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

# Memorandum

MIAMI-DADE COUNTY

**Date:** November 3, 2009

**To:** Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Agenda Item No. 5(H)

**From:** George M. Burgess
County Manager

**Resolution No. R-1229-09**

**Subject:** DOUGLAS ROAD STATION VINTAGE

---

**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 Peacock Avenue, on the east by SW 37 Avenue, on the south by South Dixie Highway, and on the west by SW 38 Avenue.

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

**Fiscal Impact/Funding Source**
Not Applicable

**Track Record/Monitor**
Not Applicable

**Background**
DOUGLAS ROAD STATION VINTAGE (T-23051)

- Located in Section 20, Township 54 South, Range 41 East
- Commission District: 7
- Zoning: RTZ
- Proposed Usage: Retail and residential buildings
- Number of parcels: 2
- Douglas Road Station Vintage is one of the parcels identified for resale, and one pending for sale as part of MDT's deficit reduction plan. In order to negotiate or move forward with the sale of this property, a re-plat for this property is necessary because of the modification that will be made of the configuration to the original platted lot(s). In doing so, the plat law states that it must be re-platted whenever a lot is to be modified.

**Plat Restrictions**

- That South Dixie Highway, Peacock Avenue and SW 37th and 38th Avenues, 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.
- 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 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.

**Developer's Obligation**

- None, all improvements are in place.

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 Dennis C. Moss and Members, Board of County Commissioners

**DATE:** November 3, 2009

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

**SUBJECT:** Agenda Item No. 5(H)

**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 Manager'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(H)

11-3-09

RESOLUTION NO. **R-1229-09**

RESOLUTION APPROVING THE PLAT OF DOUGLAS ROAD STATION VINTAGE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY PEACOCK AVENUE, ON THE EAST BY SW 37TH AVENUE, ON THE SOUTH BY SOUTH DIXIE HIGHWAY, AND ON THE WEST BY SW 38TH AVENUE)

**WHEREAS,** Miami-Dade County, a political subdivision of the State of Florida, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as DOUGLAS ROAD STATION VINTAGE, the same being a replat of portions of Lots 1 and 2, Block 1, of "Douglas Road Station", according to the plat thereof, as recorded in Plat Book 158, at Page 32, of the Public Records of Miami-Dade County, Florida, and FDOT Surplus Parcel 6105, the same being a portion of right-of-way dedicated to the Florida Department of Transportation, as recorded in Official Records Book 20439, at Page 691, of the Public Records of Miami-Dade County, Florida, all lying and being in the Northeast 1/4 of Section 20, Township 54 South, Range 41 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 Chairperson or Vice Chairperson shall authorize the Mayor to execute said plat for Miami-Dade County in its capacity as fee simple title holder, 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 **Carlos A. Gimenez**, who moved its adoption. The motion was seconded by Commissioner **Katy Sorenson** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of November, 2009. 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.

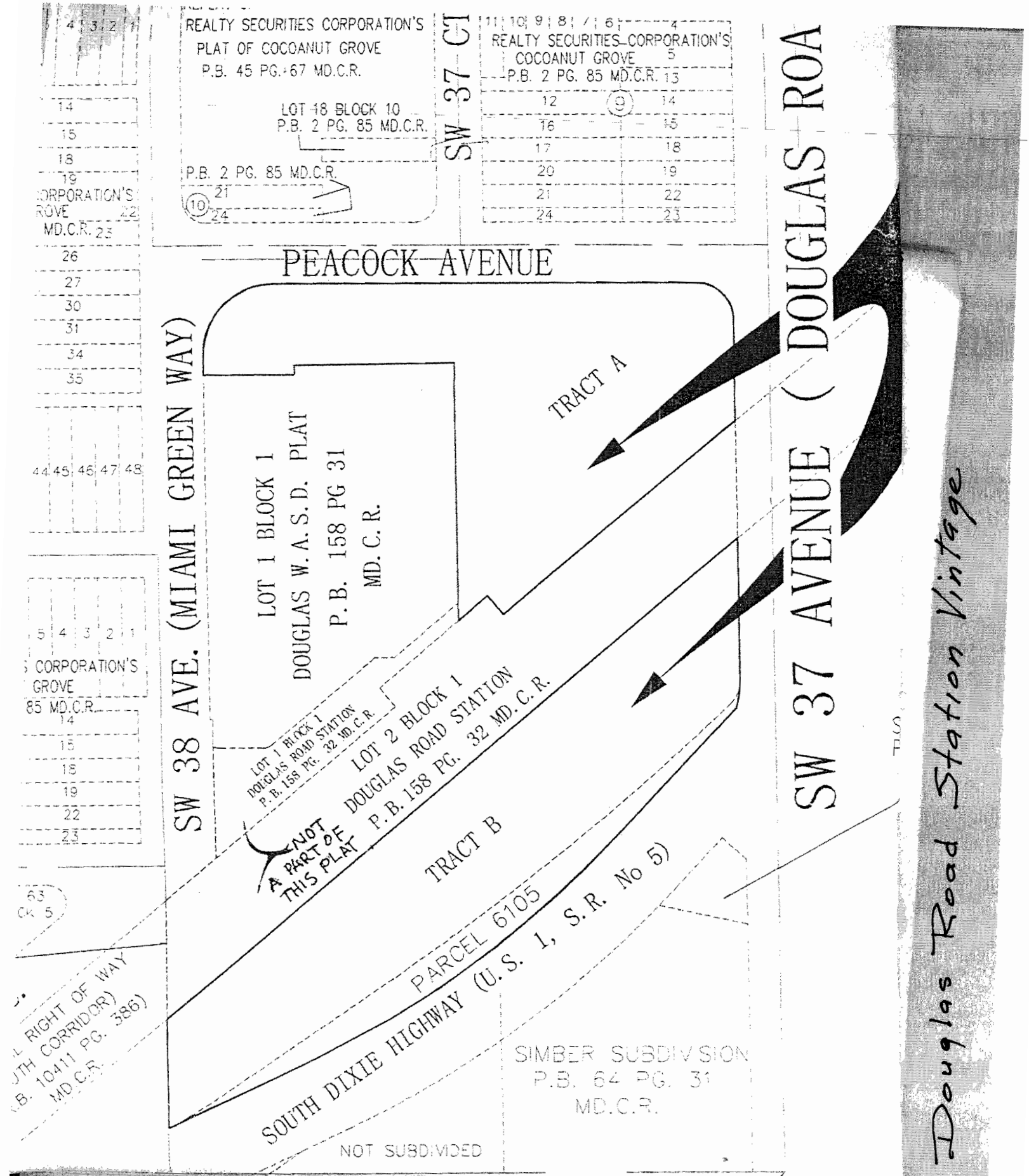
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey




Douglas Road Station Vintage