Memorandum

MIAMI-DADE COUNTY

Date:	July 15, 2014
To:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Resolution approving the Plat of LA JOYA APARTMENTS

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 by SW 267 Street, on the east by SW 142 Avenue, on the south by SW 268 Street, and on the west by SW 143 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 $600.00 per year for the annual maintenance cost of those portions of SW 142 and 143 Avenues, and SW 267 and 268 Streets, once the roads are 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

LA JOYA APARTMENTS (T-23132)

- Located in Section 34, Township 56 South, Range 39 East
- Zoning: NCUC
- Proposed Usage: Multi-family residences (150 apartments)
- Number of parcels: 1
- This plat meets concurrency

Plat Restrictions

- That SW 143rd Avenue, SW 142nd Avenue, SW 267th Street, and SW 268th Street, 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 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.

Developer's Obligation

- Mobilization, clearing embankment, paving, drainage, sidewalks, curb and gutter, valley gutter, curb, street name signs, traffic control signs, striping, detectable warning surfaces, landscaping and monumentation. Bonded under bond number 7902 in the amount of $420,376.00.

Jack Osterholt, Deputy Mayor

MEMORANDUM
(Revised)

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

DATE: July 15, 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)
7-15-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF LA JOYA APARTMENTS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 267 STREET, ON THE EAST BY SW 142 AVENUE, ON THE SOUTH BY SW 268 STREET, AND ON THE WEST BY SW 143 AVENUE)

WHEREAS, Tower Road Gardens, 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 LA JOYA APARTMENTS, the same being a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 34, Township 56 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	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

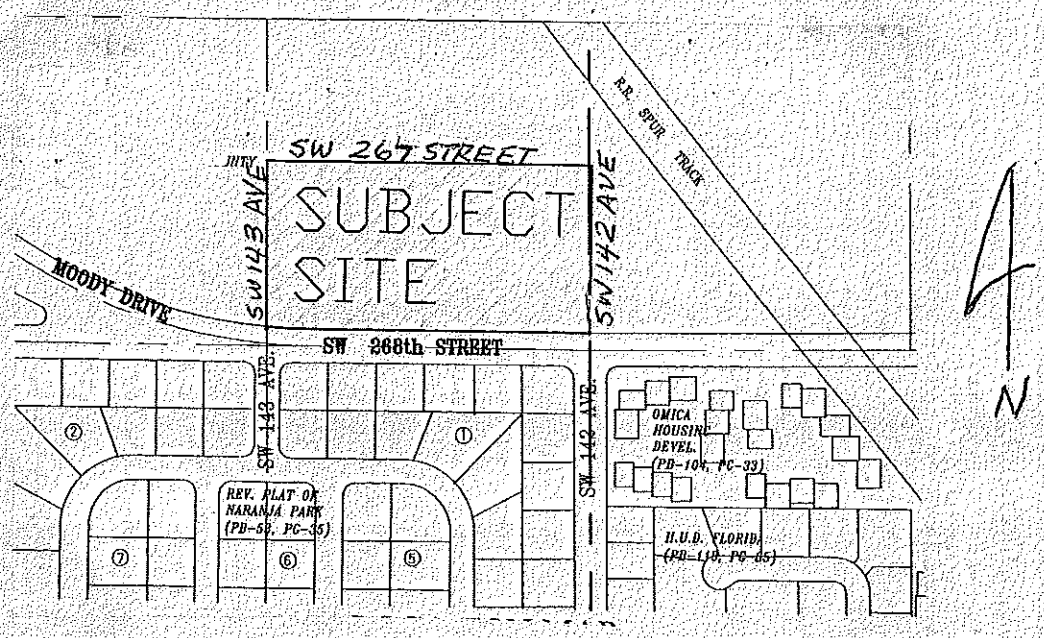
The Chairperson thereupon declared the resolution duly passed and adopted this 15th day of July, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

LA JOYA APARTMENTS (T-23132)
SEC. 34, TWP. 56 S, RGE. 39 E