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

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 2014

Agenda Item No. 5(G)

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat of FLAGLER STATION SOUTH
Resolution No. R-1037-14

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by NW 91 Street, on the east approximately 1525 feet west of NW 112 Avenue, on the south by NW 90 Street, and on the west by the Homestead Extension of the Florida Turnpike. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and the Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources (RER), Public Works and Waste Management (PWWM), and Water and Sewer, recommend approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 12 represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

There is no associated fiscal impact to Miami-Dade County with the approval of this plat; all improvements are in place.

Track Record/Monitor

The Development Services Division of RER administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

FLAGLER STATION SOUTH (T-23544)

- Located in Section 6, Township 53 South, Range 40 East
- Zoning: IU-C
- Proposed Usage: Warehouse
- Number of parcels: 1
- This plat meets concurrency

Plat Restrictions

- That the Avenue and Street, 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 and 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 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.
- That the areas adjacent to the canal to be graded so as to prevent direct overland discharge of storm waters into the canal.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- None, all improvements are in place.

Jack Osterholt, Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 2, 2014

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

SUBJECT: Agenda Item No. 5(G)

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 Mayor'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(G)
12-2-14

RESOLUTION NO. R-1037-14

RESOLUTION APPROVING THE PLAT OF FLAGLER STATION SOUTH, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY NW 91 STREET, ON THE EAST APPROXIMATELY 1525 FEET WEST OF NW 112 AVENUE, ON THE SOUTH BY NW 90 STREET, AND ON THE WEST BY THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE)

WHEREAS, FS Building 36, LLC, a Delaware 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 FLAGLER STATION SOUTH, the same being a replat of a portion of Lot 2, Block 8 of "Beacon Station Third Addition", according to the plat thereof, as recorded in Plat Book 158, at Page 8, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 6, Township 53 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.

The foregoing resolution was offered by Commissioner **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Bruno A. Barreiro	**absent**	Esteban L. Bovo, Jr.	**aye**
Daniella Levine Cava	**aye**	Jose "Pepe" Diaz	**aye**
Audrey M. Edmonson	**aye**	Sally A. Heyman	**aye**
Barbara J. Jordan	**aye**	Jean Monestime	**aye**
Dennis C. Moss	**absent**	Sen. Javier D. Souto	**absent**
Xavier L. Suarez	**aye**	Juan C. Zapata	**aye**

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 2014. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

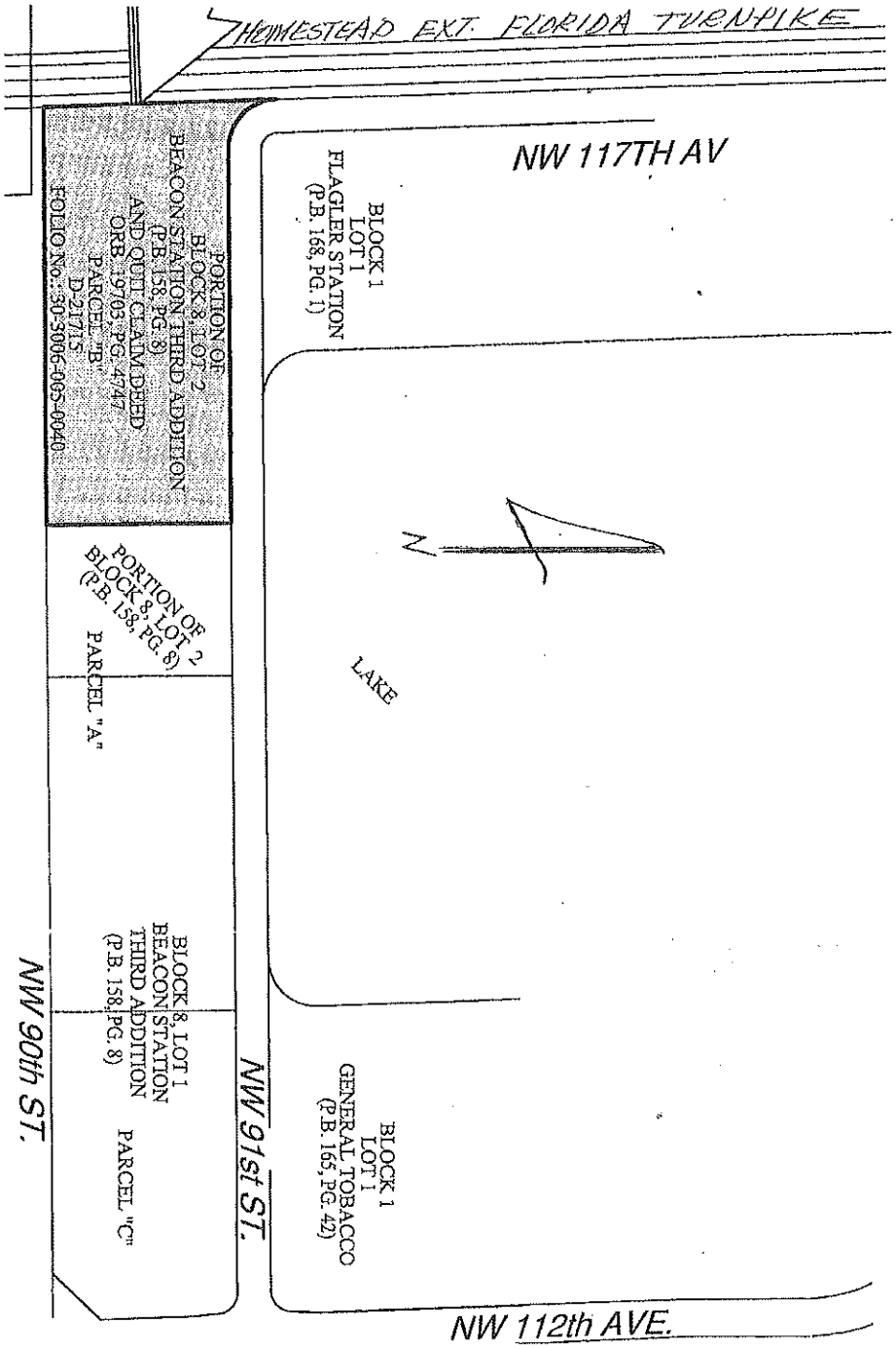
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

FLAGLER STATION SOUTH (T-23544)

SEC. 6, TWP. 53 S, RGE. 40 E