

Memorandum



Date: June 2, 2026

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

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Agenda Item No. 5(T)

Subject: Resolution Approving the Plat of Jackson Hospital Filed by Miami-Dade County

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Jackson Hospital is bounded on the north by NW 171 Terrace, on the east approximately 160 feet west of N.W. Miami Court, on the south by NW 168 Street, and on the west by NW 2 Avenue.

The Miami-Dade County Plat Committee recommends approval of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County Departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

A location sketch is attached to this memorandum as Exhibit A.

Full scale copy of the plat and legal description of the boundaries of the land being subdivided, as well as the plat restrictions contained therein, are on file with the Department of Regulatory and Economic Resources.

Scope

This plat is located in Commission District 2, which is represented by Commissioner Marleine Bastien.

Delegation of Authority

Pursuant to Resolution No. R-406-19, the President and Chief Executive Officer of the Public Health Trust of Miami-Dade County were authorized to file the plat and authorized to execute the plat on behalf of Miami-Dade County. There are no delegations of authority in this resolution.

Fiscal Impact/Funding Source

There is no fiscal impact to Miami-Dade County with the approval of this plat; all improvements are in place.

Track Record/Monitor

The Development Services Division within the Department of Regulatory and Economic Resources administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P.L.S.

Background

Jackson Hospital T-24492

- Located in Section 12, Township 52 South, Range 41 East.
- Zoning: CF (Community Facility).
- Proposed Usage: Surface parking lot.
- The site consists of portions of three previously recorded plates which included several roads and alleys subsequently closed by the City of North Miami Beach. This replat is required to consolidate all the underlying platted parcels, and closed roads and alleys.
- Number of Parcels: One.
- This plat meets concurrency.
- Based on the development information for this plat, which does not include structures that require potable water supply and does not generate wastewater, feasible distance was not evaluated for this application.

Developer's Obligation

None, all improvements are in place.

JACKSON HOSPITAL

T-24492

Sec. 12 Twp. 52 South Rge. 41 East

EXHIBIT A





MEMORANDUM
(Revised)

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

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(T)

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**
- Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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(T)
6-2-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF JACKSON HOSPITAL FILED BY MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 52 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH BY NW 171 TERRACE, ON THE EAST APPROXIMATELY 160 FEET WEST OF N.W. MIAMI COURT, ON THE SOUTH BY NW 168 STREET, AND ON THE WEST BY NW 2 AVENUE)

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

WHEREAS, Miami-Dade County, a political subdivision of the State of Florida, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, said plat to be known as "Jackson Hospital," the same being a replat of portions of Blocks 5 and 6, of Oleta Terrace, according to the plat thereof as recorded in Plat Book 8, Page 117, portions of Blocks 1, 2, and 3, and Block 4, of Commercial Arlington, according to the plat thereof as recorded in Plat Book 30, Page 39, a portion of Block 2, of Parkway Estates, according to the plat thereof as recorded in Plat Book 64, Page 37, and those portions of rights-of-way and alleys closed, vacated and abandoned by Resolutions No. R68-84 and R2024-134, respectively, of the City of North Miami Beach, and those portions of rights-of-way and alleys closed, vacated and abandoned by Official Records Book 10784, Page 1447 and Official Records Book 15263, Page 721, respectively, all of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 12, Township 52 South, Range 41 East, City of North Miami Beach,

Miami-Dade county, Florida Southeast 1/4 of Section 12, Township 52 South, Range 41 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations; and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; and that the President and Chief Executive Officer of the Public Health Trust of Miami-Dade County is authorized to file the plat application and authorized to execute the plat of Jackson Hospital on behalf of Miami-Dade County in its capacity as fee simple title holder.

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	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 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. M. Alvarez