

# MEMORANDUM

TC

Agenda Item No. 3(H)

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

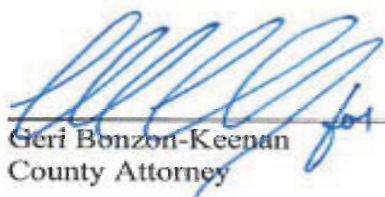
**DATE:** October 14, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution granting petition to  
close NW 164 Street from NW  
117 Avenue West for  
approximately 1,115 feet (Road  
Closing Petition No. P-1023)  
filed by Vecellio & Grogan, Inc.  
and waiving the signature  
requirement of Resolution No.  
7606 as to adjacent property  
owners

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

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/wm

MDC001

# Memorandum



**Date:** November 17, 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-1023  
Section: 13-52-39  
NW 164 Street from NW 117 Avenue West for Approximately 1,115 Feet  
Commission District: 12

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## **Executive Summary**

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by Vecellio & Grogan, Inc. to close the subject County road. If this petition is granted, the underlying land will become incorporated into the abutting properties lying north of the subject road. The \$8,500.00 fee for this road closing petition has been paid.

## **Recommendation**

It is recommended that the Board grant Road Closing Petition No. P-1023, attached to this Memorandum as Exhibit 2, following a public hearing. The Miami-Dade County (County) Departments of Regulatory and Economic Resources (RER), Transportation and Public Works (DTPW), Water and Sewer (WASD), and Fire Rescue have no objection to this road being closed. This request conforms with County regulations governing the procedures for the vacation of County roads as set forth in Resolution No. 7606. The subject land has been improved and lies within the jurisdiction of County maintenance. Location maps are attached as Exhibit 1.

## **Scope**

The subject road is located within District 12, which is represented by Commissioner Juan Carlos Bermudez.

## **Fiscal Impact/Funding Source**

The Property Appraiser's Office has assessed the properties adjacent to the subject road at an average rate of \$7.13 per square foot. Therefore, the estimated value of the subject land is approximately \$199,902. If the subject road is closed and vacated, the land will be placed on the tax roll, generating an estimated \$3,385 per year in additional property taxes. The fee for this road closing petition is \$8,500.00.

## **Track Record/Monitor**

DTPW is the entity overseeing this project 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.

## **Background**

The owners of four of the five properties that abut on the subject road have signed a petition for the County to close NW 164 Street from NW 117 Avenue west for approximately 1,115 feet so that the underlying land becomes incorporated into their private properties to facilitate possible future

development of a truck parking facility at this location. The subject road includes a portion of paved roadway which connects to a dirt/gravel road as it extends westward toward the agricultural buildings at the west end of the petitioner's property. Access from NW 117 Avenue into NW 164 Street westbound is controlled by a metal gate. Thus, the subject road does not provide any useful current or future street connection for the general public.

The owner of one abutting property (Property Appraiser's Folio No. 30-2913-001-0066) with approximately 165 feet of frontage along the north side of the subject road did not sign this petition. However, that owner was notified of the petition by certified mail, a copy of which is attached to the petition as Exhibit B. No objection or other reply was received from that owner in response to the certified mail.

The owners of all the abutting properties (including the owner who did not sign this petition) have entered into an access easement agreement so that none of the properties will become legally landlocked if this road closing petition is granted.

The subject road was dedicated to the public by the deeds recorded in Official Records Book 14424, at Pages 2808 and 2818, and Official Records Book 10626, at Page 1323, of the Public Records of Miami-Dade County, Florida. Since the dedications came from the properties abutting on the north side of the subject right-of-way, the land will revert to those properties if this petition is granted.

The abutting properties are zoned AU (Agricultural/Residential).

Attachments:

Exhibit 1 – Location & Aerial Maps

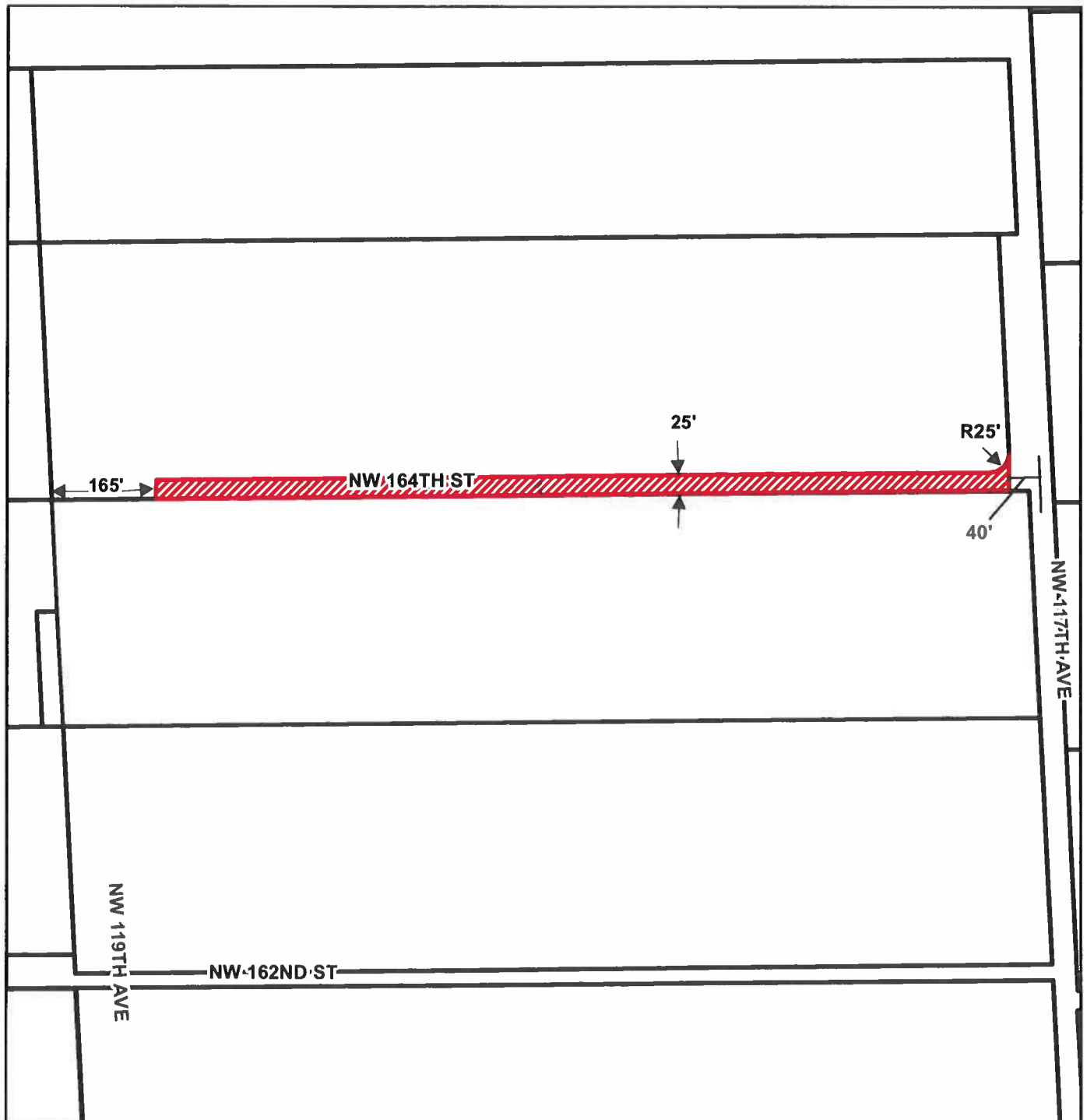
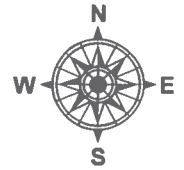
Exhibit 2 – Road Closing Petition P-1023

Exhibit A – Sketch & Legal Description and Survey

Exhibit B – Certified Mail Notification to Adjacent Property Owner

  
Roy Coley  
Deputy Mayor

**Location & Aerial Map**  
SECTION 13 TOWNSHIP 52 RANGE 39  
**EXHIBIT 1**



THIS IS NOT A SURVEY  
NOT TO SCALE

**Legend**   
P-1023 Road Closing

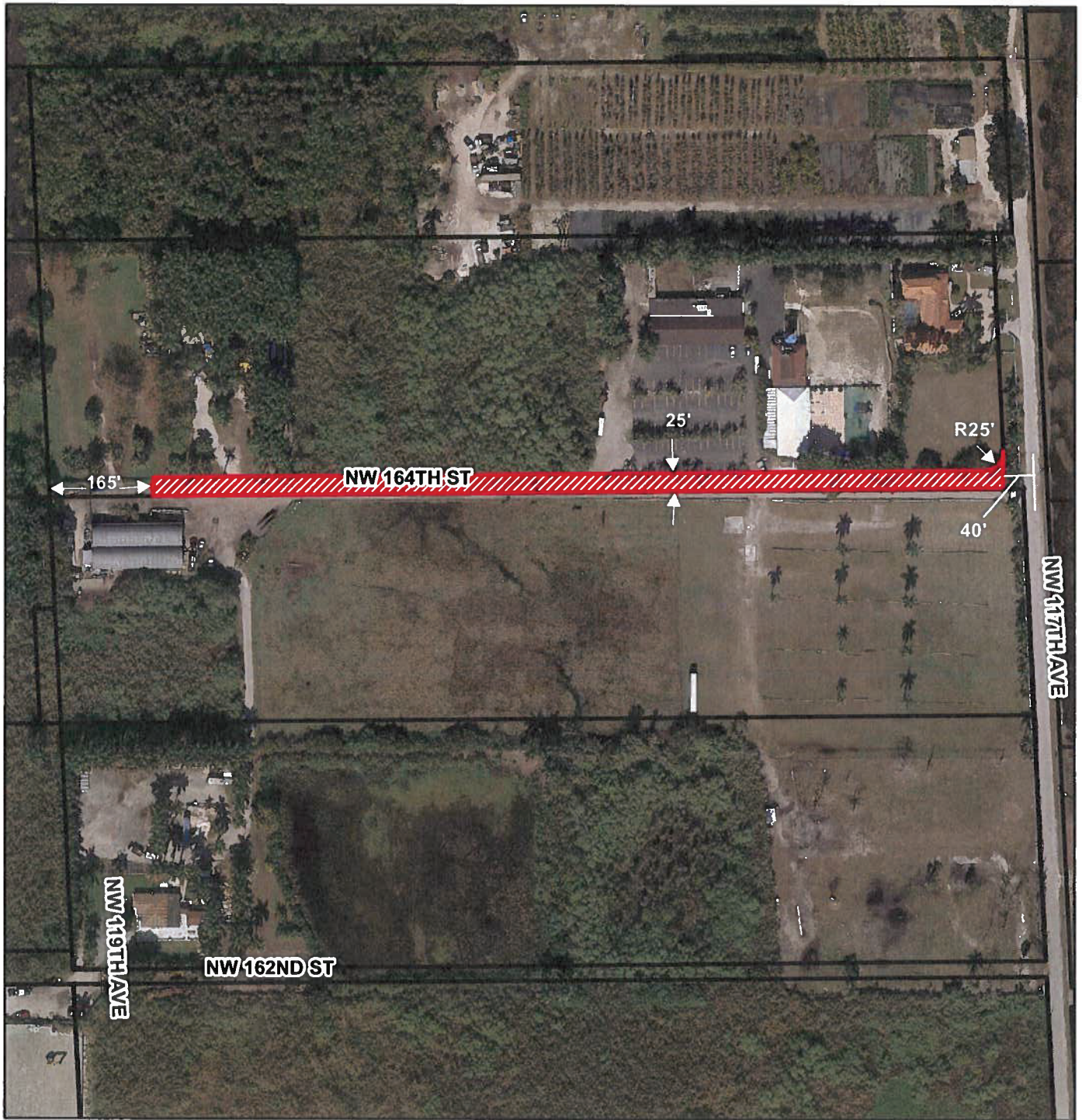
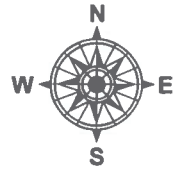
**P- 1023**  
MIAMI-DADE COUNTY  
Department of Transportation and Public Works  
Right-of-Way Division  
111 NW 1st Street, 1610  
Miami, Florida 33128  
PH (305) 375-2714

Municipality: Unincorporated  
Commission District 12  
Juan Carlos Bermudez

Date: 6/3/2024  
Drawn By: A.Santelices

MDC004

**Location & Aerial Map**  
SECTION 13 TOWNSHIP 52 RANGE 39  
**EXHIBIT 1**



THIS IS NOT A SURVEY  
NOT TO SCALE

**Legend**   
P-1023 Road Closing

**P- 1023**  
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 12  
Juan Carlos Bermudez

Date: 6/3/2024  
Drawn By: A.Santelices

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:

