

Memorandum



Date: November 6, 2024

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

Agenda Item No. 5(P)

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

Resolution No. R-981-24

Subject: Resolution Approving the Waiver of Plat of LOC Property, LLC Filed by LOC Property, LLC

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for LOC Property, LLC is bounded on the north by SW 219 Street, on the east approximately 300 feet west of SW 120 Avenue, on the south approximately 130 feet north of SW 220 Street and on the west approximately 200 feet east of SW 122 Avenue.

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.

Scope

This waiver of 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 waiver of plat is approved, the fiscal impact to the county would be approximately \$50.00 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

LOC Property, LLC (D-24852)

- Located in Section 13, Township 56 South, Range 39 East.
- Zoning: RU-2.
- Proposed usage: One duplex.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- This proposed duplex was 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 prior to the new feasible distance Ordinance No. 22-137. The waiver of plat was approved prior to the effective date of said Ordinance.
- The proposed duplex is required to connect to public water and will be required to install a Type 2 OSTDS to comply with the new OSTDS requirements adopted in Ordinance No. 22-83.

Developer's Obligation

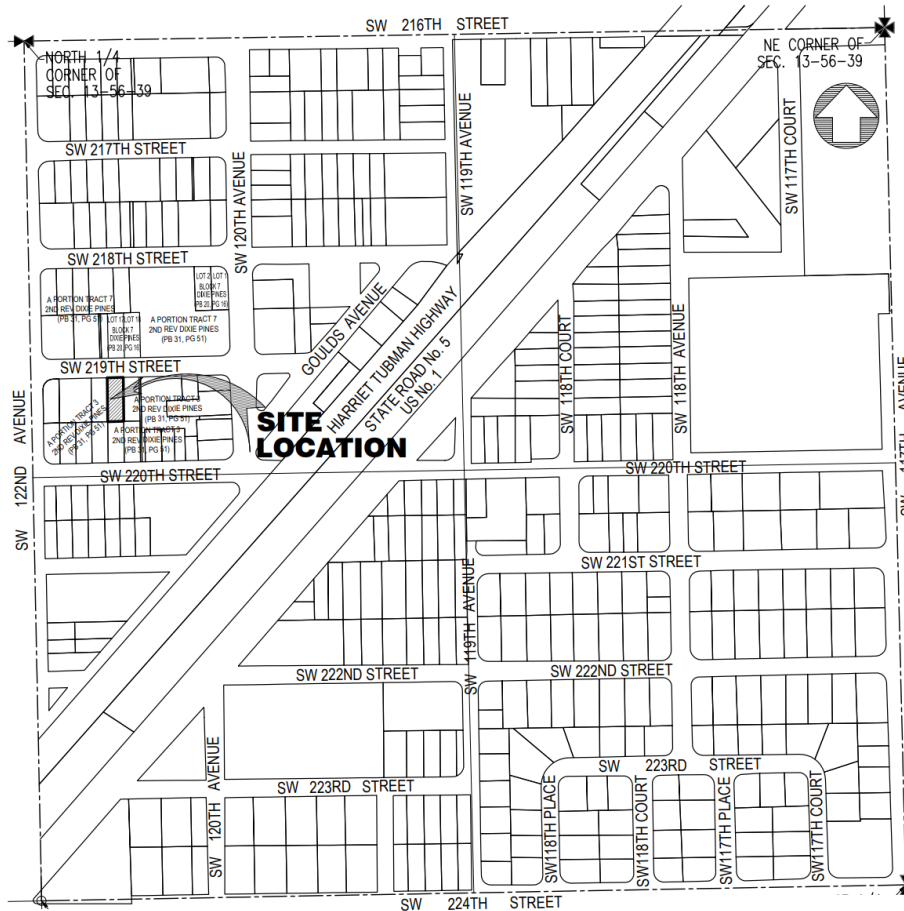
Sidewalk, milling, mobilization, drainage, maintenance of traffic, resurfacing, and clearing, embankment, and contingency which are bonded under bond number 8406 in the amount of \$17,361.00.

LOC PROPERTY, LLC

D-24852

Sec. 13 Twp. 56 South Rge. 39 East

EXHIBIT A



MDC003



MEMORANDUM

(Revised)

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

DATE: November 6, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(P)

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 ____, majority plus one ____, 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) ____, 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(P)
11-6-24

RESOLUTION NO. R-981-24

RESOLUTION APPROVING THE WAIVER OF PLAT OF LOC PROPERTY, LLC, D-24852, FILED BY LOC PROPERTY, LLC, LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 219 STREET, ON THE EAST APPROXIMATELY 300 FEET WEST OF SW 120 AVENUE, ON THE SOUTH APPROXIMATELY 130 FEET NORTH OF SW 220 STREET AND ON THE WEST APPROXIMATELY 200 FEET EAST OF SW 122 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, LOC Property, 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 replat of a portion of Tract 3 of “2nd Revised Plat of Dixie Pines,” according to the plat thereof, as recorded in Plat Book 31, at Page 51, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 13, Township 56 South, Range 39 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 **Anthony Rodriguez** , 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	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	nay
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of November, 2024. 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: Basia Pruna
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