

MEMORANDUM

Agenda Item No. 5(N)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 6, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to close SW 292 Street between SW 162 Avenue and the Mowry Canal C-103, a portion of SW 162 Avenue from SW 292 Street north for approximately 120 feet, a portion of SW 162 Avenue from 66 feet northwesterly of the South Dade Transitway (Busway) north for approximately 418 feet, SW 163 Avenue between SW 292 Street and the Mowry Canal C-103, and the remaining portion of the alley south of SW 292 Street between SW 163 Avenue and the Mowry Canal C-103 (Vacation of Right-of-Way Petition No. P-979) filed by Sherry Schasiepen, subject to certain conditions, and waiving the signature requirements of Resolution No. 7606 as to adjacent property owners

Resolution No. R-900-22

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.



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: October 6, 2022

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Vacation of Right-of-Way Petition P-979
Section: 5-57-39
SW 292 Street Between SW 162 Avenue and the Mowry Canal C-103; a Portion of SW 162 Avenue from SW 292 Street North for Approximately 120 Feet; a Portion of SW 162 Avenue from 66 Feet Northwesterly of the South Dade Transitway (Busway) North for Approximately 418 Feet; SW 163 Avenue Between SW 292 Street and the Mowry Canal C-103; and the Remaining Portion of the Alley South of SW 292 Street Between SW 163 Avenue and the Mowry Canal C-103
Commission District: 8

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by Sherry Schasiepen to vacate the subject portions of County right-of-way so the petitioner can develop the site into a community of 300 townhomes and 45 single-family homes. If this petition is granted, the underlying lands will become incorporated into the plat of STEIN ASSEMBLAGE. The \$22,809.74 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 P-979, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of STEIN ASSEMBLAGE, Tentative Plat T-24750. In the event the plat is not recorded within 4 years of the granting of the subject Vacation of Right-of-Way petition, the accompanying resolution becomes null and void. The Miami-Dade County Departments of Regulatory and Economic Resources, Transportation and Public Works (DTPW), Water and Sewer, and Fire Rescue have no objection to these portions of right-of-way being closed. The South Florida Water Management District (SFWMD) does not object to this petition either. This request conforms with County regulations governing the closing of roads as set forth in Resolution No. 7606. The subject rights-of-way consist of undeveloped land covered with grass, trees, and portions of dirt driveways. Location maps are attached as Exhibit 1.

Scope

This Vacation of Right-of-Way petition is 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 portions of right-of-way at an average rate of \$3.98 per square foot. Therefore, the estimated value of the subject lands is approximately \$208,497. If the subject portions of right-of-way are closed and vacated, the lands will be placed on the tax roll, generating an estimated \$3,673 per year in additional property taxes. The fee for this Vacation of Right-of-Way petition is \$22,809.74.

Attachments: Exhibit 1 – Location & Aerial Maps, Exhibit 2 – Road Closing Petition P-979, Exhibit "A" – Legal Description, Exhibit "B" – Survey and Tentative Plat T-24750, Exhibit 3 – 'No Objection' E-mail from SFWMD

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring 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 petitioner, Sherry Schasiepen, along with abutting property owners JMR Florida Properties, Inc. and Stein Family Partners, Ltd., wish to close SW 292 Street between SW 162 Avenue and the Mowry Canal C-103, a portion of SW 162 Avenue from SW 292 Street north for approximately 120 feet, a portion of SW 162 Avenue from 66 feet northwesterly of the South Dade Transitway (Busway) north for approximately 418 feet, SW 163 Avenue between SW 292 Street and the Mowry Canal C-103, and the remaining portion of the alley south of SW 292 Street between SW 163 Avenue and the Mowry Canal C-103. This vacation of right-of-way is being requested in order to incorporate the land into the proposed plat of STEIN ASSEMBLAGE, Tentative Plat T-24750, . The petitioner intends to develop the site into a community of 300 townhouses and 45 single-family homes.

The subject petition was not signed by SFWMD, owner of abutting property folios 30-7905-000-0540 and 30-7905-005-0122. However, after review, SFWMD staff presented no objection to the right-of-way vacation. A copy of the e-mail received from SFWMD staff stating 'no objection' is attached to this petition as Exhibit 3.

The subject rights-of-way have never been improved nor maintained by Miami-Dade County. They include agricultural areas with grass, trees, and portions of dirt driveways. Chain-link fences enclose a westerly portion of the subject right-of-way for SW 292 Street.

The portions of land comprising the subject rights-of-way were dedicated to Miami-Dade County by the following documents recorded in the Public Records of Miami-Dade County, Florida: the Warranty Deed recorded in 1944 in Deed Book 2415 at Page 480, the Right-of-Way Deed to Dade County recorded in 1956 in Deed Book 4365 at Page 579, the Right-of-Way Deed to Dade County recorded in 1989 in Official Records Book 14188 at Page 2427, the plat of SECTION NO 1 OF BISCAYNE ENTRADA, recorded in 1926 in Plat Book 30 at Page 29, and the plat of PLAZA CORONADO, recorded in 1929 in Plat Book 31 at Page 16.

Six of the nine properties abutting on the subject rights-of-way are zoned AU (Agricultural/Residential 5 Acres Gross). The two SFWMD properties do not have a zoning designation. Folio 30-7905-007-0010 is zoned RU-2 (Two-Family Residential District, 7,500 Square Feet Net).

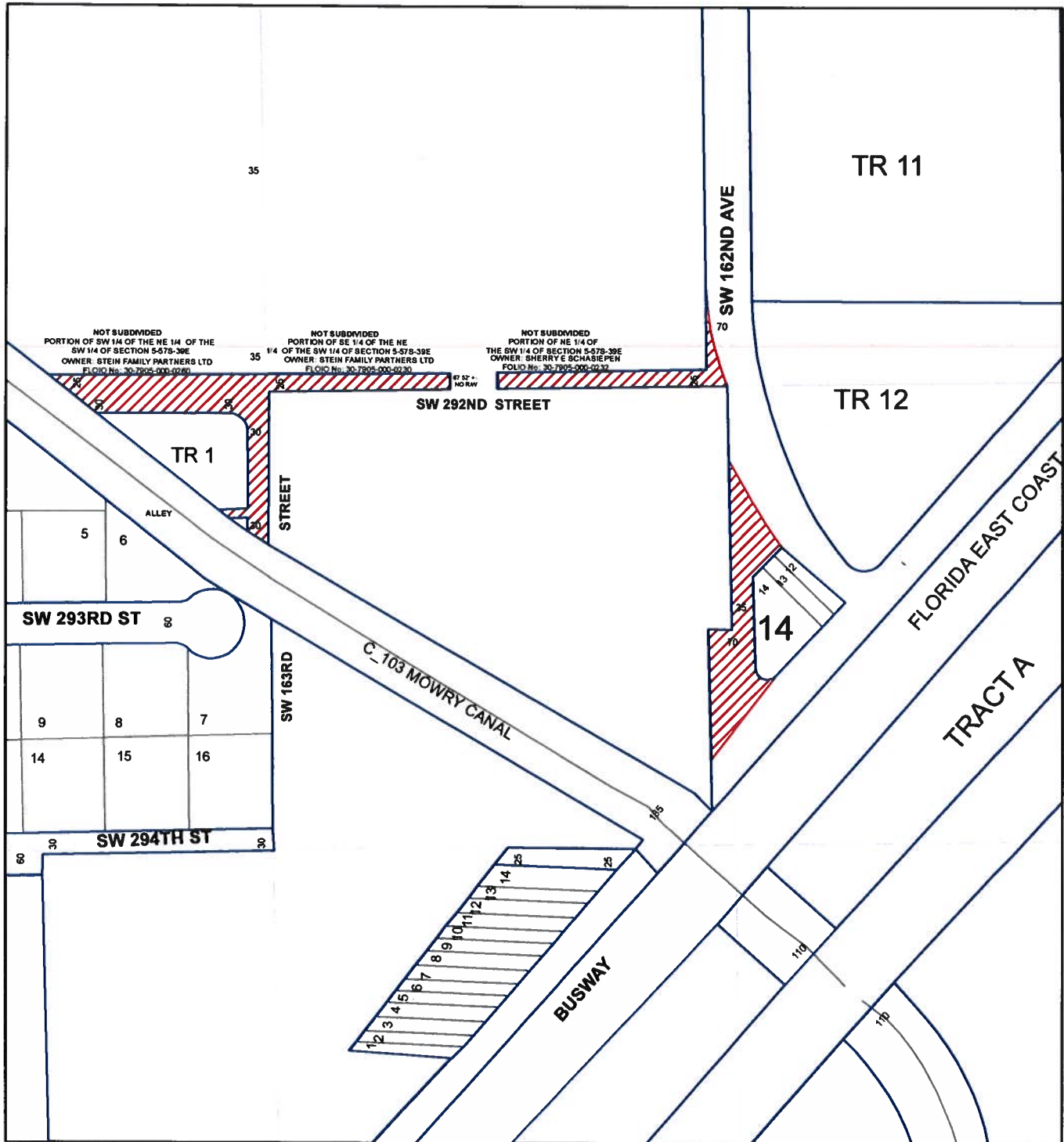


Jimmy Morales
Chief Operations Officer

Location Map

SECTION 5 TOWNSHIP 57 S RANGE 39 E

EXHIBIT "1"



This is not a survey

P- 979

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Danielle Cohen Higgins 8

Legend

 P-979 ROAD CLOSING

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: May 26, 2021
Prepared by : ym

Location Map

SECTION 5 TOWNSHIP 57 S RANGE 39 E

EXHIBIT "1"



This is not a survey

P- 979

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Danielle Cohen Higgins 8

Legend

 P-979 ROAD CLOSING

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: May 26, 2021
Prepared by: ym

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:

Please see 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):

Parcel 1:

- Deed - Official Record Book 14188, Page 2427 in the Official Records of Miami-Dade County, Florida.
- Plat - Plat Book 31, Page 16 in the Official Records of Miami-Dade County, Florida.

Parcel 2:

- Deed - Deed Book 4365, Page 579 in the Official Records of Miami-Dade County, Florida.

Parcel 3:

- Plat - Plat Book 30, Page 29 in the Official Records of Miami-Dade County, Florida.
- Deed - Deed Book 2415, Page 480 in the Official 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.

Please see 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.

<u>PRINTNAME</u>	<u>FOLIO NO.</u>	<u>ADDRESS</u>
JMR Florida Properties, Inc. C/O Esther Rosado R A	30-7905-000-0290	Address Not Available
Sherry E Schasiepen	30-7905-000-0231	29200 SW 162 Avenue
Sherry E Schasiepen	30-7905-007-0010	Address Not Available
Sherry E Schasiepen	30-7905-000-0232	29150 SW 162 Avenue
Stein Family Partners, Ltd.	30-7905-000-0230	29180 SW 162 Avenue
Stein Family Partners, Ltd.	30-7905-000-0260	29025 SW 164 Avenue
Sherry Schasiepen	30-7905-005-0071	Address Not Available
South Florida Water Management District (See Exhibit 3)	30-7905-000-0540	Address Not Available
	30-7905-005-0122	Address Not Available

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 grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

The petitioner respectfully requests the vacation of the following portions of SW 292 Street, SW 162 Avenue, SW 163 Avenue, and an unusually small alley as depicted in the aerial below highlighted in green (the "Petition"). Please see the enclosed legal and sketch.

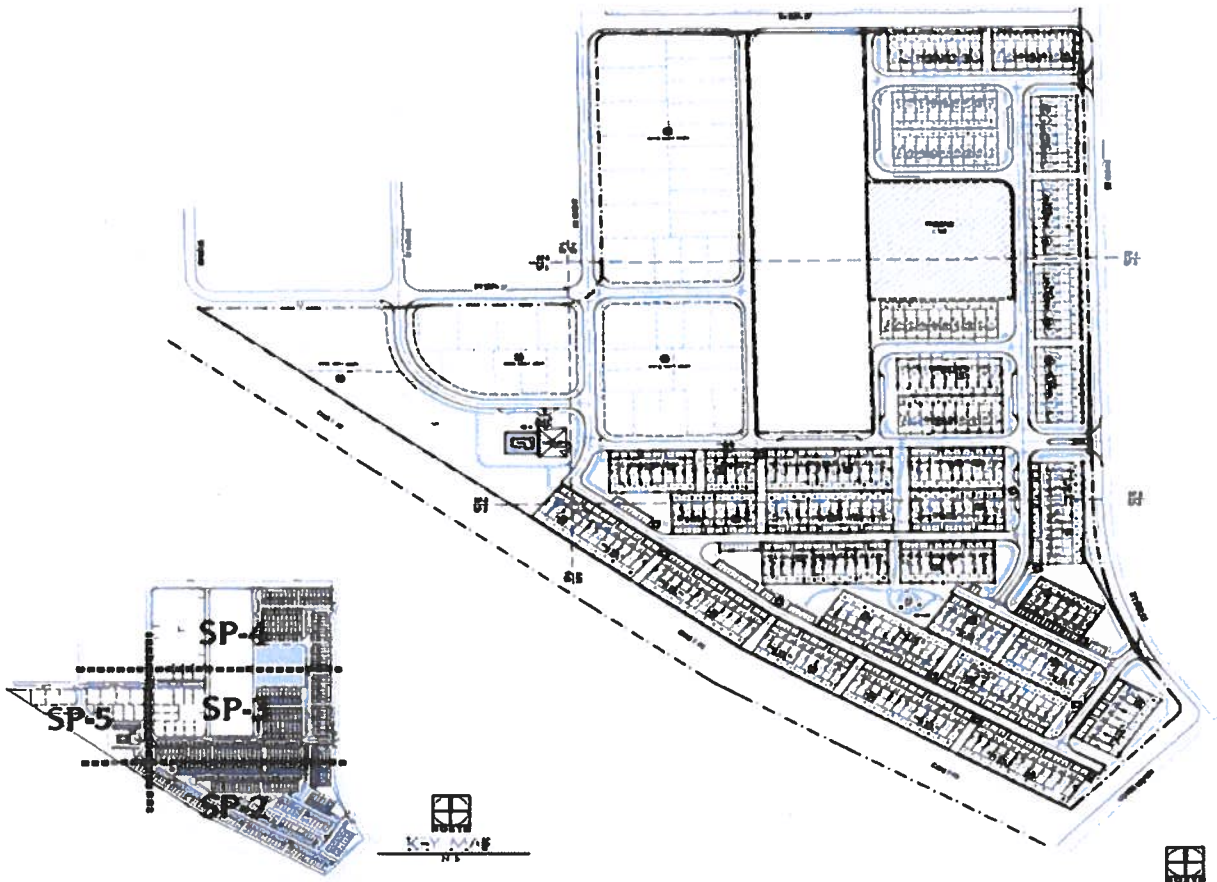


The requested right-of-ways to be vacated are currently unimproved and are not used by the public for access. Certain portions of the requested right-of-ways to be vacated consist of entirely unimproved land or dirt roads. In fact, only a small portion of the dedicated right-of-way of SW 292 Street consists of a dirt road used by the owners of two adjacent parcels (Folio Nos. 30-7905-000-0231 and 30-7905-000-0232) for access but not by the public at large.

At this time, there is a pending Comprehensive Development Master Plan (CDMP) Amendment, Application No. CDMP20200013, requesting the re-designation of the properties

abutting the requested right-of-ways to be vacated from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" (the "CDMP Amendment"). The CDMP Amendment also includes several properties to the north of those properties abutting the requested right-of-ways to be vacated.

All of the properties abutting the right-of-ways that are the subject of this Petition, including several properties to the north, will be developed into a residential development that will provide its own privatized traffic connectivity network. In fact, approval of this Petition would allow for a proposed residential development to be developed with a far superior traffic connectivity design. As shown on the Site Plan, filed under **Zoning Application No. Z2021000175**, the proposed private roads will be open to the public and will have multiple ingress and egress points. Please see a portion of the Site Plan below. Furthermore, should the Petition be approved, the developer would be required to receive the necessary approvals for the proposed traffic connectivity network design from all applicable reviewing departments and agencies prior to development. Such reviewing departments and agencies will include the Miami-Dade County Traffic Engineering Division and the Miami-Dade County Traffic and Platting Section. In turn, and as a result of the approval of the Petition, the private property land valuation assessments will yield an increase in contributions to the tax base.



SITE DATA		
ZONING: RU-3M WITH RU-1 & RU-TH USE		
	SF	ACRES
GROSS AREA	1,519,573.77	34.88
NET AREA	1,519,573.77	34.88
	UNITS	DU/A
VILLAS	207	
22' TOWNHOMES	93	
RU-1MA LOTS	31	
RU-1 LOTS	14	
TOTAL	345	9.89

7. Signatures of all abutting property owners:

SIGNATURE	PRINT FULL NAME	ADDRESS
 (JMR Florida Properties, Inc. - Authorized Individual)	<u>Julia M. Rosado</u>	<u>Address Not Available</u> Folio No. 30-7905-000-0290
 Sherry E Schasiepen	<u>Sherry E Schasiepen</u>	<u>29200 SW 162 Avenue</u> Folio No. 30-7905-000-0231
 Sherry E Schasiepen	<u>Sherry E Schasiepen</u>	<u>Address Not Available</u> Folio No. 30-7905-007-0010
 Sherry E Schasiepen	<u>Sherry E Schasiepen</u>	<u>29150 SW 162 Avenue</u> Folio No. 30-7905-000-0232
 Sherry E Schasiepen	<u>Sherry E Schasiepen</u>	<u>Address Not Available</u> Folio No. 30-7905-005-0071
 (Stein Family Partners, Ltd. - Authorized Individual)	<u>Sanford Stein</u>	<u>29180 SW 162 Avenue</u> Folio No. 30-7905-000-0230
 (Stein Family Partners, Ltd. - Authorized Individual)	<u>Sanford Stein</u>	<u>29025 SW 164 Avenue</u> Folio No. 30-7905-000-0260

Attorney for Petitioner
Juan J. Mayol Jr., Esq.
James R. Williams Jr., Esq.

Address: 701 Brickell Avenue, Suite 3300, Miami, FL 33131
(Signature of Attorney not required)

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared Sherry Shasiepen
_____, 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 before me by means of ✓ physical presence or online notarization this,
7th day of July, 2021, by Sherry Shasiepen, who is personally known
to me or who has produced driver's license as identification.

[NOTARIAL SEAL]



Jessica Samuels
Notary Public
State of Florida
Comm# HH102407
Expires 4/14/2025

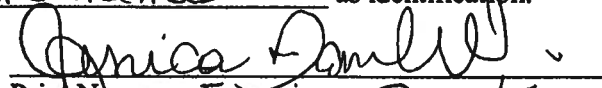

Print Name: Jessica Samuels
Notary Public, State of Florida
Commission #: HH102407
My Commission Expires: 4/14/2025

EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A portion of S.W. 292nd Street and S.W. 163rd Avenue, and a remaining portion of an Alley lying West of, and connected to, the said portion of S.W. 163rd Avenue, all being Public Dedicated Right-Of-Ways; lying and being in Miami-Dade County, Florida, in the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East; thence run South 01°00'19" East, along the West line of the North 1/2 of the Northeast 1/4, of the Southeast 1/4, of the Southwest 1/4 of said Section 5 for a distance of 202.92 feet to a point on the Northeasterly Right-of-Way line of Canal 103; thence run North 58°42'24" West, along said Northeasterly Right-of-Way line for a distance of 35.49 feet; thence run North 01°00'19" West, along the East line of that portion of Tract 2, Block 12, lying Northeasterly of Canal 103, of PLAZA CORONADO, according to the plat thereof, as recorded in Plat Book 31 at Page 16, of the Public Records of Miami-Dade, County, Florida, for a distance of 13.34 feet; thence run South 89°18'37" West, along the North Line of said Tract 2, Block 12, for a distance of 18.71 feet to a point on the Northeasterly Right-of-Way of said Canal 103; thence run North 51°59'24" West, along said Northeasterly Right-of-Way line for a distance of 23.99 feet; thence run North 89°18'37" East, along the South line of Tract 1, Block 12, lying Northeasterly of Canal 103, of said PLAZA CORONADO, for a distance of 37.35 feet; thence run North 01°00'19" West, along the East Line of said Tract 1, Block 12, for a distance of 100.93 feet to a point of curve to the left, concave to the Southwest; thence Northwest along the arc of said curve, having for its element a Radius of 25.00 feet and a Central Angle of 89°40'26", for an Arc distance of 39.13 feet to a point of tangency; thence run South 89°19'15" West, along the North line of said Tract 1, Block 12, for a distance of 168.85 feet to a point on the Northeasterly Right-of-Way line of Canal 103; thence run North 51°59'24" West, along said Northeasterly Right-of-Way line for a distance of 87.99 feet; thence run North 89°19'15" East, along the North line of the South 25.00 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 558.92 feet; thence run South 00°59'45" East, along a line 401.87 feet Westerly of and parallel with the East line of the Southwest 1/4 of said Section 5, for a distance of 25.00 feet; thence run South 89°19'15" West, along the South line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 266.84 feet to the Point of Beginning.

CONTAINING 26,313.65 SQUARE FEET OR 0.60 ACRES MORE OR LESS.

PARCEL 2

A portion of S.W. 292nd Street and S.W. 162nd Avenue, both Public Dedicated Right-Of-Ways; lying and being in Miami-Dade County, Florida, in the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East; thence run North 89°19'15" East, along the South line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 334.36 feet to the Point of Beginning; thence run North 01°00'02" West, along the West line of the South 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 25.00 feet; thence run North 89°19'15" East, along the North line of the South 25.00 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 299.36 feet; thence run North 00°59'45" West, along the West line of the East 35.00 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 119.36 feet to a point of cusp of a circular curve to the left, concave to the Northeast, a radial line from said point bears North 89°00'15" East; thence Southeasterly along the arc of said curve, having for its element a Radius of 751.78 feet and a Central Angle of 11°04'38", for an Arc distance of 145.34 feet to a point of non-tangency; thence run South 89°19'15" West, along the South line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 313.37 feet to the Point of Beginning.

CONTAINING 8,155.29 SQUARE FEET OR 0.19 ACRES MORE OR LESS.

PARCEL 3

A portion of S.W. 162nd Avenue, Public Dedicated Right-Of-Way; lying and being in Miami-Dade County, Florida, in the Southwest 1/4 and Southeast 1/4 of Section 5, Township 57 South, Range 39 East, more particularly described as follows:

Begin at the Southeast corner of the North 1/2 of the Northeast 1/4, of the Southeast 1/4, of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East; thence run North 00°59'45" West, along the East line of the Southwest 1/4 of said Section 5 for a distance of 243.67 feet to its intersection with the arc of a curve to the left, concave to the Northeast, a radial line from said point bears North 68°19'23" East; thence Southeasterly along the arc of said curve, having for its element a Radius of 205.02 feet and a Central Angle of 01°05'10", for an Arc distance of 3.89 feet to a point of tangency; thence run South 22°45'47" East, for a distance of 46.37 feet to a point of curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its element a Radius of 751.78 feet and a Central Angle of 07°53'40", for an Arc distance of 103.58 feet to its intersection with a non-tangent line, said line being the Northeasterly line of Lot 12, Block 14 of SECTION NO.1 OF BISCAYNE ENTRADA, according to the plat thereof, as recorded in Plat Book 30 at Page 29, of the Public Records of Miami-Dade, County, Florida; thence run North 48°39'01" West, along the last described line, for a distance of

6.80 feet to the Northeasterly corner of said Lot 12; thence run South $41^{\circ}17'46''$ West, along the Northwesternly line of Lots 12 and 13, Block 14, of said Plat of SECTION NO.1 OF BISCAYNE ENTRADA, for a distance of 34.90 feet; thence run South $00^{\circ}59'45''$ East, along a line 10.00 feet East of and parallel with the West line of Lot 14 and its Northerly and Southerly prolongation, Block 14 of said Plat of SECTION NO.1 OF BISCAYNE ENTRADA, for a distance of 146.17 feet to its intersection with the arc of curve to the left, concave to the Northwest, a radial line from said point bears North $35^{\circ}52'27''$ East ; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its element a Radius of 25.00 feet and a Central Angle of $84^{\circ}34'41''$, for an Arc distance of 36.90 feet to its intersection with a tangent line, said line being the Northwesternly Right-of-Way line of Old Dixie Highway as shown on said Plat of SECTION NO.1 OF BISCAYNE ENTRADA; thence run South $41^{\circ}17'46''$ West, along the last described line, for a distance of 153.80 feet to its intersection with the West Line of the East 35.00 feet of the Southwest 1/4 of said Section 5; thence run North $00^{\circ}59'45''$ West, along the last described line, for a distance of 174.35 feet; thence run North $89^{\circ}17'59''$ East, along the South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 5, for a distance of 35.00 feet to the Point of Beginning.

CONTAINING 17,871.94 SQUARE FEET OR 0.41 ACRES MORE OR LESS.

EXHIBIT "B"

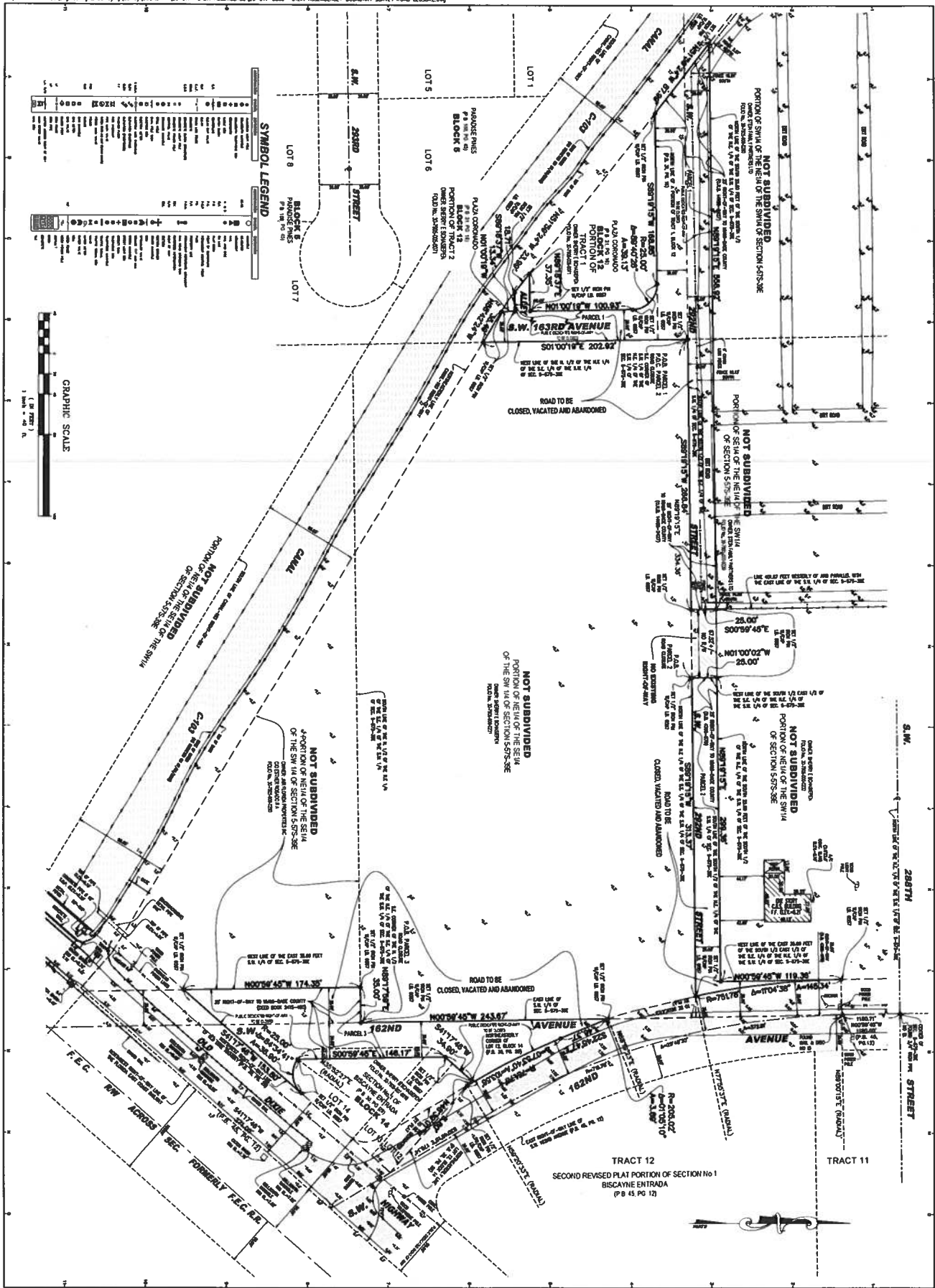
**Model 1:**[illegible]**PAPER 2**[illegible]

Part 3

[illegible][illegible][illegible]

Original Filed: May 5, Survey Date: 07-28-2000
Revision Date: 07-01-2001 (NOV. CLAUSE)
Revision Date: 10-01-2001 (REVISED LEGAL DESCRIPTION PARCEL 1)
NOVA ASSURANCE & REINSURANCE, INC., LAMAR

20-017-75802 1 * 2 REVISION		STEIN ASSEMBLAGE SECTION 1, TOWNSHIP 31 SOUTH, RANGE 18 EAST SANGHVI COUNTY, ILLINOIS	
DATE 14 OCTOBER 14, 2021	AS SHOWN P.P. / R. / S.	TYPE OF PROJECT BOUNDARY SURVEY - ROAD CLOSURE	SHEET 1
DATE 14 OCTOBER 14, 2021	AS SHOWN P.P. / R. / S.	LOCATION MAP, LEGAL DESCRIPTION & SURVEYOR'S NOTES	SHEET 1
DATE 14 OCTOBER 14, 2021	AS SHOWN P.P. / R. / S.	LENNAR HOMES LLC	SHEET 1
DATE 14 OCTOBER 14, 2021	AS SHOWN P.P. / R. / S.	730 N W 10TH AVENUE NORTON, ILLINOIS 62450	PROPERTY LOCATION SECTION 1, TOWNSHIP 31 SOUTH, RANGE 18 EAST SANGHVI COUNTY, ILLINOIS



