

MEMORANDUM

Agenda Item No. 5(E)

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

DATE: January 22, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to
close a portion of the alley lying
south of SW 264 Street, west of
Mable Street, and north of First
Street (Alley Closing Petition
No. P-1015) filed by 26430
Mable St LLC

Resolution No. R-28-25

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/ks

Memorandum



Date: January 22, 2025

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

From: Daniella Levine Cava
Mayor

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

Subject: Alley Closing Petition P-1015
Section: 34-56-39
A Portion of the Alley Lying South of SW 264 Street, West of Mable Street, and North of First Street
Commission District: 8

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by 26430 Mable St LLC to vacate the subject alley. If this petition is granted, the underlying lands will become incorporated into the abutting properties. The \$3,160.00 fee for this alley closing petition has been paid.

Recommendation

It is recommended that the Board grant alley closing petition P-1015, 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), and Fire Rescue have no objection to this alley 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. Location maps are attached as Exhibit 1. The subject land has never been improved nor maintained by the County.

Scope

The subject alley 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 alley at an average rate of \$7.58 per square foot. Therefore, the estimated value of the subject land is approximately \$5,725. If the subject alley is closed and vacated, the land will be placed on the tax roll, generating an estimated \$98 per year in additional property taxes. The fee for this alley closing petition is \$3,160.00.

Track Record/Monitor

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

Delegated Authority

There is no delegation of authority associated with this item.

Background

The owner of both abutting properties wishes to close the subject portion of the alley lying south of SW 264 Street, west of Mable Street, and north of First Street so that the underlying land becomes
Attachments: Exhibit 1 – Location & Aerial Maps, Exhibit 2 – Alley Closing Petition P-1015, Exhibit A – Sketch & Legal Description, Exhibit B – Boundary Survey

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page 2

incorporated into his abutting properties. This will facilitate the possible future development of the site. The abutting properties are zoned NCUC (Naranja Community Urban Center).

The subject alley has never been improved nor maintained by the County and is covered with areas of grass and trees. It was dedicated to the County in 1910 by the plat of G. W. MOODY'S SUB-DIVISION, as recorded in Plat Book 1, at Page 106, of the Public Records of Miami-Dade County, Florida.

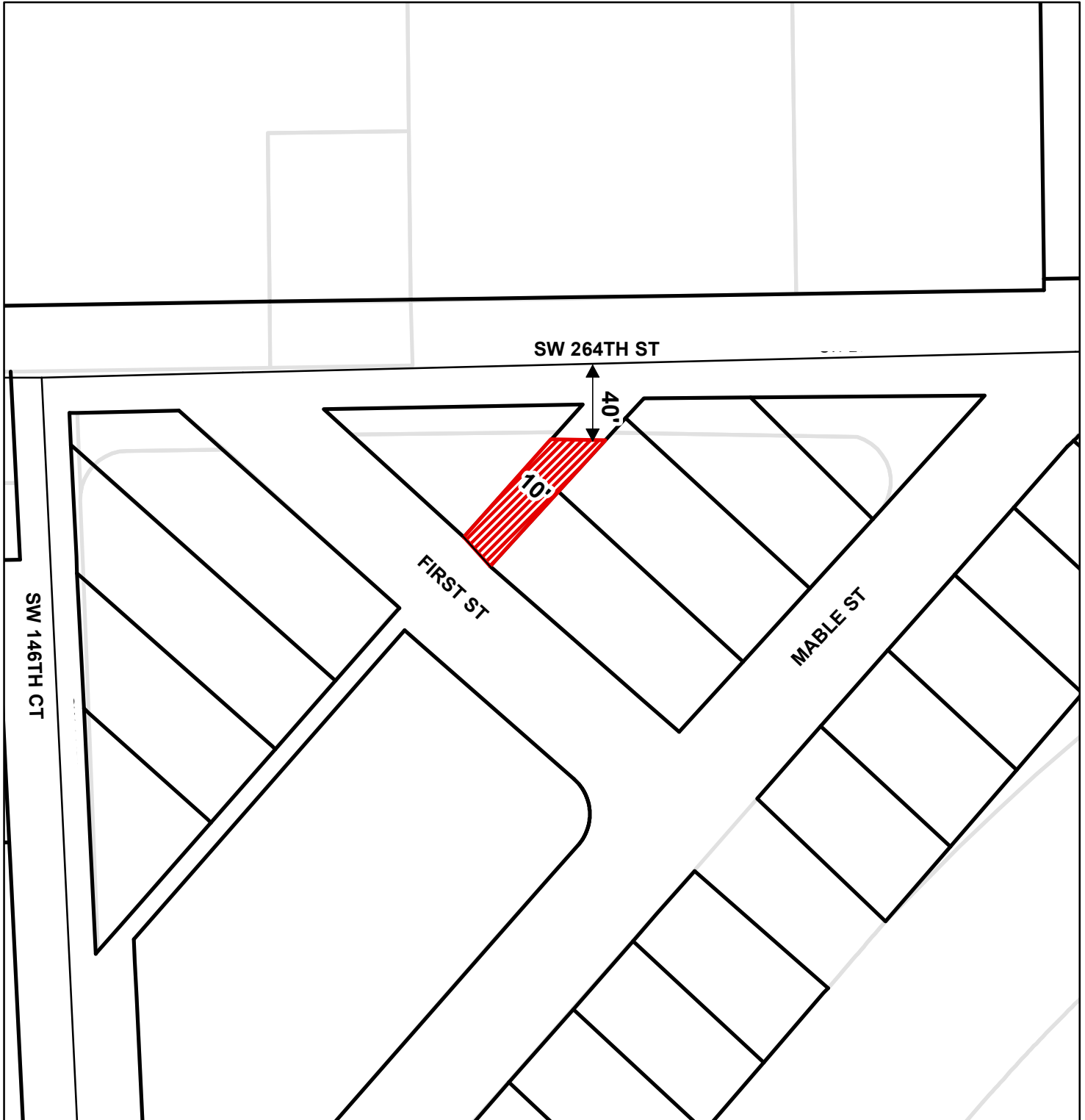
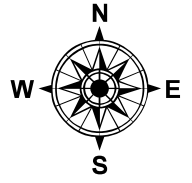


Jimmy Morales
Chief Operations Officer

Location & Aerial Map

SECTION 34 TOWNSHIP 56 S RANGE 39 E

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 1015

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

Legend 
P-1015 Alley Closing

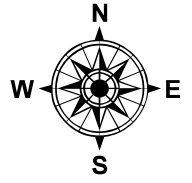
Date: 11/9/2023
Drawn By: A.Santelices

MDC004

Location & Aerial Map

SECTION 34 TOWNSHIP 56 S RANGE 39 E

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 1015

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

Legend 
P-1015 Alley Closing

Date: 11/9/2023
Drawn By: A.Santelices

MDC005

EXHIBIT 2

PETITION TO CLOSE ROAD

TO: Board of County Commissioners
Miami-Dade County, Florida

The undersigned, pursuant to Sections 336.09 – 336.12 Florida Statutes, hereby petitions the Board of County Commissioners to vacate, abandon, discontinue and close an existing public street, alleyway, road, highway, or other place used for travel, or a portion thereof, and to renounce and disclaim any right of the County and the public in and to any land in connection therewith; or to renounce and disclaim any right of County and the public in and to certain land, or interest therein, acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road or highway purposes; or to renounce and disclaim any right of the County and the public in and to certain land delineated on recorded map or plat as a street, alleyway, road or highway.

The undersigned hereby certify:

1. LEGAL DESCRIPTION: The complete and accurate legal description of the road, right-of-way sought to be closed is as follows:

See Exhibit “A” attached.

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 10 FEET ALLEY WAS RECORDED IN BLOCK 3, G.W. MOODY'S
SUBDIVISION, PLAT BOOK 1, PAGE 106, 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 EXHIBIT "B" ATTACHED.

