

# Memorandum



**Date:** July 16, 2013

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution approving the Plat for REGENCY POINTE

Agenda Item No. 5(H)

## Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by NW 81 Street, on the east by NW 19 Avenue, on the south by NW 79 Street, and on the west approximately 85 feet east of NW 21 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources, Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

## Scope

This plat is located within the boundaries of Commission District 2, Commissioner Jean Monestime.

## Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$500.00 per year for the annual maintenance cost of new sidewalk and drainage structures construction along NW 81 Street and new two-lane road construction on NW 19 Avenue once the road is constructed adjacent to the project which will be funded through PWWM General Fund allocation.

## Track Record/Monitor

RER, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

## Background

REGENCY POINTE (T-23314)

- Located in Section 10, Township 53 South, Range 41 East
- Zoning: NCUAD and RU-4L
- Proposed Usage: Apartment buildings
- Number of parcels: 1
- This plat meets concurrency

## Plat Restrictions

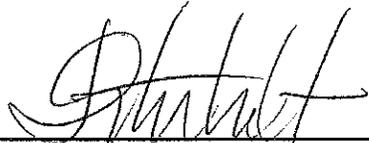
- That the Streets and Avenue, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the

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**

- Mobilization, clearing embankment, paving, sidewalk, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, and monumentation. Bonded under bond number 7872 in the amount of \$199,430.00.



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Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 16, 2013

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

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

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 Mayor'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(H)  
7-16-13

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

RESOLUTION APPROVING THE PLAT OF REGENCY POINTE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 81 STREET, ON THE EAST BY NW 19 AVENUE, ON THE SOUTH BY NW 79 STREET, AND ON THE WEST APPROXIMATELY 85 FEET EAST OF NW 21 AVENUE)

**WHEREAS**, Regency Pointe Apartments, Ltd., a Florida limited partnership, and Metropolitan Mortgage Company of Miami, a Florida corporation, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as REGENCY POINTE, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 10, Township 53 South, Range 41 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:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 16<sup>th</sup> day of July, 2013. 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

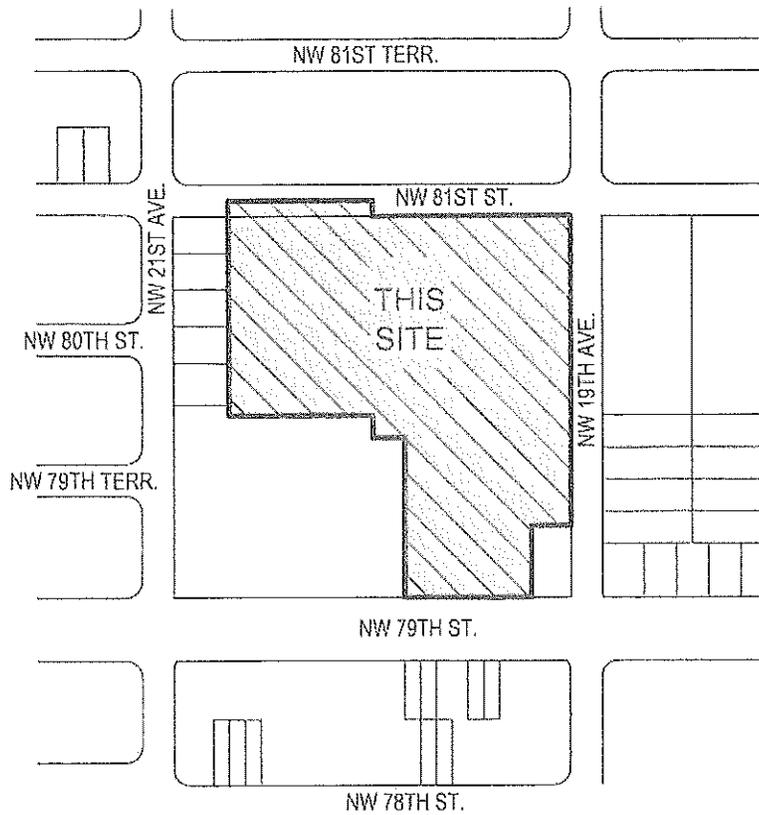
HARVEY RUVIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.



John McInnis



**REGENCY POINTE (T-23314)**  
**SEC. 10, TWP. 53 S, RGE. 41 E**