

RESOLUTION NO. 2013-29-1825-Z-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FINAL PLAT FOR "PELICAN COVE" SUBMITTED BY CE LAND PARTNERS, LLC FOR THE PROPERTY GENERALLY LOCATED EAST OF THEORETICAL N.W. 25TH AVENUE AND THEORETICAL N.W. 185TH TERRACE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, CE Land Partners, LLC, seeks approval of the Final Plat for "Pelican Cove", a multi-family residential development, and

WHEREAS, the Final Plat has been reviewed by the City's surveyor, and is in compliance with Section 177.081(1) of the Florida Statutes and Chapter 28 of the Miami-Dade County Code of Ordinances, and

WHEREAS, the City's Zoning Department has reviewed the Final Plat and finds that it is in compliance with Section 34-209 of the City's Land Development Code,

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

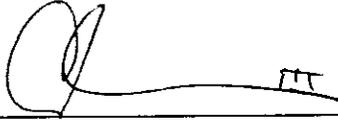
Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Final Plat for "Pelican Cove" as submitted by CE Land Partners, LLC for the property generally located east of theoretical N.W. 25th Avenue and theoretical N.W. 185th Terrace, more particularly described in Exhibit "A" attached hereto.

Resolution No. 2013-29-1825-Z-132

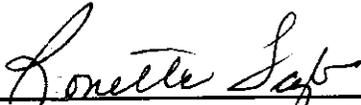
Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON FEBRUARY 6, 2013.



OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

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

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

Moved by: Councilman Williams  
Second by: Councilwoman Odom

VOTE: 7-0

Mayor Oliver Gilbert, III	<u>X</u> (Yes)	____ (No)
Vice Mayor Lisa Davis	<u>X</u> (Yes)	____ (No)
Councilwoman Lillie Q. Odom	<u>X</u> (Yes)	____ (No)
Councilman David Williams Jr	<u>X</u> (Yes)	____ (No)
Councilwoman Felicia Robinson	<u>X</u> (Yes)	____ (No)
Councilman Rodney Harris	<u>X</u> (Yes)	____ (No)
Councilman Erhabor Ighodaro, Ph.D.	<u>X</u> (Yes)	____ (No)



## City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	February 6, 2013		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: Enhance Organizational <input type="checkbox"/> 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"/>	Strategic Plan Obj./Strategy: N/A		
		X				
Sponsor Name:	Dr. Danny Crew, City Manager		Department:	Planning and Zoning Department		

### Short Title:

RESOLUTION NO. 2013\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FINAL PLAT FOR “PELICAN COVE” SUBMITTED BY CE LAND PARTNERS, LLC FOR THE PROPERTY GENERALLY LOCATED EAST OF THEORETICAL N.W. 25TH AVENUE AND THEORETICAL N.W. 185TH TERRACE, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

### Staff Summary:

#### Background

The applicant, CE Land Partners, LLC has obtained Tentative Plat approval from the City and from Miami-Dade County to plat a 284,017 sq. ft. vacant parcel of land for a multi-family residential development. Compliance with Section 34-209, *Subdivisions, Excavations, and Address Assignment* of the City’s Land Development Regulations (LDRs) requires Final Plat approval be granted by City.

**ITEM 7-C) CONSENT AGENDA  
RESOLUTION  
Final Plat Pelican Cove**

### **Current Situation**

The Final Plat for “Pelican Cove” 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. The Final Plat has also been reviewed by City Zoning Staff for compliance with the City’s LDRs. After City Council approval is granted, the Final Plat must be reviewed and approved by Miami-Dade County Plat Committee and then recorded in the Plat Book and Page of the Official Records of Miami-Dade County. Development of the property may commence with Tentative Plat approval, however, the Final Plat approval and eventual recordation of the Final Plat by Miami-Dade County will authorize the City to issue a final Certificate of Occupancy for the proposed multi-family residential development on the property

<b>Proposed Action:</b>
-------------------------

Approve the resolution.

Attachments:

- EXHIBIT “A” FINAL PLAT

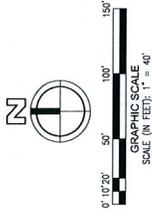
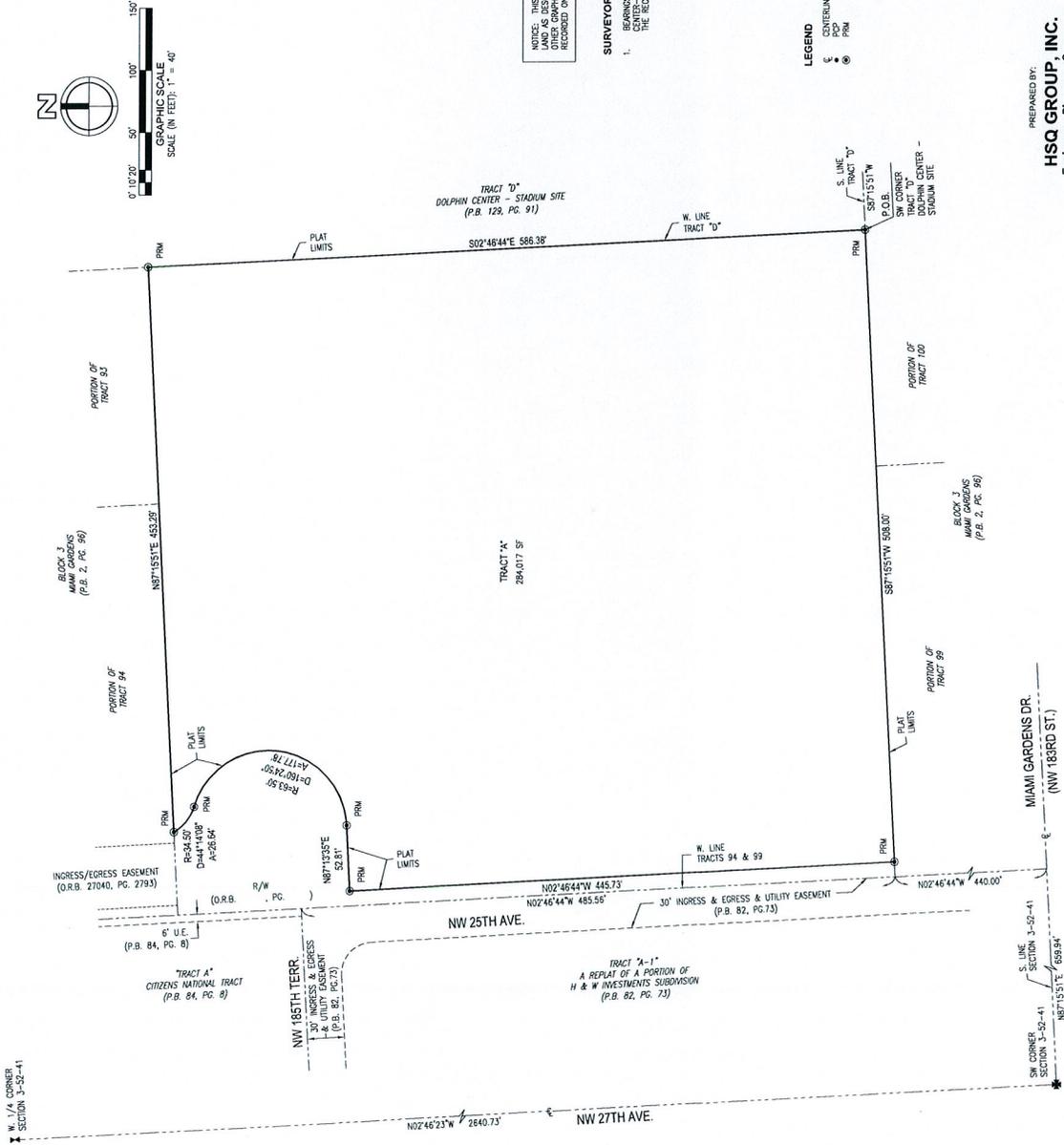
# FINAL PLAT



# PELICAN COVE

A REPLAT OF A PORTION OF TRACTS 93, 94, 99, AND 100, BLOCK 3, MIAMI GARDENS (PLAT BOOK 2, PAGE 96, MIAMI-DADE COUNTY PUBLIC RECORDS) IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA

JANUARY 2013



NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS. THIS PLAT, AS RECORDED IN ITS 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.

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT "D", DOLPHIN CENTER - STADIUM SITE (P.B. 129, PG. 91), HAVING A BEARING OF S82°46'44"E AS SHOWN ON THE RECORD PLAT.

**ABBREVIATIONS**

- A = ARC LENGTH
- ANG = CENTRAL ANGLE
- END. = END OF LINE
- FOUN. = FOUNDATION
- D.B.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C.D. = PERMANENT CONTROL POINT
- P.M. = PERMANENT MONUMENT
- R.M. = RODS
- S.F. = SQUARE FEET (MORE OR LESS)
- U.E. = UTILITY EASEMENT

**LEGEND**

- ⊕ CENTERLINE
- ⊙ PERMANENT MONUMENT

PREPARED BY:  
**HSQ GROUP, INC.**  
 Engineers - Planners - Surveyors  
 10000 Biscayne Blvd., Suite 1000  
 Miami, Florida 33148-5619, 305.222.0221  
 Fax: 305.222.0221  
 C.A. 22558 - 12/19/24



**RECORDING STATEMENT:**  
 THIS PLAT WAS PREPARED AND FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.  
 ATTEST: HARVEY RUWIN  
 CLERK OF THE CIRCUIT COURT  
 BY: \_\_\_\_\_ DEPUTY CLERK