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

Memorandum

MIAMI-DADE COUNTY

Date: February 5, 2008

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

From: George M. Burgess
County Manager

Agenda Item No. 5(G)

Resolution R-95-08

Subject: MENENDEZ TRACTS

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 40 Street, on the east by SW 69 Avenue, on the south by SW 44 Street, and on the west by Florida East Coast Railway.

SCOPE

This plat is located within the boundaries of Commission District 7.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

MENENDEZ TRACTS (T-22724)

- Located in Section 23, Township 54 South, Range 40 East
- Commission District: 7
- Zoning: RU-4L AND BU-2
- Proposed Usage: Condominium apartments and retail and office building
- Number of parcels: 2

PLAT RESTRICTIONS

- That the Avenue, Streets and Road, 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 or assigns, the reversion or reversions thereof whenever discontinued by law.
- No individual wells will be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- 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.
- All new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- That the utility easement at the sides and rear of certain tracts, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Sidewalks and monumentation. Bonded under bond number 7765 in the amount of $3,850.00.

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: February 5, 2008

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

SUBJECT: Agenda Item No. 5(G)

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(G)
02-05-08

RESOLUTION NO. R-95-08

RESOLUTION APPROVING THE PLAT OF MENENDEZ TRACTS, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 40 STREET, ON THE EAST BY SW 69 AVENUE, ON THE SOUTH BY SW 44 STREET, AND ON THE WEST BY FLORIDA EAST COAST RAILWAY)

WHEREAS, Manuel J. Menendez, as Trustee of the Manuel J. Menendez Revocable Inter-Vivos Trust, under Agreement dated May 6, 2003 and Manuel J. Menendez, Trustee, under the Manuel J. Menendez Declaration of Trust, dated May 6, 2003, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as MENENDEZ TRACTS, the same being a replat of Lots 19 and 20, Block 6, of "Byrwood", according to the plat thereof, as recorded in Plat Book 27, at Page 26, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 23, Township 54 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 **Carlos A. Gimenez** 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	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**absent**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

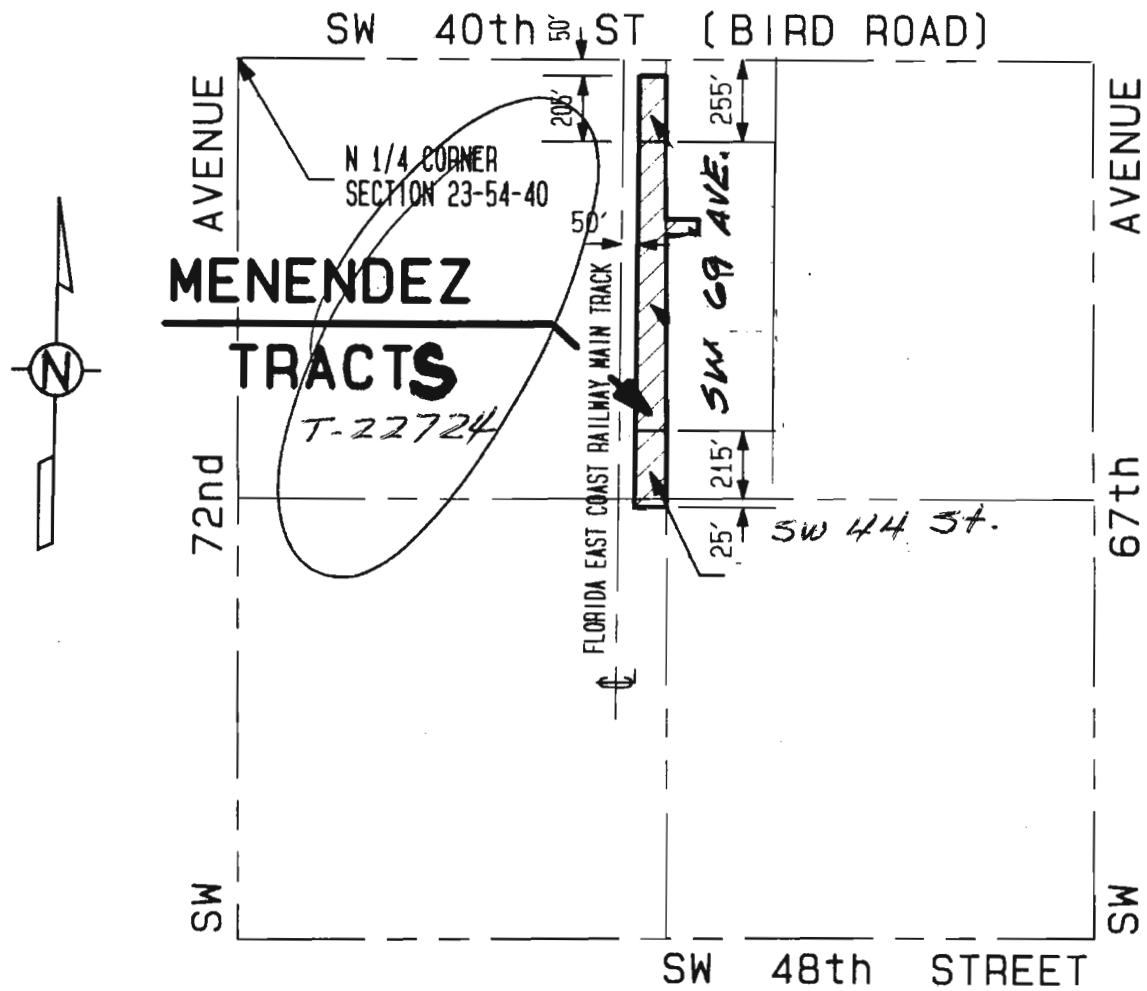
The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of February, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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



LOCATION MAP

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