MEMORANDUM

IITC
Agenda Item No. 3(P)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 12, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution granting petition to vacate portions of theoretical SW 353 Street and the alley lying to its south from SW 188 Avenue east for approximately 58 feet (Vacation of Right-of-Way Petition No. P-1051) filed by Miami Community Charter Schools, Inc.

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.

for
Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum

Date: January 20, 2027

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

From: Daniella Levine Cava
Mayor

Subject: Vacation of Right-of-Way Petition P-1051
Section: 26-57-38
Portions of Theoretical SW 353 Street and the Alley Lying to its South, from SW 188 Avenue East for Approximately 58 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 Miami Community Charter Schools, Inc. to vacate the subject portions of County right-of-way. If this petition is granted, the underlying land will become incorporated into the petitioner's abutting properties. The $8,500.00 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 No. P-1051, 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), Environmental Resource Management (DERM), and Fire Rescue have no objection to these portions of right-of-way being vacated. 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 portions of right-of-way are located within District 9, which is represented by Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject portions of right-of-way at an average rate of $10.00 per square foot. Therefore, the estimated value of the subject land is approximately $34,810. However, since the abutting properties are tax-exempt, the granting of this petition

will not result in an increase in revenue from property taxes. The fee for this vacation of right-of-way petition is $8,500.00.

Track Record/Monitor
DTPW is the entity overseeing this project and the person responsible for monitoring it is Javier Bustamante, Assistant Director of the Right-of-Way, Utilities, and Property Management Division.

Delegated Authority
There is no delegation of authority associated with this item.

Background
The owner of the four abutting properties has signed a petition for the County to vacate the remnant portions of theoretical SW 353 Street and the alley lying to its south from SW 188 Avenue East for approximately 58 feet so that the underlying land becomes incorporated into the private properties to facilitate possible future improvements to the school facility at this location. The tentative plat (T-24489) associated with the redevelopment of this site is attached for reference as Exhibit B, although this vacation of right-of-way petition is not contingent upon the recording of the final plat.

The subject portions of right-of-way are covered with grass and have never been improved nor maintained by the County. A chain-link fence around the perimeter of the school property obstructs access from SW 188 Avenue into the subject lands.

The subject portions of right-of-way were dedicated to the public by the plat of FLA. CITY HIGHLANDS, as recorded in Plat Book 20, at Page 36, of the Public Records of Miami-Dade County, Florida.

The properties that abut the subject portions of right-of-way are zoned EU-M (Estates Modified).

Attachments:
- Exhibit 1 – Location & Aerial Maps
- Exhibit 2 – Vacation of Right-of-Way Petition P-1051
- Exhibit A – Sketches & Legal Descriptions
- Exhibit B – Survey (Tentative Plat T-24489)

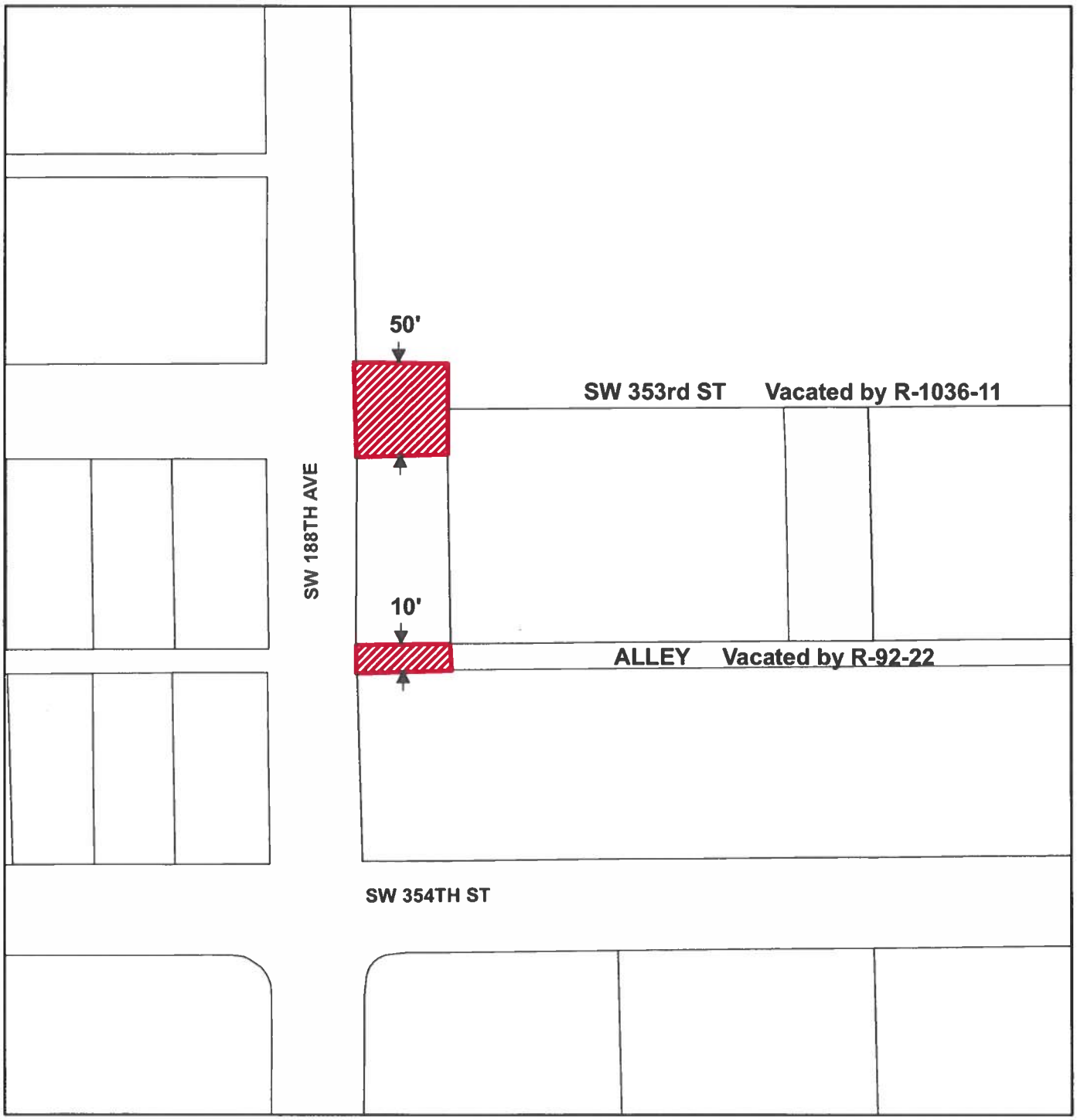


Roy Coley
Deputy Mayor

Location & Aerial Map

SECTION 26 TOWNSHIP 57 RANGE 38

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend
P-1051 Vacation of R/W

P- 1051

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

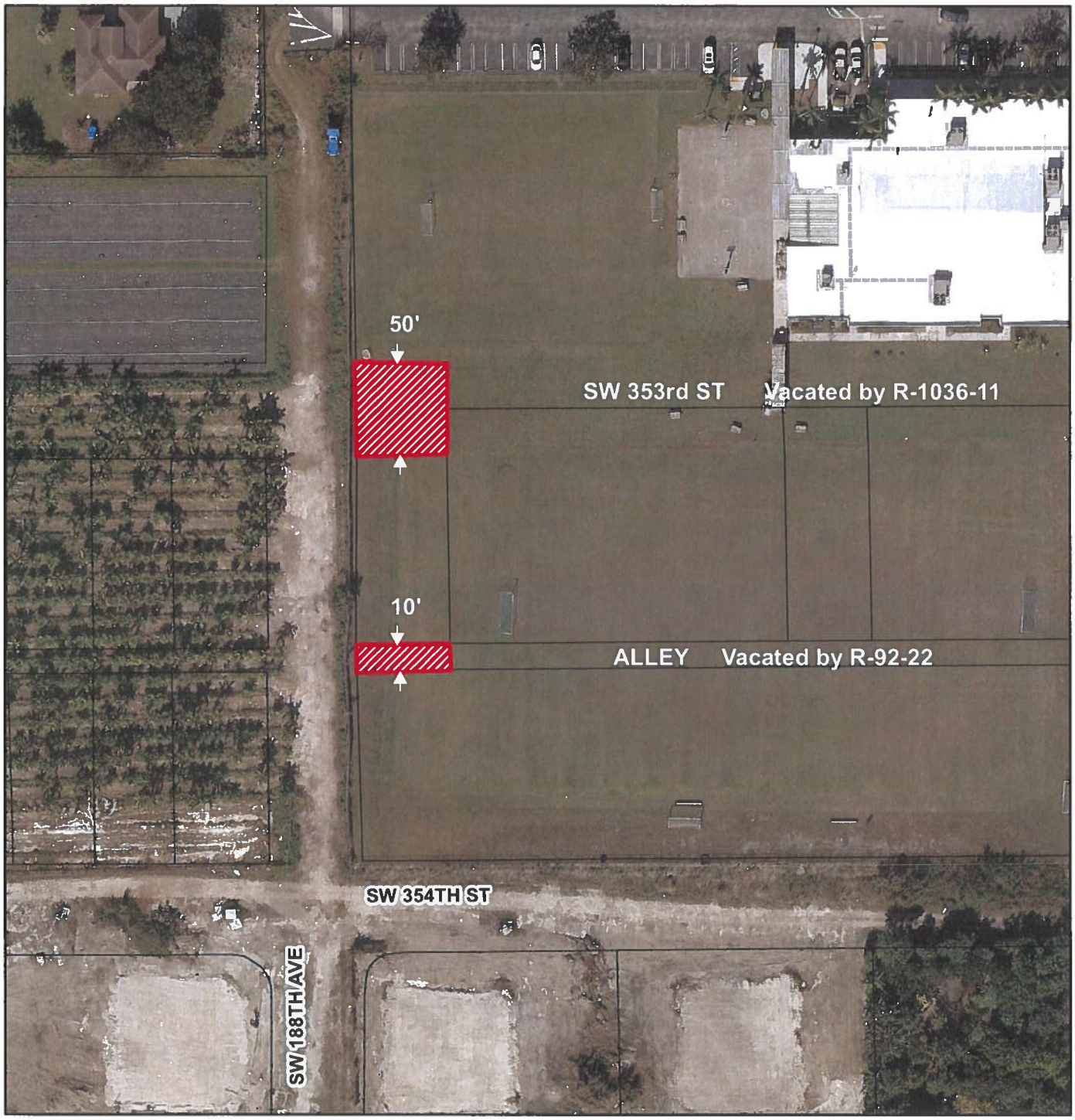
Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 5-18-2026
Drawn By: A.Santelices

Location & Aerial Map

SECTION 26 TOWNSHIP 57 RANGE 38

EXHIBIT 1



THIS IS NOT A SURVEY
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Legend
P-1051 Vacation of R/W

P- 1051

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: 5-18-2026
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:

See Attached Composite Exhibit "A":
Sketches and Legal Descriptions of
Portions to be Vacated (6 pages).

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: **The subject portions of SW 353rd Street and the alley were dedicated to the use of the public pursuant to the plat dedication in the plat of FLORIDA CITY HIGHLANDS, recorded at Plat Book 20, Page 36 of the Public Records of Miami Florida.**

3. ATTACH SURVEY SKETCH: Attached hereto is a survey accurately showing and describing the above described rights-of-way and their locations and relation to surrounding property, and showing all encroachments and utility easements.

See attached Exhibit "B".

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
Miami Community Charter Schools, Inc. Authorized individual: Ana R. Torres	30-7826-007-0010	18720 SW 352 Street
(Same)	30-7826-007-0800	(Same)
(Same)	30-7826-007-0840	(Same)
(Same)	30-7826-007-0850	(Same)

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:

The applicant respectfully requests that this petition be granted for the following reasons: The requested approximately 60-foot section of hypothetical SW 353rd Street and the alley running between Lots 12 and 13 of Block 4 of Florida City Highlands, Plat Book 20, Page 36, to be closed have never been improved nor maintained by Miami-Dade County, and has never been used by the public. Except for these approximately 60-foot sections, hypothetical SW 353rd Street was closed by the Miami-Dade County Board of County Commissioners in 2011 via R-1036-11; and the alley was closed in 2022 by the Miami-Dade County Board of County Commissioners via R-92-22. The prior closures in 2011 and 2022 left the western

approximately 60-foot sections of the street and alley open because at that time, the Petitioner did not own the real property which fronts these two areas. That property is represented by folio 30-7826-007-0840. The Petitioner has since purchased that real property, and there is no further need to keep right of way access via SW 353rd Street or the alley, as the property has access along SW 188th Avenue, as well as is contiguous to other real property owned by the Petitioner which front on SW 352nd Street, SW 187th Avenue, and 354th Street. The closure and vacation of the described roads would facilitate the continued use of the existing educational facilities in a way that is consistent with a unified campus, and improve safety and convenience for the school and its students. The Miami-Dade County Board of County Commissioners have approved a site plan pursuant to Resolution Z-42-23, which includes the sports fields and driveways located in the immediate vicinity and will be seeking a determination of substantial compliance to add in the property represented by folio 30-7826-007-0840, as well as the portions of rights of way to be closed into the school's site plan.

