Memorandum

MIAMI-DADE COUNTY

Date:	September 16, 2015
To:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Resolution Approving the Plat of FLAGLER STATION NORTH

Agenda Item No. 5(A)

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north approximately 200 feet south of NW 114 Street, on the east approximately 2,400 feet west of NW 107 Avenue, on the south by NW 106 Street, and on the west by State Road 821. 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 (PWWM), and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

The fiscal impact to the County, per the PWWM Department, would be $12,650.00 per year for the annual maintenance cost of new road construction of NW 112 Avenue, once the road is constructed within the project, and the modification/enhancement of the signalized intersection on NW 106 Street and NW 112 Avenue, which will be funded through PWWM General Fund allocation.

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

FLAGLER STATION NORTH (T-23385)

- Located in Section 31, Township 52 South, Range 40 East
- Zoning: IU-1
- Proposed Usage: Warehouses
- Number of parcels: 4
- This plat meets concurrency

Plat Restrictions

- That NW 112 Avenue and NW 106 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 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 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 limited access right-of-way line, as illustrated on the plat, is hereby designated for the express purpose of preventing vehicular access to and from the adjoining lands.
- That Tract "B" (retention area), and Tracts "C" and "D" (storm water management areas), as illustrated on the plat, are hereby reserved as a retention area and storm water management areas, respectively, with said storm water management areas reserved as storage basins for storm water discharge, to be owned and maintained by the then current owner(s) of Tract "A" or a property owner's association, or maintained by a Miami-Dade County approved Special Taxing District.
- Those areas adjacent to the storm water management areas, retention area and canal are to be graded to prevent overland stormwater runoff into the storm water management areas, retention area and canal.
- 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, drainage maintenance, signalization, landscaping, monumentation and lighting. Bonded under bond number 7937 in the amount of $300,914.00.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: September 16, 2015

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

SUBJECT: Agenda Item No. 5(A)

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(A)

9-16-15

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF FLAGLER STATION NORTH, LOCATED IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH APPROXIMATELY 200 FEET SOUTH OF NW 114 STREET, ON THE EAST APPROXIMATELY 2,400 FEET WEST OF NW 107 AVENUE, ON THE SOUTH BY NW 106 STREET, AND ON THE WEST BY STATE ROAD 821)

WHEREAS, FS3 Building 1, LLC, a Delaware limited liability company, FS3 Building 2, LLC, a Delaware limited liability company, and Section 31 Holding, LLC, a Delaware limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as FLAGLER STATION NORTH, the same being a replat of a portion of Tracts 33 through 48 and 57 through 59 of "Florida Fruit Lands Company's Subdivision No. 1", according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying and being in the South 1/2 of Section 31, Township 52 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.

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, 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 16th day of September, 2015. This resolution shall become effective upon the earlier of (1) ten (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

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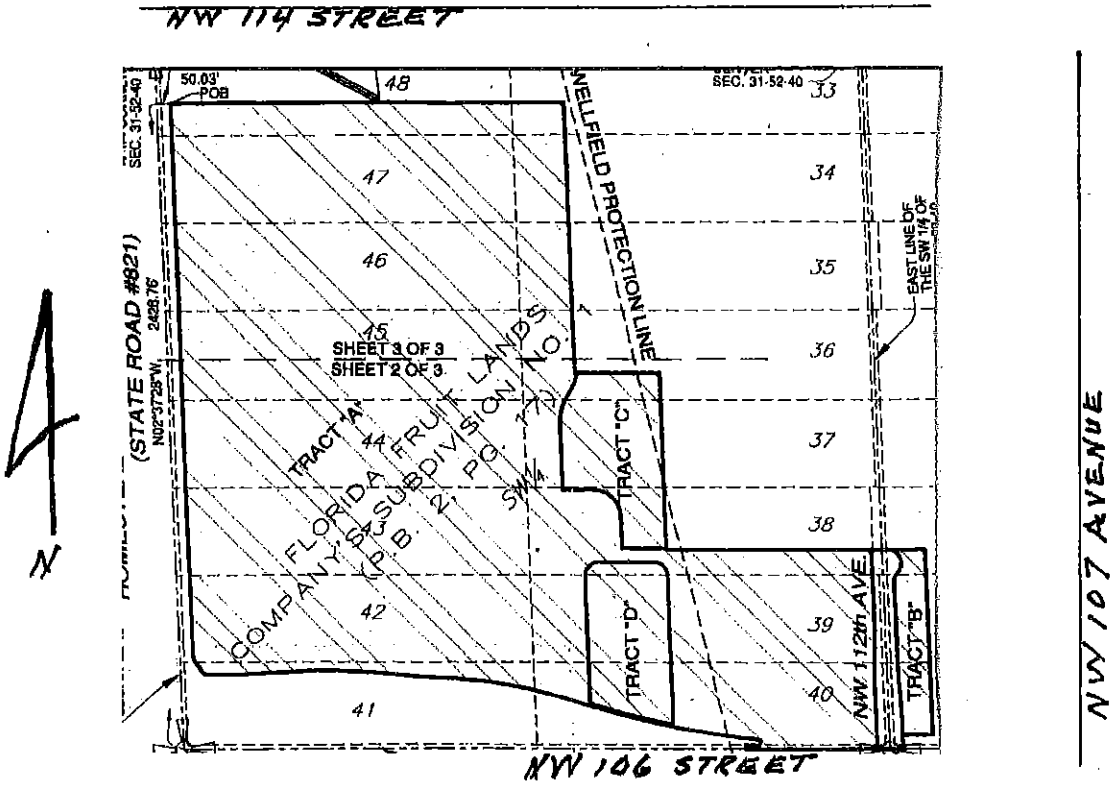
FLAGLER STATION NORTH (T-23385)

SEC. 31, TWP. 52 S, RGE. 40 E



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