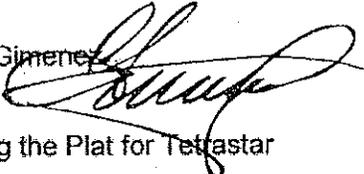


# Memorandum

MIAMI-DADE  
COUNTY

Date: February 21, 2012

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

From: Carlos A. Gimenez  
Mayor 

Subject: Rescinding the Plat for Tetastar

Agenda Item No. 5(B)

## Recommendation

The Miami-Dade County Plat Committee recommends rescinding the plat indicated below. The plat was originally approved by the Miami-Dade County Board of County Commissioners (BCC) on May 8th, 2007 by Resolution No. R-520-07 (attached), and was recorded in the Public Records of Miami-Dade County, Florida, on the 12th day of June, 2007, in Plat Book 166, Page 46. The current owner of the property in question does not wish to proceed with the development of the land as previously approved. This plat is bounded on the north by NE 215 Street, on the east by NE 12 Avenue, on the south approximately 100 feet north of NE 214 Street, and on the west approximately 544 feet east of NE 10 Avenue.

## Scope

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

## Fiscal Impact/Funding Source

Not Applicable

## Track Record/Monitor

Public Works and Waste Management, Land Development/Right-of-Way Division administers the processing of plats and the person responsible for this function is Raul A. Pino, PLS, Land Development/Right-of-Way Division Chief.

## Background

TETRASTAR (T-21456)

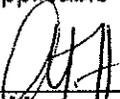
- Located in Section 32, Township 51 South, Range 42 East
- Commission District: 1
- Zoning: Subsequent to the approval and recording of the plat of TETRASTAR, the owner applied for a public hearing and the land was granted a zone change from RU-1 to RU-TH.
- Proposed Usage: Single family residences
- Number of parcels: 13
- The express purpose of this resolution is to rescind Resolution No. R-520-07 approved by the BCC on the 8th day of May, 2007, and the plat recorded in the Public Records of Miami-Dade County, Florida, on the 12th day of June, 2007, in Plat Book 166, at Page 46. Pursuant to Section 177.101 of the Florida Statutes, the current owner of the platted lands as approved by the BCC by Resolution No. R-520-07 has requested that the approval granted by the aforementioned resolution be rescinded and the property returned to its original, unplatted condition. No other entities have a legal interest in the platted lands other than the current owner.

## Plat Restrictions

- Not applicable

## Developer's Obligation

- Not applicable

  
County Manager/Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** February 21, 2012

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

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

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(B)  
2-21-12

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

RESOLUTION RESCINDING RESOLUTION NO. R-520-07 REGARDING THE PLAT OF TETRASTAR, LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH BY NE 215 STREET, ON THE EAST BY NE 12 AVENUE, ON THE SOUTH APPROXIMATELY 100 FEET NORTH OF NE 214 STREET, AND ON THE WEST APPROXIMATELY 544 FEET EAST OF NE 10 AVENUE)

**WHEREAS**, Potex Lote, 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 known as TETRASTAR, the same being a subdivision of a portion of land lying and being in the Northwest ¼ of Section 32, Township 51 South, Range 42 East, Miami-Dade County, Florida, and it appeared that all requirements of law concerning said plat insofar as the authority of this Board were concerned had been complied with; and

**WHEREAS**, the plat of "Tetrastar" was recorded in the Public Records of Miami-Dade County, Florida, on the 12th day of June, 2007, in Plat Book 166, at Page 46; and

**WHEREAS**, the express purpose of this Resolution is to rescind Resolution No. R-520-07, adopted on the 8th day of May, 2007, that approved the plat of "Tetrastar"; and

**WHEREAS**, the current owner of the platted property that was approved by Resolution No. R-520-07 by the Board of County Commissioners has requested that the approval granted by the aforementioned resolution be rescinded and the property returned to its original, unplatted condition; and

**WHEREAS**, no other entities have a legal interest in the platted lands other than the current owner,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said Resolution No. R-520-07, adopted May 8th, 2007, which approved the plat of TETRASTAR, is rescinded to return the property to its original, unplatted condition.

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 21<sup>st</sup> day of February, 2012. 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

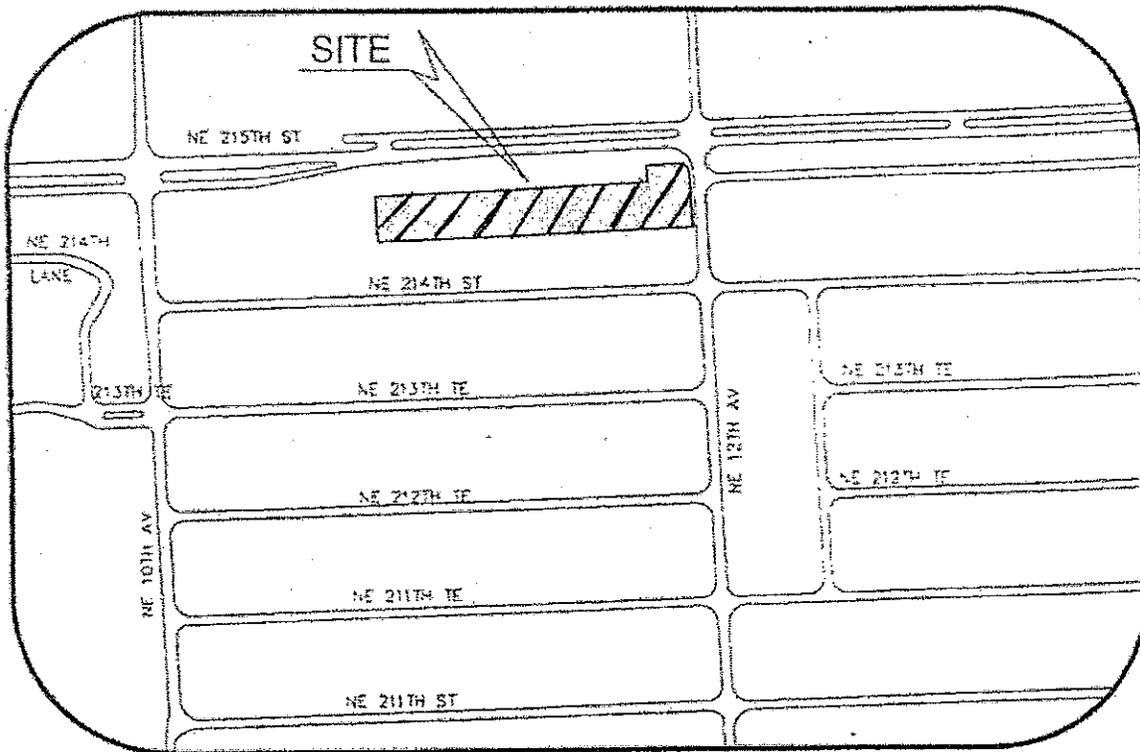
HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JM

John McInnis



LOCATION SKETCH



**TETRASTAR**

**SEC. 32, TWP. 51 S, RGE. 42 E**

# Memorandum



Date: May 8, 2007

To: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 5(F)

From: George M. Barrows  
County Manager

A handwritten signature in black ink, appearing to read "George M. Barrows", written over the typed name.

Subject: TETRASTAR

## 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 NE 215 Street, on the east by NE 12 Avenue, on the south by approximately NE 214 Street, and on the west by approximately NE 10 Avenue.

## SCOPE

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

## FISCAL IMPACT/FUNDING SOURCE

Not Applicable

## TRACK RECORD/MONITOR

Not Applicable

## BACKGROUND

### TETRASTAR (T-21456)

- Located in Section 32, Township 51 South, Range 42 East
- Commission District: 1
- Zoning: RU-1
- Proposed Usage: Single family residences
- Number of parcels: 13

## PLAT RESTRICTIONS

- That the Street and Avenue, as shown 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.
- The use of septic tanks shall not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with State and County regulations.

Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners  
Page 2

- That individual wells shall not be permitted within this subdivision, except for sprinkler systems, air conditioners and/or swimming pools.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easement, shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, drainage, curb and gutter, valley gutter, traffic control signs, striping and monumentation. Bonded under bond number 7704 for the amount of \$149,938.00.

If additional information is deemed necessary, you may contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.

  
Assistant County Manager



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** May 8, 2007

**FROM:** Murray A. Greenberg  
County Attorney

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

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

05-08-07

RESOLUTION NO. R-520-07

RESOLUTION APPROVING THE PLAT OF TETRASTAR,  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,  
TOWNSHIP 51 SOUTH, RANGE 42 EAST (NE 215 STREET  
AND NE 12 AVENUE)

WHEREAS, Tetra Star, 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 TETRASTAR, the same being a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 32, Township 51 South, Range 42 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 Rebeca Sosa, who moved its adoption. The motion was seconded by Commissioner Joe A. Martinez and upon being put to a vote, the vote was as follows:

|                      |                                    |     |                    |     |
|----------------------|------------------------------------|-----|--------------------|-----|
|                      | Bruno A. Barreiro, Chairman        | aye |                    |     |
|                      | Barbara J. Jordan, Vice-Chairwoman | aye |                    |     |
| Jose "Pepe" Diaz     | absent                             |     | Audrey M. Edmonson | aye |
| Carlos A. Gimenez    | aye                                |     | Sally A. Heyman    | aye |
| Joe A. Martinez      | aye                                |     | Dennis C. Moss     | aye |
| Dorrian D. Rolle     | aye                                |     | Natacha Seijas     | aye |
| Katy Sorenson        | aye                                |     | Rebeca Sosa        | aye |
| Sen. Javier D. Souto | absent                             |     |                    |     |

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of May, 2007. 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

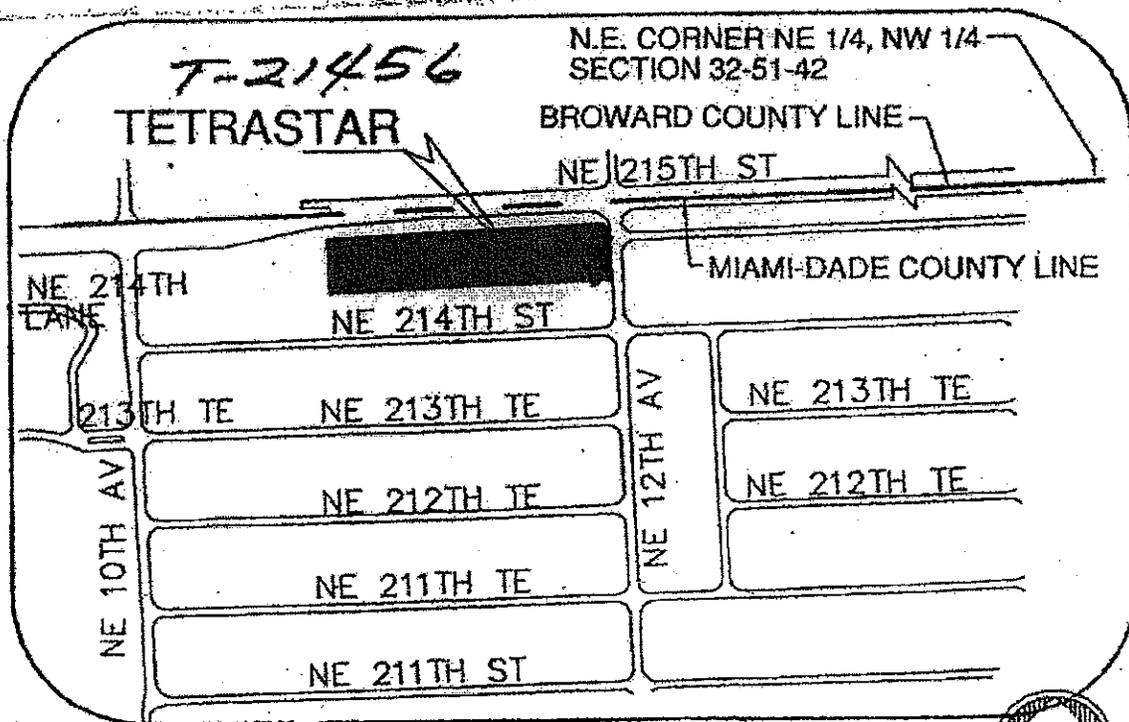
HARVEY RUVIN, CLERK



By: **KAY SULLIVAN**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve



↑  
 NORTH

LOCATION SKETCH