Agenda Item No. 5(H)

**Date:** June 3, 2025

**To:** Honorable Chairman Anthony Rodriguez

and Members, Board of County Commissioners

From: Lourdes M. Gomez, Director

Department of Regulatory and Economic Resources

**Subject:** Resolution Approving the Plat of E Ten Filed by Millrose Properties Florida, LLC

#### Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for E Ten is bounded on the north by SW 110 Street, on the east by SW 85 Avenue, on the south by SW 112 Street, and on the west approximately 330 feet east of SW 87 Avenue.

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 7, which is represented by Commissioner Raquel Regalado.

#### **Delegation of Authority**

There are no delegation requirements with this item.

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#### Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the county would be approximately \$650.00 annually for the maintenance of new roadway construction adjacent to and within 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**

E Ten T-24988

- Located in Section 10, Township 55 South, Range 40 East.
- Zoning: EU-1.
- Proposed Usage: 10 single family residences.
- Number of Parcels: 10.
- This plat meets concurrency.
- The 10 single-family residences were determined to be within feasible distance to public water and public sanitary sewers using the feasible distance requirements in effect with the new feasible distance Ordinance No. 22-137. As a condition of this approval, the proposed development is required to connect to public water and public sanitary sewers

#### **Developer's Obligation**

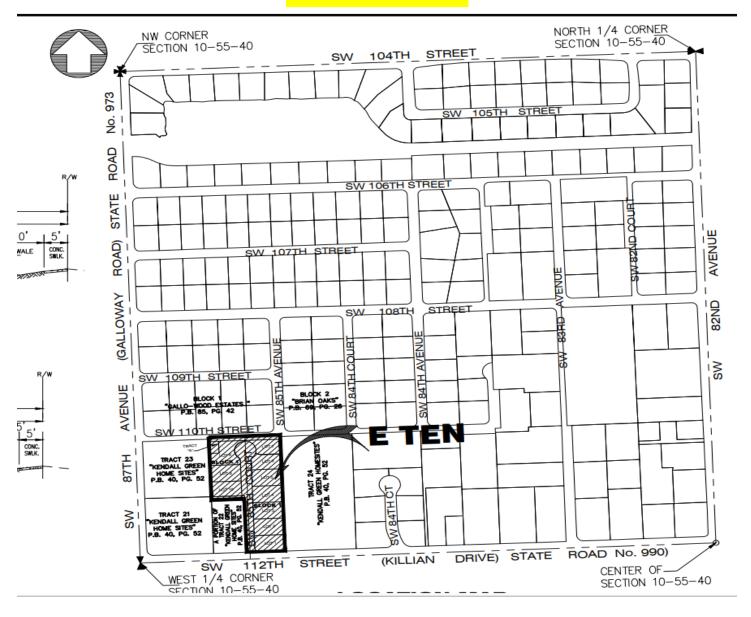
Drainage, pavement, milling, resurfacing, sidewalk, curb & gutter, valley gutter, street name signs, traffic control signs, pavement markings, guardrail, mobilization, clearing, embankment, maintenance of traffic, and monumentation which are bonded under bond number SB2025000020 in the amount of \$296,783.00.

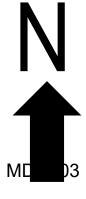
## **E TEN**

### T-24988

Sec. 10 Twp. 55 South Rge. 40 East

# **EXHIBIT A**







## **MEMORANDUM**

(Revised)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	DATE:	June 3, 2025		
FROM:	Bonzon-Keenan County Attorney	SUBJECT	: Agenda Item No. 5(H)		
Pl	ease note any items checked.				
	"3-Day Rule" for committees applicable it	fraised			
	6 weeks required between first reading and public hearing				
	4 weeks notification to municipal officials required prior to public hearing				
	Decreases revenues or increases expenditu	ıres without ba	lancing budget		
	Budget required				
	Statement of fiscal impact required				
	Statement of social equity required				
	Ordinance creating a new board requires report for public hearing	ty Mayor's			
	No committee review				
	Applicable legislation requires more than present, 2/3 membership, 3/5's majority plus one, CDMP 7 vote req (4)(c), CDMP 2/3 vote requirement p, CDMP 9 vote requirement per 2-110	, unanimo uirement per 2 per 2-116.1(3) (	us, -116.1(3)(h) or h) or (4)(c)		

Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved		Mayor	Agenda Item No. 5(H)
Veto			6-3-25
Override			
	RESOLUTION	NO.	

RESOLUTION APPROVING THE PLAT OF E TEN FILED BY MILLROSE PROPERTIES FLORIDA, LLC, LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 110 STREET, ON THE EAST BY SW 85 AVENUE, ON THE SOUTH BY SW 112 STREET, AND ON THE WEST APPROXIMATELY 330 FEET EAST OF SW 87 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, Millrose Properties Florida, 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 "E Ten," the same being a replat of a portion of Tracts 22 and 23 of "Kendal Green Home Sites," according to the plat thereof, as recorded in Plat Book 40, at Page 52 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 10, Township 55 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

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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

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman

Kionne L. McGhee, Vice Chairman

Marleine Bastien

Sen. René García

Roberto J. Gonzalez

Danielle Cohen Higgins

Natalie Milian Orbis

Juan Carlos Bermudez

Oliver G. Gilbert, III

Keon Hardemon

Eileen Higgins

Raquel A. Regalado

Micky Steinberg

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of June, 2025. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_\_ Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

DEM

Lauren E. Morse