Memorandum

MIAMI-DADE COUNTY

Date: November 17, 2026

Agenda Item No. 5(Z)

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

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

Subject: Resolution Approving the Plat of Ambar Station Filed by VC Station, LLC and Ambar Station, Ltd.

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Ambar Station is bounded northwesterly by the South Dade Transitway, northeasterly approximately 840 feet southwesterly of Naranja Lakes Boulevard, southeasterly by Harriet Tubman Highway, and on the South by SW 280 Street.

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.

Under Florida law, to deny a plat application, a local government agency must show by competent substantial evidence that the application does not meet the published criteria. The published criteria are set forth in chapter 28 of the Miami-Dade County Code, Subdivisions, and chapter 177 of the Florida Statutes, Land Boundaries.

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 9, which is represented by Vice Chairman Kionne L. McGhee.

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 $500.00 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
Ambar Station T-25076

- Located in Section 33, Township 56 South, Range 39 East.
- Zoning: LCCUC.
- Proposed Usage: 576 Apartments.
- Number of Parcels: Two.
- This plat meets concurrency.
- The proposed 576 apartments and retail space were determined to be within feasible distance to public water and public 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.

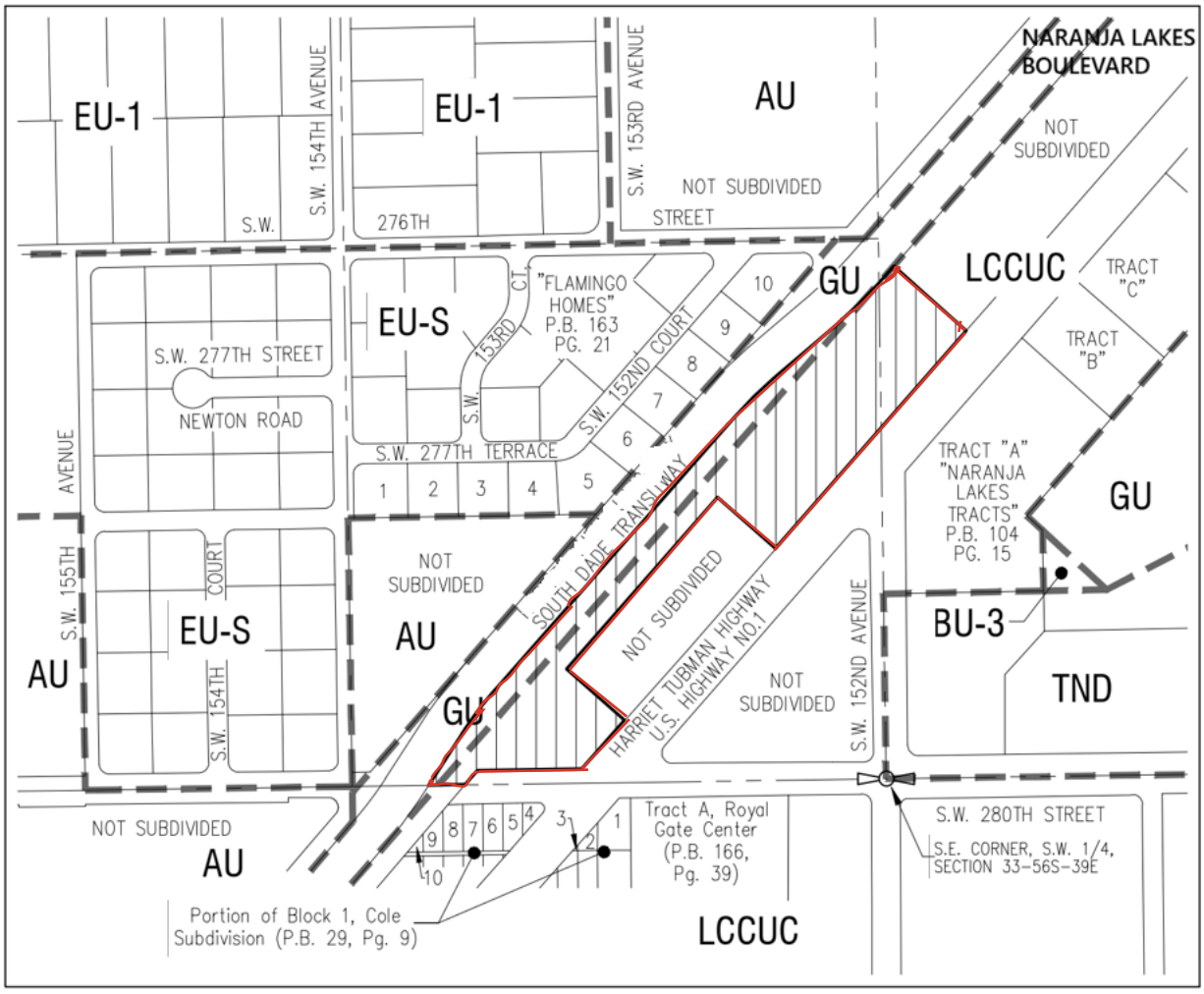
Developer's Obligation
Drainage, pavement, sidewalk, curb & gutter, valley gutter, street name signs, traffic control signs, pavement markings, detectable warning surfaces, mobilization, clearing, embankment, maintenance of traffic, and monumentation which are bonded under bond number SB2026000052 in the amount of $234,596.00.

AMBAR STATION

T-25076

Sec. 33 Twp. 56 South Rge. 39 East

EXHIBIT A



N

MDC003

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(Z)

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**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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(Z)
11-17-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF AMBAR STATION, FILED BY VC STATION, LLC AND AMBAR STATION, LTD., LOCATED IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED NORTHWESTERLY BY THE SOUTH DADE TRANSITWAY, NORTHEASTERLY APPROXIMATELY 840 FEET SOUTHWESTERLY OF NARANJA LAKES BOULEVARD, SOUTHEASTERLY BY HARRIET TUBMAN HIGHWAY, AND ON THE SOUTH BY SW 280 STREET)

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, VC Station, LLC, a Florida limited liability company and Ambar Station, Ltd., a Florida limited partnership, have this day presented to this Board a plat of certain lands lying in Miami-Dade County Florida, said plat to be known as "Ambar Station," the same being a subdivision of a portion of land lying and being in the South 1/2 of Section 33, Township 56 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:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of November, 2026. 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.

Cristina M. Rabionet