

Memorandum



Date: September 3, 2025

Agenda Item No. 5(T)

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

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

Resolution No. R-840-25

Subject: Resolution Approving the Waiver of Plat of 251 NE 116 Holdings LLC filed by
251 NE 116 Holdings 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 251 NE 116 Holdings LLC is bounded on the north approximately 120 feet south of NE 117 Street, on the east approximately 1,220 feet west of W Biscayne Canal Road, on the south by NE 116 Street and on the west approximately 300 feet east of NE 2 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 3, which is represented by Commissioner Keon Hardemon.

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 \$50.00 annually for the maintenance of 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

251 NE 116 Holdings LLC D-25106

- Located in Section 31, Township 52 South, Range 42 East.
- Zoning: RU-1.
- Proposed usage: One single family residence.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- This single-family residence 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 under the new feasible distance Ordinance No. 22-137. The tentative plat was approved after the effective date of said Ordinance.
- The proposed development is required to connect to public water.
- The proposed development is required to install Type 2 OSTDS to comply with the new OSTDS requirements adopted in Ordinance No. 22-83.

Developer's Obligation

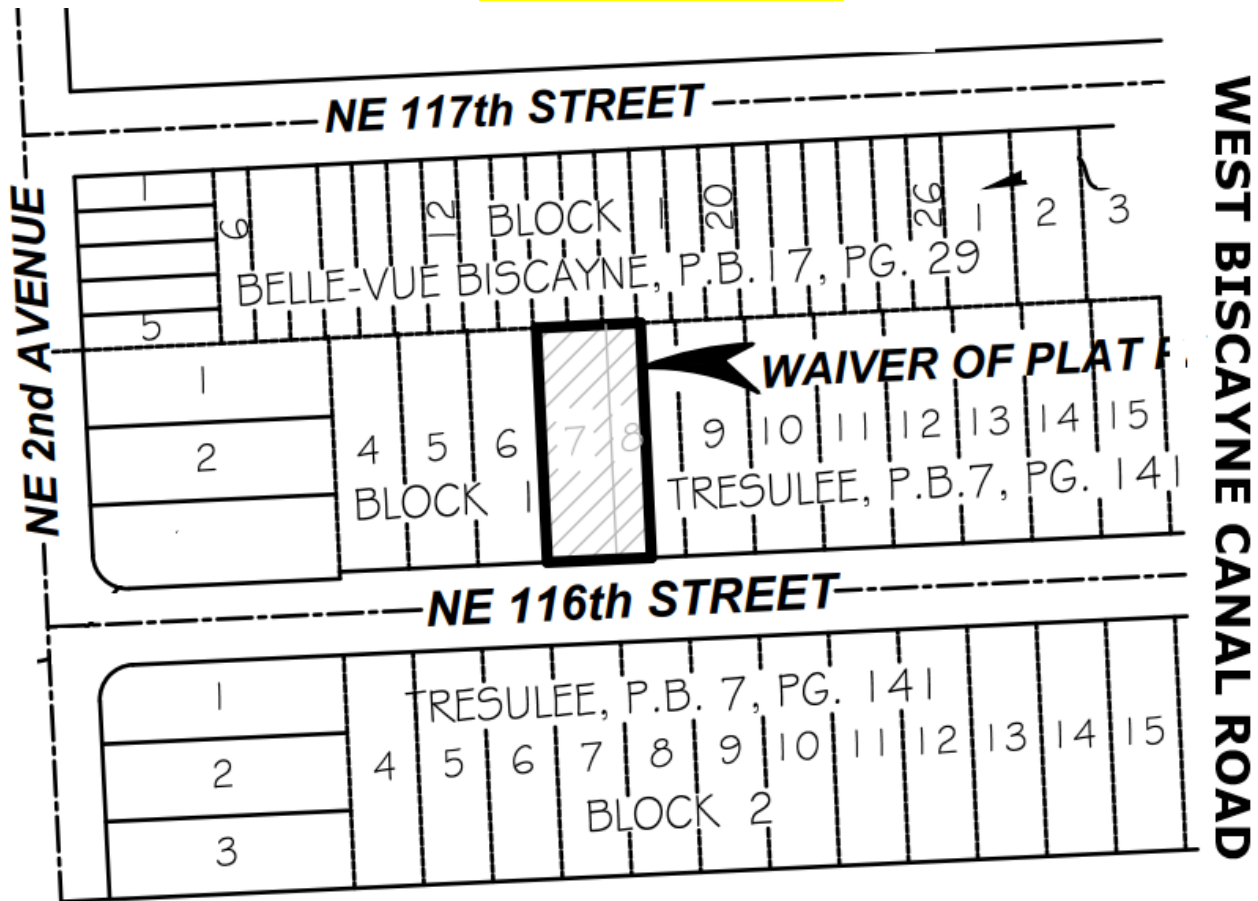
Drainage pavement, sidewalk, valley curb, traffic control signs, detectable warning surfaces, mobilization, clearing, embankment, maintenance of traffic and contingency, which are bonded under bond number SB2025000025 in the amount of \$25,115.00.

251 NE 116 HOLDINDS LLC

D-25106

Sec. 31 Twp. 52 South Rge. 42 East

EXHIBIT A





MEMORANDUM

(Revised)

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

DATE: September 3, 2025

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 ____, 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(T)
9-3-25

RESOLUTION NO. R-840-25

RESOLUTION APPROVING THE WAIVER OF PLAT OF 251 NE 116 HOLDINGS LLC FILED BY 251 NE 116 HOLDINGS LLC LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH APPROXIMATELY 120 FEET SOUTH OF NE 117 STREET, ON THE EAST APPROXIMATELY 1,220 FEET WEST OF W BISCAYNE CANAL ROAD, ON THE SOUTH BY NE 116 STREET AND ON THE WEST APPROXIMATELY 300 FEET EAST OF NE 2 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, 251 NE 116 Holdings 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 Lot 7, and a portion of Lot 8, Block 1 of “Tresulee,” according to the plat thereof, as recorded in Plat Book 7, at Page 141, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 31, Township 52 South, Range 42 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.

MDC005

The foregoing resolution was offered by Commissioner **Eileen Higgins**,
 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	absent
Sen. René García	nay	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of September, 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.

A handwritten signature in dark ink, appearing to be "CMR".

Cristina M. Rabionet