MEMORANDUM

IITC
Agenda Item No. 3(J)

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 close SW 134 Court from SW 250 Street south for 175 feet (Road Closing Petition No. P-1047) filed by Princeton Real Estate Investments, LLC and G & B Investments, LLC subject to certain conditions

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

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: Road Closing Petition P-1047
Section: 26-56-39
SW 134 Court from SW 250 Street South for 175 Feet
Commission District: 8

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by Princeton Real Estate Investments, LLC and G & B Investments, LLC to close the subject Miami-Dade County (County) road right-of-way. If this petition is granted, the underlying land will become incorporated into the abutting properties. 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-1047, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of MILTON MIRAGE, Tentative Plat T-25372 (attached as Exhibit B to Exhibit 2). The 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 this road closing petition. This request conforms with County regulations governing the procedures for the vacation of County roads as set forth in Resolution No. 7606. The subject segment of SW 134 Court is a County-maintained roadway. Location maps are attached as Exhibit 1.

Scope

The subject portions of right-of-way are located within District 8, which is represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject road at an average rate of $20.00 per square foot. Therefore, the estimated value of the underlying land is approximately $180,680. If the subject

road is closed, the land will be placed on the tax roll, generating an estimated $3,060 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 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 owners of the two abutting properties have signed a petition for the County to close the remnant portion SW 134 Court from SW 250 Street south for 175 feet. If this petition is granted, a portion of the land will become incorporated into the plat of MILTON MIRAGE, Tentative Plat T-25372, and a portion of the land will revert to the abutting property to the east. The subject road includes asphalt pavement, a concrete sidewalk, grass swales, and various utilities. The plat will create the necessary easements to accommodate the existing utilities and to provide access to the proposed multi-family residential development to the west and the existing residential buildings to the east. Therefore, this road closing is contingent upon the recording of the final plat. The original 50-foot-wide right-of-way was dedicated to the County in 1954 by the Right-of-Way Deed recorded in Deed Book 3885, at Page 294, of the Public Records of Miami-Dade County, Florida. In 2006, the segment of SW 134 Court lying south of the subject portion was vacated by Resolution No. R-1211-06. In 2013, in order to comply with the Princeton Community Urban Center requirements for development, an additional one-foot-wide strip of land was dedicated along the east side of the subject segment of SW 134 Court by the plat of HIBISCUS GARDENS, recorded in Plat Book 170, at Page 29, of the Public Records of Miami-Dade County, Florida. However, at this time the petitioners seek to close the remaining segment of SW 134 Court south of SW 250 Street in order to then be able to control access into the existing complex to the east and the proposed development to the west.

The properties that abut the subject portions of right-of-way lie within the Princeton Community Urban Center Zone (PCUC).

Attachments:

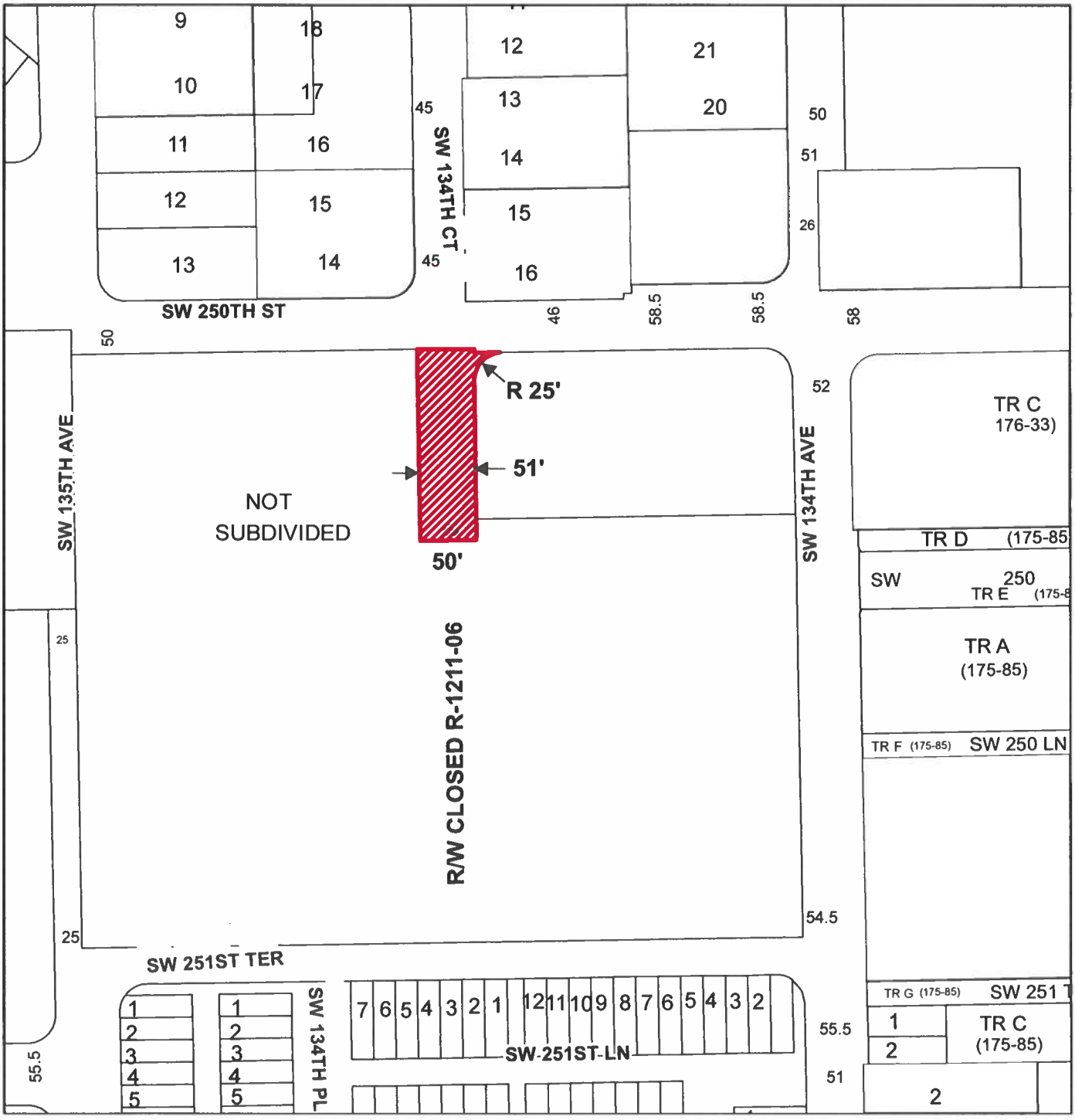
- Exhibit 1 – Location & Aerial Maps
- Exhibit 2 – Road Closing Petition P-1047
- Exhibit A – Sketch & Legal Description
- Exhibit B – Survey (Tentative Plat T-25372)
- Exhibit C – Grounds for Petition

Roy Coley
Deputy Mayor

Location & Aerial Map

SECTION 26 TOWNSHIP 56 RANGE 39

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend
P-1047 Road Closing

P- 1047

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 8
Danielle Cohen Higgins

Date: 1-30-2026
Drawn By: A.Santelices

Location & Aerial Map

SECTION 26 TOWNSHIP 56 RANGE 39

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend
P-1047 Road Closing

P- 1047

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 8
Danielle Cohen Higgins

Date: 1-30-2026
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 Sketch & Legal Description attached as Exhibit "A".

2. PUBLIC INTEREST IN ROAD: The title or interest of the county and the Public in and to the above described road, right-of-way was acquired and is evidenced in the following manner (state whether public interest was acquired by deed, dedication or prescription and set forth where deed or plat is recorded in public records):

The subject right-of-way was dedicated to the County by the Right-of-Way Deed recorded in Deed Book 3885, at Page 294, and by the plat of HIBISCUS GARDENS, recorded in Plat Book 170, at Page 29, 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 tentative plat, attached as 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
Princeton Real Estate Investments, LLC Joseph Milton, Manager	30-6926-000-0230	25101 Talbot Road, Miami, FL
G & B Investments, LLC Lazara Gonzalez, Manager	30-6926-032-0010	25050 SW 134 Ave, Miami, FL

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 (state in detail, why petition should be granted):

See attached Exhibit "C".

Attorney for Petitioner

Address:_____
Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared by means of [✓] physical or [ ] online notarization Joseph Milton, Manager, who first by me duly sworn, deposes and says that he is one of the petitioners named in and who signed the foregoing petition; that he is duly authorized to make this verification for and on behalf of all petitioners; that he has read the foregoing petition and that the statements therein contained are true.

_____
(Signature of Petitioner)

Sworn and subscribed to before me this

29 day of January, 2026

_____
Notary Public State of Florida at Large

GEORGINA GRANDA SANCHEZ
Notary Public - State of Florida
Commission # HH 230268
My Comm. Expires May 10, 2026
Bonded through National Notary Assn.

My Commission Expires: May 10th, 2026

Rev 7/2021

Attorney for Petitioner

Address:_____
(Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared by means of [x] physical or [ ] online notarization Lazara Gonzalez, Manager, 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

3R day of February, 2026

_____
Notary Public State of Florida at Large

My Commission Expires: _____

Notary Public State of Florida
Eric Osvaldo Jimenez
My Commission HH 735247
Expires 1/9/2030

Rev 7/2021

EXHIBIT A

SKETCH & LEGAL DESCRIPTION

LEGAL DESCRIPTION:

EXHIBIT A

A portion of S.W. 134th Court lying in the Southeast 1/4, of the Northwest 1/4, of the Northwest 1/4, of Section 26, Township 56 South, Range 39 East, lying and being in Miami–Dade County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Tract "A", HIBISCUS GARDENS, according to the Plat thereof, as recorded in Plat Book 170 at Page 29, of the Public Records of Miami–Dade County, Florida, the following two (2) courses being along the West line of said Tract "A", also being the East right of way line of said S.W. 134th Court; 1) thence N 00°58'47" W for 123.95 feet to a point of curvature; thence Northeasterly along a 25.00 foot radius curve leading to the right through a central angle of 90°07'17" for an arc distance of 39.32 feet to a point of cusp; thence S 89°08'30" W along the Westerly extension of the North line of said Tract "A" for 26.05 feet; thence N 00°58'47" W along a line 25 feet East of and parallel with the West line of the East 1/2 of said Southeast 1/4, of the Northwest 1/4, of the Northwest 1/4, of Section 26 for 1.00 foot; thence S 89°08'30" W for 50.00 feet; thence S 00°58'47" E along the West right of way line of said S.W. 134th Court for 175.00 feet; thence N 89°08'30" E along a line 200 feet South of and parallel with the North line of said Southeast 1/4, of the Northwest 1/4, of the Northwest 1/4, of Section 26 for 50.00 feet; thence N 00°58'47" W along said East right of way line of S.W. 134th Court for 25.00 feet; thence N 89°08'30" E along the Westerly extension of the South line of said Tract "A", also being along a line 175 feet South of and parallel with the North line of said Southeast 1/4, of the Northwest 1/4, of the Northwest 1/4, of Section 26 for 1.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 56 South, Range 39 East, Miami–Dade County, Florida.
- All documents are recorded in the Public Records of Miami–Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 89°08'30" E for the South right of way line of S.W. 250th Street.
- Lands shown hereon were not abstracted for easements and/or rights–of–way of records.
- Lands shown hereon containing 9,034 square feet, or 0.207 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2022–049–2.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 28, 2026, 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 the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

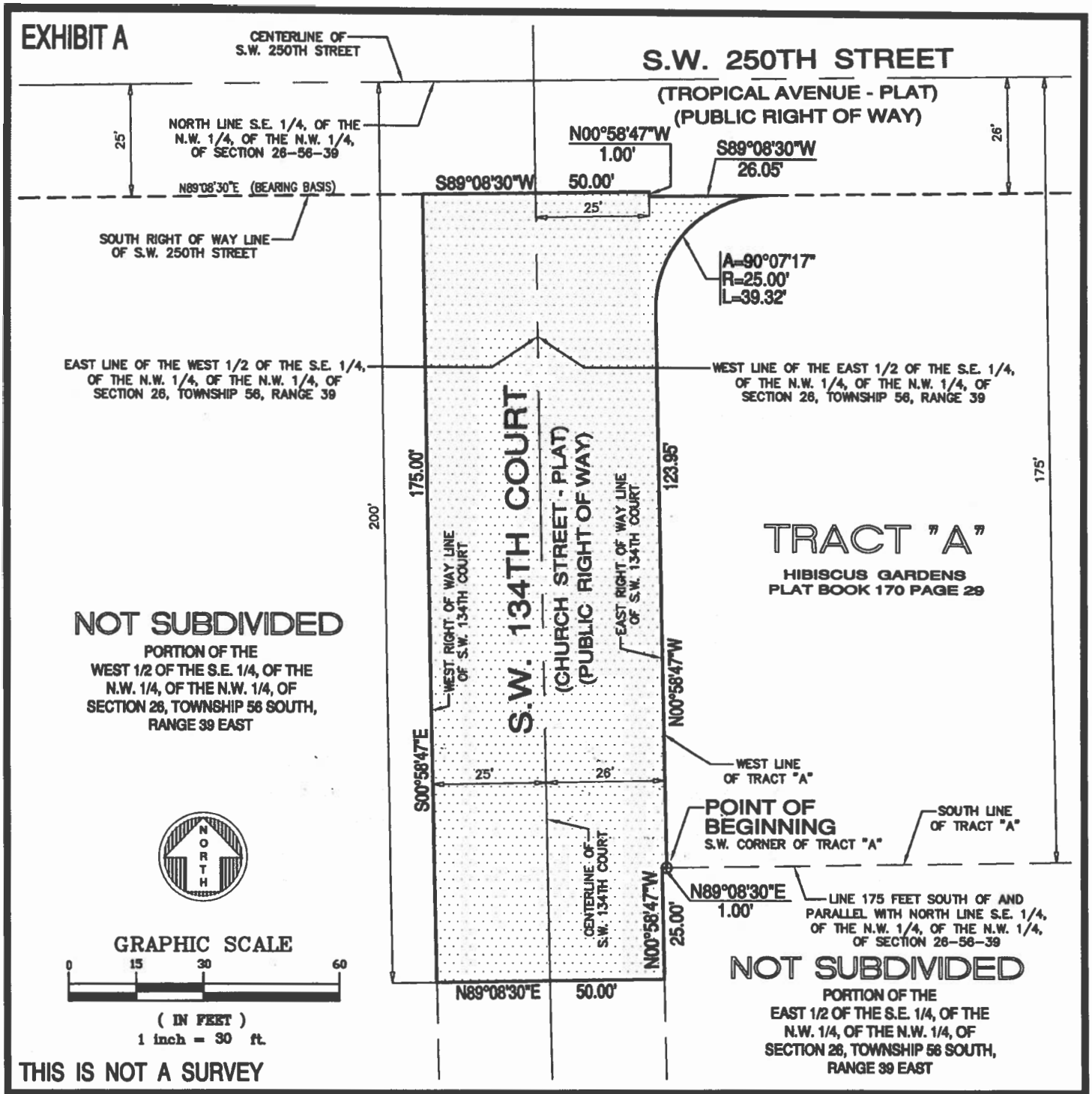
By: _____
Daniel C. Fortin Jr., For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	250646
Ref. Dwg.	2022–049–2
Plotted:	1/28/26 12:42a

LEGAL DESCRIPTION, 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	1/28/26
Scale	NO SCALE
Job. No.	250728
Dwg. No.	1025–066–1
Sheet	1 of 3



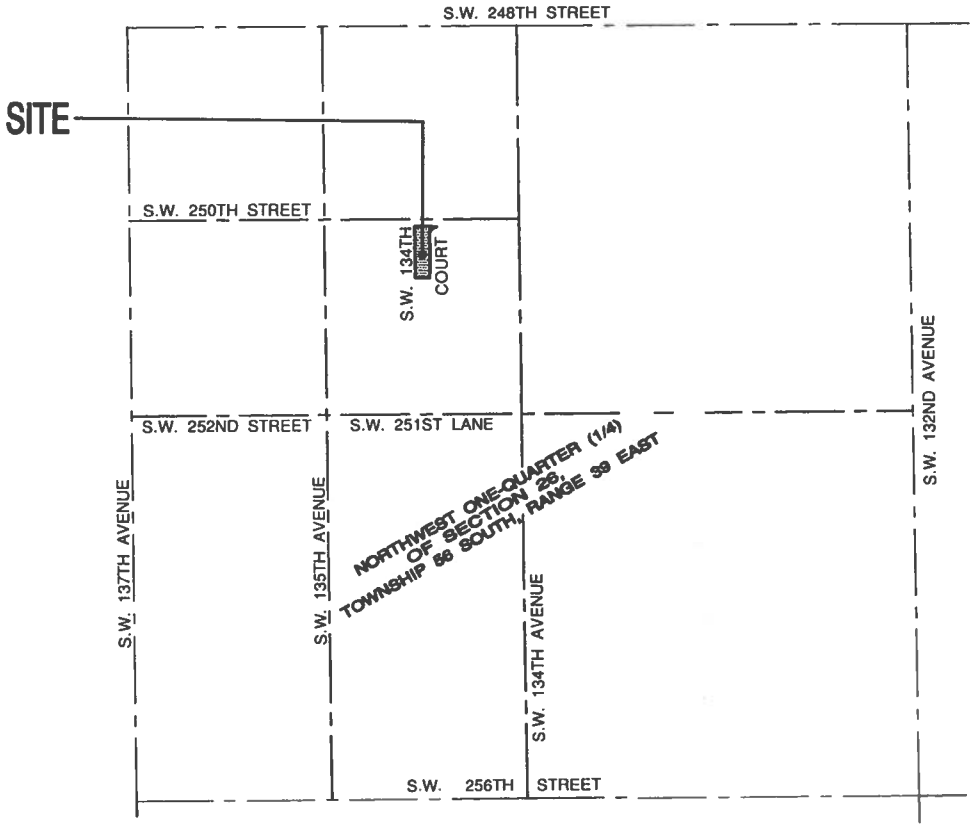
Drawn By	MAP
Cad. No.	250646
Ref. Dwg.	2022-049-2
Plotted:	1/28/26 12:42a

SKETCH OF DESCRIPTION

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	1/28/26
Scale	1"=30'
Job. No.	250728
Dwg. No.	1025-066-1
Sheet	2 of 3

EXHIBIT A



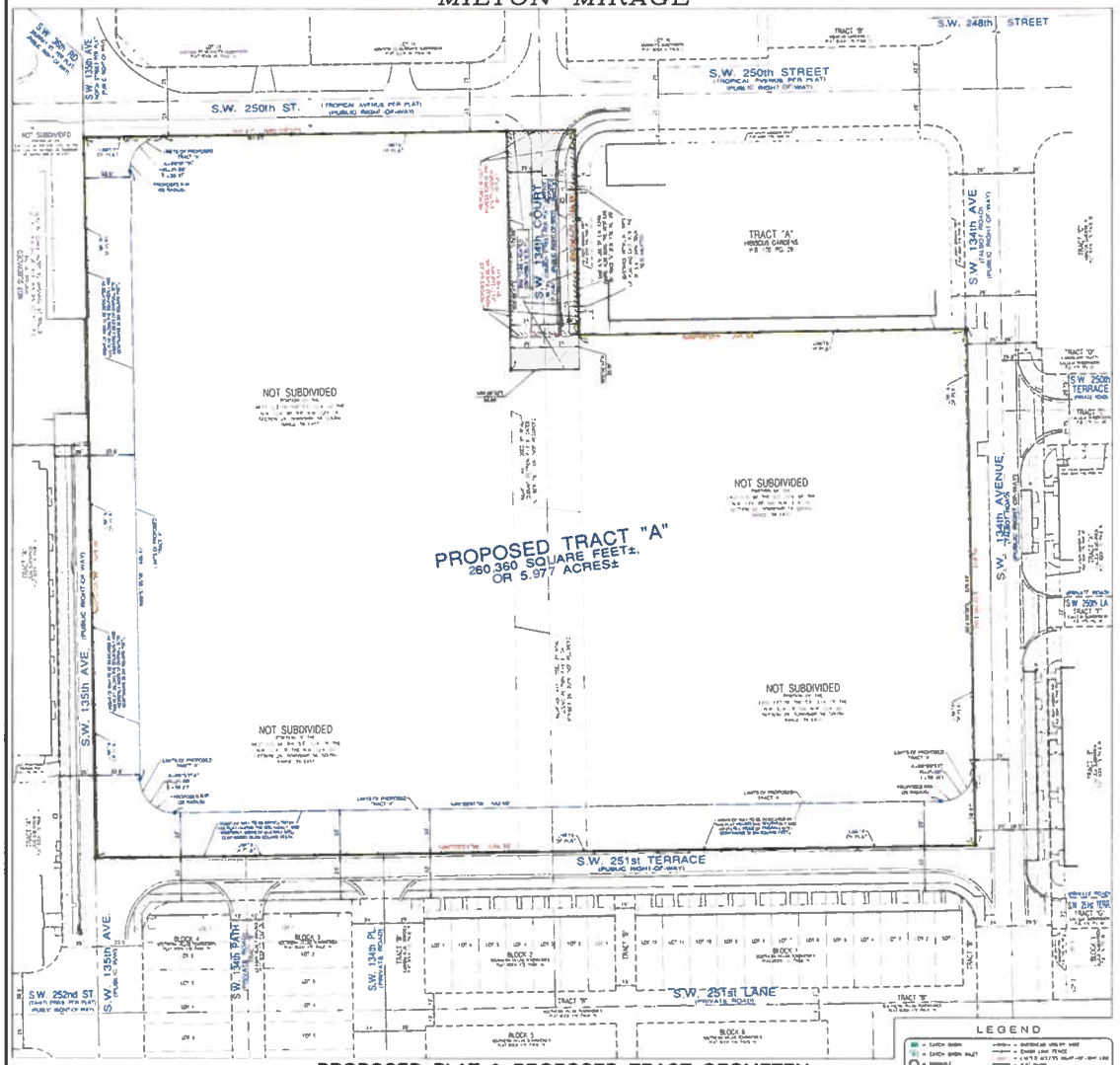
Drawn By: MAP	**LOCATION SKETCH**	Date: 1/28/26
Cad. No.: 250646	**FORTIN, LEAVY, SKILES, INC.**	Scale: NOT TO SCALE
Ref. Dwg.: 2022-049-2	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No.: 250728
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Dwg. No.: 1025-066-1
Plotted: 1/28/26 12:42a	180 Northeast 168th Street / North Miami Beach, Florida 33162	Sheet 3 of 3
	Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	

EXHIBIT B

SURVEY
TENTATIVE PLAT
T-25372

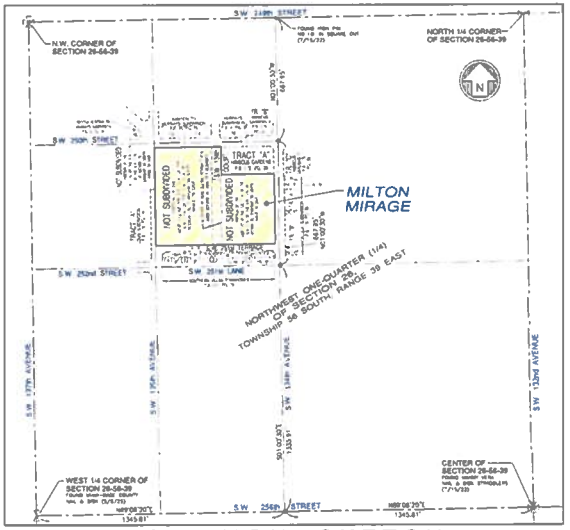
TENTATIVE PLAT

MILTON MIRAGE



PROPOSED PLAT & PROPOSED TRACT GEOMETRY

SCALE: 1" = 40'



LOCATION SKETCH

A PORTION OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 300'

LEGAL DESCRIPTION

The East 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4
LESS the North 175.00 Feet and
LESS the West 25 Feet of the North 200 Feet and
LESS the East 25 Feet and
LESS the South 114.40 Feet of
Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida

AND

The West 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4
LESS the South 114.40 Feet, and
LESS the North 25 Feet and
LESS the North 200 Feet, of the East 25 Feet of
Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida

THAT THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF S.W. 134th COURT, CONTAINED WITHIN THIS PLAT.

The West 25 feet, of the South 175 feet, of the North 200 feet, of the East Half (1/2), of the Southeast Quarter (1/4), of the Northwest Quarter (1/4), of the Northeast Quarter (1/4), of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida

AND

The East 25 feet, of the South 175 feet, of the North 200 feet, of the West Half (1/2), of the Southeast Quarter (1/4), of the Northwest Quarter (1/4), of the Northeast Quarter (1/4), of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida

SURVEYOR'S NOTES

- This sale lies in Section 26, Township 56 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 S89°09'01"W for the North right-of-way line of S.W. 251st Terrace, and monumented by one (1) set nail & disk and one (1) 1/2" pipe & cap (both stamped LB3653)
- Elevations shown hereon are referred to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are hard measured by electronic measurement, unless otherwise noted.
- Lands shown hereon (per said description) containing 298,984 square feet, or 6.863 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller. Roof overhangs not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on site locations and should be verified before construction. The underground utilities shown have been located from field survey information and/or existing drawings. The surveyor does not guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. The term recommends that the underground utilities should be verified by electromagnetic technology, vacuum excavation or hand excavation prior to any design or new construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and Special Warranty Deed recorded in Official Records Book 33504, Page 1981, and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION

I hereby certify, that this "Boundary & Topographic Survey" was made under my responsible charge on May 6, 2025, and on a "Tentative Plat" for Miami-Dade County, 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, Professional Surveyor & Mapper, LS#6435, State of Florida

Digitally signed by Daniel C Fortin Jr
DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000001 9C7228C0D5000321C5, cn=Daniel C Fortin Jr
Date: 2026.05.08 12:59:53 -04'00'

SITE DEVELOPMENT INFORMATION

OWNER

PRINCETON PEAK ESTATE APARTMENTS, LLC
5211 PONCE DE LEON BLVD. SUITE 301
CORAL GABLES, FL 33134

FOLIO NUMBER

30-6826-030-0230

DEVELOPMENT INFORMATION

EXISTING VACANT SITE CONTAINING 298,984 SQUARE FEET±, OR 6.857 ACRES±

PROPOSED TRACT "A" CONTAINING 260,360 SQUARE FEET±, OR 5.977 ACRES±
PROPOSED 819 MULTI-FAMILY RESIDENTIAL UNITS

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND ABANDON FROM PUBLIC USE THAT PORTION OF S.W. 134th COURT, CONTAINING 8,750 SQUARE FEET±, LYING WITHIN THE LIMITS OF THIS PLAT.

RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT CONTAINING 38,334 SQUARE FEET±.

PRESENT ZONING

PRINCETON COMMUNITY URBAN CENTER (PCUC)

ASPR 4202500003A

FLOOD CRITERIA

- 9.6' NAVD 1998 (=11.1' NGVD 1929), BASED ON
  - FINAL RECEIVED FROM THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM), ON MAY 19, 2025.
  - UNINCORPORATED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21.
  - DATA FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE.

DEVELOPMENT CONTACT PERSON INFORMATION

Name: Damian Thomason
Telephone Number: (248) 784-0964
E-mail Address: Damian@dsl-ac.com

LEGEND

GRAPHIC SCALE

1 inch = 40 ft.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.sunshine811.com

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is not to be Reproduced or Used in Whole or in Part without the Express Written Permission of Same.

No.	Date	Revisions Descriptions	By
7	7/30/25	REVISED TRACT "A" AREA TO BE 260,360 SQ.FT. OR 5.977 AC.	GLW
6	7/01/25	PER SURVEYOR'S COMMENTS	GLW
5	7/01/25	PER SURVEYOR'S COMMENTS	GLW
4	7/01/25	ADDED PROP. DEVELOPMENT INFO. (7/21/25)	
3	7/01/25	REMOVED CROSS LOT AREA DETAIL (10/21/25)	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 0000653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 | Email: Dsl@fortinleavy.com

