

# Memorandum



**Date:** February 4, 2014

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

Agenda Item No. 5(E)

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution approving the Plat of JOANNA ESTATES SUBDIVISION

## 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 SW 18 Street, on the east by SW 154 Avenue, on the south by SW 20 Street, and on the west by SW 154 Place. 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 (RER), 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 11, Commissioner Juan C. Zapata.

## Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$600.00 per year for the annual maintenance of the new two-lane road construction for SW 18 Street, and new one-lane road construction for SW 154 Avenue and SW 154 Place, respectively, 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

JOANNA ESTATES SUBDIVISION (T-22136)

- Located in Section 9, Township 54 South, Range 39 East
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: 26
- This plat meets concurrency

## Plat Restrictions

- That the Avenue, Street and Place, 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 and 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 or tract 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 at the front and side of certain lots and tract, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.
- That Tract "B", storm water management area, as illustrated on the plat, is hereby dedicated to the joint use and ownership of all abutting property owners within this subdivision (with the exception of the owners of Tract "A"), reserving a public right in said storm water management area as a storage basin for storm water discharge. The water areas lying within said Tract "B" shall be maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "A", as illustrated on the plat, is hereby reserved as a means of ingress-egress to the storm water management area and shall be owned and maintained by Miami-Dade County.
- That the storm water retention easement (SWRE) lying within the storm water management area Tract and rear portion of lots is hereby reserved for the storage of storm water discharge; the water retention easement areas, as shown on the plat, lie outside the buildable area of the Tracts and lots and shall be kept clear of structures.
- That the areas adjacent to the storm water retention easement are to be graded to prevent direct overland discharge into the storm water management area.

**Developer's Obligation**

- Mobilization, clearing, paving, milling, resurfacing, sidewalks, curb and gutter, valley gutter, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, guardrails and monumentation. Bonded under bond number 7884 in the amount of \$404,516.00.

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** February 4, 2014

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

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

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(E)  
2-4-14

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

RESOLUTION APPROVING THE PLAT OF JOANNA ESTATES SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 18 STREET, ON THE EAST BY SW 154 AVENUE, ON THE SOUTH BY SW 20 STREET, AND ON THE WEST BY SW 154 PLACE)

**WHEREAS**, Century Lakes II, 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 JOANNA ESTATES SUBDIVISION, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 9, Township 54 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:

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 4<sup>th</sup> day of February, 2014. 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.



Lauren E. Morse

JOANNA ESTATES SUBDIVISION

18th

STREET

SW 154<sup>th</sup> PLACE

SW 154<sup>th</sup> AVENUE

SW 20<sup>th</sup> STREET

SW 20<sup>th</sup> LANE

JOANNA ESTATES SUBDIVISION

SEC. 9, TWP 54 S, RGE. 39 E.