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

Memorandum

MIAMI-DADE COUNTY

Date: December 6, 2011

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

Agenda Item No. 5(H)

Resolution R-1040-11

From: Carlos A. Gimenez
Mayor

Subject: Approving the Plat for SUNSET RESIDENTIAL

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 70 Street, on the east approximately 660 feet west of SW 162 Avenue, on the south by SW 72 Street (Sunset Drive), and on the west by SW 164 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, Permitting, Environment and Regulatory Affairs, Public Works and Waste Management and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 11.

Fiscal Impact /Funding Source

There is no associated fiscal impact to Miami-Dade County with the approval of this plat; all improvements along Sunset Drive adjoining this property are in place.

Track Record/Monitor

The Public Works and Waste Management Department, Land Development/Right-of-Way Division administers the processing of plats and the person responsible for the function is Raul A. Pino, PLS, Land Development/Right-of-Way Division Chief.

Background

SUNSET RESIDENTIAL (T-22787)

- Located in Section 29, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-3M
- Proposed Usage: Townhouses
- Number of parcels: 58
- This plat meets concurrency

Plat Restrictions

- That SW 72nd Street (Sunset Drive), 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 all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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 the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

- That Tract "A", as depicted on the plat, is hereby reserved for common area for the joint and several use of property owners within this subdivision, as a mean of ingress and egress to the individual lots and tracts, and as a utility easement 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 maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "B", as depicted on the plat, is hereby reserved as a Park tract, 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 Tract "C", as depicted on the plat, is hereby reserved as a Landscape tract, 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 Tract "D", as depicted 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 stormwater discharge from public and private roads, 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 areas adjacent to the Storm Water Management Area, are to be graded to prevent direct overland storm water discharge (run-off) into the Storm Water Management Area.
- That the Storm Water Management Area Maintenance Easement, as illustrated on the plat, is hereby reserved for the maintenance of the Storm Water Management area, access and proper use, and shall be kept clear of above-ground appurtenances.

Developer's Obligation

- Monumentation. Bonded under bond number 7842 in the amount of $19,800.00.

County Manager/Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: December 6, 2011

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 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(H)
12-6-11

RESOLUTION NO. R-1040-11

RESOLUTION APPROVING THE PLAT OF SUNSET RESIDENTIAL, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 70 STREET, ON THE EAST APPROXIMATELY 660 FEET WEST OF SW 162 AVENUE, ON THE SOUTH BY SW 72 STREET (SUNSET DRIVE), AND ON THE WEST BY SW 164 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 SUNSET RESIDENTIAL, the same being a replat of Tract 59 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 Southwest 1/4 of Section 29, 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; 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 **Sen Javier D. Souto**, who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** 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.	**aye**	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	**aye**
Xavier L. Suarez	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of December, 2011. 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.

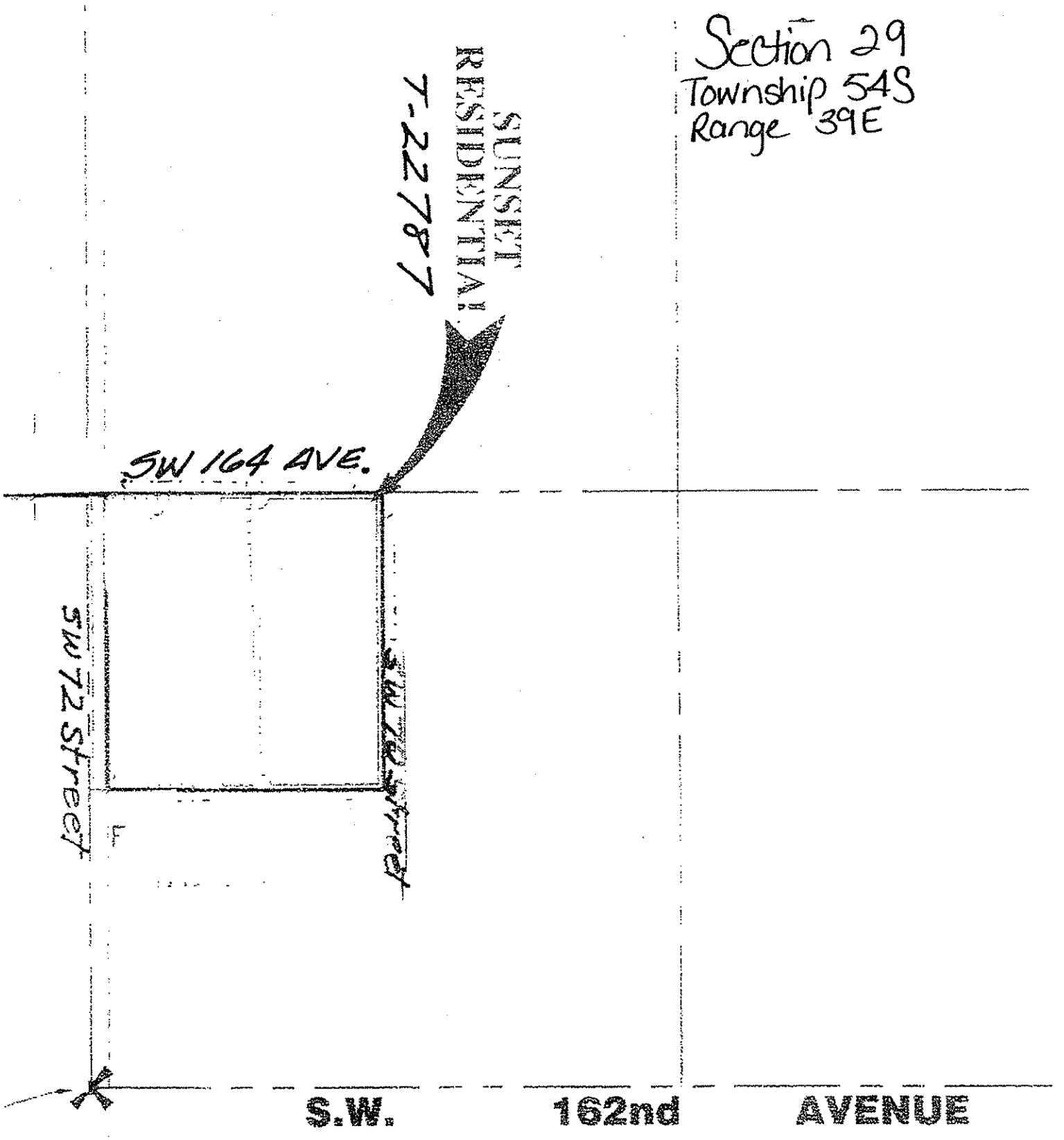
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

BY: ***Christopher Agrippa***
Deputy Clerk

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

Craig H. Coller


Section 29
Township 54S
Range 39E
T-22787
RESIDENTIAL
SUNSET
SW 164 AVE.
SW 272 Street
S.W.
162nd
AVENUE
NORTH