20-017-5802

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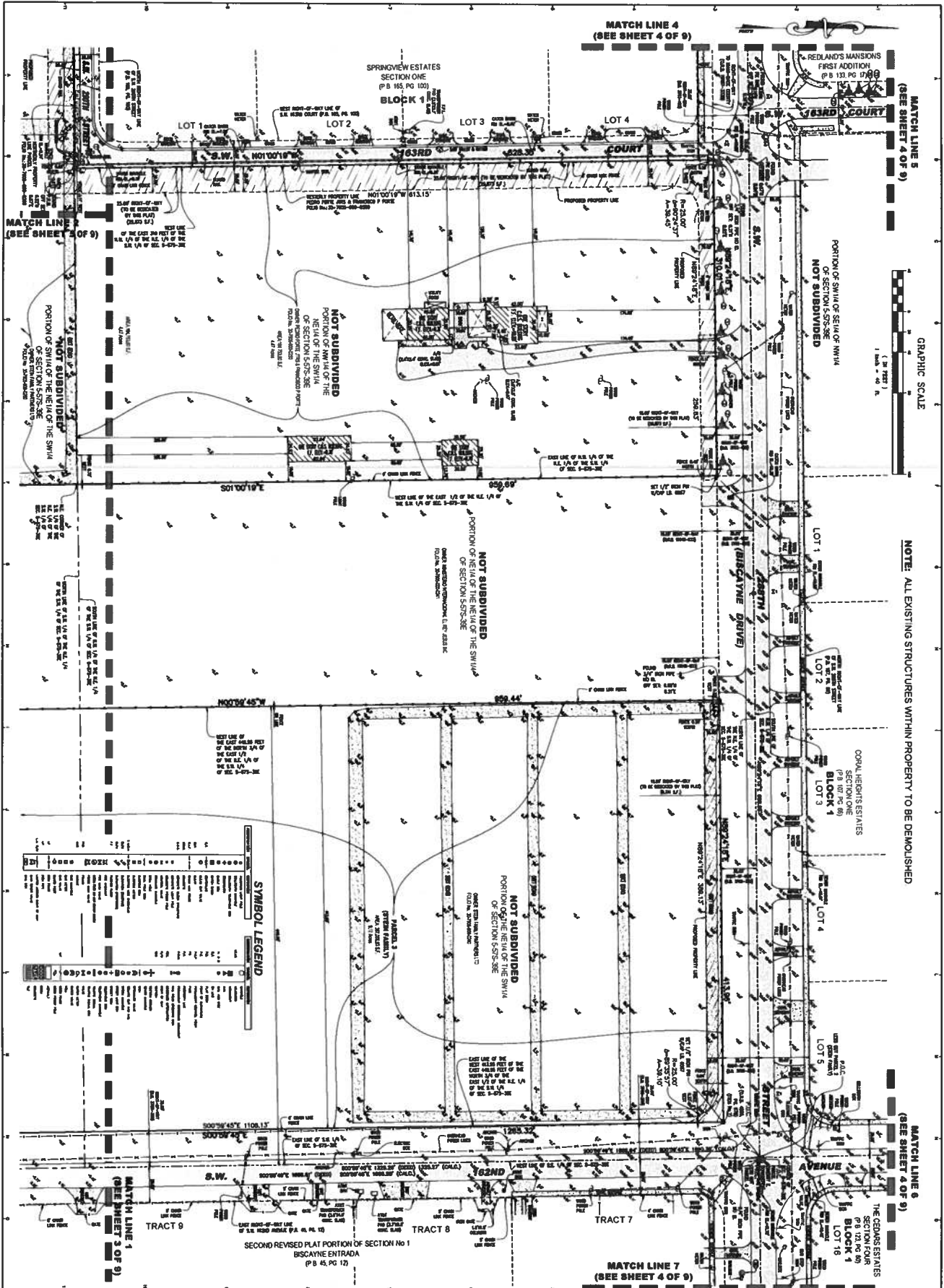
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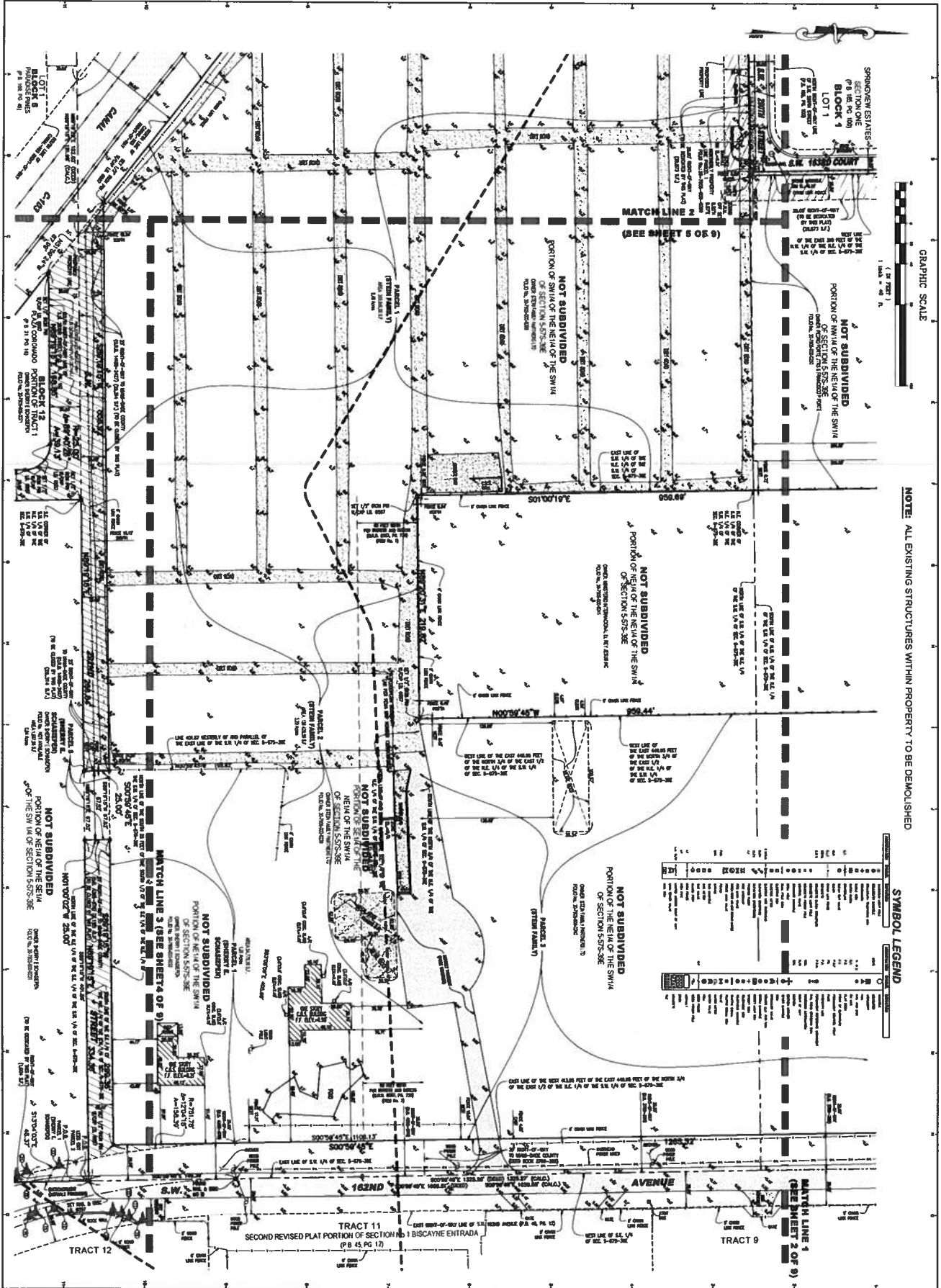
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STEIN ASSEMBLAGE				RECORD OF REVISION			
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT				No.	DATE	DESCRIPTION	BY APP.
SKETCH OF SURVEY				4	12/28/21	UPDATE AND PREPARATION OF TENTATIVE PLAT	C.D. R.R.
LENNAR HOMES LLC				5	02/04/22	REMOVED PER CLIENT COMMENTS	P.P. O.A.
				6	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P. O.A.
				7	03/02/22	ADDITIONAL SURVEY LOCATION	E.D. R.R.
				8	04/13/22	REMOVED AS PER MAH-DARE COUNTY COMMENTS	P.P. R.R.
				9	04/29/22	REMOVED AS PER MAH-DARE COUNTY COMMENTS	P.P. O.A.



STEIN ASSEMBLAGE		RECORD OF REVISION		BY APP.	
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT		No.	DATE	DESCRIPTION	BY APP.
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LENNAR HOMES LLC		5	02/04/22	REVISED PER CLIENT COMMENTS	P.P. O.A.
		6	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P. O.A.
		7	03/09/22	ADDITIONAL SURVEY LOCATION	E.B. R.R.
		8	04/12/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. O.A.
		9	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. O.A.

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PREPARED

DATE

BY

PROJECT LOCATION

SECTION 3, TOWNSHIP 17 SOUTH, RANGE 18 EAST, MIAMI-DADE COUNTY, FLORIDA

2022 LENNAR HOMES, INC.

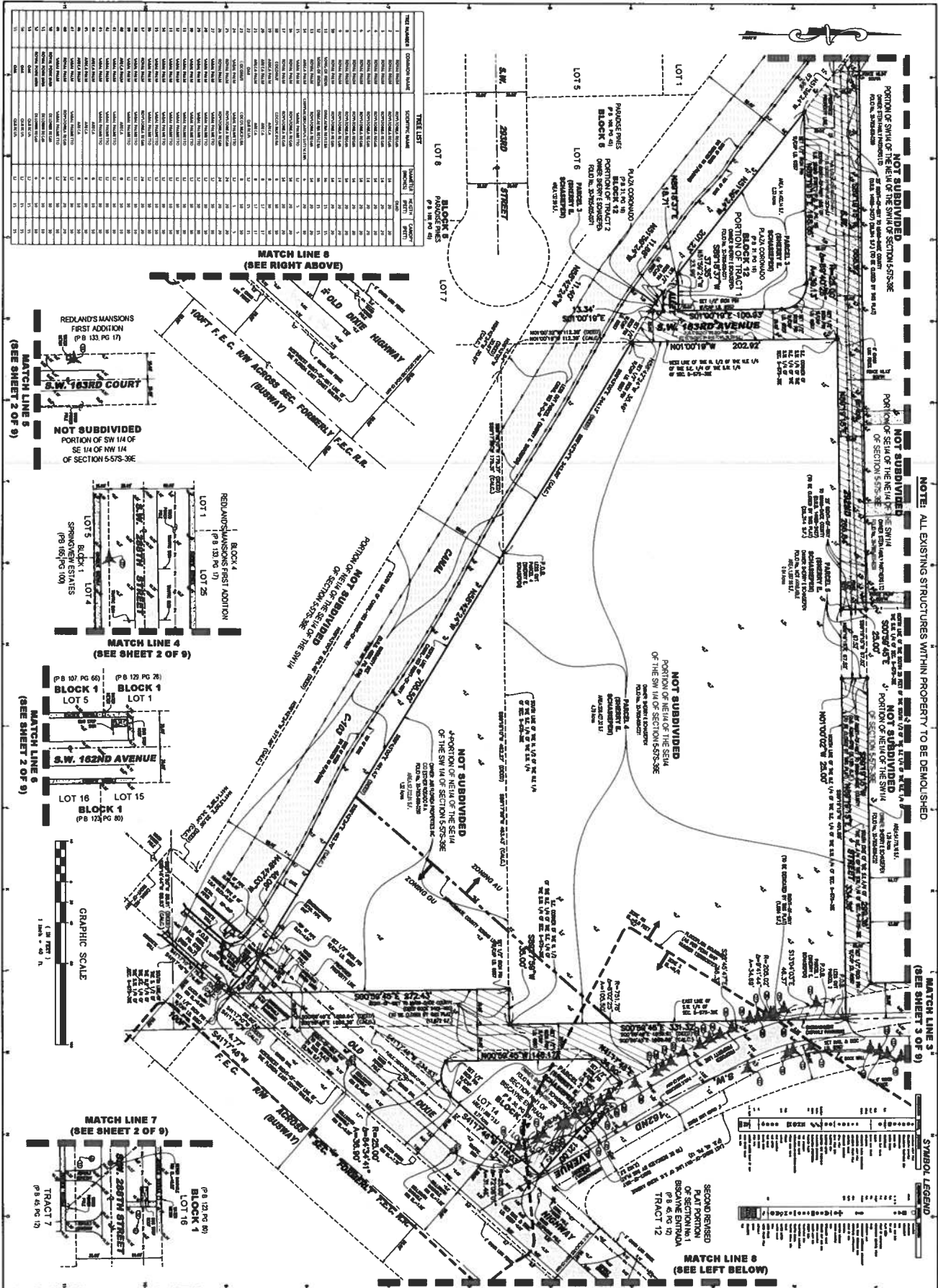
7201 N.W. 10TH AVENUE, SUITE 1000

MIAMI, FLORIDA 33157

TEL: 305.467.1000

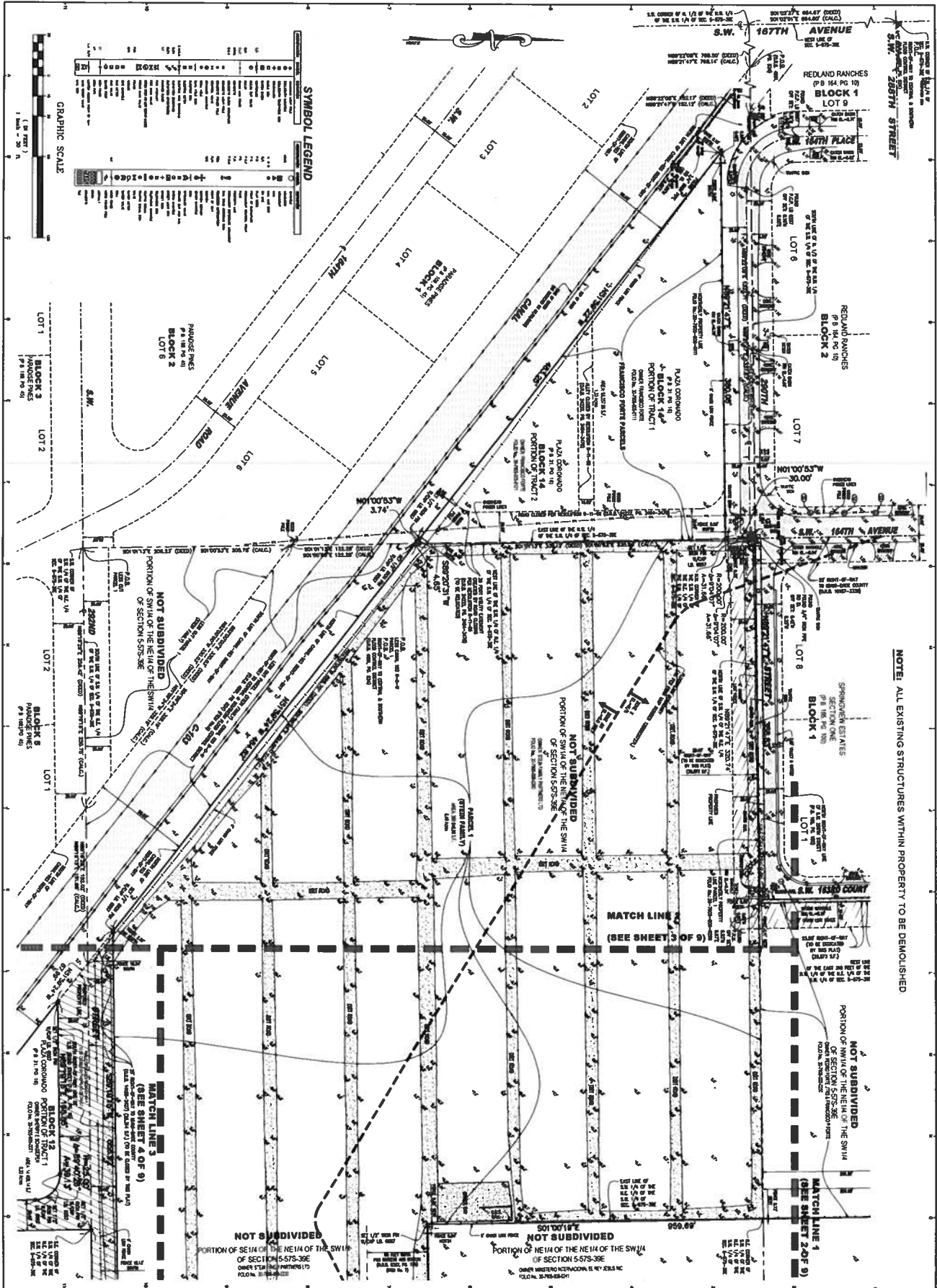
FAX: 305.467.1001

LENNAR.COM



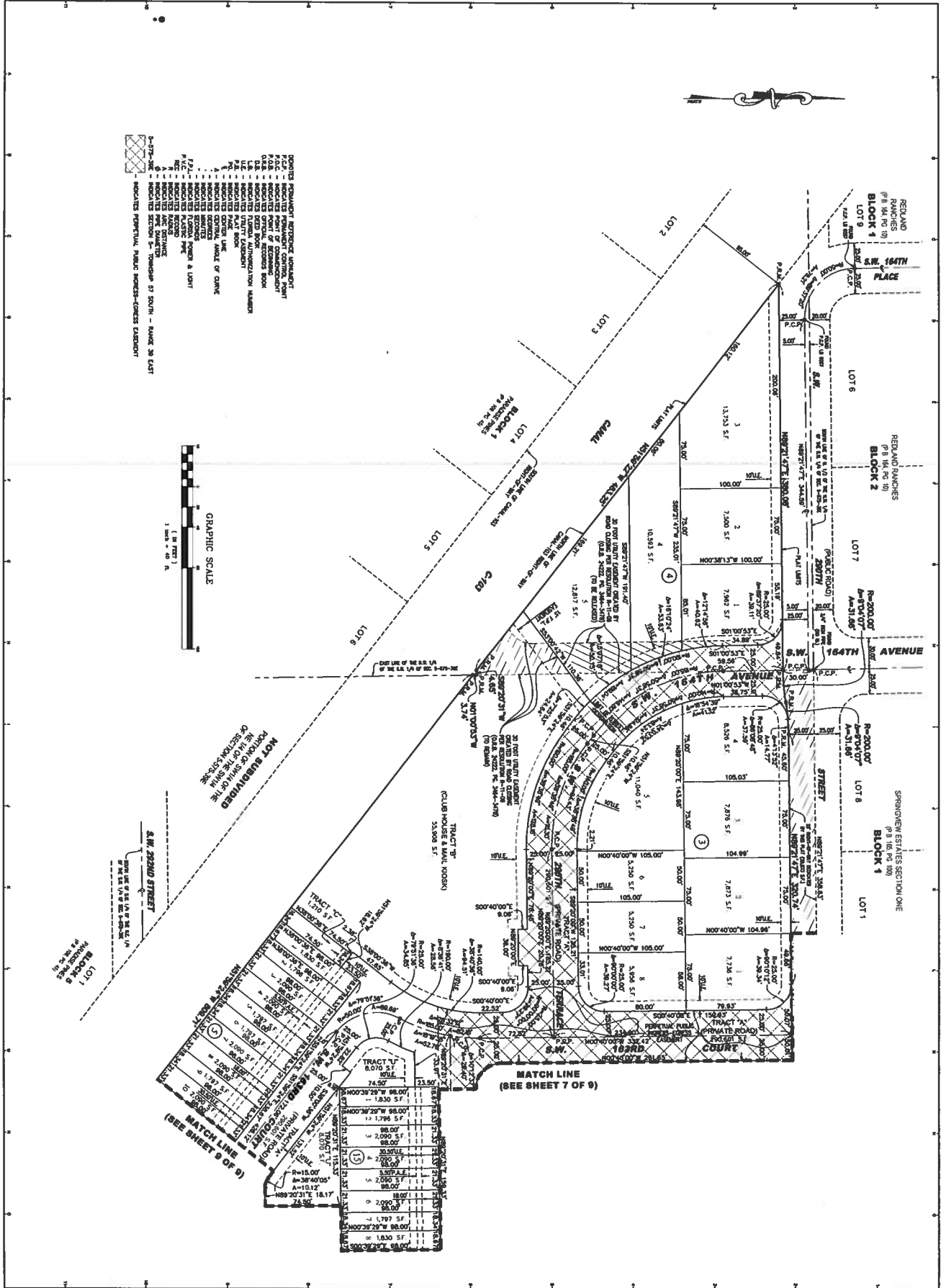
STEIN ASSEMBLAGE				RECORD OF REVISION			
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT				No.	DATE	DESCRIPTION	BY
LEGEND & SKETCH OF SURVEY				1	12/28/21	UPDATE AND PREPARATION OF TENTATIVE PLAT	E.D. R.R.
LENNAR HOMES LLC				2	02/04/22	REVISED PER CLIENT COMMENTS	P.P. O.A.
				3	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P. O.A.
				4	02/09/22	ADDITIONAL SURVEY LOCATION	E.D. R.R.
				5	04/13/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. R.R.
				6	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. O.A.

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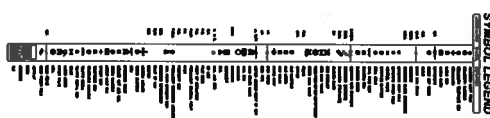
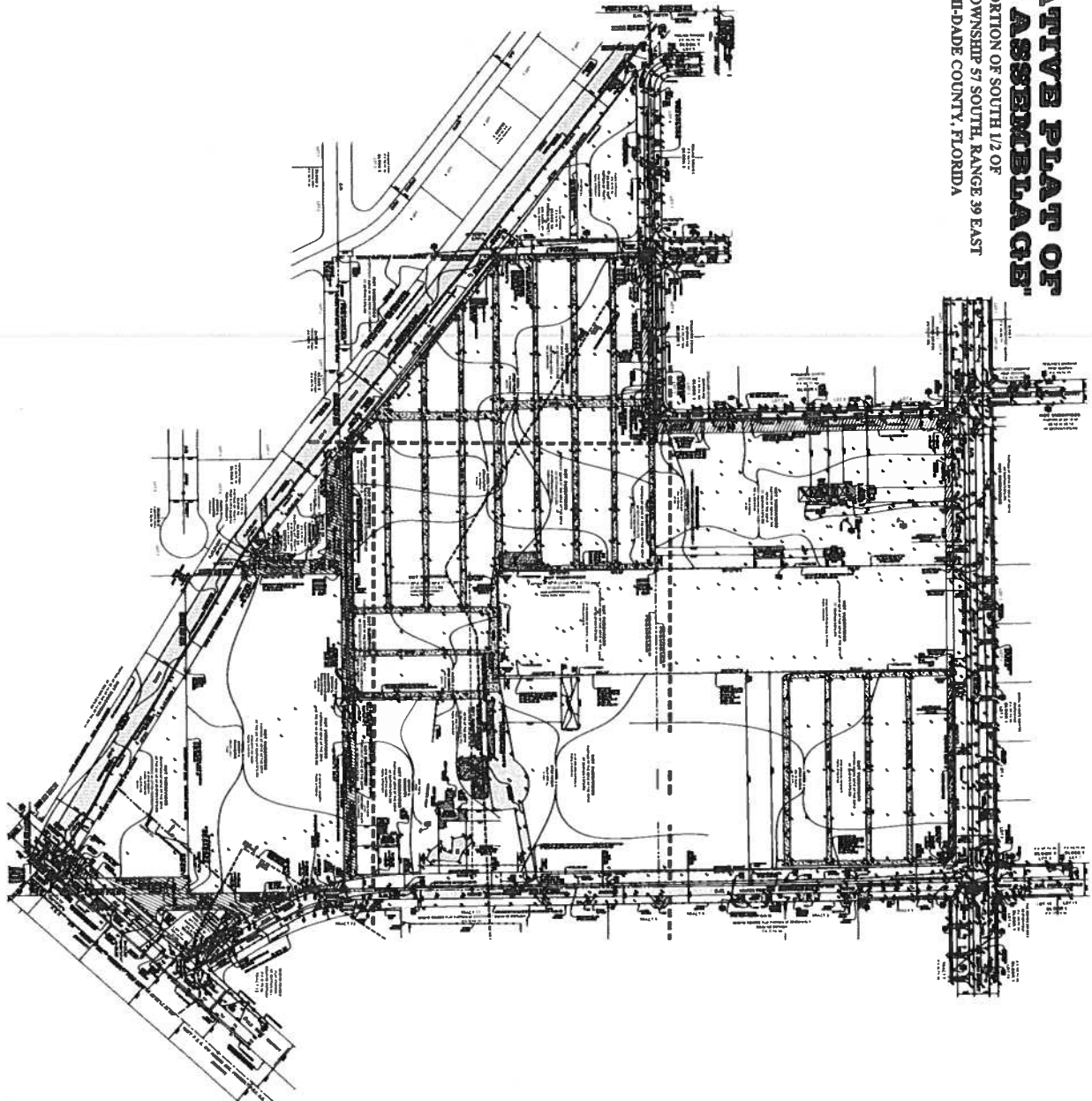
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STEIN ASSEMBLAGE		RECORD OF REVISION																									
6 20-017-5801 APR 13, 2023	TYPE OF PROJECT BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT SHEET NUMBER SKETCH OF SURVEY AND LEGEND CLIENT LENNAR HOMES LLC ADDRESS 720 N W 16TH AVENUE SUITE 1000 MIAMI, FLORIDA 33135 PROJECT LOCATION SECTION 1, TOWNSHIP 31 SOUTH, RANGE 19 EAST MIAMI-DADE COUNTY, FL 33135	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">DATE</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 35%;">BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/28/21</td> <td>UPDATE AND PREPARATION OF TENTATIVE PLAT</td> <td>E.D. R.R.</td> </tr> <tr> <td>2</td> <td>02/04/22</td> <td>REVISED FOR CLIENT COMMENTS</td> <td>P.P. O.A.</td> </tr> <tr> <td>3</td> <td>02/09/22</td> <td>ADDITIONAL TOPOGRAPHIC INFORMATION</td> <td>P.P. O.A.</td> </tr> <tr> <td>7</td> <td>03/09/22</td> <td>ADDITIONAL SURVEY LOCATION</td> <td>C.D. R.R.</td> </tr> <tr> <td>8</td> <td>04/13/22</td> <td>REVISED AS PER MIAMI-DADE COUNTY COMMENTS</td> <td>P.P. R.R.</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	1	12/28/21	UPDATE AND PREPARATION OF TENTATIVE PLAT	E.D. R.R.	2	02/04/22	REVISED FOR CLIENT COMMENTS	P.P. O.A.	3	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P. O.A.	7	03/09/22	ADDITIONAL SURVEY LOCATION	C.D. R.R.	8	04/13/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. R.R.	
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				5	02/04/22	REVISED PER CLIENT COMMENTS	P.P. O.A.
				6	02/04/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P. O.A.
				7	03/09/22	ADDITIONAL SURVEY LOCATION	E.O. R.R.
				8	04/17/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. R.R.
				9	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P. O.A.
PROJECT LOCATION: SECTION 1, TOWNSHIP 17 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA							
DATE: 20-07-2022							
DRAWN BY: JGARCIA							
CHECKED BY: JGARCIA							
APPROVED BY: JGARCIA							
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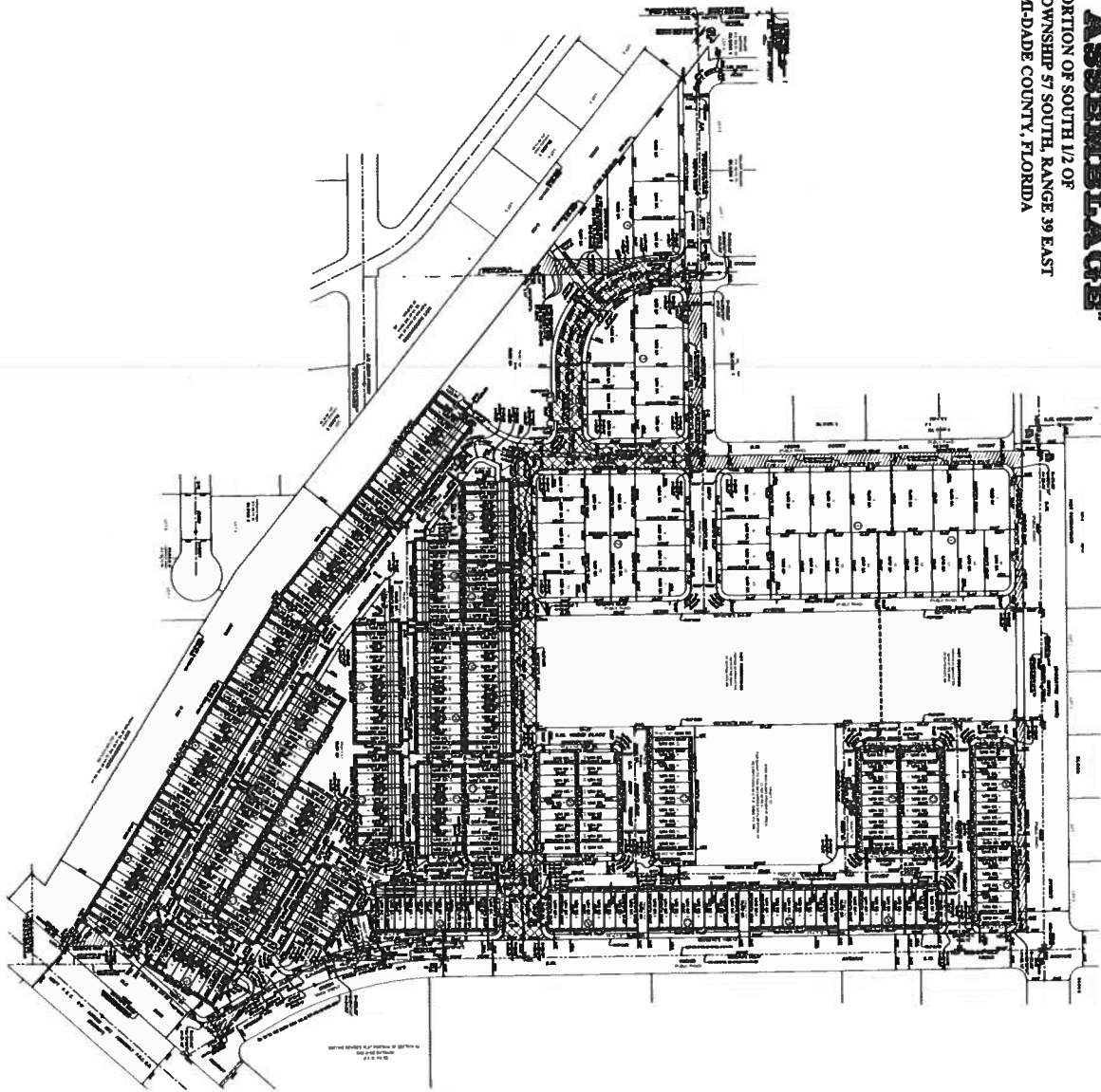
**TENTATIVE PLAT OF
STEIN ASSEMBLAGE**
PORTION OF SOUTH 1/2 OF
SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



STEIN ASSEMBLAGE BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT SKETCH OF SURVEY (OVERALL) LENNAR HOMES LLC 720 W. 10TH AVENUE MIAMI, FLORIDA 33137		RECORD OF REVISION <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>12/28/21</td> <td>UPDATE AND PREPARATION OF TENTATIVE PLAT</td> <td>E.D.</td> <td>R.R.</td> </tr> <tr> <td>5</td> <td>02/04/22</td> <td>REVISED PER CLIENT COMMENTS</td> <td>P.P.</td> <td>O.A.</td> </tr> <tr> <td>6</td> <td>02/09/22</td> <td>ADDITIONAL TOPOGRAPHIC INFORMATION</td> <td>P.P.</td> <td>O.A.</td> </tr> <tr> <td>7</td> <td>03/09/22</td> <td>ADDITIONAL SURVEY LOCATION</td> <td>E.D.</td> <td>R.R.</td> </tr> <tr> <td>8</td> <td>04/13/22</td> <td>REVISED AS PER MIAMI-DADE COUNTY COMMENTS</td> <td>P.P.</td> <td>R.R.</td> </tr> <tr> <td>9</td> <td>04/29/22</td> <td>REVISED AS PER MIAMI-DADE COUNTY COMMENTS</td> <td>P.P.</td> <td>O.A.</td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	BY	APP.	4	12/28/21	UPDATE AND PREPARATION OF TENTATIVE PLAT	E.D.	R.R.	5	02/04/22	REVISED PER CLIENT COMMENTS	P.P.	O.A.	6	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P.	O.A.	7	03/09/22	ADDITIONAL SURVEY LOCATION	E.D.	R.R.	8	04/13/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	R.R.	9	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	O.A.
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7	03/09/22	ADDITIONAL SURVEY LOCATION	E.D.	R.R.																																		
8	04/13/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	R.R.																																		
9	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	O.A.																																		
20-017-5801 1 2																																						

TENTATIVE PLAT OF "STEIN ASSEMBLAGE"

PORTION OF SOUTH 1/2 OF
SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



- 1. ALL LOTS SHOWN ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS OF THIRD PARTIES.
- 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.
- 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE MIAMI-DADE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS TRACT.



STEIN ASSEMBLAGE

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED GEOMETRY (OVERALL)

LENNAR HOMES LLC

CLIENT ADDRESS: 720 N.W. 157th AVENUE
MIAMI, FLORIDA 33172

PROJECT ADDRESS: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
4	07/28/21	UPDATE AND PREPARATION OF TENTATIVE PLAT	E.D.	R.R.
5	02/04/22	REVISED PER CLIENT COMMENTS	P.P.	O.A.
6	02/09/22	ADDITIONAL TOPOGRAPHIC INFORMATION	P.P.	O.A.
7	03/09/22	ADDITIONAL SURVEY LOCATION	E.D.	R.R.
8	04/13/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	R.R.
9	04/29/22	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	P.P.	O.A.



PRO. ENGINEERS INTERNATIONAL, INC.
3800 N.W. 10th AVE., SUITE 1000
MIAMI, FLORIDA 33142
TEL: (305) 555-1000
FAX: (305) 555-1001
E-MAIL: info@peintl.com



20-017-5801

2

EXHIBIT 3

From: [Zehnder, Marcy](#)
To: [Whitmore, Jeffrey D. \(DTPW\)](#)
Subject: RE: Vacation of Right-of-Way Petition P-979 SW 292 St, 162 & 163 Ave
Date: Wednesday, November 17, 2021 9:55:40 AM
Attachments: [image002.png](#)

EMAIL RECEIVED FROM EXTERNAL
SOURCE

Hi Jeff:

The legal descriptions for the right of ways to be abandoned that abut the C-103 canal clearly exclude and define the Northeasterly canal right of way, so we have no objection.

We access the C-103 via a gate at Old Dixie Highway and do not use the roads to be abandoned for access.

Cordially,



Marcy A. Zehnder

Section Administrator, Real Estate Acquisition Section
Real Estate and Land Management Division
South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406
Office: (561) 682-6694 **Cell:** (561) 951-3863
mzehnder@sfwmd.gov



From: Whitmore, Jeffrey D. (DTPW) <Jeffrey.Whitmore@miamidade.gov>
Sent: Tuesday, November 16, 2021 3:22 PM
To: Zehnder, Marcy <mzehnder@sfwmd.gov>
Subject: FW: Vacation of Right-of-Way Petition P-979 SW 292 St, 162 & 163 Ave

[Please remember, this is an external email]

Good afternoon Marcy,

See attached another Vacation of Right-of-Way Petition that abuts a SFWMD canal (MDC Property Folio: 30-7905-000-0540).

Please let us know if you have any objections.

Thanks,

Jeff

Jeffrey D. Whitmore P.S.M.

Professional Land Surveyor

Miami-Dade County Department of Transportation and Public Works

Right-of-Way Division

111 NW 1st Street, Suite 1610

Miami, Florida 33128

305-375-4654



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 6, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(N)

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
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- _____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(N)
10-6-22

RESOLUTION NO. R-900-22

RESOLUTION GRANTING PETITION TO CLOSE SW 292 STREET BETWEEN SW 162 AVENUE AND THE MOWRY CANAL C-103, A PORTION OF SW 162 AVENUE FROM SW 292 STREET NORTH FOR APPROXIMATELY 120 FEET, A PORTION OF SW 162 AVENUE FROM 66 FEET NORTHWESTERLY OF THE SOUTH DADE TRANSITWAY (BUSWAY) NORTH FOR APPROXIMATELY 418 FEET, SW 163 AVENUE BETWEEN SW 292 STREET AND THE MOWRY CANAL C-103, AND THE REMAINING PORTION OF THE ALLEY SOUTH OF SW 292 STREET BETWEEN SW 163 AVENUE AND THE MOWRY CANAL C-103 (VACATION OF RIGHT-OF-WAY PETITION NO. P-979) FILED BY SHERRY SCHASIEPEN, SUBJECT TO CERTAIN CONDITIONS, AND WAIVING THE SIGNATURE REQUIREMENTS 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, Vacation of Right-of-Way Petition No. P-979 was signed by the owners of seven of the nine properties abutting on the subject portions of right-of-way sought to be closed; and

WHEREAS, although it did not sign the petition, the South Florida Water Management District, owner of two properties abutting on the subject portions of right-of-way sought to be closed, advised the Department of Transportation and Public Works that it did not object to these rights-of-way being closed; 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. Vacation of Right-of-Way Petition No. P-979 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 4 below.

Section 4. 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 "STEIN ASSEMBLAGE" (Tentative Plat T-24750). 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 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

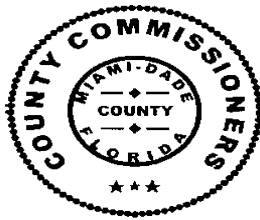
the proof of publication of the notice of public hearing of this resolution as adopted and the proof of publication of the notice of the adoption of this hearing in the public records of Miami-Dade County.

Section 8. 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 4 have been met, to be permanently stored alongside this resolution.

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

	Jose “Pepe” Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	absent	
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Kionne L. McGhee	aye
Jean Monestime	aye	Raquel A. Regalado	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2022. 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

HARVEY RUVIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse