

# Memorandum



**Date:** April 8, 2014

Agenda Item No. 5(P)

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution approving the Plat of OAK HAMMOCK TOWNHOMES  
SUBDIVISION

## **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 224 Street, on the east approximately 2400 feet west of SW 97 Avenue, on the south approximately 225 feet north of Canal C-1 right-of-way, and on the west by SW 102 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 within the boundaries of Commission District 8, Commissioner Lynda Bell.

## **Fiscal Impact/Funding Source**

If this plat is approved, the fiscal impact to the County would be approximately \$50.00 per year for the annual maintenance cost of the new drainage structure along SW 102 Avenue once constructed adjacent to the project which, will be funded through PWWM General Fund allocation.

## **Track Record/Monitor**

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

## **Background**

OAK HAMMOCK TOWNHOMES SUBDIVISION (T-23366)

- Located in Section 17, Township 56 South, Range 40 East
- Zoning: RU-TH
- Proposed Usage: Townhomes
- Number of parcels: 33
- This plat meets concurrency

**Plat Restrictions**

- That SW 224th Street and SW 102th 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 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 reserved for common area for the joint and several use of property owners within the 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 maintained by a Miami-Dade County approved Special Taxing District.
- 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 adjoining arterial roads.

**Developer's Obligation**

- Paving, drainage, mobilization, clearing, milling, resurfacing, sidewalks, curb and gutter, valley gutter, curb, traffic control signs, striping and monumentation. Bonded under bond number 7893 in the amount of \$107,494.00.



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Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** April 8, 2014

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

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

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(P)  
4-8-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF OAK HAMMOCK TOWNHOMES SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 224 STREET, ON THE EAST APPROXIMATELY 2400 FEET WEST OF SW 97 AVENUE, ON THE SOUTH APPROXIMATELY 225 FEET NORTH OF CANAL C-1 RIGHT-OF-WAY, AND ON THE WEST BY SW 102 AVENUE)

**WHEREAS**, CH-Oak Hammock, 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 OAK HAMMOCK TOWNHOMES SUBDIVISION, the same being a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 17, 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; 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  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day  
of April, 2014. 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Lauren E. Morse

**OAK HAMMOCK TOWNHOMES SUBDIVISION (T-23366)**

**SEC. 17, TWP. 56 S, RGE. 40 E**

**S.W. 224th STREET**

SOUTHERLY RW LINE (AS PER LEGAL)

NW CORNER SE 1/4  
SECTION 17-56-40

"SUNSET APARTMENTS"  
(156 - 89)

P.O.C.

**SITE LOCATION**

NOT A PART

NOT SUBDIVIDED

A PORTION NW 1/4, SE 1/4  
SECTION 17-56-40

P.O.B.

MATCH POINT  
(PLEASE SEE THE PLAN ABOVE  
FOR CONTINUATION

NORTHEASTERLY  
RIGHT-OF-WAY LINE OF  
BLACK CREEK CANAL (C-1)

C-1  
CANAL

EASTERLY RW LINE

NOT A PART  
NOT SUBDIVIDED



**S.W. 97th AVENUE**

**S.W. 102nd AVENUE**