

Memorandum



Date: September 21, 2010
To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners
From: George M. Burgess
County Manager 
Subject: VILLA CAPRI

Agenda Item No. 5(D)

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 280 Street, on the east by SW 144 Avenue, on the south by SW 284 Street, and on the west by SW 147 Avenue.

Scope

This plat is located within the boundaries of Commission District 9.

Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$600.00 per year for annual maintenance cost once the improvements and additions to existing roads are constructed adjacent to the property and will be funded through the General Fund.

Track Record/Monitor

Not Applicable

Background

VILLA CAPRI (T-21693)

- Located in Section 3, Township 57 South, Range 39 East
- Commission District: 9
- Zoning: RU-4L
- Proposed Usage: 479 Apartment Units
- Number of parcels: 1
- This plat meets concurrency.

Plat Restrictions

- That Streets and Avenues 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 or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems 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.

Developer's Obligation

- Paving, drainage, sidewalk, curb and gutter, mobilization, clearing, embankment, detectable warning surfaces, traffic control signs, striping and monumentation. Bonded under bond number 7830 in the amount of \$735,832.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department at (305) 375-2112.

A handwritten signature in cursive script, appearing to read "Raul Pino", is written over a horizontal line.

Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: September 21, 2010

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

SUBJECT: Agenda Item No. 5(D)

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 Manager'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 (D)
9-21-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF VILLA CAPRI, LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 280 STREET, ON THE EAST BY SW 144 AVENUE, ON THE SOUTH BY SW 284 STREET, AND ON THE WEST BY SW 147 AVENUE)

WHEREAS, Villa Capri, Inc., a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as VILLA CAPRI the same being a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 3, Township 57 South, Range 39 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:

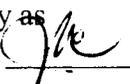
- | | | |
|----------------------|---------------------------------|--------------------|
| | Dennis C. Moss, Chairman | |
| | Jose "Pepe" Diaz, Vice-Chairman | |
| Bruno A. Barreiro | | Audrey M. Edmonson |
| Carlos A. Gimenez | | Sally A. Heyman |
| Barbara J. Jordan | | Joe A. Martinez |
| Dorrin D. Rolle | | Natacha Seijas |
| Katy Sorenson | | Rebeca Sosa |
| Sen. Javier D. Souto | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of September, 2010. 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. 

Joni Armstrong Coffey



LOCATION PLAN SCALE: 1" = 300'

N.W. CORNER SECTION 3-57-39 N.W. 1/4 OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST

S.W. 280th STREET
(WALDIN DRIVE)

N.E. CORNER OF N.W. 1/4

N.E. CORNER OF N.W. 1/4
N.W. 1/4 OF SECTION 3-57-39

S.W. 147th AVENUE - (NARANJA ROAD)

C-103 NORTH CANAL

VILLA CAPRI

S.E. CORNER OF N.W. 1/4
N.W. 1/4 OF SECTION 3-57-39

S.W. 284th STREET

S.W. CORNER OF N.W. 1/4
N.W. 1/4 OF SECTION 3-57-39

S.E. CORNER OF S.E. 1/4
N.W. 1/4 OF SECTION 3-57-39



S.E. CORNER OF S.W. 1/4
N.W. 1/4 OF SECTION 3-57-39

S.W. CORNER OF N.W. 1/4
SECTION 3-57-39

S.E. CORNER OF S.W. 1/4
SECTION 3-57-39

S.W. 288th STREET