

MEMORANDUM

Agenda Item No. 5(F)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: June 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to close the portion of alley south of NW 119 Street, from NW 12 Avenue west for 244 feet (Alley Closing Petition No. P-976) filed by De Paz Holdings, LLC; and waiving the signature requirements of Resolution No. 7606 as to adjacent property owners

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



Geri Bonzon-Keenan
County Attorney


GBK/gh

Memorandum



Date: June 1, 2022

To: Honorable Chairman Jose “Pepe” Díaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Alley Closing Petition P-976
Section: 35-52-41
Portion of Alley South of NW 119 Street, from NW 12 Avenue West for 244 Feet
Commission District: 2

Recommendation

It is recommended that the Board of County Commissioners (Board) grant Alley Closing Petition P-976, attached to this Memorandum as Exhibit 2, following a public hearing. The Miami-Dade County Departments of Regulatory and Economic Resources, Transportation and Public Works (DTPW), Water and Sewer, and Fire Rescue have no objection to this alley being closed. The subject alley is mostly paved and serves as an area for parking and vehicle storage for the businesses functioning on the abutting properties to the north. A location map is attached as Exhibit 1.

Scope

The subject Alley Closing Petition is located within District 2, which is represented by Commissioner Jean Monestime.

Fiscal Impact/Funding Source

The Property Appraiser’s Office has assessed the properties adjacent to the subject alley at an average rate of \$17.17 per square foot. Therefore, the estimated value of the subject alley would be approximately \$83,920.00. If this alley is closed and vacated, the lands will be placed on the tax roll, generating an estimated \$1,482.00 per year in additional property taxes. The fee for this Alley Closing is \$10,351.97.

Track Record/Monitor

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

Delegated Authority

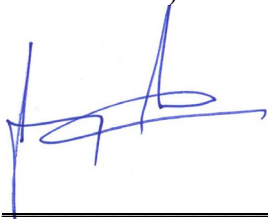
There is no delegation of authority associated with this item.

Background

The owner of the properties abutting the north and west sides of the subject alley wishes to close the portion of the said alley lying south of NW 119 Street, from NW 12 Avenue west for 244 feet, to incorporate the land into his property. Public access to the subject alley from NW 12 Avenue is obstructed by a chain-link fence and gate. The dedication of the full 20-foot width of the subject alley was made from the parcels abutting its north side, which are now owned by the petitioner. The owners of the properties abutting the south side of the subject alley did not sign this petition. The attorney for the petitioner contacted said property owners via certified mail to notify them of his intention to close the subject alley and request their signatures on this petition. Copies of the certified mail receipt are included within this petition as Exhibit “B”. The alley being closed has never been improved nor maintained by Miami-Dade County.

Honorable Chairman Jose "Pepe" Díaz
and Members, Board of County Commissioners
Page 2

The subject portion of alley was created by dedications to Miami-Dade County in 1950 and 1952 by two Right-of-Way Deeds recorded in Deed Book 3308 Page 330 and Deed Book 3582 Page 65, of the Public Records of Miami-Dade County, Florida. The subject alley is zoned NCUAD (North Central Urban Area District).

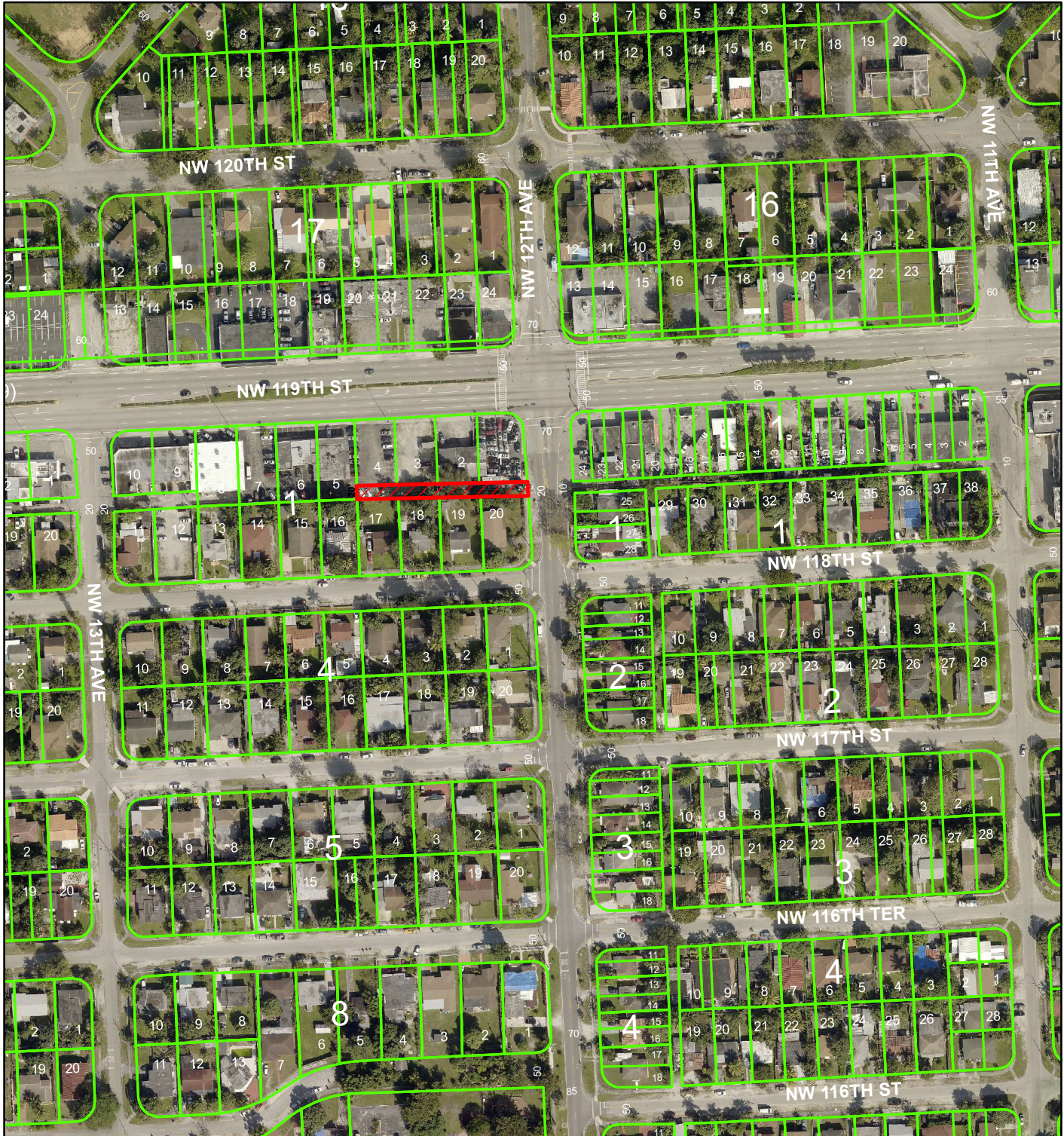


Jimmy Morales
Chief Operations Officer

Location Map

SECTION 35 TOWNSHIP 52 S RANGE 41 E

EXHIBIT "1"



This is not a survey

P- 976

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jean Monestime 2

Legend



P-976 ROAD CLOSING

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division

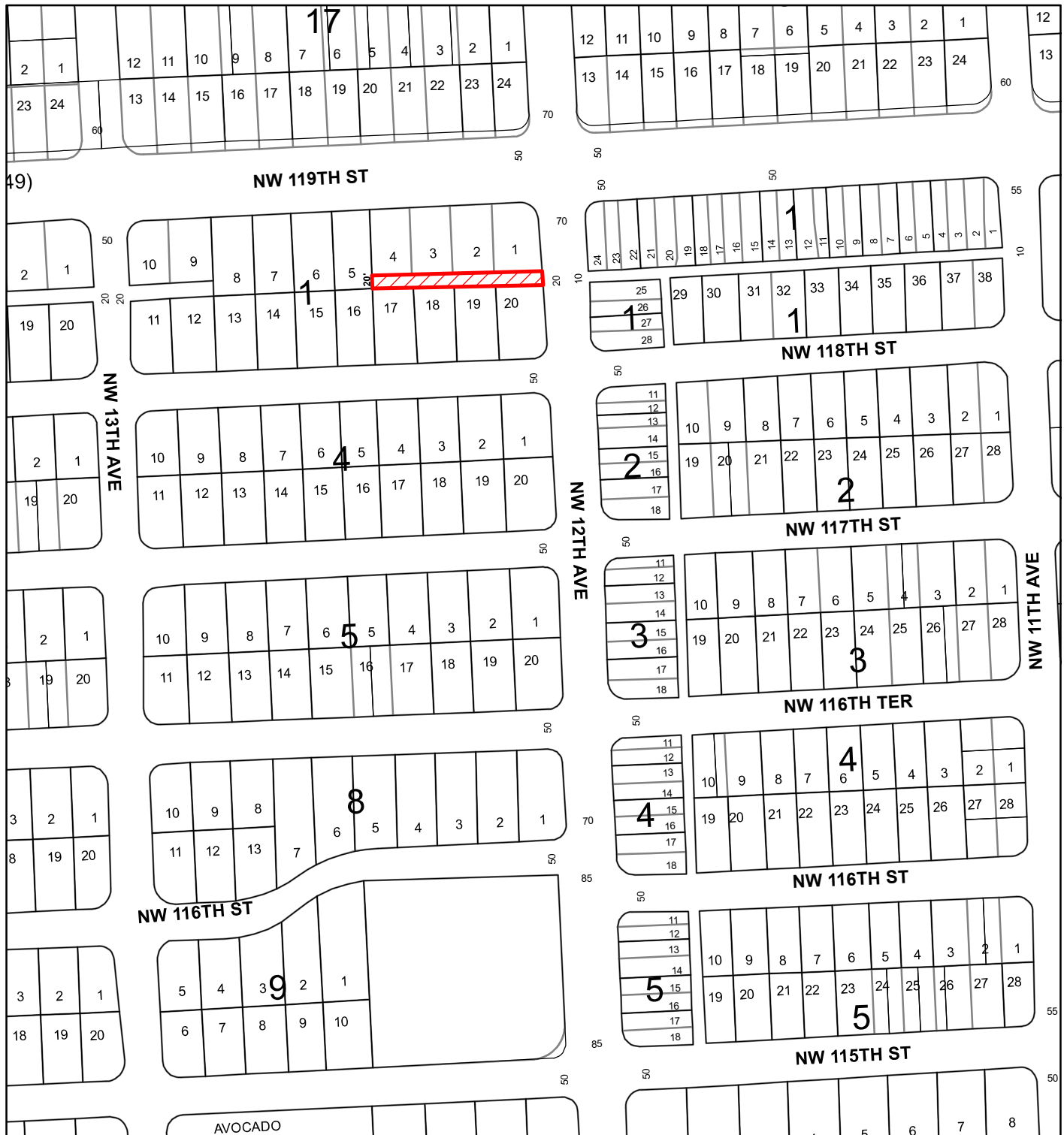
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Location Map

SECTION 35 TOWNSHIP 52 S RANGE 41 E



EXHIBIT "1"



This is not a survey

P- 976

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jean Monestime 2

Legend



P-976 ROAD CLOSING

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

Date: July 14, 2021
Prepared by : ym

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:

The South 20 feet thereof, of Lots 1, 2, 3, and 4, inclusive, in Block 1, of "SUNSHINE VILLAGE" according to the Plat thereof, as recorded in Plat Book 45, at Page 17, of the Public records of Miami-Dade County, Florida.

Said Alley area containing approximately 4,889 square feet.



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):

The above described right-of-way was dedicated for the perpetual use of the public for proper purposes as a result of a deed from George W. Stevens, Jr. and Charlotte N. Stevens to Dade County recorded in Deed Book 3582, Page 65 of the Public Records of Miami-Dade County, Florida and Right-of-Way deed from Atlantic Refining Company , a Pennsylvania Corporation recorded in Deed Book 3308, Page 330, of the Public Records of Miami Dade County.

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 Exhibit "A" attached.

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
<i>De Paz Holdings, LLC</i>	<i>30-2135-006-0010 and 30-2135-006-0030</i>	<i>1200 NW 119 ST and 1240 NW 119 ST</i>
<i>Jorge and Gladys Alvarez</i>	<i>30-2135-006-0140</i>	<i>1235 NW 118 ST</i>
<i>Angela Gamez</i>	<i>30-2135-006-0150</i>	<i>1223 NW 118 ST</i>
<i>Willy Renesca</i>	<i>30-2135-006-0160</i>	<i>1215 NW 118 ST</i>
<i>Ravi Kisson TRS 1201 NW 119 Street Land Trust</i>	<i>30-2135-006-0170</i>	<i>1201 NW 118 ST</i>

37DECF13-8A30-4719-9656-21E94BD129C8 --- 2021/06/29 11:21:10 -8:00



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 a grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

The right-of-way is not used to provide emergency vehicle or service access. Accordingly, the owners are hereby petitioning to vacate the right-of-way in order to create at safer and more unified street block within the Urban Center District.

7. Signatures of **all** abutting property owners:

Respectfully submitted,

See also attached Exhibit "B", certified mail sent to abutting owners.

