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

Memorandum

MIAMI-DADE COUNTY

Date: July 19, 2016

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

Agenda Item No. 5(H)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of Hidden Lake Townhomes

Resolution No. R-703-16

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat for Hidden Lake Townhomes is bounded on the north approximately 1,020 feet south of SW 128 Street, on the east by SW 127 Avenue, on the south by SW 132 Street, and on the west approximately 690 feet east of theoretical SW 129 Avenue.

The Miami-Dade County Plat Committee recommends approval of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Scope

This plat is located in Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $50.00 per year for the maintenance of sidewalks and minimal portions of roads adjacent to the project. These costs would be covered by the Department of Transportation and Public Works' annual General Fund allocation.

Track Record/Monitor

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

Background

Hidden Lake Townhomes (T-23606)

- Located in Section 14, Township 55 South, Range 39 East
- Zoning: RU-3M
- Proposed Usage: Single family townhome residences
- Number of parcels: 42
- This plat meets concurrency.

Plat Restrictions

- That SW 127 Avenue and SW 132 Street, as illustrated on the plat, together with all existing and future plantings, 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 areas adjacent to the lake are to be graded to prevent overland storm water discharge (run-off) into said lake.
- That Tract "A" as shown on the attached plat is hereby reserved for common areas for the joint and several use of property owners with this subdivision and as a means of ingress-egress to the individual lots and tract and for the installation and maintenance of landscaping and public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved homeowner's association or maintained by a Miami-Dade County approved special taxing district.
- That the utility easements, depicted by dashed lines on the plat are reserved for the installation and maintenance of public utilities.

Developer's Obligation

- Mobilization, clearing, paving, resurfacing, sidewalks, curb and gutter, valley gutter, traffic control signs, striping, detectable warning surfaces, and monumentation are bonded under bond number 7977 in the amount of $57,247.00.

Jack Osterholt
Deputy Mayor

MEMORANDUM
(Revised)

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

DATE: July 19, 2016

FROM: Abigail Price-Williams
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**

_____ **Statement of social equity 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)
7-19-6

RESOLUTION NO. R-703-16

RESOLUTION APPROVING THE PLAT OF HIDDEN LAKE TOWNHOMES, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 1,020 FEET SOUTH OF SW 128 STREET, ON THE EAST BY SW 127 AVENUE, ON THE SOUTH BY SW 132 STREET, AND ON THE WEST APPROXIMATELY 690 FEET EAST OF THEORETICAL SW 129 AVENUE)

WHEREAS, Hidden Lake Townhomes LLLP, a Florida limited liability limited partnership, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as Hidden Lake Townhomes, the same being a replat of Lots 6 and 7, Block 1, of "Battah Lake Office Park", according to the plat thereof , as recorded in Plat Book 159, at Page 47 of the Public Records of 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 **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Jean Monestime** 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	**aye**	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	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of July, 2016. 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.

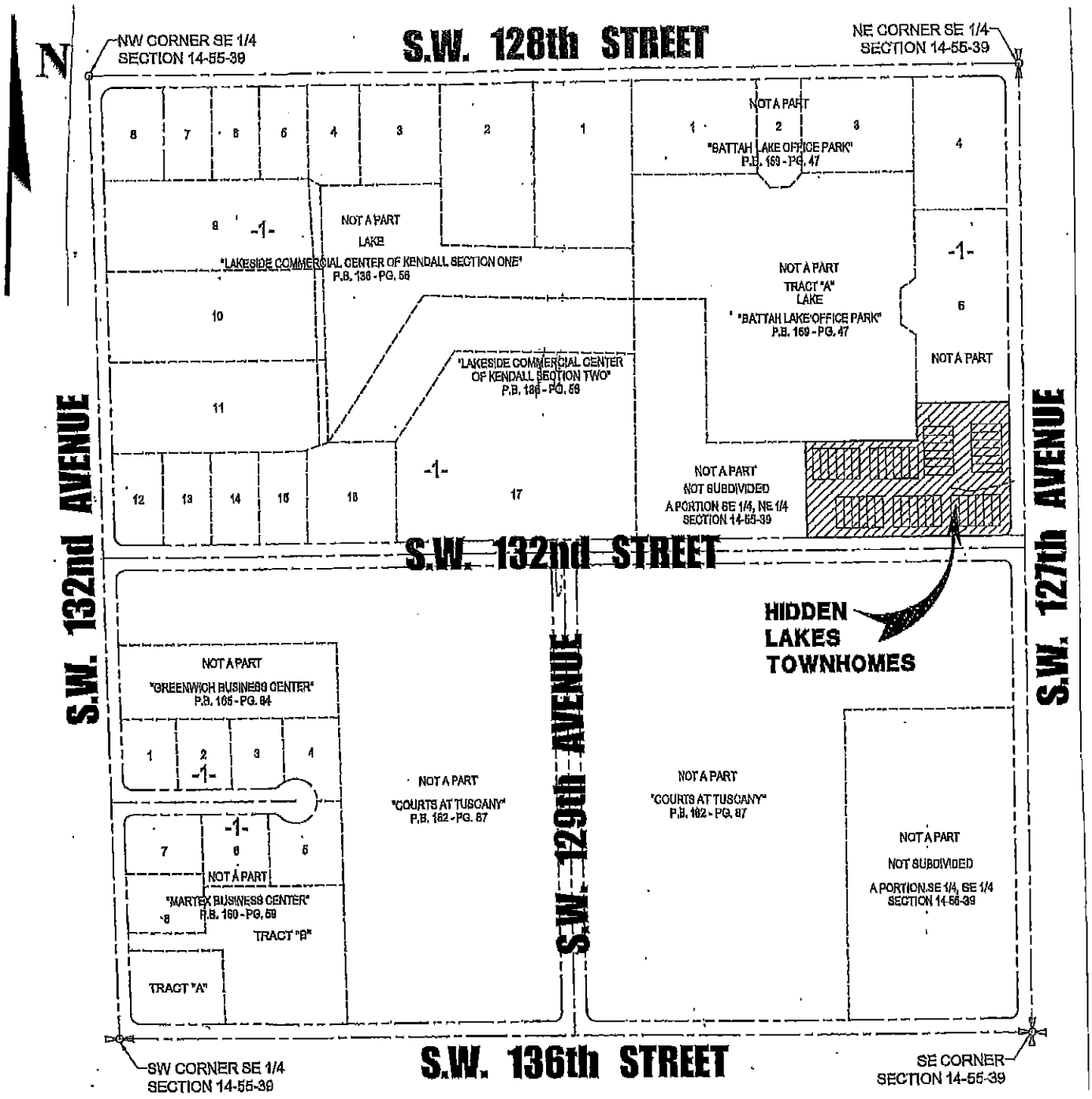
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

HIDDEN LAKE T-23606

SEC. 14 TWP. 55 S, RGE. 39 E