

RESOLUTION No. 2008-13-700

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE CAROL CITY COMMUNITY CENTER TENTATIVE PLAT, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Staff has submitted a Tentative Plat for the Carol City Community Center to be located at N.W. 32<sup>nd</sup> Avenue and N.W. 199<sup>th</sup> Street, and

WHEREAS, City Staff advises that the Tentative Plat has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code, and by a professional surveyor and mapper in accordance with Section 177.081(1) of the Florida Statutes, and

WHEREAS, City staff also advises that the Tentative Plat is in compliance with the Zoning Code and is also consistent with the Comprehensive Development Master Plan (CDMP), and

WHEREAS, Miami-Dade County has approved the Tentative Plat,

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

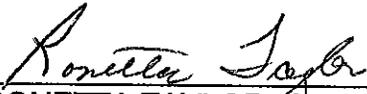
Section 2. APPROVAL: The City Council of the City of Miami Gardens hereby approves the Carol City Community Center Tentative Plat, attached hereto as Exhibit "A."

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 REGULAR MEETING HELD ON February 6, 2008.

  
SHIRLEY GIBSON, MAYOR

ATTEST:

  
RONETTA TAYLOR, OMC, CITY CLERK

Prepared by SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilman Braynon  
SECONDED BY: Councilman Campbell

VOTE: 6-0

Mayor Shirley Gibson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Barbara Watson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Melvin L. Bratton	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Aaron Campbell Jr.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman André Williams	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Sharon Pritchett	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No) Not present
Councilman Oscar Braynon II	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

## **EXHIBIT "A" LEGAL DESCRIPTION**

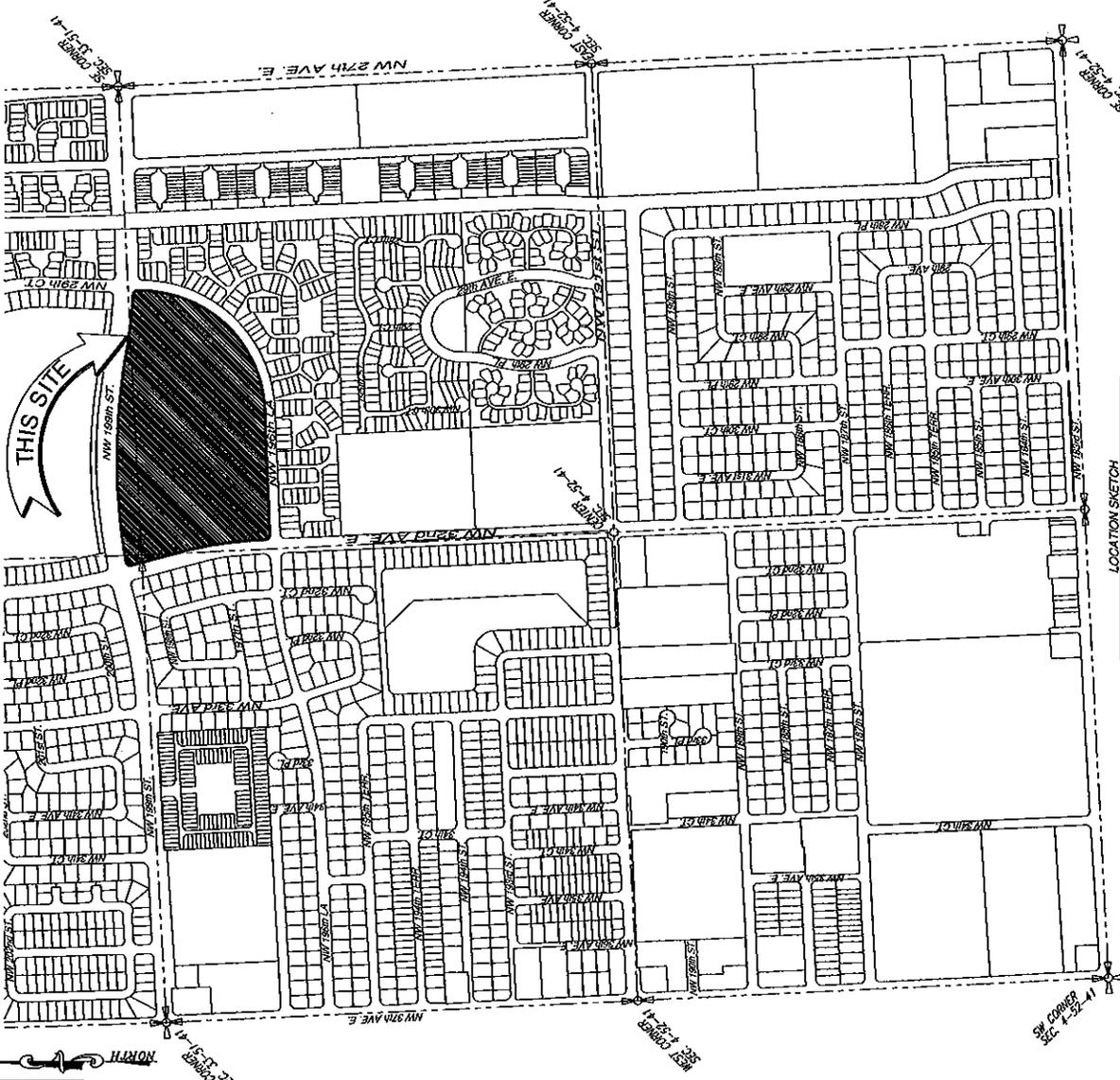
## Exhibit "A"

### Legal Description

A PORTION OF TRACTS 66, 67, 68, 69, AND 70 OF "EVERGLADES SUGAR AND LAND CO., SUBDIVISION" OF SECTION 33, TOWNSHIP 51 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND TRACTS 4, 5, 6, 7, 8, 9, 25, 26, 27 AND 28 OF "MIAMI GARDENS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 96 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 199TH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 29TH COURT AS SAID STREET AND COURT ARE SHOWN ON THE PLAT OF "LESLIE ESTATES SECTION FOUR", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 96, AT PAGE 11, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PLAT "LESLIE ESTATES SECTION TEN", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, AT PAGE 21, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARY LINE OF SAID "LESLIE ESTATES SECTION FOUR": S02°26'35"W ALONG THE EASTERLY BOUNDARY LINE OF SAID "LESLIE ESTATES SECTION TEN" FOR 134.65 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE S02°26'35"W FOR 37.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS THE RADIUS OF 686.20 FEET AND A CENTRAL ANGLE OF 84°48'27" FOR AN ARC DISTANCE OF 1015.69 FEET TO THE POINT OF TANGENCY; THENCE S87°15'02"W FOR 721.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE DEPARTING THE SAID BOUNDARY LINE OF "LESLIE ESTATES SECTION FOUR" RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARY LINE OF SAID "LESLIE ESTATES SECTION TEN": SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'37" FOR AN ARC DISTANCE OF 39.29 FEET TO THE POINT OF TANGENCY; THENCE N02°42'21"W FOR 43.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1952.86 FEET AND A CENTRAL ANGLE OF 10°15'04" FOR AN ARC DISTANCE OF 349.40 FEET TO THE POINT OF TANGENCY; THENCE N12°57'25"W FOR 361.82 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°23'57" FOR AN ARC DISTANCE OF 39.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE TO THE RIGHT ALONG SAID COMPOUND CURVE HAVING FOR IT'S ELEMENTS A RADIUS OF 2809.79 FEET AND A CENTRAL ANGLE OF 20°36'03" FOR AN ARC DISTANCE OF 1010.27 FEET TO THE POINT OF TANGENCY; THENCE S80°57'25"E FOR 207.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2919.79 FEET AND A CENTRAL ANGLE OF 5°31'47" FOR AN ARC DISTANCE OF 281.79 FEET TO A POINT OF REVERSE CURVE; THENCE TO THE RIGHT ALONG SAID REVERSE CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°55'47" FOR AN ARC DISTANCE OF 38.80 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 24.23 ACRES, MORE OR LESS.

## **EXHIBIT "C" TENTATIVE PLAT**

# TENTATIVE PLAT/BOUNDARY SURVEY CAROL CITY COMMUNITY CENTER



THIS SITE

**CONTACT PERSON INFORMATION**  
 Name: ARTURO A. SOSA  
 Telephone number: 305-448-1600  
 Fax number: 305-446-3876  
 e-mail address: art@ludovici-orange.com

- 1. A.C. - As Constructed
- 2. A.S. - As Shown
- 3. A.T. - As Titled
- 4. A.U. - As Underlaid
- 5. A.V. - As Varied
- 6. A.W. - As Widened
- 7. A.X. - As Extended
- 8. A.Y. - As Yielded
- 9. A.Z. - As Zoned
- 10. B. - Boundary
- 11. C. - Centerline
- 12. D. - Ditch
- 13. E. - Easement
- 14. F. - Fence
- 15. G. - Gate
- 16. H. - Highway
- 17. I. - Intersection
- 18. J. - Junction
- 19. K. - Kerf
- 20. L. - Line
- 21. M. - Marker
- 22. N. - Note
- 23. O. - Offset
- 24. P. - Point
- 25. Q. - Quarter
- 26. R. - Right
- 27. S. - Section
- 28. T. - Trench
- 29. U. - Utility
- 30. V. - Veneer
- 31. W. - Wall
- 32. X. - Xing
- 33. Y. - Yard
- 34. Z. - Zone
- 35. AA. - As Above
- 36. AB. - As Below
- 37. AC. - As Center
- 38. AD. - As Ditch
- 39. AE. - As Easement
- 40. AF. - As Fence
- 41. AG. - As Gate
- 42. AH. - As Highway
- 43. AI. - As Intersection
- 44. AJ. - As Junction
- 45. AK. - As Kerf
- 46. AL. - As Line
- 47. AM. - As Marker
- 48. AN. - As Note
- 49. AO. - As Offset
- 50. AP. - As Point
- 51. AQ. - As Quarter
- 52. AR. - As Right
- 53. AS. - As Section
- 54. AT. - As Trench
- 55. AU. - As Utility
- 56. AV. - As Veneer
- 57. AW. - As Wall
- 58. AX. - As Xing
- 59. AY. - As Yard
- 60. AZ. - As Zone
- 61. BA. - As Below
- 62. BB. - As Above
- 63. BC. - As Center
- 64. BD. - As Ditch
- 65. BE. - As Easement
- 66. BF. - As Fence
- 67. BG. - As Gate
- 68. BH. - As Highway
- 69. BI. - As Intersection
- 70. BJ. - As Junction
- 71. BK. - As Kerf
- 72. BL. - As Line
- 73. BM. - As Marker
- 74. BN. - As Note
- 75. BO. - As Offset
- 76. BP. - As Point
- 77. BQ. - As Quarter
- 78. BR. - As Right
- 79. BS. - As Section
- 80. BT. - As Trench
- 81. BU. - As Utility
- 82. BV. - As Veneer
- 83. BW. - As Wall
- 84. BX. - As Xing
- 85. BY. - As Yard
- 86. BZ. - As Zone
- 87. CA. - As Center
- 88. CB. - As Below
- 89. CC. - As Above
- 90. CD. - As Ditch
- 91. CE. - As Easement
- 92. CF. - As Fence
- 93. CG. - As Gate
- 94. CH. - As Highway
- 95. CI. - As Intersection
- 96. CJ. - As Junction
- 97. CK. - As Kerf
- 98. CL. - As Line
- 99. CM. - As Marker
- 100. CN. - As Note
- 101. CO. - As Offset
- 102. CP. - As Point
- 103. CQ. - As Quarter
- 104. CR. - As Right
- 105. CS. - As Section
- 106. CT. - As Trench
- 107. CU. - As Utility
- 108. CV. - As Veneer
- 109. CW. - As Wall
- 110. CX. - As Xing
- 111. CY. - As Yard
- 112. CZ. - As Zone
- 113. DA. - As Ditch
- 114. DB. - As Below
- 115. DC. - As Above
- 116. DD. - As Ditch
- 117. DE. - As Easement
- 118. DF. - As Fence
- 119. DG. - As Gate
- 120. DH. - As Highway
- 121. DI. - As Intersection
- 122. DJ. - As Junction
- 123. DK. - As Kerf
- 124. DL. - As Line
- 125. DM. - As Marker
- 126. DN. - As Note
- 127. DO. - As Offset
- 128. DP. - As Point
- 129. DQ. - As Quarter
- 130. DR. - As Right
- 131. DS. - As Section
- 132. DT. - As Trench
- 133. DU. - As Utility
- 134. DV. - As Veneer
- 135. DW. - As Wall
- 136. DX. - As Xing
- 137. DY. - As Yard
- 138. DZ. - As Zone
- 139. EA. - As Easement
- 140. EB. - As Below
- 141. EC. - As Above
- 142. ED. - As Easement
- 143. EE. - As Easement
- 144. EF. - As Fence
- 145. EG. - As Gate
- 146. EH. - As Highway
- 147. EI. - As Intersection
- 148. EJ. - As Junction
- 149. EK. - As Kerf
- 150. EL. - As Line
- 151. EM. - As Marker
- 152. EN. - As Note
- 153. EO. - As Offset
- 154. EP. - As Point
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- 158. ET. - As Trench
- 159. EU. - As Utility
- 160. EV. - As Veneer
- 161. EW. - As Wall
- 162. EX. - As Xing
- 163. EY. - As Yard
- 164. EZ. - As Zone
- 165. FA. - As Fence
- 166. FB. - As Below
- 167. FC. - As Above
- 168. FD. - As Fence
- 169. FE. - As Easement
- 170. FF. - As Fence
- 171. FG. - As Gate
- 172. FH. - As Highway
- 173. FI. - As Intersection
- 174. FJ. - As Junction
- 175. FK. - As Kerf
- 176. FL. - As Line
- 177. FM. - As Marker
- 178. FN. - As Note
- 179. FO. - As Offset
- 180. FP. - As Point
- 181. FQ. - As Quarter
- 182. FR. - As Right
- 183. FS. - As Section
- 184. FT. - As Trench
- 185. FU. - As Utility
- 186. FV. - As Veneer
- 187. FW. - As Wall
- 188. FX. - As Xing
- 189. FY. - As Yard
- 190. FZ. - As Zone
- 191. GA. - As Gate
- 192. GB. - As Below
- 193. GC. - As Above
- 194. GD. - As Gate
- 195. GE. - As Easement
- 196. GF. - As Gate
- 197. GH. - As Highway
- 198. GI. - As Intersection
- 199. GJ. - As Junction
- 200. GK. - As Kerf
- 201. GL. - As Line
- 202. GM. - As Marker
- 203. GN. - As Note
- 204. GO. - As Offset
- 205. GP. - As Point
- 206. GQ. - As Quarter
- 207. GR. - As Right
- 208. GS. - As Section
- 209. GT. - As Trench
- 210. GU. - As Utility
- 211. GV. - As Veneer
- 212. GW. - As Wall
- 213. GX. - As Xing
- 214. GY. - As Yard
- 215. GZ. - As Zone
- 216. HA. - As Highway
- 217. HB. - As Below
- 218. HC. - As Above
- 219. HD. - As Highway
- 220. HE. - As Easement
- 221. HF. - As Highway
- 222. HG. - As Gate
- 223. HH. - As Highway
- 224. HI. - As Intersection
- 225. HJ. - As Junction
- 226. HK. - As Kerf
- 227. HL. - As Line
- 228. HM. - As Marker
- 229. HN. - As Note
- 230. HO. - As Offset
- 231. HP. - As Point
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- 233. HR. - As Right
- 234. HS. - As Section
- 235. HT. - As Trench
- 236. HU. - As Utility
- 237. HV. - As Veneer
- 238. HW. - As Wall
- 239. HX. - As Xing
- 240. HY. - As Yard
- 241. HZ. - As Zone
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- 243. IB. - As Below
- 244. IC. - As Above
- 245. ID. - As Intersection
- 246. IE. - As Intersection
- 247. IF. - As Intersection
- 248. IG. - As Gate
- 249. IH. - As Highway
- 250. II. - As Intersection
- 251. IJ. - As Junction
- 252. IK. - As Kerf
- 253. IL. - As Line
- 254. IM. - As Marker
- 255. IN. - As Note
- 256. IO. - As Offset
- 257. IP. - As Point
- 258. IQ. - As Quarter
- 259. IR. - As Right
- 260. IS. - As Section
- 261. IT. - As Trench
- 262. IU. - As Utility
- 263. IV. - As Veneer
- 264. IW. - As Wall
- 265. IX. - As Xing
- 266. IY. - As Yard
- 267. IZ. - As Zone
- 268. JA. - As Junction
- 269. JB. - As Below
- 270. JC. - As Above
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- 272. JE. - As Junction
- 273. JF. - As Junction
- 274. JG. - As Gate
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- 276. JI. - As Junction
- 277. JJ. - As Junction
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- 289. JV. - As Veneer
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- 292. JY. - As Yard
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- 308. KP. - As Point
- 309. KQ. - As Quarter
- 310. KR. - As Right
- 311. KS. - As Section
- 312. KT. - As Trench
- 313. KU. - As Utility
- 314. KV. - As Veneer
- 315. KW. - As Wall
- 316. KX. - As Xing
- 317. KY. - As Yard
- 318. KZ. - As Zone
- 319. LA. - As Line
- 320. LB. - As Below
- 321. LC. - As Above
- 322. LD. - As Line
- 323. LE. - As Line
- 324. LF. - As Line
- 325. LG. - As Gate
- 326. LH. - As Highway
- 327. LI. - As Line
- 328. LJ. - As Junction
- 329. LK. - As Kerf
- 330. LL. - As Line
- 331. LM. - As Marker
- 332. LN. - As Note
- 333. LO. - As Offset
- 334. LP. - As Point
- 335. LQ. - As Quarter
- 336. LR. - As Right
- 337. LS. - As Section
- 338. LT. - As Trench
- 339. LU. - As Utility
- 340. LV. - As Veneer
- 341. LW. - As Wall
- 342. LX. - As Xing
- 343. LY. - As Yard
- 344. LZ. - As Zone
- 345. MA. - As Marker
- 346. MB. - As Below
- 347. MC. - As Above
- 348. MD. - As Marker
- 349. ME. - As Easement
- 350. MF. - As Marker
- 351. MH. - As Highway
- 352. MI. - As Intersection
- 353. MJ. - As Junction
- 354. MK. - As Kerf
- 355. ML. - As Line
- 356. MM. - As Marker
- 357. MN. - As Note
- 358. MO. - As Offset
- 359. MP. - As Point
- 360. MQ. - As Quarter
- 361. MR. - As Right
- 362. MS. - As Section
- 363. MT. - As Trench
- 364. MU. - As Utility
- 365. MV. - As Veneer
- 366. MW. - As Wall
- 367. MX. - As Xing
- 368. MY. - As Yard
- 369. MZ. - As Zone
- 370. NA. - As Note
- 371. NB. - As Below
- 372. NC. - As Above
- 373. ND. - As Note
- 374. NE. - As Note
- 375. NF. - As Note
- 376. NG. - As Gate
- 377. NH. - As Highway
- 378. NI. - As Note
- 379. NJ. - As Junction
- 380. NK. - As Kerf
- 381. NL. - As Line
- 382. NM. - As Marker
- 383. NN. - As Note
- 384. NO. - As Offset
- 385. NP. - As Point
- 386. NQ. - As Quarter
- 387. NR. - As Right
- 388. NS. - As Section
- 389. NT. - As Trench
- 390. NU. - As Utility
- 391. NV. - As Veneer
- 392. NW. - As Wall
- 393. NX. - As Xing
- 394. NY. - As Yard
- 395. NZ. - As Zone
- 396. OA. - As Offset
- 397. OB. - As Below
- 398. OC. - As Above
- 399. OD. - As Offset
- 400. OE. - As Offset
- 401. OF. - As Offset
- 402. OH. - As Highway
- 403. OI. - As Offset
- 404. OJ. - As Junction
- 405. OK. - As Kerf
- 406. OL. - As Line
- 407. OM. - As Marker
- 408. ON. - As Note
- 409. OO. - As Offset
- 410. OP. - As Point
- 411. OQ. - As Quarter
- 412. OR. - As Right
- 413. OS. - As Section
- 414. OT. - As Trench
- 415. OU. - As Utility
- 416. OV. - As Veneer
- 417. OW. - As Wall
- 418. OX. - As Xing
- 419. OY. - As Yard
- 420. OZ. - As Zone
- 421. PA. - As Point
- 422. PB. - As Below
- 423. PC. - As Above
- 424. PD. - As Point
- 425. PE. - As Point
- 426. PF. - As Point
- 427. PH. - As Highway
- 428. PI. - As Point
- 429. PJ. - As Junction
- 430. PK. - As Kerf
- 431. PL. - As Line
- 432. PM. - As Marker
- 433. PN. - As Note
- 434. PO. - As Offset
- 435. PP. - As Point
- 436. PQ. - As Quarter
- 437. PR. - As Right
- 438. PS. - As Section
- 439. PT. - As Trench
- 440. PU. - As Utility
- 441. PV. - As Veneer
- 442. PW. - As Wall
- 443. PX. - As Xing
- 444. PY. - As Yard
- 445. PZ. - As Zone
- 446. QA. - As Quarter
- 447. QB. - As Below
- 448. QC. - As Above
- 449. QD. - As Quarter
- 450. QE. - As Quarter
- 451. QF. - As Quarter
- 452. QH. - As Highway
- 453. QI. - As Quarter
- 454. QJ. - As Junction
- 455. QK. - As Kerf
- 456. QL. - As Line
- 457. QM. - As Marker
- 458. QN. - As Note
- 459. QO. - As Offset
- 460. QP. - As Point
- 461. QQ. - As Quarter
- 462. QR. - As Right
- 463. QS. - As Section
- 464. QT. - As Trench
- 465. QU. - As Utility
- 466. QV. - As Veneer
- 467. QW. - As Wall
- 468. QX. - As Xing
- 469. QY. - As Yard
- 470. QZ. - As Zone
- 471. RA. - As Right
- 472. RB. - As Below
- 473. RC. - As Above
- 474. RD. - As Right
- 475. RE. - As Right
- 476. RF. - As Right
- 477. RH. - As Highway
- 478. RI. - As Right
- 479. RJ. - As Junction
- 480. RK. - As Kerf
- 481. RL. - As Line
- 482. RM. - As Marker
- 483. RN. - As Note
- 484. RO. - As Offset
- 485. RP. - As Point
- 486. RQ. - As Quarter
- 487. RR. - As Right
- 488. RS. - As Section
- 489. RT. - As Trench
- 490. RU. - As Utility
- 491. RV. - As Veneer
- 492. RW. - As Wall
- 493. RX. - As Xing
- 494. RY. - As Yard
- 495. RZ. - As Zone
- 496. SA. - As Section
- 497. SB. - As Below
- 498. SC. - As Above
- 499. SD. - As Section
- 500. SE. - As Section
- 501. SF. - As Section
- 502. SH. - As Highway
- 503. SI. - As Section
- 504. SJ. - As Junction
- 505. SK. - As Kerf
- 506. SL. - As Line
- 507. SM. - As Marker
- 508. SN. - As Note
- 509. SO. - As Offset
- 510. SP. - As Point
- 511. SQ. - As Quarter
- 512. SR. - As Right
- 513. SS. - As Section
- 514. ST. - As Trench
- 515. SU. - As Utility
- 516. SV. - As Veneer
- 517. SW. - As Wall
- 518. SX. - As Xing
- 519. SY. - As Yard
- 520. SZ. - As Zone
- 521. TA. - As Trench
- 522. TB. - As Below
- 523. TC. - As Above
- 524. TD. - As Trench
- 525. TE. - As Trench
- 526. TF. - As Trench
- 527. TH. - As Highway
- 528. TI. - As Trench
- 529. TJ. - As Junction
- 530. TK. - As Kerf
- 531. TL. - As Line
- 532. TM. - As Marker
- 533. TN. - As Note
- 534. TO. - As Offset
- 535. TP. - As Point
- 536. TQ. - As Quarter
- 537. TR. - As Right
- 538. TS. - As Section
- 539. TT. - As Trench
- 540. TU. - As Utility
- 541. TV. - As Veneer
- 542. TW. - As Wall
- 543. TX. - As Xing
- 544. TY. - As Yard
- 545. TZ. - As Zone
- 546. UA. - As Underlaid
- 547. UB. - As Below
- 548. UC. - As Above
- 549. UD. - As Underlaid
- 550. UE. - As Underlaid
- 551. UF. - As Underlaid
- 552. UH. - As Highway
- 553. UI. - As Underlaid
- 554. UJ. - As Junction
- 555. UK. - As Kerf
- 556. UL. - As Line
- 557. UM. - As Marker
- 558. UN. - As Note
- 559. UO. - As Offset
- 560. UP. - As Point
- 561. UQ. - As Quarter
- 562. UR. - As Right
- 563. US. - As Section
- 564. UT. - As Trench
- 565. UY. - As Utility
- 566. UV. - As Veneer
- 567. UW. - As Wall
- 568. UX. - As Xing
- 569. UY. - As Yard
- 570. UZ. - As Zone
- 571. VA. - As Veneer
- 572. VB. - As Below
- 573. VC. - As Above
- 574. VD. - As Veneer
- 575. VE. - As Veneer
- 576. VF. - As Veneer
- 577. VH. - As Highway
- 578. VI. - As Veneer
- 579. VJ. - As Junction
- 580. VK. - As Kerf
- 581. VL. - As Line
- 582. VM. - As Marker
- 583. VN. - As Note
- 584. VO. - As Offset
- 585. VP. - As Point
- 586. VQ. - As Quarter
- 587. VR. - As Right
- 588. VS. - As Section
- 589. VT. - As Trench
- 590. VU. - As Utility
- 591. VV. - As Veneer
- 592. VW. - As Wall
- 593. VX. - As Xing
- 594. VY. - As Yard
- 595. VZ. - As Zone
- 596. WA. - As Wall
- 597. WB. - As Below
- 598. WC. - As Above
- 599. WD. - As Wall
- 600. WE. - As Wall
- 601. WF. - As Wall
- 602. WH. - As Highway
- 603. WI. - As Wall
- 604. WJ. - As Junction
- 605. WK. - As Kerf
- 606. WL. - As Line
- 607. WM. - As Marker
- 608. WN. - As Note
- 609. WO. - As Offset
- 610. WP. - As Point
- 611. WQ. - As Quarter
- 612. WR. - As Right
- 613. WS. - As Section
- 614. WT. - As Trench
- 615. WY. - As Utility
- 616. WV. - As Veneer
- 617. WW. - As Wall
- 618. WX. - As Xing
- 619. WY. - As Yard
- 620. WZ. - As Zone
- 621. XA. - As Xing
- 622. XB. - As Below
- 623. XC. - As Above
- 624. XD. - As Xing
- 625. XE. - As Xing
- 626. XF. - As Xing
- 627. XH. - As Highway
- 628. XI. - As Xing
- 629. XJ. - As Junction
- 630. XK. - As Kerf
- 631. XL. - As Line
- 632. XM. - As Marker
- 633. XN. - As Note
- 634. XO. - As Offset
- 635. XP. - As Point
- 636. XQ. - As Quarter
- 637. XR. - As Right
- 638. XS. - As Section
- 639. XT. - As Trench
- 640. XU. - As Utility
- 641. XV. - As Veneer
- 642. XW. - As Wall
- 643. XX. - As Xing
- 644. XY. - As Yard
- 645. XZ. - As Zone
- 646. YA. - As Yard
- 647. YB. - As Below
- 648. YC. - As Above
- 649. YD. - As Yard
- 650. YE. - As Yard
- 651. YF. - As Yard
- 652. YH. - As Highway
- 653. YI. - As Yard
- 654. YJ. - As Junction
- 655. YK. - As Kerf
- 656. YL. - As Line
- 657. YM. - As Marker
- 658. YN. - As Note
- 659. YO. - As Offset
- 660. YP. - As Point
- 661. YQ. - As Quarter
- 662. YR. - As Right
- 663. YS. - As Section
- 664. YT. - As Trench
- 665. YU. - As Utility
- 666. YV. - As Veneer
- 667. YW. - As Wall
- 668. YX. - As Xing
- 669. YY. - As Yard
- 670. YZ. - As Zone
- 671. ZA. - As Zone
- 672. ZB. - As Below
- 673. ZC. - As Above
- 674. ZD. - As Zone
- 675. ZE. - As Zone
- 676. ZF. - As Zone
- 677. ZH. - As Highway
- 678. ZI. - As Zone
- 679. ZJ. - As Junction
- 680. ZK. - As Kerf
- 681. ZL. - As Line
- 682. ZM. - As Marker
- 683. ZN. - As Note
- 684. ZO. - As Offset
- 685. ZP. - As Point
- 686. ZQ. - As Quarter
- 687. ZR. - As Right
- 688. ZS. - As Section
- 689. ZT. - As Trench
- 690. ZU. - As Utility
- 691. ZV. - As Veneer
- 692. ZW. - As Wall
- 693. ZX. - As Xing
- 694. ZY. - As Yard
- 695. ZZ. - As Zone

**LOCATION SKETCH**  
 A PORTION OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 41 EAST,  
 AND SECTIONS 33, 34, 35, 36 SOUTH, RANGE 41 EAST,  
 MIAMI-DADE COUNTY, FLORIDA.  
 SCALE: 1"=300'

T-PLAT#

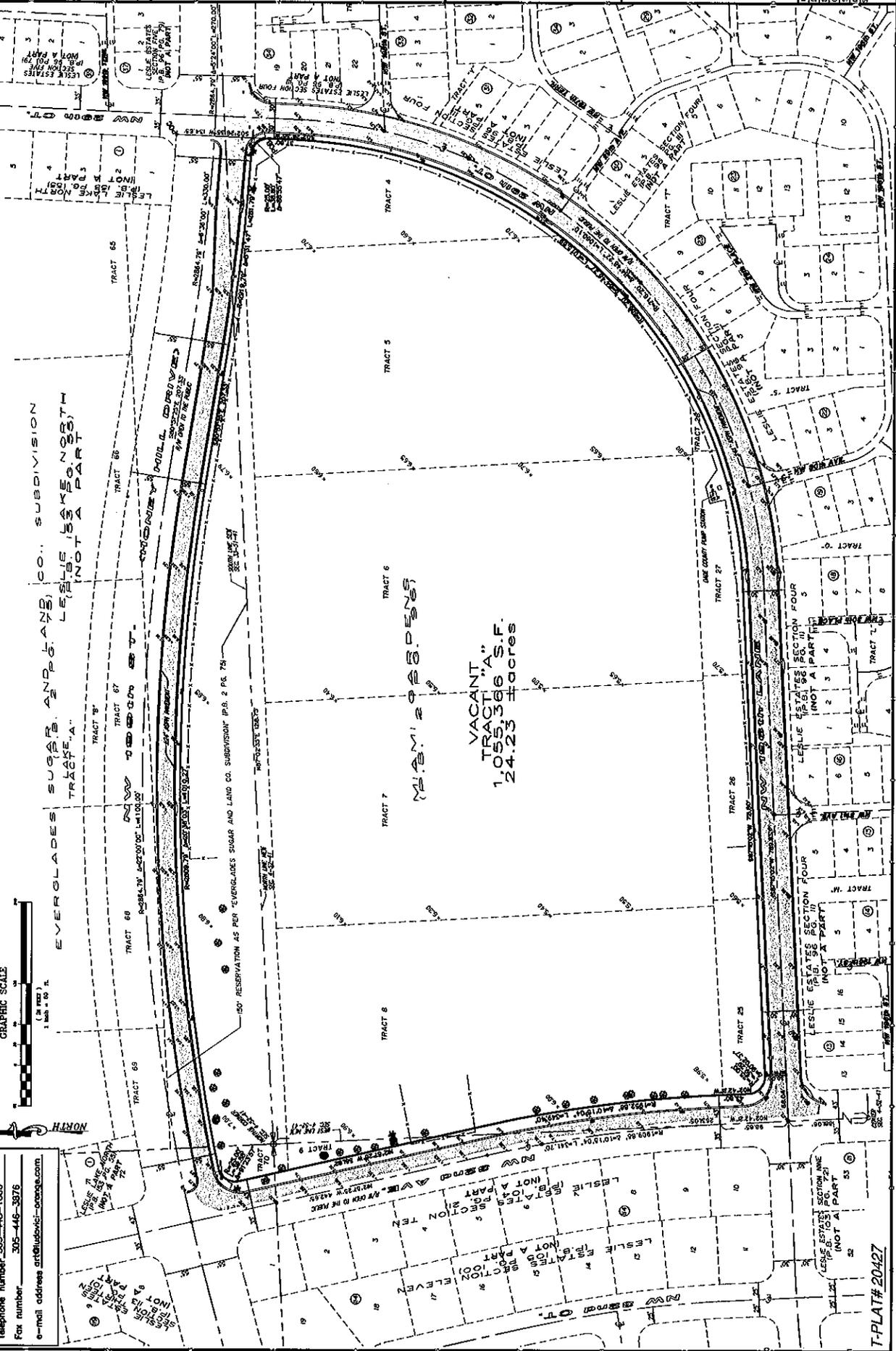
# TENTATIVE PLAT/BOUNDARY SURVEY CAROL CITY COMMUNITY CENTER

**CONTACT PERSON INFORMATION**  
 Name: ARTURO A. SOSA  
 Telephone number: 305-448-1600  
 Fax number: 305-446-3876  
 e-mail address: art@sosadec.com



EVERGLADES SUGAR AND LAND CO. SUBDIVISION  
 LESLIE LAKES NORTH  
 (NOT A PART)

NOTE:  
 SHEET 1 OF 2 SHEETS  
 SEE LEGEND AND NOTES



T-PLAT# 20427

**EXHIBIT "B"**  
**STAFF RECOMMENDATION**

**EXHIBIT "B"**  
**STAFF RECOMMENDATION**

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**APPLICATION INFORMATION:**

Subdivision Name: Carol City Community Center  
Owner Name: City of Miami Gardens  
Surveyor: Ludovici & Orange Consulting Engineering, Inc.  
Location of Property: N.W. 199<sup>th</sup> Street & N.W. 32<sup>nd</sup> Avenue  
Land Area: ± 24.23 acres  
Future Land Use: Neighborhood  
Existing Zoning: RU-5A, Semi-Professional Office and BU-1, Neighborhood Business District  
Subject: Tentative Plat Approval for Carol City Community Center

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**REQUEST:**

The City of Miami Gardens is requesting approval of a Tentative Plat entitled "Carol City Community Center" for the property generally located at the southeast corner of N.W. 199<sup>th</sup> Street and N.W. 32<sup>nd</sup> Avenue. The purpose of this plat is to replat the subject 24-acre property, which consists of the entire Tracts 6 and 7, as well as portions of Tracts 4, 5, 8, 9, 25, 26, 27, 28 and 70 of the Miami Gardens Subdivision Plat as recorded in Plat Book 2 at Page 96 in the official records of Miami-Dade County, Florida.

This tentative plat was already approved by the County's Plat Committee on December 17, 1999 and was granted an extension until December 26, 2003. The project to construct the 54,000 square feet community center and play fields was approved by Resolution No. R-655-02 (attached). The Resolution approved the project in accordance to Section 33-303 of the Code, making the project in compliance with the City's zoning regulations. Subsequent to the approval of the project, a final plat was not filed by the County during the required timeframe, and the tentative plat consequently expired. In an effort to resume the construction of the community center, the City must obtain approval of the tentative plat, and thereafter approval and recordation of the final plat. This tentative plat was reviewed for compliance by a professional surveyor and mapper under contract with the City of Miami Gardens. It meets the subdivision criteria set forth in Chapter 28 of the Subdivision Regulations and is anticipated to be recommended for approval by the Miami-Dade County Plat Committee on Friday Feb. 1, 2008.

**RECOMMENDATION:**

Recommend approval of the Resolution approving the Tentative Plat.

**ATTACHMENTS:**

Miami-Dade Resolution R-655-02  
City compliance letter January 22, 2008  
Miami Dade County Plat Committee Action Report Feb. 1, 2008

# **MIAMI-DADE ZONING RESOLUTION R-655-02**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(AA)  
6-18-02

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

RESOLUTION NO. R-655-02

RESOLUTION APPROVING THE GENERAL PLAN FOR  
CAROL CITY COMMUNITY CENTER PARK LOCATED AT  
THE INTERSECTION OF NW 199 STREET AND NW 32  
AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE  
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of Carol City Community Center Park located at NW 199 Street and NW 32<sup>nd</sup> Avenue, more specifically described as follows:

SEE ATTACHED

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefor, the land use pattern in the area, and the nature of the impact on the surrounding property.

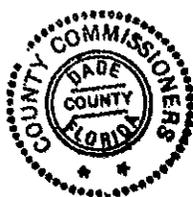
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Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner Jose "Pepe" Cancio, Sr., who moved its adoption. The motion was seconded by Commissioner Betty T. Ferguson and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro	aye	Jose "Pepe" Cancio, Sr.	aye
Dr. Barbara Carey-Shuler	absent	Betty T. Ferguson	aye
Gwen Margolis	absent	Joe A. Martinez	aye
Jimmy L. Morales	aye	Dennis C. Moss	aye
Dorin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
		Sen. Javier D. Souto	absent

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of June, 2002. 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. *[Signature]*

By: **KAY SULLIVAN**  
Deputy Clerk

Joni Armstrong Coffey

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# **CITY COMPLIANCE LETTER**



*Development Services Department  
1515 NW 167<sup>th</sup> Street, Bldg. 5, Suite 200  
Miami Gardens, Florida 33169  
Phone: (305) 622-8023  
Fax: (305) 622- 8857  
[www.miamigardens-fl.gov](http://www.miamigardens-fl.gov)*

January 22, 2008

Miami-Dade County Plat Committee c/o  
Julio E. Delgado, P.S.M.  
Subdivision/Platting Section, Public Works Department  
111 N.W. 1<sup>st</sup> Street, Suite 1420  
Miami, Florida 33128

RE: Tentative Plat- Carol City Community Center  
City of Miami Gardens/ N.W. 199 Street and N.W. 32 Avenue

Miami-Dade County Plat Committee;

This letter is to confirm that the above noted Tentative Plat, attached hereto, for property located generally at NW 199 Street and NW 32 Avenue has been reviewed by a Professional Surveyor and Mapper on contract with the City of Miami Gardens for compliance with Chapter 28 of the Miami-Dade Code, and has been reviewed by the City of Miami Gardens for compliance with applicable zoning regulations.

We are recommending that the Tentative plat be approved.

Sincerely,

Cyni Saiphoo, AICP  
Zoning Administrator

CC: Jay Marder, Development Services Director  
Chris Steers, Assistant City Manager  
Tom Ruiz, Public Works Director

**MIAMI-DADE COUNTY**  
**PLAT COMMITTEE ACTION REPORT**  
*To be provided at the Zoning Meeting*

# City of Miami Gardens

1515 NW 167<sup>th</sup> Street Bldg. 5 Suite 200  
Miami Gardens, Florida 33169



Mayor Shirley Gibson  
Vice Mayor Barbara Watson  
Councilman Oscar Braynon II  
Councilman Melvin L. Bratton  
Councilman Aaron Campbell Jr.  
Councilwoman Sharon Pritchett  
Councilman André Williams

## Agenda Cover Page – Tentative Plat Carol City Community Center – PT-2008-000007

Date: February 6, 2008

Fiscal Impact: No  Yes

(If yes, explain in Staff Summary)

Funding Source:

Contract/P.O. Requirement: Yes  No

Sponsor Name/Department: Development Services Director  
via City Manager

Public hearing

Ordinance

1st Reading

Advertising requirement: Yes  No

Quasi-Judicial

Resolution

2nd Reading

### RESOLUTION No. 2008-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, RECOMMENDING APPROVAL OF TENTATIVE PLAT ENTITLED "CAROL CITY COMMUNITY CENTER" SUBMITTED BY THE CITY OF MIAMI GARDENS FOR PROPERTY GENERALLY LOCATED AT NORTHWEST 199<sup>TH</sup> STREET AND NORTHWEST 32<sup>ND</sup> AVENUE, MIAMI GARDENS FLORIDA; MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

### ATTACHMENTS:

**RESOLUTION**  
**EXHIBIT "A" LEGAL DESCRIPTION**  
**EXHIBIT "C" TENTATIVE PLAT**  
**EXHIBIT "B" STAFF RECOMMENDATION**

**7-A) CONSENT AGENDA**  
**RESOLUTION**  
**THE CAROL CITY COMMUNITY**  
**CENTER TENTATIVE PLAT**

## **RESOLUTION**