

MEMORANDUM

Agenda Item No. 5(E)

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 theoretical SW 355 Lane from SW 189 Avenue west for approximately 623 feet (Vacation of Right-of-Way Petition No. P-1042) filed by TPG AG EHC III (LEN) MULTI STATE 6, LLC 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 Vice Chairman Kionne L. McGhee.



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: Vacation of Right-of-Way Petition P-1042
Section: 26-57-38
Theoretical SW 355 Lane from SW 189 Avenue West for Approximately 623 Feet
Commission District: 9

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by TPG AG EHC III (LEN) MULTI STATE 6, LLC to vacate the subject portion of County right-of-way. If this petition is granted, the underlying lands will become incorporated into the plat of SAN DIEGO VILLAS. The \$1,960.00 fee for this vacation of right-of-way petition has been paid.

Recommendation

It is recommended that the Board grant vacation of right-of-way petition P-1042, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of SAN DIEGO VILLAS, Tentative Plat T-25206. In the event the plat is not recorded within four years of the granting of the subject vacation of right-of-way 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 the vacation of this portion of right-of-way. This request conforms with County regulations governing the procedures for the vacation of County right-of-way as set forth in Resolution No. 7606. The subject land has never been improved nor maintained by the County. Location maps are attached as Exhibit 1.

Scope

The subject portion of right-of-way is located within District 9, which is represented by Commissioner Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject right-of-way at an average rate of \$6.89 per square foot. Therefore, the estimated value of the subject land is approximately \$107,280. If the subject right-of-way is vacated, the land will be placed on the tax roll, generating an estimated \$1,817 per year in additional property taxes. The fee for this vacation of right-of-way petition is \$1,960.00.

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 – Vacation of Right-of-Way Petition P-1042,
Exhibit A – Sketch & Legal Description, Exhibit B – Right-of-Way Deed ORB 888-98,
Exhibit C – Tentative Plat T-25206

Delegated Authority

There is no delegation of authority associated with this item.

Background

The owner of the two properties abutting on the subject right-of-way, TPG AG EHC III (LEN) MULTI STATE 6, LLC, wishes to vacate the portion of theoretical SW 355 Lane from SW 189 Avenue west for approximately 623 feet to incorporate the land into the proposed plat of SAN DIEGO VILLAS, Tentative Plat T-25206. The proposed plat will replace the subject portion of theoretical SW 355 Lane with the dedication of a new road right-of-way for SW 356 Street. Therefore, the additional processing fee of 10 percent of the assessed value of the subject land does not apply to this petition.

The subject right-of-way has never been improved nor maintained by the County. It is covered with areas of grass and fruit trees. This land was dedicated to the County for highway purposes in 1958 by the Right-of-Way Deed recorded in Official Records Book 888, at Page 98, of the Public Records of Miami-Dade County, Florida. The abutting properties are zoned RU-4L (Limited Apartment House District).



