

Date: September 3, 2025

Agenda Item No. 5(N)

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

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

Resolution No. R-834-25

Subject: Resolution Approving the Plat of Abess Filed by TPG AG EHC III (LEN) Multi
State, 1 LLC

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Abess is bounded on the north by SW 284 Street, on the east by SW 173 Avenue, on the south by SW 286 Street, and on the west by SW 177 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 8, which is represented by Commissioner Danielle Cohen Higgins.

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 \$3,650.00 annually for the maintenance of new roadway construction adjacent to and within 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

Abess T-24938

- Located in Section 6, Township 57 South, Range 39 East.
- Zoning: EU-M.
- Proposed Usage: 78 single family residences.
- Number of Parcels: 78.
- This plat meets concurrency.
- These 78 single-family residences were determined to be within feasible distance to public water and 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

Paving, drainage, sidewalk, valley gutter, street name signs, traffic control signs, pavement markings, detectable warning surfaces, mobilization, clearing, embankment, etc., maintenance of traffic, and monumentation which are bonded under bond number SB2025000041 in the amount of \$2,568,323.00.

Sec. 6 Twp. 57 South Rge. 39 East

The map is a detailed plat of several blocks in the ABESS area. The central feature is a large area labeled 'ABESS' with a curved arrow pointing to it from the left. This area is divided into five blocks, each with a hatched pattern and labeled 'BLOCK 1' through 'BLOCK 5'. To the left of these blocks is a narrow strip labeled 'BLOCK 1' vertically. To the right of the main blocks is another area labeled 'BLOCK 1' vertically. The map shows a grid of streets: SW 174th Avenue, SW 177th Avenue, SW 179th Avenue, SW 180th Street, SW 181st Street, SW 182nd Street, SW 183rd Street, SW 184th Street, SW 185th Street, SW 186th Street, SW 187th Street, SW 188th Street, and SW 189th Street. Other features include 'SHERBORNE MANORS' (P.B. 26, PG. 2), 'REVOKED (P.B. 1075, PG. 255)', 'ESTATES OF BISCAVNE' (P.B. 177, PG. 69), and 'BISCAVNE DRIVE'. The map also shows the 'CENTER OF SEC. 6-57-39' and the 'NW CORNER OF SEC. 6-57-39'. A north arrow and a scale bar are located in the bottom right corner.





MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen 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)
9-3-25

RESOLUTION NO. _____ R-834-25

RESOLUTION APPROVING THE PLAT OF ABESS
FILED BY TPG AG EHC III (LEN) MULTI STATE 1,
LLC, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39
EAST (BOUNDED ON THE NORTH BY SW 284
STREET, ON THE EAST BY SW 173 AVENUE, ON
THE SOUTH BY SW 286 STREET, AND ON THE
WEST BY SW 177 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, TPG AG EHC III (LEN) Multi State 1, LLC, a Delaware limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as “Abess,” the same being a subdivision of a portion of land lying and being in the Northwest 1/4 of Section 6, Township 57 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 **Eileen Higgins**, 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of September, 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