RESOLUTION No. 2010-50-1232-Z-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FINAL PLAT SUBMITTED BY UNITED AUTO INSURANCE COMPANY TO BE KNOWN AS "UNITED AUTO SUBDIVISION," FOR PROPERTY GENERALLY LOCATED AT NORTHWEST 170TH TERRACE AND 12TH AVENUE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR THE PURPOSE OF CREATING TWO (2) DEVELOPABLE TRACTS OF LAND; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, United Auto Insurance Company, has submitted a Final Plat in accordance with Chapter 28, Subdivisions, of the Miami-Dade County Code, and

WHEREAS, the City's surveyor has reviewed the Final Plat and finds it to be in compliance with Section 177.081(1) Florida Statutes and Chapter 28, Subdivisions of the Miami-Dade County Code, and

WHEREAS, the City's Zoning Department has reviewed the Final Plat and finds that it complies with Chapter 33, Zoning of the Miami-Dade County Code,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. APPROVAL: The City Council of the City of Miami Gardens hereby approves the Final Plat for "United Auto Insurance Subdivision."

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS ZONING MEETING HELD ON MARCH 3, 2010.

SHIRLEY GIBSON, MAYOR

ATTEST:

RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilman Gilbert
SECOND BY: Councilwoman Watson

VOTE: 6-0

Mayor Shirley Gibson	___(Yes)	___(No) (not present)
Vice Mayor Aaron Campbell	X (Yes)	___(No)
Councilman Melvin L. Bratton	X (Yes)	___(No)
Councilman Oliver Gilbert, III	X (Yes)	___(No)
Councilwoman Barbara Watson	X (Yes)	___(No)
Councilwoman Sharon Pritchett	X (Yes)	___(No)
Councilman André Williams	X (Yes)	___(No)

1515 NW 167 Street, Building 5 Suite 200
Miami Gardens, Florida 33169

City of Miami Gardens
Agenda Cover Memo

Council Meeting Date:	March 3, 2010		**Item Type:**	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact:	Yes	No	**Ordinance Reading:**		**1st Reading**		**2nd Reading**	
		X	**Public Hearing:**		**Yes**	**No**	**Yes**	**No**
					X			
Funding Source:	n/a		**Advertising Requirement:**		**Yes**		**No**	
					X			
Contract/P.O. Required:	Yes	No	**RFP/RFQ/Bid #:**		n/a			
		X						
Sponsor Name	Dr. Danny Crew City Manager		**Department:**		Planning and Zoning			

Short Title:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FINAL PLAT SUBMITTED BY UNITED AUTO INSURANCE COMPANY TO BE KNOWN AS "UNITED AUTO SUBDIVISION," FOR PROPERTY GENERALLY LOCATED AT NORTHWEST 170TH TERRACE AND 12TH AVENUE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR THE PURPOSE OF CREATING TWO (2) DEVELOPABLE TRACTS OF LAND; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

The Applicant, United Auto Insurance Company has submitted a Final Plat in accordance with Chapter 28, Subdivisions, of the Miami-Dade Code subdividing the current 20 acres Pace Plat into three (3) tracts; with Tract "A" being 3.531 acres; Tract "B" being 3.058 acres; and Tract "C" being 12.76 acres. The subdivision is for the purpose of creating two (2) developable tracts of land. The property is generally located at the southwest corner of N.W. 170th Terrace and N.W. 12th Avenue.

Current Situation

The Final Plat has been reviewed by the City's surveyor and has been found to be in compliance with Section. 177.081(1) Florida Statutes and Chapter 28, Subdivisions of the Miami-Dade County Code, and has been reviewed by Zoning for compliance with Chapter 33, Zoning of the Miami-Dade County Code.

1515 NW 167 Street, Building 5 Suite 200
Miami Gardens, Florida 33169

Analysis

Staff has reviewed the application and the applicable provisions of the Code and has concluded the Final Plat is in compliance with Code.

Proposed Action:

Recommend approval of the Resolution.

Attachment:

EXHIBIT "A" FINAL PLAT "UNITED AUTO SUBDIVISION"
EXHIBIT "B" LETTER OF COMPLIANCE FROM CITY SURVEYOR

UNITED AUTO INSURANCE SUBDIVISION

A REPLAT OF

PARCEL "A" OF PACE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL LYING AND BEING IN SECTION 11, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE_____

SHEET: 1 OF 2

PREPARED BY:
ACCURATE CONSTRUCTION SURVEY CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS
P.O. BOX 332181
MIAMI, FLORIDA 33233

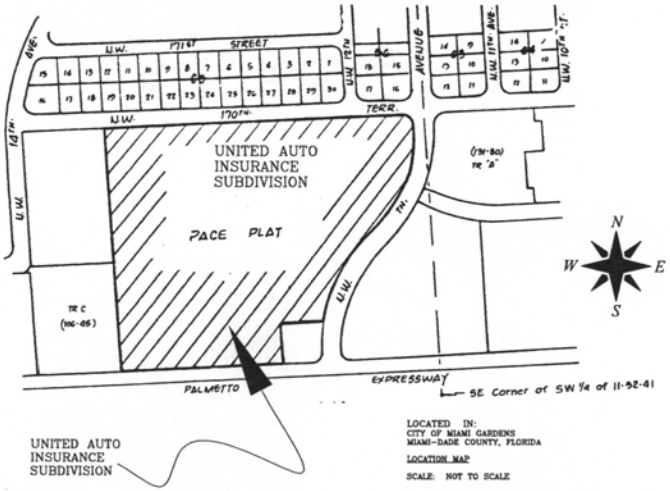
DATE: DECEMBER 23, 2009
No. 04-10-161-R.11

KNOW ALL MEN BY THESE PRESENTS:
THAT UNITED AUTOMOBILE INSURANCE COMPANY, A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "UNITED AUTO INSURANCE SUBDIVISION", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL "A", OF PACE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THE 35/38 FOOT ACCESS (INGRESS/EGRESS) EASEMENT, AS SHOWN ON THE UNDERLYING PLAT OF "PACE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND VACATED BY THE CITY OF MIAMI GARDENS BY THE ACCEPTANCE AND RECORDING OF THIS PLAT.



UNITED AUTO INSURANCE SUBDIVISION

LOCATED IN:
CITY OF MIAMI GARDENS
MIAMI-DADE COUNTY, FLORIDA

LOCATION MAP

SCALE: NOT TO SCALE

CITY OF MIAMI GARDENS APPROVALS:

THE FOLLOWING PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT TO THE CITY OF MIAMI GARDENS, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, HAS REVIEWED THIS PLAT, TRACTS AND OTHER FEATURES, AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART I, FLORIDA STATUTES.

CERTIFIED THIS _____DAY OF _____ A.D., 20___.

BY:_____SILVIA NUIN
PROFESSIONAL SURVEYOR & MAPPER NO. 5982, STATE OF FLORIDA

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO._____ , PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA, THIS_____DAY OF_____ A.D., 20____.

SIGNED:_____ MAYOR
SHIRLEY GIBSON

ATTEST:_____CITY CLERK
RONETTA TAYLOR

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY, FLORIDA, CODE. CERTIFIED THIS_____DAY OF_____A.D., 20____.

BY:_____DIRECTOR
MIAMI-DADE COUNTY , DEPARTMENT OF PUBLIC WORKS

CITY OF MIAMI GARDENS PLAT RESTRICTIONS:

THAT NORTHWEST 167th STREET, NORTHWEST 170th TERRACE AND NORTHWEST 12th AVENUE, AS SHOWN ON THE ATTACHED 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.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLERS SYSTEMS , SWIMMING POOLS 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 15.00 FOOT UTILITY EASEMENT, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES; WATER, SEWER, DRAINAGE AND SITE LIGHTING.

THAT THE 15.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF POWER LINES.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

NOTE:
AN EXPRESSED PURPOSE OF THIS PLAT IS TO CREATE THREE (3) DISTINCT TRACTS KNOWN AS TRACT "A", TRACT "B" AND TRACT "C", AS SHOWN ON THE ATTACHED PLAT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF:

THAT UNITED AUTOMOBILE INSURANCE COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS_____DAY OF _____ A.D. 2009.

