

MEMORANDUM

Agenda Item No. 5(I)


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

DATE: June 4, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to close NW 191 Street from approximately 129 feet east of the centerline of NW 27 Avenue east for approximately 1,051 feet (Road Closing Petition No. P-1014) filed by Miami Gardens Town Center LLC, waiving the signature requirements of Resolution No. 7606 as to adjacent property owners, and subject to certain conditions

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Chairman Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/ks


MDC001

Memorandum



Date: June 4, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: Road Closing Petition P-1014
Section: 3-52-41
NW 191 Street from Approximately 129 Feet East of the Centerline of NW 27 Avenue
East for Approximately 1,051 Feet
Commission District: 1

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by Miami Gardens Town Center LLC to vacate the subject County right-of-way. If this petition is granted, the underlying lands will become incorporated into the plat of MIAMI GARDENS CITY CENTER. The \$53,159.85 fee for this road closing petition has been paid.

Recommendation

It is recommended that the Board grant road closing petition P-1014, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of MIAMI GARDENS CITY CENTER, Tentative Plat T-24962. In the event the plat is not recorded within four years of the granting of the subject road closing petition, this resolution becomes null and void. The Miami-Dade County (County) Departments of Regulatory and Economic Resources, Transportation and Public Works (DTPW), Water and Sewer (WASD), and Fire Rescue have no objection to this right-of-way being vacated. This request conforms with County regulations governing the procedures for the vacation of County roads as set forth in Resolution No. 7606. A portion of the subject right-of-way has been improved and maintained by the County. Location maps are attached as Exhibit 1.

Scope

The subject road closing petition is located within District 1, which is represented by Commissioner Oliver G. Gilbert, III.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject road right-of-way at an average rate of \$16.24 per square foot. Therefore, the estimated value of the land underlying the subject right-of-way is approximately \$511,998. If the subject road right-of-way is closed and vacated, the land will be placed on the tax roll, generating an estimated \$8,732 per year in additional property taxes. The fee for this road closing petition is \$53,159.85.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring it is Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

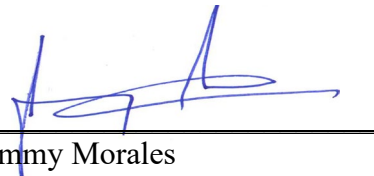
There is no delegation of authority associated with this item.

Background

The owner of two of the properties abutting on the subject right-of-way, Miami Gardens Town Center LLC, wishes to close NW 191 Street from approximately 129 feet east of the centerline of NW 27 Avenue east for approximately 1,051 feet to incorporate the land into the proposed plat of MIAMI GARDENS CITY CENTER, Tentative Plat T-24962. The plat will create an ingress/egress and utility easement that will include the land where the subject right-of-way lies. This easement will accommodate the existing water main that runs along the northern edge of the subject right-of-way.

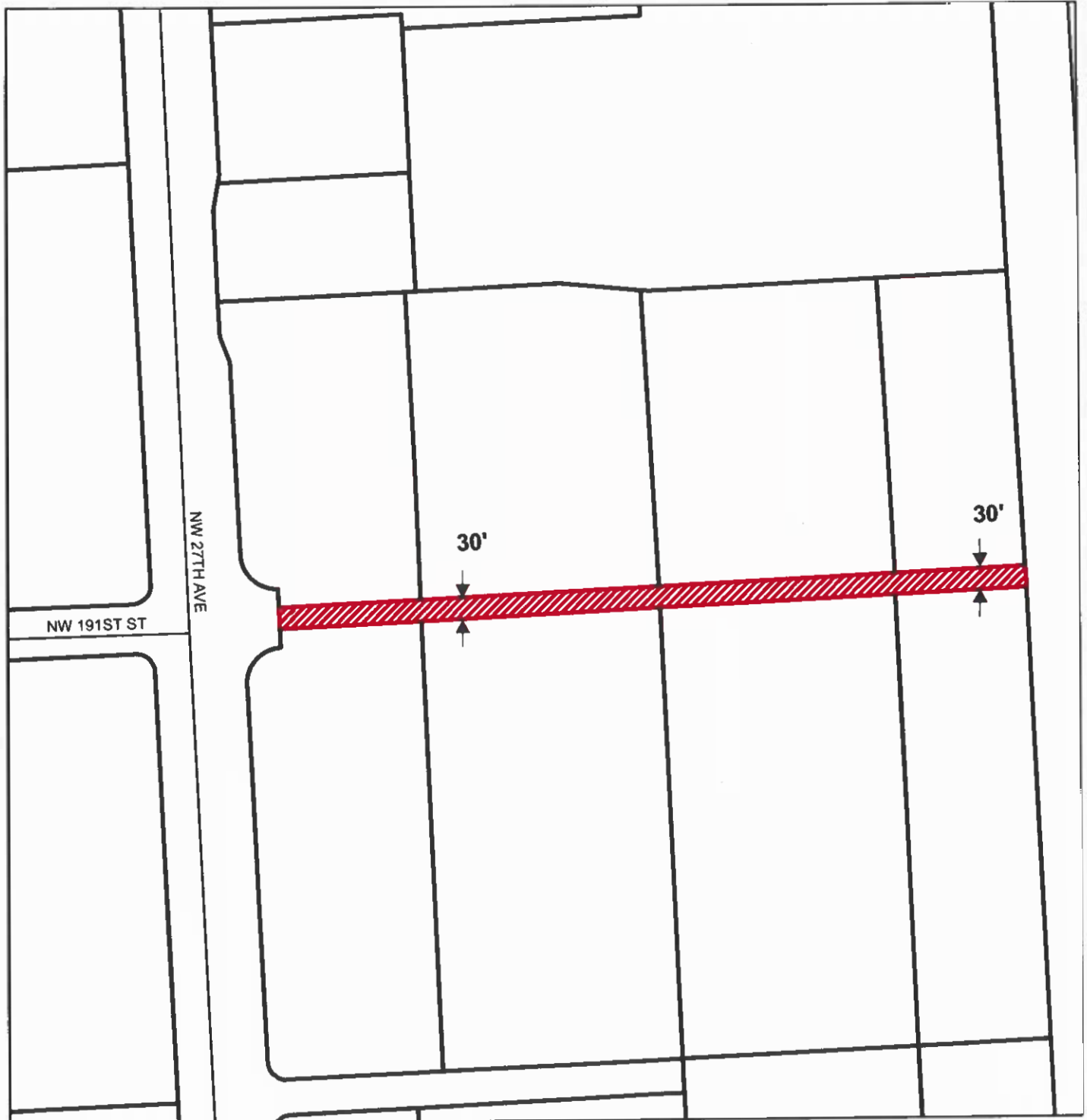
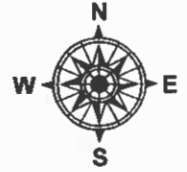
The western portion of the subject right-of-way includes part of a County-maintained asphalt roadway and concrete median. The eastern portion has not been improved or maintained by the County and consists of cleared land. Abutting on the east end of the subject right-of-way is the County-owned Dolphin Linear Park. The subject right-of-way is not used for park access, as access to the park is provided along the length of NW 24 Avenue. In fact, lying within the park and running along its westerly boundary is a concrete wall that obstructs access to the park from the subject right-of-way.

The subject right-of-way was dedicated to the County in 1914 by the plat of MIAMI GARDENS, recorded in Plat Book 2, at Page 96, of the Public Records of Miami-Dade County, Florida. The property abutting on the north side of the subject road at the intersection with NW 27 Avenue is zoned PCD (Planned Corridor Development District). The remaining private property abutting on the subject right-of-way is zoned R-5 (Multi-Family Residential District). The County-owned Dolphin Linear Park property that abuts on the east end of the subject right-of-way is zoned R-1 (Single Family Dwelling Residential District).



Jimmy Morales
Chief Operations Officer

Location & Aerial Map
SECTION 3 TOWNSHIP 52 RANGE 41
EXHIBIT 1



THIS IS NOT A SURVEY

P- 1014

MIAMI-DADE COUNTY
Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, 1610
Miami, Florida 33128
PH (305) 375-2714

Municipality: Miami Gardens
Commission District 1
Oliver G. Gilbert, III

Legend 
P-1014 Road Closing

Date: 10/18/2023
Drawn By: A.Santelices

Location & Aerial Map
SECTION 3 TOWNSHIP 52 RANGE 41

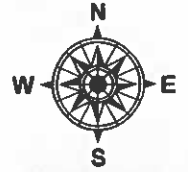


EXHIBIT 1



THIS IS NOT A SURVEY

P- 1014

MIAMI-DADE COUNTY
Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, 1610
Miami, Florida 33128
PH (305) 375-2714

Municipality: Miami Gardens
Commission District 1
Oliver G. Gilbert, III

Legend 
P-1014 Road Closing

Date: 10/18/2023
Drawn By: A.Santelices

MDC005

EXHIBIT 2

PETITION TO CLOSE ROAD

TO: Board of County Commissioners
Miami-Dade County, Florida

The undersigned, pursuant to Sections 336.09 - 336.12 Florida Statutes, hereby petitions the Board of County Commissioners to vacate, abandon, discontinue and close an existing public street, alleyway, road, highway, or other place used for travel, or a portion thereof, and to renounce and disclaim any right of the County and the public in and to any land in connection therewith; or to renounce and disclaim any right of County and the public in and to certain land, or interest therein, acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road or highway purposes; or to renounce and disclaim any right of the County and the public in and to certain land delineated on recorded map or plat as a street, alleyway, road or highway.

The undersigned hereby certify:

1. **LEGAL DESCRIPTION:** The complete and accurate legal description of the road, right-of-way sought to be closed is as follows:

See attached Exhibit "A"

2. PUBLIC INTEREST IN ROAD: The title or interest of the county and the Public in and to the above-described road, right-of-way was acquired and is evidenced in the following manner (state whether public interest was acquired by deed, dedication or prescription and set forth where deed or plat is recorded in public records):

Public interest was acquired by the MIAMI GARDENS plat record in PB 2, PG 96, of the Public Records of Miami-Dade County, Florida.

3. ATTACH SURVEY SKETCH: Attached hereto is a survey accurately showing and describing the above-described right-of-way and its location and relation to surrounding property and showing all encroachments and utility easements.

See attached Exhibit "B".

4. ABUTTING PROPERTY OWNERS: the following constitutes a complete and accurate schedule of all owners of property abutting upon the above-described right-of-way.

PRINT NAME	FOLIO NO.	ADDRESS
<u>MDC Parks & Recreation</u>	<u>34-1134-011-0040</u>	<u>n/a</u>
<u>Miami Gardens Town Center LLC</u>	<u>34-2103-001-0710</u> <u>34-2103-001-0715</u>	<u>19199 NW27 AVE</u> <u>N/A</u>

5. ACCESS TO OTHER PROPERTY: The undersigned certify that in the event this petition is granted no other property owners will be prevented from access to and from their property and no other property owners in the vicinity will be adversely affected.

6. GROUNDS FOR REQUESTING PETITION AND PROPOSED USE FOR THE LAND BY THIS REQUEST: The undersigned submits as grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

The developer, Miami Gardens Town Center LLC is platting the property abutting NW 191 Street under the plat name "Miami Gardens City Center." The portion of NW 191 Street that lies within the limits of this plat is not utilized for public use as it dead-ends at the Eastern end of the proposed plat which abuts lands owned by Miami-Dade County Parks and Recreation. As title holder of the land abutting the R/W, Miami Gardens Town Center LLC has reversionary rights to the R/W.

7. Signatures of all abutting property owners: Respectfully submitted,

SIGNATURE
Roland Faith

ADDRESS
19199 NW 27 AVE., Miami Gardens, FL
Folio #34-2103-001-0715

Attorney for Petitioner

Address: _____
(Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared Roland Faith, who first by me duly sworn, deposes and says that he/she is one of the petitioners named in and who signed the foregoing petition; that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she has read the foregoing petition and that the statements therein contained are true.

[Signature]
(Signature of Petitioner)

[Signature]
Notary Public State of Florida at Large

Sworn and subscribed to before me this 5 day of OCTOBER, 2023

My Commission Expires: August 7, 2027

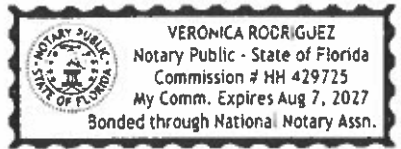


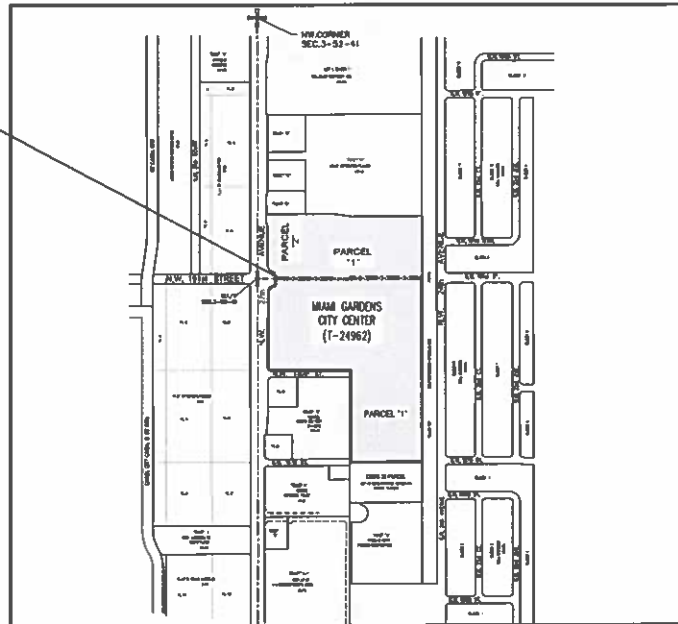
EXHIBIT A
SKETCH & LEGAL DESCRIPTION

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

A PORTION OF LAND FOR VACATED RW LYING IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA

THIS PORTION OF LAND



LOCATION MAP

A PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST LYING AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA (NOT TO SCALE)

PROPERTY ADDRESS:

FOLIO No.: 34-2103-001-0710

19199 NW 27 AVENUE
MIAMI GARDENS, FL. 33056

SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON ASSUME VALUE OF S 02°46'26" E, ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, SITUATE LYING AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA AND ALL OTHER ARE RELATIVE THERETO.
- 3.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS SKETCH AND LEGAL DESCRIPTION IS TENTATIVE PLAT OF MIAMI GARDENS CITY CENTER (T-24962) AS RECORDED IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL DESCRIPTION" MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

Digitally signed by Arturo Mendigutia

Date: 2023.10.19 10:40:01 -04'00'

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS BY OTHER THAN
THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF
THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC
ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
C/L	CENTER LINE
U.E.	UTILITY EASEMENT
B.B.	BASIS OF BEARING

THIS DOCUMENT CONSIST OF 3 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

PARCEL NUMBER: 34-2103-001-0710 (REFERENCE)	
LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS	
Project No.: 2202.0263-07	
Drawn by: M.G.	SKETCH
Approved by: AM	SHEET 1 OF 3
DATE: 10-19-2023	Scale: AS SHOWN

LANDMARK
SURVEYING & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
L.B. No. 7633

8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S.02°46'26"E. ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2,182.13 FEET; THENCE N.87°13'34"E. A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HOME DEPOT PRO PLAYER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N.87°14'13"E., A DISTANCE OF 484.42 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A", CENTER AT MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S.84°47'25"E., A DISTANCE OF 125.99 FEET; THENCE N.87°14'37"E., A DISTANCE OF 504.79 FEET TO A POINT ON THE WEST LINE OF TRACT "D" OF DOLPHIN CENTER-STADIUM SITE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 129, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "A". THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF MENTIONED TRACT "A"; THENCE S.02°45'54"E. ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 438.93 FEET TO THE INTERSECTION OF THE WEST LINE OF CITED TRACT "D" AND THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; SAID POINT BEING THE POINT OF BEGINNING OF THE FOREGOING MENTIONED PARCEL OF LAND; THENCE S.02°46'44"E. ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 15.00 FEET; THENCE S.87°09'51"W. A DISTANCE OF 1050.93 FEET TO A POINT ON THE WEST LINE OF MIAMI GARDENS CITY CENTER, ACCORDING TO THE T-24962, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST LINE OF MIAMI GARDENS CITY CENTER N.02°42'51"W. A DISTANCE OF 30.00 FEET; THENCE N.87°09'51"E. A DISTANCE OF 1050.90 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE S.02°45'54"E. A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 31,527 SQUARE FEET AND/OR 0.72 ACRES.

PARCEL NUMBER: 34-2103-001-0710 (REFERENCE)

LEGAL DESCRIPTION

Project No.: 2202.0263-07

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 2 OF 3

Date: 10-19-2023

Scale: N/A



8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144

PHONE: (305) 556-4002

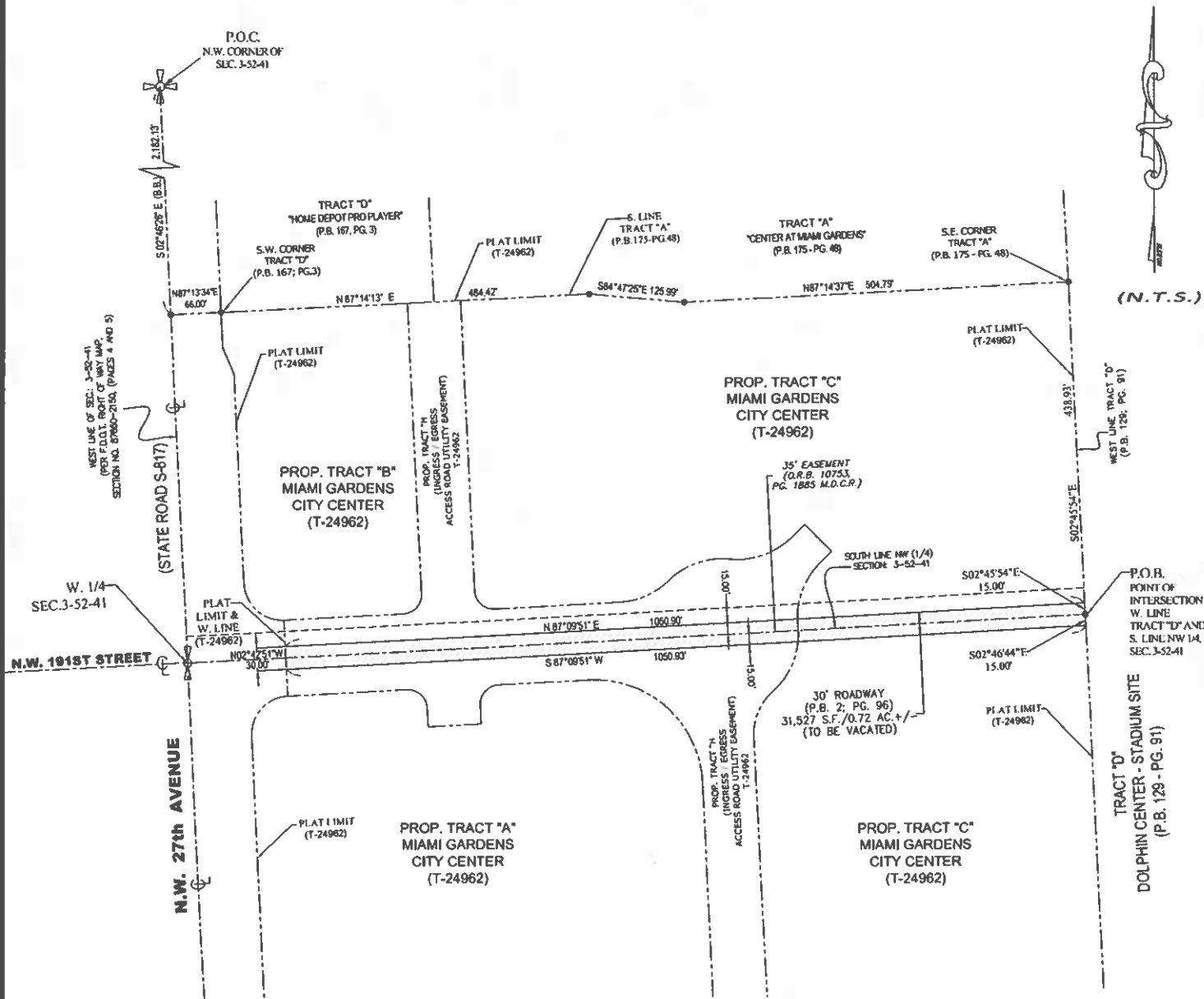
FAX: (305) 556-4003

WWW.LMSURVEYING.COM

EMAIL-REQUEST@LMSURVEYING.COM

MDC011

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS IS NOT A BOUNDARY SURVEY.

PARCEL NUMBER: 34-2103-001-0710 (REFERENCE)

EXHIBIT "A"

Project No.: 2202.0263-07

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 3 OF 3

Date: 10-19-2023

Scale: AS SHOWN

LANDMARK
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PROFESSIONAL SURVEYORS AND MAPPERS
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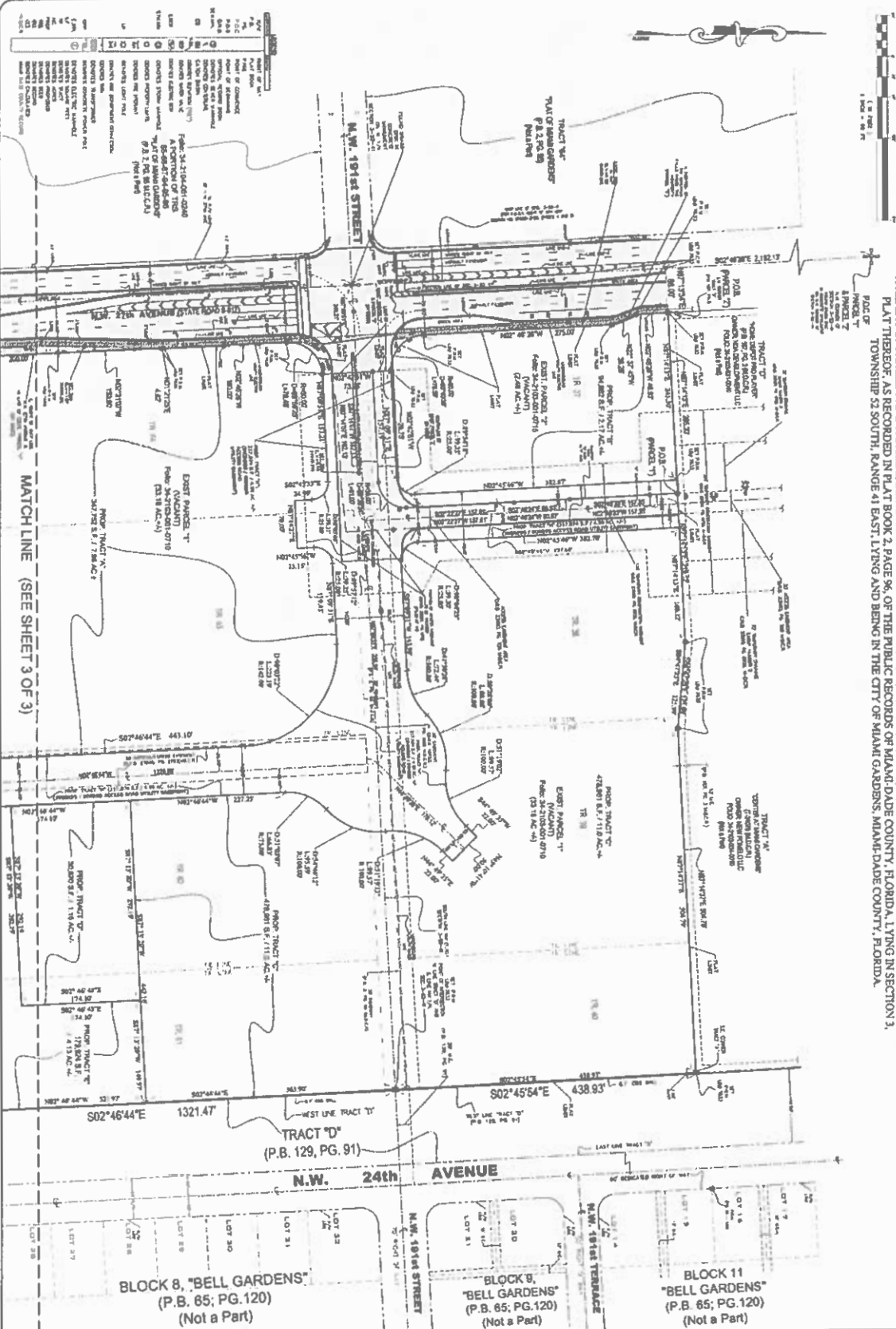
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WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

EXHIBIT B
TENTATIVE PLAT T-24962

TENTATIVE PLAT OF MIAMI GARDENS CITY CENTER

GRAPHIC SCALE
1" = 100'
1" = 30.48m

A REPART OF PARCELS 1 AND PARCEL 2, BEING A PORTION OF TRACTS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



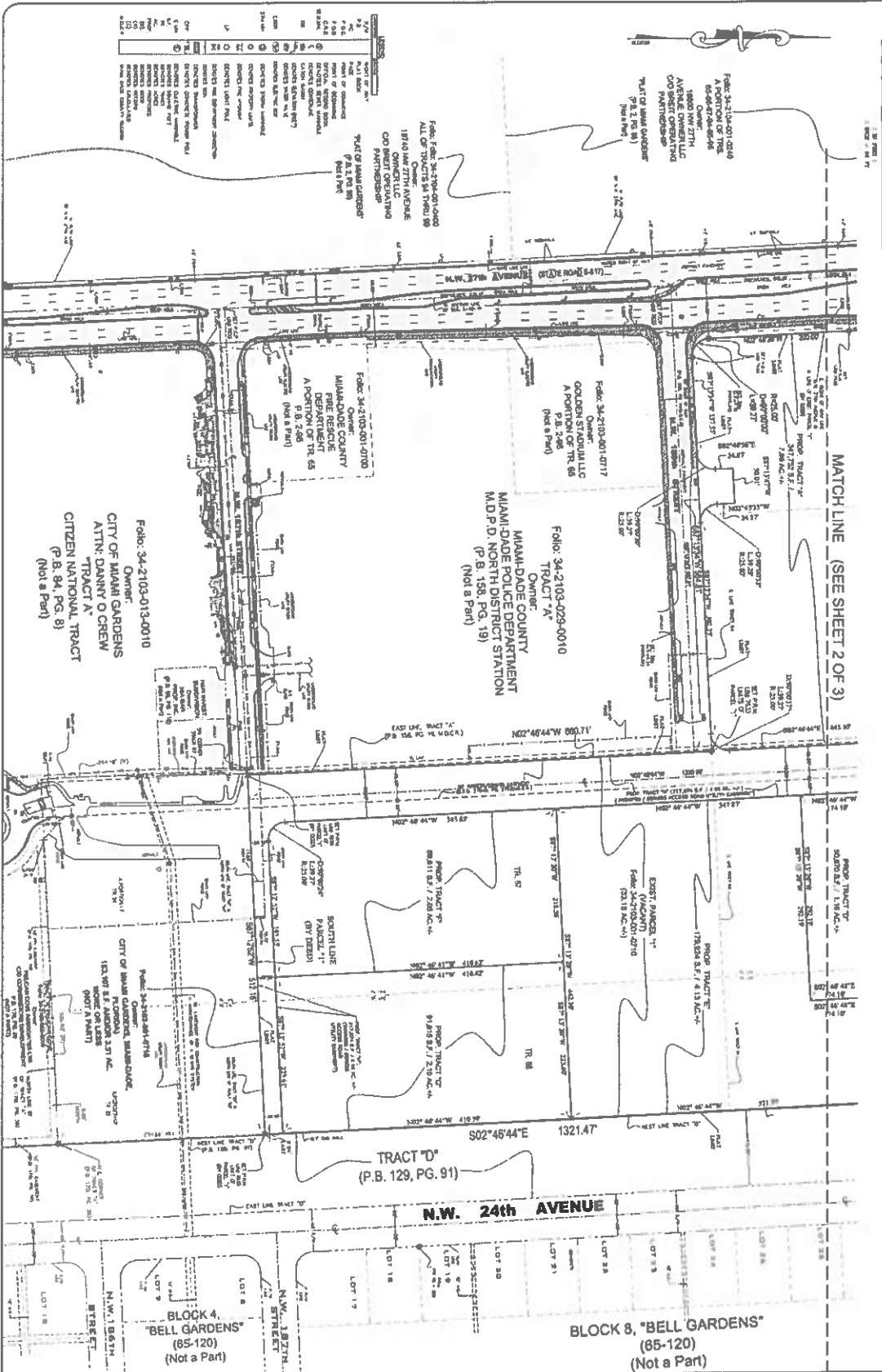
SYMBOLS

---	Proposed Right-of-Way
---	Proposed Easement
---	Proposed Encroachment
---	Proposed Survey Error
---	Proposed Boundary Discrepancy
---	Proposed Unrecorded Interest
---	Proposed Unrecorded Lien
---	Proposed Unrecorded Encumbrance
---	Proposed Unrecorded Easement
---	Proposed Unrecorded Encroachment
---	Proposed Unrecorded Survey Error
---	Proposed Unrecorded Boundary Discrepancy
---	Proposed Unrecorded Unrecorded Interest
---	Proposed Unrecorded Unrecorded Lien
---	Proposed Unrecorded Unrecorded Encumbrance
---	Proposed Unrecorded Unrecorded Easement
---	Proposed Unrecorded Unrecorded Encroachment
---	Proposed Unrecorded Unrecorded Survey Error
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MIAMI GARDENS CITY CENTER TENTATIVE PLAT SKETCH & LEGEND N/A		RECORD OF REVISION <table border="1"> <tr><th>No.</th><th>Date</th><th>Description</th></tr> <tr><td>1</td><td>01-03-2023</td><td>REVISED AS PER CITY COMMENTS</td></tr> <tr><td>2</td><td>02-09-2023</td><td>REVISED AS PER CITY COMMENTS</td></tr> </table>		No.	Date	Description	1	01-03-2023	REVISED AS PER CITY COMMENTS	2	02-09-2023	REVISED AS PER CITY COMMENTS
No.	Date	Description										
1	01-03-2023	REVISED AS PER CITY COMMENTS										
2	02-09-2023	REVISED AS PER CITY COMMENTS										
2 3		2 3										

