Memorandum

MIAMI-DADE COUNTY

Date: July 19, 2016

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

Agenda Item No. 5(D)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of Elsie Subdivision

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat for Elsie Subdivision is bounded on the north approximately 280 feet south of SW 26 Street, on the east by SW 148 Avenue, on the south by SW 28 Street, and on the west by SW 149 Avenue.

The Miami-Dade County Plat Committee recommends approval 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 $750.00 per year for the maintenance of those portions of recently-constructed roads adjacent to and within 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

Elsie Subdivision (T-21578)

- Located in Section 16, Township 54 South, Range 39 East
- Zoning: RU-1M(b)
- Proposed Usage: Single family residences
- Number of parcels: 25
- This plat meets concurrency.

Plat Restrictions

- That the Avenue, Path, Court, Terrace 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 or assigns the reversion of reversions thereof, whenever discontinued by law.
- That individual well 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 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 10-foot utility easement, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- Mobilization, clearing, sidewalks, valley gutter, street name signs, traffic control signs, and monumentation are bonded under bond number 7982 in the amount of $79,728.90.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: July 19, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

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(D)
7-19-16

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF ELSIE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, (BOUNDED ON THE NORTH APPROXIMATELY 280 FEET SOUTH OF SW 26 STREET, ON THE EAST BY SW 148 AVENUE, ON THE SOUTH BY SW 28 STREET, AND ON THE WEST BY SW 149 AVENUE)

WHEREAS, Century Homebuilders Group, LLC, a Florida limited liability company, and Mir Properties Business, LLC, a Florida limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as Elsie Subdivision, the same being a subdivision of land lying and being in a portion of the Northeast 1/4 of Section 16, 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 July, 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.

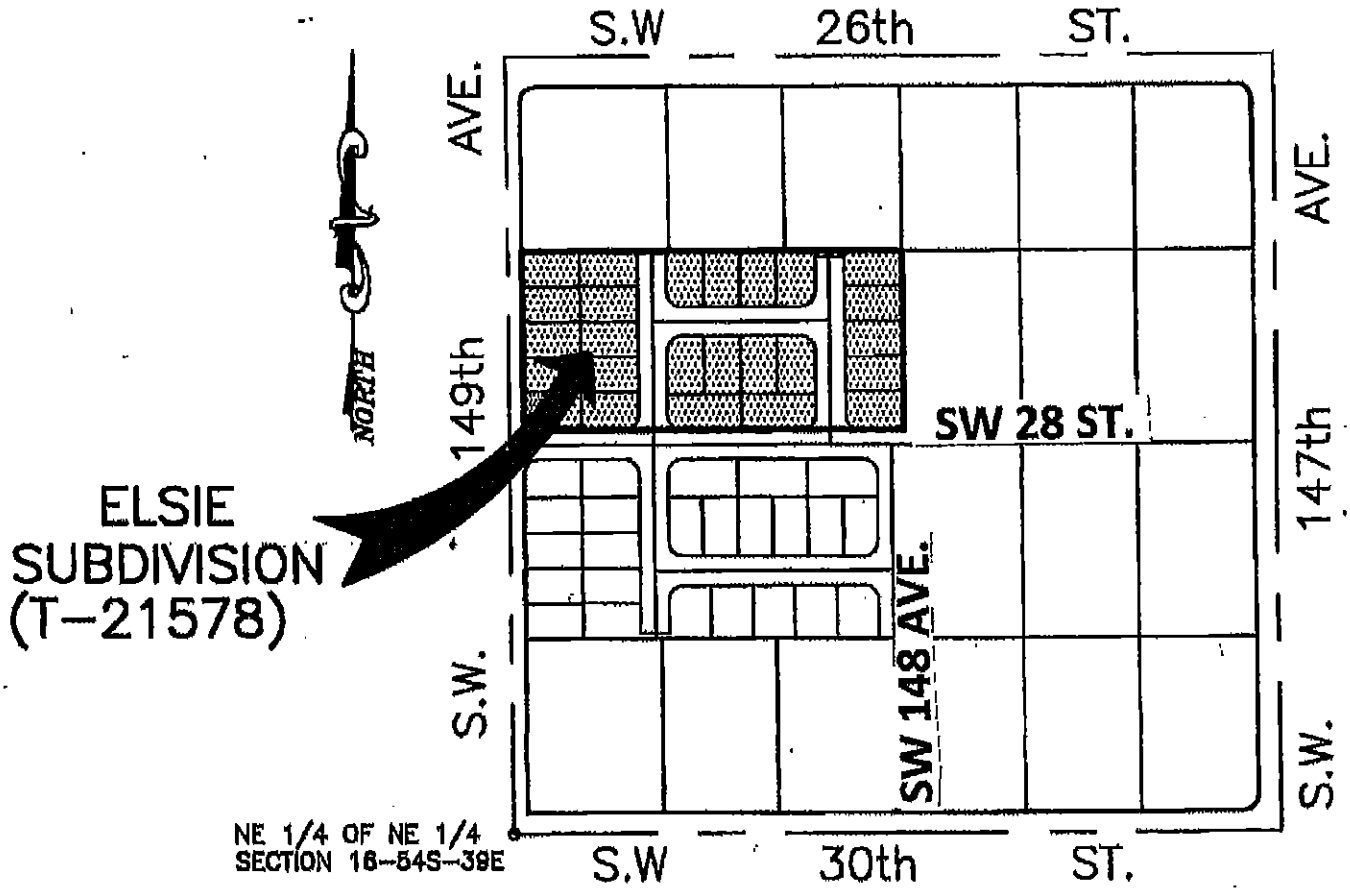
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

ELSIE SUBDIVISION T-21578

SEC. 16 TWP. 54 S, RGE. 39 E