OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

# Memorandum

MIAMI-DADE COUNTY

**Date:** March 15, 2011

**To:** Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

**From:** George M. Burgess
County Manager

Agenda Item No. 5(E)

Resolution No. R-194-11

**Subject:** JARGUTI SUBDIVISION

---

**Recommendation**
The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 64 Street, on the east by approximately SW 160 Court, on the south by approximately SW 66 Terrace, and on the west by SW 162 Avenue.

**Scope**
This plat is located within the boundaries of Commission District 11.

**Fiscal Impact /Funding Source**
If this plat is approved, the fiscal impact to the County would be approximately $950.00 per year for annual maintenance cost of those portions of SW 64 Street, SW 162 Avenue and SW 65 Lane as recently constructed within and adjacent to the project and will be funded through the Department's General Fund allocation.

**Track Record/Monitor**
Not Applicable

**Background**
JARGUTI SUBDIVISION (T-20428)

- Located in Section 29, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-1M(A)
- Proposed Usage: Single family residences
- Number of parcels: 18
- This plat meets concurrency

**Plat Restrictions**

- That the Avenue, Street, and Lane, 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 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 lake, Tract "A", as illustrated on the plat, is hereby dedicated to the joint use and ownership of all abutting property owners, reserving a public right in said lake as a storage basin for storm water discharge. The water areas lying within said tract shall be maintained by a Miami-Dade County Special Taxing District. The abutting property owners shall maintain those areas of said tract that lie between their property lines and the waters edge of said lake.

- That Tract "B" as illustrated on the plat, is hereby reserved for lake access and proper use and shall be owned by Miami-Dade County and maintained by a Miami-Dade County Special Taxing District.
- That the areas adjacent to the lake are to be graded so as to prevent direct overland discharge into the lake.
- That the utility easements, depicted by dashed lines at the sides, front and rear of certain lots on the plat, are hereby reserved for the installation and maintenance of public utilities.

**Developer's Obligation**

- Paving, drainage, sidewalks, curb and gutter, monuments. Bonded under bond number 7837 in the amount of $42,740.00

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department at (305) 375-2112.

Assistant County Manager

# MEMORANDUM

**(Revised)**

**TO:** Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

**DATE:** March 15, 2011

**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 Manager'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)
3-15-11

RESOLUTION NO. R-194-11

RESOLUTION APPROVING THE PLAT OF JARGUTI SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 64 STREET, ON THE EAST BY APPROXIMATELY SW 160 COURT, ON THE SOUTH BY APPROXIMATELY SW 66 TERRACE, AND ON THE WEST BY SW 162 AVENUE)

**WHEREAS,** Lennar Homes, 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 JARGUTI SUBDIVISION, the same being a replat of a portion of Tract 36 of "Miami Everglade Land Co. Ltd.", according to the plat thereof, as recorded on Plat Book 2, at Page 3, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 29, 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; 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 **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sen Javier D. Souto** and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Joe A. Martinez, Chairman | | | aye |
| Audrey M. Edmonson, Vice Chairwoman | | | aye |
| Bruno A. Barreiro | aye | Lynda Bell | aye |
| Jose "Pepe" Diaz | aye | Carlos A. Gimenez | aye |
| Sally A. Heyman | aye | Barbara J. Jordan | aye |
| Jean Monestime | aye | Dennis C. Moss | aye |
| Natacha Seijas | absent | Rebeca Sosa | aye |
| Sen. Javier D. Souto | aye | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 15th day of March, 2011. 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.

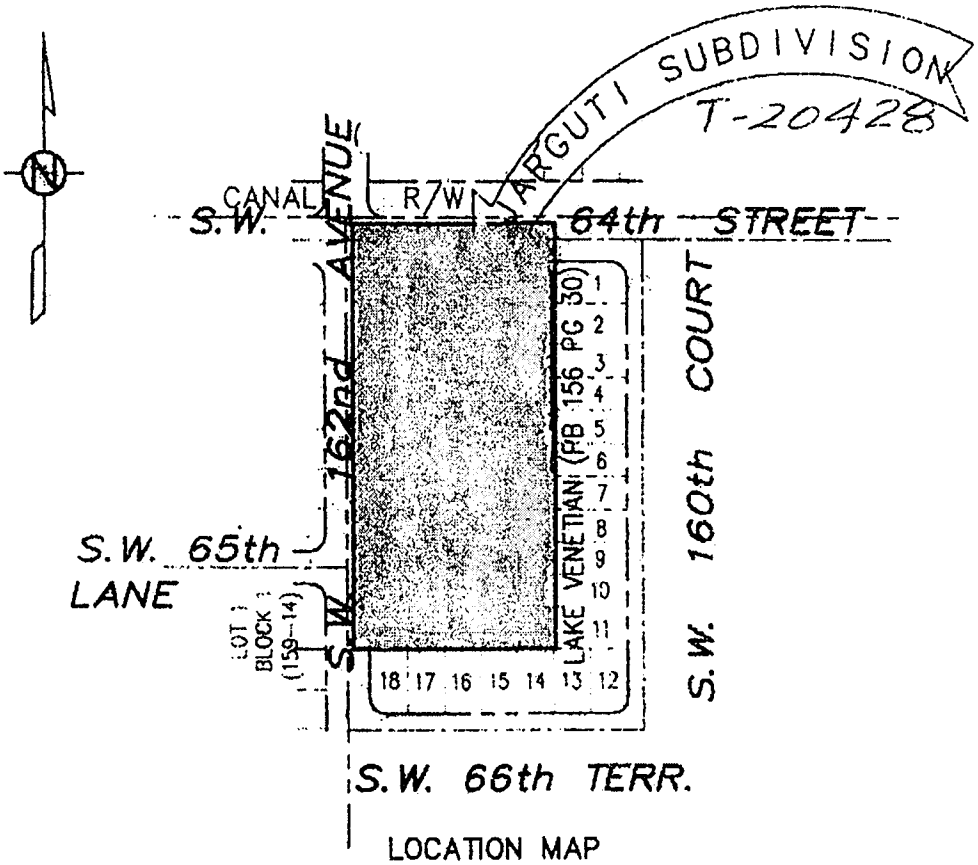
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

BY: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JM

John McInnis




LOCATION MAP
Scale 1"=300'