

# Memorandum



**Date:** December 6, 2022

**To:** Honorable Interim Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

Agenda Item No. 5(H)

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

Resolution No. R-1154-22

**Subject:** Resolution Approving the Plat of Redlands Development Filed by 172 Redlands Corporation

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## **Recommendation**

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Redlands Development is bounded on the north approximately 300 feet south of SW 274 Street, on the east by SW 170 Avenue, on the south by SW 276 Street, and on the west by SW 172 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 \$500.00 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**

Redlands Development T-24498

- Located in Section 31, Township 56 South, Range 39 East.
- Zoning: AU.
- Proposed Usage: Single family residences.
- Number of Parcels: Five.
- This plat meets concurrency.
- Available public water lines abut the proposed subdivision. Public sanitary sewers are not within feasible distance to the subdivision. Each Parcel will be served by a septic tank and drainfield.
- 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**

Mobilization, clearing, maintenance of traffic, paving, sidewalk, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, and monumentation which are bonded under bond number 8316 in the amount of \$169,261.00.

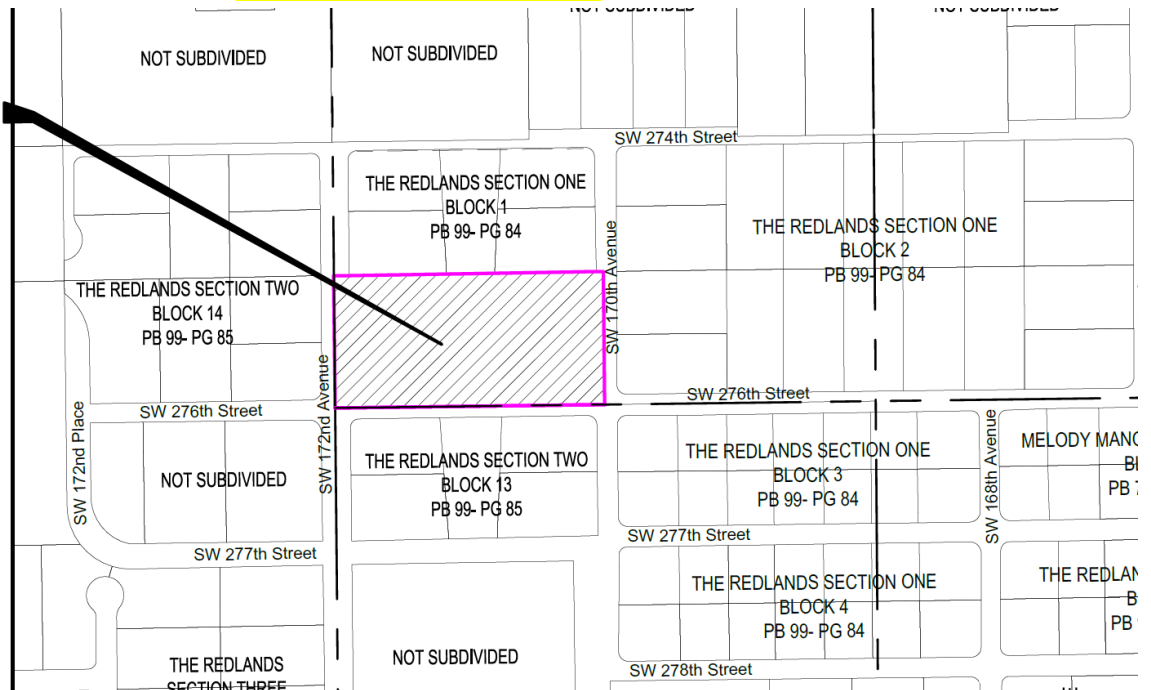
# REDLANDS DEVELOPMENT

T-24498

Sec. 31 Twp. 56 South Rge. 39 East

## EXHIBIT A

"REDLANDS  
DEVELOPMENT"





## MEMORANDUM

(Revised)

**TO:** Honorable Interim Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** December 6, 2022

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(H)

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(H)  
12-6-22

RESOLUTION NO. \_\_\_\_\_ R-1154-22

RESOLUTION APPROVING THE PLAT OF REDLANDS DEVELOPMENT FILED BY 172 REDLANDS CORPORATION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 300 FEET SOUTH OF SW 274 STREET, ON THE EAST BY SW 170 AVENUE, ON THE SOUTH BY SW 276 STREET, AND ON THE WEST BY SW 172 AVENUE)

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

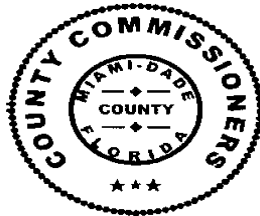
**WHEREAS**, 172 Redlands Corporation, a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “Redlands Development,” the same being a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 31, Township 56 South, Range 39 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 **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

|                                             |     |                      |     |
|---------------------------------------------|-----|----------------------|-----|
| Oliver G. Gilbert, III, Interim Chairman    | aye |                      |     |
| Raquel A. Regalado, Interim Vice Chairwoman | aye |                      |     |
| Marleine Bastien                            | aye | Juan Carlos Bermudez | aye |
| Kevin Marino Cabrera                        | aye | Sen. René García     | aye |
| Roberto J. Gonzalez                         | aye | Keon Hardemon        | aye |
| Danielle Cohen Higgins                      | aye | Eileen Higgins       | aye |
| Kionne L. McGhee                            | aye | Anthony Rodríguez    | aye |
| Micky Steinberg                             | aye |                      |     |

The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of December, 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

By: **Basia Pruna**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

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

Lauren E. Morse