

# Memorandum

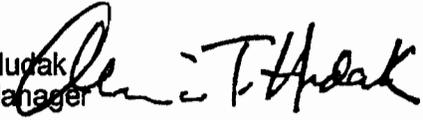
MIAMI-DADE  
COUNTY

**Date:** May 3, 2011

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

Agenda Item No. 5(L)

**From:** Alina T. Hudak  
County Manager



**Subject:** VERANDA SENIOR

## **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 approximately SW 282 Street, on the east by SW 150 Avenue, on the south by SW 284 Street, and on the west by SW 152 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 \$450.00 per year for annual maintenance cost of that portion of SW 150 Avenue, SW 152 Avenue and SW 284 Street once the roads are constructed adjacent to the project and will be funded through the Department's General Fund allocation.

## **Track Record/Monitor**

Not Applicable

## **Background**

VERANDA SENIOR (T-23159)

- Located in Section 4, Township 57 South, Range 39 East
- Commission District: 9
- Zoning: RU-3
- Proposed Usage: Multi-family building
- Number of parcels: 1
- This plat meets concurrency

## **Plat Restrictions**

- That SW 284th Street, SW 150th Avenue, SW 152nd 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 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 easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**Developer's Obligation**

- Paving, drainage, sidewalks, clearing embankment, mobilization, resurfacing, milling, street name signs, traffic control signs, striping, guardrail, and monumentation. Bonded under bond number 7838 in the amount of \$214,373.00.

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



---

Assistant County Manager



# MEMORANDUM

(Revised)

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

**DATE:** May 3, 2011

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

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

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(L)  
5-3-11

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

RESOLUTION APPROVING THE PLAT OF VERANDA SENIOR, LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY APPROXIMATELY SW 282 STREET, ON THE EAST BY SW 150 AVENUE, ON THE SOUTH BY SW 284 STREET, AND ON THE WEST BY SW 152 AVENUE)

**WHEREAS**, HTG Veranda Senior Ltd., a Florida Limited Partnership, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as VERANDA SENIOR, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 4, 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of May, 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

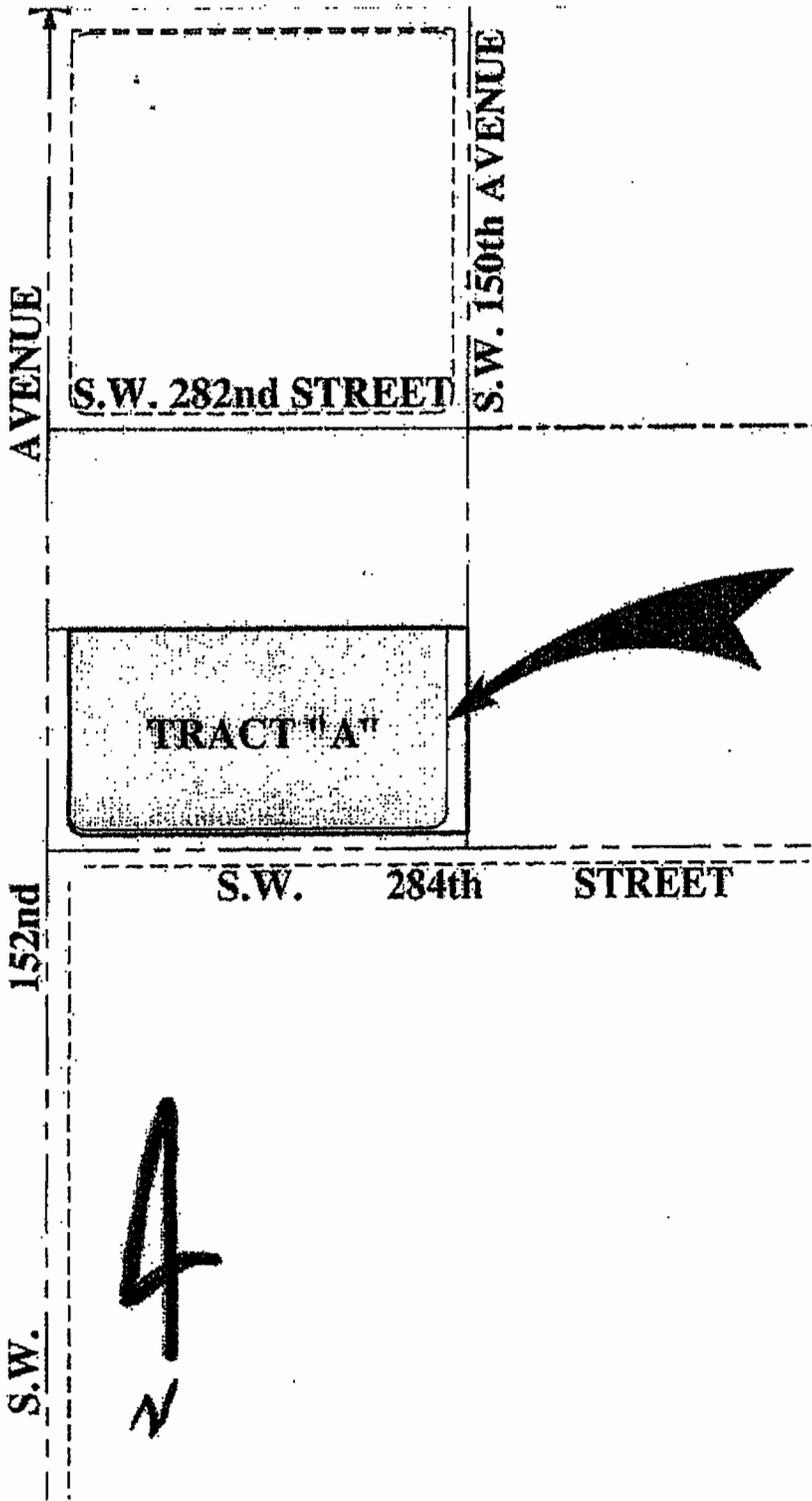
HARVEY RUVIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.

JM

John McInnis



*Veranda Senior*



4

4