

# MEMORANDUM

Agenda Item No. 5(B)

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**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** April 10, 2018

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution granting petition to  
close Fatima Street from  
Fisherman Road South for  
approximately 422 feet (Road  
Closing Petition No. P-933)

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The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



Abigail Price-Williams  
County Attorney



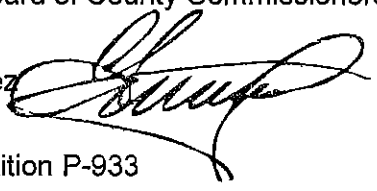
APW/cp

# Memorandum



**Date:** April 10, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Road Closing Petition P-933  
Section: 20-52-41  
Fatima Street from Fisherman Road South for Approximately 422 feet  
Commission District: 1

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## **Recommendation**

It is recommended that the Board of County Commissioners grant the attached Road Closing Petition following a public hearing, and contingent on the recording of the plat of "CARRIE MEEK WAREHOUSE DISTRIBUTION CENTER", tentative plat T-23859. In the event the plat is not approved, 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, and Fire Rescue have no objection to this right-of-way being closed.

## **Scope**

This road closing is located within District 1, which is represented by Commissioner Barbara J. Jordan.

## **Fiscal Impact/Funding Source**

The property abutting the right-of-way to be abandoned is tax exempt. Therefore, the granting of this petition will not result in an increase in revenue from property taxes. The fee for this road closing is \$1,960.00, which is paid by the Petitioner.

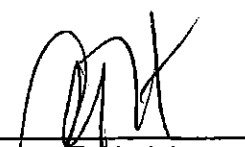
## **Track Record/Monitor**

DTPW is the entity overseeing this project and the person responsible for monitoring is Leandro Oña, P.E., Chief, Roadway Engineering and Right-of-Way Division.

## **Background**

The property owner, The Miami-Dade County Aviation Department, wishes to close Fatima Street from Fisherman Road South for approximately 422 feet in order to incorporate the land into the proposed plat of "CARRIE MEEK WAREHOUSE DISTRIBUTION CENTER", tentative plat T-23859. The release of this right-of-way to County will allow the completion of the proposed development of this site.

The subject right-of-way was dedicated in 1929 by "PLAT NO. ONE-GOLF COURSE SECTION OF OPA LOCKA" recorded in Plat Book 33, Page 74 of the Public Records of Miami-Dade County, Florida. The subject right-of-way and surrounding area are designated as "Terminals".

  
Alina T. Hudak  
Deputy Mayor

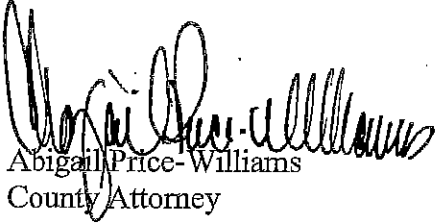


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** April 10, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

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

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 \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) 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(B)  
4-10-18

RESOLUTION NO. \_\_\_\_\_

RESOLUTION GRANTING PETITION TO CLOSE FATIMA  
STREET FROM FISHERMAN ROAD SOUTH FOR  
APPROXIMATELY 422 FEET (ROAD CLOSING PETITION  
NO. P-933)

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, (1) that, subject to the recordation of the plat of CARRIE MEEK WAREHOUSE DISTRIBUTION CENTER, tentative plat T-23859, the alley, avenue, street, highway or other place used for travel as described in the attached petition is hereby vacated, abandoned and closed, all rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed; (2) it is found that the action will serve a public purpose and benefit the public without violating private property rights; (3) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (4) the Clerk is hereby directed to publish notice of the adoption of this resolution one time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

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:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 10<sup>th</sup> day of April, 2018. 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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

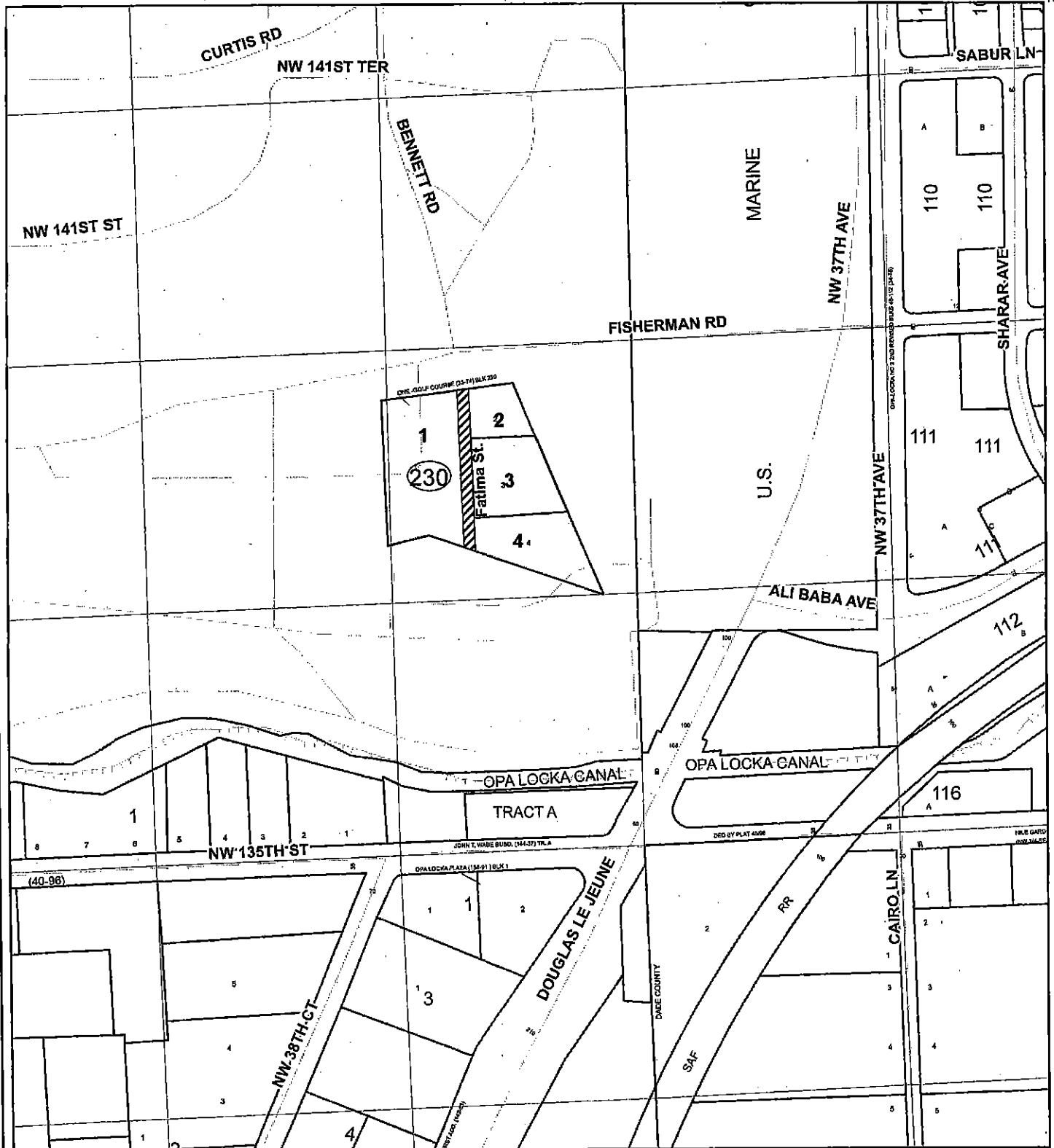
Approved by County Attorney as  
to form and legal sufficiency.



Annery P. Alfonso

# Location Map

SECTION 20 TOWNSHIP 52 S RANGE 41 E





This is not a survey

## P- 933

Municipality: OPA LOCKA  
Commission District: Barbara J. Jordan, 1

### Legend

-  P-933 Road Closing
-  MDC.PaParcel

MIAMI-DADE COUNTY  
Department of Transportation & Public Works  
Right-of-Way  
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825

Date: August 16, 2017  
Prepared by : ym

6

## **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"





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

The roadway segment is a remnant of a 1929 plat, showing lot sites at a time when the surrounding property was used as a golf course. The subdivision was never improved, and the area was converted to aviation uses during WWII. The entire plat area (and the surrounding lands) are now part of the Miami-Opa locka Executive Airport. The roadway was never improved, and the right-of-way does not connect to any other roadways or rights-of-way. The vacation will permit the property to be used for further development in accordance with the proposed plat currently being reviewed by the County. The vacation of the roadway is further consistent with the prior action of the Board of County Commissioners approving the Second Amendment to the Carrie Meek Foundation lease, which contemplated the development of the entirety of the parent tract within which the old plat is located.

7. Signatures of all abutting property owners: NONE

SIGNATURE

ADDRESS

All abutting property owned by petitioner

K. Q. Pyatt

P.O. Box 025504, Miami, FL 33102-5504

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Respectfully submitted,

STATE OF FLORIDA                     )  
  ) SS  
MIAMI-DADE COUNTY                )

BEFORE ME, the undersigned authority, personally appeared Kenneth A. Pyatt  
\_\_\_\_\_, 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.

MIAMI-DADE COUNTY, a political  
Subdivision of the State of Florida

By: Miami-Dade County Aviation Department

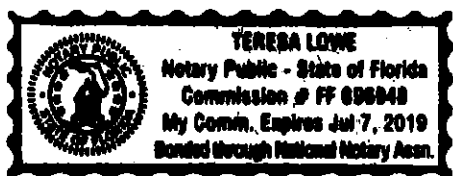
By: K. A. Pyatt  
Name: Kenneth A. Pyatt  
Its: Deputy Aviation Director  
(Signature of Petitioner)

Sworn and subscribed to before me this

13<sup>th</sup> day of June, 2017

[Signature]  
Notary Public State of Florida at Large

My Commission Expires: July 7, 2019

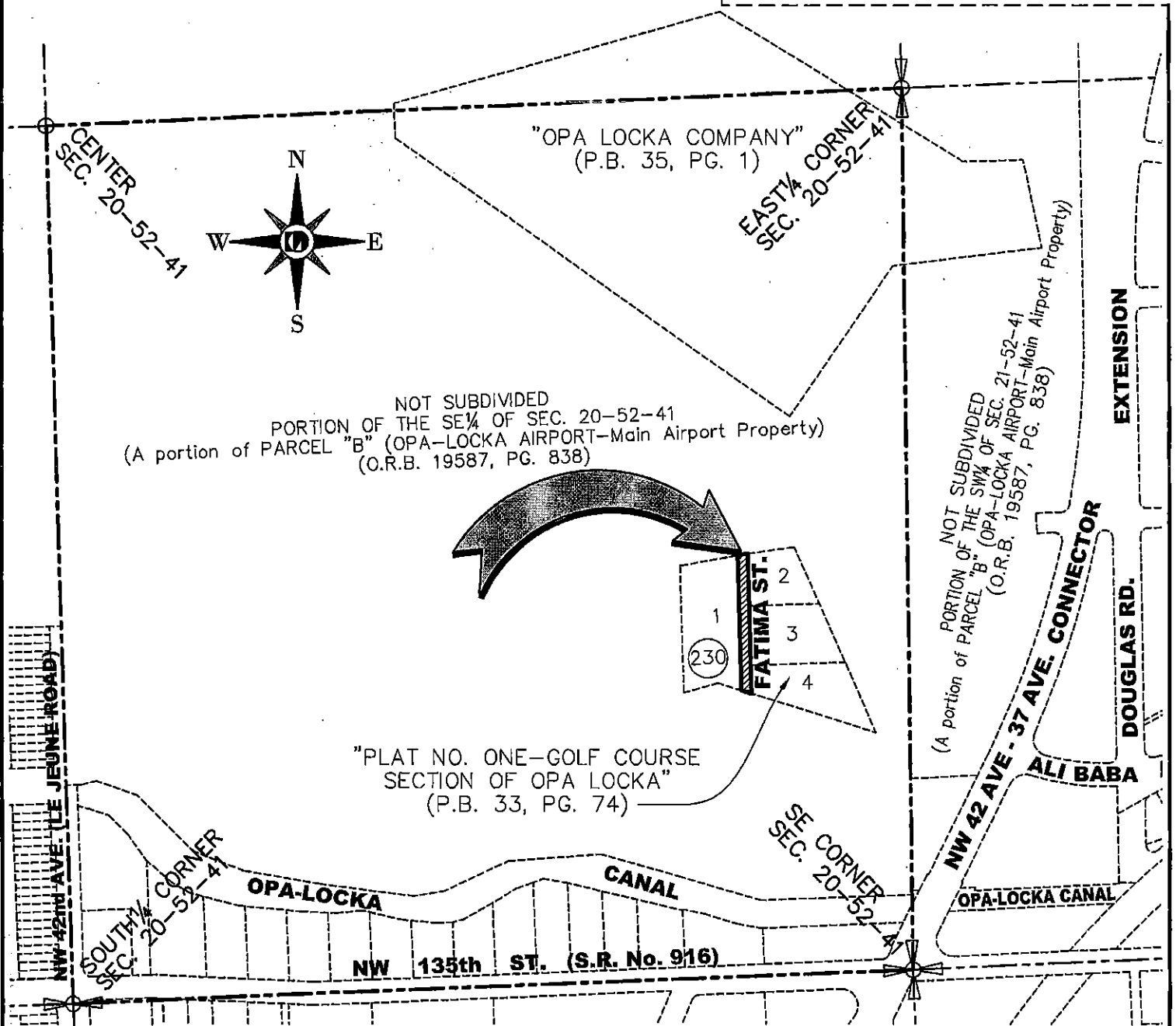


## Exhibit "A"

FATIMA STREET, a 30 foot wide Right-of-Way located between and adjacent to Lot 1 and Lots 2 through 4 of Block 230, of "PLAT NO. ONE-GOLF COURSE SECTION OF OPA LOCKA", according to the Plat thereof as recorded in Plat Book 33 Page 74, lying and being in a portion of the SE $\frac{1}{4}$  of Section 20, Township 52 South, Range 41 East, all from the Public Records of Miami-Dade County, Florida, City of Opa-Locka, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the NE corner of aforementioned Lot 1 of Block 230; thence N79°58'20"E along the North end of said FATIMA STREET, as shown on said plat of "PLAT NO. ONE-GOLF COURSE SECTION OF OPA LOCKA", for a distance of 30.34 feet to the point of intersection with the NW corner of said Lot 2 of Block 230; thence S01°24'37"E along the West boundary line of said Lots 2 through 4 of Block 230, said line also being the East Right-of-Way line of said FATIMA STREET, for a distance of 422.08 feet to the point of intersection with the SW corner of said Lot 4 of Block 230; thence N72°38'40"W along the South end of said FATIMA STREET for a distance of 31.68 feet to the point of intersection with the SE corner of said Lot 1 of Block 230; thence N01°24'37"W along the East boundary line of said Lot 1 of Block 230, said line also being the West Right-of-Way line of said FATIMA STREET, for a distance of 407.34 feet to the POINT OF BEGINNING. Containing 12,441 square feet more or less.

# CARRIE MEEK WAREHOUSE DISTRIBUTION CENTER FATIMA ST. R/W VACATION LOCATION SKETCH



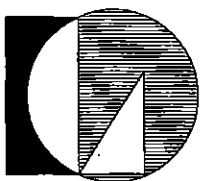
## LOCATION SKETCH

A PORTION OF THE SE 1/4 OF SECTION 20, TOWNSHIP  
52 SOUTH, RANGE 41 EAST, CITY OF OPA-LOCKA,  
MIAMI-DADE COUNTY, FLORIDA.

**NOT TO SCALE**

This sketch does not represent a land survey.

This document consists of three (3) sheets and each sheet will not be considered full, valid and complete unless attached to the others.



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: A.J.

CHECKED: A.A.S.

SCALE: AS NOTED

DATE: 10-18-2016

PROJ. #: 2013 01B

SHEET:

1

OF 3 SHEETS

**CARRIE MEEK WAREHOUSE DISTRIBUTION CENTER  
FATIMA ST. R/W VACATION  
LEGAL DESCRIPTION,  
SURVEYOR'S REPORT AND CERTIFICATE**

**LEGAL DESCRIPTION:**

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**SURVEYOR'S REPORT:**

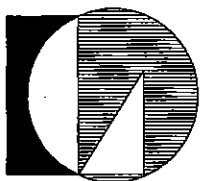
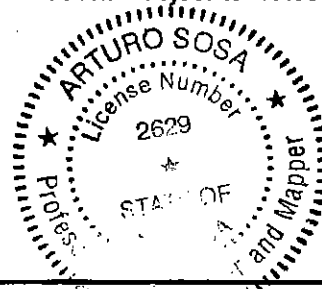
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of three (3) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of N01°24'37"W along the East boundary line of Lot 1, Block 230 of "PLAT NO. ONE-GOLF COURSE SECTION OF OPA LOCKA" according to the Plat thereof as recorded in Plat Book 33 Page 74 of the Public Records of Miami-Dade County, Florida, City of Opa-Locka, Miami-Dade County, Florida.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

  
Arturo A. Sosa  
Professional Surveyor and Mapper No. 2629  
State of Florida



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

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CHECKED: A.A.S.  
SCALE: AS NOTED  
DATE: 10-18-2016  
PROJ. #: 2013 01B

SHEET:  
**2**  
OF 3 SHEETS



# Location Map

SECTION 20 TOWNSHIP 52 S RANGE 41 E





This is not a survey

Municipality: OPA-LOCKA

Commission District: Barbara J. Jordan, 1

## Legend

-  P-933 Road Closing
-  MDC.PaParcel

# P- 933

MIAMI-DADE COUNTY  
Department of Transportation & Public Works  
Right-of-Way  
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825

Date: August 18, 2017  
Prepared by: ym