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

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(F)

Date: October 20, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat of CENTURY TOWNHOMES AT BIRD ROAD

Resolution No. R-937-15

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 42 Street, on the east approximately 70 feet west of SW 164 Path, on the south by SW 43 Street, and on the west by SW 167 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 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, per the PWWM Department, would be approximately $600.00 per year for the annual maintenance cost of those portions of SW 43 Street and SW 167 Avenue once the roads are constructed adjacent to the project, which will be funded through PWWM General Fund allocation.

Track Record/Monitor

The Development Services Division of RER administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

CENTURY TOWNHOMES AT BIRD ROAD (T-21761)

- Located in Section 20, Township 54 South, Range 39 East
- Zoning: RU-TH
- Proposed Usage: Townhomes
- Number of parcels: 60
- This plat meets concurrency

Plat Restrictions

- That SW 167th Avenue and SW 43rd 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 and 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 Tract "A," as illustrated on the plat, is reserved as a storm water management area with a public right in said storm water management area as a storage basin for storm water discharge and shall be owned and maintained by 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 "B," as illustrated on the plat, is reserved for common area for the joint and several use of property owners within this subdivision and as a means of ingress-egress to the individual lots and tracts and for the installation and maintenance of public utilities and drainage facilities, and 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 "C," as illustrated on the plat, is reserved for common area for the joint and several use of property owners within this subdivision 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.
- That Tracts "D," "E," "F," "G," "H," "I," "J," "K," and "L," as illustrated on the plat, are reserved for common areas for landscaping purposes and for the installation and maintenance of public utilities, Tracts "J" and "K" also reserved for the installation and maintenance of drainage facilities, 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 the areas adjacent to the canal right-of-way, and the storm water management area, Tract "A," are to be graded so as to prevent direct overland discharge into the canal and the storm water management area.
- That the canal right-of-way, as illustrated on the plat, is hereby dedicated to the perpetual use of the public for drainage and all other proper purposes, including but not limited to canal, bicycle and/or pedestrian pathways and related uses, including the ownership and right to dispose of all spoil material severed or removed during the cleaning, widening, or deepening of the canal subsequent to the initial excavation.
- That the canal maintenance easement, as illustrated on the plat, is hereby dedicated to the perpetual use of the public for canal maintenance purposes, including but not limited to canal, bicycle and/or pedestrian pathways and related uses.
- 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, paving, milling, resurfacing, sidewalks, curb and gutter, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, guardrails, and monumentation. Bonded under bond number 7932 in the amount of $354,211.00.

Jack Osterholt, Deputy Mayor

2

MEMORANDUM

(Revised)

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

DATE: October 20, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(F)

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(F)
10-20-15

RESOLUTION NO. R-937-15

RESOLUTION APPROVING THE PLAT OF CENTURY TOWNHOMES AT BIRD ROAD, LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 42 STREET, ON THE EAST APPROXIMATELY 70 FEET WEST OF SW 164 PATH, ON THE SOUTH BY SW 43 STREET, AND ON THE WEST BY SW 167 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 CENTURY TOWNHOMES AT BIRD ROAD, the same being a replat of Tract 8 of "Miami Everglade Land Co. Ltd.", according to the plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 20, 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 **José "Pepe" Diaz** , who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **aye**

Bruno A. Barreiro	**absent**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

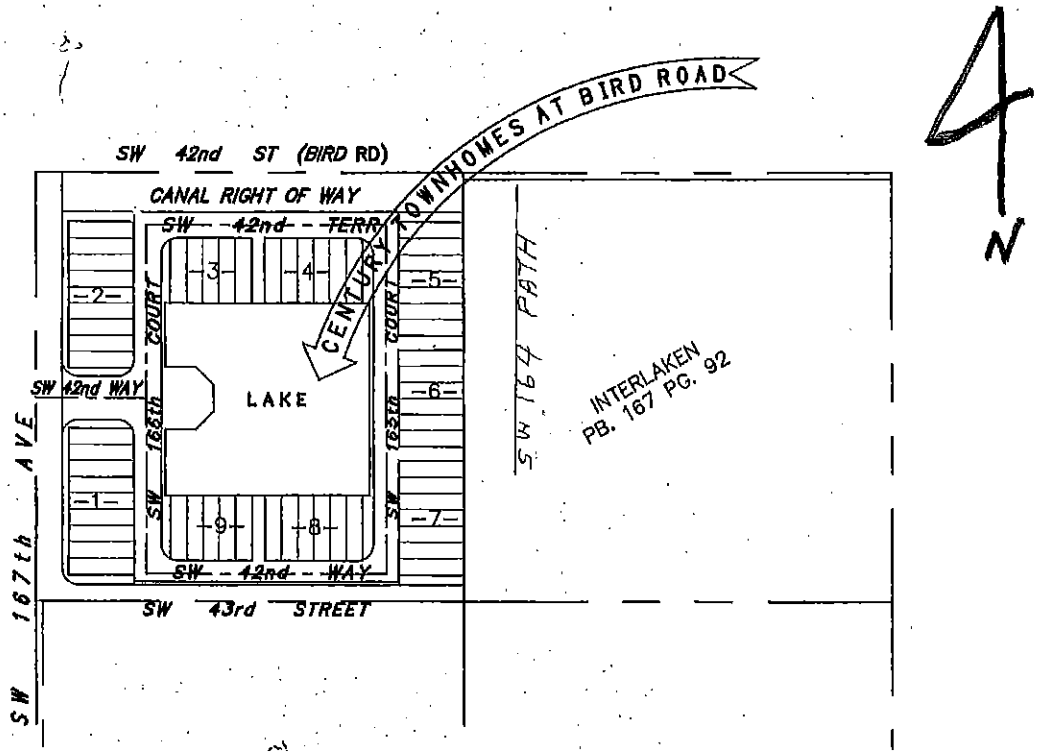
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of October, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

CENTURY TOWNHOMES AT BIRD ROAD
(T-21761)
SEC. 20, TWP. 54 S, RGE. 39 E