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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2007

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

From: George M. Burgess
County Manager

Agenda Item No. 5(N)

R-1284-07

Subject: MC ESTATES SUBDIVISION

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 232 Street, on the east by Homestead Extension of Florida Turnpike, on the south by SW 240 Street, and on the west by SW 112 Avenue.

SCOPE

This plat is located within the boundaries of Commission District 8.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

MC ESTATES SUBDIVISION (T-22460)

- Located in Sections 19 and 20, Township 56 South, Range 40 East
- Commission District: 8
- Zoning: RU-3M
- Proposed Usage: Single family residences and townhouses
- Number of parcels: 541

PLAT RESTRICTIONS

- That SW 106th Place, SW 107th Avenue, SW 107th Court, SW 107th Place, SW 108th Avenue, SW 108th Court, SW 112th Avenue (Allapattah Road), (State Road 989), SW 232nd Street, that portion of SW 234th Street, SW 235th Street, that portion of SW 235th Lane and SW 236th Street, 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, except transmission lines, within this subdivision, shall be installed underground.
- 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 lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That Tract "A", as shown on the plat, is hereby reserved as Common Area for the joint and several use of the property owners within this subdivision and as a means of ingress and egress to the individual lots and tracts for the installation and maintenance of public utilities and landscaping, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "B", "C", "D", "E", "F" and "G", as shown on the plat, are hereby reserved as Common Areas (Private Park Tracts) for the joint and several use of the property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "H", as shown on the plat, is hereby reserved as a Park Tract (Public Park) and shall be dedicated to, and owned by Miami-Dade County, and is to be maintained by an approved Special Taxing District pursuant to a certain Declaration of Restrictions recorded in Official Records Book 24214, at Page 1056, of the Public Records of Miami-Dade County, Florida.
- That the Limited Access Right-of-Way lines, as shown on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining road.
- 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, curb, guardrail removal, traffic control signs, striping and monumentation. Bonded under bond number 7748 in the amount of $1,828,739.00.

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

MEMORANDUM

(Revised)

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

DATE: December 4, 2007

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

SUBJECT: Agenda Item No. 5(N)

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 _____

Agenda Item No. 5(N)

12-04-07

RESOLUTION NO. R-1284-07

RESOLUTION APPROVING THE PLAT OF MC ESTATES SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 232 STREET, ON THE EAST BY THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE, ON THE SOUTH BY SW 240 STREET, AND ON THE WEST BY SW 112 AVENUE)

WHEREAS, Maca Realty Holdings, 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 MC ESTATES SUBDIVISION, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 19 and the Northwest 1/4 of Section 20, Township 56 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; 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 **Jose "Pepe" Diaz** 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 4th day of December, 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.

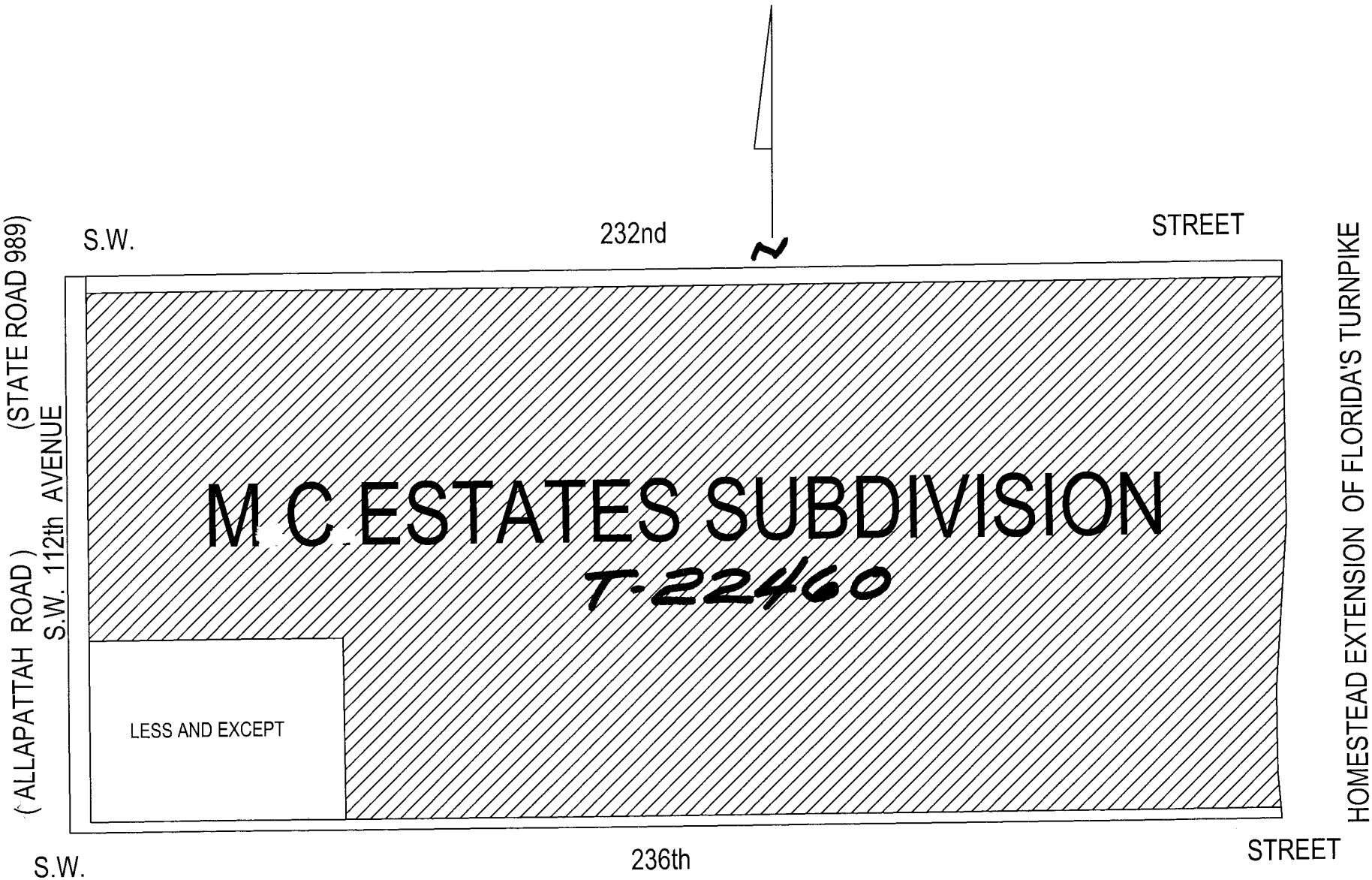
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey


S.W.
232nd
STREET
(STATE ROAD 989)
S.W. 112th AVENUE
(ALLAPATTAH ROAD)
M C ESTATES SUBDIVISION
T-22460
LESS AND EXCEPT
HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE
S.W.
236th
STREET