

Memorandum



Date: February 19, 2025

To: Honorable Chairman Anthony Rodriguez
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-168-25

Subject: Resolution Approving the Waiver of Plat of Soid Realty & Investment Properties Inc. filed by Soid Realty & Investment Properties Inc.

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for Soid Realty & Investment Properties Inc. is bounded on the north by NW 81 Street, on the east approximately 70 feet west of NW 11 Avenue, on the south approximately 120 feet north of NW 80 Street and on the west approximately 140 feet east of NW 11 Court.

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 2, which is represented by Commissioner Marleine Bastien.

Delegation of Authority

There are no delegation requirements with this item.

Fiscal Impact/Funding Source

There is no fiscal impact to Miami-Dade County with the approval of this plat; all improvements are in place.

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

- Soid Realty & Investment Properties Inc. (D-24901)
- Located in Section 11, Township 53 South, Range 41 East.
- Zoning: RU-2.
- Proposed usage: One duplex residence.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- This proposed duplex was determined not to be within feasible distance to a gravity sewer main using the feasible distance requirements in effect under the new feasible distance Ordinance No. 22-137. A sewer force main is within proximity; however, this classification of infrastructure is ineligible for connection as the Miami-Dade Water and Sewer Rules and Regulations prohibit duplexes from connecting to a sanitary sewer force main. As a result, there is no infrastructure available for connection, and the proposed duplex must be served by an OSTDS. In addition, the proposed lot size did not meet the minimum requirement for a duplex to be served by an OSTDS. Therefore, the Environmental Quality Control Board (EQCB) granted a variance to the Code, allowing the proposed duplex to use an OSTDS for domestic wastewater disposal.
- The proposed development is required to connect to public water.
- The proposed development will be required to install a special OSTDS to comply with the conditions in EQCB Order 24-16 (recorded in Official Records Book 34277, Page 4492).

Developer's Obligation

None, all improvements are in place.



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: February 19, 2025

FROM: 
Glen 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 ____, 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(K)
2-19-25

RESOLUTION NO. _____ R-168-25

RESOLUTION APPROVING THE WAIVER OF PLAT OF SOID REALTY & INVESTMENT PROPERTIES INC., FILED BY SOID REALTY & INVESTMENT PROPERTIES INC., LOCATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 81 STREET, ON THE EAST APPROXIMATELY 70 FEET WEST OF NW 11 AVENUE, ON THE SOUTH APPROXIMATELY 120 FEET NORTH OF NW 80 STREET AND ON THE WEST APPROXIMATELY 140 FEET EAST OF NW 11 COURT)

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

WHEREAS, Soid Realty & Investment Properties Inc., a Florida Corporation, 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 portion of Lot 11 and Lot 12, Block 38, of "Little River Gardens," according to the plat thereof, as recorded in Plat Book 11, at Page 19, and a portion of Lot 1, Block 1, "Nature Park," according to the plat thereof as recorded in Plat Book 18, Page 22, both of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 11, Township 53 South, Range 41 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 **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of February, 2025. This resolution shall become effective upon the earlier of (1) ten (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.

Lauren E. Morse