

# Memorandum

MIAMI-DADE  
COUNTY

Date: April 8, 2008

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

Agenda Item No. 5(M)

From: George M. Burgess  
County Manager

Subject: ROYAL COMMERCE CENTER

## 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 approximately SW 236 Street, on the east by approximately State Road 5, on the south by SW 238 Street, and on the west by SW 132 Avenue.

## SCOPE

This plat is located within the boundaries of Commission District 8.

## FISCAL IMPACT/FUNDING SOURCE

Not Applicable

## TRACK RECORD/MONITOR

Not Applicable

## BACKGROUND

ROYAL COMMERCE CENTER (T-22556)

- Located in Section 23, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: IU-1
- Proposed Usage: Warehouses
- Number of parcels: 1

## PLAT RESTRICTIONS

- That SW 238 Street and SW 132 Avenue, 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 individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- 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 within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That the utility easement, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, drainage, curb and gutter, traffic control signs, striping and monumentation. Bonded under bond number 7775 in the amount of \$34,295.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



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Assistant County Manager



# MEMORANDUM

(Revised)

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

**DATE:** April 8, 2008

**FROM:**   
R. A. Cuevas, Jr.  
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

Agenda Item No. 5 (M)

Veto \_\_\_\_\_

4-8-08

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF ROYAL COMMERCE CENTER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY APPROXIMATELY SW 236 STREET, ON THE EAST BY APPROXIMATELY STATE ROAD 5, ON THE SOUTH BY SW 238 STREET, AND ON THE WEST BY SW 132 AVENUE)

**WHEREAS**, Royal Commerce Center, 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 ROYAL COMMERCE CENTER, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 23, Township 56 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  
8<sup>th</sup> day of April, 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Joni Armstrong Coffey

5

SW 132nd AVENUE

337.87'

MEH  
56-39

SW 238th ST

DADE CO  
EIRE STA  
NOT SUBDIVIDED

ROYAL COMMERCE  
CENTER  
NOT SUBDIVIDED

7-2255C

SW 236th

NE

AV

LOT B

LOT A  
(63-28)

100/116'  
R/W R/W

FLORIDA ROAD  
STATE ROAD

EAST  
No.5

SW 129th

AVENUE

COAST  
(DIXIE  
R.R.  
HWY)

STREET

SEC.

29-56-39

100/116'  
R/W R/W



6

STREET