

Memorandum



Date: November 18, 2025

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

Agenda Item No. 5(C)

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

Resolution No. R-1118-25

Subject: Resolution Approving the Waiver of Plat of Miami-Dade County Filed by Miami-Dade County

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for Miami-Dade County is bounded on the north approximately 130 feet south of NW 34 Street, on the east approximately 390 feet west of NW 30 Avenue, on the south by NW 33 Street and on the west approximately 40 feet east of NW 31 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 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

Miami-Dade County (D-25214)

- Located in Section 28, Township 53 South, Range 41 East.
- Zoning: RU-2.
- Proposed usage: Two duplex units.
- Number of parcels: Two.
- This waiver of plat meets concurrency.
- The 2 new duplex residences were determined to be within feasible distance to public water and sanitary sewers using the feasible distance requirements in effect under the new feasible distance Ordinance No. 22-137.
- As a condition of this approval, the proposed development is required to connect to public water and public sanitary sewers.

Developer's Obligation

None, all improvements are in place.

MIAMI-DADE COUNTY

D-25214

Sec. 28 Twp. 53 South Rge. 41 East

EXHIBIT A



Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
11-18-25

RESOLUTION NO. _____ R-1118-25

RESOLUTION APPROVING THE WAIVER OF PLAT OF MIAMI-DADE COUNTY (D-25214), FILED BY MIAMI-DADE COUNTY, LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH APPROXIMATELY 130 FEET SOUTH OF NW 34 STREET, ON THE EAST APPROXIMATELY 390 FEET WEST OF NW 30 AVENUE, ON THE SOUTH BY NW 33 STREET AND ON THE WEST APPROXIMATELY 40 FEET EAST OF NW 31 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, Miami-Dade County, a political subdivision of the State of Florida, 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 Lots 14, 15, and 16, Block 41, of “Melrose Heights 4th Section,” according to the plat thereof, as recorded in Plat Book 17, at Page 21, of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 28, 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 **Kionne L. McGhee**, 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:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Natalie Milian Orbis	aye
Raquel A. Regalado	aye	Micky Steinberg	aye
District 5 - Vacant			

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 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