Jimmy Morales
Chief Operating Officer

Location & Aerial Map
SECTION 26 TOWNSHIP 57S RANGE 38E

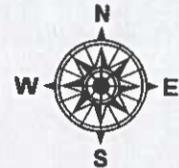
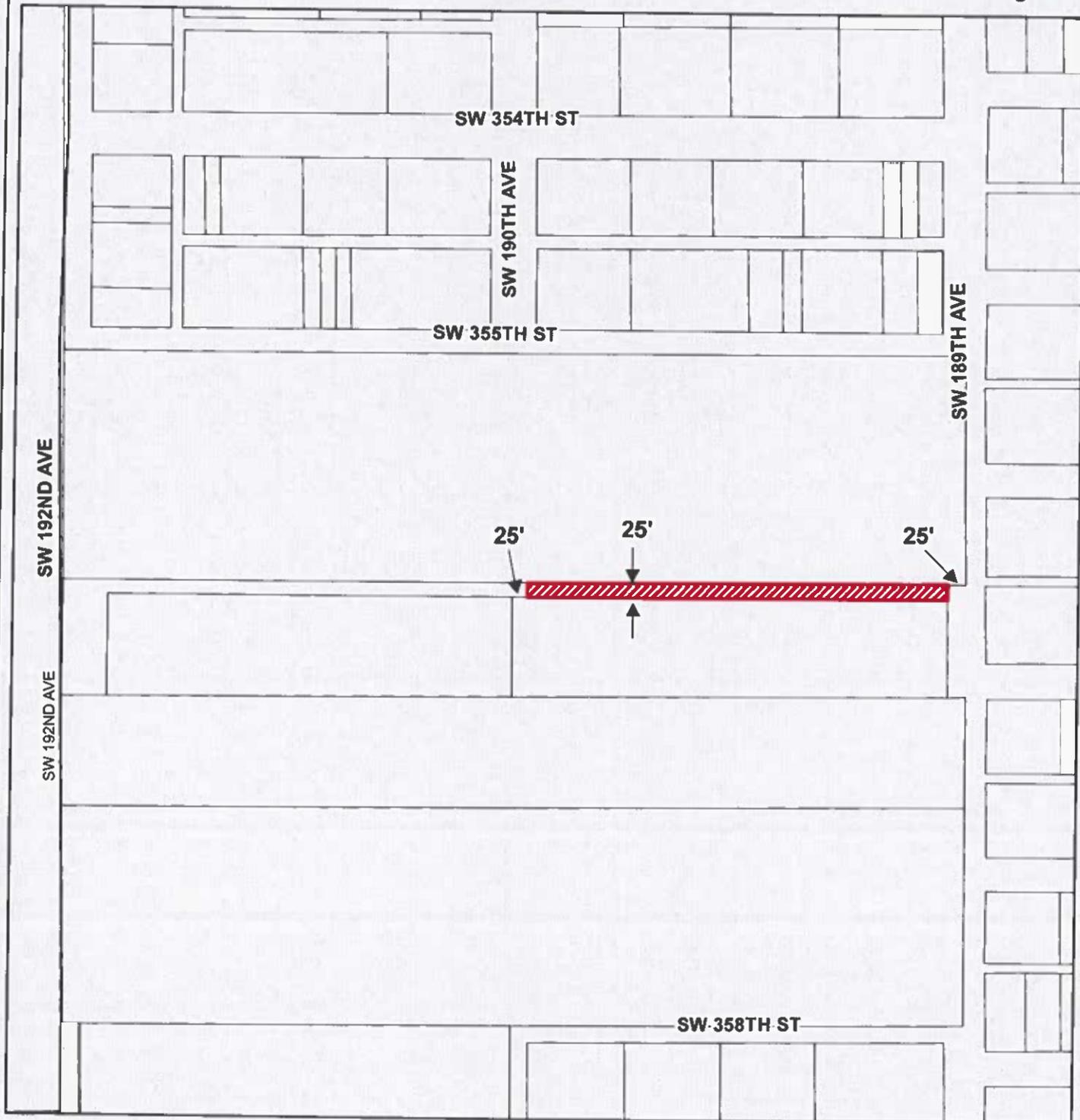


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend 
P-1042 Vacation of R/W

P-1042

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 9
Kionne L. McGhee

Date: 8-5-2025
Drawn By: A. Santelices

Location & Aerial Map
SECTION 26 TOWNSHIP 57S RANGE 38E

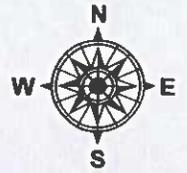


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Department of Transportation and Public Works
Right-of-Way Division
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PH (305) 375-2714

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 8-5-2025
Drawn By: A.Santelices

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 North 25 Feet of the East 1/2 of the North 1/2 of the North 1/2 of the North 1/2 of the S.W. 1/4 of the S.E. 1/4 of Section 26 Township 57 South Range 38 East of Miami-Dade County Florida, Less the East 25 Feet and Less the West 25 Feet Thereof.

See: Sketch and Legal attached as 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):

The subject right-of-way was dedicated to the County by the Right-of-Way Deed recorded in Official Records Book 888, at Page 98, of the Public Records of Miami-Dade County, Florida.

See: Right-of-Way Deed attached as Exhibit "B".

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: Tentative Plat (T-25206) attached as Exhibit "C".

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.

<u>OWNER NAME</u>	<u>FOLIO NO.</u>	<u>ADDRESS</u>
TPG AG EHC III (LEN) MULTI	30-7826-000-0160	None
STATE 6, LLC, a Delaware limited liability company	30-7826-000-0173	None

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 petitioner respectfully requests the vacation of the following portion of S.W. 355th Lane as depicted in the aerial above and highlighted in green (the "Petition"). Please see the enclosed sketch and legal.

The requested right-of-way to be vacated is currently unimproved and is not used by the public for access. Certain portions of the requested right-of-way to be vacated consists of entirely unimproved land or dirt road used only by the undersigning abutting property owner.

The vacant properties to the north and south, which abut the right-of-way that is the subject of this Petition, are in the process of being developed into a residential community that will provide its own privatized traffic connectivity network. In fact, approval of this Petition would allow for the approved residential community to be developed with a far superior traffic connectivity design. As shown on the **Tentative Plat (T-25206)**, the private roads will be open to the public (pursuant to the approved **Zoning Hearing Application No. Z2024000020** and will have multiple ingress and egress points. Please see a portion of the T-Plat below.

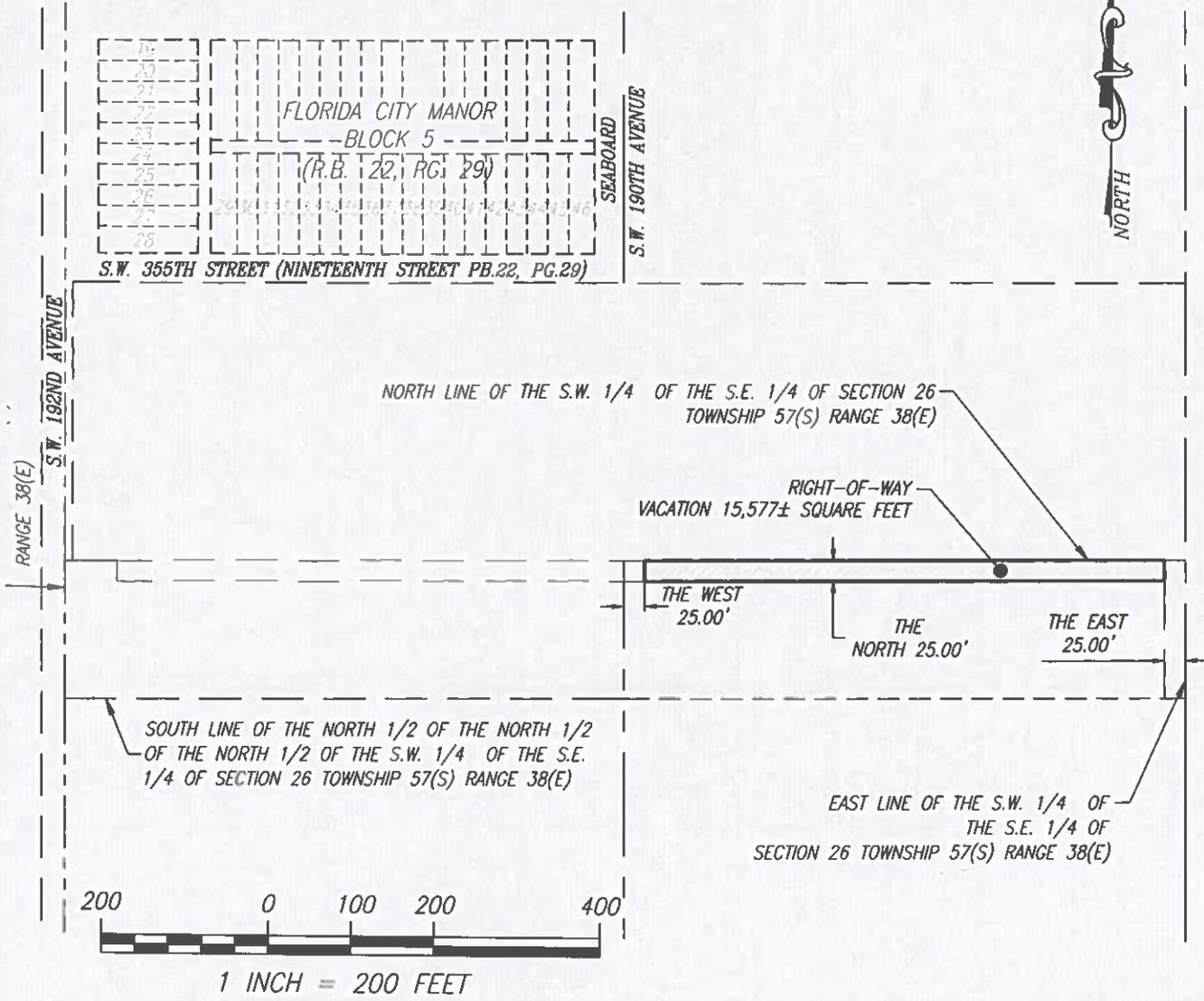


Furthermore, should the Petition be approved, the developer would be required to receive the necessary approvals for the proposed traffic connectivity network design from all applicable reviewing departments and agencies prior to development. Such reviewing departments and agencies will include the Miami-Dade County Traffic Engineering Division and the Miami-Dade County Traffic and Platting Section. In turn, and as a result of the approval of the Petition, the private property land valuation assessments will yield an increase in contributions to the tax base.

EXHIBIT A
SKETCH & LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION



LEGAL DESCRIPTION:

THE NORTH 25 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 26 TOWNSHIP 57 SOUTH RANGE 38 EAST OF MIAMI-DADE COUNTY FLORIDA, LESS THE EAST 25 FEET AND LESS THE WEST 25 FEET THEREOF.

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 1 OF 1 SHEETS

	<p>Schwebke - Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010</p> <p>ORDER NO. 218976 DATE: 08-01-2025</p> <p>THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 100px;"> <tr> <td style="width: 50px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>										
<p>PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>		<p>Mark S Johnson</p>										

EXHIBIT B

**RIGHT-OF-WAY DEED RECORDED IN
OFFICIAL RECORDS BOOK 888, PAGE 98**

RIGHT-OF-WAY DEED TO DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

STATE OF FLORIDA, }
COUNTY OF DADE. }

THIS INDENTURE, Made this 11th day of May, A. D. 1958, by and between
BRUCE H. BEELER, a single man and ARTHUR R. BAWN, a single man

of the County of DADE, State of
FLORIDA, part 1st of the first part and the County of Dade, a body corporate and a
political subdivision of the State of Florida, and its successors in interest, party of the second
part.

WITNESSETH:--

That the said part 1st of the first part, for and in consideration of the sum of One
Dollar to ~~them~~ in hand paid by the party of the second part, receipt whereof is hereby
acknowledged, and for other and further good and valuable considerations, ~~do~~ hereby
grant, bargain and sell to the party of the second part, and its successors in interest, for the
purpose of a public highway and purposes incidental thereto, the following described land,
situate, lying and being in the County of Dade, State of Florida, to-wit:

The West 62.5 feet, the North 25 feet, and the
East 25 feet of the N $\frac{1}{2}$ of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of
SE $\frac{1}{4}$ of Section 26, Township 57 South, Range 38
East, Dade County, Florida.

Approved as to correctness
Date 6/27/58
COO

It is the intention of the part 1st of the first part by this instrument to convey to the
said County, and its successors in interest, the land above described for use as a public high-
way and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and per-
manently discontinued, the title to the said above described land shall immediately revert to
the part 1st of the first part, their heirs and assigns, and they shall have the
right to immediately re-possess the same.

And the said part 1st of the first part do hereby fully warrant the title to
said land, and will defend the same against the lawful claims of all persons whomsoever,
claiming by, through or under them.

IN WITNESS WHEREOF, the said part 1st of the first part, have hereunto set
their hand^s and seal^s, the day and year above written.

Signed, Sealed and delivered
in our presence:

Bruce H. Beeler
Arthur R. Bawn
Witness

(SEAL)
Arthur R. Bawn (SEAL)
Bruce H. Beeler (SEAL)
(SEAL)

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY, That on this 21 day of May, A. D. 1958, before me personally appeared Bruce H. Beeler, a single man and Arthur R. Bawn, a single man

to me known to be the persons described in and who executed the foregoing conveyance to the County of Dade, a body Corporate, and a political subdivision of the State of Florida, and acknowledged to me the execution thereof to be free act and deed for the uses and purposes therein mentioned.

And the said _____, the wife of the said _____,

on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she executed the said deed for the purposes therein set forth, freely and voluntarily, and without any fear, constraint, apprehension or compulsion of or from her said husband.

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

Edna S. King
Notary Public, State of Florida
My commission expires: _____

Notary Public, State of Florida at _____

and duly recorded in OFFICIAL RECORDS
BOOK 288 on PAGE 22
E. B. LEATHERMAN
E. B. Leatherman

STATE OF FLORIDA
COUNTY OF DADE
This instrument was filed for record
1 day of JUL 1959

SR100967
RIGHT-OF-WAY DEED FOR
COUNTY DADE
CONVEYS THE TITLE FOR
HIGHWAY PURPOSES
E. B. LEATHERMAN
FROM
BRUCE H. BEELER, a single man and
ARTHUR R. BAWN, a single man
TO
DADE COUNTY, FLORIDA

PD # 212 S.W. (S.W. 189th Ave.)
FD # 216 S.W. (S.W. 192nd Ave.)
PD # 217 S.W. (S.W. 156th St.)

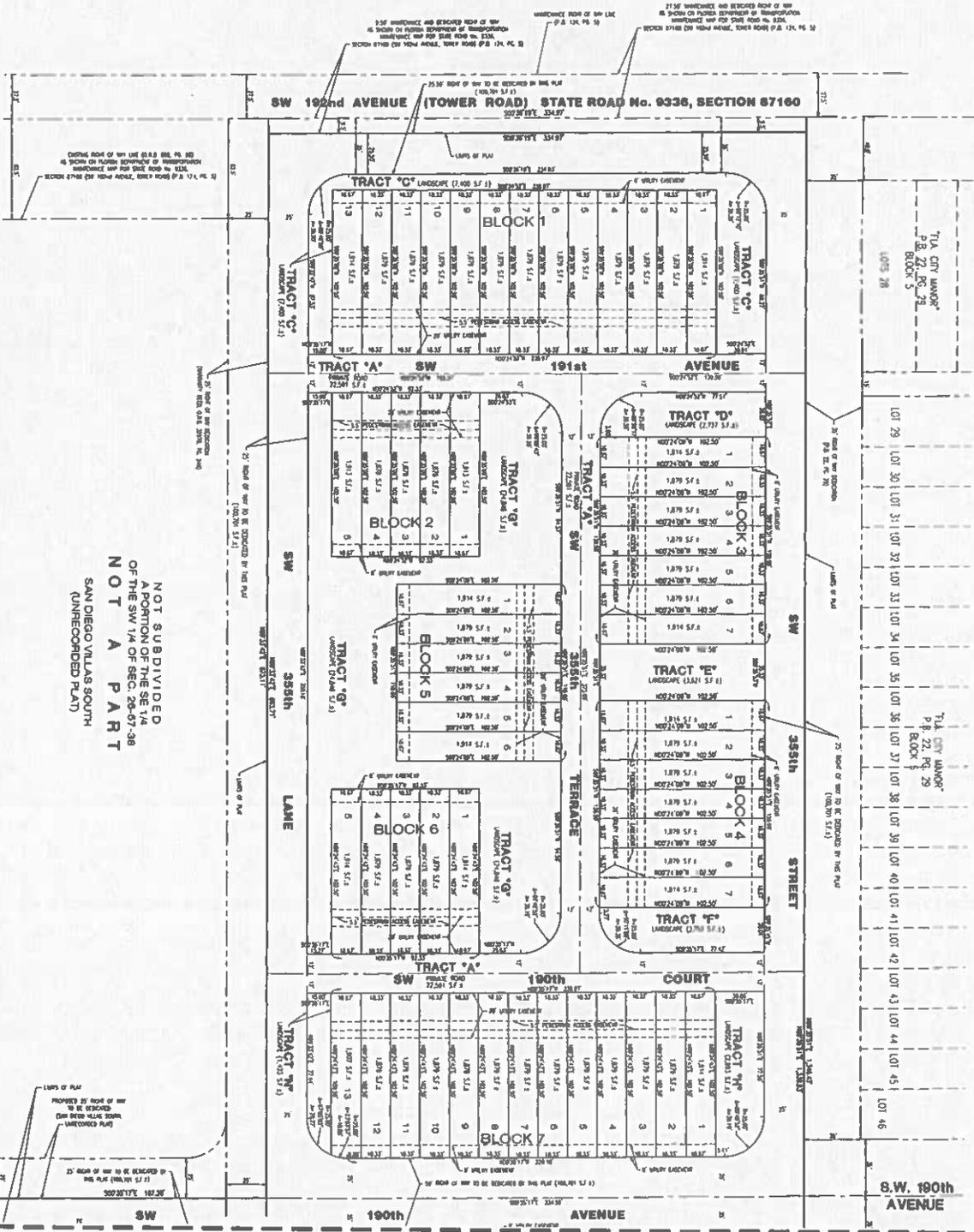
The foregoing deduction was approved and approved on the 24 day of June 1958 by me, Edna S. King, Notary Public, State of Florida.
Attest: E. B. LEATHERMAN
Deputy Clerk

EXHIBIT C
TENTATIVE PLAT T-25206

LEGEND	
1	Proposed Subdivision
2	Proposed Tract
3	Proposed Block
4	Proposed Lot
5	Proposed Lane
6	Proposed Street
7	Proposed Terrace
8	Proposed Court
9	Proposed Alley
10	Proposed Easement
11	Proposed Right-of-Way
12	Proposed Utility Easement
13	Proposed Survey Boundary
14	Proposed Survey Point
15	Proposed Survey Line
16	Proposed Survey Area
17	Proposed Survey Error
18	Proposed Survey Note
19	Proposed Survey Reference
20	Proposed Survey Monument
21	Proposed Survey Marker
22	Proposed Survey Station
23	Proposed Survey Control
24	Proposed Survey Datum
25	Proposed Survey Scale
26	Proposed Survey Date
27	Proposed Survey Title
28	Proposed Survey Author
29	Proposed Survey Firm
30	Proposed Survey Project



NOT SUBDIVIDED
A PORTION OF THE SE 1/4
OF THE SW 1/4 OF SEC. 26-57-38



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SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 56 EAST, HIGHLAND COUNTY, FLORIDA

TENTATIVE PLAT OF SAN DIEGO VILLAS

MAP OF SUBDIVISION GEOMETRY

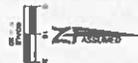
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A PORTION OF THE SE 1/4
OF THE SW 1/4 OF SEC. 26-57-38
NOT A PART
SAN DIEGO VILLAS SOUTH
(UNRECORDED PLAN)

NOTICE:
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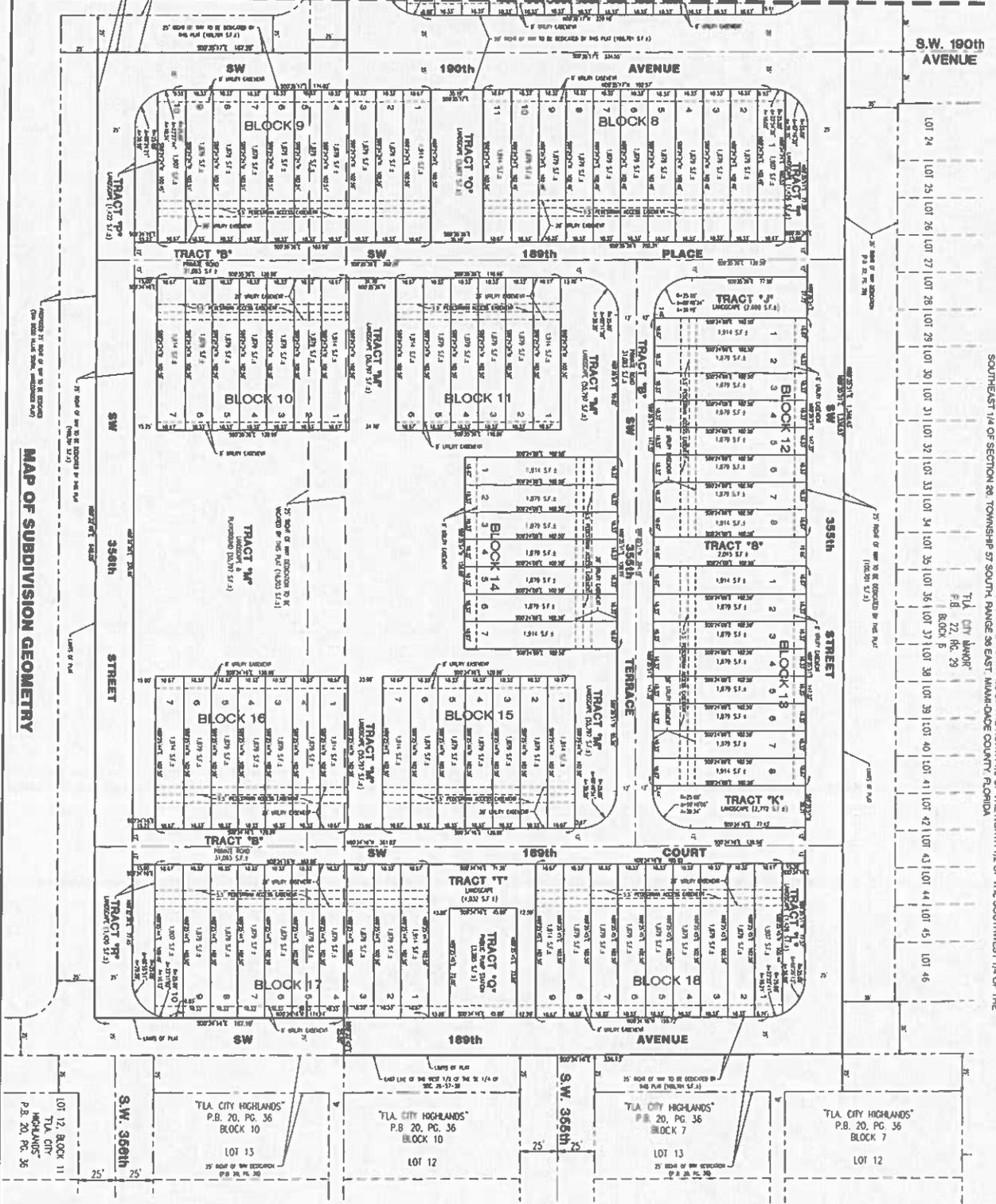
FOR CONTINUATION SEE SHEET 3 OF 4

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FOR CONTINUATION SEE SHEET 2 OF 4



TENTATIVE PLAT OF SAN DIEGO VILLAS
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 SOUTH/EAST 1/4 OF SECTION 20, TOWNSHIP 57 SOUTH, RANGE 28 EAST, MIAMI-DADE COUNTY, FLORIDA
 TLA CITY HIGHLANDS
 P.B. 20, PG. 29
 BLOCK P

MAP OF SUBDIVISION GEOMETRY

NO.	DESCRIPTION
1	PRELIMINARY PLAT SUBMITTED TO THE STATE ON 08-20-2008
2	REVISION TO PRELIMINARY PLAT SUBMITTED TO THE STATE ON 09-02-2008
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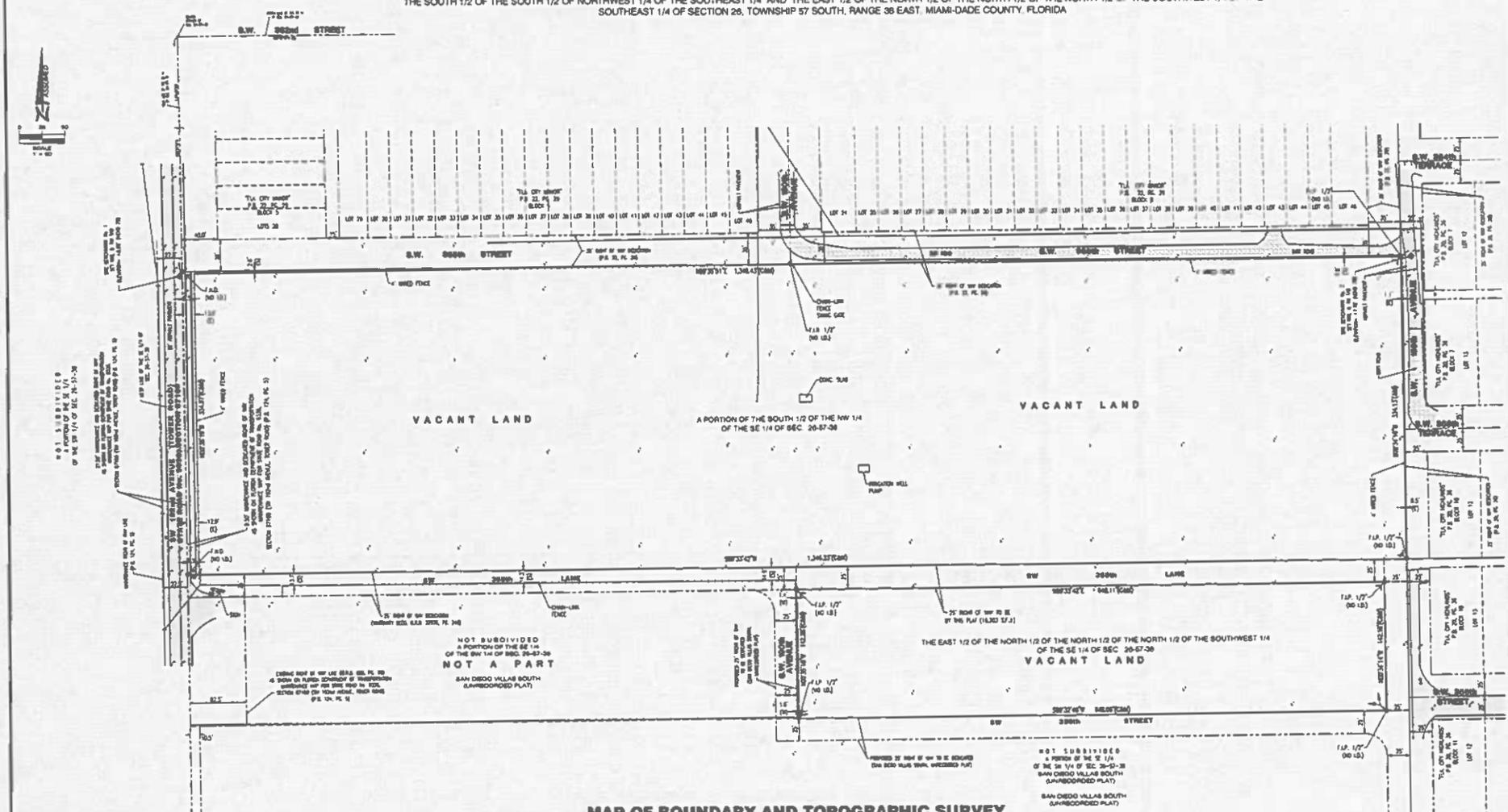
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 LEDMAR HOMES, L.L.C.
 SW 190th AVENUE & SW 368th STREET, Miami, Florida 33064

HADONNE
 LAND SURVEYOR AND MAPPING
 30 LAUREL BOUNDARY
 UTILITY COORDINATOR
 SUBSURFACE UTILITY ENGINEERING
 1000 SW 2nd Street, Suite 101 • Coral Gables, FL 33134 • P: (305) 441-1100 • F: (305) 441-1101 • www.hadonne.com

MDC018

TENTATIVE PLAT OF SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTH-EAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

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HADONNE
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 LEMAR HOMES, LLC
 501 100th AVENUE & 501 3500th STREET, MIAMI, FLORIDA 33004
 FILE
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 24140
 4/4

NOTICE: This Document is not full and complete without all pages. (Total of Four (4) pages)



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(E)

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(E)
1-21-26

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE THEORETICAL SW 355 LANE FROM SW 189 AVENUE WEST FOR APPROXIMATELY 623 FEET (VACATION OF RIGHT-OF-WAY PETITION NO. P-1042) FILED BY TPG AG EHC III (LEN) MULTI STATE 6, LLC AND SUBJECT TO CERTAIN CONDITIONS

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, Vacation of Right-of-Way Petition No. P-1042 was signed by the owner of both of the properties abutting on the right-of-way 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. Vacation of Right-of-Way Petition No. P-1042 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 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 this closure is conditioned upon the recording of the plat of “SAN DIEGO VILLAS” (Tentative Plat T-25206). 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 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. 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 3 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:

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 the 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.



Lauren E. Morse