

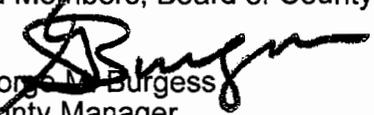
# Memorandum



Date: November 6, 2007

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

Agenda Item No. 5(x)

From:   
George M. Burgess  
County Manager

Subject: PAN AMERICAN WEST BUSINESS PARK

R-1202-07

## 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 NW 25 Street, on the east by NW 132 Place, on the south by NW 17 Street, and on the west by NW 137 Avenue.

## SCOPE

This plat is located within the boundaries of Commission District 12.

## FISCAL IMPACT/FUNDING SOURCE

Not Applicable

## TRACK RECORD/MONITOR

Not Applicable

## BACKGROUND

### PAN AMERICAN WEST BUSINESS PARK

- Located in Section 35, Township 53 South, Range 39 East
- Commission District: 12
- Zoning: IU-1
- Proposed Usage: Warehouses and offices
- Number of parcels: 71

## PLAT RESTRICTIONS

- 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 individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.

- That the Avenues, Streets, Lanes and Places 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 all new electric and communication lines may be installed overhead, service conductors from the pole to the building (structure) shall be an underground service lateral.
- That the canal maintenance easement, as shown on the plat, is hereby dedicated to the perpetual use of the public for canal maintenance purposes.
- That Tract "D", as shown on the plat, is hereby reserved as a pump station site.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, street name signs, drainage, curb and gutter, valley gutter, guardrail, barricades, striping and monumentation. Bonded under bond numbers 7751 and 7751A in the amount of \$1,625,284.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



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Assistant County Manager

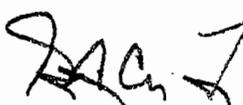


# MEMORANDUM

(Revised)

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

DATE: November 6, 2007

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

SUBJECT: Agenda Item No. 5(X)

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

Agenda Item No. 5(X)  
11-06-07

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO.           R-1202-07          

RESOLUTION APPROVING THE PLAT OF PAN AMERICAN WEST BUSINESS PARK, LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY NW 25 STREET, ON THE EAST BY NW 132 PLACE, ON THE SOUTH BY NW 17 STREET, AND ON THE WEST BY NW 137 AVENUE)

**WHEREAS**, Pan American West, Ltd., a Florida limited partnership, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as PAN AMERICAN WEST BUSINESS PARK, a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 35, Township 53 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.

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The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz** who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of November, 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



ARVEY RUVIN, CLERK

**KAY SULLIVAN**

Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. JAC  
Joni Armstrong Coffey

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# Location Map

N.W. 25th ST.

Pan American West  
Business Park  
T-21876

N.W. 137th AVE.

N.W. 132nd PL.



N.W. 17th ST.