

# Memorandum



**Date:** September 20, 2011

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

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution Approving the Plat of MARTOREL AT CORAL WAY

Agenda Item No. 5(C)

## Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 26 Street, on the east approximately 1,040 feet west of SW 147 Avenue, on the south approximately 330 feet north of SW 28 Street, and on the west by SW 149 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, Miami-Dade School Board and several County departments, recommends approval and recording of the plat.

## Scope

This plat is located within the boundaries of Commission District 11.

## Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$5,400 per year to maintain that portion of SW 149 Avenue recently constructed adjacent to the project, the traffic signal at the intersection of SW 26 Street and SW 149 Avenue, and two solar school flashing signals. These will be funded through the Public Works Department's (PWD's) annual Secondary Gas Tax allocation.

## Track Record/Monitor

The PWD Land Development Division administers the processing of plats and the person responsible for this function is Raul Pino, PLS, Land Development Division Chief.

## Background

Information on the plat of MARTOREL AT CORAL WAY (T-22496) is listed below:

- Located in Section 16, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-5A
- Proposed Usage: Charter School
- Number of parcels: 1
- This plat meets concurrency

## Plat Restrictions

- That the Street and 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.
- That the utility easement, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners  
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**Developer's Obligation**

- Paving and drainage. Bonded under bond number 7841 in the amount of \$2,145.30



\_\_\_\_\_  
County Manager/Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** September 20, 2011

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

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

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(C)  
9-20-11

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

RESOLUTION APPROVING THE PLAT OF MARTOREL AT CORAL WAY, LOCATED IN THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 26 STREET, ON THE EAST APPROXIMATELY 1040 FEET WEST OF SW 147 AVENUE, ON THE SOUTH APPROXIMATELY 330 FEET NORTH OF SW 28 STREET, AND ON THE WEST BY SW 149 AVENUE)

WHEREAS, Castellanos at Coral Way, Inc., a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as MARTOREL AT CORAL WAY, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 16, Township 54 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of September, 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.

CHK

Craig H. Collier

NE CORNER  
SECTION 16  
54S-39E

S.W. 26th STREET

AVE.

AVE.

MARTOREL AT  
CORAL WAY

149th

S.W. 28 STREET

147th

NE 1/4 OF THE NE 1/4  
SECTION 16-54S-39E

S.W.

S.W.