SIGNATURE	DocuSigned by: C1E0BE6F26BD451...	ADDRESS
	<i>Ventura De Paz</i>	1200 NW 119 ST and 1240 NW 119 ST
		1235 NW 118 ST
		1223 NW 118 ST
		1215 NW 118 ST
		1201 NW 118 ST



Ben Fernandez
Attorney for Petitioner

Address: 200 South Biscayne Boulevard
Suite 300, Miami, FL 33131
(Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared by means of physical presence or online notarization, Ventura De Paz , 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.

DocuSigned by:
Ventura De Paz
C1E0BE6F26BD451...

(Signature of Petitioner)

Sworn and subscribed to before me this 29th day of June, 2021.


Signed on 2021/06/29 11:22:10 -8:00

Betty Llerena
Notary Public State of Florida at Large

Betty Llerena
Commission # GG 175999
Notary Public - State of Florida
My Commission Expires Mar 05, 2022
Notary Stamp 2021/06/29 11:22:10 PST 566F8E72196

My Commission Expires: March 5, 2022

37DEC13-8A30-4719-9656-21E94BD129C8 --- 2021/06/29 11:21:10 -8:00





PETITION TO CLOSE ROAD d8 06.29.2021 Signed.pdf

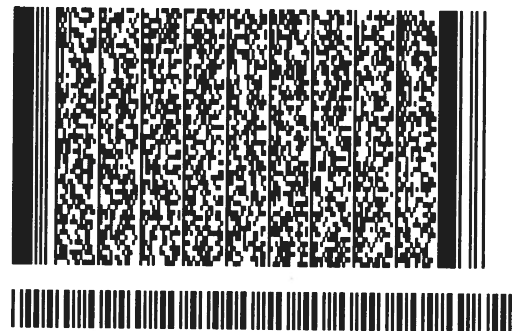
DocVerify ID: 37DECF13-8A30-4719-9656-21E94BD129C8
Created: June 29, 2021 11:21:10 -8:00
Pages: 4
Electronic Notary: Yes / State: FL

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E-Signature Summary

E-Signature Notary: Betty Llerena (BII)
June 29, 2021 11:22:10 -8:00 [595F8EFF2196] [162.244.152.118]
bllerena@brzoninglaw.com



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SKETCH AND LEGAL DESCRIPTION FOR ALLEY CLOSURE



LB# 7282

PHONE: 305-822-6062 * FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

JOB NUMBER: RP20-1010

EXHIBIT "A"

LEGAL DESCRIPTION:

The South 20 feet thereof, of Lots 1, 2, 3 and 4, inclusive, in Block 1, of "SUNSHINE VILLAGE" according to the plat thereof as recorded in Plat Book 45, at Page 17 of the Public Records of Miami-Dade County, Florida.

Said Alley area containing approximately 4,889 square feet.

SURVEYOR'S CERTIFICATE:

- 1) The North arrow shown hereon based on record plat of "SUNSHINE VILLAGE" according to the plat thereof as recorded in Plat Book 45, at Page 17 of the Public Records of Miami-Dade County, Florida.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this drawing is a true and correct representation of the **SKETCH AND LEGAL DESCRIPTION** of the real property described hereon and meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

FOR THE FIRM: ROYAL POINT LAND SURVEYORS, INC. LB# 7282

JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA.

PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA.

I:\DRAWING\ALIA SURVEY\1200-1240-1250-1272 NW 119 SIRELL\1200-1240-1250-1272 NW 119 SIRELL\ALLEY CLOSURE WITH IMPROVEMENTS_RP20-1010.dwg 8/21/2020



LB# 7282

PHONE: 305-822-6062 * FAX: 305-827-9669

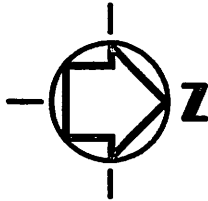
6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

JOB NUMBER: RP20-1010

SKETCH AND LEGAL DESCRIPTION FOR ALLEY CLOSURE

EXHIBIT "A"

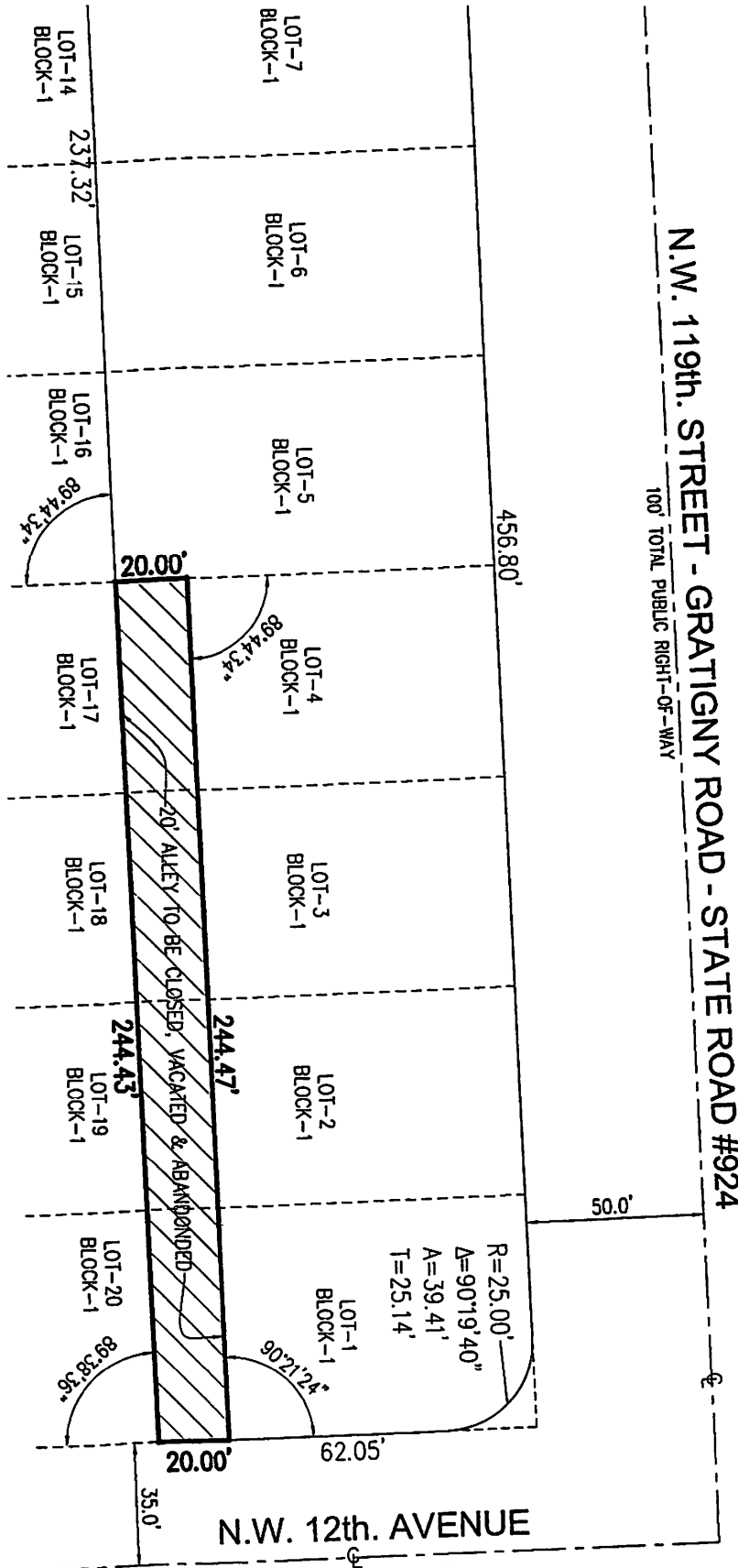


SCALE: 1" = 50'

LEGEND

= Centerline

= AREA OF ALLEY CLOSURE



I:\DRAWING\ALIA SURVEY\1200-1240-1250-1260\119 S IRLES NW 119 S IRLES ALLEY CLOSURE RP20-1010.dwg 8/2/2020

INSTRUMENT PREPARED BY:



LB# 7282

PHONE: 305-822-6062 * FAX: 305-827-9669

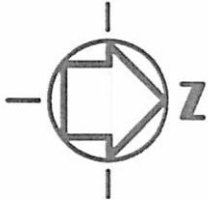
6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

