

# Memorandum



**Date:** May 19, 2020

Agenda Item No. 5(A)

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**Subject:** Resolution Approving the Plat of Turnpike Commerce Center Filed by RREEF CPIF  
Commerce Turnpike Center JV, 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 Turnpike Commerce Center is bounded on the north approximately 950 feet south of NW 17 Street, on the east by NW 121 Avenue, on the south approximately 910 feet north of NW 12 Street, and on the west by NW 122 Avenue.

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 12, which is represented by Commissioner Jose "Pepe" Diaz.

## **Fiscal Impact/Funding Source**

If this plat is approved, the fiscal impact to the County would be approximately \$200.00 annually for new roadway construction adjacent to the project. These costs would be covered by the Department of Transportation and Public Works' annual General Fund allocation.

## **Tack Record/Monitor**

The Development Services Division of 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**

Turnpike Commerce Center T-24227

- Located in Section 36, Township 53 South, Range 39 East.
- Zoning: IU-1.
- Proposed Usage: Industrial warehouse.
- Number of Parcels: One.
- This plat meets concurrency.

**Developer's Obligation**

Mobilization, clearing, maintenance of traffic, paving, milling, resurfacing, sidewalk, curb and gutter, valley gutter, curb, drainage, traffic control signs, striping, detectable warning surfaces, guardrail, and monumentation which are bonded under bond number 8172 in the amount of \$197,271.00.





**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** May 19, 2020

**FROM:** Abigail Price-Williams  
County Attorney

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

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(A)  
5-19-20

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

RESOLUTION APPROVING THE PLAT OF TURNPIKE COMMERCE CENTER FILED BY RREEF CPIF COMMERCE TURNPIKE CENTER JV, LLC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 950 FEET SOUTH OF NW 17 STREET, ON THE EAST BY NW 121 AVENUE, ON THE SOUTH APPROXIMATELY 910 FEET NORTH OF NW 12 STREET AND ON THE WEST BY NW 122 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**, RREEF CPIF Commerce Turnpike Center JV, LLC, a Delaware limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “Turnpike Commerce Center,” the same being a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 36, Township 53 South, Range 39 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:

- |                                |                      |
|--------------------------------|----------------------|
| Audrey M. Edmonson, Chairwoman |                      |
| Rebeca Sosa, Vice Chairwoman   |                      |
| Esteban L. Bovo, Jr.           | Daniella Levine Cava |
| Jose "Pepe" Diaz               | Sally A. Heyman      |
| Eileen Higgins                 | Barbara J. Jordan    |
| Joe A. Martinez                | Jean Monestime       |
| Dennis C. Moss                 | Sen. Javier D. Souto |
| Xavier L. Suarez               |                      |

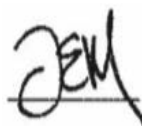
The Chairperson thereupon declared this resolution duly passed and adopted this 19<sup>th</sup> day of May, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an 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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Lauren E. Morse