

# Memorandum



**Date:** May 6, 2014

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

Agenda Item No. 5(H)

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution approving the Plat VENETIAN PARC WEST

Resolution No. R-440-14

## Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north approximately 90 feet south of SW 172 Terrace, on the east by SW 152 Avenue, on the south approximately 100 feet north of SW 177 Terrace, and on the west by SW 157 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 (RER), 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 9, Commissioner Dennis C. Moss.

## Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$11,550.00 per year for the annual maintenance cost of new road construction of those portions of SW 174 Street, SW 176 Street, SW 176 Terrace, SW 153 Avenue, SW 153 Path, SW 155 Court, and SW 156 Court, once these new roads are constructed within the project, and a signalized intersection on SW 157 Avenue and SW 184 Street, all of which will be funded through PWWM General Fund allocation.

## Track Record/Monitor

RER, 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

VENETIAN PARC WEST (T-22904)

- Located in Section 33, Township 55 South, Range 39 East
- Zoning: RU-TH and RU-1M(a)
- Proposed Usage: Single family residences and townhomes
- Number of parcels: 392
- This plat meets concurrency

**Plat Restrictions**

- That SW 174th Street, SW 176th Street, that portion of SW 176th Terrace, SW 152nd Avenue, that portion of SW 155th Court, SW 156th Court, and SW 157th 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 on any lot or tract 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 Tracts "A" and "H", as illustrated on the plat, are hereby reserved for common areas for the joint and several use of property owners within this subdivision, and as a means of ingress and egress to the individual lots and tracts, and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "B", "C", "D", "E", "F", "G", "I", "J", "L", "M", "O", and "P", as illustrated on the plat, are hereby reserved for landscape tracts and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "N", as illustrated on the plat, is hereby reserved for park tract (public park), and shall be dedicated to, and owned by Miami-Dade County, and is to be maintained by an approved Special Taxing District pursuant to that certain Declaration of Restrictions recorded in Official Records Book 25739, at Page 2130, of the Public Records of Miami-Dade County, Florida.
- That Tract "K", as illustrated on the plat, is hereby reserved for private recreational uses, for the joint and severable use of property owners within this subdivision, and shall be owned and maintained by a Miami-Dade County Homeowner's Association or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "Q", as illustrated on the plat, shall be owned and maintained by the Miami-Dade County School Board.
- 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**

- Paving, drainage, mobilization, clearing, sidewalks, curb and gutter, valley gutter, street name signs, traffic control signs, striping, detectable warning surfaces, landscaping and monumentation. Bonded under bond number 7889 in the amount of \$1,214,092.00.



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Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** May 6, 2014

**FROM:**   
R. A. Cuevas, Jr.  
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
- 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)  
5-6-14

RESOLUTION NO. R-440-14

RESOLUTION APPROVING THE PLAT OF VENETIAN PARC WEST, LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 90 FEET SOUTH OF SW 172 TERRACE, ON THE EAST BY SW 152 AVENUE, ON THE SOUTH APPROXIMATELY 100 FEET NORTH OF SW 177 TERRACE, AND ON THE WEST BY SW 157 AVENUE)

**WHEREAS**, Venetian Lennar, LLC, a Florida limited liability company, and Venetian by Luxcom, 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 VENETIAN PARC WEST, the same being a subdivision of a portion of land lying and being in the West 1/2 of Section 33, Township 55 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 **Lynda Bell**

who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman**

and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2014. 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.

Lauren E. Morse

