Memorandum

Date:	November 17, 2026
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 Waiver of Plat of SOMI 7160, LLC Filed by SOMI 7160, LLC

Agenda Item No. 5(V)

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat SOMI 7160, LLC is bounded on the north by SW 70 Street, on the east by SW 71 Avenue, on the south approximately 400 feet north of SW 72 Street, and on the west by SW 71 Court.

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.

Under Florida law, to deny a plat application, a local government agency must show by competent substantial evidence that the application does not meet the published criteria. The published criteria are set forth in chapter 28 of the Miami-Dade County Code, Subdivisions, and chapter 177 of the Florida Statutes, Land Boundaries.

Scope

This waiver of plat is located in Commission District 6, which is represented by Commissioner Natalie Milian Orbis.

Delegation of Authority

There are no delegation requirements with this item.

Fiscal Impact/Funding Source
If this plat is approved, the fiscal impact to the county would be approximately $200.00 annually for the maintenance of 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
Somi 7160, LLC (D-25252)

- Located in Section 26, Township 54 South, Range 40 East.
- Zoning: EU-M.
- Proposed usage: Two single family residences.
- Number of parcels: Two.
- This waiver of plat meets concurrency.
- These proposed two single-family residences were determined to be within feasible distance to public water but not within feasible distance to public sanitary sewers using the feasible distance requirements in effect under the new feasible distance Ordinance No. 22-137. The waiver of plat was approved after the effective date of said ordinance.
- The proposed development is required to connect to public water.
- The proposed subdivision will be required to install a Type 3 OSTDS to comply with the new OSTDS requirements adopted in Ordinance No. 22-83.

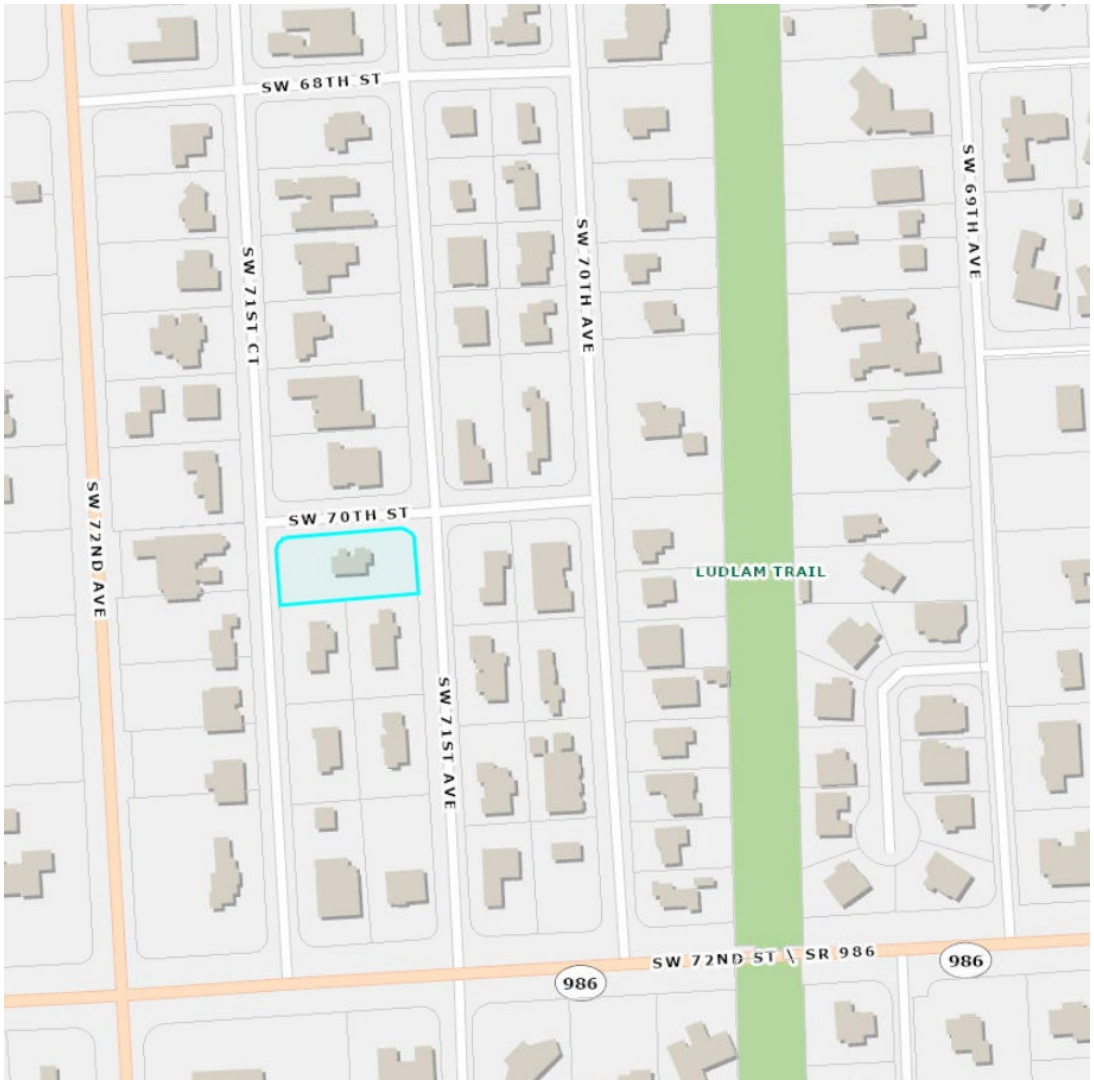
Developer's Obligation
Drainage, pavement, milling, resurfacing, mobilization, clearing, embankment, maintenance of traffic, which are bonded under bond number SB2026000028 in the amount of $42,094.00.

SOMI 7160, LLC

D-25252

Sec. 26 Twp. 54 South Rge. 40 East

EXHIBIT A



N

MDC003

MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(V)

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**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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(V)
11-17-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE WAIVER OF PLAT OF SOMI 7160, LLC, D-25252, FILED BY SOMI 7160, LLC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 70 STREET, ON THE EAST BY SW 71 AVENUE, ON THE SOUTH APPROXIMATELY 400 FEET NORTH OF SW 72 STREET, AND ON THE WEST BY SW 71 COURT)

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

WHEREAS, SOMI 7160, LLC, a Florida limited liability company, 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 Tract 12, of "Amended Plat of a Portion of Palm-Miami," according to the plat thereof, as recorded in Plat Book 31, at Page 35, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 26, Township 54 South, Range 40 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:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of November, 2026. 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.

Lauren E. M. Alvarez