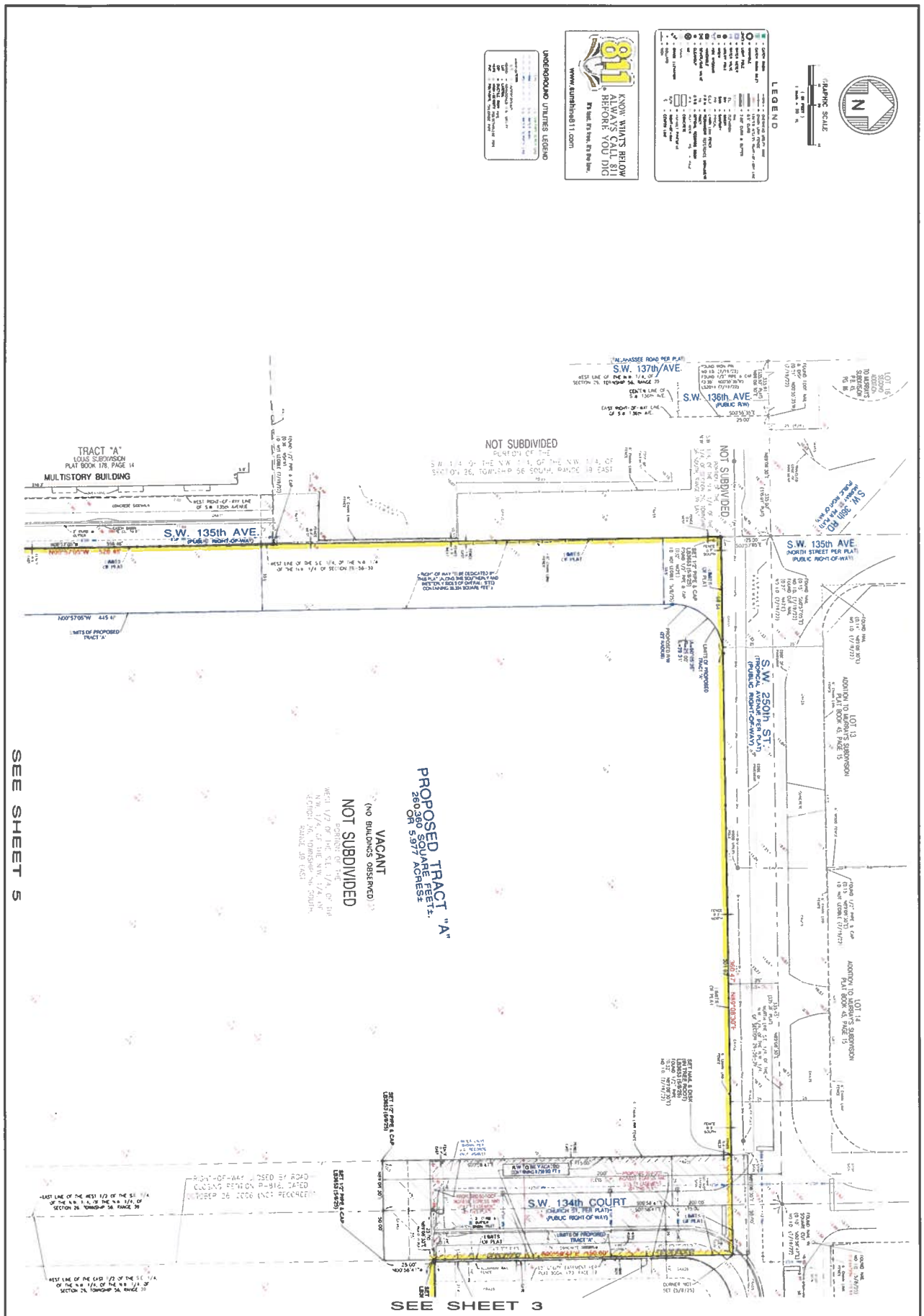
TENTATIVE PLAT

MILTON MIRAGE

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/8/25
Scale	1" = 40'
Drawn By	DFS/GEM
CAD No.	220478
Plotted	5/5/26 12:53p
Ref Dwg.	2022-049-1
Field Book	FLD. SHT. 684/27 & 671/75
Job No.	250124 & 250579
Dwg. No.	2022-049-2-TPH.dwg
Sheet	1 of 5

MDC016



TENTATIVE PLAT

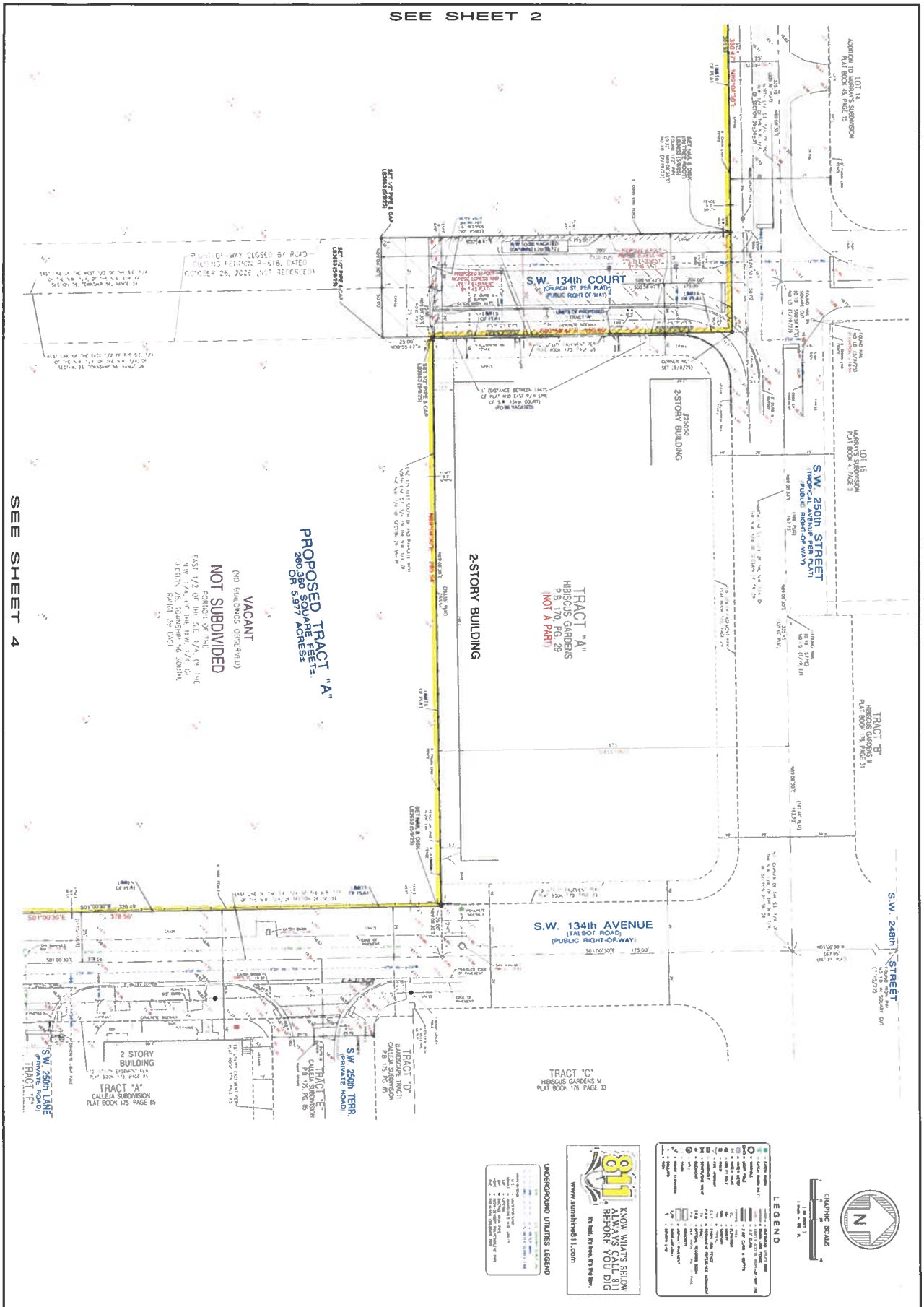
MILTON MIRAGE

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003633
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / email: flagg@fsurvey.com

No.	Revision Description	
7	250130	REVISED "PROP. E.M.E." NOTE TO "IN THIS PLAT" (1/30/25) GEM
6	250130	REVISED "RIGHT-OF-WAY TO BE VACATED" LABEL AND SITE DEVELOPMENT NOTE (12/19/25) GEM
5	250130	ADDED "RIGHT-OF-WAY TO BE VACATED" LABEL AND NOTE, ADDED INDICATION "NORTH" AT THE EASTERLY SIDE OF S.W. 134th CT. (12/19/25) GEM
4	250130	AMEND PROP. DEVELOPMENT INFO. (12/1/25)
3	250579	REVISED GROSS LOT AREA DETAIL (10/21/25)

Sheet 2 of 5



TENTATIVE PLAT

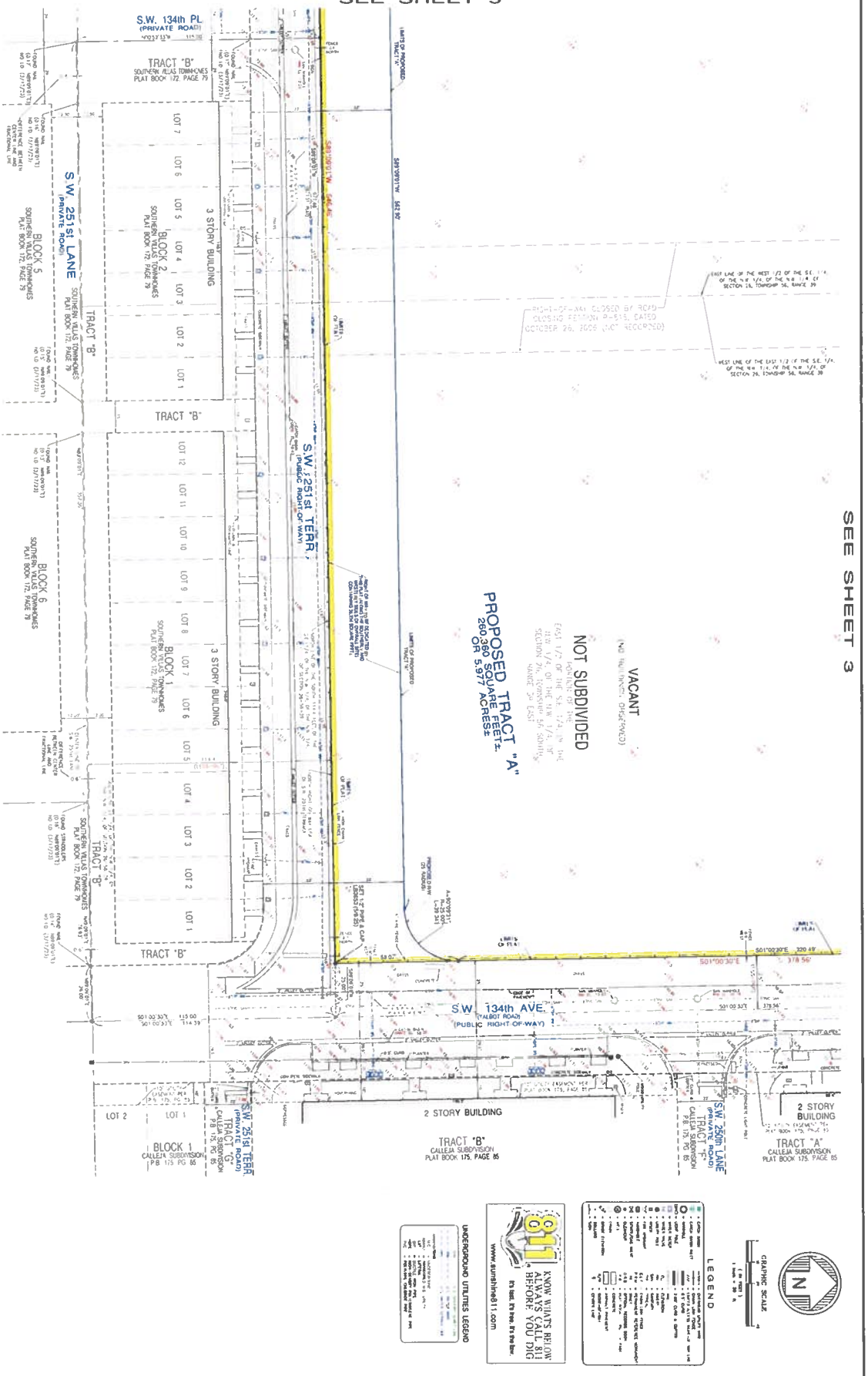
MILTON MIRAGE

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF SECTION 28, TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 E-mail: flag@flasurvey.com

No	D R	Revision Description
7	250130	REVISED "PROP. PLAT" NOTE TO "S" THIS PLAT" (5/1/25) GEM
6	250130	REVISED "RIGHT-OF-WAY TO BE VACATED" LINES AND S.W. DEVELOPMENT INFO. (12/4/25) GEM
5	250130	ADD NEW VACATION NOTE FOR S.W. 134th COURT ADJACENT ALONG THE EASTERLY SIDE OF S.W. 134th CT. (12/19/25) GEM
4	250130	AMEND PROP. DEVELOPMENT INFO. (12/1/25)
3	250579	REMOVED GROSS LOT AREA DETAIL (10/21/25)

Original Date: 9/9/25
Scale: 1" = 20'
Drawn: DEP/KEN
Chkd. No.: 250579
Prepared: 9/9/25
Ref. Dwg.: 250579 12.5dp
Field Book: 2025-0049
Dwg. No.: 250579 & 250579 SHEET
Sheet: 3 of 5



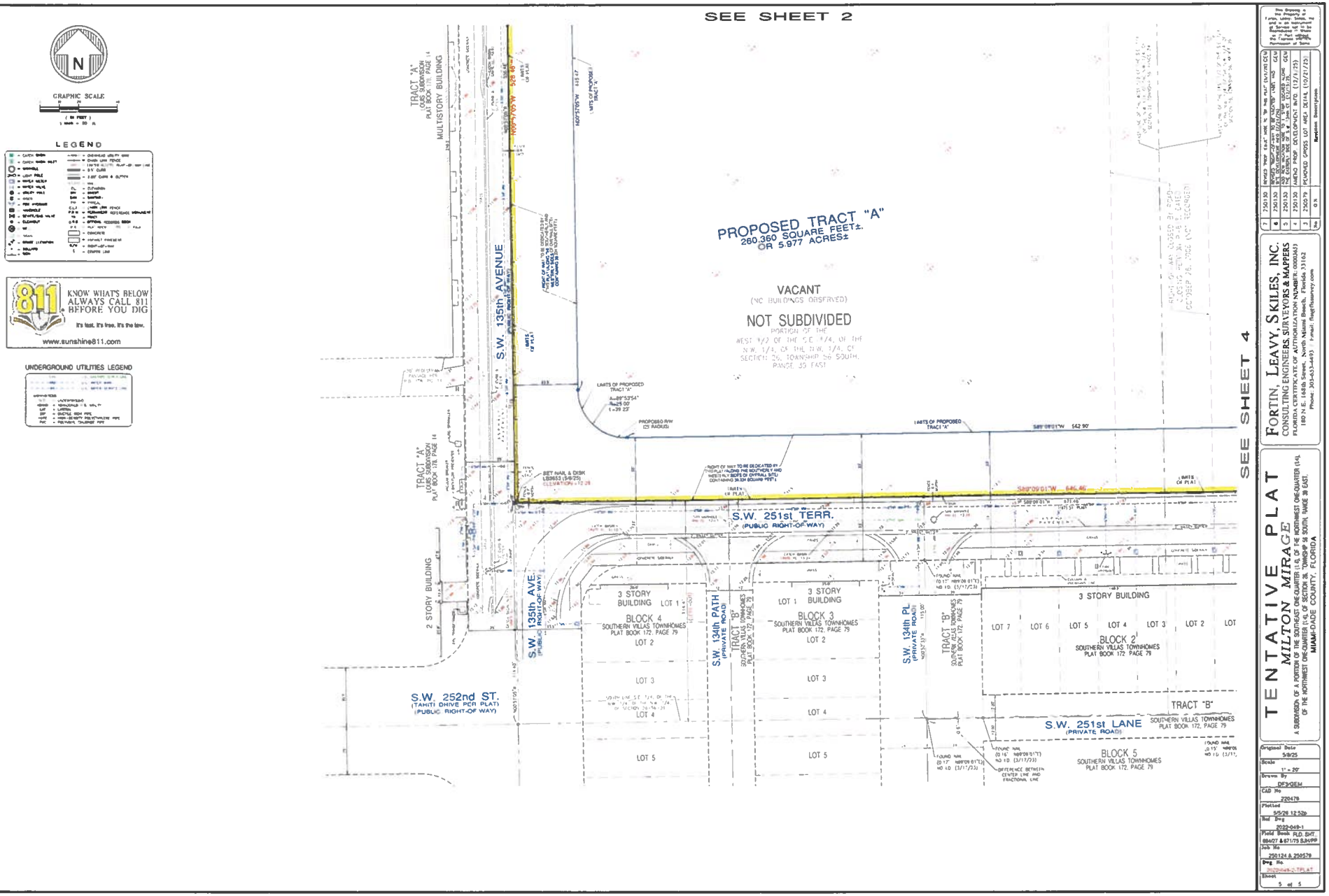
TENTATIVE PLAT
MILTON MIRAGE

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF THE NORTHWEST ONE-QUARTER (1/4), OF SECTION 28, TOWNSHIP 58 SOUTH, RANGE 39 EAST.
MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000353
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / E-mail: flsurf@survey.com

No.	Revision Description	
7	REVISED "PROP. ENTRANCE" WIDTH TO BE VARIABLE WIDTH AND R/W DEVELOPMENT REQ. (12/24/25)	250130 GEM
6	ADD NEW EXCLUSION NOTE NO. 1 "STRIP LOCATED ALONG THE EASTERLY SIDE OF S.W. 134th CT. (12/15/25)	250130 GEM
5	AMEND PROP. DEVELOPMENT DATA. (12/1/25)	250130
4	REMOVED GROSS LOT AREA DETAIL (10/21/25)	250579
3		0 N
2		
1		

Project No. 250130
Date 9/8/25
Drawn By JAC
Check By GEM
Field Book
Sheet No. 1 of 5



TENTATIVE PLAT
MILTON MIRAGE
A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST.
MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 3653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / e-mail: flsg@flsurvey.com

No.	Date	Revision Description	By
7	2/20/26	REVISED "PROP. EAST LINE" TO "PROP. EAST R/W" PER DRAFTSMAN COMMENTS	GLM
6	2/20/26	REVISED "PROPOSED EAST LINE" TO "PROP. EAST R/W" PER DRAFTSMAN COMMENTS	GLM
5	2/20/26	ADDED "PROPOSED R/W (3) RADIUS" PER DRAFTSMAN COMMENTS	GLM
4	2/20/26	ADDED "PROP. EAST LINE" PER DRAFTSMAN COMMENTS	GLM
3	2/20/26	ADDED "PROPOSED LOT LINES" PER DRAFTSMAN COMMENTS	GLM
2	2/20/26	REVISED "PROPOSED LOTS" TO "PROPOSED TRACTS" PER DRAFTSMAN COMMENTS	GLM
1	2/20/26	PLOTTED LOTS (ADD. DETAIL)	GLM
No.	Date	Revision Description	By

Original Date	5/8/25
Scale	1" = 20'
Drawn By	DF/QEM
CAD No	220478
Plot Last	5/5/26 12:52p
Last Dwg	2032-049-1
Field Book	R.D. SHT 69/07 & 671/75 BJH/PB
Job No	250124 & 250579
Dwg. No.	
Sheet	5 of 5

MDC020

EXHIBIT C

GROUNDS FOR PETITION

EXHIBIT "C"

The requested vacation of the subject right-of-way is appropriate and in the public interest. The public interest in the right-of-way was previously established and granted by recorded instruments, including Deed Book 3885, Page 294, and Plat Book 170, Page 29, which govern the creation, dedication, and use of the right-of-way.

The right-of-way is no longer required for present or future public purposes, as it does not provide essential access, utility, or transportation function for the general public. Vacating the right-of-way will not impair access to adjacent properties, interfere with existing or planned public infrastructure, or negatively affect public safety or welfare.

Pursuant to the referenced recorded documents, revisionary rights are granted, and upon vacation, ownership of the underlying property is intended to revert in accordance with those rights. Granting this petition will therefore effectuate the original intent of the dedication while allowing the land to be put to productive use consistent with surrounding development and zoning regulations.

Approval of this petition will promote orderly land use, eliminate an unnecessary encumbrance on the property, and serve the public interest without detriment to Miami-Dade County or the general public.

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 CLOSE SW 134 COURT FROM SW 250 STREET SOUTH FOR 175 FEET (ROAD CLOSING PETITION NO. P-1047) FILED BY PRINCETON REAL ESTATE INVESTMENTS, LLC AND G & B INVESTMENTS, LLC SUBJECT TO CERTAIN CONDITIONS

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-1047 was signed by the owners of both of the properties that abut on the road sought to be closed; 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 herein by reference.

Section 2. Road Closing Petition No. P-1047 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 subject to the condition contained in Section 3 below.

Section 3. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed, save and except that this closure is conditioned upon the recording of the plat of "MILTON MIRAGE" (Tentative Plat T-25372). If the plat is not recorded within four years from the effective date of this resolution, then this resolution shall be null and void.

Section 4. It is found that the action will serve a public purpose and benefit the public without violating private property rights.

Section 5. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 6. Pursuant to Resolution No. 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.

Section 7. The County Mayor or County Mayor's designee is directed to forthwith file a Certificate with the Clerk subsequent to the recording of the plat confirming that the conditions set forth in Section 3 have been met, to be permanently stored alongside this resolution.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	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.



Lauren E. M. Alvarez