

# Memorandum



Date: January 20, 2011

To: Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

Agenda Item No. 5(F)

From: George M. Burgess  
County Manager

Subject: BAPTIST MANORS

## 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 94 Street, on the east by SW 83 Avenue, on the south by approximately SW 96 Street, and on the west by approximately SW 84 Avenue.

## Scope

This plat is located within the boundaries of Commission District 8.

## Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$200.00 per year for annual maintenance cost of that portion of SW 94th Street and SW 83rd Avenue once the roads are constructed adjacent to the project and will be funded through the General Fund.

## Track Record/Monitor

Not Applicable

## Background

BAPTIST MANORS (T-23111)

- Located in Section 3, Township 55 South, Range 40 East
- Commission District: 8
- Zoning: EUM
- Proposed Usage: Single family residences
- Number of parcels: 3
- This plat meets concurrency

## Plat Restrictions

- That SW 94th Street and SW 83rd Avenue, 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 on any lot 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 utility easement, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

**Developer's Obligation**

- Paving, sidewalks, drainage, traffic control signs and striping. Bonded under bond number 7836 in the amount of \$38,466.00.

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



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Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** January 20, 2011

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

**SUBJECT:** Agenda Item No. 5(F)

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

Agenda Item No. 5(F)

Veto \_\_\_\_\_

1-20-11

Override \_\_\_\_\_

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

RESOLUTION APPROVING THE PLAT OF BAPTIST MANORS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 94 STREET, ON THE EAST BY SW 83 AVENUE, ON THE SOUTH BY APPROXIMATELY SW 96 STREET, AND ON THE WEST BY APPROXIMATELY SW 84 AVENUE)

**WHEREAS**, Continental Park Group, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as BAPTIST MANORS, the same being a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 3, Township 55 South, Range 40 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of January, 2011. 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

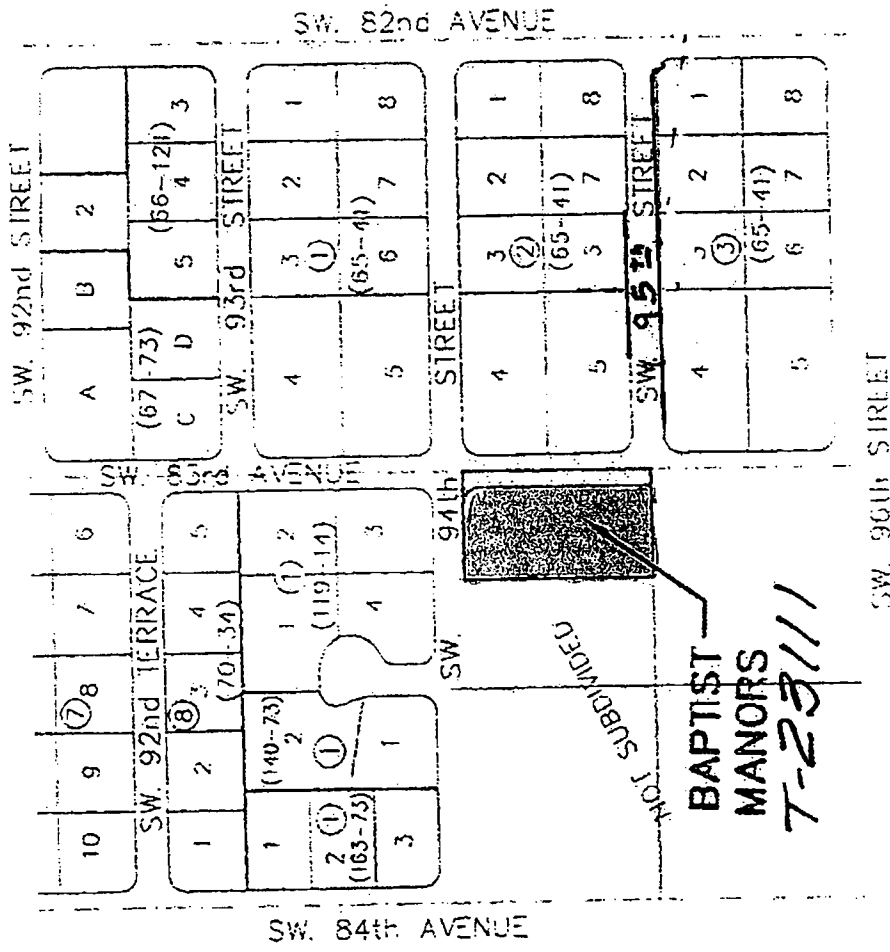
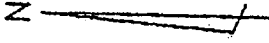
HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Joni Armstrong Coffey



SE.1/4 OF THE NW.1/4 OF SECTION 03-55-40