

# Memorandum



**Date:** November 4, 2025

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

Agenda Item No. 5(G)

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

Resolution No. R-1055-25

**Subject:** Resolution Approving the Waiver of Plat of Nacosi Estates, LLC & Victor Acosta  
filed by Nacosi Estates, LLC & Victor Acosta

## **Recommendation**

The following waiver of plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This waiver of plat for Nacosi Estates, LLC & Victor Acosta is bounded on the north approximately 700 feet south of SW 120 Street, on the east approximately 170 feet west of SW 94 Avenue, on the south by SW 123 Street and on the west by SW 95 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 7, which is represented by Commissioner Raquel A. Regalado.

## **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; 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**

- Nacosi Estates, LLC & Victor Acosta (D-25177)
- Located in Section 16, Township 55 South, Range 40 East.
- Zoning: EU-M.
- Proposed usage: Three single family residences (SFR).
- Number of parcels: Three.
- This waiver of plat meets concurrency.
- These 3 SFR 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**

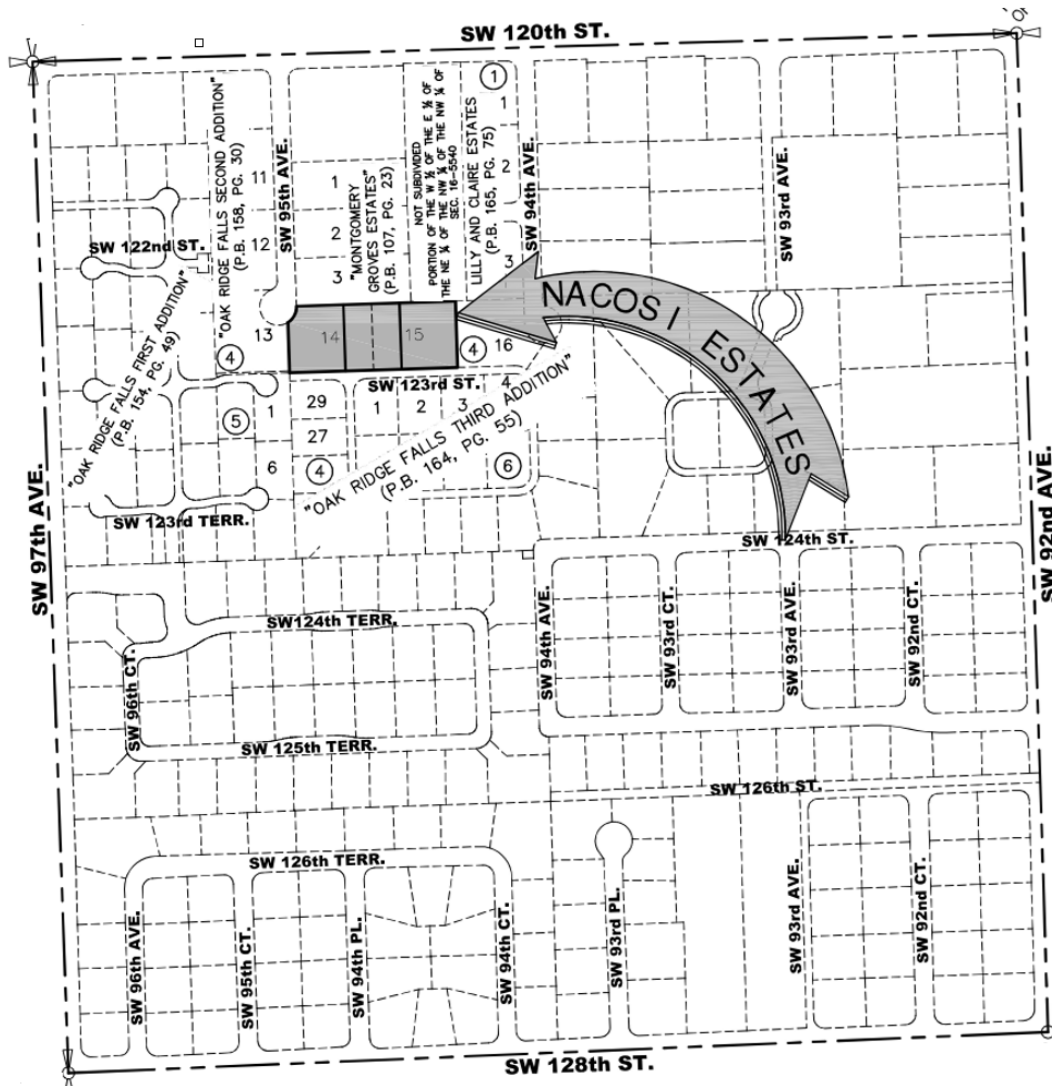
None, all improvements are in place.

# NACOSI ESTATES, LLC & VICTOR ACOSTA

## D-25177

Sec. 16 Twp. 55 South Rge. 40 East

### EXHIBIT A



MDC003



## MEMORANDUM (Revised)

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

**DATE:** November 4, 2025

**FROM:**   
Glen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(G)

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(G)  
11-4-25

RESOLUTION NO. R-1055-25

RESOLUTION APPROVING THE WAIVER OF PLAT OF NACOSI ESTATES, LLC AND VICTOR ACOSTA, FILED BY NACOSI ESTATES, LLC AND VICTOR ACOSTA, LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH APPROXIMATELY 700 FEET SOUTH OF SW 120 STREET, ON THE EAST APPROXIMATELY 170 FEET WEST OF SW 94 AVENUE, ON THE SOUTH BY SW 123 STREET AND ON THE WEST BY SW 95 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**, Nacosi Estates, LLC, a Florida limited liability company and Victor Acosta, a married man, 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 Lot 14 and 15, of Block 4, of "Oak Ridge Falls Third Addition," according to the plat thereof, as recorded in Plat Book 164, at Page 55, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 16, Township 55 South, Range 40 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 **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     | <b>aye</b>    |                        |            |
| Kionne L. McGhee, Vice Chairman | <b>absent</b> |                        |            |
| Marleine Bastien                | <b>aye</b>    | Juan Carlos Bermudez   | <b>aye</b> |
| Sen. René García                | <b>aye</b>    | Oliver G. Gilbert, III | <b>aye</b> |
| Roberto J. Gonzalez             | <b>aye</b>    | Keon Hardemon          | <b>aye</b> |
| Danielle Cohen Higgins          | <b>aye</b>    | Eileen Higgins         | <b>aye</b> |
| Natalie Milian Orbis            | <b>aye</b>    | Raquel A. Regalado     | <b>aye</b> |
| Micky Steinberg                 | <b>aye</b>    |                        |            |

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of November, 2025. This resolution shall become effective upon the earlier of (1) ten (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