

# Memorandum



**Date:** November 3, 2015

Agenda Item No. 5(H)

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution Approving the Plat of THREE LAKES APARTMENTS

## 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 80 feet south of SW 133 Street, on the east by SW 127 Avenue, on the south by SW 136 Street, and on the west by SW 127 Path.

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 recommend approval and recording of this plat.

## Scope

This plat is located in Commission District 9, which is represented by Commissioner Dennis C. Moss.

## Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County, per PWWM, would be approximately \$100.00 per year for the annual maintenance cost of minimal pavement and sidewalk construction adjacent to the project, which will be funded through PWWM's General Fund allocation.

## Track Record/Monitor

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

## Background

THREE LAKES APARTMENTS (T-23411)

- Located in Section 14, Township 55 South, Range 39 East
- Zoning: RU-3M
- Proposed Usage: Apartment buildings with 240 units
- Number of parcels: 1
- This plat meets concurrency

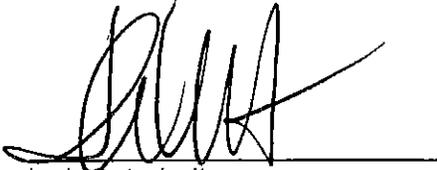
## Plat Restrictions

- That the Avenue and 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 on the 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.

**Developer's Obligation**

- Mobilization, clearing, paving, milling, resurfacing, sidewalks, curb and gutter, valley gutter, curb, drainage, traffic control signs, striping, detectable warning surfaces and monumentation. Bonded under bond 7943 in the amount of \$45,725.00



Jack Osterholt  
Deputy Mayor

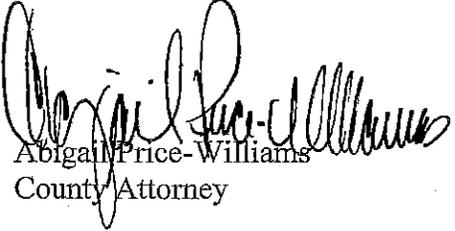


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** November 3, 2015

**FROM:**   
Abigail Price-Williams  
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
- Statement of social equity 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)  
11-3-15

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

RESOLUTION APPROVING THE PLAT OF THREE LAKES APARTMENTS, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 80 FEET SOUTH OF SW 133 STREET, ON THE EAST BY SW 127 AVENUE, ON THE SOUTH BY SW 136 STREET, AND ON THE WEST BY SW 127 PATH)

**WHEREAS**, Richman Three Lakes Development Partners, 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 THREE LAKES APARTMENTS, the same being a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 14, 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.

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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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

# THREE LAKES APARTMENTS (T-23411)

## SEC. 14, TWP. 55 S, RGE. 39 E

