

Memorandum



Date: October 6, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

Agenda Item No. 5(R)

From: Jack Osterholt 
Director, Department of Regulatory and Economic Resources

Resolution No. R-941-20

Subject: Resolution Approving the Plat of Via Ventura Neighborhood 3 North filed by San Simeon Lennar, LLC

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Via Ventura Neighborhood 3 North is bounded on the north and east by San Simeon way, on the south by NE 206 Terrace, and on the west approximately 200 feet east of NE 4 Place.

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.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

A location sketch is attached to this memorandum as Exhibit A.

Full scale copy of the plat and legal description of the boundaries of the land being subdivided, as well as the plat restrictions contained therein, are on file with the Department of Regulatory and Economic Resources.

Scope

This plat is located in Commission District 1, which is represented by Commissioner Barbara J. Jordan.

Fiscal Impact/Funding Source

There is no fiscal impact to Miami-Dade County with the approval of this plat as all improvements will be constructed by the adjoining Via Ventura Neighborhood 3 plat project.

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

Via Ventura Neighborhood 3 North T-24399

- Located in Section 31, Township 51 South, Range 42 East.
- Zoning: PAD.

Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
Page 2

- Proposed Usage: 61 townhouse residences.
- Number of Parcels: 61.
- This plat meets concurrency.

Developer's Obligation

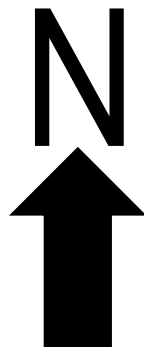
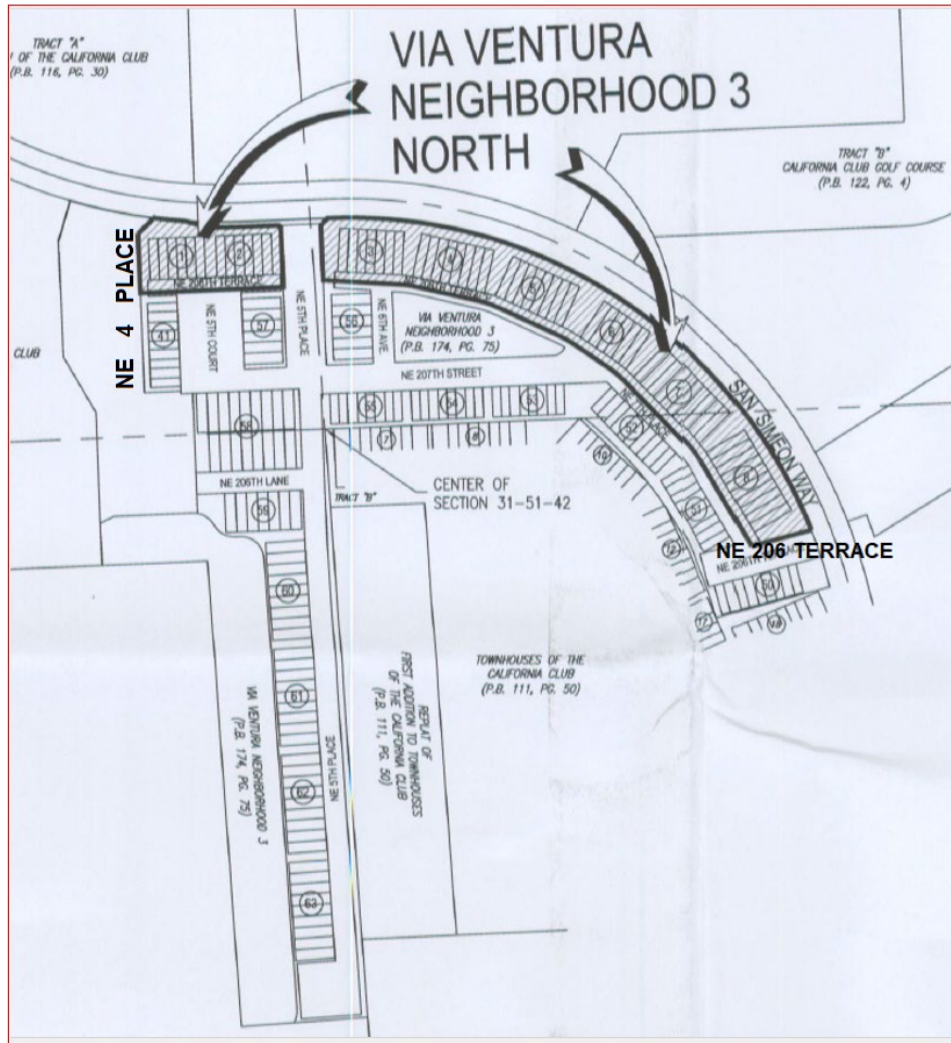
None, all improvements will be constructed by the adjoining Via Ventura Neighborhood 3 plat project.

VIA VENTURA NEIGHBORHOOD 3 NORTH

T-24399

Sec. 31 Twp. 51 South Rge. 42 East

EXHIBIT A





MEMORANDUM (Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(R)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor Agenda Item No. 5(R)
Veto _____ 10-6-20
Override _____

RESOLUTION NO. R-941-20

RESOLUTION APPROVING THE PLAT OF VIA VENTURA NEIGHBORHOOD 3 NORTH FILED BY SAN SIMEON LENNAR, LLC, LOCATED IN SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH AND EAST BY SAN SIMEON WAY, ON THE SOUTH BY NE 206 TERRACE, AND ON THE WEST APPROXIMATELY 200 FEET EAST OF NE 4 PLACE)

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, San Simeon Lennar, 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 “Via Ventura Neighborhood 3 North,” the same being a replat of all of Blocks 42 through 49, and portions of Tracts “C-1”, “D-1”, and “F-1”, of “Via Ventura Neighborhood 3,” according to the plat thereof, as recorded in Plat Book 174, at Page 75, of the Public Records of Miami-Dade County, Florida, lying and being in Section 31, Township 51 South, Range 42 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,

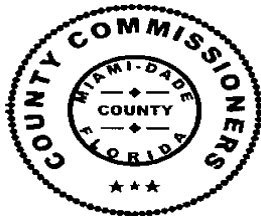
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions 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 **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	absent	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of October, 2020. 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: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse