Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(I)
10-16-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-1159-07

RESOLUTION APPROVING THE PLAT OF CORAL PARKLAND, LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST (SW 264 STREET AND US 1)

WHEREAS, Coral Town Park, 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 CORAL PARKLAND, the same being a replat of Tract "A' of "Isla Gold Mobile Home Park", according to the plat thereof, as recorded in Plat Book 138, at Page 86, of the Public Records of Miami-Dade County, Florida, a replat of portions of Block 9 of "G. W. Moody's Subdivision", according to the plat thereof, as recorded in Plat Book 1, at Page 106, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of land, all of it lying and being in the Northwest 1/4 of Section 34, Township 56 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

MEMORANDUM

(Revised)

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

DATE: October 16, 2007

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

SUBJECT: Agenda Item No. 5(I)

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

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 **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** 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	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**absent**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of October, 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.

Joni Armstrong Coffey

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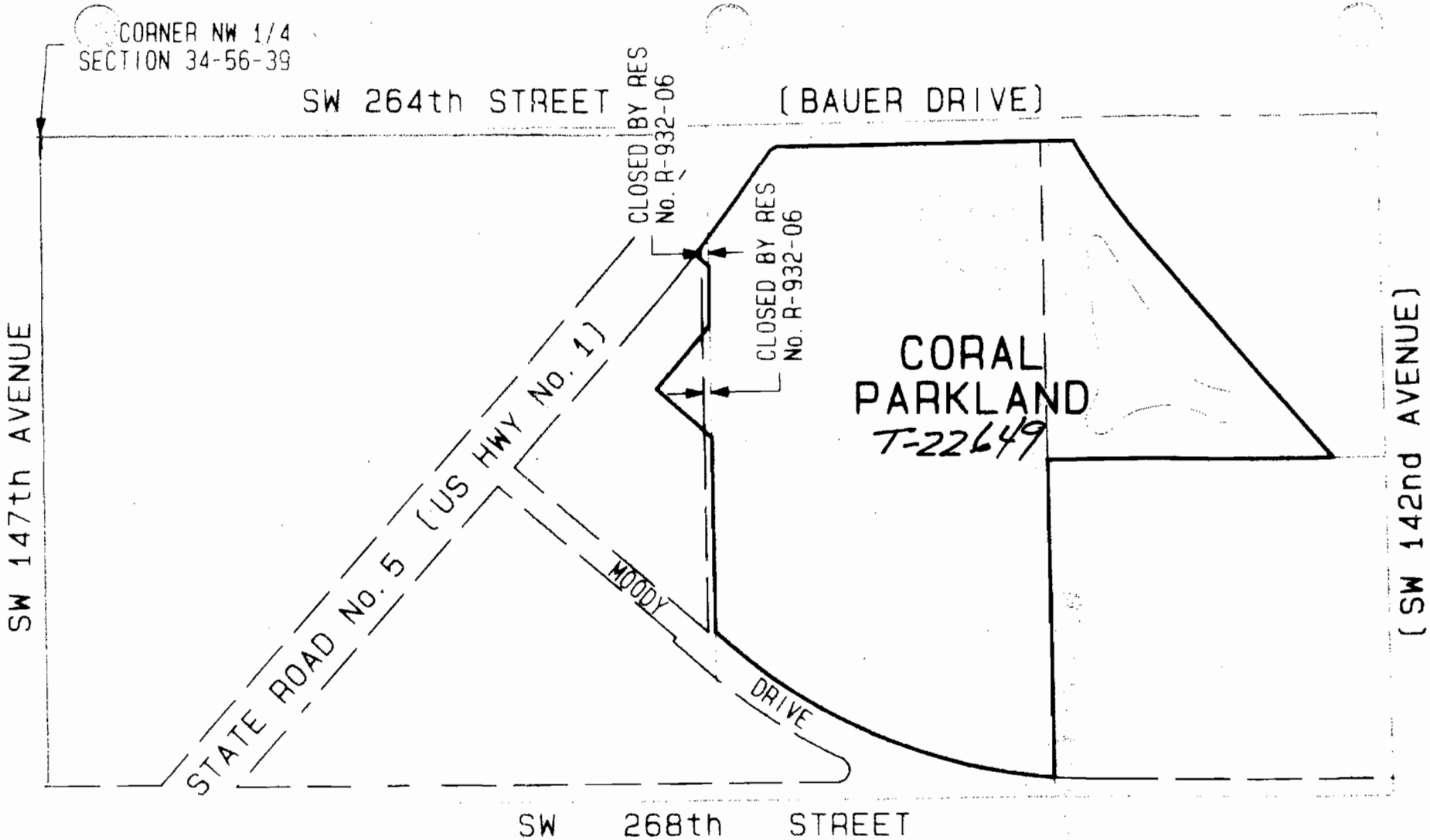

LOCATION MAP

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Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2007

Agenda Item No. 5(I)

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

From: George M. Burgess
County Manager

Subject: CORAL PARKLAND

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 SW 264 Street, on the east by approximately SW 142 Avenue, on the south by Moody Drive, and on the west by US 1.

SCOPE

This plat is located within the boundaries of Commission District 9.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

CORAL PARKLAND (T-22649)

- Located in Section 34, Township 56 South, Range 39 East
- Commission District: 9
- Zoning: NCUC
- Proposed Usage: Apartment condominiums and retail
- Number of parcels: 3

PLAT RESTRICTIONS

- That the SW 264th Street, Moody Drive, SW 268th Street, SW 145th Avenue Road and State Road No. 5 (US Highway No. 1), 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.
- 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.
- Tract "C", as shown on the plat, is reserved as a Tree Preservation (Conservation) Area and shall be owned and maintained by a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- The "Tree Preservation (Conservation) Area" lying within Tract "C" shall be maintained in accordance with the covenant running with the land in favor of the Board of County Commissioners concerning the protection of environmentally sensitive land and tree resources, as shown and described on the plat of Isla Gold Mobile Home Park, as recorded in Plat Book 138, at Page 86, of the Public Records of Miami-Dade County, Florida.
- 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, curb, traffic separator, traffic control signs, striping and monumentation. Bonded under bond number 7740 for the amount of $160,318.00.

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