

**Date:** April 4, 2023

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

Agenda Item No. 5(K)

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

Resolution No. R-268-23

**Subject:** Resolution Approving the Plat of West Dade Service Center Filed by Florida Power and Light Company

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### **Recommendation**

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for West Dade Service Center is bounded on the north approximately 290 feet south of NW 64 Street, on the east by NW 77 Court, on the south approximately 280 feet north of NW 60 Street, and on the west by NW 82 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 12, which is represented by Commissioner Juan Carlos Bermudez.

### **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 \$350.00 annually for the maintenance of newly constructed roadway 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**

West Dade Service Center T-24338

- Located in Section 15, Township 53 South, Range 40 East.
- Zoning: IU-3.
- Proposed Usage: Garage service center.
- Number of Parcels: 4.
- This plat meets concurrency.
- The proposed subdivision is within feasible distance to public water and sanitary sewers. The applicant has applied for water and sewer extension permits and is required to connect the property to public water and sanitary sewer as a requirement of this plat approval.

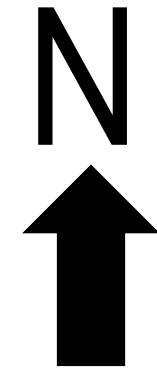
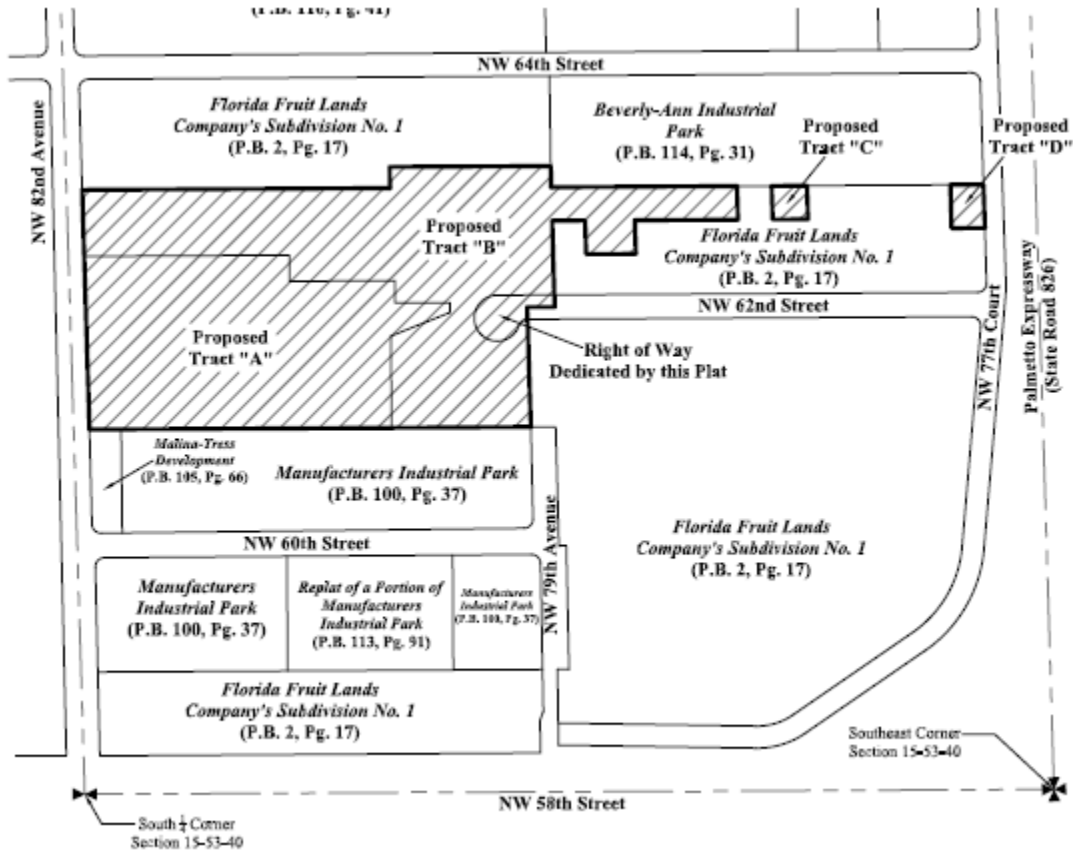
**Developer's Obligation**

Maintenance drainage, maintenance paving, and monumentation which are bonded under bond number 8334 in the amount of \$9,625.00.

# WEST DADE SERVICE CENTER T-24338

Sec. 15 Twp. 53 South Rge. 40 East

## EXHIBIT A





# MEMORANDUM

(Revised)

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

**DATE:** April 4, 2023

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

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

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(K)  
4-4-23

RESOLUTION NO. R-268-23

RESOLUTION APPROVING THE PLAT OF WEST DADE SERVICE CENTER FILED BY FLORIDA POWER AND LIGHT COMPANY, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15 TOWNSHIP 53 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH APPROXIMATELY 290 FEET SOUTH OF NW 64 STREET, ON THE EAST BY NW 77 COURT, ON THE SOUTH APPROXIMATELY 280 FEET NORTH OF NW 60 STREET, AND ON THE WEST BY NW 82 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**, Florida Power and Light Company, 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 “West Dade Service Center,” the same being a replat of a portion of Tracts 52, 60, 61, and 62 of “Florida Fruit Lands Company’s Subdivision No. 1,” according to the plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 15, Township 53 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,

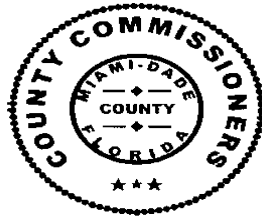
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat 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 **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 4<sup>th</sup> day of April, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

**Basia Pruna**

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

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse