

Memorandum



Date: October 9, 2025

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

Agenda Item No. 5(G)

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

Resolution No. R-922-25

Subject: Resolution Approving the Waiver of Plat of DCR Dadeland LLC filed by DCR Dadeland, 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 DCR Dadeland LLC is bounded on the north by SW 98 Street, on the east approximately 370 feet west of SW 77 Place, on the south approximately 120 feet north of SW 99 Street and on the west approximately 250 feet east of SW 79 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 7, which is represented by Commissioner Raquel A Regalado.

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

- DCR Dadeland LLC (D-25155).
- Located in Section 3, Township 55 South, Range 40 East.
- Zoning: EU-M.
- 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 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, milling, resurfacing, mobilization, clearing, embankment, and maintenance of traffic, which are bonded under bond number SB2025000026 in the amount of \$28,080.00.

DCR DADELAND LLC

D-25155

Sec. 3 Twp. 55 South Rge. 40 East

EXHIBIT A



MD 0003



MEMORANDUM (Revised)

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

DATE: October 9, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(G)

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(G)
10-9-25

RESOLUTION NO. R-922-25

RESOLUTION APPROVING THE WAIVER OF PLAT OF DCR DADELAND LLC, FILED BY DCR DADELAND LLC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 98 STREET, ON THE EAST APPROXIMATELY 370 FEET WEST OF SW 77 PLACE, ON THE SOUTH APPROXIMATELY 120 FEET NORTH OF SW 99 STREET AND ON THE WEST APPROXIMATELY 250 FEET EAST OF SW 79 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, DCR Dadeland 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 3 and portion of Lot 8, Block 2, of “Kendal Pines,” according to the plat thereof, as recorded in Plat Book 56, at Page 73, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 3, Township 55 South, Range 40 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 **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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
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 this resolution duly passed and adopted this 9th day of October, 2025. 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.

Lauren Morse
Cristina M. Rabionet