

Memorandum



Date: April 8, 2014

Agenda Item No. 5(O)

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat of CORAL TERRACE COMMERCIAL CENTER

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 SW 24 Street, on the east SW 70 Court, on the south approximately 300 feet north of SW 26 Street, and on the west by SW 71 Avenue. 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 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, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 6, Chairwoman Rebeca Sosa.

Fiscal Impact/Funding Source

The fiscal impact to the County would be approximately \$500.00 per year for the annual maintenance of new road construction along Coral Way, SW 70 Court, and SW 71 Avenue, once the new portions of these roads are constructed adjacent to the project, which will be funded through PWWM General Fund allocation.

Track Record/Monitor

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

Background

CORAL TERRACE COMMERCIAL CENTER (T-23388)

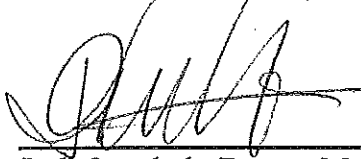
- Located in Section 14, Township 54 South, Range 40 East
- Zoning: BU-2
- Proposed Usage: Bank and fast food restaurant
- Number of parcels: 1
- This plat meets concurrency

Plat Restrictions

- That SW 24th Street (Coral Way), SW 71st Avenue, and SW 70th Court, 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 the use of septic tanks will not be permitted on any tract 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 utility easements at the front and side of the Tract, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- Improvements adjacent to this project bonded under the bond for the plat of Coral Terrace Center, Bond Number 7890.

A handwritten signature in black ink, appearing to read 'Jack Osterholt', written over a horizontal line.

Jack Osterholt, Deputy Mayor

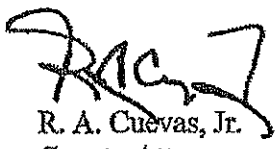


MEMORANDUM

(Revised)

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

DATE: April 8, 2014

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

SUBJECT: Agenda Item No. 5(O)

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(O)
4-8-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF CORAL TERRACE COMMERCIAL CENTER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 24 STREET, ON THE EAST BY SW 70 COURT, ON THE SOUTH APPROXIMATELY 300 FEET NORTH OF SW 26 STREET, AND ON THE WEST BY SW 71 AVENUE)

WHEREAS, Pan American Coral Terrace, Ltd., a Florida limited partnership, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida; said plat to be known as CORAL TERRACE COMMERCIAL CENTER, the same being a replat of Tract "B" and a portion of Tract "A" of "Davidson Lumber Co. Subdivision", according to the plat thereof, as recorded in Plat Book 117, at Page 1, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 14, Township 54 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; 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 ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of April, 2014. 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

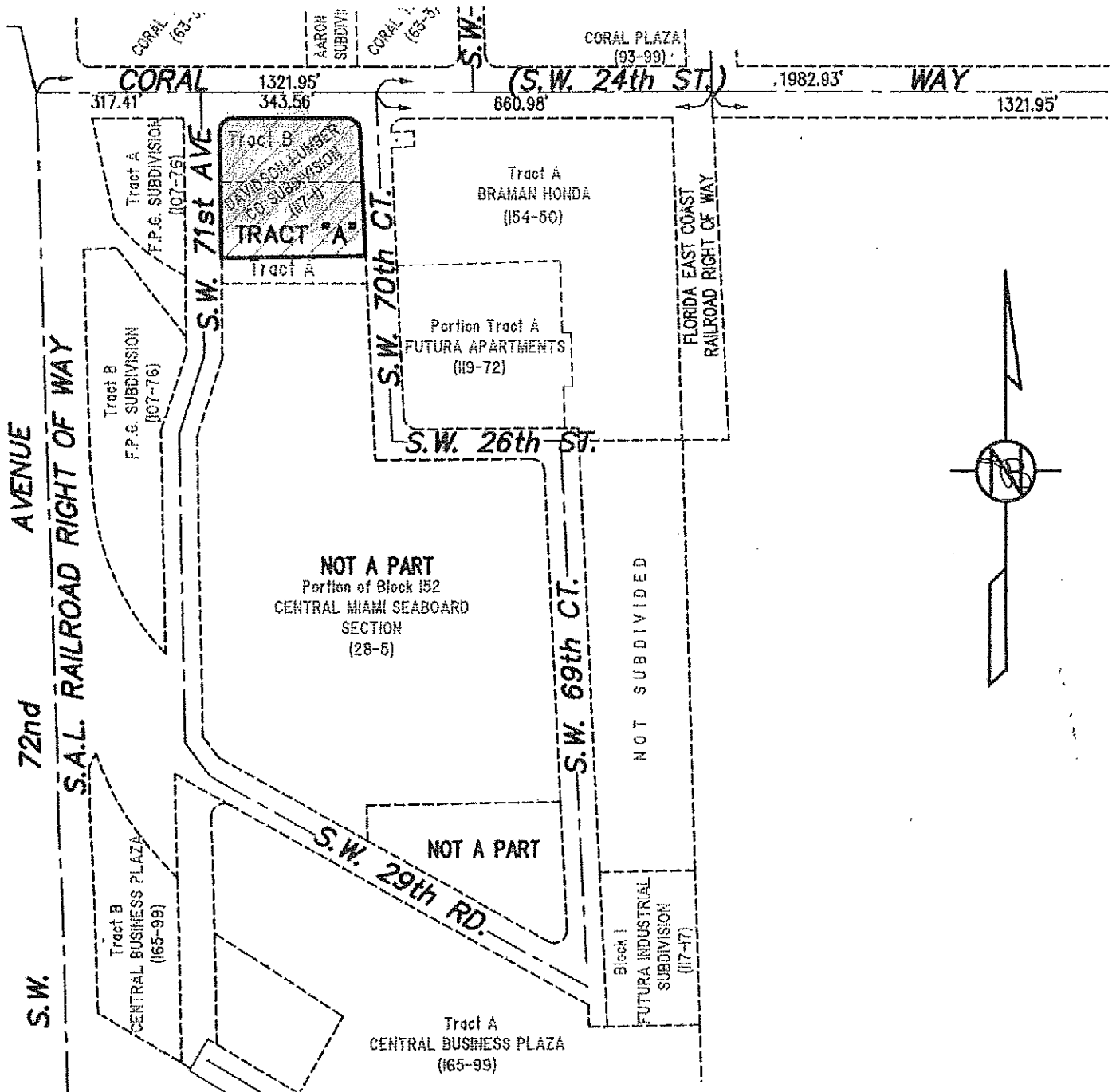
Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse



CORAL TERRACE COMMERCIAL CENTER (T-23388)

SEC. 14, TWP. 54 S, RGE. 40 E



SEC. 14, TWP. 54 S, RGE. 40 E

