

Memorandum



Date: March 15, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 5(E)

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

Resolution No. R-250-22

Subject: Resolution Approving the Plat of Flagler Gran Central Station First Addition Filed
by Miami Supertower A, LLC and Miami Supertower B, LLC

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Flagler Gran Central Station First Addition is bounded on the north by NW 3 Street, on the east by NW 1 Avenue, on the south by NW 1 Street, and on the west by the Miami-Dade County Metrorail North Corridor Right-of-Way.

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 5, which is represented by Commissioner Eileen 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

Flagler Gran Central Station First Addition T-23795

- Located in Section 37, Township 54 South, Range 41 East.
- Zoning: RTZ.
- Proposed Usage: Retail, hotel, and office space.
- Number of Parcels: Two.
- This plat meets concurrency.
- Available public water and sewer lines abut the proposed subdivision. The parcels are required to connect to public water and public sanitary sewers.

Developer’s Obligation

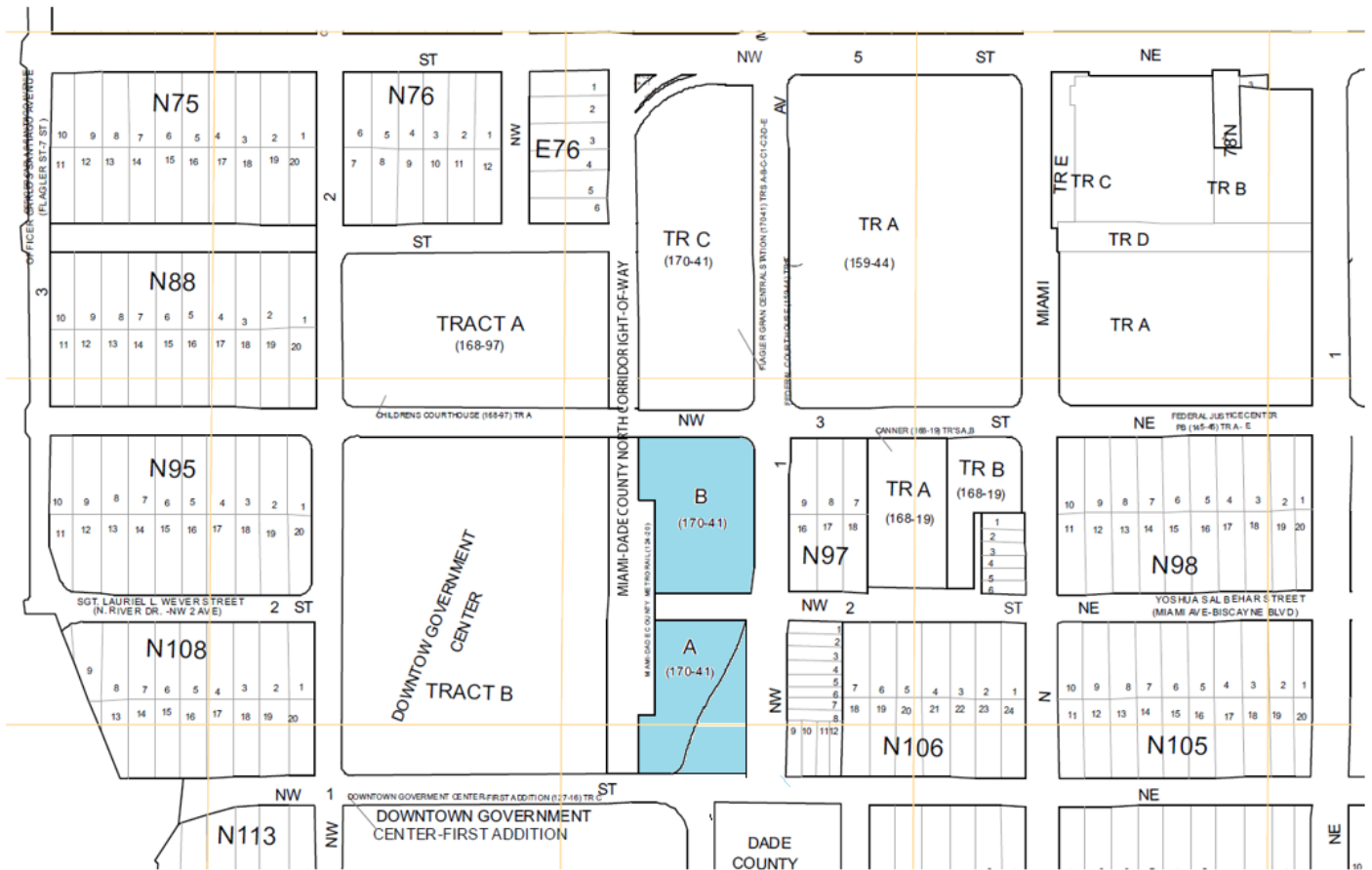
None, all improvements are in place.

FLAGLER GRAN CENTRAL STATION FIRST ADDITION

T-23795

Sec. 37 Twp. 54 South Rge. 41 East

EXHIBIT A





MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 15, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(E)

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(E)
3-15-22

RESOLUTION NO. _____ R-250-22

RESOLUTION APPROVING THE PLAT OF FLAGLER GRAN CENTRAL STATION FIRST ADDITION, FILED BY MIAMI SUPERTOWER A, LLC AND MIAMI SUPERTOWER B, LLC, LOCATED IN SECTION 37, TOWNSHIP 54 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 3 STREET, ON THE EAST BY NW 1 AVENUE, ON THE SOUTH BY NW 1 STREET, AND ON THE WEST BY MIAMI-DADE COUNTY NORTH CORRIDOR RIGHT-OF-WAY)

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 Supertower A, LLC, a Delaware limited liability company, and Miami Supertower B, LLC, a Delaware limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “Flagler Gran Central Station First Addition,” the same being a replat of Lots 13 through 15 along with a portion of the south half of Lot 12, Block 106N, “Resubdivision of Part of Blocks 77N, 86N, 97N and 106N”, “Plat Book 2, Page 61, and a replat of Tracts “A” and “B”, “Flagler Gran Central Station,” Plat Book 170, Page 41, together with those portions of the NW 1st Avenue right-of-way, lying within the limits of this plat that were closed and vacated by Resolution No. PZAB-R-16-035, City of Miami, all of the Public Records of Miami-Dade County, Florida, lying and being in Section 37 (James Hagan Donation), Section 37, Township 54 South, Range 41 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; and

WHEREAS, the lands within the boundaries of this plat are located within the Rapid Transit Zone (RTZ) District, pursuant to chapter 33C of the Code of Miami-Dade County, Florida; and

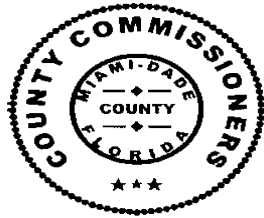
WHEREAS, the authority for subdivision approvals for lands within the RTZ District is expressly vested in Miami-Dade County regardless of any municipal code,

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 **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sen. Rene Garcia** and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 15th day of March, 2022. 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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to be "LEM", written over a horizontal line.

Lauren E. Morse