

RPC Files Notice Of Commencement For 691-Foot-Tall Legacy Miami Worldcenter

floridayimby.com/2021/08/rpc-files-notice-of-commencement-for-691-foot-tall-legacy-miami-worldcenter.html

By Oscar Nunez

August 19, 2021

Ground-breaking is imminent on the site of the 691-foot-tall Legacy Miami Worldcenter, a 50-story luxury mixed-use skyscraper set to rise at 930 Northwest 1st Avenue within the 27-acre Miami Worldcenter mega-development in the Parkwest neighborhood of Downtown Miami. Designed by Miami-based architect Kobi Karp and developed by Royal Palm Companies (RPC), the tower is expected to yield 310 condominium units, 220 hotel rooms and over 100,000 square feet of space dedicated to wellness. Moss & Associates is listed as the general contractor for the project.

In a recent filing to Miami-Dade's Court of Clerks, a Notice of Commencement was recorded on August 6, 2021 stating the beginning of construction including demolition, earthwork, augercast piles, sheet piling, dewatering, waterproofing and cast-in-place foundations. This document filing was followed by another Notice of Commencement filed on the same day mentioning the beginning of construction on a new 50-story tower soon to be underway. According to The Next Miami, the ground breaking ceremony is scheduled for Thursday August 19, 2021.



CFN 2021R0578521
OR BK 32667 Pgs 3980-3983 (4Pgs)
RECORDED 08/06/2021 15:11:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:

Michael J. Thomas, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

PERMIT NOS.: BD20-018552-001

<u>FOLIO NO.:</u>	01-0102-030-1210	01-0102-030-1200	01-0102-030-1220
	01-0102-030-1030	01-0102-030-1010	01-0102-030-1020
	01-0102-030-1040	01-0102-030-1050	01-0102-030-1060
	01-0102-030-1070		

NOTICE OF COMMENCEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:

- a. Legal Description: See legal description attached hereto as **EXHIBIT "A"**
- b. Street address: **930 N.E. 1st Avenue
Miami, FL 33132**

2. General description of improvement:

Construction for portions of Legacy Tower including demolition, earthwork, augercast piles, sheet piling, dewatering, waterproofing and cast-in-place foundations.

3. Owner Information:

- a. Name and address: **Legacy Tower MWC, LLC
1010 N.E. 2nd Avenue
Miami, FL 33132**
- b. Owner's interest in the site of the improvement: **Fee Simple**
- c. Fee simple title holder (if other than owner): **N/A**

ACTIVE 59224616v1

Notice of Commencement. Courtesy of Miami-Dade Court of Clerks.

4. Contractor:
- a. Name and address: **Moss & Associates, LLC**
700 N.W. 1st Avenue, Suite 1420
Miami, FL 33136
5. Surety:
- a. Name and address: **N/A**
6. Lender:
- a. Name and address: **N/A**
7. Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served provided by Section 713.13(1)(a)7, Florida Statutes: **N/A**
8. In addition to itself, Owner designates the following parties (at the addresses set forth below) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
- a. Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131
Attn: Michael J. Thomas, Esq.
9. This Notice of Commencement shall expire on **July 1, 2024**.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signatures and Notary on the Next Page]

The recording of this Notice of Commencement shall not constitute a lien, cloud, or encumbrance on the described real property, but shall give constructive notice that claims of lien may be filed under Chapter 713 of the Florida Statutes.

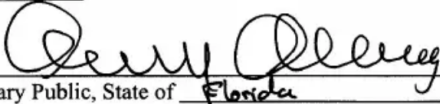
OWNER:

Legacy Tower MWC, LLC, a Delaware limited liability company

By: _____
Name: Daniel Kodsi
Title: _____

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

This Notice of Commencement was acknowledged and executed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of August, 2021 by Daniel Kodsi, Manager of Legacy Tower MWC, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida
My Commission Expires: Oct 23, 2022

