Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2007

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

From: George M. Burgess
County Manager

Agenda Item No. 5(M)

Subject: BEACON LAKES PHASE 4

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 25 Street, on the east by NW 121 Court, on the south by NW 21 Street, and on the west by approximately NW 127 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 PHASE 4 (T-22473)

- Located in Section 36, Township 53 South, Range 39 East
- Commission District: 12
- Zoning: IU-1
- Proposed Usage: Warehouses and offices
- Number of parcels: 5

PLAT RESTRICTIONS

- That all new electric and communication lines may be installed overhead, service conductors from the pole to the building (structure) shall be an underground service lateral.

- That the use of septic tanks will not be permitted on any lot 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 sprinkler systems, swimming pools, and/or air conditioners.
- That the Street and Court, 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 the drainage easement as shown hereon, is hereby reserved for the installation and maintenance of drainage facilities.
- That areas adjacent to the lake are to be graded to prevent direct overland discharge of storm water runoff into the lake.
- That the ingress-egress easement, as shown on the plat, is hereby reserved to the owners, successors or assigns of Tract "A", as recorded on the plat of Beacon Lakes Phase 1, Plat Book 162, at Page 52, as a means of ingress and egress to the individual tract.
- That the utility easements, as shown on the plat by dashed lines, are hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, street name signs, drainage, curb and gutter, guardrail, barricades, traffic control signs, striping and monumentation. Bonded under bond 7691 for the amount of $144,713.00.

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: July 10, 2007

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

SUBJECT: Agenda Item No. 5(M)

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

Veto _____

Override _____

Agenda Item No. 5(M)
07-10-07

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF BEACON LAKES PHASE 4, LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST (NW 25 STREET AND NW 121 COURT)

WHEREAS, AMB Codina Beacon Lakes, LLC, a Delaware limited liability company,and AMB Beacon Lakes 10, LLC, a Delaware limited liability company, 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 PHASE 4, the same being a replat of Lots 2, 4, 5 and a portion of Lot 3, Block 1, of "Beacon Lakes Phase 1", according to the plat thereof, as recorded in Plat Book 162, at Page 52, of the Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 36, Township 53 South, Range 39 East and a subdivision of a portion of land lying and being in the North 1/2 of Section 36, 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 , 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 10th day of July, 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

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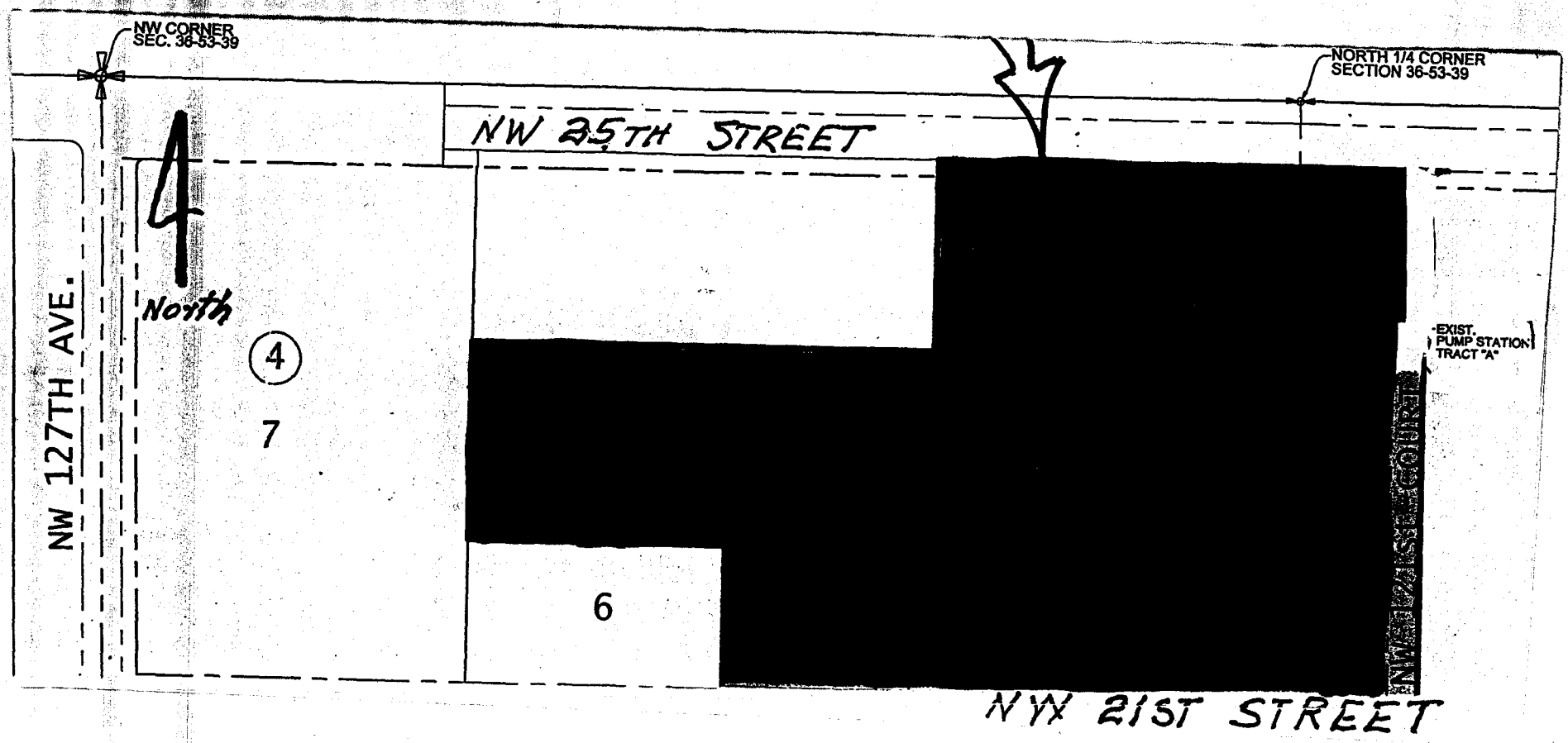
Beacon Lakes Phase 4
T-22473