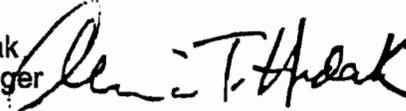


**Date:** May 3, 2011

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

Agenda Item No. 5(K)

**From:** Alina T. Hudak  
County Manager



**Subject:** MC ESTATES FIRST ADDITION

### 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 232 Street, on the east by SW 110 Avenue, on the south by SW 234 Street, and on the west by SW 112 Avenue.

### Scope

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

### Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$150.00 per year for annual maintenance cost of that portion of SW 232 Street once the road is constructed adjacent to the project and will be funded through the Department's General Fund allocation.

### Track Record/Monitor

Not Applicable

### Background

MC ESTATES FIRST ADDITION (T-22965)

- Located in Section 19, Township 56 South, Range 40 East
- Commission District: 8
- Zoning: RU-3M & BU-1A
- Proposed Usage: Townhomes and commercial buildings
- Number of parcels: 27
- This plat meets concurrency

### Plat Restrictions

- That SW 112th Avenue (Allapattah Road, State Road 989), and SW 232nd Street, 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 Tracts "K" and "N", as illustrated on the plat, are hereby reserved as common area for the joint and several use of the property owners within this subdivision and as a means of ingress and egress to the individual lots and tracts, for the installation and maintenance of public utilities and landscaping, 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 Tracts "L" and "M", as illustrated on the plat, are hereby reserved for landscape purposes 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 lines, as illustrated on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road and/or tracts.
- 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, valley gutter, drainage, street name signs, traffic control signs, striping and monumentation. Bonded under bond number 7819 in the amount of \$91,736.00.

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 Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 3, 2011

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

**SUBJECT:** Agenda Item No. 5(K)

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(K)

Veto \_\_\_\_\_

5-3-11

Override \_\_\_\_\_

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

RESOLUTION APPROVING THE PLAT OF MC ESTATES FIRST ADDITION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 232 STREET, ON THE EAST BY SW 110 AVENUE, ON THE SOUTH BY SW 234 STREET, AND ON THE WEST BY SW 112 AVENUE)

**WHEREAS**, S.W. 112 Investments, LLC, a Florida limited liability company and Walgreen Co., an Illinois corporation, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as MC ESTATES FIRST ADDITION, the same being a replat of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 17, 18 and a portion of Tract "A" of "MC Estates Subdivision", according to the plat thereof, as recorded in Plat Book 167, at Page 34, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 19, Township 56 South, Range 40 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:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of May, 2011. 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.

JM

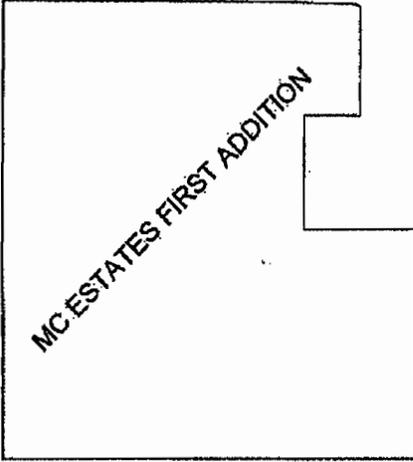
John McInnis

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SW 232 ST

SW 112 AVE



SW 110 AVE

SW 234 ST

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