Portions of this land were dedicated to the County by the Right-of-Way Deeds recorded in Official Records Book 14424, at Pages 2808 and 2818, of the Public Records of Miami-Dade County, Florida. The County may have also acquired an interest in this land by the dedication recorded in Official Records Book 10626, at Page 1323, 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                                                     |
|-----------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------|
| Vecellio & Grogan Inc.                                                                  | 30-2913-001-0060 | 800 SE Monterey Commons Blvd., 200<br>Stuart, FL 34996      |
| La Cotorra, LLC.<br><b>See Exhibit "B" attached</b> (certified mail sent to this owner) | 30-2913-001-0066 | 23605 SW 217 Ave.<br>Miami FL 33031                         |
| Vecellio & Grogan Inc                                                                   | 30-2913-001-0070 | 800 SE Monterey Commons Blvd., 800<br>Stuart, FL 34996      |
| ATP XXXIV, LLC.                                                                         | 30-2913-001-0067 | 8362 Pines Boulevard, Suite 288<br>Pembroke Pines, FL 33024 |
| ATP XXXIV, LLC.                                                                         | 30-2913-001-0068 | 8362 Pines Boulevard, Suite 288<br>Pembroke Pines, FL 33024 |

5. ACCESS TO OTHER PROPERTY:

The undersigned certifies 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. **GROUND FOR REQUESTING PETITION AND PROPOSED USED FOR THE LAND BY THIS REQUEST:** The undersigned submits as grounds and reasons in support of this petition the following:

The current use for the road is "light travel" over NW 164<sup>th</sup> St., between NW 117<sup>th</sup> Ave and NW 119<sup>th</sup> Ave less the west 165 feet.

Upon the vacation of NW 164<sup>th</sup> St., between NW 117<sup>th</sup> Ave, and NW 119<sup>th</sup> Ave. less the west 165 feet, all of the following tracts will be contiguous and owned by the applicant. (Tract 30-2913-001-0060, Tract 30-2913-001-0066, Tract 30-2913-001-0070) and (Tract 30-2913-00-0067 owned by ATP XXXIV LLC).

The applicant's proposal for vacating NW 164<sup>th</sup> St. between NW 117<sup>th</sup> Ave, and NW 119<sup>th</sup> Ave, is to remove the existing road, and to construct and use it as a truck parking and storage area that complies with the County requirements.

The applicant owns all the property around subject NW 164<sup>th</sup> St. including the Westerly Parcels owned by ATP XXXIV, LLC who has agreed to the vacation. The removal will not interfere with the owners or the adjacent property.

The closure of the road Right of Way will benefit the County by:

- Providing a facility that will be compliance with County requirements.
- Removing County responsibility for care and maintenance of the unimproved, unnecessary road.
- Returning the responsibility from the vacated area to the owner for owner responsibility.
- Transferring the County tax rolls to the vacated property.

7. Signatures of all abutting property owners: Respectfully submitted.

SIGNATURE

ADDRESS

MICHAEL SULLIVAN, MANAGER

450 Royal Palm Way, 2<sup>nd</sup> Floor  
Palm Beach, FL 33480  
Ph. 561-891-9738



MICHAEL SULLIVAN, MANAGER

450 Royal Palm Way, 2<sup>nd</sup> Floor  
Palm Beach, FL 33480  
Ph. 561-891-9738



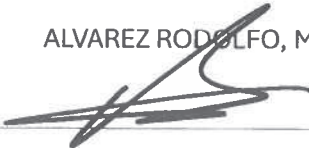
MICHAEL SULLIVAN, MANAGER

450 Royal Palm Way, 2<sup>nd</sup> Floor  
Palm Beach, FL 33480  
Ph. 561-891-9738



ALVAREZ RODOLFO, MANAGER

8362 Pines Boulevard, Suite 288  
Pembroke Pines, FL 33024  
Ph. 305-888-6664



ALVAREZ RODOLFO, MANAGER

8362 Pines Boulevard, Suite 288  
Pembroke Pines, FL 33024  
Ph. 305-888-6664



Name/Signature  
La Cotrorra, LLC

23605 SW 217 Avenue  
Miami, FL 33031

Attorney for Petitioner \_\_\_\_\_ Kerri Barsh, Esq.

Address: c/o: Greenberg Traurig, 333 SE 2<sup>nd</sup> Ave., 44<sup>th</sup> Floor, Miami, FL 33131

(Signature of Attorney not required)

STATE OF FLORIDA )

) SS

Palm Beach COUNTY )

BEFORE ME, the undersigned authority, personally appeared by means of ☒ physical or [ ] online notarization Michael Sullivan, 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.

M. Sullivan

(Signature of Petitioner)

Michael Sullivan, V.P.

Vecellio & Grogan, Inc.

