



## City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	March 2, 2011		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1 <sup>st</sup> Reading		2 <sup>nd</sup> Reading
		x		Public Hearing: <i>(Enter X in box)</i>	Yes	No
					X	
Funding Source:	<i>(Enter Fund &amp; Dept)</i>		Advertising Requirement:	Yes		No
						X
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:			
		X				
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area:	N/A		
	X					
			Bus. & Economic Dev <input type="checkbox"/>			
			Public Safety <input type="checkbox"/>			
			Quality of Education <input type="checkbox"/>			
			Qual. of Life & City Image <input type="checkbox"/>			
			Communication <input type="checkbox"/>			
Sponsor Name:	Dr. Danny Crew, City Manager		Department:	Planning and Zoning Department		

### Short Title:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, ACCEPTING THE DEDICATION OF A DRAINAGE AND ACCESS EASEMENT FROM L.P. EVANS MOTORS WPB, INC., ON PROPERTY GENERALLY LOCATED AT 1200 N.W. 167 STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

### Staff Summary:

#### **Background**

As a requirement of the approval the stormwater drainage facilities for the Mercedes Benz auto dealership a drainage and access easement must be granted to the City to allow the right of access to install, construct, inspect, alter, maintain, operate, and repair the stormwater drainage facilities. The property owner, L.P. Evans Motors WPB, Inc. is dedicating an approximate 75.5' X 17.5' (1320 sq.ft.) drainage easement and access easement to the City of Miami Gardens for this purpose.

**ITEM 7-B) CONSENT AGENDA  
RESOLUTION  
Drainage and Acces Easement  
from L.P. Evans Motors WPB, Inc.**

**Current Situation**

The dedication of the drainage and access easement has been reviewed and approved by the Public Works Department and requires City Council approval for the acceptance and execution for recordation in the Public Records of Miami-Dade County.

**Proposed Action:**

Staff recommends City Council approval of the attached resolution accepting the dedication of the drainage and access easement from L.P. Evans Motors WPB, Inc.

**Attachments:**

- EXHIBIT "A" Legal Description of Easement

1  
2 RESOLUTION NO. 2011\_\_\_\_  
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4 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI  
5 GARDENS, FLORIDA ACCEPTING THAT CERTAIN DEDICATION OF A  
6 DRAINAGE AND ACCESS EASEMENT FROM L.P. EVANS MOTORS  
7 WPB, INC. ON PROPERTY GENERALLY LOCATED AT 1200 N.W.  
8 167<sup>TH</sup> STREET, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING  
9 FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN  
10 EFFECTIVE DATE.  
11

12 WHEREAS, as a requirement of the approval of the stormwater drainage  
13 facilities for the Mercedes Benz auto dealership, located at 1200 N.W. 167<sup>th</sup> Street, L.P.  
14 Evans Motors, WPB, Inc. is required to dedicate a Drainage and Access Easement to  
15 the City, and

16 WHEREAS, the property owner is dedicating an approximate 75.5' x 17.5'  
17 Drainage and Access Easement to the City of Miami Gardens for this purpose, and

18 WHEREAS, the dedication has been reviewed and approved by the Public  
19 Works Department and requires the City Council's approval and acceptance for  
20 recordation in the public records of Miami-Dade County,

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

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

26 Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens  
27 hereby accepts that certain dedication of a drainage and access easement from L.P.  
28 Evans Motors WPB, Inc. on property generally located at 1200 N.W. 167<sup>th</sup> Street,  
29 attached hereto as Exhibit "A".

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

32 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI  
33 GARDENS AT ITS ZONING MEETING HELD ON \_\_\_\_\_, 2011.

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**ATTEST:**

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RONETTA TAYLOR, MMC, CITY CLERK

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

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SPONSORED BY: DR. DANNY O. CREW. CITY MANAGER

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Moved by: \_\_\_\_\_

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**VOTE:** \_\_\_\_\_

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Mayor Shirley Gibson \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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Vice Mayor Aaron Campbell \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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Councilwoman Lisa Davis \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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Councilman Oliver Gilbert, III \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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Councilwoman Felicia Robinson \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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Councilman Andre' Williams \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF EASEMENT**

**DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 1, SUNSHINE STATE INDUSTRIAL PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID WEST LINE, A DISTANCE OF 75.80 FEET; THENCE N89°04'23"E, A DISTANCE OF 16.82 FEET; THENCE S00°55'37"E, A DISTANCE OF 76.08 FEET; THENCE WEST, A DISTANCE OF 18.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF NORTH ALONG THE WEST LINE BLOCK 1, SUNSHINE STATE INDUSTRIAL PARK SECTION ONE.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 21, 2010. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7301A W. PALMETTO PARK ROAD - SUITE 100A  
BOCA RATON, FLORIDA 33433  
PHONE (561)-392-1991 / FAX (561)-750-1452

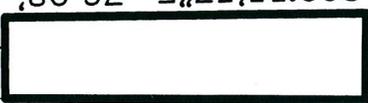
DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE	11/11/10
DRAWN BY	DPL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	5653UE1

**SUNSHINE STATE INDUSTRIAL PARK SECTION ONE  
DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION**

N89°04'23"E

16.82'



NW 13TH AVENUE  
(70' RIGHT-OF-WAY)  
NORTH 75.80'

WEST  
18.05'

POINT OF BEGINNING

LOT 1

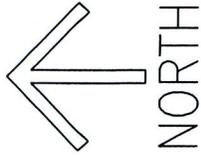
NORTH 88.25'  
WEST LINE OF BLOCK 1  
(BEARING BASIS)

BLOCK 1  
SUNSHINE STATE INDUSTRIAL PARK  
SECTION ONE

PLAT BOOK 76, PAGE 75  
MIAMI-DADE COUNTY RECORDS

LOT 2

LOT 3



GRAPHIC SCALE  
(IN FEET)  
INTENDED DISPLAY SCALE  
1 INCH = 40 FEET

POINT OF COMMENCEMENT

S.W. CORNER OF LOT 1, BLOCK 1  
SUNSHINE STATE INDUSTRIAL PARK SECTION ONE  
PLAT BOOK 76, PAGE 75  
MIAMI-DADE COUNTY RECORDS

SHEET 2 OF 2



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DATE	11/11/10
DRAWN BY	DPL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	5653DE

SUNSHINE STATE INDUSTRIAL PARK SECTION ONE  
DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION