

MEMORANDUM

Agenda Item No. 5(F)

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

DATE: January 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to close NE 6 Place between NE 173 Terrace and NE 174 Street (Road Closing Petition No. P-1034) filed by MOD 6 LLC and Mr. Yossi Marlow, retaining an exclusive water and sewer utility easement right, and authorizing the County Mayor to execute the exclusive water and sewer easement and to exercise all rights conferred therein

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


Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: January 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Road Closing Petition P-1034
Section: 7-52-42
NE 6 Place Between NE 173 Terrace and NE 174 Street
Commission District: 4

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by MOD 6 LLC and Mr. Yossi Marlow to close the subject County road. If this petition is granted, the underlying lands will become incorporated into the abutting properties. The \$33,818.20 fee for this road closing petition has been paid.

Recommendation

It is recommended that the Board grant Road Closing Petition P-1034, attached to this Memorandum as Exhibit 2, following a public hearing. 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 the closure of the subject road. This request conforms with County regulations governing the procedures for the vacation of County roads as set forth in Resolution No. 7606. The subject road is improved and lies within the jurisdiction of County maintenance. Location maps are attached as Exhibit 1.

Scope

The subject road is located within District 4, which is represented by Commissioner Micky Steinberg.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject road at an average rate of \$60.00 per square foot. Therefore, the estimated value of the land underlying the subject road is approximately \$318,582. If the subject road is closed and vacated, the land will be placed on the tax roll, generating an estimated \$5,400 per year in additional property taxes. The fee for this road closing petition is \$33,818.20.

Track Record/Monitor

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

Attachments:

- Exhibit 1 – Location & Aerial Maps
- Exhibit 2 – Road Closing Petition P-1034
- Exhibit A to Road Closing Petition – Survey
- Exhibit 3 – Exclusive Water & Sewer Easement
- Exhibit A to Exclusive Water & Sewer Easement – Sketch & Legal Description

Delegated Authority

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the exclusive water and sewer easement attached as Exhibit 3 and to exercise all rights conferred therein.

Background

The owners of the two properties that abut on the subject road have petitioned the County to vacate NE 6 Place between NE 173 Terrace and NE 174 Street so that the underlying land reverts to their private properties for their personal use and to facilitate possible future redevelopment of the easterly abutting property.

This road was dedicated to the County in 1957 by the plat of RITZ HIGHLANDS NO. 2 1ST ADD'N, as recorded in Plat Book 64, at Page 89, of the Public Records of Miami-Dade County, Florida.

The subject road right-of-way is under the maintenance jurisdiction of the County and includes an asphalt roadway, concrete sidewalks, and grass swales (see the survey attached as Exhibit A). However, this segment of road terminates with a dead-end at its northern limit and therefore does not provide a connection to NE 174 Street for vehicular or pedestrian traffic. Thus, the granting of this petition will not cause a negative impact on traffic flow in the area.

The westerly abutting property (Property Appraiser's Folio 30-2207-044-0150) is currently accessible by means of driveway connections along NE 173 Terrace and does not have any driveway connections along the subject segment of NE 6 Place. The easterly abutting property (Property Appraiser's Folio 30-2207-044-0140) is accessible through its driveway connection into the subject segment of NE 6 Place. If this petition is granted, the easterly abutting property will continue to be accessible from NE 173 Terrace through its existing driveway and the easterly half of the existing paved roadway for NE 6 Place which will have become incorporated into that property by the granting of this petition. Possible future redevelopment of the easterly abutting property may result in the reconfiguration of the driveway connection to NE 173 Terrace. Therefore, the granting of this petition will not cause any of the surrounding properties to become inaccessible.

To allow for a possible future WASD pump station at this location, the County will retain an exclusive water and sewer easement (attached as Exhibit 3) over a portion of this land if this petition is granted. If the pump station is not constructed within the stipulated timeframe, then the easement will terminate according to the conditions as set forth therein.

The abutting properties are zoned RU-1 (Single Family Residential District).



Jimmy Morales
Chief Operating Officer

Location & Aerial Map

SECTION 07 TOWNSHIP 52 RANGE 42

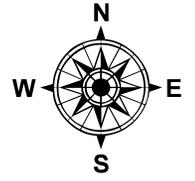


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 1034

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: Unincorporated
Commission District 4
Micky Steinberg

Date: 2-20-2025
Drawn By: A.Santelices

Legend 
P-1034 Road Closing

MDC004

Location & Aerial Map

SECTION 07 TOWNSHIP 52 RANGE 42

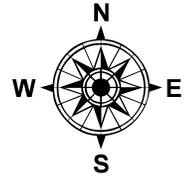
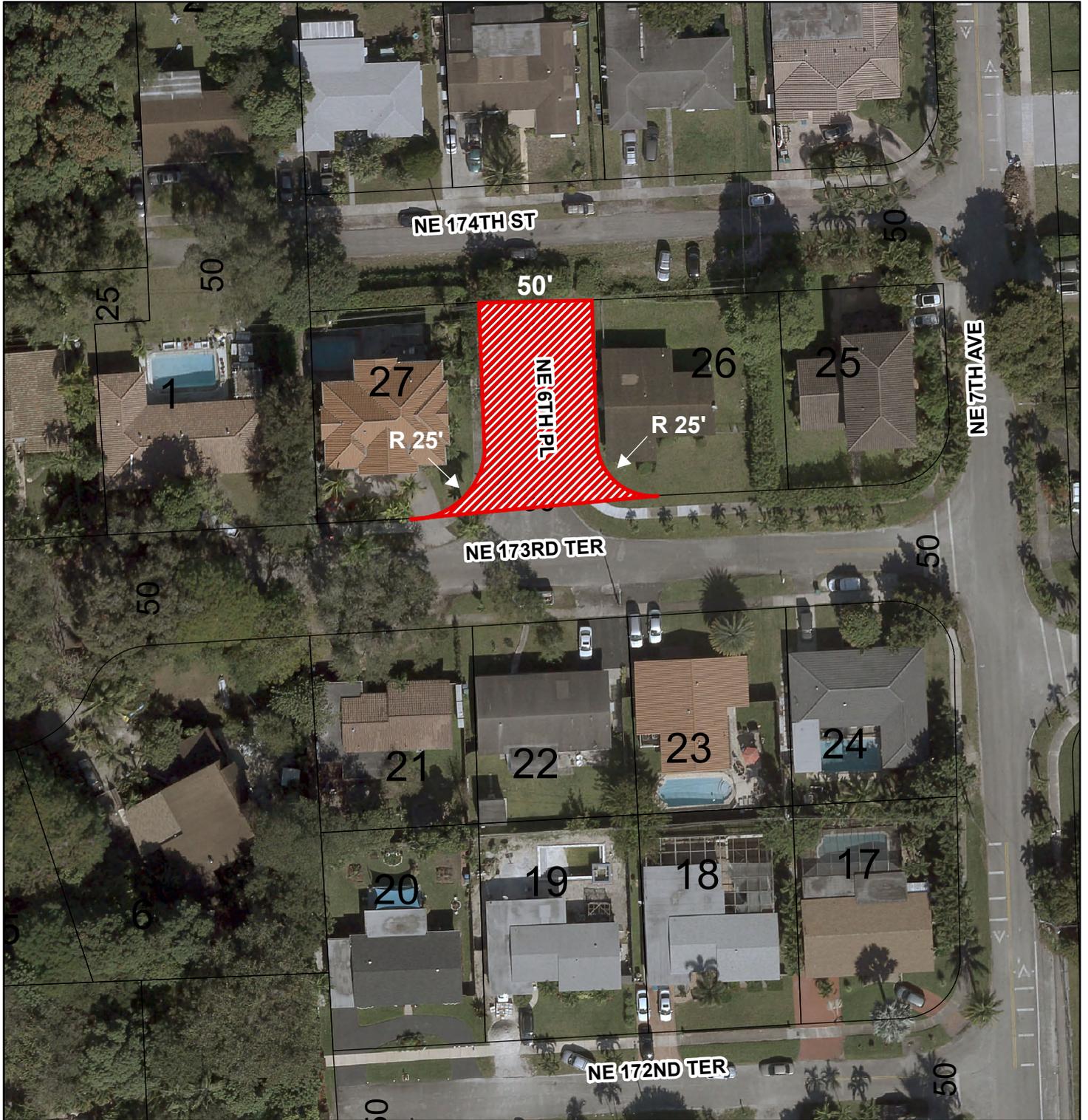


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 1034

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: Unincorporated
Commission District 4
Micky Steinberg

Date: 2-20-2025

Drawn By: A.Santelices

Legend 
P-1034 Road Closing

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):

This portion of right-of-way was dedicated to the public by the plat of RITZ HIGHLANDS NO. 2 1ST ADDITION, as recorded in Plat Book 64, at Page 89, 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 “A”.

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>MOD 6 LLC</u> Authorized Member: Chana Lerner	<u>30-2207-044-0140</u>	<u>665 NE 173 Terrace</u>
<u>Yossi Marlow and</u> <u>Chana Marlow</u>	<u>30-2207-044-0150</u>	<u>645 NE 173 Terrace</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 a grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

This is a dead-end street that serves no useful connection for the neighborhood, and is also not being maintained by the County. The petitioners wish for the County to vacate this street so that the land reverts into their abutting private properties for personal use and possible future development.

Attorney for Petitioner

Address: _____
(Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared by means of physical or [] online notarization CHANA LERNER, 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 of Petitioner)

Sworn and subscribed to before me this

17 day of January, 2025



Notary Public State of Florida at Large

My Commission Expires: 01/01/2029

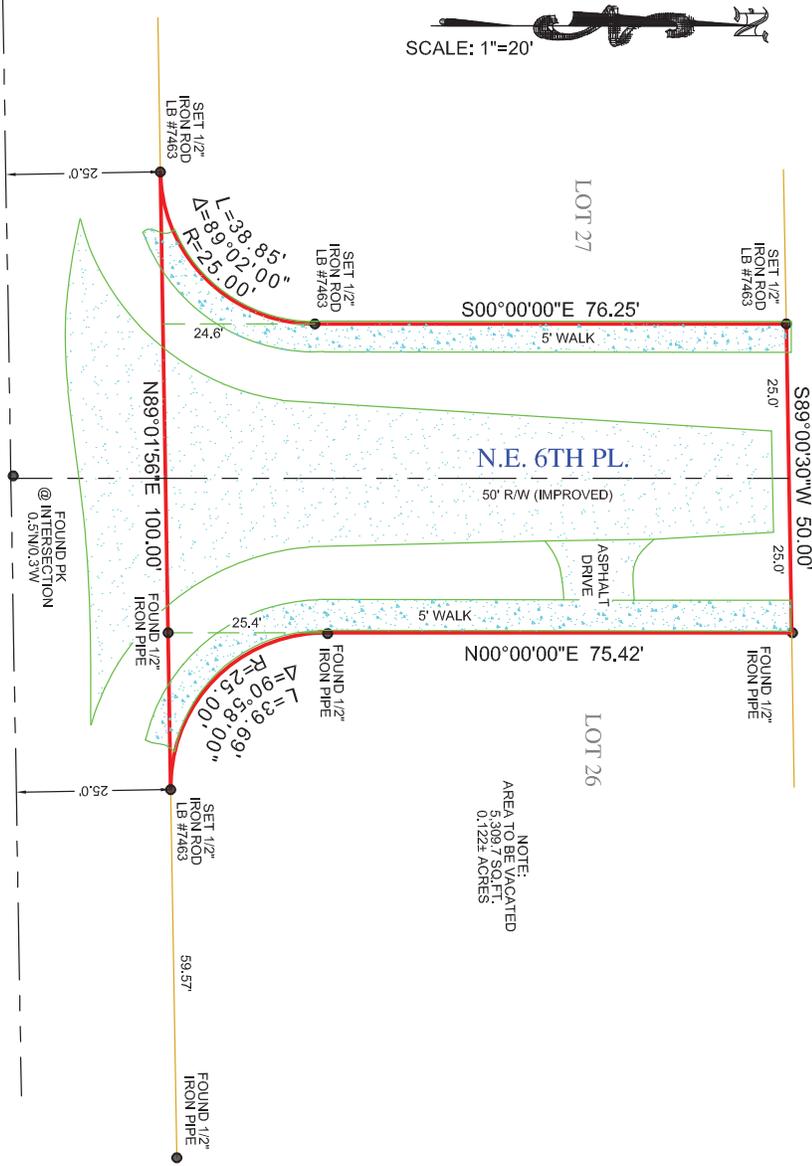
 **IRMA ONA**
Commission # HH 624779
Expires January 1, 2029

Exhibit A
to
Road Closing Petition:
Survey

LEGAL DESCRIPTION TO VACATE RIGHT OF WAY

TO VACATE N.E. 6TH PLACE RIGHT OF WAY, RITZ HIGHLANDS NO. 2, 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, AT PAGE 89 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 27; THENCE RUN SOUTH 00°00'00" EAST, FOR 76.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWEST ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET FOR AN ARC LENGTH OF 38.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF N.E. 173RD TERRACE; THENCE RUN NORTH 89°01'56" EAST ALONG THE NORTH RIGHT OF WAY LINE, FOR 100.00 FEET TO A POINT ON A CURVE; THENCE RUN NORTHWEST ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET FOR AN ARC LENGTH OF 39.89 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°00'00" EAST, FOR 75.42 FEET; THENCE RUN SOUTH 89°00'30" WEST, FOR 50.00 FEET TO THE POINT OF BEGINNING, ABOVE DESCRIBED LANDS CONTAINING 5,309.7 SQUARE FEET, OR 0.122 ACRES, MORE OR LESS, BY CALCULATIONS.

NOT SUBDIVIDED



NOTE:
AREA TO BE VACATED
5,309.7 SQ. FT.
0.1222 ACRES

- NOTES:**
1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LOT LINE, HAVING A BEARING OF N89°01'56"E

DATE OF FIELD WORK: 2/5/25
DATE OF MAP: 2/13/25



LEGEND

- AC AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.F. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L.B. LENGTH
- M. MEASURED
- N.A.V. NORTH AMERICAN VERTICAL DATUM
- N.G.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER PERMANENT REFERENCE MONUMENT
- P.R.M. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- # AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE
- P.O.B. POINT OF BEGINNING

FLOOD ZONE: X
COMMUNITY NUMBER: 120635
PANEL: 12086C0141
SUFFIX: L
FIRM DATE: 9/11/2009

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED SEAL AND SIGNATURE provided by
David Cutter
Date: 2025.02.20
08:42:34 -05'00"

(SIGNED) **David Cutter**
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

3672053
2/13/25
1"=20'

SKETCH AND DESCRIPTION TO VACATE RIGHT OF WAY OF
XXX NE 6TH PL
NORTH MIAMI BEACH, FL 33162
PREPARED FOR
HANNY LERNER

COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

EXHIBIT 3
Exclusive Water & Sewer Easement

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Department of Transportation and Public Works
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

RESERVATION OF AN EXCLUSIVE WATER & SEWER EASEMENT

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS RESERVATION OF AN EXCLUSIVE WATER & SEWER EASEMENT, is made this _____ day of _____, 202_, in favor of **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, its successors and assigns (the "County"),

WHEREAS, on _____, the Miami-Dade County Board of County Commissioners adopted Resolution No. R-_____, vacating the right-of-way for NE 6th Place between NE 173rd Terrace and NE 174th Street; and

WHEREAS, as a condition of the right-of-way vacation, the County reserved an exclusive water & sewer easement, as further described herein,

WITNESSETH:

That the County, for and in consideration of benefits to the general public and for further good and valuable considerations, does hereby reserve an **EXCLUSIVE WATER & SEWER EASEMENT** for the purpose of constructing and maintaining water & sewer facilities, including but not limited to the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to, fire hydrants, and/or sewage transmission and collection

facilities and all appurtenant equipment (collectively, "Water and Sewer Facilities"), which right, privilege and easement (as that term is defined herein) shall include the right to remove or demolish, with no obligation to repair or replace same, any obstructions placed on the easement, including pavers, or that may extend vertically above the finished grade over the easement, as may be necessary to carry out any rights reserved herein over, along, and under the following described parcel of land, situate, lying, and being in Miami-Dade County, State of Florida, "the easement," to-wit:

See attached Exhibit "A".

If the County has not commenced physical, on-site construction of the Water and Sewer Facilities burdening/benefitting the easement area by the date that is thirty (30) years from the date of this reservation of easement (the "Outside Date"), or, having commenced such construction, has failed to diligently prosecute the same to substantial completion within twenty-four (24) months after commencement, then, effective automatically as of the Outside Date (or, if applicable, upon such failure to diligently prosecute to completion), this easement and all rights of the County hereunder shall terminate and revert to the property owner without further action, notice, or demand.

The reservation of this exclusive water & sewer easement and the County's use thereof shall be superior to any other use inconsistent therewith, as determined at the sole discretion of the County.

