plat Book 129, At Page 91, of the Public Records Of Miami-Dade County, Florida; thence South 02°46'44" East along said West line, a distance of 670.86 feet; thence South 87°13'34" West, 512.16 feet; thence North 02°46'44" West, 25.00 feet to the South line of Tract 62; thence South 87°13'34" West along the South line of Tracts 62, 63, and 64, a distance of 564.81 feet to a point of curvature of a curve concave to the Northeast having a radius of 25.00 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for an arc length of 39.27 feet to a point along the East line of N.W. 27th Avenue, as Recorded in Official Records Book 13023, page 3408; thence North 02°46'26" West along said East line of N.W. 27th Avenue, 200.00 feet; thence North 02°31'07" West continuing along said East line of N.W. 27th Avenue, 150.00 feet; thence North 01°21'25" West along said East line of N.W. 27th Avenue, 4.62 feet; thence North 02°46'26" West along said East line of N.W. 27th Avenue, 180.00 feet to a point on the arc of a tangent curve concave to the Southeast having a radius of 50.00 feet; thence Northeasterly along the arc of said curve through a central angle of 89°56'25", an arc distance of 78.49 feet; thence North 02°43'10" West 35.00 feet to the Point of Beginning. and a portion of Tracts 67, 68, 93, 99, 100 and all of 94 of "Miami Gardens", Plat Book 2, Page 96, more particularly described as follows: Commence at the Southwest corner of the Northwest quarter of Section 3, Township 52 South, Range 41 East, thence South 02°46'26" East along the West line of Section 3, a distance of 659.46 feet ; thence North 87°13'34" East along the south line of Tracts 62, 63, and 64 of said Plat, 667.80 feet ; thence South 02°46'44" East, 25.00 feet to the point of beginning; thence North 87°13'34" East, 512.16 feet to a point on the West line of Tract "D" of the Plat of Dolphin Center-Stadium site, Plat Book 129, at Page 91; thence South 02°46'44" East along said West line of said Plat of Dolphin Center-Stadium site, 1516.60 feet to the Southwest corner of said Tract "D"; thence South 87°15'51" West, 520.00 feet to a point on the West line of said Tract 99; thence North 02°46'44" West along said West line of Tract 99 and thence the West line of said Tract 94, 880.66 feet to a point at the Southwest corner of said Tract 67; thence North 87°13'16" East along the South line of said Tract 67, 7.84 feet; thence North 02°46'44" West, along the East line of M.D.P.D. North District Station, Plat Book 158, Page 19, a distance of 660.59 feet to the Point of Beginning.

The purpose of the above request is to allow the applicant to remove portions of the subject property from the legal description of the Dolphin Center South DRI in order to develop the property under a plan approved by the City of Miami Gardens.

SUBJECT PROPERTY: Parcel 1: All that certain piece, Parcel, or Tract of land situate, lying and being in a portion of Tracts 37, 38, 39, and 40 of Miami Gardens, plat book 2, page 96, lying in Section 3, Township 52 South, Range 41 East of the Tallahassee base meridian of said Miami-Dade County, Florida, being more particularly described as follows to wit: Commencing for reference at the Northwest corner of said Section 3; thence bearing South 02°46'26" East, along the West line of said Section 3, a distance of 2182.13 feet to a point; thence leaving said West line, bearing North 87°13'34" East, a distance of 66.00 feet to a point lying on the Easterly right of way line of N.W. 27<sup>th</sup> avenue, said point being the point and place of beginning of the herein described parcel; thence leaving said Easterly right of way line, bearing North 87°14'13" East, a distance of 484.42 feet to a point; thence bearing South 84°47'25" East, a distance of 125.99 feet to a point; thence bearing North 87°14'37" East, a distance of 504.80 feet to a point, on the Westerly line Tract "D" Dolphin Center-

Stadium site, Plat Book 129, Page 91; thence bearing South  $02^{\circ}45'54''$  East, along said Westerly line a distance of 439.08 feet to a point on the Southerly line of the Northwest  $\frac{1}{4}$  of said Section 3; thence bearing South  $02^{\circ}46'44''$  East, along said Westerly line a distance of 15.00 feet to a point on the Southerly right of way line of N.W. 191st Street; thence leaving said West line bearing South  $87^{\circ}09'56''$  West, along said Southerly right of way line a distance of 1050.93 feet to a point on the Easterly right of way of (N.W. 27th avenue) as recorded in Official Records Book 13023, Page 3408 Public Records of Miami-Dade County, Florida; thence leaving said South right of way line, bearing North  $02^{\circ}42'51''$  West, along said Easterly right of way line, a distance of 65.00 feet to a point, said point being the (beginning) of a non-tangent curve concave Northeasterly having a radius of 50.00 feet, a central angle of  $90^{\circ}03'35''$ , a chord length of 70.75 feet bearing North  $47^{\circ}48'13''$  West; thence Northwesterly along said right of way line and the arc of said curve a distance of 78.59 feet to a point; thence bearing North  $02^{\circ}46'26''$  West, along said Easterly right of way line a distance of 275.00 feet to a point; thence bearing North  $22^{\circ}37'45''$  West, along said Easterly right of way line a distance of 38.28 feet to a point; thence bearing North  $02^{\circ}46'26''$  West along said Easterly right of way line, a distance of 46.93 feet to the Point of Beginning. PARCEL 2: a portion of tracts 61, 62, 64, 67, 68 and all of 63 of "Miami Gardens", Plat Book 2, Page 96, more particularly described as follows: Commence at the Southwest corner of the Northwest quarter Section 3, Township 52 South, Range 41 East; thence North  $87^{\circ}09'28''$  East along the South line of the Northwest one-quarter of said section 3, a distance of 129.00 feet; thence South  $02^{\circ}43'10''$  East, 15.00 feet to the Point of Beginning; thence North  $87^{\circ}09'28''$  West along the South right-of-way line of a 30.00 foot right-of-way, as shown on said plat, a distance of 1,050.91 feet to a point on the West line of Tract "D", Dolphins Center-Stadium site, Plat Book 129, at Page 91; thence South  $02^{\circ}46'44''$  East along said West line, a distance of 670.86 feet; thence South  $87^{\circ}13'34''$  West, 512.16 feet; thence North  $02^{\circ}46'44''$  West, 25.00 feet to the South line of Tract 62; thence South  $87^{\circ}13'34''$  West along the South line of Tracts 62, 63, and 64, a distance of 564.81 feet to a point of curvature of a curve concave to the Northeast having a radius of 25.00 feet; thence Northwesterly along the arc of said curve through a central angle of  $90^{\circ}00'00''$  for an arc length of 39.27 feet to a point along the East line of N.W. 27th Avenue, as Recorded in Official Records Book 13023, Page 3408, of the Public Records of Miami-Dade County, Florida; thence North  $02^{\circ}46'26''$  West along said East line of N.W. 27th Avenue, 200.00 feet; thence North  $02^{\circ}31'07''$  West continuing along said East line of N.W. 27th Avenue, 150.00 feet; thence North  $01^{\circ}21'25''$  West along said East line of N.W. 27th Avenue, 4.62 feet; thence North  $02^{\circ}46'26''$  West along said East line of N.W. 27th Avenue, 180.00 feet to a Point on the Arc of a tangent curve concave to the southeast having a radius of 50.00 feet; thence northeasterly along the arc of said curve through a central angle of  $89^{\circ}56'25''$ , an arc distance of 78.49 feet; thence north  $02^{\circ}43'10''$  west 35.00 feet to the Point of Beginning and a portion of tracts 67, 68, 93, 99, 100 and all of 94 of "Miami Gardens", plat book 2, page 96, more particularly described as follows: commence at the Southwest corner of the Northwest quarter of Section 3, Township 52 South, Range 41 East, thence South  $02^{\circ}46'26''$  East along the West line of Section 3, a distance of 659.46 feet; thence North  $87^{\circ}13'34''$  east along the South line of Tracts 62, 63, and 64 of said Plat, 667.80 feet; thence South  $02^{\circ}46'44''$  East, 25.00 feet to the Point of Beginning; thence North  $87^{\circ}13'34''$  East, 512.16 feet to a point on the West line of Tract "D" of the Plat of Dolphin Center-Stadium site, Plat Book 129, at Page 91; thence South  $02^{\circ}46'44''$  East along said West line of said Plat of Dolphin Center-Stadium site, 1516.60 feet to the Southwest corner of said Tract "D"; thence South  $87^{\circ}15'51''$  West, 520.00 feet to a point on the West line of said tract 99; thence North  $02^{\circ}46'44''$  West along

said West line of Tract 99 and thence the West line of said Tract 94, 880.66 feet to a Point at the Southwest corner of said Tract 67; thence North 87°13'16" East along the South line of said Tract 67, 7.84 feet; thence North 02°46'44" West, along the East line of M.D.P.D. North District Station, Plat Book 158, Page 19, a distance of 660.59 feet to the Point of Beginning.

LOCATION: Lying East of Northwest 27 Avenue, between Northwest 183 Street & NW 199 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested deletion of a portion of legal description in Resolution Z-26-08 passed and adopted by the Board of County Commissioners, only as it applies to said legal description would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

*WHEREAS*, a motion to approve the application was offered by Commissioner Barbara J. Jordan, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	aye
Esteban Bovo, Jr.	aye	Dennis C. Moss	absent
Jose "Pepe" Diaz	absent	Sen. Javier D. Souto	absent
Audrey M. Edmonson	absent	Xavier L. Suarez	aye
Sally A. Heyman	aye	Juan C. Zapata	aye
	Rebecca Sosa	aye	

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that the requested deletion of a portion of legal description in Resolution Z-26-08 passed and adopted by the Board of County Commissioners, only as it applies to said legal description be and the same is hereby approved, subject to the following condition:

1. That the applicants comply with all applicable conditions and requirements of the State of Florida's Department of Economic Opportunity as contained in their memoranda dated February 21, 2012 and dated March 12, 2013 including the condition that an amended Development Order with the new master plan be submitted to said Department.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 18<sup>th</sup> day of July, 2013, and 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.

No. 13-7-CC-1  
ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By CHRISTOPHER AGRIPPA  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 23<sup>RD</sup> DAY OF JULY, 2013.**

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-7-13 adopted by said Board of County Commissioners at its meeting held on the 18<sup>th</sup> day of July, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 23<sup>rd</sup> day of July, 2013.



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Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Regulatory and  
Economic Resources

**SEAL**

