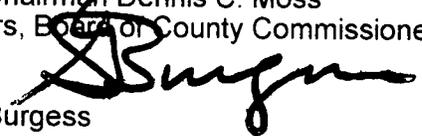


Memorandum

MIAMI-DADE
COUNTY

Date: April 20, 2010
To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 5(M)

Subject: MERRITT PLACE ESTATES

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners to authorize the Mayor to execute the plat on behalf of the County as a mortgagee interest holder. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 12 Street, on the east by approximately SW 6 Court, on the south by SW 16 Street, and on the west by approximately SW 8 Avenue, City of Florida City.

Scope

This plat is located within the boundaries of Commission District 9.

Fiscal Impact /Funding Source

Not Applicable

Track Record/Monitor

Not Applicable

Background

MERRITT PLACE ESTATES (T-21675)

- Located in Section 25, Township 57 South, Range 38 East
- Commission District: 9
- Zoning: R-1
- Proposed Usage: Single family residences
- Number of parcels: 159
- This plat meets concurrency
- This is a 159 single-family home project associated with the Department of Housing and Community Development (HCD) as mortgagee interest holder, which provides subsidized rental to low income workforce families of the surrounding [Florida City] area. The owner of this project, Merritt Place, Ltd., previously secured building permits from the City of Florida City Building Department for the construction of the now existing homes. The loan is current and in good standing with HCD. Current State (Chapter 177, Platting, F.S.) and County (Chapter 28, Subdivision Code) legislation requires that the County, as an interest holder of the land being platted by virtue of the existing mortgage, execute the original final plat mylar documents consenting to the platting of the land in question.

Plat Restrictions

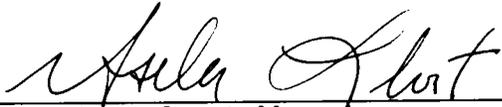
- That SW 11th Street, SW 12th Street, SW 13th Street, SW 14th Street, SW 15th Street, SW 16th Street, SW 8th Avenue, SW 7th Avenue and SW 6th Court, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual 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 Tract "A", as illustrated on the plat, is hereby reserved for common area for the joint and several use of property owners within the subdivision and shall be owned and maintained in accordance with a City of Florida City approved homeowner's association.
- 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 individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and air conditioners.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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 **DATE:** April 20, 2010
and Members, Board of County Commissioners

FROM: R. A. Cuevas, Jr. **SUBJECT:** Agenda Item No. 5 (M)
County Attorney 

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

Agenda Item No. 5 (M)

4-20-10

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE PLAT OF MERRITT PLACE ESTATES, ON BEHALF OF MIAMI-DADE COUNTY, AS MORTGAGEE, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST (BOUNDED ON THE NORTH BY SW 12 STREET, ON THE EAST BY SW APPROXIMATELY 6 COURT, ON THE SOUTH BY SW 16 STREET, AND ON THE WEST BY APPROXIMATELY SW 8 AVENUE)

WHEREAS, Miami-Dade County, a political subdivision of the State of Florida has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as MERRITT PLACE ESTATES, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 25, Township 57 South, Range 38 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 the Mayor is hereby authorized to execute the plat of MERRITT PLACE ESTATES, on behalf of Miami-Dade County, in its capacity as mortgagee.

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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

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Joni Armstrong Coffey

S.W. 352nd STREET

CENTER OF SECTION 25-57-38
FLORIDA CITY LIMIT

MIAMI-DADE COUNTY LIMIT

THE VILLAS OF PALM BAY
(P.B. 145, PG. 26)

S.W. 184th AVENUE

FLORIDA CITY LIMIT

MIAMI-DADE COUNTY LIMIT

FLORIDA CITY

REALTY COMPANY'S SUBDIVISION

MIAMI-DADE COUNTY LIMIT

1

2

3

4

5

6

7

8

9



S.W. 356th STREET
NOT A PART
S.W. 7th AVENUE

S.W. 11th STREET
NOT A PART
AVENUE

MATCH LINE

MERRITT PLACE ESTATES



FLORIDA CITY LIMIT
MIAMI-DADE COUNTY LIMIT

SOUTH 1/4 CORNER
SECTION 25-57-38

