

# Memorandum



**Date:** November 7, 2023

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

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

Agenda Item No. 5(I)

**Subject:** Resolution Approving the Plat of Isola Tower Filed by LCS Communications, 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 Isola Tower is bounded on the north by SW 250 Terrace, on the east by SW 112 Avenue, on the south by Florida's Turnpike, and on the west approximately 240 feet east of SW 112 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 8, which is represented by Commissioner Danielle Cohen Higgins.

## **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 as 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**

Isola Tower T-24846

- Located in Section 30, Township 56 South, Range 40 East.
- Zoning: RU-3M.
- Proposed Usage: Flag pole/cell tower.
- Number of Parcels: One.
- This plat meets concurrency.
- Based on the development information provided on the plat, the property will be used as open space for a flag pole and cellular tower, for which no water/sewer service is required for the proposed development. In accordance with Chapter 24 of the Code, DERM will evaluate the feasibility of connecting to the public water supply system and public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on this property.

**Developer's Obligation**

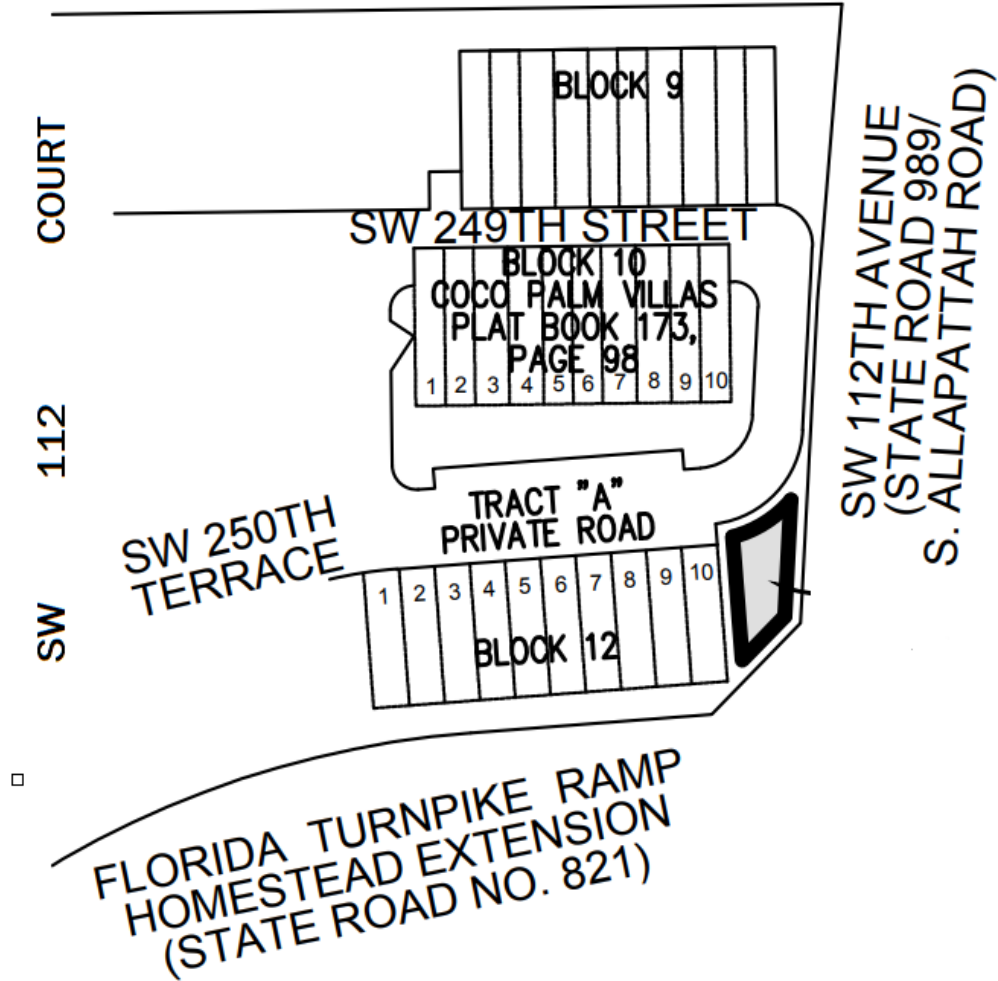
None, all improvements are in place.

# ISOLA TOWER

T-24846

Sec. 30 Twp. 56 South Rge. 40 East

## EXHIBIT A





**MEMORANDUM**  
(Revised)

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

**DATE:** November 7, 2023

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

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

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(I)  
11-7-23

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

RESOLUTION APPROVING THE PLAT OF ISOLA TOWER, FILED BY LCS COMMUNICATIONS, LLC, LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 250 TERRACE, ON THE EAST BY SW 112 AVENUE, ON THE SOUTH BY FLORIDA'S TURNPIKE, AND ON THE WEST APPROXIMATELY 240 FEET EAST OF SW 112 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**, LCS Communications, LLC, a Delaware 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 "Isola Tower," the same being a replat of a portion of Tract C, of "Coco Palm Villas", according to the plat thereof, as recorded in Plat Book 173, at Page 98 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 30, Township 56 South, Range 40 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 7<sup>th</sup> day of November, 2023. 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