Memorandum

MIAMI-DADE COUNTY

Date: October 7, 2008

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

From: George M. Burgess
County Manager

Agenda Item No. 5(J)

Subject: PALCE SUBDIVISION

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 SW 104 Street, on the east by SW 117 Avenue, on the south by approximately SW 107 Terrace, and on the west by approximately Florida Turnpike.

SCOPE

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

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

PALCE SUBDIVISION (T-22653)

- Located in Section 12, Township 55 South, Range 39 East
- Commission District: 8
- Zoning: BU-1A AND RU-3M
- Proposed Usage: Townhomes and retail stores
- Number of parcels: 91

PLAT RESTRICTIONS

- That SW 104th Street and SW 117th 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 the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.

- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That Tract "B", as illustrated on the plat, is hereby reserved for common area for the joint and several use of property owners within this subdivision and as a means of ingress- egress to the individual lots and tracts and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "C", as illustrated on the plat, is hereby reserved for common area for the joint and several use of property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association 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 roads.
- 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, sidewalks, curb and gutter, traffic control signs, striping, valley gutter, milling, resurfacing, signalization and monumentation. Bonded under bond number 7795 in the amount of $343,123.00.

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 Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 7, 2008

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

SUBJECT: Agenda Item No. 5(J)

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(J)
10-7-08

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF PALCE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 104 STREET, ON THE EAST BY SW 117 AVENUE, ON THE SOUTH BY APPROXIMATELY SW 107 TERRACE, AND ON THE WEST BY APPROXIMATELY THE FLORIDA TURNPIKE)

WHEREAS, College Park II, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as PALCE SUBDIVISION, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 12, Township 55 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 7th day of October, 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

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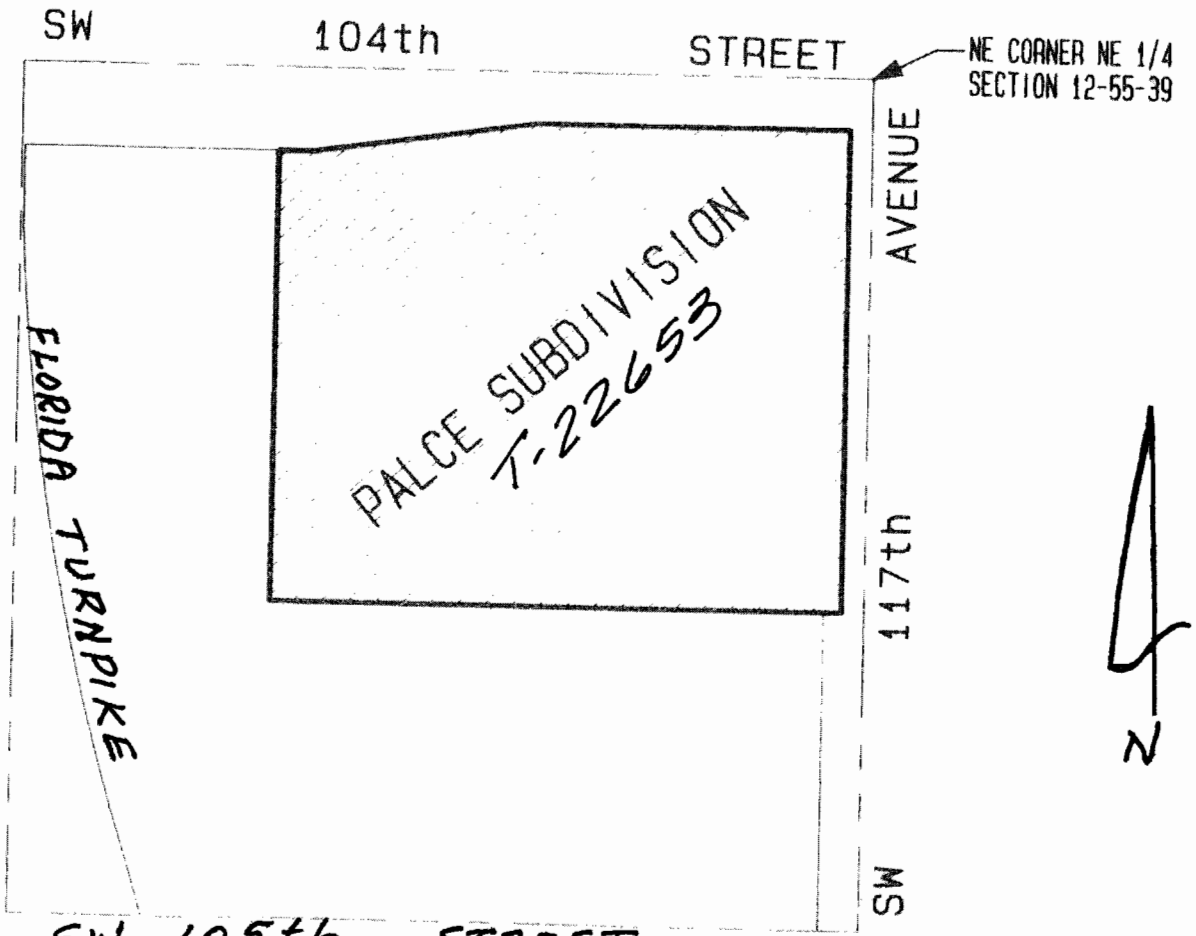

LOCATION MAP

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