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

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(I)

01-25-07

RESOLUTION NO. R-07-07

RESOLUTION APPROVING THE PLAT OF OAKLAND SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 39 EAST (SW 45 STREET AND SW 167 AVENUE)

WHEREAS, Penny's Investment Corporation, a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as OAKLAND SUBDIVISION, the same being a replat of Tracts 23 and 24, and a portion of Tract 22 of "Miami Everglade Land Co. Ltd.", according to the plat thereof, as recorded in Plat Book 2, at Page 3 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 20, Township 54 South, Range 39 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.

MEMORANDUM

(Revised)

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

DATE: January 25, 2007

FROM: Murray A. Greenberg, County Attorney

SUBJECT: Agenda Item No. 5(I)

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**

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman absent
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	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2007. 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.

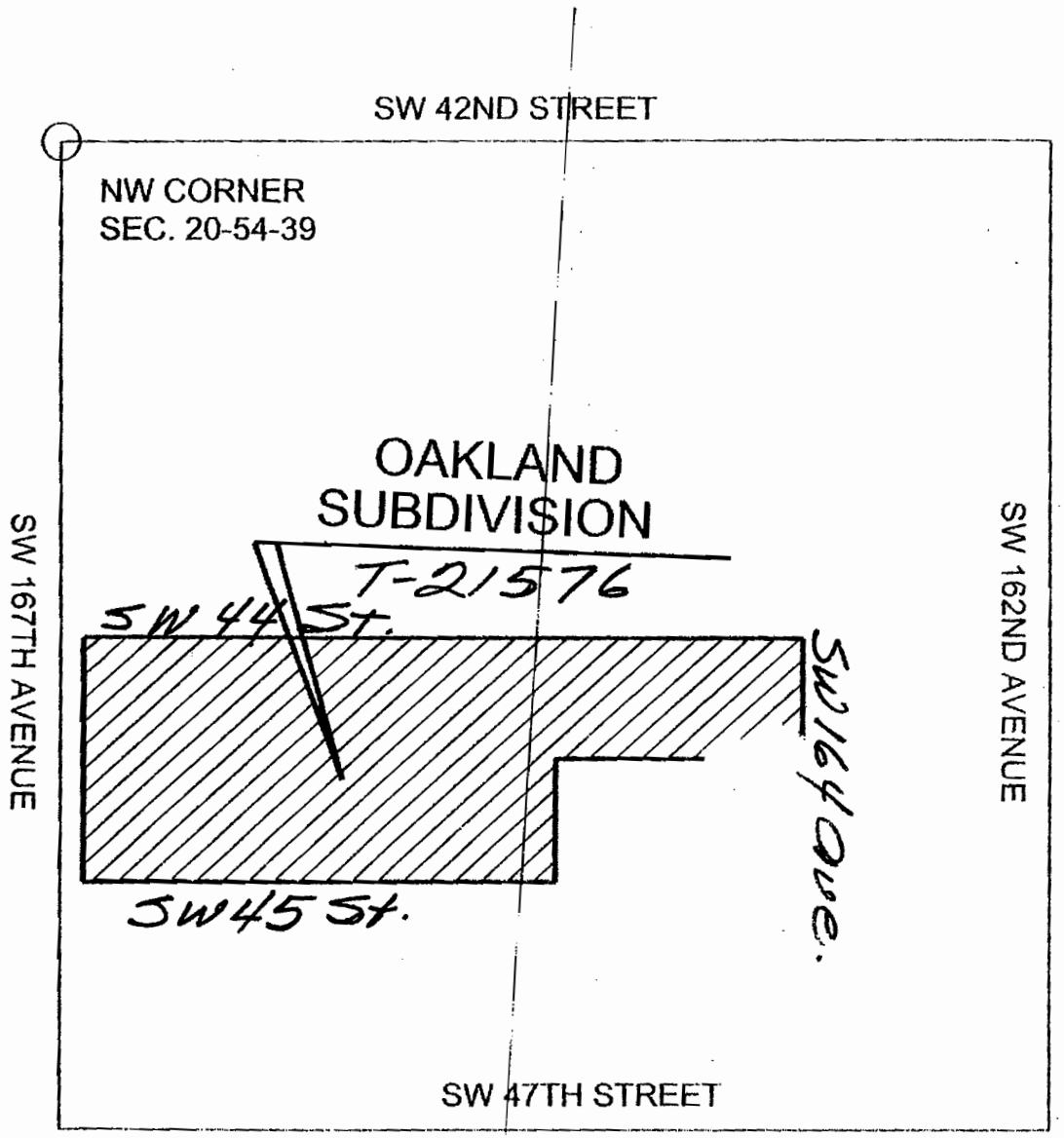
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency.

Jorge Martinez-Esteve

By: KAY SULLIVAN
Deputy Clerk



LOCATION SKETCH
NW 1/4 OF SEC. 20-54-39
SCALE 1" = 250'

Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

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

Agenda Item No. 5(I)

From: George M. Burgess
County Manager

Subject: OAKLAND SUBDIVISION

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 44 Street, on the east by SW 164 Avenue, on the south by SW 45 Street, and on the west by SW 167 Avenue.

BACKGROUND

OAKLAND SUBDIVISION (T-21576)

- Located in Section 20, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-1M
- Proposed Usage: Single family residences
- Number of parcels: 150

PLAT RESTRICTIONS

- That SW 164th Avenue, SW 164th Path, SW 165th Court, SW 167th Avenue, SW 44th Street, SW 44th Lane, and SW 45th Street, as shown 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 shall be permitted within this subdivision except for swimming pools, sprinkler systems and/or air conditioners.
- The use of septic tanks shall not be permitted on any lot or 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 storm water management areas, Tracts "A" and "B", shown on the plat, are hereby dedicated to the joint use and ownership of all abutting property owners reserving a public right in said storm water management areas as storage basins for storm water discharge. The water areas lying within said tracts shall be maintained by a Miami-Dade County Special Taxing

District. The abutting property owners shall maintain those areas of said tracts that lie between their property lines and the waters edge of said storm water management areas.

- That Tracts "C" and "E", as shown on the plat, are hereby reserved for storm water management area access and proper use and shall be owned by Miami-Dade County and maintained by a Miami-Dade County Special Taxing District.
- The storm water retention easement (SWRE) is hereby reserved for the storage of storm water discharge. The storm water retention easement area, as shown, lies outside of the buildable area of the tract and shall be kept clear of structures.
- The areas adjacent to the storm water management areas are to be graded to prevent overland discharge into the storm water areas.
- Tract "D", as shown on the plat, is hereby reserved for common area for the joint and several use of the property owners within this subdivision and as means of ingress and egress to the individual lots, and for the installation and maintenance of public utilities and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association.
- That the utility easements, as shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, street name signs, drainage, curb and gutter, valley gutter, guardrail, traffic control signs, striping and monumentation. Bonded under bond number 7669 for the amount of $664,149.00.

If additional information is deemed necessary, please contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.

Assistant County Manager

12/22/06
Date