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

Memorandum

MIAMI-DADE COUNTY

Date: November 17, 2015

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

Agenda Item No. 5(K)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of Coco Palm Estates

Resolution No. R-1037-15

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners for approval. The plat of Coco Palm Estates is bounded on the north by SW 248 Street, on the east approximately 1,275 feet west of SW 112 Avenue, on the south by State Road 821, and on the west approximately 100 feet east of SW 118 Court.

The Miami-Dade County Plat Committee (Plat Committee) recommends approval and recording 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 (RER); Transportation and Public Works; and Water and Sewer.

Scope

This plat is located in Commission District 8, which is represented by Commissioner Daniella Levine Cava.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $2,750.00 per year for the maintenance of those portions of SW 248 Street and SW 117 Avenue once the roads are constructed 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 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

Coco Palm Estates (T-22608)

- Located in Section 25, Township 56 South, Range 39 East and Section 30, Township 56 South, Range 40 East
- Zoning: RU-3M
- Proposed Usage: Single family and townhouse residences
- Number of parcels: 743
- This plat meets concurrency

Plat Restrictions

- That SW 248 Street (Coconut Palm 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 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 hereby reserved as common area for the joint and several use of the property owners within this subdivision and as 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 and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "B", "J", "U", "C2" and "J2", as illustrated on the plat, are hereby reserved as common areas, for the joint and several use of the property owners within this subdivision, 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 and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "C", "D", "H", "I", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "O1", "P1", "Q1", "R1", "S1", "T1", "U1", "V1", "W1", "X1", "Y1", "Z1", "A2", "B2", "D2", "E2", "F2", "G2", "H2", "I2" and "K2", as illustrated on the plat, are hereby reserved as common areas for the joint and several use of the property owners within the subdivision, and for the installation and maintenance of public utilities 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 "E", as illustrated on the plat, is hereby reserved as a stormwater management area for the joint and several use of the property owners within this subdivision, reserving a public right in said stormwater management area as a storage basin for stormwater discharge 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 areas adjacent to the stormwater management area are to be graded so as to prevent direct overland discharge of stormwater (run-off) into said stormwater management area.
- That Tract "F", as illustrated on the plat, is hereby reserved as a private recreational facility for the joint and several use of the property owners with this subdivision 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 "G", as illustrated on the plat, is hereby reserved as a private recreational facility 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 Homeowner's Association and/or a Miami-Dade County approved Community Development District.
- That Tract "N1", as illustrated on the plat, is hereby reserved as a lift station site and shall be owned and maintained by Miami-Dade County.
- That Tract "L2", as illustrated on the plat, is hereby reserved for stormwater management area access 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 the limited access right-of-way line, as illustrated on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.
- 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, sidewalks, curb and gutter, valley gutter, traffic separators, drainage maintenance, street name signs, traffic control signs, striping, detectable warning surfaces, landscaping and monumentation. Bonded under bond 7940 in the amount of $921,841.00.

Jack Osterholt
Deputy Mayor

MEMORANDUM
(Revised)

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

DATE: November 17, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(K)

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(K)
11-17-15

RESOLUTION NO. R-1037-15

RESOLUTION APPROVING THE PLAT OF COCO PALM ESTATES, LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 248 STREET, ON THE EAST APPROXIMATELY 1,275 FEET WEST OF SW 112 AVENUE, ON THE SOUTH BY STATE ROAD 821, AND ON THE WEST APPROXIMATELY 100 FEET EAST OF SW 118 COURT)

WHEREAS, Coco Palm 82, 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 Coco Palm Estates, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 of Section 25, Township 56 South, Range 39 East and a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 30, Township 56 South, Range 40 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 **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Daniella Levine Cava** 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	**absent**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of November, 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

COCO PALM ESTATES (T-22608)
SEC. 25, TWP. 56 S, RGE. 39 E
SEC. 30, TWP. 56 S, RGE 40 E

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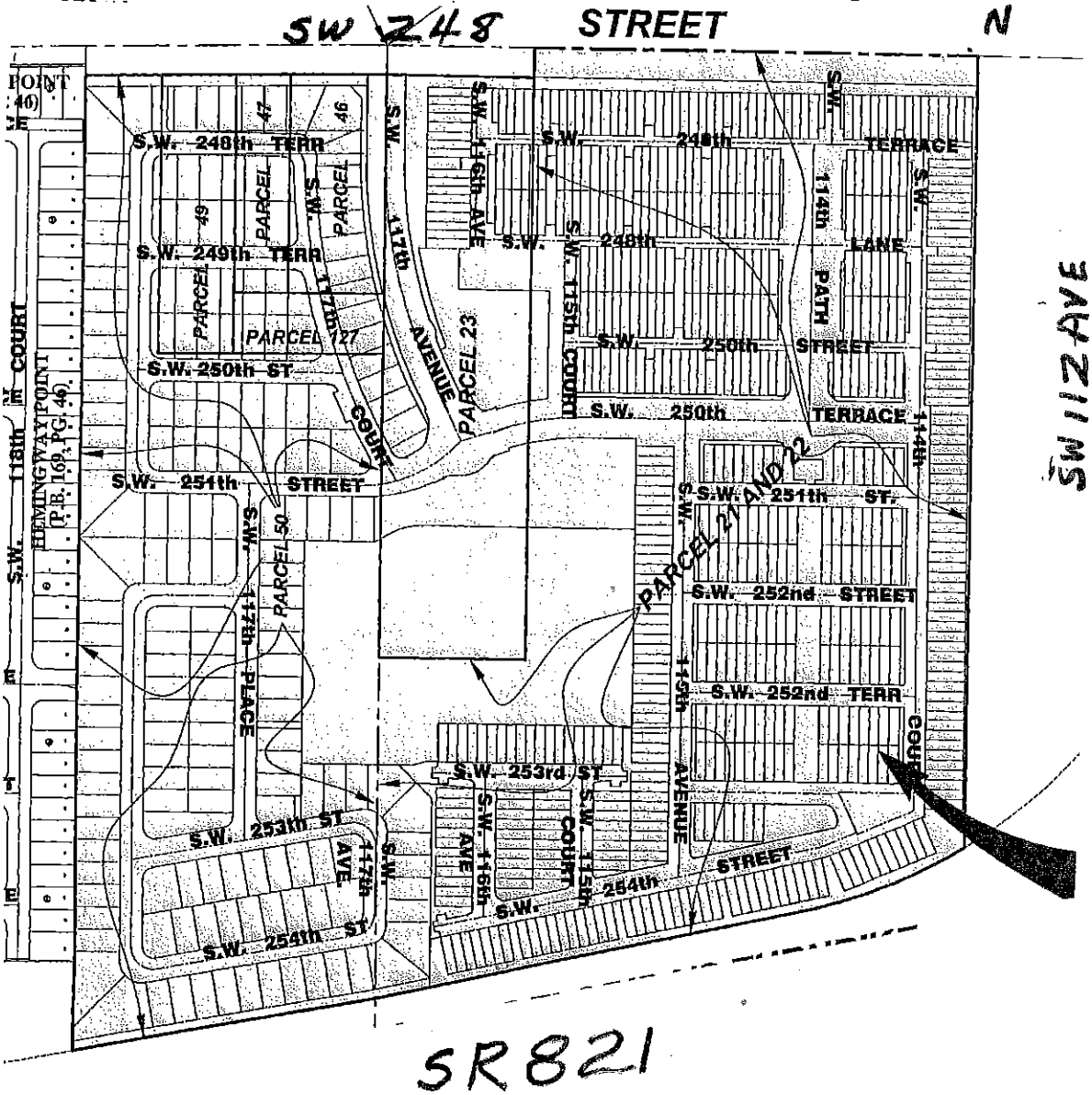

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