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

SIGNATURE	ADDRESS
	30-7826-007-0010
	30-7826-007-0800
	30-7826-007-0840
	30-7826-007-0850

Attorney for Petitioner:
Alejandro Uribe Sevilla-Sacasa, Esq.
Weiss Serota Helfman Cole & Bierman, PL.

Address: 2800 Ponce de Leon, Blvd., Suite 1200,
Coral Gables, Florida 33134
Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

The foregoing instrument was acknowledged before me by means of [✓] physical presence, or [ ] online notarization this 5th day of May, 2026, by Ana R. Torres, 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

5th day of May, 2026

Notary Public State of Florida at Large

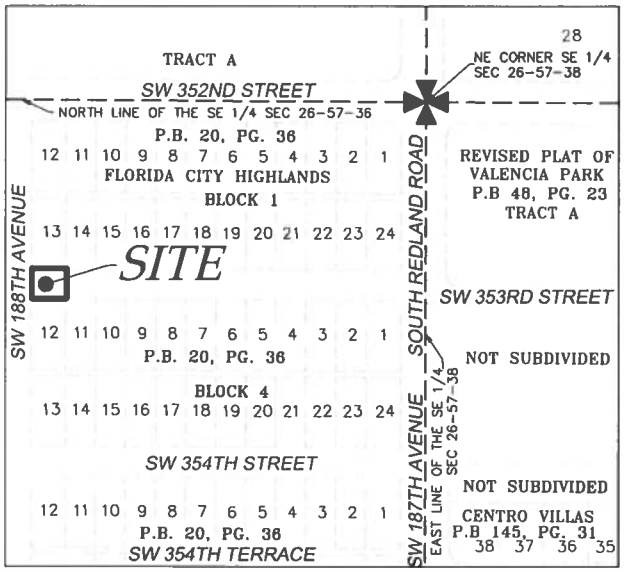
My Commission Expires:

JANET VELEZ
Notary Public - State of Florida
Commission # HH 347944
My Comm. Expires Jan 10, 2027
Bonded through National Notary Assn.

COMPOSITE EXHIBIT A

SKETCHES AND LEGAL DESCRIPTIONS OF PORTIONS TO BE VACATED (6 PAGES)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



N

LOCATION MAP
(SCALE: 1' = 300')

LEGEND & ABBREVIATIONS:

BEC	=	BISCAYNE ENGINEERING COMPANY
℄	=	CENTERLINE
FL.	=	FLORIDA
FT.	=	FEET
INC.	=	INCORPORATED
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
(P)	=	PER PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY. THE PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEPICT THE LIMITS OF LANDS DETERMINED BY THE CLIENT.

THIS INSTRUMENT DESCRIBES A SINGULAR PARCEL, FORMING A CLOSED GEOMETRIC FIGURE WITH NO GAPS, GORES, OR HIATUSES.

THIS SITE IS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SW 353RD STREET, HAVING AN ASSUMED BEARING OF N89°40'41"E.

THE PACREL DESCRIBED HEREON CONTAINS AN AREA OF 2,901 SQUARE FEET (0.067 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

BISCAYNE ENGINEERING COMPANY, INC.
2121 SW 3RD AVENUE, SUITE 601, MIAMI, FL. 33129
(305)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

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THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

Alberto J Rabionet

Digitally signed by
Alberto J Rabionet
Date: 2026.04.28
17:22:28-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

DATE: Apr 28, 2026 - 4:10pm EST FILE: F:\SURVEY\PROJECTS - ATWELL\2026\26001483 MC CHARTER SCHOOL\DWG\Survey\Worksheets\26001483 353rd S&L GOOD.dwg

DRAWING No. 2647-SS-15			BY AJR	FIELD BOOK: N/A	THIS IS NOT A SURVEY
PROJECT: MIAMI CHARTER SCHOOL - SW 353RD ST					
DATE: 04/24/26	REV DATE:	BEC ORDER # 26001483	SHEET 1 OF 3	DRAWN BY AS	CLIENT M HAJJAR AND ASSOCIATES

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TEL. (561) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THAT PORTION OF SW 353RD STREET LYING BETWEEN LOT 12 OF BLOCK 4 AND LOT 13 OF BLOCK 1 OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°32'32" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89°40'41" WEST, A DISTANCE OF 58.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00°33'00" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°40'41" EAST, A DISTANCE OF 58.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 2,901 SQUARE FEET (0.067 ACRES), MORE OR LESS.

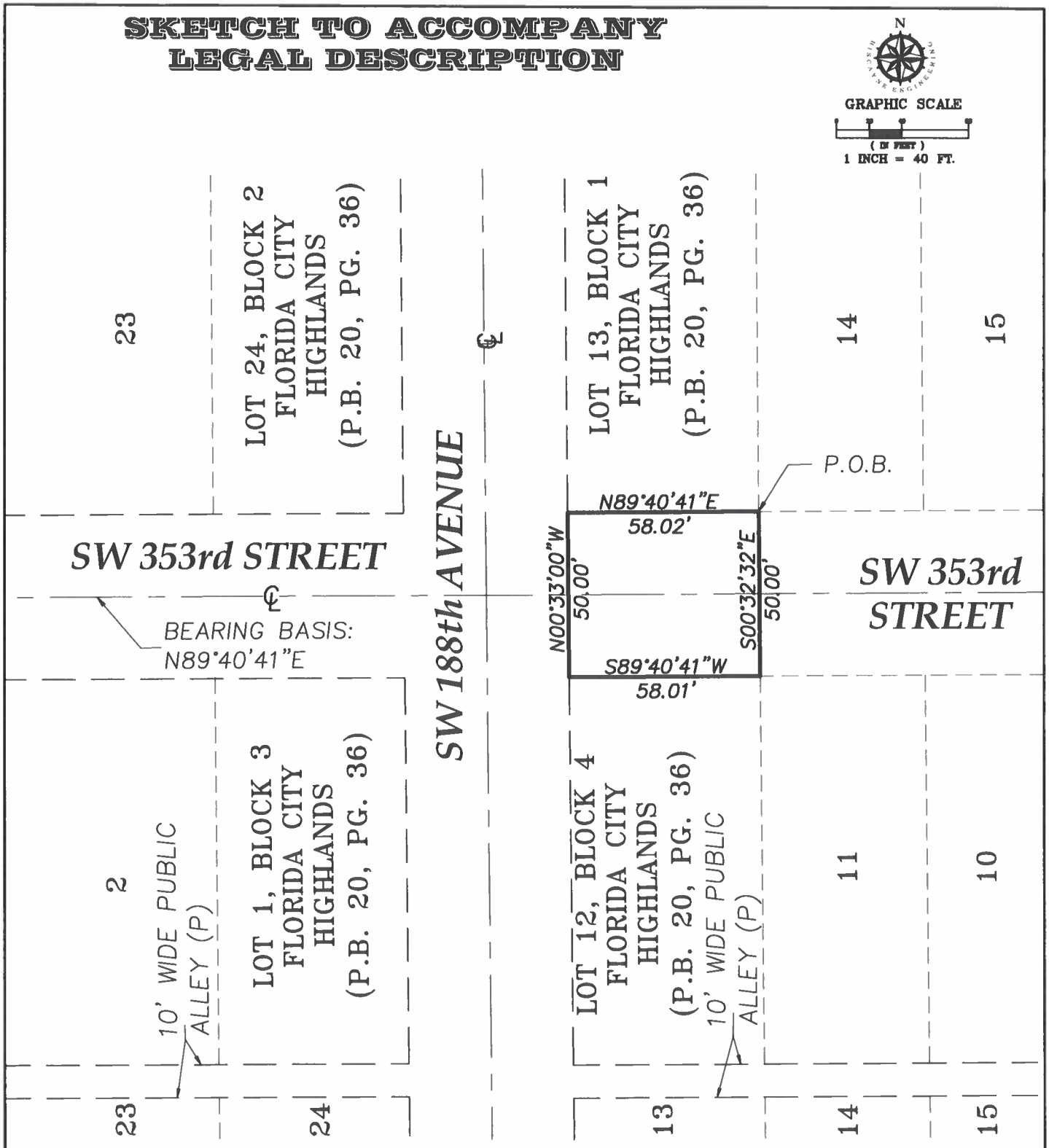
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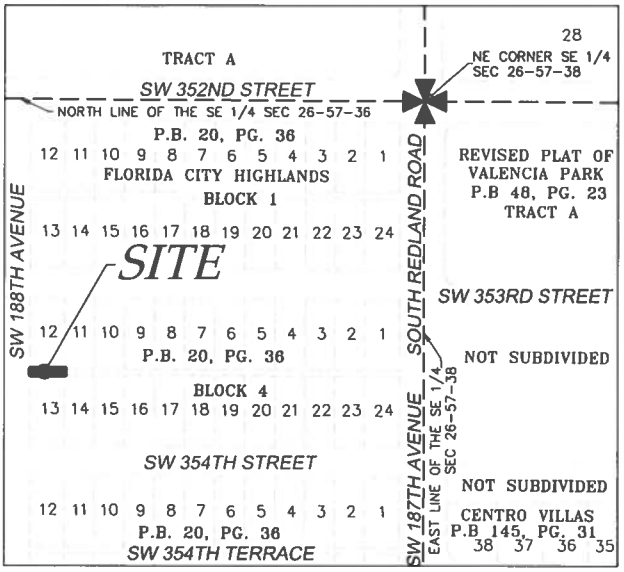
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04/24/26		26001483	3 OF 3	AS	M HAJJAR AND ASSOCIATES

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LOCATION MAP
(SCALE: 1' = 300')

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THE PACREL DESCRIBED HEREON CONTAINS AN AREA OF 580 SQUARE FEET (0.013 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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Alberto Rabionet

Digitally signed by Alberto J Rabionet
Date: 2026.04.28 17:21:22-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

DATE: Apr 28, 2026 - 4:08pm EST FILE: F:\SURVEY\PROJECTS - ATWELL\2026\26001483 MC CHARTER SCHOOL\DWG\Survey\Worksheets\26001483 Alley Sketch and Legal GOOD.dwg

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PROJECT: MIAMI CHARTER SCHOOL - ALLEY				
DATE: 04/24/26	REV DATE:	BEC ORDER # 26001483	SHEET 1 OF 3	DRAWN BY AS
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THAT PORTION OF THE 10 FOOT PUBLIC ALLEY LYING BETWEEN LOTS 12 AND 13, BLOCK 4, OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00°32'32" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 89°39'41" WEST, A DISTANCE OF 57.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00°33'00" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF LOT 12; THENCE NORTH 89°39'41" EAST, A DISTANCE OF 57.99 FEET TO THE POINT OF BEGINNING.

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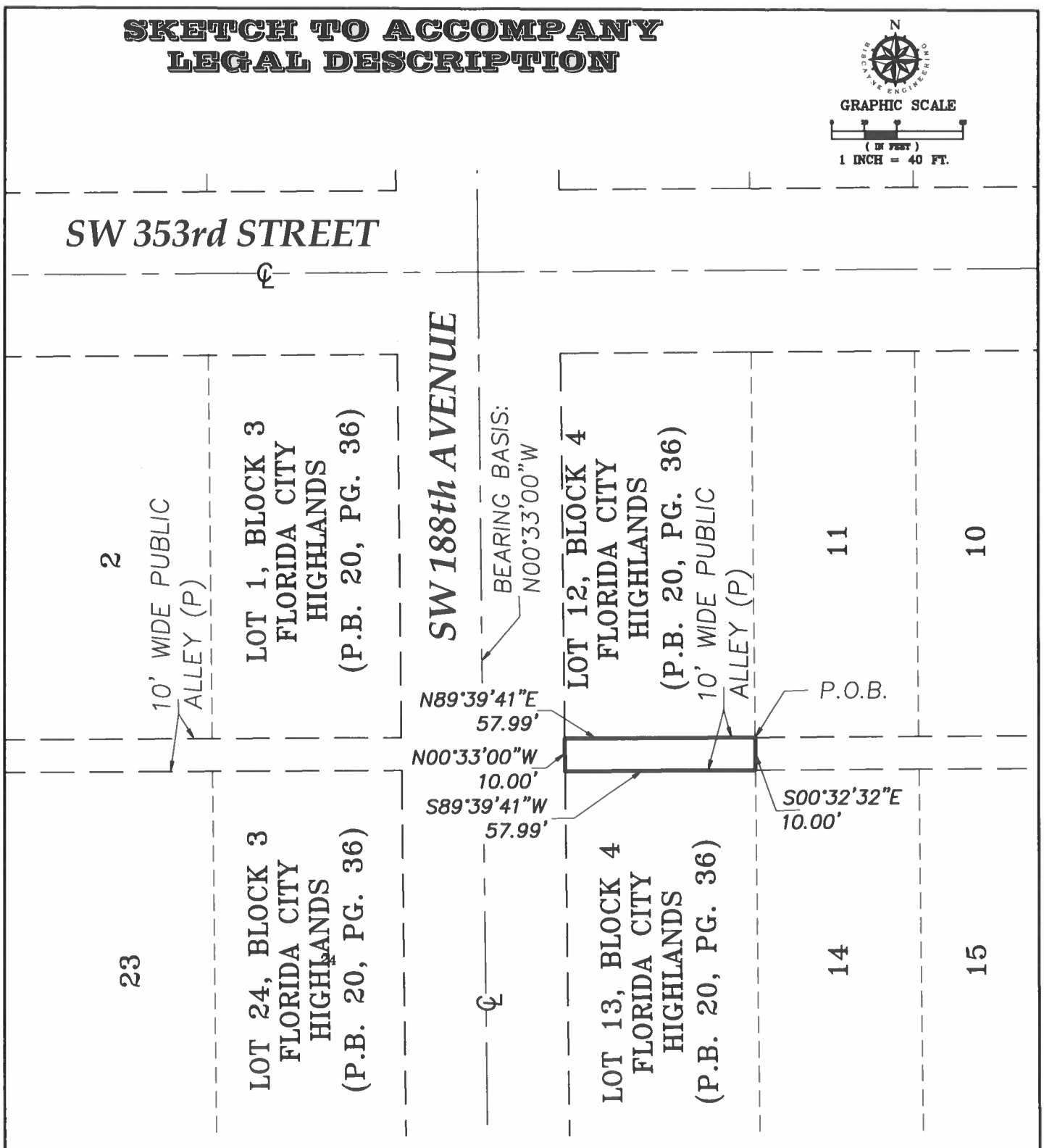
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EXHIBIT B

SURVEY (TENTATIVE PLAT)

MDC019

BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF

MC CHARTER SCHOOL

COVER SHEET / NOTES

A REPLAT OF LOTS 1 THROUGH 24 INCLUSIVE, IN BLOCK 1 AND THE 10 FOOT WIDE ALLEY IN SAID BLOCK 1 LESS THE AREA BOUNDED BY THE NORTH AND EAST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, AND ALSO LESS THE AREA BOUNDED BY THE NORTH AND WEST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES; AND THAT PORTION OF SW 353RD STREET, LYING BETWEEN BLOCKS 1 AND 4; AND LOT 1 THROUGH 24 INCLUSIVE, IN BLOCK 4; ALL OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE 10 FOOT PUBLIC ALLEY IN SAID BLOCK 4 LYING WITHIN THE LIMITS OF THIS PLAT, LYING IN SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

TREE TABLE
MC CHARTER SCHOOL

#	Scientific name	Common name	Diameter	Height	Spread
1	Bursera simaruba	Gumbo limbo	12"	12'	12'
2	Bursera simaruba	Gumbo limbo	12"	12'	12'
3	Schinus terebinthifolius	Brazilian pepper	3"	12'	10'
4	Bursera simaruba	Gumbo limbo	12"	12'	12'
5	Cordia Sebestena	Geiger tree	3"	10'	5'
6	Bursera simaruba	Gumbo limbo	12"	30'	12'
7	Lysiloma latisiliquum	False tamarind	12"	12'	12'
8	Lysiloma latisiliquum	False tamarind	10"	25'	20'
9	Lysiloma latisiliquum	False tamarind	10"	25'	20'
10	Delonix regia	Royal poinciana	13"	25'	30'
11	Cordia Sebestena	Geiger tree	3"	7'	5'
12	Syagrus romanzoffiana	Queen palm	8"	30'	15'
13	Syagrus romanzoffiana	Queen palm	8"	40'	15'
14	Syagrus romanzoffiana	Queen palm	8"	30'	15'
15	Syagrus romanzoffiana	Queen palm	8"	30'	15'
16	Syagrus romanzoffiana	Queen palm	8"	30'	15'
17	Delonix regia	Royal poinciana	13"	25'	30'
18	Lysiloma latisiliquum	False tamarind	12"	20'	18'
19	Lysiloma latisiliquum	False tamarind	12"	20'	18'
20	Lysiloma latisiliquum	False tamarind	12"	20'	18'
21	Lysiloma latisiliquum	False tamarind	12"	20'	18'
22	Syagrus romanzoffiana	Queen palm	8"	25'	12'
23	Syagrus romanzoffiana	Queen palm	8"	25'	12'
24	Syagrus romanzoffiana	Queen palm	8"	25'	12'
25	Syagrus romanzoffiana	Queen palm	8"	25'	12'
26	Syagrus romanzoffiana	Queen palm	8"	25'	12'
27	Lysiloma latisiliquum	False tamarind	12"	20'	18'
28	Syagrus romanzoffiana	Queen palm	8"	25'	12'
29	Syagrus romanzoffiana	Queen palm	8"	25'	12'
30	Syagrus romanzoffiana	Queen palm	8"	25'	12'
31	Syagrus romanzoffiana	Queen palm	8"	25'	12'
32	Syagrus romanzoffiana	Queen palm	8"	25'	12'
33	Syagrus romanzoffiana	Queen palm	8"	25'	12'
34	Syagrus romanzoffiana	Queen palm	8"	25'	12'
35	Syagrus romanzoffiana	Queen palm	8"	25'	12'
36	Syagrus romanzoffiana	Queen palm	8"	25'	12'
37	Syagrus romanzoffiana	Queen palm	8"	25'	12'
38	Syagrus romanzoffiana	Queen palm	8"	25'	12'
39	Syagrus romanzoffiana	Queen palm	8"	25'	12'
40	Syagrus romanzoffiana	Queen palm	8"	25'	12'
41	Syagrus romanzoffiana	Queen palm	8"	25'	12'
42	Syagrus romanzoffiana	Queen palm	10"	25'	12'
43	Syagrus romanzoffiana	Queen palm	10"	25'	12'
44	Syagrus romanzoffiana	Queen palm	10"	25'	12'
45	Syagrus romanzoffiana	Queen palm	10"	25'	12'
46	Syagrus romanzoffiana	Queen palm	10"	25'	12'
47	Syagrus romanzoffiana	Queen palm	10"	25'	12'
48	Syagrus romanzoffiana	Queen palm	10"	25'	12'
49	Syagrus romanzoffiana	Queen palm	10"	25'	12'
50	Syagrus romanzoffiana	Queen palm	10"	25'	12'
51	Syagrus romanzoffiana	Queen palm	10"	25'	12'
52	Lysiloma latisiliquum	False tamarind	12"	20'	18'
53	Lysiloma latisiliquum	False tamarind	12"	20'	18'
54	Lysiloma latisiliquum	False tamarind	12"	20'	18'
55	Lysiloma latisiliquum	False tamarind	12"	20'	18'
56	Hamelia patens	Firebush	4"	8'	6'
57	Syagrus romanzoffiana	Queen palm	10"	8'	7'
58	Syagrus romanzoffiana	Queen palm	10"	8'	7'
59	Syagrus romanzoffiana	Queen palm	10"	8'	7'
60	Syagrus romanzoffiana	Queen palm	6"	4'	4'
61	Syagrus romanzoffiana	Queen palm	6"	4'	4'

TREE TABLE NOTE:
TREES SHOWN HEREON WERE MEASURED AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S ABILITY. IT IS RECOMMENDED THAT THE CLIENT CONSULT A CERTIFIED ARBORIST FOR VERIFICATION OF TREE NAMES AND SPECIES.



