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

Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

Agenda Item No. 5(J)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of SFLC North

Resolution No. R-25-16

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners for approval. This plat for SFLC North is bounded on the north by theoretical NW 46 Street, on the east by NW 67 Avenue, on the south by NW 36 Street, and on the west by NW 69 Avenue.

The Miami-Dade County Plat Committee recommends approval and recording of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Public Works and Waste Management; and Water and Sewer.

Scope

This plat is located in Commission District 12, which is 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 as all improvements are in place.

Track Record/Monitor

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

Background

SFLC NORTH (T-23527)

- Located in Sections 23 and 26, Township 53 South, Range 40 East
- Zoning: IU-2
- Proposed Usage: Warehouses
- Number of parcels: 1
- This plat meets concurrency

Plat Restrictions

- That the Street, as illustrated on the plat, together with all existing and future plantings, 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 may be installed overhead, service conductors from the pole to the building (structure) shall be an underground service lateral.

Developer's Obligation

- None, all improvements are in place.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: January 20, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(J)

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

_____ Statement of social equity 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(J)
1-20-16

RESOLUTION NO. R-25-16

RESOLUTION APPROVING THE PLAT OF SFLC NORTH, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY THEORETICAL NW 46 STREET, ON THE EAST BY NW 67 AVENUE, ON THE SOUTH BY NW 36 STREET, AND ON THE WEST BY NW 69 AVENUE)

WHEREAS, FDG Hialeah, LLC, a Delaware limited liability company, SFLC Building 1, LLC, a Delaware limited liability company, SFLC Building 2, LLC, a Delaware limited liability company, SFLC Building 3, a Delaware limited liability company, and SFLC Building 4, LLC, a Delaware 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 SFLC NORTH, the same being a replat of a portion of Tracts 52, 53, 54, 55, and 56 of "Florida Fruit Lands Company's Subdivision No. 1", according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 23, Township 53 South, Range 40 East, and a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 26, 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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

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

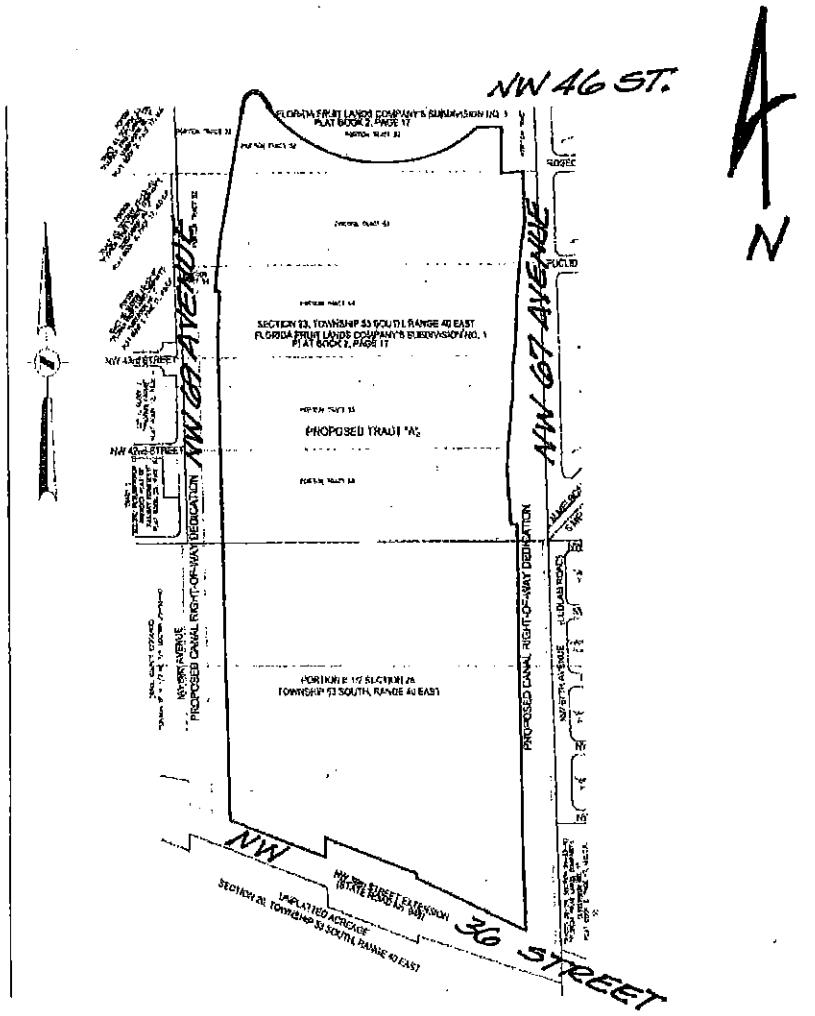
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2016. This resolution shall become effective upon the earlier of (1) ten (10) days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

SFLC NORTH (T-23527)
SEC. 23 & 26, TWP. 53 S, RGE. 40 E