

Memorandum



Date: April 2, 2024

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

Agenda Item No. 5(H)

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

Resolution No. R-246-24

Subject: Resolution Approving the Waiver of Plat of SW 137 LLC, SW 137 GB TIC LLC, SW 137 Investors, LLC, Sheffield TIC Owner LLC, and SW 137 Sheffield LLC filed by SW 137 LLC, SW 137 GB TIC LLC, SW 137 Investors LLC, Sheffield TIC Owner LLC, and SW 137 Sheffield LLC

Recommendation

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for SW 137 LLC, SW 137 GB TIC LLC, SW 137 Investors LLC, Sheffield TIC Owner LLC, and SW 137 Sheffield LLC is bounded on the north approximately 930 feet south of SW 152 Street, southeasterly by the FPL Easement, on the south approximately 900 north SW 160 Street and on the west by SW 137 Avenue.

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

Legal description of the boundaries of the land are on file with the Department of Regulatory and Economic Resources.

Scope

This waiver of plat is located in Commission District 9, which is represented by Commissioner Kionne L. McGhee.

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

- SW 137 LLC, SW 137 GB TIC LLC, SW 137 Investors LLC, Sheffield TIC Owner LLC, and SW 137 Sheffield LLC (D-24986)
- Located in Section 26, Township 55 South, Range 39 East.
- Zoning: RU-4L.
- Proposed usage: 344 apartment units.
- Number of parcels: One.
- This waiver of plat meets concurrency.
- The proposed 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. 22-137. As a condition of this approval the proposed development is required to connect to public water and public sewers.

Developer's Obligation

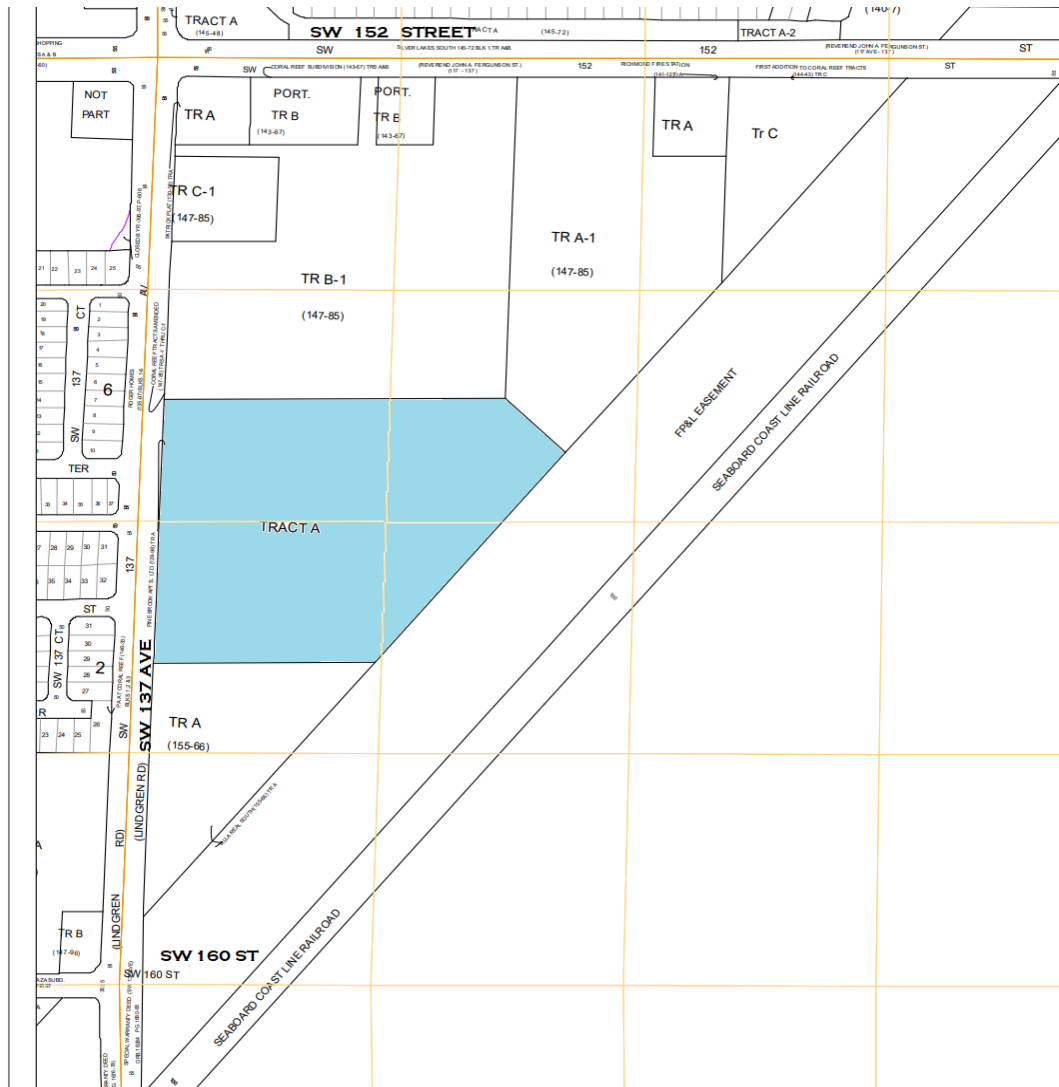
None, all improvements are in place.

SW 137 LLC, SW 137 GB TIC LLC, SW 137 INVESTORS LLC,
SHEFFIELD TIC OWNER LLC, AND SW 137 SHEFFIELD LLC

D-24986

Sec. 26 Twp. 55 South Rge. 39 East

EXHIBIT A



MDC003



MEMORANDUM

(Revised)

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

DATE: April 2, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(H)

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(H)
4-2-24

RESOLUTION NO. R-246-24

RESOLUTION APPROVING THE WAIVER OF PLAT OF SW 137 LLC, SW 137 GB TIC LLC, AND SW 137 INVESTORS LLC, SHEFFIELD TIC OWNER LLC, AND SW 137 SHEFFIELD LLC, D-24986, FILED BY SW 137 LLC, SW 137 GB TIC LLC, SW 137 INVESTORS LLC, SHEFFIELD TIC OWNER LLC, AND SW 137 SHEFFIELD LLC, LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH APPROXIMATELY 930 FEET SOUTH OF SW 152 STREET, SOUTHEASTERLY BY THE FPL EASEMENT, ON THE SOUTH APPROXIMATELY 900 NORTH SW 160 STREET AND ON THE WEST BY SW 137 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, SW 137 LLC, SW 137 GB TIC LLC, SW 137 Investors LLC, Sheffield TIC Owner LLC, and SW 137 Sheffield LLC, all Delaware limited liability companies, have this day presented to this Board a waiver of plat of certain lands lying in Miami-Dade County, Florida, said waiver of plat of the property legally described as a portion of Tract “A” of “Pine Brook APTS., LTD.” according to the plat thereof, as recorded in Plat Book 129, at Page 98, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said waiver of 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 waiver of plat is hereby approved; that the property has been found to be in compliance with chapter 28, Subdivisions, of the Miami-Dade County Code; that approval of this waiver of 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 waiver of plat conforms to those requirements.

The foregoing resolution was offered by Commissioner **Marleine Bastien** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of April, 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse