


# Memorandum



**Date:** June 4, 2024

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

Agenda Item No. 5(J)

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

**Subject:** Resolution Approving the Plat of Legacy West Phase Filed by West Aventura TIC 1, LLC

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## **Recommendation**

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Legacy West Phase is bounded on the north by NE 187 Street, on the east by NE 24 Avenue, on the south by NE 186 Street, and on the west by NE 23 Court.

The Miami-Dade County Plat Committee recommends approval of this 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.

Full scale copy of the plat and legal description of the boundaries of the land being subdivided, as well as the plat restrictions contained therein, are on file with the Department of Regulatory and Economic Resources.

## **Scope**

This plat is located in Commission District 4, which is represented by Commissioner Micky Steinberg.

## **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 \$900.00 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**

Legacy West Phase T-24612

- Located in Section 4, Township 52 South, Range 42 East.
- Zoning: OUAD.
- Proposed Usage: 350 apartment units.
- Number of Parcels: One.
- This plat meets concurrency.
- This 350-dwelling units residential development was determined to be within feasible distance to public water and public sanitary sewers using the feasible distance requirements in effect prior to the new feasible distance Ordinance No. 22-173. As a condition of this approval, the proposed development is required to connect to public water and public sanitary sewers.

**Developer's Obligation**

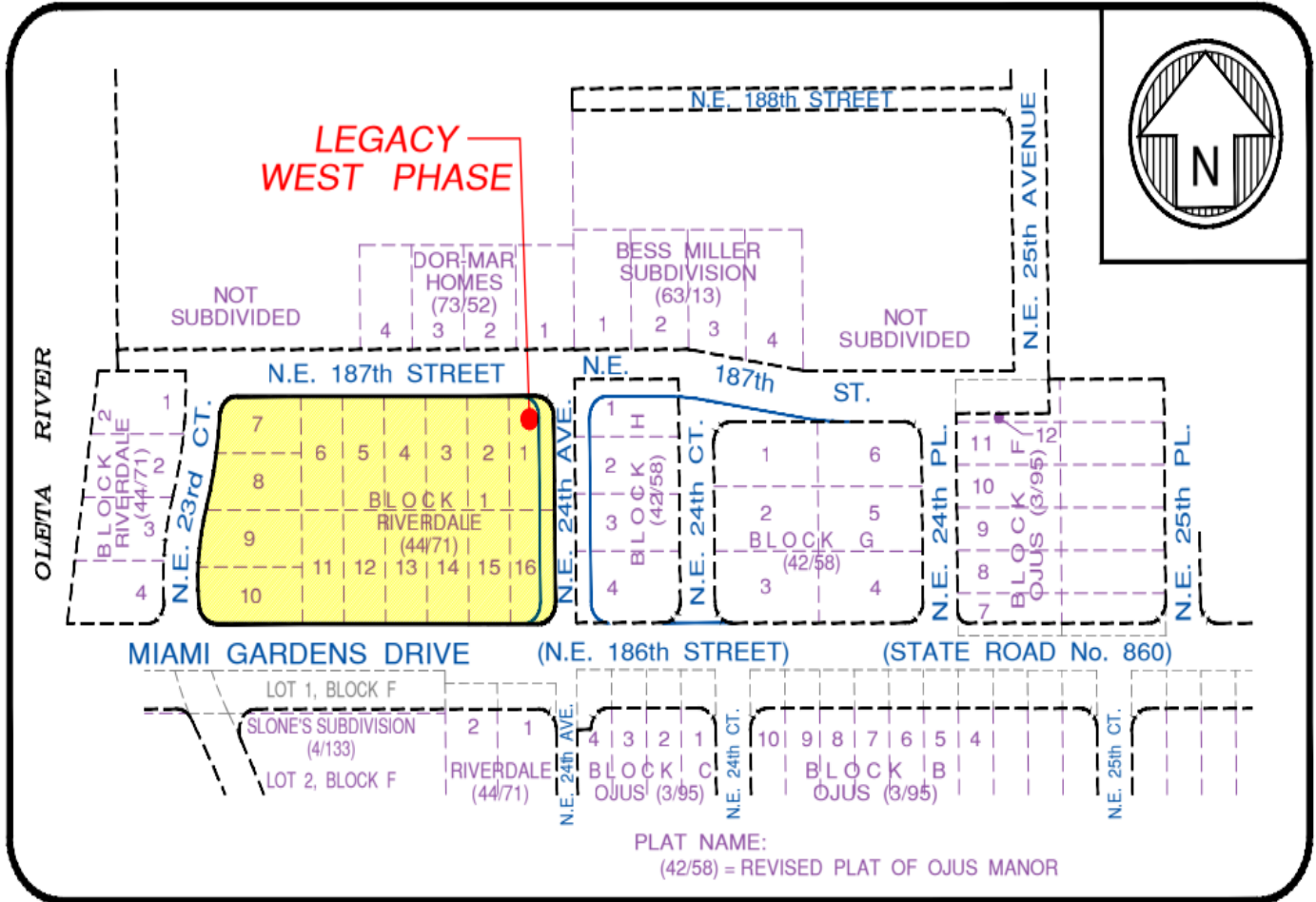
Paving, drainage, sidewalk, curb & gutter, valley gutter, street name signs, traffic control signs, striping, detectable warning surfaces, and monumentation which are bonded under bond number 8396 in the amount of \$530,105.00.

# LEGACY WEST PHASE

## T-24612

Sec. 4 Twp. 52 South Rge. 42 East

# EXHIBIT A





**MEMORANDUM**  
(Revised)

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

**DATE:** June 4, 2024

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(J)

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 \_\_\_\_, 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) \_\_\_\_, or 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(J)  
6-4-24

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF LEGACY WEST PHASE, FILED BY WEST AVENTURA TIC 1, LLC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH BY NE 187 STREET, ON THE EAST BY NE 24 AVENUE, ON THE SOUTH BY NE 186 STREET, AND ON THE WEST BY NE 23 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**, West Aventura TIC 1, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, said plat to be known as “Legacy West Phase,” the same being a replat of Lots 1 through 16 in Block 1, of “Riverdale,” according to the plat thereof, as recorded in Plat Book 44, at Page 71 of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 4, Township 52 South, Range 42 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said 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 plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the 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 plat conform to those requirements.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 4<sup>th</sup> day of June, 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Lauren E. Morse