Memorandum

MIAMI-DADE COUNTY

Date: April 19, 2016

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

Agenda Item No. 5(H)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of Miller Cove Lake

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners for approval. This plat for Miller Cove Lake is bounded on the north approximately 100 feet south of SW 54 Terrace, on the east approximately 100 feet west of SW 163 Court, on the south by SW 56 Street, and on the west approximately 50 feet east of SW 164 Court.

The Miami-Dade County Plat Committee recommends approval and recording of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Scope

This plat is located in Commission District 11, which is represented by Commissioner Juan C. Zapata.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $50.00 per year for the maintenance of new sidewalks constructed adjacent to the project. These costs would be covered by the Department of Transportation and Public Works' annual General Fund allocation.

Track Record/Monitor

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

Background

Miller Cove Lake (T-21206):

- Located in Section 20, Township 54 South, Range 39 East
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: Three (3)
- This plat meets concurrency.

Plat Restrictions

- That the Street, Terrace, and 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 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 areas adjacent to the lake are to be graded to prevent overland stormwater discharge into the lake.
- That Tract "A" (lake), as illustrated on the plat, is to be owned by all abutting property owners for their joint and several use, reserving a public right in said lake as a storage basin for storm water discharge from public roads. The lake (water areas), as shown hereon, is to be maintained by a Miami-Dade County Special Taxing District.
- That Tracts "B" and "C", as illustrated on the plat, shall be used as lake access areas, and shall be owned and maintained by Miami-Dade County.
- That the limited access right-of-way line, as illustrated on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.
- 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

- Mobilization, clearing, sidewalk and monumentation, which are bonded under bond number 7962 in the amount of $8,650.00.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: April 19, 2016

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)

4-19-16

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF MILLER COVE LAKE, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 100 FEET SOUTH OF SW 54 TERRACE, ON THE EAST APPROXIMATELY 100 FEET WEST OF SW 163 COURT, ON THE SOUTH BY SW 56 STREET, AND ON THE WEST APPROXIMATELY 50 FEET EAST OF SW 164 COURT)

WHEREAS, Miller Cove Lakes, LLC, a Florida limited liability company, Yolanda Rodriguez, a single woman, and Miami-Dade County, a political subdivision of the State of Florida, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as MILLER COVE LAKE, the same being a replat of Lots 1 through 3, Block 1, and Tracts "A" and "B" of "Miller Cove", according to the plat thereof, as recorded in Plat Book 158, at Page 67, of the Public Records of Miami-Dade County, Florida and that portion of SW 55 Terrace and SW 164 Avenue closed by Resolution R-139-06, lying and being in the Southwest 1/4 of Section 20, 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.

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	

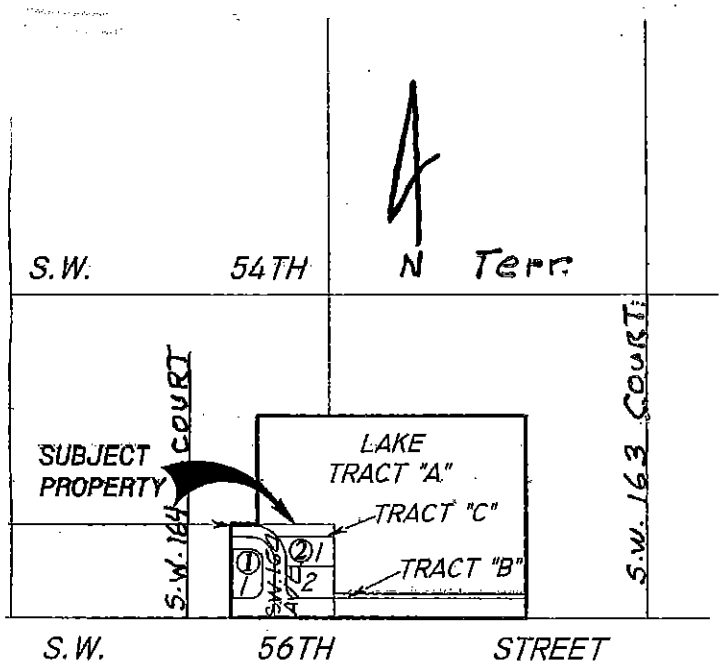
The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of April, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

MILLER COVE LAKE (T-21206)
SEC. 20, TWP. 54 S, RGE. 39 E