



Date: June 30, 2015

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

From: Carlos A. Gimenez  
Mayor

Subject: Resolution approving the Plat of CRESTVIEW WEST

Agenda Item No. 5(U)

Resolution No. R-552-15

**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 136 Street, on the east approximately 890 feet west of SW 157 Avenue, on the south by the Seaboard Airline Railroad, and on the west by SW 162 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 \$3,150.00 per year for the annual maintenance cost of those portions of the public roads once constructed within and 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**

CRESTVIEW WEST (T-22456)

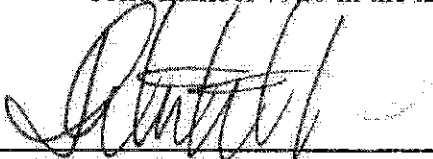
- Located in Section 20, Township 55 South, Range 39 East
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: 114
- This plat meets concurrency

**Plat Restrictions**

- That SW 136th Street, SW 136th Terrace, SW 136th Way, SW 158th Place, SW 159th Avenue, SW 160th Avenue, SW 160th Court, SW 161st Court, SW 161st Place, and SW 162nd 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 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 the limited access right-of-way lines, as illustrated on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road and/or tracts.
- That Tract "A", as illustrated on the plat, is hereby reserved for common open space, 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 "B", as illustrated on the plat, is hereby reserved for a lift station and shall be owned and maintained by Miami-Dade County.
- That Tract "C", as illustrated on the plat, is hereby reserved for common area landscape and 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, or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- 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, valley gutter, concrete decorative wall, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, guardrail and monumentation. Bonded under bond number 7920 in the amount of \$1,688,266.00.

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** June 30, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(U)

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(U)  
6-30-15

RESOLUTION NO. \_\_\_\_\_ R-552-15

RESOLUTION APPROVING THE PLAT OF CRESTVIEW WEST, LOCATED IN THE NORTH 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 136 STREET, ON THE EAST APPROXIMATELY 890 FEET WEST OF SW 157 AVENUE, ON THE SOUTH BY THE SEABOARD AIRLINE RAILROAD, AND ON THE WEST BY SW 162 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 CRESTVIEW WEST, the same being a subdivision of a portion of land lying and being in the North 1/2 of Section 20, 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.

The foregoing resolution was offered by Commissioner **Sally A. Heyman** 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:

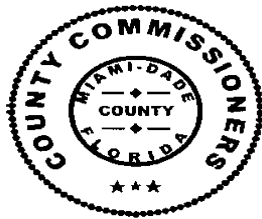
	Jean Monestime, Chairman	<b>aye</b>	
	Esteban L. Bovo, Jr., Vice Chairman	<b>absent</b>	
Bruno A. Barreiro	<b>aye</b>	Daniella Levine Cava	<b>aye</b>
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan	<b>aye</b>
Dennis C. Moss	<b>aye</b>	Rebeca Sosa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

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 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

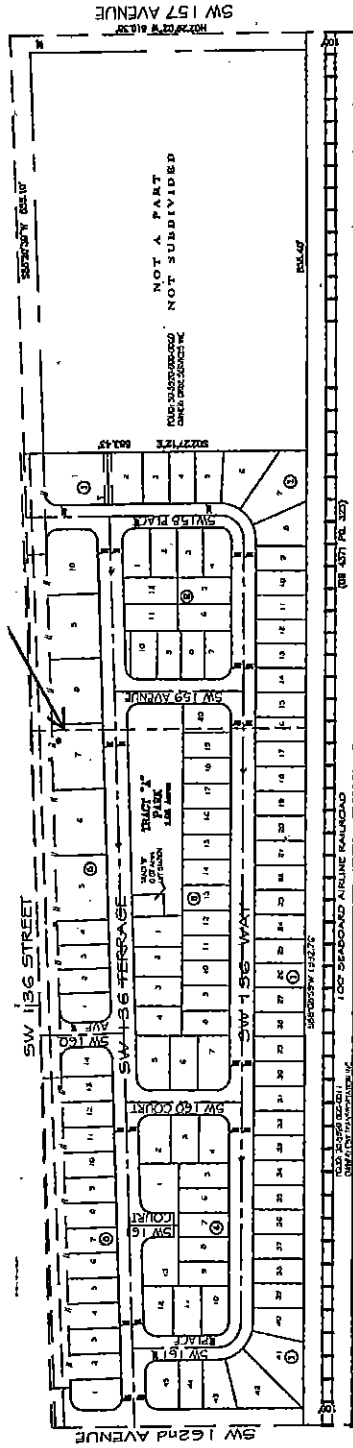
By: **Christopher Agrippa**  
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency.

Lauren E. Morse

**CRESTVIEW WEST  
SEC. 20, TWP. 55 S., RGL. 39 E**



A<sup>N</sup>