

Date: December 15, 2009

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

From: George M. Burgess
County Manager 

Subject: FSS - SOUTH PLAT

Agenda Item No. 5(D)

Resolution No. R-1424-09

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 123 Street, on the east by approximately NW 36 Avenue, on the south by Gratigny Parkway, and on the west by the Seaboard Coastline Railroad Company R/W.

Scope

This plat is located within the boundaries of Commission District 1.

Fiscal Impact /Funding Source

Not Applicable

Track Record/Monitor

Not Applicable

Background

FSS - SOUTH PLAT (T-22790)

- Located in Sections 28 & 29, Township 52 South, Range 41 East
- Commission District: 1
- Zoning: IU-1
- Proposed Usage: Warehouses
- Number of parcels: 1
- This plat lies on both sides of the jurisdictional line separating a portion of unincorporated Miami-Dade County and a portion of the municipality of Opa-Locka. Pursuant to applicable portions of the Florida Statutes and the Miami-Dade County Code that regulate the platting of land; both the Board of County Commissioners of Miami-Dade County and the commission of the City of Opa-Locka must approve the portion of the plat that lies within its limits. On July 9, 2008, by Resolution No. 08-7304, the City of Opa-Locka previously approved the portion of the plat that lies within its limits.

Plat Restrictions

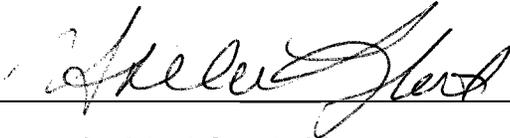
- That all new electric and communication lines may be installed overhead, service conductors from the pole to the building (structure) shall be an underground service lateral.
- That the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance 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 portions of Gratigny Parkway, 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 the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners
Page 2

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: December 15, 2009

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

SUBJECT: Agenda Item No. 5(D)

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(D)
12-15-09

RESOLUTION NO. R-1424-09

RESOLUTION APPROVING THE PLAT OF FSS - SOUTH PLAT, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AND THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 123 STREET, ON THE EAST BY APPROXIMATE NW 36 AVENUE, ON THE SOUTH BY GRATIGNY PARKWAY, AND ON THE WEST BY THE SEABOARD COASTLINE RAILROAD COMPANY R/W)

WHEREAS, Betty Pegram, as Trustee of the Betty Pegram Revocable Trust, and GRP Enterprises Opa-locka, LLC, a Florida limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as FSS - SOUTH PLAT, the same being a replat of a portion of "Miami Master Airport", according to the plat thereof, as recorded in Plat Book 42, at Page 20, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 28, Township 52 South, Range 41 East and the Southeast 1/4 of Section 29, Township 52 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; and

WHEREAS, a small portion of the eastern part of this plat is located within an unincorporated area of Miami-Dade County. As such, Miami-Dade County has exclusive jurisdiction to approve those portions of land within its boundaries; and

WHEREAS, the City of Opa-locka has exclusive jurisdiction to approve those portions of the plat that are located within its municipal boundaries, and by Resolution No. 08-7304, on July 9th, 2008, previously approved the portion thereof located within its boundaries,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the appropriate portion of 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 **Dorin D. Rolle** , 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:

	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	absent	Joe A. Martinez	aye
Dorin 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 15th day of December, 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: **DIANE COLLINS**

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "JAC", written over a horizontal line.

Joni Armstrong Coffey

NW 125th ST.

NW 38th AVE.

Seaboard Coastline Railroad Co R/W

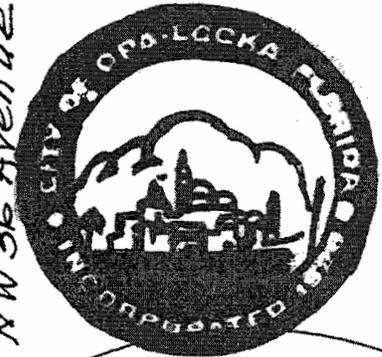
CITY OF OPA LOCKA LIMITS

MIAMI-DADE COUNTY

NW 36 Avenue

NW 123ST

EAST 1/4 CU. SEC. 29-52-41



FSS - SOUTH PLAT

Gratigny

Parkway