LOT OCCUPATION	[CU-M]
a Lot Area	15,000 s.f. min.
b Lot Width	120 ft min.
c Lot Coverage max	30% max
d Floor Lot Ratio (FAR)	ONE (1) STORY 0.40 FAR TWO (2) STORIES 0.60 FAR
e Frontage at front Setback	
f Open Space	
g Density	
BUILDING SETBACK	
a Principal Front	25 ft. min
b Secondary Front	25 ft. min
c. Side	25 ft. min
d Rear	25 ft min

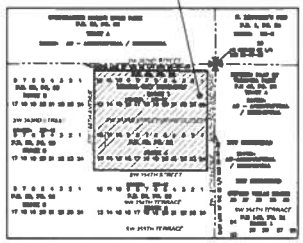
NOTES: Zoning Table per Miami-Dade County zoning website

TABLE

	PLAT NAME

ZONING ABBREVIATIONS:
BU-M = URBAN NEIGHBORHOOD, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 SQUARE FEET
AU = AGRICULTURAL/RESIDENTIAL, 5 ACRES GROSS
RU-1 = SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 SQUARE FEET
RU-2 = SINGLE FAMILY, MED.-SIZE SQUARE FEET

MC CHARTER SCHOOL



LOCATION MAP
SECTION 26 – TOWNSHIP 57S – RANGE 38E
MIAMI-DADE COUNTY, FLORIDA
SCALE 1"=300'

STRUCTURES TABLE NAVD-88

NUMBER	STRUCTURE	RIM ELEV (FEET)	DEPTH	INVERT ELEV (FEET)	PIPE DIAM (INCH)	MATERIAL	DIRECTION	DESCRIPTIONS
1	CB	6.22				BAFFLE	EAST	BAFFLE
			7.00	-0.75			BOTTOM	
2	CB	6.38				BAFFLE	EAST	BAFFLE
			6.70	0.37			BOTTOM	
3	CB	6.28	3.25	3.03	15	PLASTIC	WEST	
			7.50	-1.22			BOTTOM	
4	CB	6.36	3.30	3.06	9	PVC	EAST	BAFFLE
						BAFFLE	SOUTH	
			3.30	3.06	15	PLASTIC	WEST	
			6.30	0.06			BOTTOM	
5	CB	7.26				BAFFLE	SOUTH	BAFFLE
			6.40	0.86			BOTTOM	
6	CB	7.10				BAFFLE	SOUTH	BAFFLE
			7.10	0.00			BOTTOM	
7	CB	6.78				BAFFLE	NORTH	BAFFLE
			7.00	-0.75			BOTTOM	
8	CB	6.44				BAFFLE	NORTH	BAFFLE
			6.80	-0.35			BOTTOM	
9	CB	6.01				BAFFLE	WEST	BAFFLE
			6.45	-0.44			BOTTOM	
10	CB	6.30				BAFFLE	WEST	BAFFLE
			6.65	-0.35			BOTTOM	
11	CB	5.95	2.55	2.68	15	PLASTIC	WEST	
			6.50	-0.55			BOTTOM	
12	CB	5.95				BAFFLE	EAST	BAFFLE
			6.50	-0.55			BOTTOM	
13	CB	5.79	3.45	2.34	15	PVC	NORTH	
			6.50	-0.71			BOTTOM	
14	CB	5.75	3.00	2.75	15	PVC	SOUTH	
			5.90	-0.15			BOTTOM	
15	MHS	7.41	10.50	-3.09	12	PVC	NORTH	
			10.63	-3.22	12	PVC	SOUTH	
			10.55	-3.14	18	PVC	WEST	
16	MHS	7.51	11.00	-3.49	12	PVC	NORTH	
			11.07	-3.55	12	PVC	SOUTH	
17	MHS	8.98	13.50	-4.82	12	PVC	NORTH	
			13.55	-4.87	12	PVC	SOUTH	

TENTATIVE PLAT NOTES

OWNER:
Miami Community Charter Schools, Inc.
701 SW Federal Hwy Homestead, FL 33034

- FOLIO NUMBER 30-7826-057-0010
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- 16739 SW 353 ST.

- FOLIO NUMBER 30-7826-057-0800
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0760
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0720
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0680
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0640
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0600
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER 30-7826-057-0560
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- Development Contact Info: ALBERTO J. RABIONET, PSM 7218, Biscayne Engineering Company, 2121 SW 3rd Avenue, Suite 801, Miami, Florida 33129. Phone: 305-324-7677 Ext. 330. ARABIONET@ATHELL.COM

- Zoning Hearing: Z2023000191

- Site is Zoned: CU-M (Residential - Single Family Estate Modified Use). Based on development information provided by the client.

- The Miami-Dade County Flood Criteria is 6.4 feet NGVD29, as shown on the Amended Plat of Flood Criteria Map, according to the Plat thereof recorded in Plat Book 130, at Page 17-4, of the Public Records of Miami-Dade County, Florida.

- Lands shown hereon are located in Federal Flood Zone "AH (EL 6)", per FIRM Map Number 12086C0730, Suffix L, Community Name: Miami-Dade County, Community Number: 120635, Revised: September 11, 2009.

PROPOSED NUMBER OF LOTS OR TRACTS: 1 (TRACT "A")

Existing sites containing 332,785 Square Feet (7.640 acres) more or less.

Proposed TRACT "A" containing 332,627 Square Feet (7.634 acres) more or less.

Property to be dedicated for R/W purposes containing 288 Square Feet ±.

Existing 3-story school building with 640 students grades 6-12 containing 32,000 Square Feet ± To Remain.

