Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(F)

Date: April 20, 2010

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

From: George M. Burgess
County Manager

Subject: MAGNOLIA LANDING

Recommendation
The following plat 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 258 Lane, on the east by SW 143 Avenue, on the south by SW 260 Street, and on the west by SW 144 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
MAGNOLIA LANDING (T-23016)

- Located in Section 27, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: NCUC
- Proposed Usage: Residential units (rental apartments)
- Number of parcels: 2
- This plat meets concurrency

Plat Restrictions

- That SW 258th Lane, SW 260th Street, SW 143rd Avenue, SW 143rd Place and SW 144th 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 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.

Developer's Obligation

- Widening and resurfacing of SW 260th Street, sidewalks, curb and gutter, paving, drainage, striping and traffic control signs. Bonded under bond number 7825 in the amount of $344,016.00.

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

DATE: April 20, 2010

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

SUBJECT: Agenda Item No. 5(F)

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(F)
4-20-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF MAGNOLIA LANDING, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 258 LANE, ON THE EAST BY SW 143 AVENUE, ON THE SOUTH BY SW 260 STREET, AND ON THE WEST BY SW 144 AVENUE)

WHEREAS, Ram Land Investments, 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 MAGNOLIA LANDING, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 27, 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:

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 20th day of April, 2010. 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.

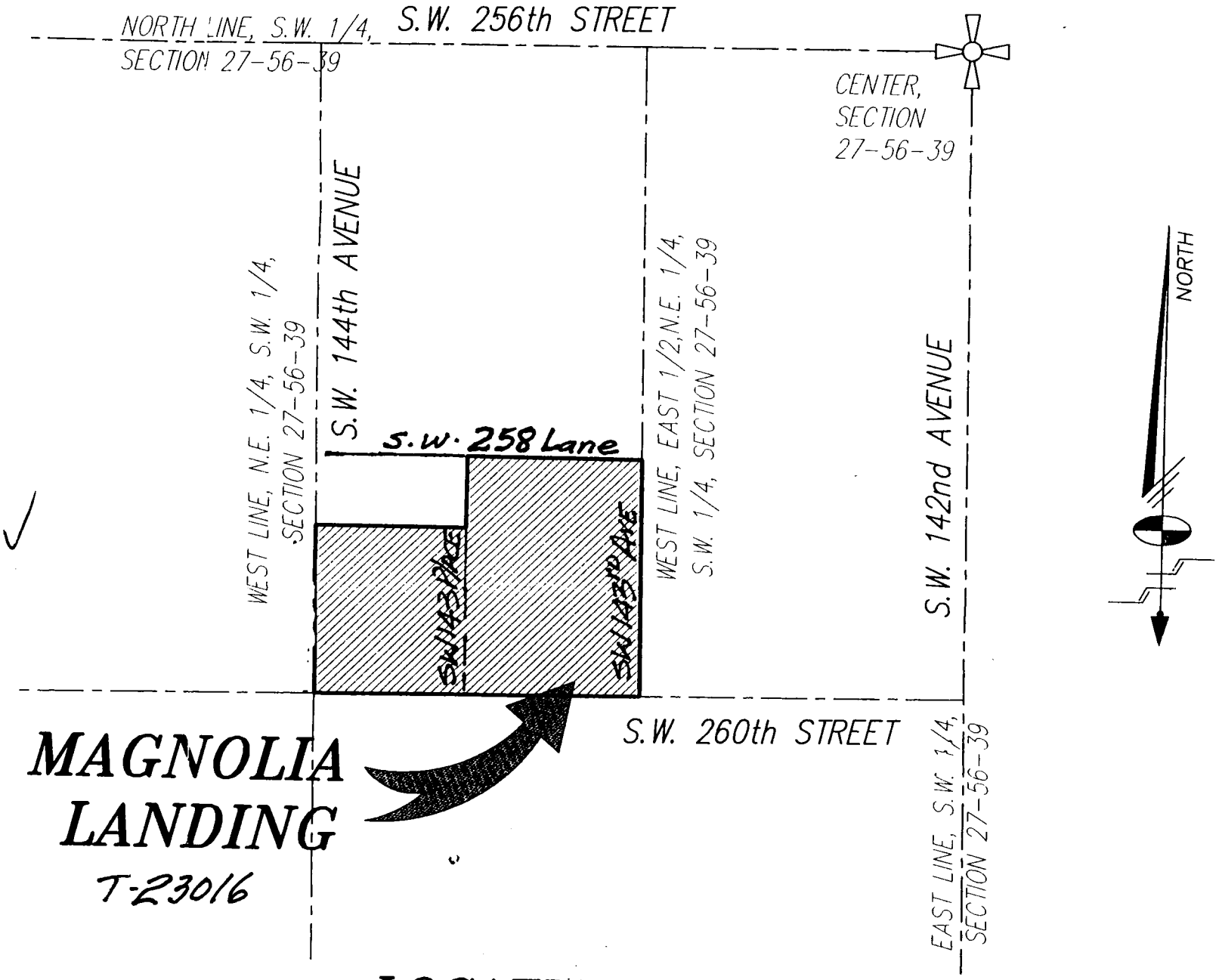
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. _____

Joni Armstrong Coffey

By:_____
Deputy Clerk



LOCATION MAP

A PORTION OF THE N.E. 1/4 OF THE S.W 1/4, OF SECTION 27 TOWNSHIP 56 SOUTH RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

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