450 Royal Palm Way, 2<sup>nd</sup> Floor

Palm Beach, FL 33480

Sworn and subscribed to before me this

15<sup>th</sup> day of April, 2024  
Julanne C Howard  
Notary Public State of Florida at Large  
Julanne C Howard

My Commission Expires: 9/30/2026



**EXHIBIT A**  
**SKETCH & LEGAL DESCRIPTION**  
**AND SURVEY**

# EXHIBIT "A"

## LEGAL DESCRIPTION: N.W. 164nd Street - Section 13 - 52 - 39

That portion of N.W. 164th Street in Section 13, Township 52 South, Range 39 East, Miami-Dade County, Florida; bounded on the North by a line 25 feet North of and parallel to the South Line of Tract 6, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida in Section 13, Township 52 South, Range 39 East; bounded on the South by the South line of said Tract 6; bounded on the East by the West line of the East 40.00 feet of the Northeast 1/4 of said Section 13, Township 52 South, Range 39 East; and bounded on the West by the East line of the West 165.00 feet of Tract 6, of said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 13, Township 52 South, Range 39 East, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

AND

The external area of a circular curve having a radius of 25 feet and tangents which are 25 feet North of and parallel with the South line of Tract 6 and 40 feet West of and parallel with the East line of the NE 1/4 of said Section 13-52-39.

## SURVEYOR'S NOTES:

- This site lies in Section 13, Township 52 South, Range 39 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 89°44'41" E for the South right-of-way line of N.W. 164nd Street in Section 13-52-39.
- All dimensions hereon are to the fractional lines and subject to the following conditions unless otherwise noted: dedication of 15 feet is not as shown on plat of Florida Fruit Lands Company's Subdivision No. 1 (Plat Book 2 Page 17) but as inferred in accordance with County Commission Minutes Book E, at Page 198 dated August 2, 1911 and accepted as a dedication by Resolution No. 4406 dated January 12, 1960 as recorded in O.R.B. 1884 Page 501 of the Public Records of Dade County, Florida.
- This is not a "Boundary Survey" but only a special purpose survey to reflect the graphic depiction of the legal description on the topographic improvements as shown hereon.
- Lands shown hereon containing 28,027 square feet, or 0.643 acres, more or less.
- All Dimensions shown hereon are based on Boundary Survey of Fortin, Leavy, Skiles, sketch #2024-009.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.

## SURVEYOR'S CERTIFICATION:

I hereby certify that this "Specific Purpose Survey" was made under my responsible charge on March 25, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

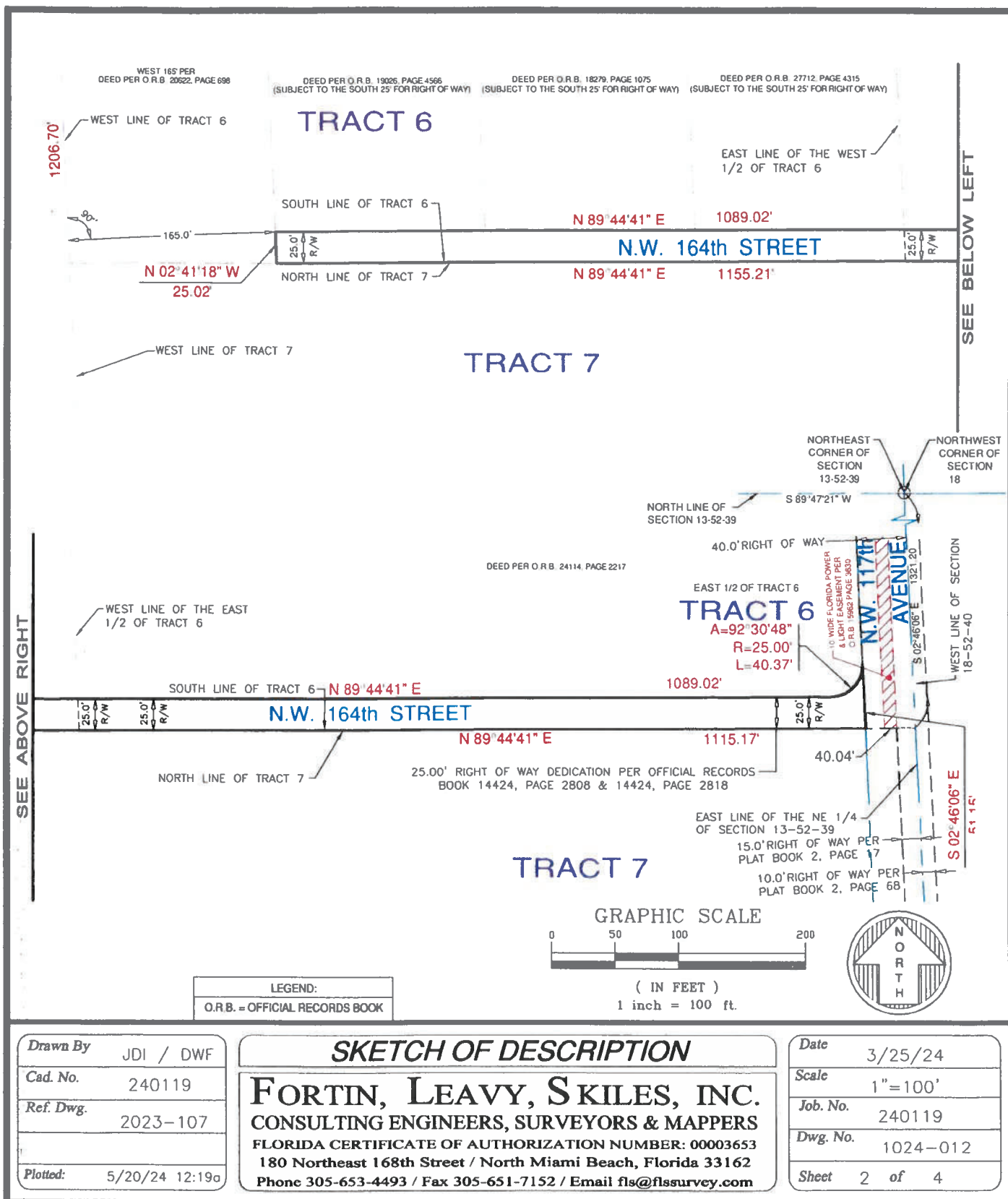
By:   
Daniel C. Fortin Jr., For The Firm  
Professional Surveyor and Mapper, LS6435  
State of Florida.

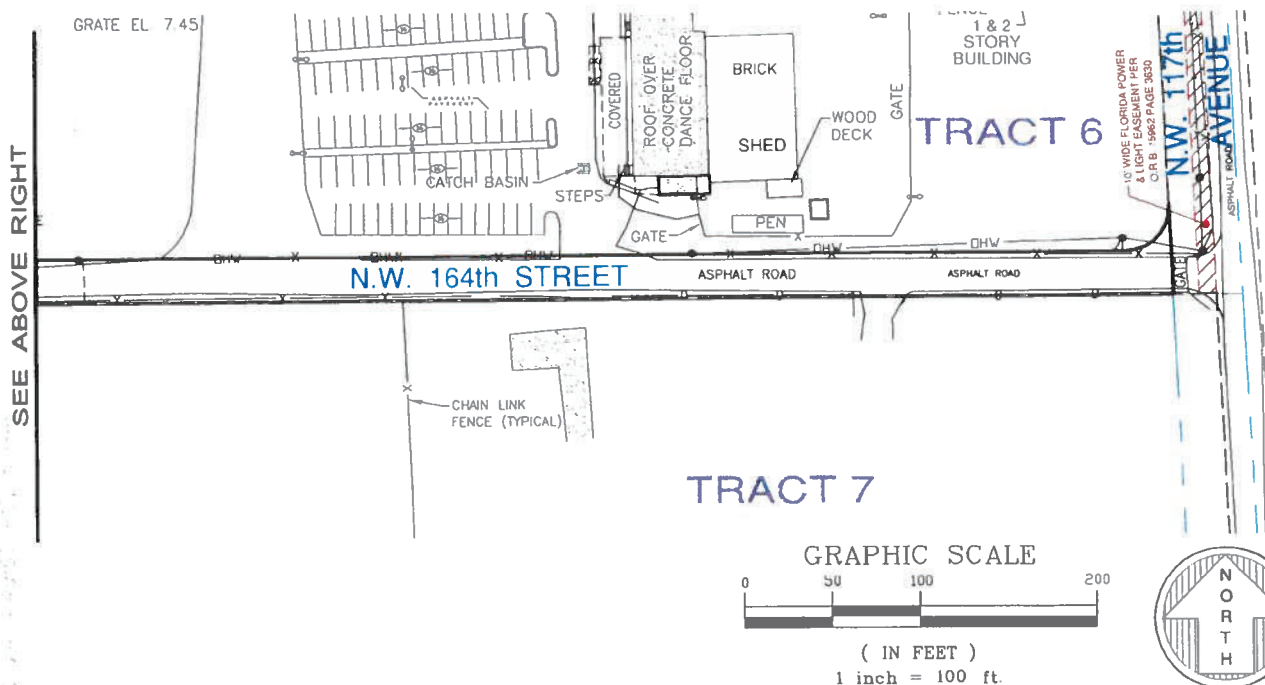
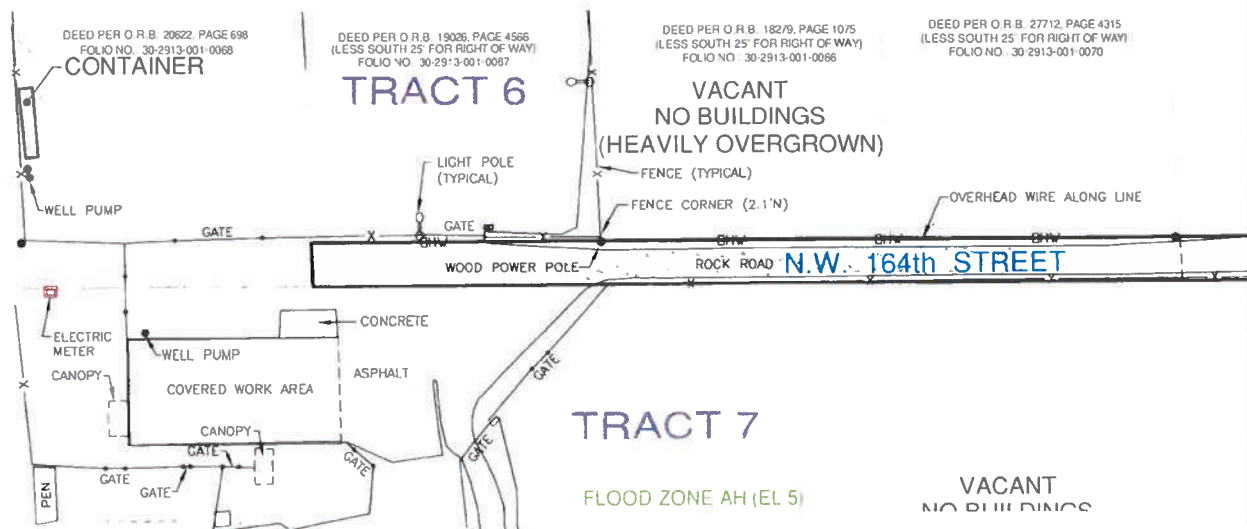
|           |                |
|-----------|----------------|
| Drawn By  | JDI / DWF      |
| Cad. No.  | 240119         |
| Ref. Dwg. | 2023-107       |
| Plotted:  | 5/20/24 12:19a |

## LEGAL, SURVEYOR'S NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

|          |          |
|----------|----------|
| Date     | 3/25/24  |
| Scale    | N/A      |
| Job. No. | 240119   |
| Dwg. No. | 1024-012 |
| Sheet    | 1 of 4   |





Drawn By JDI / DWF

Cad. No. 240119

Ref. Dwg. 2023-107

Plotted: 5/20/24 12:19a

## TOPOGRAPHIC SURVEY

**FORTIN, LEAVY, SKILES, INC.**

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th Street / North Miami Beach, Florida 33162

Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 3/25/24

Scale 1"=100'

Job. No. 240119

Dwg. No. 1024-012

Sheet 3 of 4



## LEGEND

|                     |                                |
|---------------------|--------------------------------|
| = CATCH BASIN       | = 0.5' CURB                    |
| = MANHOLE           | = 2.00' CURB & GUTTER          |
| = LIGHT POLE        | = CHAIN LINK FENCE             |
| = WATER METER       | = GRADE ELEVATION              |
| = WATER VALVE       | = ELEVATION                    |
| = CATCH BASIN INLET | = INVERT                       |
| = UTILITY POLE      | = SANITARY                     |
| = RISER             | = PERMANENT REFERENCE MONUMENT |
| = FIRE HYDRANT      | = OFFICIAL RECORDS BOOK        |
| = HANDHOLE          | = CONCRETE                     |
| = SIGN              | = ASPHALT PAVEMENT             |

|           |                |
|-----------|----------------|
| Drawn By  | JDI / DWF      |
| Cad. No.  | 240119         |
| Ref. Dwg. | 2023-107       |
| Plotted:  | 5/20/24 12:19o |

## LEGEND SHEET

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

|          |          |
|----------|----------|
| Date     | 3/25/24  |
| Scale    | N/A      |
| Job. No. | 240119   |
| Dwg. No. | 1024-012 |
| Sheet    | 4 of 4   |

**EXHIBIT B**  
**Certified Mail**  
**Notification to**  
**Adjacent Owner**



Kerri L. Barsh, Esq.  
Tel: 306.579.0772  
Email: [barshk@gtlaw.com](mailto:barshk@gtlaw.com)

**VIA CERTIFIED MAIL**

La Cotrorra, LLC  
23605 SW 217 Avenue  
Miami, FL 33031

**RE: Notice of Filing of Petition of Right-of-Way Vacation Adjacent to Your Property / Located Lying North of NW 164 Street and Approximately 780' West of NW 117 Avenue - Folio No. 30-2913-001-0066**

To Whom It May Concern,

Our firm represents Vecellio & Grogan, Inc., in connection with its filing of a petition with Miami-Dade County for the vacation of dedicated right-of-way adjacent to your property. We are writing to inform you of the filing of the Petition for the requested right-of-way vacation. In that regard, I have enclosed several documents to assist in your review.

Road Dedication: Your parcel is located within the "Florida Fruit Lands Company's Subdivision No. 1" as recorded in Plat Book 2 at Page 17 (copy attached). The adjacent right-of-way consisting of the South 25' of the parcel was dedicated to Miami-Dade County pursuant to a dedication deed recorded in Official Records Book 10626 at Page 1323 (copy attached). The then owner dedicated this property to the County for the purposes of access and streets. This right-of-way currently consists of a dirt road that has never been improved by the County since its dedication in 1979.

Pending Roadway Petition: As previously mentioned, Vecellio & Grogan, Inc. has filed a Petition with Miami-Dade County to vacate the unimproved right-of-way abutting your parcel. We expect that this process will take a few months to be completed. The Petition requests the vacation of the northern 25' of NW 164 Street from NW 117th Avenue to the western edge of your parcel that has been dedicated, but never constructed. The result of this Petition, if approved, will be a formal vacation of this right-of-way segment.

You are welcome to participate in the Petition process as discussed above and described in the enclosed materials. Should you choose to do so, please sign the enclosed signature page in the place indicated and return the executed signature page to my office.

Please contact me if I can be of further assistance on the foregoing.

Respectfully submitted,

Kerri L. Barsh

Kerri L. Barsh

Enclosures

GREENBERG TRAURIG, P.A. ■ ATTORNEYS AT LAW ■ [WWW.GTLAW.COM](http://WWW.GTLAW.COM)

ALBANY  
AMSTERDAM  
ATLANTA  
AUSTIN  
BERLIN  
BOCA RATON  
BOSTON  
CHICAGO  
DALLAS  
DELAWARE  
DENVER  
FORT LAUDERDALE  
HOUSTON  
LAS VEGAS  
LONDON  
LOS ANGELES  
MEXICO CITY  
MIAMI  
MILAN  
NEW JERSEY  
NEW YORK  
NORTHERN VIRGINIA  
ORANGE COUNTY  
ORLANDO  
PHILADELPHIA  
PHOENIX  
ROME  
SACRAMENTO  
SAN FRANCISCO  
SECUL  
SHANGHAI  
SILICON VALLEY  
TALLAHASSEE  
TAMPA  
TEL AVIV  
TOKYO  
WARSAW  
WASHINGTON, D.C.  
WESTCHESTER COUNTY  
WEST PALM BEACH

[illegible]

**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:

La Cottrora, LLC  
23605 SW 217 Ave.  
Miami, FL 33031

9590 9402 8213 3030 8389 53

2. Article Number (Transfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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 type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |                                                                     |
| <input type="checkbox"/> Insured Mail                                  |                                                                     |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |                                                                     |

Domestic Return Receipt

9589 0710 5270 0154 3711 21

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 0154 3711 21

9589 0710 5270 0154 3711 21

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- |                                                              |    |
|--------------------------------------------------------------|----|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <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

Total Price

Sent To: La Cottrora, LLC  
Street: 23605 SW 217 Ave.  
City, St: Miami, FL 33031

Postmark  
Here

PS Form 3811, July 2020 PSN 7530-02-000-9053



## MEMORANDUM

(Revised)

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

**DATE:** November 17, 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

Agenda Item No.

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION GRANTING PETITION TO CLOSE NW 164 STREET FROM NW 117 AVENUE WEST FOR APPROXIMATELY 1,115 FEET (ROAD CLOSING PETITION NO. P-1023) FILED BY VECELLIO & GROGAN, INC. AND WAIVING THE SIGNATURE REQUIREMENT 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**, Road Closing Petition No. P-1023 was signed by the owners of four of the properties abutting on the road sought to be closed and notice was sent by certified mail to the owner of one additional property adjacent to the subject right-of-way; 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 a road.

**Section 3.** Road Closing Petition No. P-1023 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.

**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:

|                                 |                        |
|---------------------------------|------------------------|
| 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 17<sup>th</sup> day of November, 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.

YEM

Yuval E. Manor