Memorandum

MIAMI-DADE COUNTY

Date:	October 7, 2014
To:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Resolution approving the Plat GARDEN ESTATES AT THE HAMMOCKS

Agenda Item No. 5(I)

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 112 Street, on the east approximately 1650 feet west of SW 147 Avenue, on the south by SW 120 Street, 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 11, Commissioner Juan C. Zapata.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $8750.00 per year for the annual maintenance cost of those portions of streets or avenues once the 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

GARDEN ESTATES AT THE HAMMOCKS (T-23441)

- Located in Section 9, Township 55 South, Range 39 East
- Zoning: RU-1M(a), RU-4L and BU-1A
- Proposed Usage: 137 single family residences and 261 townhouses
- Number of parcels: 398
- This plat meets concurrency

Plat Restrictions

- That those portions of Streets and Terraces, Path, those portions of Places and Ways, Court and Hammock Boulevard South, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby

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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, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.
- That Tract "A", as illustrated on the plat, is hereby reserved for common area, for the joint and several use of the property owners within this subdivision, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or the Miami-Dade County approved Century Gardens at Tamiami Community Development District, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "C", as illustrated on the plat, is hereby reserved as common area and a means of ingress-egress to the individual lots, tracts, landscape area maintenance access, common areas and for the installation and maintenance of public utilities for the joint and several uses of the property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or the Miami-Dade County approved Century Gardens at Tamiami Community Development District, or maintained by a Miami-Dade County approved Special Taxing District..
- Tracts "D", "E", "F", "G", "H", "I", "J", "K", "L", "N", "O", "P", and "Q", as illustrated on the plat, are reserved as common areas for landscaping purposes and for the installation and maintenance of public utilities and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or the Miami-Dade County approved Century Gardens at Tamiami Community Development District, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "M", as illustrated on the plat, is hereby reserved for common area for the joint and several uses of the property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or the Miami-Dade County approved Century Gardens at Tamiami Community Development District.

Developer's Obligation

- Mobilization, paving, milling, resurfacing, sidewalks, curb and gutter, valley gutter, curb, concrete decorative wall, drainage, street name signs, traffic control signs, striping, detectable warning surfaces and monumentation. Bonded under bond number 7906 in the amount of $2,143,796.00.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: October 7, 2014

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

SUBJECT: Agenda Item No. 5(I)

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(I)
10-7-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF GARDEN ESTATES AT THE HAMMOCKS, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, AND SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 112 STREET, ON THE EAST APPROXIMATELY 1650 FEET WEST OF SW 147 AVENUE, ON THE SOUTH BY SW 120 STREET, AND ON THE WEST BY SW 152 AVENUE)

WHEREAS, Hammocks Lennar, 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 GARDEN ESTATES AT THE HAMMOCKS, the same being a replat of a portion of Tract "A" of "Amerifirst Park", according to the plat thereof, as recorded in Plat Book 127, at Page 65, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4, Northwest 1/4, and Southeast 1/4 of Section 9, 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	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 7th day of October, 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.

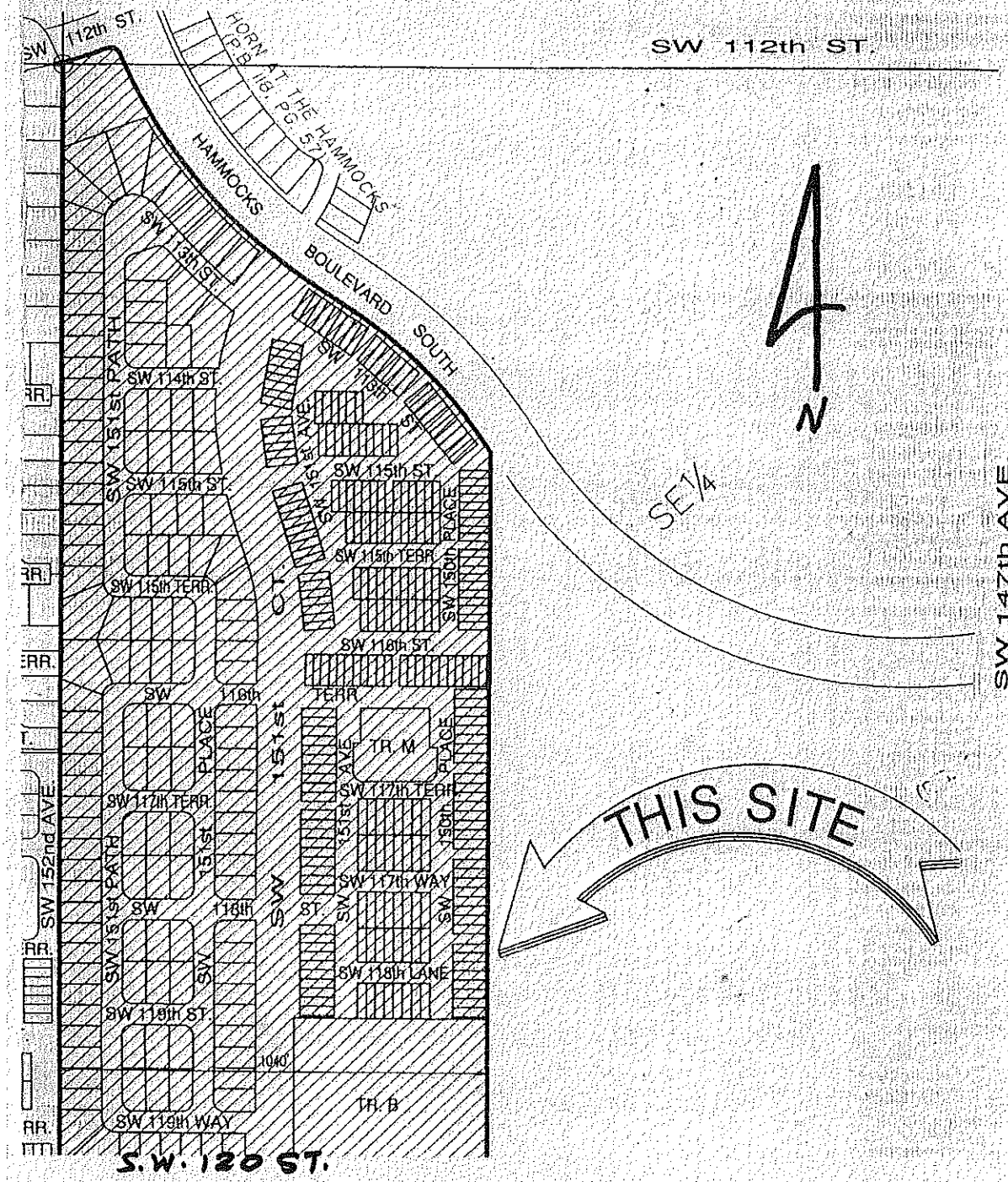
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.
Lauren E. Morse

GARDEN ESTATES AT THE HAMMOCKS (T-23441)
SEC. 9, TWP. 55 S, RGE. 39 E



6