

Memorandum



Date: October 6, 2022

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

Agenda Item No. 5(T)

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

Resolution No. R-906-22

Subject: Resolution Approving the Plat of Bonita Groves Estates Filed by TCC Property, LLC

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Bonita Groves Estates is bounded on the north approximately 300 feet south of SW 222 Street, on the east by SW 182 Avenue, on the south by SW 224 Street, and on the west approximately 140 feet east of 184 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 8, which is represented by Commissioner Danielle Cohen Higgins.

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 \$700.00 annually for newly constructed roadway 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

Bonita Groves Estates T-24371

- Located in Section 13, Township 56 South, Range 38 East.
- Zoning: EU-1.
- Proposed Usage: Single family Residences.
- Number of Parcels: Eight.
- This plat meets concurrency.
- A utility water supply and sanitary sewers are not within feasible distance to the subdivision. The Parcels will be served by an on-site drinking water supply well and a septic tank and drainfield system.
- On July 7, 2022, the Board adopted Ordinance No. 22-83, which institutes more rigorous standards for new and replacement onsite sewage treatment and disposal systems (OSTDSs) commonly referred to as “septic tanks” or “septic systems.” Ordinance No. 22-83 provided that the requirements governing the type of OSTDS to be installed would not become effective until January 1, 2023, in response to industry feedback and public outreach during development of the ordinance. This period allowed for proper planning and transitioning by property owners, engineers, contractors, and the OSTDS industry to the new standards. Until that date, building permit applications that have already been approved by DERM to be served by septic tanks may include septic models under the existing standard. In keeping with the educational campaign mandated by Ordinance No. 22-83, development applicants are being advised that no building permits will be issued after January 1, 2023, for septic systems that do not conform to the advanced treatment standards adopted via Ordinance No. 22-83. **Hence, development applications (including plats) for parcels served by septic tanks that have not obtained building permits by January 1, 2023, will be required to conform to the advanced treatment standards adopted via Ordinance No. 22-83, regardless of when such applications have been submitted.**

Developer’s Obligation

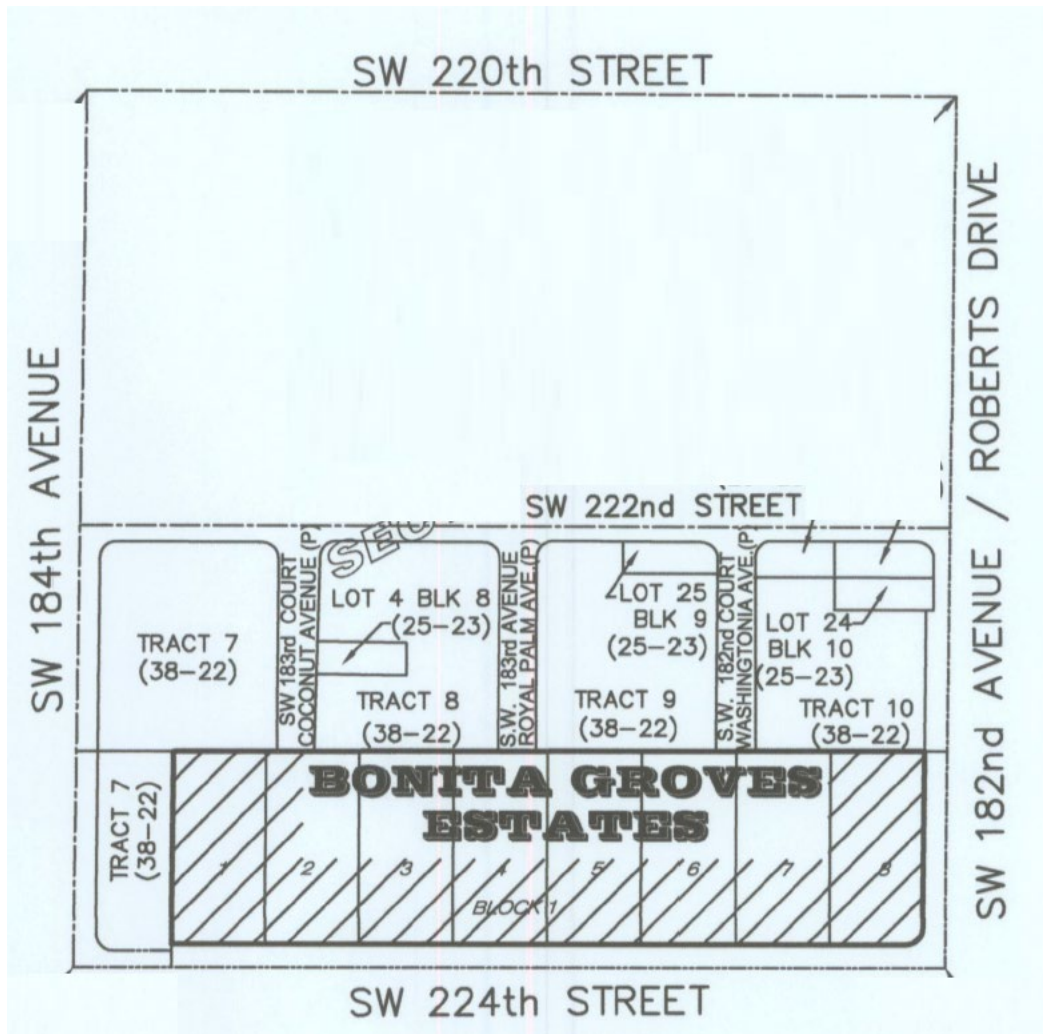
Maintenance paving, maintenance drainage, sidewalk, and monumentation which are bonded under bond number 8309 in the amount of \$75,346.00.

BONITA GROVES ESTATES

T-24371

Sec. 13 Twp. 56 South Rge. 38 East

EXHIBIT A





MEMORANDUM

(Revised)

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

DATE: October 6, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(T)

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(T)
10-6-22

RESOLUTION NO. _____ R-906-22

RESOLUTION APPROVING THE PLAT OF BONITA GROVES ESTATES FILED BY TCC PROPERTY, LLC, LOCATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 38 EAST (BOUNDED ON THE NORTH APPROXIMATELY 300 FEET SOUTH OF SW 222 STREET, ON THE EAST BY SW 182 AVENUE, ON THE SOUTH BY SW 224 STREET, AND ON THE WEST APPROXIMATELY 140 FEET EAST OF SW 184 AVENUE)

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

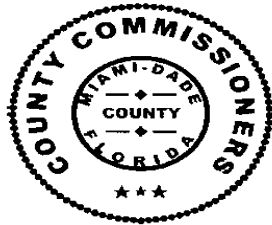
WHEREAS, TCC Property, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “Bonita Groves Estates,” the same being a replat portions of Tracts 7, 8, 9 and 10 of “Revised Plat of Bonita Groves,” according to the plat thereof, as recorded in Plat Book 38, at Page 22, and Lot 15, Block 7, Lot 14 Block 8, and Lots 17 and 18 , Block 10, of “Bonita Groves,” according to the plat thereof as recorded in Plat 25, at Page 23 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 13, Township 56 South, Range 38 East, Miami-Dade County, Florida, and those portions of SW 182 Court, SW 183 Avenue and SW 183 Court lying within the boundaries of this plat vacated by Resolution No. R-590-21, 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 **Jean Monestime** , who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2022. 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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse