

# Memorandum



**Date:** March 17, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution approving the Plat of AVE

Agenda Item No. 5(H)

## 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 NW 151 Street, on the east approximately 310 feet west of theoretical NW 52 Avenue, on the south approximately 340 feet north of NW 138 Street, and on the west by NW 57 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources (RER), Public Works and Waste Management, and Water and Sewer, recommends approval and recording of this plat.

## Scope

This plat is located in Commission District 1, which is represented by Commissioner Barbara J. Jordan.

## Fiscal Impact/Funding Source

There is no associated fiscal impact to Miami-Dade County with the approval of this plat; all improvements are in place.

## Track Record/Monitor

The Development Services Division of RER administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

## Background

AVE (T-23460)

- Located in Section 19, Township 52 South, Range 41 East
- Zoning: GP (Government Property)
- Proposed Usage: Shopping center, restaurant, bank, warehouse and offices
- Number of parcels: 1
- This plat meets concurrency

## Plat Restrictions

- That NW 57th 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 and 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 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.

**Developer's Obligation**

- None, all improvements are in place.



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Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** March 17, 2015

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

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

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 Mayor'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(H)  
3-17-15

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

RESOLUTION APPROVING THE PLAT OF AVE, LOCATED IN THE WEST 1/2 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 151 STREET, ON THE EAST APPROXIMATELY 310 FEET WEST OF THEORETICAL NW 52 AVENUE, ON THE SOUTH APPROXIMATELY 340 FEET NORTH OF NW 138 STREET, AND ON THE WEST BY NW 57 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 AVE, the same being a replat of portions of Tracts 14, 15, 16, 19 through 22, 41, 42, 43, 49, and 55, Tracts 17, 18, 44 through 48, and 50 through 54 of "Miami Gardens", according to the plat thereof, as recorded in Plat Book 2, at Page 96, and portions of Tracts 5, 6, 7 and 8 of "Blain Acres", according to the plat thereof, as recorded in Plat Book 24, at Page 9, all of the Public Records of Miami-Dade County, Florida, and a portion of that certain right-of-way of NW 143 Street, closed and vacated by Resolution No. R-962-14, lying and being in the West 1/2 of Section 19, Township 52 South, Range 41 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.

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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 17<sup>th</sup> day of March, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

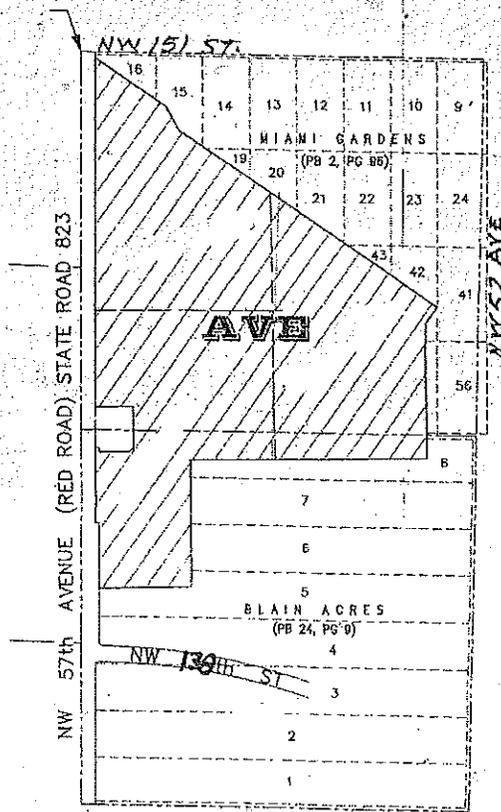
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Lauren E. Morse



**AVE (T-23460)**  
**SEC. 19, TWP. 52 S, RGE. 41 E**



LOCATION MAP