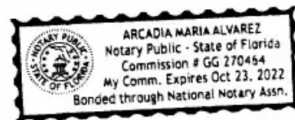


EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being a part of and subject to that certain "Declaration of Restrictive Covenant in Lieu of Unity of Title" as approved and recorded in Official Records Book 31271 at page 3262 of the Public Records of Miami-Dade County, Florida, being all of Lots 1, 2, 3, 4, 5, 19 and 20 Block 23 North, together with a portion of Lots 6, and 7 Block 23 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 Block 23 North; thence South 02°13'55" East, along the East line of said Lots 1 and 20, a distance of 299.97 feet; thence South 87°43'37" West, along the South line of said Lots 19 and 20, a distance of 100.06 feet; thence North 02°14'32" West, along the West line of said Lot 19, a distance of 149.99 feet; thence South 87°43'39" West, along the South line of said Lots 3 through 7, a distance of 250.22 feet; thence North 02°16'03" West, along the West line of said Lot 7, a distance of 141.99 feet; thence North 87°43'41" East, along a line 8 feet South of and parallel with the North line of said Lot 7, a distance of 50.06 feet; thence South 02°15'45" East, along the East line of said Lot 7, a distance of 2.00 feet; thence North 87°43'41" East, along a line 10 feet South of and parallel with the North line of said Lot 6, a distance of 50.06 feet; thence North 02°15'26" West, along the East line of said Lot 6, a distance of 10.00 feet; thence North 87°43'41" East, along the North line of said Lots 1 through 5, a distance of 250.28 feet to the Point of Beginning.

Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 66,656 square feet, more or less.

A-1

ACTIVE 59224616v1

Notice of Commencement. Courtesy of Miami-Dade Court of Clerks.

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BD20-018552-001 TAX FOLIO NO. 01-0102-030-1210

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

01-0102-030-1200, 01-0102-030-1220
01-0102-030-1030, 01-0102-030-1010
01-0102-030-1020, 01-0102-030-1040
01-0102-030-1050, 01-0102-030-1060
01-0102-030-1070

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.



CFN 2021R0576505
OR Bk 32666 Pgs 206-207 2 Pgs
RECORDED 08/06/2021 09:04:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

1. Legal description of property and street/address: 930 NE 1 Ave

see attached Exhibit 'A'

2. Description of improvement: New 50-story mixed-use tower

3. Owner(s) name and address: Legacy Tower MWC, LLC

1010 NE 2nd Ave, Miami, FL 33132

Interest in property: _____

Name and address of fee simple titleholder: _____

4. Contractor's name and address: Moss & Associates, LLC

700 NW 1st Avenue, Suite 1420, Miami, FL 33136

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: _____

Amount of bond \$ _____

6. Lender's name and address: _____

7. Persons with the state of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name and address: _____

8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Name and address: _____

9. Expiration date of this Notice of Commencement: (the expiration date is 1 year from the date of recording unless a different date is specified)

07/01/2024

Signature of Owner _____

Print Owner's Name Legacy Tower MWC, LLC CC/O Daniel Kodsi

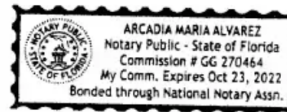
Prepared by Legacy Tower MWC, LLC

Sworn to and subscribed before me this 30 day of July, 2021.

Notary Public _____

Print Notary's Name Arcadia M Alvarez

My commission expires: Oct 23 2022
(seal)



Notice of Commencement. Courtesy of Miami-Dade Court of Clerks.

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Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 66,656 square feet, more or less.

Notice of Commencement. Courtesy of Miami-Dade Court of Clerks.



Legacy Miami Worldcenter. Designed by Kobi Karp.

A major selling point for the project is the catering to short term rentals, which essentially allows unit owners to rent out their spaces on platforms such as Airbnb and VRBO without aggressive restrictions. Easily, the most stunning and jaw-dropping feature of this skyscraper is the massive atrium that will be perched atop, featuring spectacular views of Downtown Miami and a cantilevered infinity pool accompanied by a lush garden with outdoor and indoor seating as well as a full-service bar. The developer announced that the building's residential units are already sold out.

Situated 11 feet above sea level, the tower should reach a full height of 691-feet, with construction expected to wrap up some time in 2024.