TENTATIVE PLAT OF MIAMI GARDENS CITY CENTER

A REPLAT OF PARCELS 1 AND PARCEL 2, BEING A PORTION OF TRACTS 37, 38, 39, 40, 61, 62, 63, 64, 67, 68, PLAT OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 41 EAST, LINES AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.



MIAMI GARDENS CITY CENTER
TENTATIVE PLAT
SKETCH & LEGEND
 N/A

No.	DATE	DESCRIPTION
1	01-03-2023	REVISED AS PER CITY COMMENTS
2	08-08-2023	REVISED AS PER CITY COMMENTS

RECORD OF REVISION

APPROVED FOR THE CITY OF MIAMI GARDENS BY THE CITY COMMISSIONER:

APPROVED FOR THE CITY OF MIAMI GARDENS BY THE CITY COMMISSIONER:

APPROVED FOR THE CITY OF MIAMI GARDENS BY THE CITY COMMISSIONER:

APPROVED FOR THE CITY OF MIAMI GARDENS BY THE CITY COMMISSIONER:



MEMORANDUM
(Revised)

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

DATE: June 4, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(I)

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(I)
6-4-24

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE NW 191 STREET FROM APPROXIMATELY 129 FEET EAST OF THE CENTERLINE OF NW 27 AVENUE EAST FOR APPROXIMATELY 1,051 FEET (ROAD CLOSING PETITION NO. P-1014) FILED BY MIAMI GARDENS TOWN CENTER LLC, WAIVING THE SIGNATURE REQUIREMENTS OF RESOLUTION NO. 7606 AS TO ADJACENT PROPERTY OWNERS, AND SUBJECT TO CERTAIN CONDITIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, Road Closing Petition No. P-1014 was signed by the owner of two of the three properties abutting on the road sought to be closed; and

WHEREAS, the third property abutting on the right-of-way sought to be closed is owned by Miami-Dade County and the County does not object to the road being closed; and

WHEREAS, a public hearing was held in compliance with Resolution No. 7606,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated by reference.

Section 2. Resolution No. 7606 is waived to the extent that it requires the signatures of all adjacent property owners on the petition to close a road.

Section 3. Road Closing Petition No. P-1014 is hereby granted and the alley, avenue, street, highway, or other place used for travel as described in the petition attached as Exhibit 2 to the County Mayor's Memorandum is hereby vacated, abandoned, and closed subject to the condition contained in section 4 below.

Section 4. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed, save and except that this closure is conditioned upon the recording of the plat of “MIAMI GARDENS CITY CENTER” (Tentative Plat T-24962). If the plat is not recorded within four years from the effective date of this resolution, then this resolution shall be null and void.

Section 5. It is found that the action will serve a public purpose and benefit the public without violating private property rights.

Section 6. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 7. Pursuant to Resolution No. 7606, the Clerk is hereby directed to publish notice of the adoption of this resolution one time within 30 days hereafter in a newspaper of general circulation of Miami-Dade County and the County Mayor or County Mayor’s designee shall record the proof of publication of the notice of public hearing of this resolution as adopted and the proof of publication of the notice of the adoption of this hearing in the public records of Miami-Dade County.

Section 8. The County Mayor or County Mayor’s designee is directed to forthwith file a Certificate with the Clerk subsequent to the recording of the plat confirming that the conditions set forth in section 4 have been met, to be permanently stored alongside this resolution.

The foregoing resolution was offered by Commissioner _____,
who moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman
Anthony Rodríguez, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

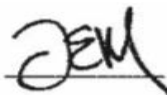
The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of June, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse