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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(E)

Date: October 2, 2012

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat for HEMINGWAY POINT

Resolution No. R-767-12

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 248 Street, on the east by SW 118 Avenue, on the south by State Road 821 (Florida's Turnpike Extension), and on the west by SW 122 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, 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 8.

Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $7650.00 per year for the annual maintenance cost of all roads associated with the plat once constructed adjacent to and within the project which will be funded through PWWM General Fund allocation.

Track Record/Monitor

The Regulatory and Economic Resources Department, 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

HEMINGWAY POINT (T-23208)

- Located in Section 25, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: 321
- This plat meets concurrency

Plat Restriction

- That the Streets, Terraces, Avenues, Courts and Place, 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 Tracts "A", "B", "E", "F" and "G", landscape tracts, are hereby reserved for the purpose of landscape sites and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association and/or the Hemingway Point Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "C" and "D", park tracts, are hereby reserved for the purpose of park sites and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association and/or the Hemingway Point Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That the limited access right-of-way line, as depicted on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining State Road 821, Florida's Turnpike Homestead Extension.
- 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.

Developer's Obligation

- Mobilization, clearing and grubbing, paving, drainage, sidewalks, curb and gutter, valley gutter, street name signs, traffic control signs, striping, detectable warning surfaces, guardrail and monumentation. Bonded under bond number 7854 in the amount of $3,347,259.00.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: October 2, 2012

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)
10-2-12

RESOLUTION NO. R-767-12

RESOLUTION APPROVING THE PLAT OF HEMINGWAY POINT, LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 248 STREET, ON THE EAST BY SW 118 AVENUE, ON THE SOUTH BY STATE ROAD 821 (FLORIDA'S TURNPIKE EXTENSION), AND ON THE WEST BY SW 122 AVENUE)

WHEREAS, HPT Holdings, 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 HEMINGWAY POINT, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 25, Township 56 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 **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** 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**
Esteban L. Bovo, Jr.	**absent**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**absent**
Xavier L. Suarez	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 2012. 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.

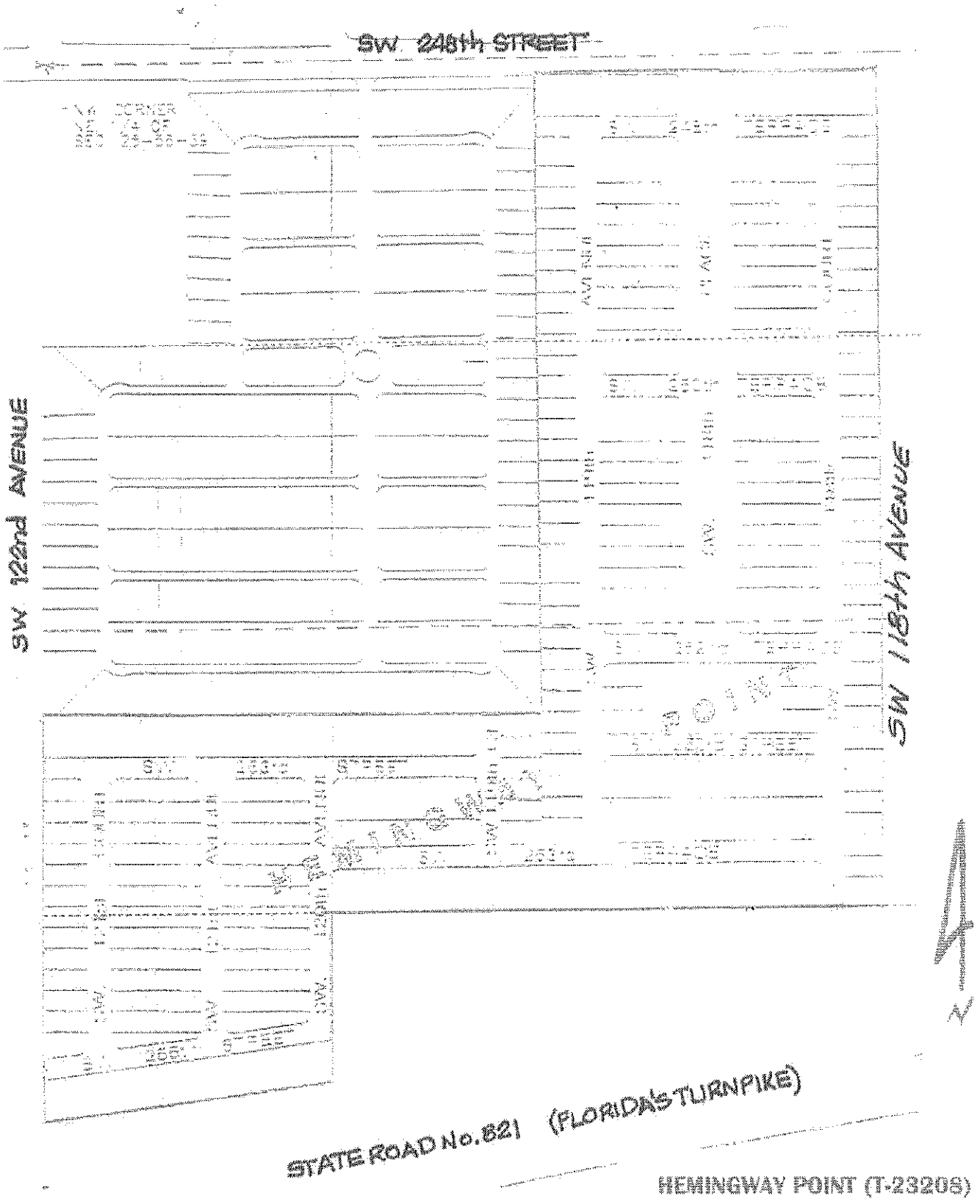
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

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

John McInnis



HEMINGWAY POINT (T-23208)

SEC. 25, TWP. 56 S, RGE. 39 E