UNITED AUTOMOBILE INSURANCE COMPANY, A FLORIDA CORPORATION

BY:_____ DIRECTOR
PRINT NAME: RICHARD P. PARRILLO, JR.

WITNESS:_____
PRINT NAME:_____

WITNESS:_____
PRINT NAME:_____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RICHARD P. PARRILLO, JR., DIRECTOR OF UNITED AUTOMOBILE INSURANCE COMPANY, A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER FOR USES AND PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS_____DAY OF _____ A.D. 2009.

COMMISSION NO._____
MY COMMISSION EXPIRES_____

_____

PRINT NAME:_____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

UNITED AUTOMOBILE INSURANCE COMPANY
SEAL

CHARLES W. CARR
ACCURATE CONSTRUCTION SURVEY CORP.
PSM NO. 1060
SEAL

SILVIA NUIN
CONTRACT SURVEYOR
CITY OF MIAMI GARDENS
PSM NO. 5982
SEAL

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED UNITED AUTO INSURANCE SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED AND PLATTED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PARTS I AND II), FLORIDA STATUTES.

BY: Charles W. Carr

DATED: DECEMBER 23, 2009.
CHARLES W. CARR LICENSE NUMBER LS 1060
(STATE OF FLORIDA) LB 7265

PROFESSIONAL LAND SURVEYOR & MAPPER
ACCURATE CONSTRUCTION SURVEY CORP.
P.O. BOX 332181
MIAMI, FLORIDA 33233

RECORDING STATEMENT:

FILED FOR RECORD, THIS_____DAY OF_____A.D., 20____
AT_____M.,
IN BOOK_____ OF PLATS, AT PAGE_____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY:_____DEPUTY CLERK

PREPARED BY:
ACCURATE CONSTRUCTION SURVEY CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS
P.O. BOX 332181
MIAMI, FLORIDA 33233

DATE: DECEMBER 23, 2009
NO. 04-10-161-R.11

UNITED AUTO INSURANCE SUBDIVISION

A REPLAT OF

PARCEL "A" OF PACE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

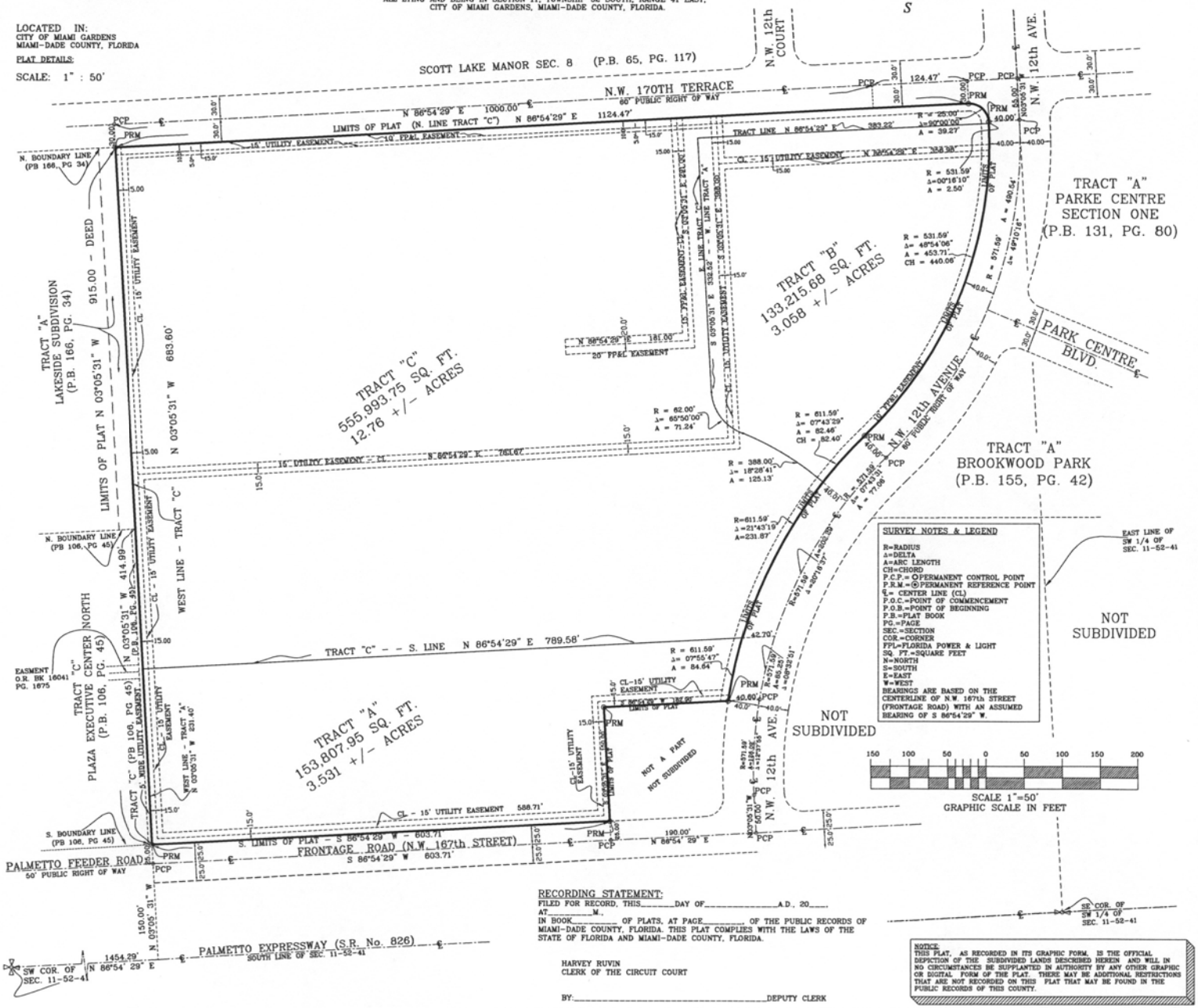
ALL LYING AND BEING IN SECTION 11, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
SHEET: 2 OF 2

