

Memorandum



Date: June 2, 2021
To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners
From: Lourdes M. Gomez, AICP 
Director, Department of Regulatory and Economic Resources
Subject: Resolution Approving the Plat of TFC Mixed Use Palmetto Filed by Palmetto Bay
Storage Development LLC

Agenda Item No. 5(F)

Resolution No. R-533-21

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for TFC Mixed Use Palmetto is bounded on the north by Banyan Street, on the east by Cleveland Avenue, on the south by E. Hibiscus Street, and on the west by the Miami-Dade County Bus Way.

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 9, which is represented by Commissioner Kionne L. McGhee.

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 \$300.00 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

TFC Mixed Use Palmetto T-24245

- Located in Section 32, Township 55 South, Range 40 East.
- Zoning: PECUCD.
- Proposed Usage: Retail and self-storage facility.
- Number of Parcels: Two.
- This plat meets concurrency.
- Available public water and sewer lines abut the proposed subdivision. Both parcels are required to connect to public water and public sanitary sewers.

Developer’s Obligation

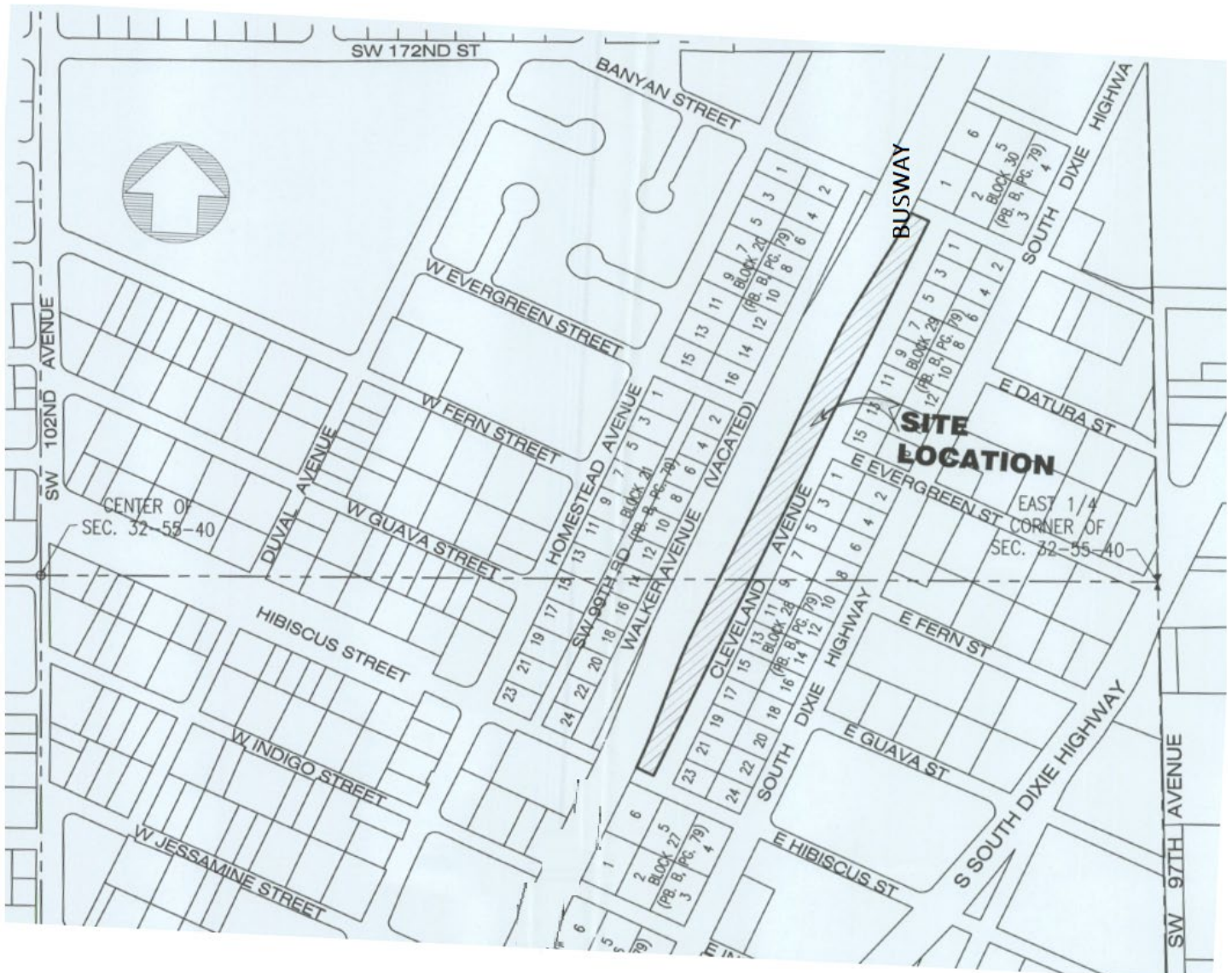
Mobilization, clearing, maintenance of traffic, milling, resurfacing, sidewalk, curb and gutter, drainage, striping, and monumentation which are bonded under bond number 8211 in the amount of \$132,033.00. The Developer is required to connect each parcel to the public water and sewer systems.

TFC MIXED USE PALMETTO

T-24245

Sec. 32 Twp. 55 South Rge. 40 East

EXHIBIT A





MEMORANDUM

(Revised)

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

DATE: June 2, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(F)

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(F)
Veto _____ 6-2-21
Override _____

RESOLUTION NO. R-533-21

RESOLUTION APPROVING THE PLAT OF TFC MIXED USE PALMETTO FILED BY PALMETTO BAY STORAGE DEVELOPMENT LLC, LOCATED IN THE EAST 1/2 OF SECTION 32 TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY BANYAN STREET, ON THE EAST BY CLEVELAND AVENUE, ON THE SOUTH BY E. HIBISCUS STREET, AND ON THE WEST BY THE MIAMI-DADE COUNTY BUS WAY)

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

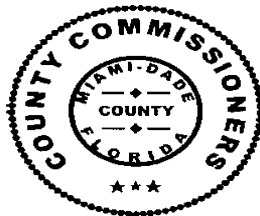
WHEREAS, Palmetto Bay Storage Development LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “TFC Mixed Use Palmetto,” the same being a subdivision of a portion of land lying and being in the East 1/2 of Section 32, 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 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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 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: Melissa Adames
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to be "LEM" or similar, written over a horizontal line.

Lauren E. Morse