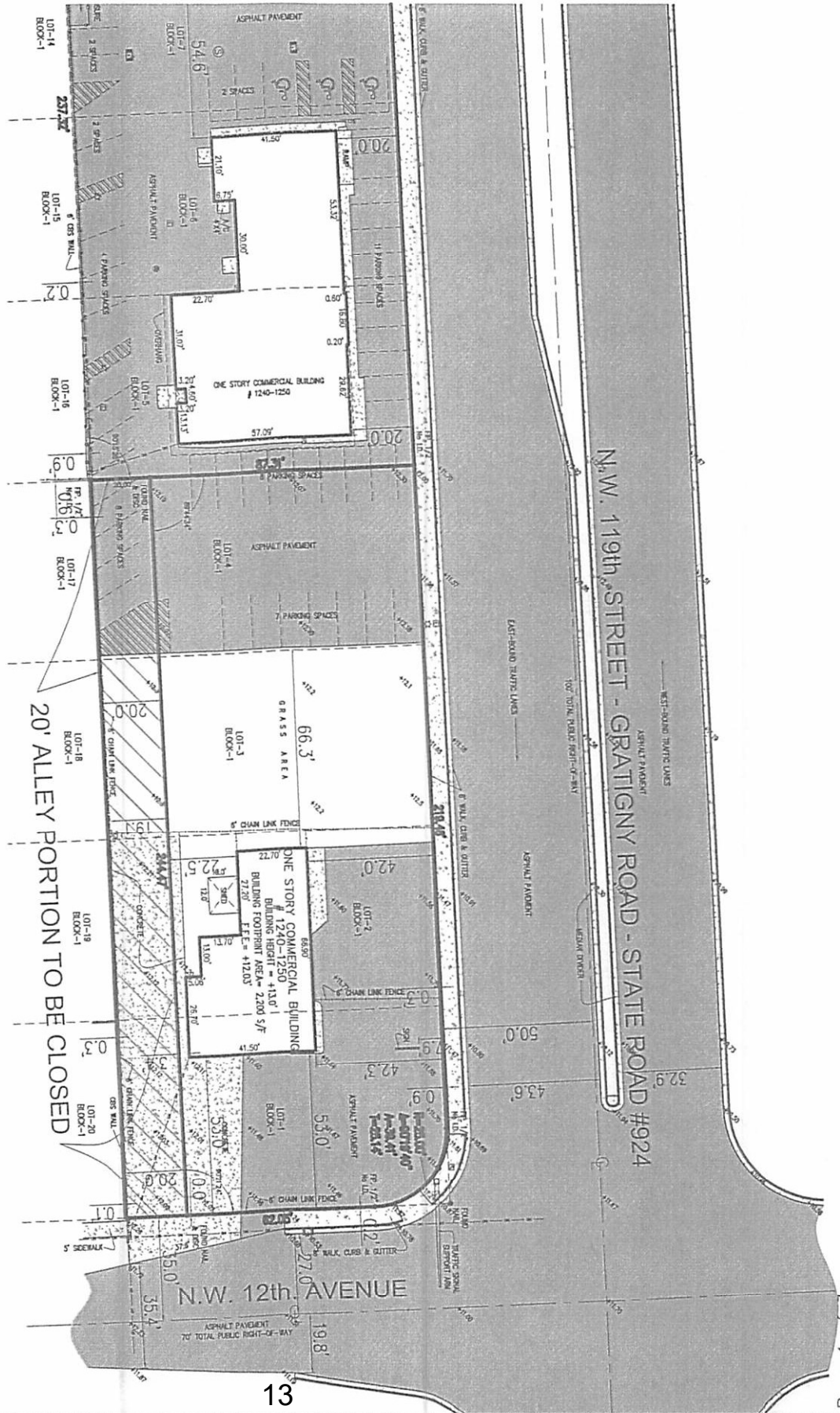
JOB NUMBER: RP20-1010

SKETCH AND LEGAL DESCRIPTION FOR ALLEY CLOSURE

EXHIBIT "A"



SCALE: 1" = 50'



F:\DRAWING\ALTA SURVEY\1200-1240-1250-1272 NW 119 STREET_ALLEY CLOSURE_WITH IMPROVEMENTS_RP20-1010.dwg 8/28/2020

EXHIBIT B



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6235 office

305.377.6222 fax

bfernandez@brzoninglaw.com

VIA CERTIFIED MAIL

April 26, 2021

Angela Gamez
1223 NW 118 ST
Miami, FL 33167

Re: 1200 NW 119 Street - ASPR Pre-Application

Dear Ms. Gamez:

This law firm represents De Paz Holdings, LLC in relation to the referenced property, located immediately north of your property, along NW 119th Street, Gratigny Road, at its intersection with 12th Avenue. We are writing to you to ask that you support the alley closure that we are seeking in relation to the project.

The owner intends to develop the property with a new medical clinic pursuant to the enclosed plans entitled "De Paz Holdings Medical Clinics" prepared by Design Tech International. The proposed building will be two (2) stories with a surface parking area. A copy of the proposed plan is enclosed for your reference.

There is an approximately twenty-foot (20') wide alley that is entirely located on our client's property that we are applying to vacate and close. The alley is not improved and is a remnant stretch of right-of-way that dead ends. Enclosed is a survey that shows the alley highlighted in yellow. We are asking that you review and sign the Petition that we have also enclosed, and return it to us so that we may submit it to Miami-Dade County.

The project will remove the dilapidated buildings on the property and will introduce new attractive landscape areas abutting the corner of NW 119th Street and NW 12th Avenue. The proposed redevelopment plan will also bring an attractive new building to this corner property and thereby help to revitalize the intersection.

7019 0700 0001 4431 4780

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OFFICIAL USE

Certified Mail Fee \$ **3.60**

Extra Services & Fees (check box, add fees appropriate)

Return Receipt (hardcopy) \$ **2.85**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **1.60**

Total Postage and Fees \$ **8.05**

Sent To **Angela Gamez**

Street and Apt. No., or PO Box No. **1223 NW 118 St**

City, State, ZIP+4® **Miami FL 33167**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
APR 27 2021
MIAMI FL


For all the foregoing reasons we request that you sign the Petition and return it to us. You can email it to us if that is more convenient at BFernandez@BRZoninglaw.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "BF", with a stylized flourish extending from the end.

Ben Fernandez

BF/bl
Enclosures

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> COVID 19 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> COVID 19 C. Date of Delivery <input checked="" type="checkbox"/> 4/29</p>														
<p>1. Article Addressed to:</p> <p style="text-align: center;">Angela Gomez 1223 NW 118 St Miami, FL 33167</p>  <p style="text-align: center;">9590 9402 5222 9122 0587 56</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>														
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7019 0700 0001 4431 4780</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Restricted Delivery	
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Permit No. G-10

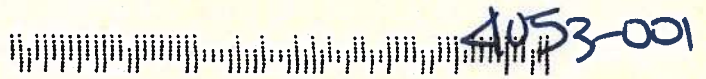
9590 9402 5222 9122 0587 56

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Bercow Radell
Fernandez Larkin & Tapanes PLLC
200 South Biscayne Blvd Suite 300
Miami, Florida 33131

BF





200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

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305.377.6235 office

305.377.6222 fax

bfernandez@brzoninglaw.com

VIA CERTIFIED MAIL

April 26, 2021

Jorge and Gladys Alvarez
1235 NW 118 ST
Miami, FL 33167

Re: 1200 NW 119 Street - A

Dear Mr. & Mr.s Alvarez:

This law firm represents De Paz Holdings, LLC in relation to the referenced property, located immediately north of your property, along NW 119th Street, Gragny Road, at its intersection with 12th Avenue. We are writing to you to ask that you support the alley closure that we are seeking in relation to the project.

The owner intends to develop the property with a new medical clinic pursuant to the enclosed plans entitled "De Paz Holdings Medical Clinics" prepared by Design Tech International. The proposed building will be two (2) stories with a surface parking area. A copy of the proposed plan is enclosed for your reference.

There is an approximately twenty-foot (20') wide alley that is entirely located on our client's property that we are applying to vacate and close. The alley is not improved and is a remnant stretch of right-of-way that dead ends. Enclosed is a survey that shows the alley highlighted in yellow. We are asking that you review and sign the Petition that we have also enclosed, and return it to us so that we may submit it to Miami-Dade County.

The project will remove the dilapidated buildings on the property and will introduce new attractive landscape areas abutting the corner of NW 119th Street and NW 12th Avenue. The proposed redevelopment plan will also bring an attractive new building to this corner property and thereby help to revitalize the intersection.

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OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.60
Total Postage and Fees	\$ 8.05
Sent To	Jorge & Gladys Alvarez
Street and Apt. No., or PO Box No.	1235 NW 118 ST
City, State, ZIP+4®	Miami, FL 33167

Postmark Here
APR 27 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

For all the foregoing reasons we request that you sign the Petition and return it to us. You can email it to us if that is more convenient at BFernandez@BRZoninglaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read "BF", written in a cursive style.

Ben Fernandez

BF/bl
Enclosures



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6235 office

305.377.6222 fax

bfernandez@brzoninglaw.com

VIA CERTIFIED MAIL

April 26, 2021

Ravi Kisson TRS 1201 NW 11
1201 NW 118 ST
Miami, FL 33167

Re: 1200 NW 119 Street - A

Dear Sir or Madame:

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Certified Mail Fee \$ **3.60**

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$ **2.05**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ **1.60**

Total Postage and Fees \$ **8.05**

Sent To **Ravi Kisson TRS**
 Street and Apt. No., or PO Box No. **1201 NW 118 ST**
 City, State, ZIP+4® **MIAMI FL 33167**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 METRO POSTAL STORE
 APR 27 2021
 MIAMI, FL 33131

For all the foregoing reasons we request that you sign the Petition and return it to us.
You can email it to us if that is more convenient at BFernandez@BRZoninglaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read "BF", written in a cursive style.

Ben Fernandez

BF/bl
Enclosures

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Ravi Kisser TEs
 1201 NW 118 ST
 Miami FL 33167



9590 9402 5222 9122 0587 63

2. Article Number (Transfer from service label)

7019 0700 0001 4431 4803

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X COVID LA Agent
 B. Received by (Printed Name) Addressee
 COVID RA.29
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
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 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



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United States
Postal Service



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Bercow Radell
Fernandez Larkin & Tapanes PLLC
200 South Biscayne Blvd Suite 300
Miami, Florida 33131

BF

32275





BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6235 office

305.377.6222 fax

bfernandez@brzoninglaw.com

VIA CERTIFIED MAIL

April 26, 2021

Willy Renesca
1215 NW 118 ST
Miami, FL 33167

Re: 1200 NW 119 Street - ASPR Pre-Application

Dear Mr. Renesca:

This law firm represents De Paz Holdings, LLC in relation to the referenced property, located immediately north of your property, along NW 119th Street, Gratigny Road, at its intersection with 12th Avenue. We are writing to you to ask that you support the alley closure that we are seeking in relation to the project.

The owner intends to develop the property with a new medical clinic pursuant to the enclosed plans entitled "De Paz Holdings Medical Clinics" prepared by Design Tech International. The proposed building will be two (2) stories with a surface parking area. A copy of the proposed plan is enclosed for your reference.

There is an approximately twenty-foot (20') wide alley that is entirely located on our client's property that we are applying to vacate and close. The alley is not improved and is a remnant stretch of right-of-way that dead ends. Enclosed is a survey that shows the alley highlighted in yellow. We are asking that you review and sign the Petition that we have also enclosed, and return it to us so that we may submit it to Miami-Dade County.

The project will remove the dilapidated buildings on the property and will introduce new attractive landscape areas abutting the corner of NW 119th Street and NW 12th Avenue. The proposed redevelopment plan will also bring an attractive new building to this corner property and thereby help to revitalize the intersection.

7019 0700 0001 4431 4797

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.60
Total Postage and Fees	\$ 8.05
Sent To	Willy Renesca
Street and Apt. No., or PO Box No.	1215 NW 118 ST
City, State, ZIP+4®	Miami, FL 33167

PS Form 3800, April 2015 PSN 7530 C-000-9047 See Reverse for Instructions

Postmark Here
APR 27 2021

For all the foregoing reasons we request that you sign the Petition and return it to us. You can email it to us if that is more convenient at BFernandez@BRZoninglaw.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "BF", with a stylized flourish extending from the end.

Ben Fernandez


BF/bl
Enclosures

SENDER: COMPLETE THIS SECTION **COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willy Rensca
1215 NW 118 St
Miami FL 33167



9590 9402 5222 9122 0587 70

2. Article Number (Transfer from service label)

7019 0700 0001 4431 4797

A. Signature

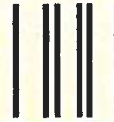
X COVIDI9 Agent Addressee

B. Received by (Printed Name) COVIDI9 C. Date of Delivery 9/14/21

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Registered Mail Restricted Delivery | |

USPS TRACKING#



First-Class Mail
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9590 9402 5222 9122 0587 70

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* Sender: Please print your name, address, and ZIP+4® in this box*

Bercow Radell
Fernandez Larkin & Tapanes PLLC
200 South Biscayne Blvd Suite 300
Miami, Florida 33131

BF

4053-001



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: June 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(F)

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(F)
6-1-22

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE THE PORTION OF ALLEY SOUTH OF NW 119 STREET, FROM NW 12 AVENUE WEST FOR 244 FEET (ALLEY CLOSING PETITION NO. P-976) FILED BY DE PAZ HOLDINGS, LLC; AND WAIVING THE SIGNATURE REQUIREMENTS OF RESOLUTION NO. 7606 AS TO ADJACENT PROPERTY OWNERS

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

WHEREAS, Alley Closing Petition No. P-976 was signed by the owner of the property abutting the north side of the alley sought to be closed; and

WHEREAS, notice was mailed to all remaining property owners abutting on the subject alley sought to be closed by certified mail; 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 the alley.

Section 3. The alley, avenue, street, highway or other place used for travel as described in the petition attached as Exhibit 2 to the Mayor's Memorandum is hereby vacated, abandoned, and closed.

Section 4. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed.

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.

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:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of June, 2022. 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.



Lauren E. Morse