Memorandum

MIAMI-DADE COUNTY

Date: December 15, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Agenda Item No. 5(D)

From: George M. Burgess
County Manager

Subject: FSS - SOUTH PLAT

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 123 Street, on the east by approximately NW 36 Avenue, on the south by Gratigny Parkway, and on the west by the Seaboard Coastline Railroad Company R/W.

Scope
This plat is located within the boundaries of Commission District 1.

Fiscal Impact /Funding Source
Not Applicable

Track Record/Monitor
Not Applicable

Background
FSS - SOUTH PLAT (T-22790)

- Located in Sections 28 & 29, Township 52 South, Range 41 East
- Commission District: 1
- Zoning: IU-1
- Proposed Usage: Warehouses
- Number of parcels: 1
- This plat lies on both sides of the jurisdictional line separating a portion of unincorporated Miami-Dade County and a portion of the municipality of Opa-Locka. Pursuant to applicable portions of the Florida Statutes and the Miami-Dade County Code that regulate the platting of land; both the Board of County Commissioners of Miami-Dade County and the commission of the City of Opa-Locka must approve the portion of the plat that lies within its limits. On July 9, 2008, by Resolution No. 08-7304, the City of Opa-Locka previously approved the portion of the plat that lies within its limits.

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 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 swimming pools, sprinkler systems and/or air conditioners.
- That the portions of Gratigny Parkway, 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 the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- None, all improvements are in place.

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 Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: December 15, 2009

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

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous_____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
12-15-09

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF FSS - SOUTH PLAT, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AND THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 123 STREET, ON THE EAST BY APPROXIMATE NW 36 AVENUE, ON THE SOUTH BY GRATIGNY PARKWAY, AND ON THE WEST BY THE SEABOARD COASTLINE RAILROAD COMPANY R/W)

WHEREAS, Betty Pegram, as Trustee of the Betty Pegram Revocable Trust, and GRP Enterprises Opa-locka, LLC, a Florida 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 FSS - SOUTH PLAT, the same being a replat of a portion of "Miami Master Airport", according to the plat thereof, as recorded in Plat Book 42, at Page 20, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 28, Township 52 South, Range 41 East and the Southeast 1/4 of Section 29, Township 52 South, Range 41 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; and

WHEREAS, a small portion of the eastern part of this plat is located within an unincorporated area of Miami-Dade County. As such, Miami-Dade County has exclusive jurisdiction to approve those portions of land within its boundaries; and

WHEREAS, the City of Opa-locka has exclusive jurisdiction to approve those portions of the plat that are located within its municipal boundaries, and by Resolution No. 08-7304, on July 9th, 2008, previously approved the portion thereof located within its boundaries,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the appropriate portion of 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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 15th day of December, 2009. 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.

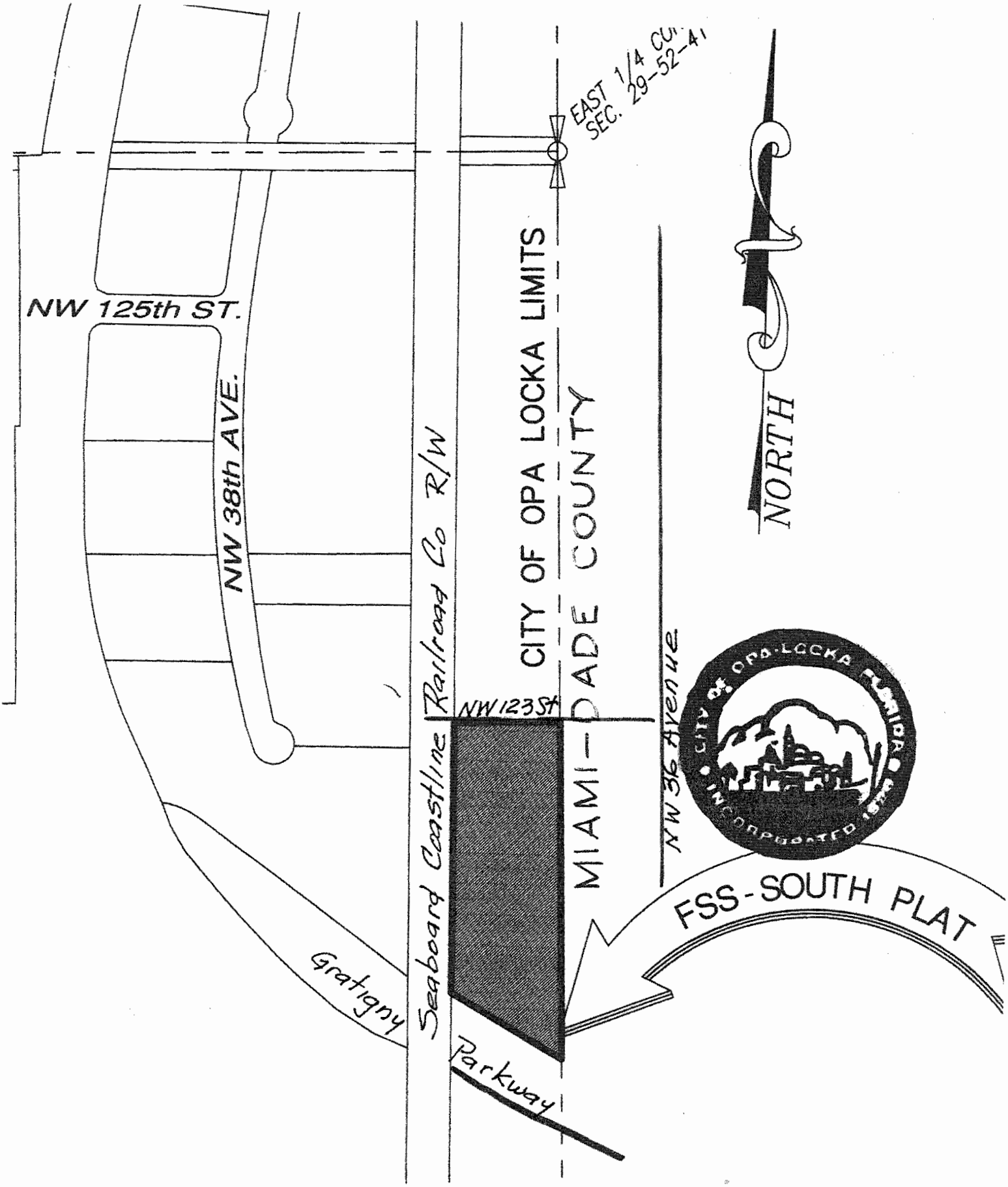
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey


EAST 1/4 COR.
SEC. 29-52-41
NORTH
CITY OF OPA LOCKA LIMITS
MIAMI-DADE COUNTY
NW 125th ST.
NW 38th AVE.
Seaboard Coastline Railroad Co R/W
NW 123 St
NW 36 Avenue
Gratigny Parkway
FSS-SOUTH PLAT
CITY OF OPA-LOCKA FLORIDA
INCORPORATED