LOCATED IN:
CITY OF MIAMI GARDENS
MIAMI-DADE COUNTY, FLORIDA

PLAT DETAILS:

SCALE: 1" : 50'



SURVEY NOTES & LEGEND

R=RADIUS
Δ=DELTA
A=ARC LENGTH
CH=CHORD
P.C.P.=⊙PERMANENT CONTROL POINT
P.R.M.=⊕PERMANENT REFERENCE POINT
℄= CENTER LINE (CL)
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
P.B.=PLAT BOOK
PG.=PAGE
SEC.=SECTION
COR.=CORNER
FPL=FLORIDA POWER & LIGHT
SQ. FT.=SQUARE FEET
N=NORTH
S=SOUTH
E=EAST
W=WEST
BEARINGS ARE BASED ON THE CENTERLINE OF N.W. 167th STREET (FRONTAGE ROAD) WITH AN ASSUMED BEARING OF S 86°54'29" W.

RECORDING STATEMENT:
FILED FOR RECORD, THIS_____DAY OF_____A.D., 20____.
AT_____M.,
IN BOOK_____ OF PLATS, AT PAGE_____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY:_____DEPUTY CLERK

NOTICE:
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M. G. Vera & Assoc., Inc.

ENGINEERS•SURVEYORS•PLANNERS

January 28, 2010

To: City of Miami Gardens
1515 NW.167th. Street Suite 200
Miami, Florida, 33169
Attn: Cyril Saiphoo, Zoning Administrator

Re: UNITED AUTO INSURANCE SUBDIVISION – Final Plat

Mr. Saiphoo,

This letter is to confirm that the above referenced Final Plat for the property located at the intersection of NW. 170th Terrace. and NW. 12th Avenue the same being prepared by: ACCURATE CONSTRUCTION SURVEY CORP. has been reviewed by a Professional Surveyor and Mapper in our firm, under contract to the City of Miami Gardens, in accordance with Chapter 177.081, Florida Statutes and from that review, we are recommending that the Final Plat be approved.

Please feel free to contact me further for any other questions,

Silvia Nuin P.S. & M. #5982
For Manuel G. Vera & Associates, Inc.

MANUEL G. VERA & ASSOCIATES, INC. • 13960 SOUTHWEST 47TH STREET • MIAMI, FL 33175
PHONE (305) 221-6210 • FAX (305) 221-1295 • ON THE WEB @ WWW.MGVERA.COM