IN WITNESS WHEREOF, the County has caused this reservation to be executed on its behalf, the day and year first above written.

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court
and Comptroller

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

Attested By: _____
Deputy Clerk

By: _____
County Mayor or Designee

Date

Approved as to form and
legal sufficiency

Assistant County Attorney

The foregoing was accepted and approved on the ____ day of _____, 2025 by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida.

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this ____ day of _____, A.D. 202_, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the person duly authorized on behalf of MIAMI-DADE COUNTY, a political subdivision of the State of Florida. Said person executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Notary Signature

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

Approved and accepted by:

Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)



Witness

Jonathan Mankes

Printed Name & Address

17531 NE Fort, NMB, FL, 33162

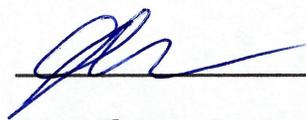


Witness

Eli Lauter 1801 NE 9th CT Miami FL 33162

Printed Name & Address

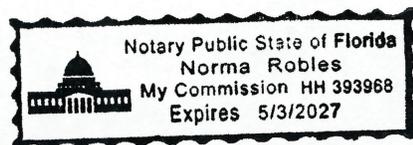
MOD 6 LLC, a New York limited
liability company whose address
is 199 Lee Avenue, Suite 1037,
Brooklyn, NY 11211



(Sign)

By: Chana Lerner, Member

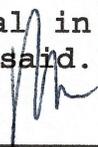
Address (if different)



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 13 day of NOVEMBER, A.D. 20205
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of []physical or
[]online notarization Chana Lerner personally known to me, or
proven, by producing the following forms of identification:
FLDL to be the Member duly authorized on behalf of
MOD 6 LLC, a New York limited liability company. Said Member
executed the foregoing instrument freely and voluntarily for the
purposes therein expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



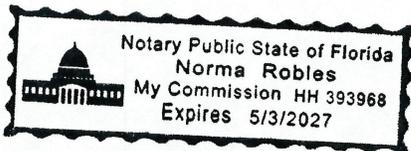
Notary Signature

NORMA ROBLES

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 5/3/2027
Commission/Serial No. HH 393968



Approved and accepted by:

Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)

Jaw
Witness

Jonathan Mankes
Printed Name & Address
17531 NE 7th, NMB, FL, 33162
Eli Larder

Witness
Eli Larder

Printed Name & Address
18071 NE 9th CT Mia FL 33163

Yossi Marlow (Sign)

Yossi Marlow
Address:
645 NE 173 Terrace
Miami, FL 33162

Jaw
Witness

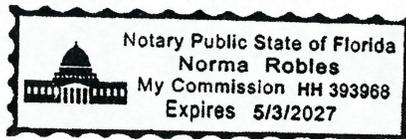
Jonathan Mankes
Printed Name & Address
17531 NE 7th, NMB, FL, 33162
Eli Larder

Witness
Eli Larder

Printed Name & Address
18071 NE 9th CT Mia FL 33162

Chana Marlow (Sign)

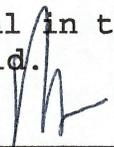
Chana Marlow
Address:
645 NE 173 Terrace
Miami, FL 33162



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 13 day of NOVEMBER, 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Yossi Marlow and Chana Marlow, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

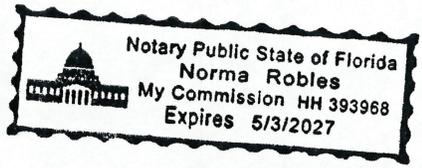
WITNESS my signature and official seal in the County and State aforesaid, the day and year last aforesaid.



Notary Signature
NORMA ROBLES

Printed Notary Name

NOTARY SEAL/STAMP



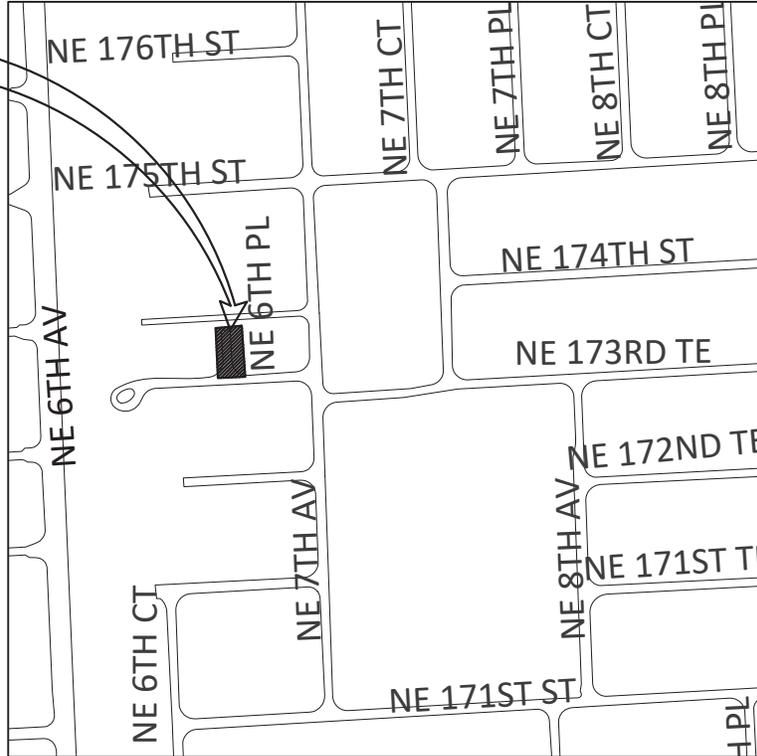
Notary Public, State of FLORIDA
My commission expires: 5/3/2027
Commission/Serial No. HH 393968

Exhibit A
to
Exclusive Water & Sewer Easement:
Sketch & Legal Description

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.07 TWP.52S. RGE.42E.**

**EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**

**PROJECT
LOCATION**



NOT TO SCALE

SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
3. NO TITLE OPINION OR ABSTRACT OF THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENT OR OTHERS INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY THAT A TITLE REPORT MAY EVIDENCE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF NE 173RD TERRACE, BEARS NORTH 89°02'00" EAST. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. PLAT BOOK 64, PAGE 89
 - b. PLAT BOOK 64, PAGE 5
7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

- P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B.= POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.T.= POINT OF TERMINATION
 PL= PROPERTY LINE
 O.R.B.= OFFICIAL RECORD BOOK
 R/W = RIGHT OF WAY
 [xxx] ADDRESS NUMBER
 U.E. = UTILITY EASEMENT

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Digitally signed by Jose R Batista
 Location: MDWASD
 Lejeune Building
 Contact Info: (305) 632 7745
 Date: 2025.11.06 11:56:44-05'00'

Jose Batista, P.S.M.
 Professional Surveyor and Mapper
 State of Florida - License No. 6777
 3575 S. Le Jeune Rd. Miami, FL 33133
 WASD (786) 268-5196
 Date: _____

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSE BATISTA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS IS NOT A BOUNDARY SURVEY SKETCH AND LEGAL DESCRIPTION FOR A 30 FEET EXCLUSIVE WATER AND SEWER EASEMENT MIAMI-DADE COUNTY, FLORIDA MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: 11. 06, 2025	SCALE: N.T.S.
DRAWN BY: P.H.	S-554 1 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

MIAMI-DADE COUNTY
SEC.07 TWP.52S. RGE.42E.

EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS



NOT TO SCALE

LEGAL DESCRIPTION

A 30 FEET WIDE STRIP OF LAND BEING A PORTION OF THE PUBLIC RIGHT OF WAY OF NE 6th PLACE, AS REPRESENTED IN "RITZ HIGHLANDS NO.2 FIRST ADDITION ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64 AT PAGE 89 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 27 OF SAID PLAT, THENCE N89°00'30"E ALONG THE SOUTHERLY RIGT OF WAY LINE OF NE 174th STREET FOR 25.00 FEET TO A POINT ON THE INTERSECTION OF SAID LINE WITH THE CENTER LINE OF NE 6th PLACE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF A 30 FEET WIDE EASEMENT LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE CONTINUE S00°14'28"W ALONG SAID CENTER LINE FOR 100.85 FEET TO A POINT ON THE INTERSECTION OF SAID CENTER LINE WITH A LINE 25 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF NE 173rd TERRACE, WHICH IS ALSO THE POINT OF TERMINATION.

THE SIDE LINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AT INTERSECTION POINTS TO FORM A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND TO TERMINATE AT THE SOUTHERLY RIGT OF WAY LINE OF NE 174th STREET ON THE NORTH AND AT A LINE 25 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF NE 173rd TERRACE ON THE SOUTH.

CONTAINING 3,026 SQUARE FEET OR 0.069 ACRES BY CALCULATION.

Digitally signed by
Jose R Batista
Location: MDWASD
Lejeune Building
Contact Info: (305)
632 7745
Date: 2025.11.06
11:56:31-05'00'

Jose Batista, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL 33133
WASD (786) 268-5196
Date: _____

THIS IS NOT A BOUNDARY SURVEY

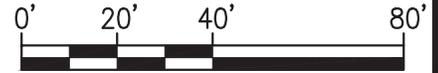
SKETCH AND LEGAL DESCRIPTION FOR A 30 FEET EXCLUSIVE WATER AND SEWER EASEMENT MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: 11. 06, 2025	SCALE: N.T.S.
DRAWN BY: P.H.	S-554 1 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
 MIAMI-DADE COUNTY
 SEC.07 TWP.52S. RGE.42E.

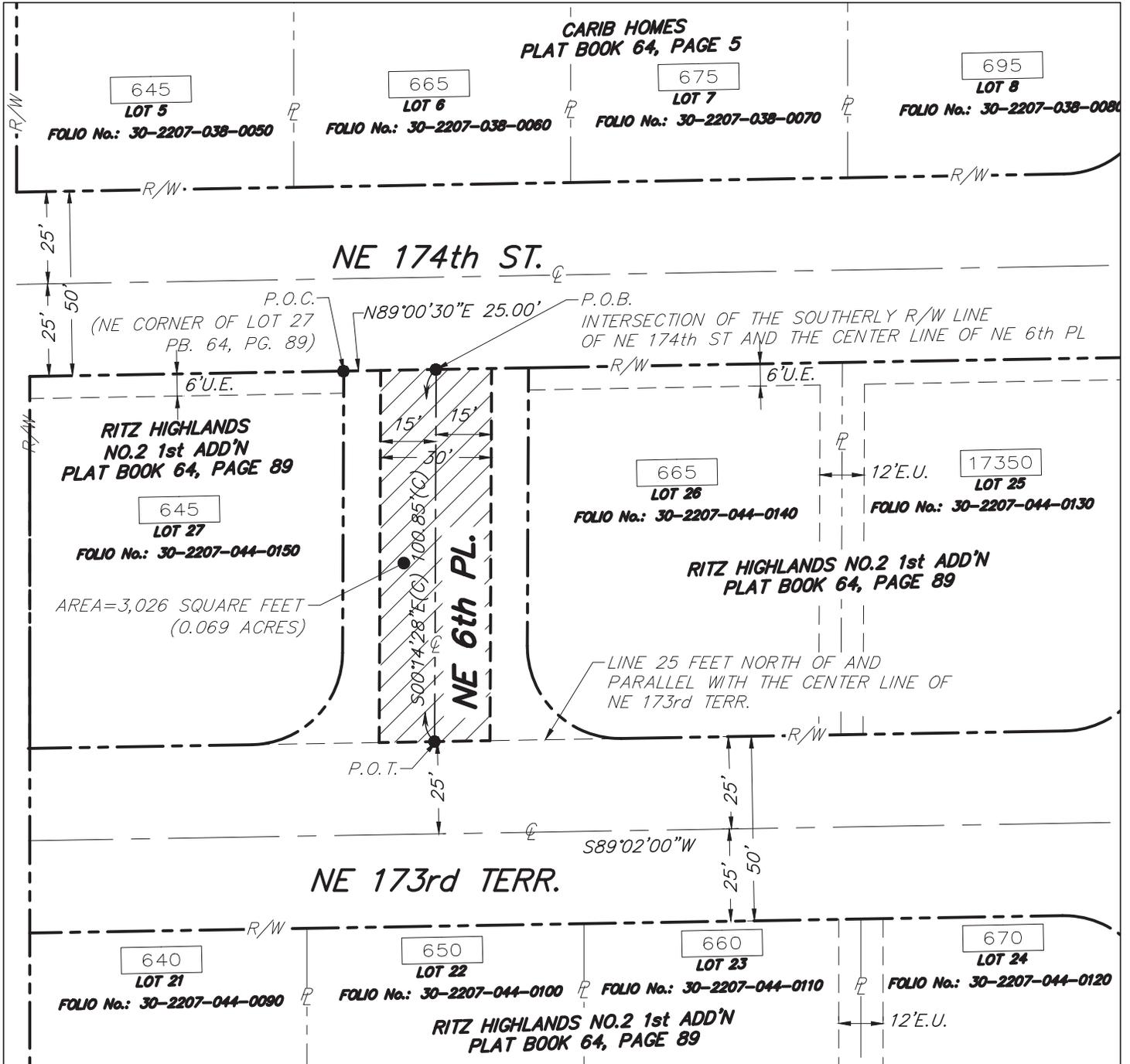
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SCALE: 1"=40'



SCALE: 1"=40'



Digitally signed by Jose R Batista
 Location: MDWASD Lejeune Building
 Contact Info: (305) 632 7745
 Date: 2025.11.06 11:56:20-0500

Jose Batista, P.S.M.
 Professional Surveyor and Mapper
 State of Florida - License No. 6777
 3575 S. Le Jeune Rd. Miami, FL 33133
 WASD (786) 268-5196
 Date: _____

THIS IS NOT A BOUNDARY SURVEY

SKETCH AND LEGAL DESCRIPTION FOR A 30 FEET
 EXCLUSIVE WATER AND SEWER EASEMENT
 MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: 11. 06, 2025

SCALE: N.T.S.

DRAWN BY: P.H.

S-554 1 of 3

Memorandum



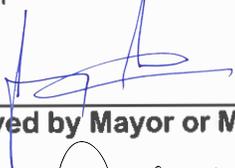
Date: November 25, 2025
To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners
From: Stacy L. Miller, P.E., Director and CEO 
Department of Transportation and Public Works
Subject: Request to Process Late Departmental Agenda Item

I respectfully request that the following item be placed on a December 2025 Committee Cycle meeting agenda of the Board of County Commissioners:

RESOLUTION GRANTING PETITION TO CLOSE NE 6 PLACE BETWEEN NE 173 TERRACE AND NE 174 STREET (ROAD CLOSING PETITION NO. P-1034) FILED BY MOD 6 LLC AND MR. YOSSI MARLOW, RETAINING AN EXCLUSIVE WATER AND SEWER UTILITY EASEMENT RIGHT, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EXCLUSIVE WATER AND SEWER EASEMENT AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

Although this item was submitted after the noticed deadline and provided late to the Agenda Coordination Office, it is essential that the item moves forward with the requested timeline to ensure the development of a future WASD pump station through this exclusive water and sewer easement.

Please process this request notwithstanding the potential applicability of the Three-Day Rule. I understand that placement is subject to approval by the Chair of the Committee of jurisdiction, your approval as Chairman of the Board, and review by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee

Jimmy Morales

Print Name



Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM
(Revised)

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

DATE: January 21, 2026

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 ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____)** to approve
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(F)
1-21-26

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE NE 6 PLACE BETWEEN NE 173 TERRACE AND NE 174 STREET (ROAD CLOSING PETITION NO. P-1034) FILED BY MOD 6 LLC AND MR. YOSSI MARLOW, RETAINING AN EXCLUSIVE WATER AND SEWER UTILITY EASEMENT RIGHT, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EXCLUSIVE WATER AND SEWER EASEMENT AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

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

WHEREAS, Road Closing Petition No. P-1034 was signed by the owners of both properties abutting on the road sought to be 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. Road Closing Petition No. P-1034 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 reservation of the easement referenced in section 3 below.

Section 3. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed, save and except that the County retains an exclusive water and sewer easement, in substantially the form attached to the County Mayor's memorandum as Exhibit 3, over, along, and under a portion of this land.

Section 4. It is found that the action will serve a public purpose and benefit the public without violating private property rights.

Section 5. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 6. 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 7. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the exclusive water and sewer easement in the public records of Miami-Dade County, Florida and shall provide a copy of the recorded instrument to the Clerk of the Board within 30 days of the recordation of the easement; and (b) the Clerk of the Board shall attach and permanently store a copy of the recorded instrument together with 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:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman
Marleine Bastien
Sen. René García
Roberto J. Gonzalez
Danielle Cohen Higgins
Natalie Milian Orbis
Micky Steinberg
Juan Carlos Bermudez
Oliver G. Gilbert, III
Keon Hardemon
Vicki L. Lopez
Raquel A. Regalado

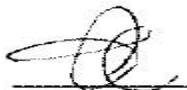
The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of January, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.



Annery Pulgar Alfonso