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

Memorandum

MIAMI-DADE COUNTY

Date: April 2, 2013

Agenda Item No. 5(D)

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat for CHAMPION LAKES Resolution No. R-221-13

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 NE 199 Street, on the east by NE 10 Avenue, on the south by the Snake Creek Canal, and on the west by NE 2 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 1 .

Fiscal Impact/Funding Source
If this plat is approved, the fiscal impact to the County would be approximately $2900.00 per year for the annual maintenance cost of new one lane road construction for NE 199 Street and traffic signalization at NE 199 Street and NE 3 Avenue once constructed adjacent to the project which will be funded through PWWM's 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
CHAMPION LAKES (T-21831)

- Located in Section 6, Township 52 South, Range 42 East
- Commission District: 1
- Zoning: PAD
- Proposed Usage: Single family homes and townhouses
- Number of parcels: 653
- This plat meets concurrency

Plat Restrictions

- That the Streets, 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 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 storm water management areas are to be graded so as to prevent overland discharge into the storm water management areas.
- That Tracts "A", "B", and "H", as illustrated on the plat, are hereby reserved for active, linear, and passive park purposes, respectively, and shall be deeded to Miami-Dade County and maintained in accordance with a Miami-Dade County approved Homeowner's Association, and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "C", as illustrated on the plat, is hereby reserved as a storm water management area, reserving a public right in said storm water management area as a storage basin for storm water discharge, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District, and/or a Miami-Dade County approved Owner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "D" and "E", as illustrated on the plat, are hereby reserved as storm water management areas, reserving a public right in said storm water management areas as storage basins for storm water discharge, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District, and/or a Miami-Dade County approved Owner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "F", as illustrated on the plat, is hereby reserved as a storm water management area, reserving a public right in said storm water management area as a storage basin for storm water discharge, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District, and/or a Miami-Dade County approved Owner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "G", as illustrated on the plat, is hereby reserved for common area, for the joint and several use of the property owners within this subdivision, for a clubhouse and pool, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District, and/or a Miami-Dade County approved Owner's Association.
- That Tract "I", as illustrated on the plat, is hereby reserved as a private lift station site, for the joint and several use of the property owners within this subdivision, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District, and/or a Miami-Dade County approved Owner's Association.
- That Tract "J", as illustrated on the plat, is hereby reserved for common area, for the joint and several use of the property owners within this subdivision, portions of which are to be used as a means of ingress-egress to the individual lots and tracts, and portions of which are to be used for ingress-egress and the installation and maintenance of public utilities, said Tract shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "K", as illustrated on the plat, is not a building site unless combined in unity with a conforming tract or parcel, and in accordance Chapter 28 of the Miami-Dade County Code.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

- That the irrigation easements, as depicted on the plat, are hereby reserved for the installation and maintenance of irrigation lines serving the common areas.

Developer's Obligation

- Mobilization, clearing, paving, drainage, milling, resurfacing, sidewalks, curb and gutter, curb, traffic separator, traffic control signs, striping, detectable warning devices, signalization, and monumentation. Bonded under bond number 7863 in the amount of $491,848.00.

Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: April 2, 2013

FROM: R. A. Cuevas, Jr.
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**

_____ **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)
4-2-13

RESOLUTION NO. R-221-13

RESOLUTION APPROVING THE PLAT OF CHAMPION LAKES, LOCATED IN SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH BY NE 199 STREET, ON THE EAST BY NE 10 AVENUE, ON THE SOUTH BY SNAKE CREEK CANAL, AND ON THE WEST BY NE 2 AVENUE)

WHEREAS, Williams Island Ventures, 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 CHAMPION LAKES, the same being a subdivision of a portion of land lying and being in Section 6, Township 52 South, Range 42 East, and a replat of a portion of Tract "A" of "Sky Lake Club House Site", according to the plat thereof, as recorded in Plat Book 103, at Page 51, of the Public Records of Miami-Dade County, Florida, lying and being in Section 6, Township 52 South, Range 42 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 **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Juan C. Zapata** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Lynda Bell, Vice Chair			**aye**
Bruno A. Barreiro	**absent**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**absent**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**absent**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of April, 2013. 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.

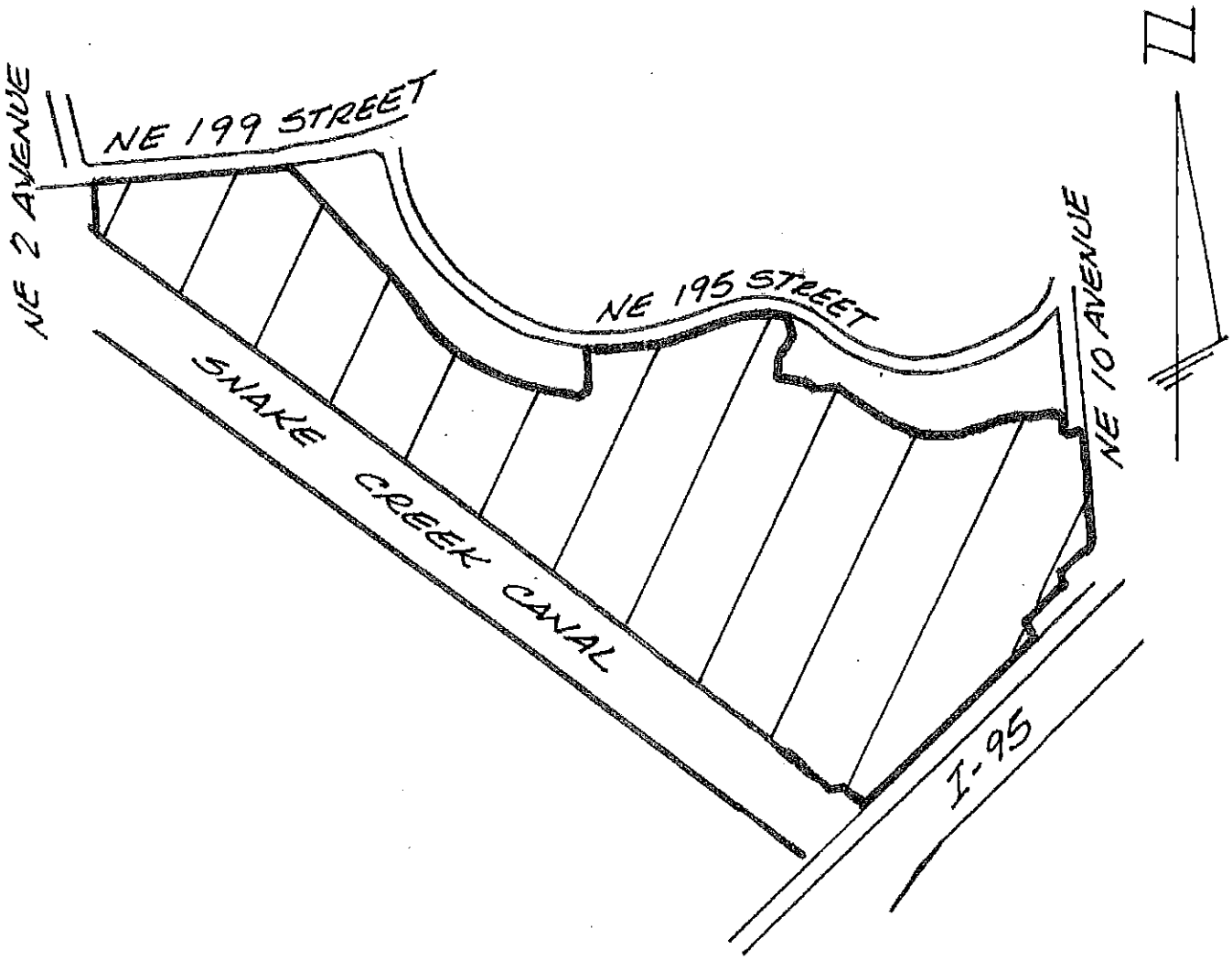
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

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

John McInnis



CHAMPION LAKES (T-21831)

SEC. 6, TWP. 52 S, RGE. 42 E