

Date: May 6, 2025

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

Agenda Item No. 5(N)

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

Resolution No. R-413-25

Subject: Resolution Approving the Plat of Springfield Commons filed by WD 2600 LLC and 192 Terrace Apartments LLC

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Springfield Commons is bounded on the north approximately 210 feet south of NE 193 Street, on the east by the Florida East Coast Railway, on the south by NE 191 Street, and on the west by NE 26 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 4, which is represented by Commissioner Micky Steinberg.

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 \$4,750.00 annually for new roadway construction and signalization 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

Springfield Commons T-24845

- Located in Section 3, Township 52 South, Range 42 East.
- Zoning: OUAD.
- Proposed Usage: 840 apartments.
- Number of Parcels: Two.
- This plat meets concurrency.
- The 840 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 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 sanitary sewer services.

Developer's Obligation

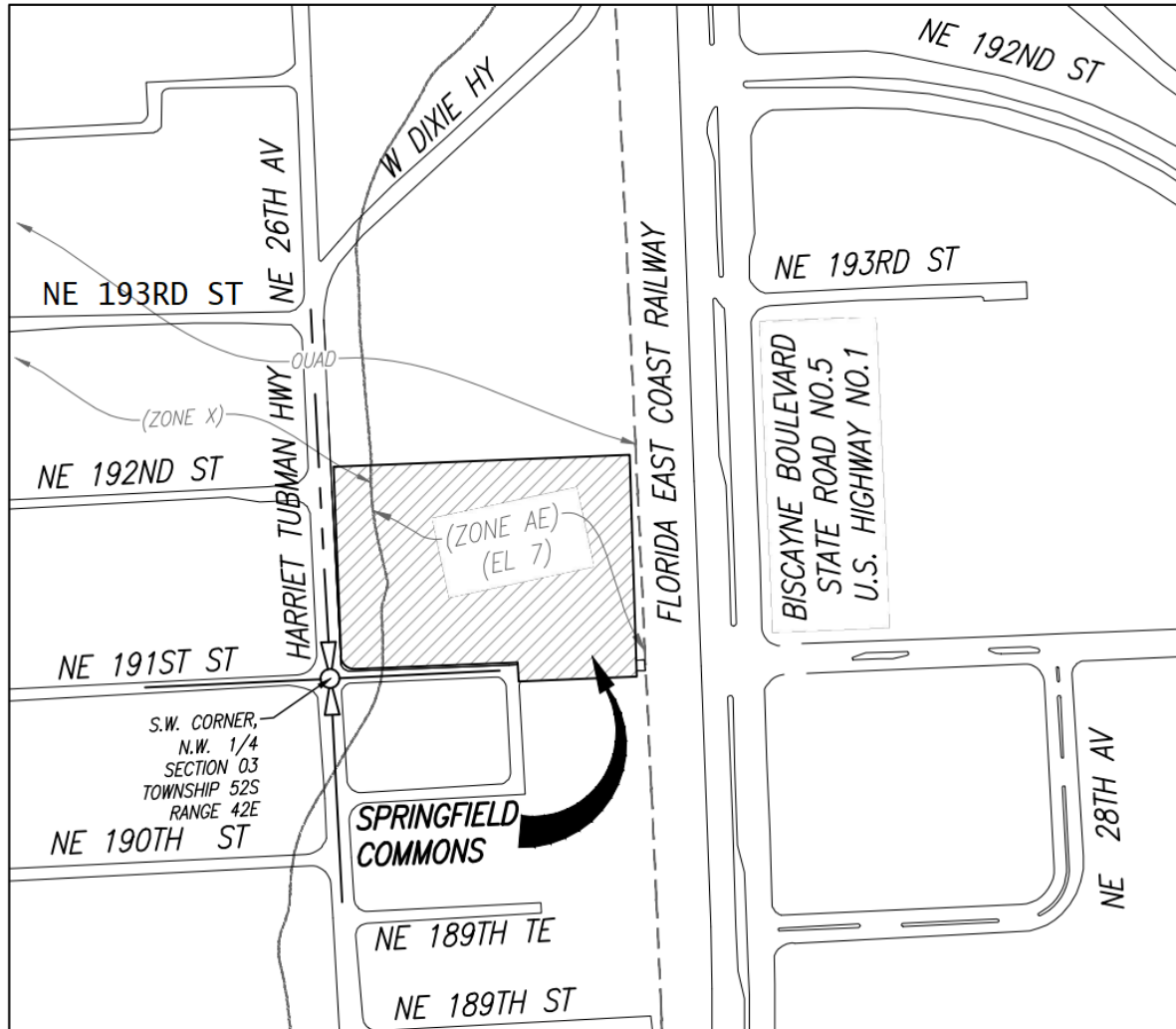
Drainages, milling, resurfacing, sidewalk, curb & gutter, street name signs, traffic control signs, pavement markings, detectable warning surfaces, signalization, mobilization, clearing, embankment, maintenance of traffic, and signalization, monumentation which are bonded under bond number SB2025000009 in the amount of \$1,658,962.00.

SPRINGFIELD COMMONS

T-24845

Sec. 3 Twp. 52 South Rge. 42 East

EXHIBIT A



MDC003



MEMORANDUM
(Revised)

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

DATE: May 6, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(N)

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 ____, majority plus one ____, 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) ____, 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(N)
5-6-25

RESOLUTION NO. R-413-25

RESOLUTION APPROVING THE PLAT OF SPRINGFIELD COMMONS, FILED BY WD 2600, LLC AND 192 TERRACE APARTMENTS, LLC, LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH APPROXIMATELY 210 FEET SOUTH OF NE 193 STREET, ON THE EAST BY THE FLORIDA EAST COAST RAILWAY, ON THE SOUTH BY NE 191 STREET, AND ON THE WEST BY NE 26 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, WD 2600, LLC, a Florida limited liability company, and 192 Terrace Apartments, 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 “Springfield Commons,” the same being a replat of Tract “A” of “Astor’s Subdivision,” according to the plat thereof, as recorded in Plat Book 94, at Page 34, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 3, Township 52 South, Range 42 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 **Oliver G. Gilbert, III**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	absent	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Raquel A. Regalado	aye	Micky Steinberg	aye
District 6 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of May, 2025. 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.

Lauren E. Morse