

Memorandum



Date: December 1, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 5(M)

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Subject: Resolution Approving the Waiver of Plat of Florida Power and Light Company
Filed by Florida Power and Light Company

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for Florida Power and Light Company is bounded on the north by SW 96 Street, on the east approximately 300 feet west of SW 125 Avenue, on the south approximately 600 feet north of SW 100 Street, and on the west by SW 127 Avenue.

The Miami-Dade County Plat Committee recommends approval of this waiver of 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.

Legal description of the boundaries of the land are on file with the Department of Regulatory and Economic Resources.

Scope

This waiver of plat is located in Commission District 7, which is represented by Commissioner Raquel A. Regalado.

Delegation of Authority

There are no delegation requirements with this item.

Fiscal Impact/Funding Source

If this waiver of plat is approved, the fiscal impact to the County would be approximately \$450.00 annually for new roadway construction 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 within 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

Florida Power and Light Company (D-24314)

- Located in Section 1, Township 55 South, Range 39 East.
- Zoning: EU-M and EU-1.
- Proposed usage: Unmanned substation.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- Public water and sewer lines abut the proposed subdivision. However, since there are no planned facilities for this plat that will require public water and public sanitary sewer services, connection to public water and public sanitary sewers is not required.

Developer’s Obligation

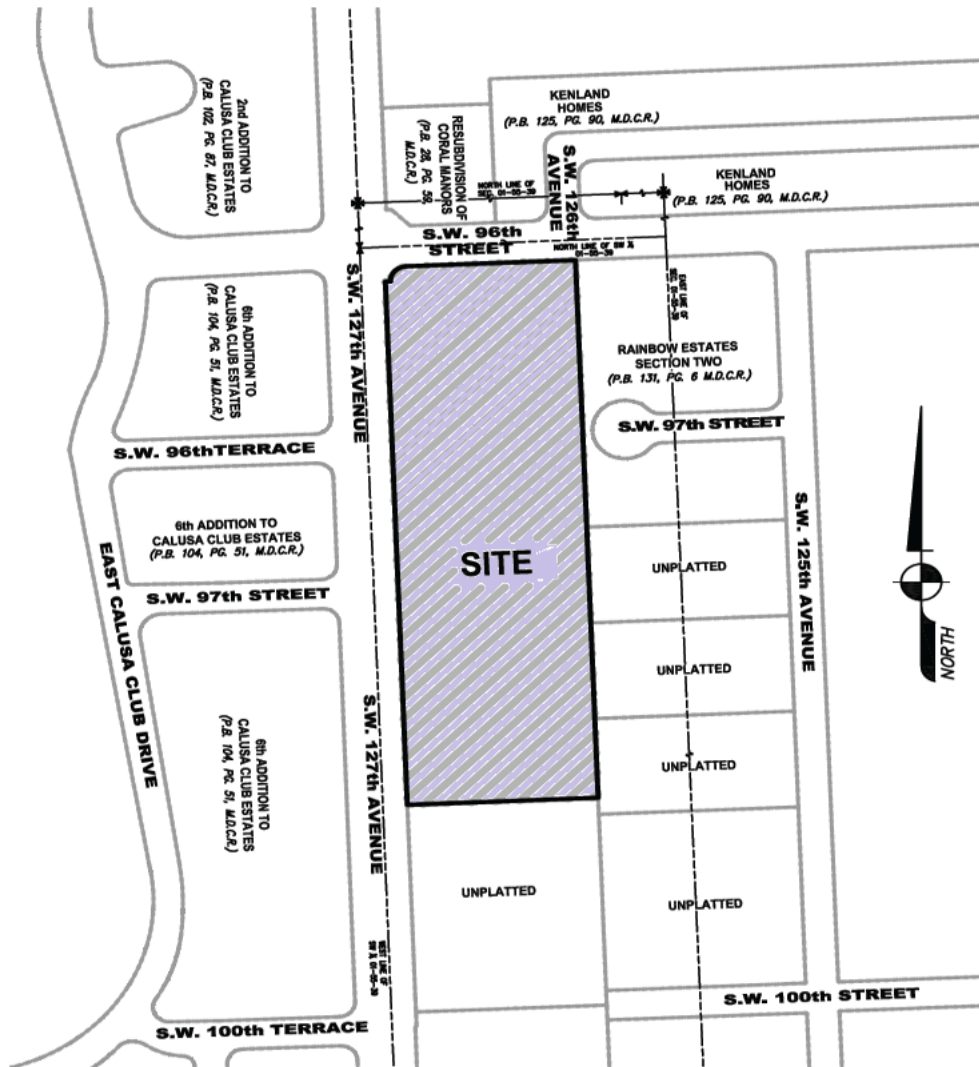
Mobilization, clearing, maintenance of traffic, paving, sidewalk, milling, resurfacing, curb and gutter, drainage, striping detectable warning surfaces, signalization, and landscaping which are bonded under bond number 8240 in the amount of \$136,481.00.

FLORIDA POWER AND LIGHT COMPANY

T-24314

Sec. 1 Twp. 55 South Rge. 39 East

EXHIBIT A





MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: December 1, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(M)

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
Veto _____
Override _____

Agenda Item No. 5(M)
12-1-21

RESOLUTION NO. _____

RESOLUTION APPROVING THE WAIVER OF PLAT OF FLORIDA POWER AND LIGHT COMPANY, D-24314, FILED BY FLORIDA POWER AND LIGHT COMPANY, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 96 STREET, ON THE EAST APPROXIMATELY 300 FEET WEST OF SW 125 AVENUE, ON THE SOUTH APPROXIMATELY 600 FEET NORTH OF SW 100 STREET, AND ON THE WEST BY SW 127 AVENUE)

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

WHEREAS Florida Power and Light Company, a Florida corporation, has this day presented to this Board a waiver of plat of certain lands lying in Miami-Dade County, Florida, said waiver of plat of the property legally described as a portion of land lying and being in the Southwest 1/4 of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said waiver of 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 waiver of plat is hereby approved; that the property has been found to be in compliance with Chapter 28, Subdivisions, of the Miami-Dade County Code; that approval of this waiver of 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 waiver of plat conforms to those requirements.

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:

	Jose "Pepe" Diaz, Chairman
	Oliver G. Gilbert, III, Vice-Chairman
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of December, 2021. 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse