

Memorandum



Date: May 22, 2007

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

Agenda Item No. 5(E)

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of the County Manager.

Subject: TURNPIKE SQUARE

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 Bethune Drive, on the east by approximately SW 148 Street, on the south by approximately Carver Drive, and on the west by Access Road.

SCOPE

This plat is located within the boundaries of Commission District 9.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

TURNPIKE SQUARE (T-21179)

- Located in Section 19, Township 55 South, Range 40 East
- Commission District: 9
- Zoning: BU-1
- Proposed Usage: Commercial building
- Number of parcels: 1

PLAT RESTRICTIONS

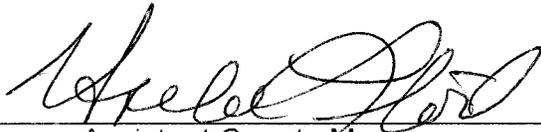
- That Bethune Drive and Access Road, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- 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 the limited access right-of-way line, as shown 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, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Paving, milling, resurfacing, striping, sidewalks and monumentation. Bonded under bond number 7694 for \$18,801.00

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



Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: May 22, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 5(E)

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(E)
05-22-07

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF TURNPIKE SQUARE, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BETHUNE DRIVE AND ACCESS ROAD)

WHEREAS, Carmel Investments & Development, Inc., 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 TURNPIKE SQUARE, the same being a replat of Tract "L", Block 40, of "Richmond Heights", according to the plat thereof, as recorded in Plat Book 50, at Page 19, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 19, Township 55 South, Range 40 East and a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 19, Township 55 South, Range 40 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.

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The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of May, 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: _____
Deputy Clerk

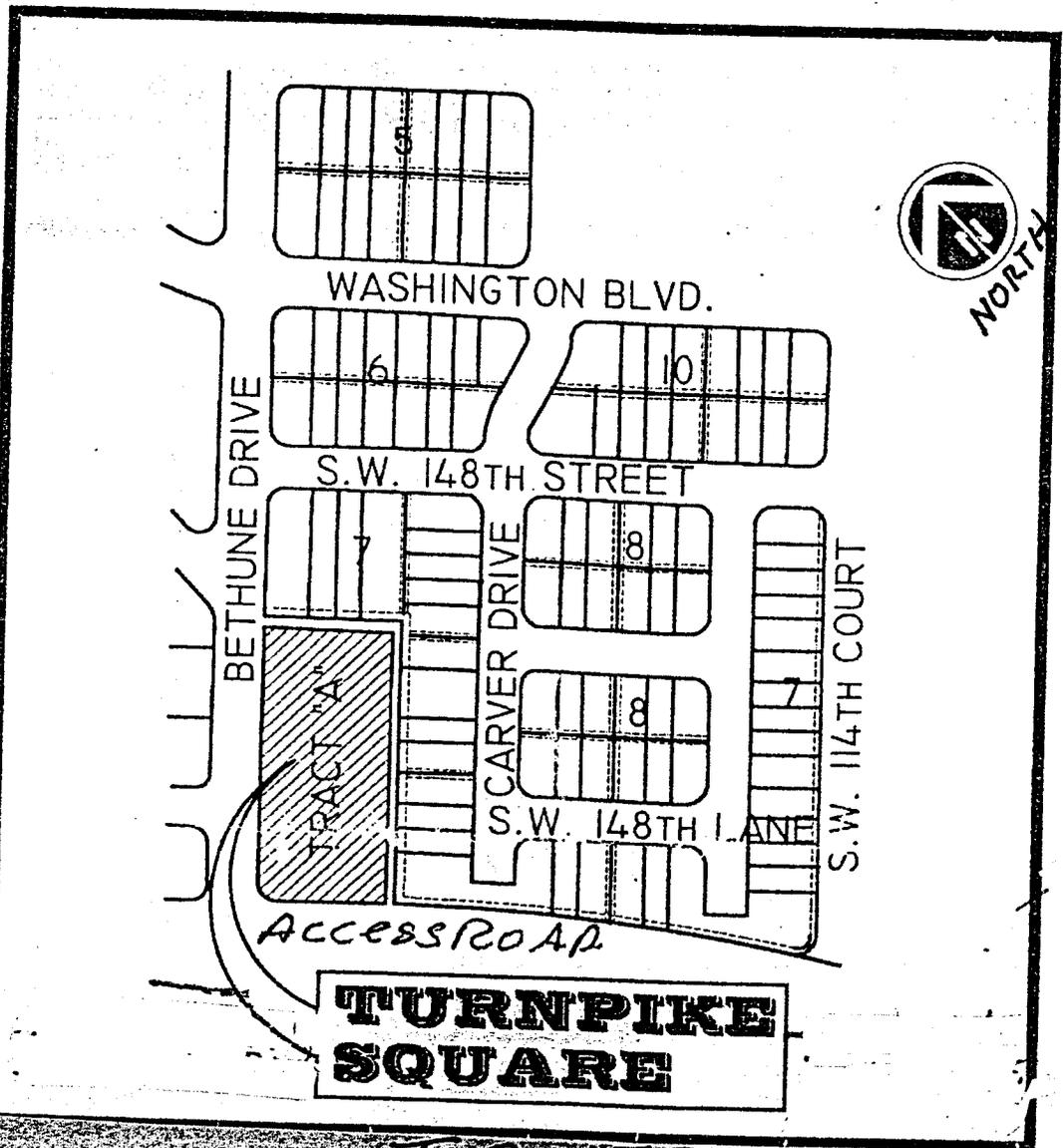
Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve



LOCATION SKETCH

SCALE: 1" = 300'



F-21179