Proposed 2-story school building containing 33,633 Square Feet ±.
Total number of proposed students = 1,152
Site to accommodate Grade Levels K-12

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

LEGAL DESCRIPTION:

Lots 1 through 24 inclusive, in Block 1, all of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade County, Florida;

And

All of the 10 foot wide alley in said Block 1 (as closed and vacated by Miami-Dade County Resolution Number 3383);

Less

The area bounded by the North and East lines of said Block 1, and by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines,

And also less

The area bounded by the North and West lines of said Block 1, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines,

Together with:

That portion of SW 353rd Street (formerly known as 17th Street), lying between said Block 1 and Block 4 of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade County, Florida, less that portion lying westerly of the northerly prolongation of the East line of Lot 12 in said Block 4 (as closed and vacated by Official Records Book 29083, Page 2240, of the public records of Miami-Dade county, Florida);

Together with:

Lots 1 through 24 inclusive, in Block 4, all of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade County, Florida;

And

All of the 10 foot wide alley in said Block 4, less that portion lying between said Lots 12 and 13, lying westerly of the southerly prolongation of the East line of said Lot 12 in Block 4 (as closed and vacated by Miami-Dade County Resolution Number R-82-22);

Together with:

That portion of SW 353rd Street lying between Lot 12 of Block 4 and Lot 13 of Block 1 of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20, Page 36, of the public records of Miami-Dade county, Florida, being more particularly described as follows:

Begin at the southeast corner of said Lot 13; thence South 00°33'33" East, a distance of 30.00 feet to the northeast corner of said Lot 12; thence South 89°40'41" West, a distance of 36.01 feet to the northwest corner of said Lot 12; thence North 00°33'00" West, a distance of 30.00 feet to the southwest corner of said Lot 13; thence North 89°40'41" East, a distance of 36.02 feet to the Point of Beginning.

Together with:

That portion of the 10 foot wide alley lying between Lots 12 and 13, Block 4, of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20, Page 36, of the public records of Miami-Dade county, Florida, being more particularly described as follows:

Begin at the southeast corner of said Lot 12; thence South 00°33'33" East, a distance of 10.00 feet to the northeast corner of said Lot 13; thence South 89°26'41" West, a distance of 37.99 feet to the northwest corner of said Lot 13; thence North 00°33'00" West, a distance of 10.00 feet to the southwest corner of Lot 12; thence North 89°26'41" East, a distance of 37.99 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- Legal Description was prepared per instructions provided by client.
- The purpose of this plat is to subdivide the lands shown hereon as a single tract.
- This site lies in Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida.
- The purpose of this plat is to close a portion of the existing Alley in Block 4 within the subject property as shown hereon.
- Per Resolution Number 3383, on October 11, 1948, the Dade County Board of Commissioners passed and adopted the petition requesting the vacation of a portion of the Plat of FLORIDA CITY HIGHLANDS, according the the plat thereof recorded in Plat Book 20, at Page 36 of the Public Records of Dade County, Florida, to-wit: Lots 1 to 24 inclusive of Block 1 of said subdivision.
- Lands described hereon containing 332,785 square feet (7.640 acres) more or less.
- The subject property consists of one parcel, the boundaries of which are contiguous, with no gores, gaps, hiatuses or overlaps.
- Bearings shown hereon are referenced to the North line of the SE 1/4 of Section 26, Township 57 South, Range 38 East, having an assumed bearing of N89°40'41"E.
- Lands shown hereon are located in Federal Flood Zone "AH (EL 6)", per FIRM Map Number 12086C0730, Suffix L, Community Name: Miami-Dade County, Community Number: 120635, Revised: September 11, 2009.
- Dimensions and directions indicated hereon are calculated from field measurements using a total station electronic distance measurement (EDM), and measuring tape, unless otherwise noted.
- Building dimensions shown hereon were measured at ground level along the exterior face.
- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown hereon.
- Symbols shown hereon are for reference and are not shown to scale.
- No attempt was made by the surveyor to locate underground utilities. Underground information is based on as-built drawings provided by the client.
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- No visible evidence of wetland delineation markers were observed at the subject property; client should consult a qualified wetlands specialist to determine any matters regarding the delineation of wetlands.
- The accuracy of the survey measurements shown hereon is based on the type of survey and expected use of the survey. Redundant measurements and computation records substantiate the survey map. Depending of measurements was obtained by multiple occupations of found and set control points. These methods have been tested by SEC and found to have an expected accuracy of ± 0.07 feet horizontally, ± 0.03 feet vertically on hard surfaces, and ± 0.10 feet vertically on soft surfaces.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 (NGVD29), and are referenced on the following Miami-Dade County Benchmarks:
  1) J-322, Spike with aluminum washer set in asphalt roadway, Elevation = 6.95' (NGVD29), located at SW 352 Street, 10.5' south of Centerline & SW 162 Avenue, 52' east of Centerline.
  2) J-328, PK nail and aluminum washer, Elevation = 7.77' (NGVD29), located at SW 167 Avenue, 79' east of edge of pavement & SW 352 Street, 79' north of edge of pavement.
- Trees shown hereon were measured and identified to the best of the surveyor's ability. It is recommended that the client consult a certified arborist for verification of tree names and species.
- The addresses, owners, and folios shown hereon were provided by the Miami-Dade County Property Appraiser's Website.
- Zoning information provided by the client. Matters of building setback lines, building height, parking, zoning etc. are items that should be referred to the Miami-Dade County Building and Zoning Department.
- There may be additional restrictions affecting this property found in the laws of Miami-Dade County and the State of Florida.

SURVEYOR'S CERTIFICATE:

The undersigned hereby certifies to

- MIAMI COMMUNITY CHARTER SCHOOL

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" was prepared under my responsible charge and complies with the Standards of Practice for Surveying and Mapping as set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

BISCAYNE ENGINEERING COMPANY, INC.
2121 SW 3RD AVENUE, SUITE 801, MIAMI, FL 33129
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
LB-0000129, LB-0000129

SURVEY DATE: 04/23/2026

Digitally signed by Alberto J Rabionet
Date: 2026.05.08 14:22:21-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

