

Memorandum



Date: May 20, 2014

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

From: Carlos A. Gimenez
Mayor 

Subject: Resolution approving the Plat of VENETIAN PARC

Agenda Item No. 5 (E)

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north approximately 120 feet south of SW 173 Terrace, on the east by SW 149 Avenue, on the south approximately 80 feet north of SW 178 Terrace, and on the west by SW 152 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 (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 9, Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$6,200.00 per year for the annual maintenance cost of new road construction of those portions of SW 176 Street, and SW 149 and 152 Avenues, respectively, once these new roads are constructed adjacent to and within 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

VENETIAN PARC (T-22849)

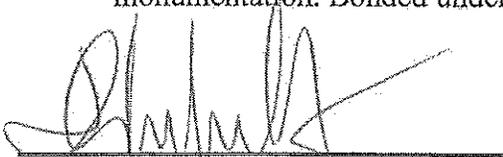
- Located in Section 33, Township 55 South, Range 39 East
- Zoning: RU-TH & RU-1M(a)
- Proposed Usage: 154 single-family residences and 58 townhomes
- Number of parcels: 212
- This plat meets concurrency

Plat Restrictions

- That SW 176th Street, SW 149th Avenue and 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 and assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual wells shall not be permitted on any lot or tract 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 Tracts "A", "I" and "P", as illustrated on the plat, are hereby reserved for common areas for the joint and several use of property owners within this subdivision, and as a means of ingress and egress to the individual lots and tracts, and for the installation and maintenance of the public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "B", as illustrated on the plat, is hereby reserved for common open space, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "Q" and "R", as illustrated on the plat, are hereby reserved for landscape tracts, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- 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, striping, detectable warning surfaces, landscaping and monumentation. Bonded under bond number 7896 in the amount of \$375,716.00



Jack Osterholt, Deputy Mayor



MEMORANDUM
(Revised)

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

DATE: May 20, 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)
5-20-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF VENETIAN PARC, LOCATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 120 FEET SOUTH OF SW 173 TERRACE, ON THE EAST BY SW 149 AVENUE, ON THE SOUTH APPROXIMATELY 80 FEET NORTH OF SW 178 TERRACE, AND ON THE WEST BY SW 152 AVENUE)

WHEREAS, Venetian by Luxcom, LLC, a Delaware 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 VENETIAN PARC, the same being a subdivision of a portion of the East 1/2 of Section 33, Township 55 South, Range 39 East, a replat of portions of Tracts 26, 27, 28, and 29, of "2nd Revised Plat of Richmond", according to the plat thereof, as recorded in Plat Book 31, at Page 69, of the Public Records of Miami-Dade County, Florida, and that portion of right-of-way closed by Resolution R-200-08, all lying and being in Section 33, Township 55 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

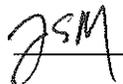
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of May, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

VENETIAN PARK (T-22849)
SEC. 33, TWP. 55 S, RGE. 39 E

