

MEMORANDUM

TC
Agenda Item No. 3(A)

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

DATE: September 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution amending Resolution No. R-395-22, which granted vacation of right-of-way petition No. P-944 to close a portion of NW 136 Street from NW 10 Avenue East for approximately 950 feet subject to certain conditions, and superseding Resolution No. R-760-23, which extended the time to comply an additional four years, and extending the time to comply with such conditions for a second time

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



Geri Bonzon-Keenan
County Attorney

GBK/wm

MDC001

Memorandum



Date: October 6, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Amending Resolution No. R-395-22 to Extend the Time for Recording the Final Plat and Superseding the First Extension Given by Resolution No. 760-23

Executive Summary

Resolution No. R-395-22 granted vacation of right-of-way Petition No. P-944 to allow the applicant to incorporate the land into the proposed plat of "NORTHWEST BAPTIST CHURCH," tentative Plat T-23310. As a condition of the approval, the applicant was required to record the final plat within one year of the effective date of the resolution. The one-year time constraint was extended to four years by Resolution No. R-760-23 to allow time for the completion of pending items associated with the approval of the plat. However, the applicant is now requesting additional time for the completion of the plat due to delays related to plat revisions, resulting from the County's acquisition of a portion of the land for the Department of Fire Rescue. If granted, this resolution will extend the time for the recording of the final plat to satisfy the condition from one year to six years from the effective date of Resolution No. R-395-22. There is no fiscal impact associated with this item.

Recommendation

It is recommended that the Board approve the attached resolution amending Resolution No. R-395-22 to extend the time for the recording of the plat of "NORTHWEST BAPTIST CHURCH," tentative Plat T-23310 as a condition of the previous vacation of right-of-way.

Scope

The subject property is located within District 2, which is represented by Commissioner Marleine Bastien.

Fiscal Impact/Funding Source

There is no fiscal impact associated with the amendment.

Track Record/Monitor

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

Delegated Authority

There is no delegation of authority associated with this item.

Attachments:

Exhibit A – Extension Request Letter

Background

On May 3, 2022, the Board approved Resolution No. R-395-22, granting vacation of right-of-way Petition No. P-944. The vacation of right-of-way was granted in order to allow the applicant to incorporate the land into the proposed plat of "NORTHWEST BAPTIST CHURCH," tentative Plat T-23310. As a condition of the approval, the applicant was required to record the final plat within one year of the resolution's approval. An extension allowing four years for the completion of the plat was granted by Resolution No. R-760-23. However, the applicant is now requesting a second extension of time due to delays resulting from the County's acquisition of a portion of the land for the Department of Fire Rescue (see letter attached to this memorandum as Exhibit "A"). This resolution extends the time limit to record the final plat from one year to six years from the effective date of Resolution No. R-395-22 and is expected to provide ample time for the approval and recording of the final plat.

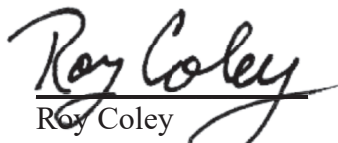

Roy Coley
Deputy Mayor

EXHIBIT A

March 11, 2026

Jeffrey D. Whitmore, P.S.M.
Professional Land Surveyor
Miami-Dade County Department of Transportation and Public Works
Right-of-Way and Storm Water Design Division
111 NW First Street, Suite 1610
Miami, FL 33128
Jeffrey.Whitmore@miamidade.gov

RE: Road Vacation Petition P-944
Northwest Baptist Church

Dear Mr. Whitmore,

Please consider this our request for further extension of time for the above approved petition to vacate roadways. The Northwest Baptist Church property originally obtained approval for the vacated roads.

During the platting process, Miami-Dade County approached the property owner in connection with acquiring the eastern portion of the property for a facility for the Miami-Dade County Fire Rescue Department.

The sale took quite some time to close, and the sale was ultimately consummated and the County acquired the eastern portion of the property.

The fire department acquired property needed to be removed not only from the applicant's plat, but also from the paving and drainage and related plans.

We understand from Damian Thomason that many of the items on the plat punchlist are conditions that pertain to the fire department property and will no longer be applicable.

We understand the revised T-plat was approved in November and Damian Thomason is working with Fortin Leavy Skiles to address the comments, and to obtain revised paving and drainage plans to accommodate the now reduced site.

We understand there are many the comments on the punchlist that will therefore be removed and the list will ultimately be reduced, with three of the items removed entirely as they relate to the former Miami-Dade County Fire Rescue property, six being tied to the revised paving and drainage plans, one relates to the road closure petition, which this letter addresses, and two will be addressed after submission of the revised final plat.

Notably, the bond estimate is based on the previously approved plans, which will be reduced, and so our items are no longer relevant.

Based on the foregoing, we respectfully request an extension of time. We respectfully request the petition to close the road be extended for two years as much as this was an accommodation for the sale of a portion of the property to the county.

Thank you for your review of this request. Should you have any questions, please do not hesitate to contact me at 305-350-2351.

Very truly yours,


Brian S. Adler

BSA/yh

cc: Raul Pino
Leandro Rodriguez



MEMORANDUM

(Revised)

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

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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.

RESOLUTION NO. _____

RESOLUTION AMENDING RESOLUTION NO. R-395-22, WHICH GRANTED VACATION OF RIGHT-OF-WAY PETITION NO. P-944 TO CLOSE A PORTION OF NW 136 STREET FROM NW 10 AVENUE EAST FOR APPROXIMATELY 950 FEET SUBJECT TO CERTAIN CONDITIONS, AND SUPERSEDING RESOLUTION NO. R-760-23, WHICH EXTENDED THE TIME TO COMPLY AN ADDITIONAL FOUR YEARS, AND EXTENDING THE TIME TO COMPLY WITH SUCH CONDITIONS FOR A SECOND TIME

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

WHEREAS, on May 3, 2022, this Board adopted Resolution No. R-395-22, granting a petition to close a portion of NW 136 Street from NW 10 Avenue east for approximately 950 feet subject to certain conditions; and

WHEREAS, as a condition of approval, this Board required tentative plat T-23310, “NORTHWEST BAPTIST CHURCH,” which incorporated the land from the road closing, to be recorded within one year; and

WHEREAS, the one-year time constraint was extended to four years by Resolution No. R-760-23 to allow additional time for the recording of the plat; and

WHEREAS, the plat has not yet been finalized and the applicant needs additional time to have the plat approved and recorded and has requested an additional extension of two years,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves the foregoing recitals and Mayor's Memorandum as if fully set forth herein.

Section 2. This Board amends section 3 of Resolution No. R-395-22 and extends the time for the recording of the final plat to satisfy the condition from one year to six years from the effective date of Resolution No. R-395-22 such that section 3 of Resolution No. R-395-22 shall now read: "If the plat is not recorded within six years, this resolution shall be null and void."

Section 3. All other terms and conditions of Resolution No. R-395-22.

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 this resolution duly passed and adopted this 6th day of October, 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.

A handwritten signature in black ink, appearing to read 'LEM', written over a horizontal line.

Lauren E. M. Alvarez