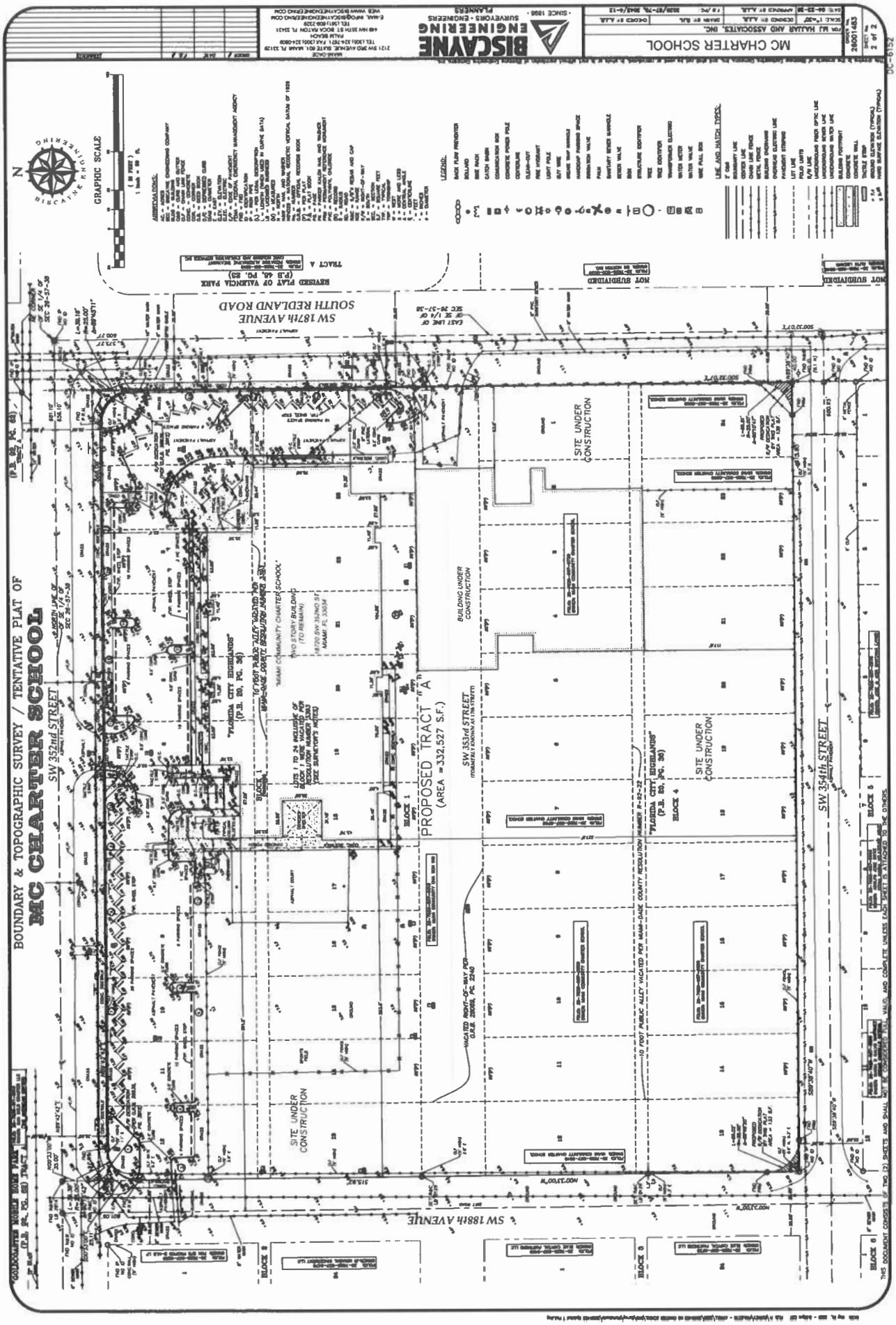
TENTATIVE PLAT NO. TBD

BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
- SINCE 1998 -
2121 SW 3RD AVENUE, SUITE 801, MIAMI, FL 33129
TEL: (305) 324-7677 FAX: (561) 808-2330
PALM BEACH
+561 NW 35TH STREET, BOCA RATON, FL 33431
+561 NW 35TH ST, BOCA RATON, FL 33431
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

MC CHARTER SCHOOL
FOR: MJ HAJJAR AND ASSOCIATES, INC.
SCALE: 1"=300'
DATE: 04-23-26
DRAWN BY: B.N.
CHECKED BY: A.J.R.
J.O. NO.: 2026/03-76, Blk1/Lo1-24
APPROVED BY: A.J.R.

SHEET 1 of 2
26001483

DC-6152


BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF
MC CHARTER SCHOOL
MC CHARTER SCHOOL
BISCAYNE ENGINEERING
SURVEYORS · ENGINEERS
PLANNERS
SINCE 1956
GRAPHIC SCALE
SW 352nd STREET
SW 353rd STREET
SW 354th STREET
SW 188th AVENUE
SW 187th AVENUE
SOUTH REDLAND ROAD
PROPOSED TRACT "A"
(AREA = 332,527 S.F.)
SITE UNDER CONSTRUCTION
BUILDING UNDER CONSTRUCTION
MIAMI COMMUNITY CHARTER SCHOOL
TWO STORY BUILDING
(TO REMAIN)
18720 SW 353RD ST
MIAMI, FL 33034
"FLORIDA CITY HIGHLANDS"
(P.B. 80, PG. 36)
BLOCK 1
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 8
BLOCK 9
TRACT A
SERENO PLAT OF VALENCIA PARK
(P.B. 44, PG. 53)
NOT SUBDIVIDED
10 FOOT PUBLIC ALLEY VACATED PER MIAMI-DADE COUNTY RESOLUTION NUMBER R-82-22
VACATED RIGHT-OF-WAY PER O.R.B. 20000, PG. 2240
N00°37'00"W
S89°36'40"W
SCALE 1"=30'
DRAWN BY: RJL
CHECKED BY: AJA
APPROVED BY: AJA
DATE: 06-23-20
JOB NO. 20001483
SHEET No. 2 of 2
DC-6152
BISCAYNE ENGINEERING
2121 SW 3RD AVENUE, SUITE 601, MIAMI, FL 33129
TEL (305) 326-7321 FAX (305) 326-0830
448 NW 35TH ST, BOCA RATON, FL 33431
TEL (561) 908-2228
E-MAIL: MIA@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri 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 VACATE PORTIONS OF THEORETICAL SW 353 STREET AND THE ALLEY LYING TO ITS SOUTH FROM SW 188 AVENUE EAST FOR APPROXIMATELY 58 FEET (VACATION OF RIGHT-OF-WAY PETITION NO. P-1051) FILED BY MIAMI COMMUNITY CHARTER SCHOOLS, INC.

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

WHEREAS, Vacation of Right-of-Way Petition No. P-1051 was signed by the owner of the properties abutting on the portions of right-of-way sought to be vacated; and

WHEREAS, a public hearing was held in compliance with Resolution No. R-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-1051 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 Mayor's Memorandum is hereby vacated, abandoned, and closed.

Section 3. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed.

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. R-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 20th day of January, 2027. 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.



Yuval E. Manor