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

26430 MAPLE ST, LLC. 30-6934-004-0150 250 GIRALDA AVE
(JOSE A. CANERO)

CORAL GABLES, FL. 33134

26430 MAPLE ST, LLC. 30-6934-004-0160
(JOSE A. CANERO)

250 GIRALDA AVE

CORAL GABLES, FL. 33134

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):

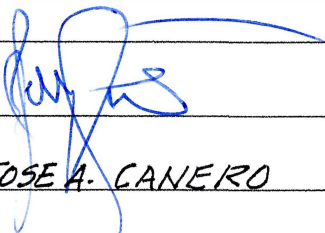
THE EXISTING 10 FOOT ALLEY LIES BETWEEN TWO VACANT PARCELS, THAT DOES NOT BENEFIT OR BEEN USE BY THE PUBLIC IN ANY MEANS, ALSO LOT 1, BLOCK 3, LOCATED IN THE NORTHERN PORTION OF THE (2) PARCELS CONSIST IN A VERY SMALL PORTION OF LAND NOT FESIBLE TO BE DEVELOP. BY COMBIDING THE (2) PARCELS IT IS A BETTER FUTURE DEVELOPMENT. PARCEL.

7. Signatures of **all** abutting property owners:

Respectfully submitted,

SIGNATURE

ADDRESS


JOSE A. CANERO

26430 MABLE ST, LLC.
250 GIRALDA AVE
CORAL GABLES, FL. 33134

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 JOSE A CANERO, 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

6th day of November, 2023


Notary Public State of Florida at Large

My Commission Expires: 8/2/2024



Kassandra Acosta
Notary Public
State of Florida
Comm# HH026851
Expires 8/2/2024

EXHIBIT A

SKETCH & LEGAL DESCRIPTION

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL

LEGAL DESCRIPTION:

A PORTION OF A 10.00 FOOT WIDE STRIP OF LAND LYING WITHIN BLOCK 3 OF G.W. MOODY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THAT PORTION OF SAID 10.00 FOOT WIDE STRIP BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 40 FEET OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY FLORIDA, BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF LOTS 2 AND 3 OF SAID BLOCK 3, BOUNDED ON THE SOUTHWEST BY THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 2, AND BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF LOT 1 OF SAID BLOCK 3.

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION **DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.**

THE DESCRIPTION AND SKETCH IS BASED ON THE PLAT OF G.W. MOODY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA . NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

SURVEYOR'S CERTIFICATION:

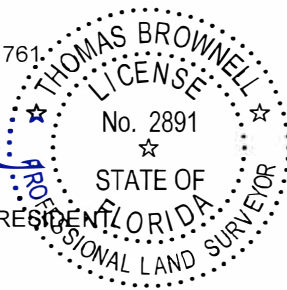
THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR'S AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 11/01/2023

E.R. BROWNELL & ASSOCIATES, INC., LB 761.



THOMAS BROWNELL, EXECUTIVE VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR # 2891
STATE OF FLORIDA

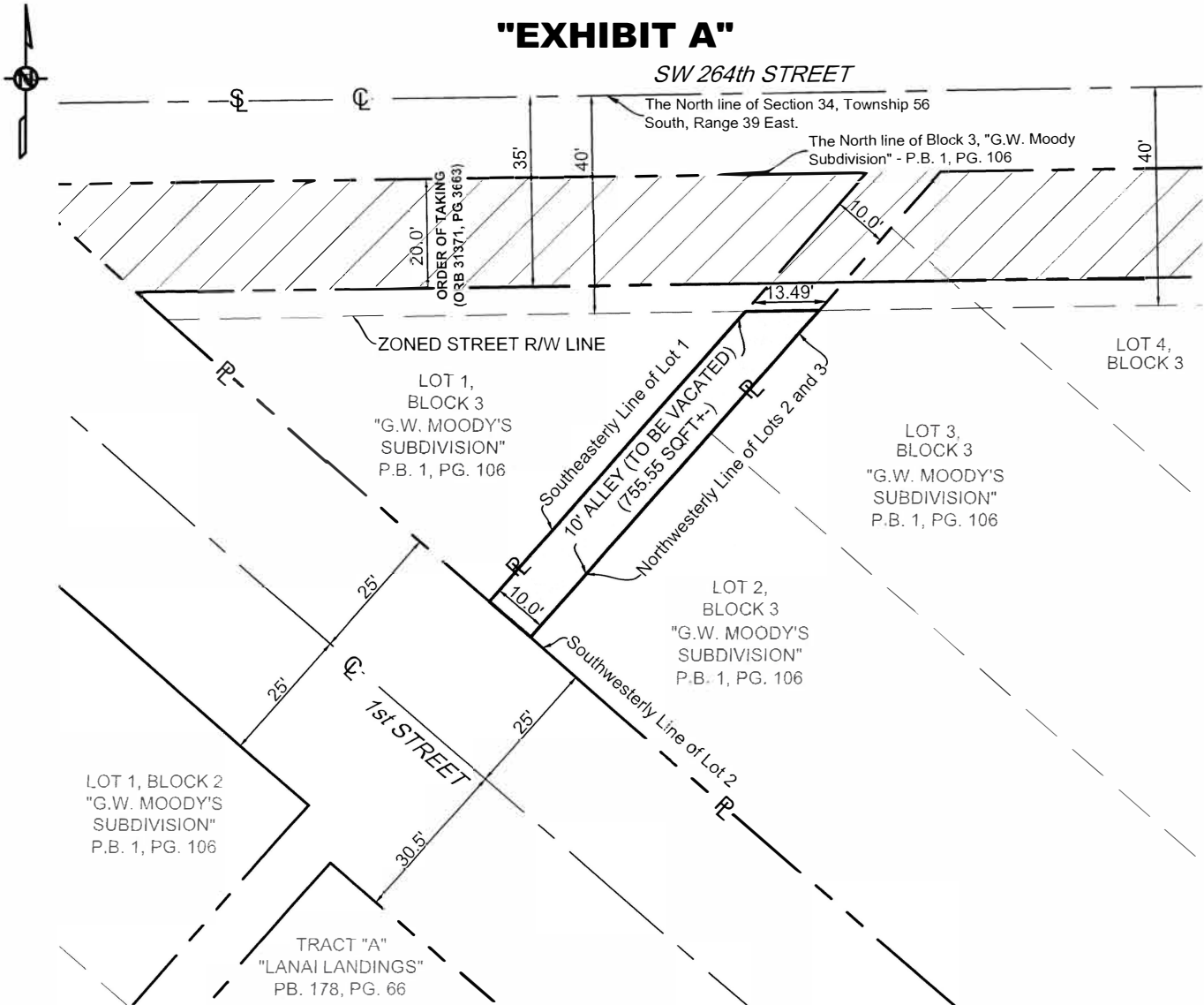


THIS SKETCH AND DESCRIPTION, CONSISTING OF 2 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER AND HAS BEEN SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA ON SHEET 1 OF 2, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS 4967 SW 74th COURT MIAMI, FLORIDA 33155 PHONE: 305-560-3866 FAX: 305-560-3870 workrequest@erbrownell.com	MIAMI-DADE COUNTY		
	Drawn By: AA	Job No. 58625	Sketch No.: SM-4496
Scale: N.T.S.	Date: 11/01/2023	Sheet: 1 OF 2	

SKETCH TO ACCOMPANY LEGAL

"EXHIBIT A"



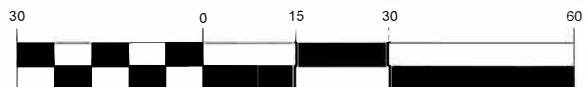
LEGEND

R/W Right-of-Way
SQFT Square
ORB Official Records Book
PB Plat Book
PG Page

SYMBOLS

Centerline
Property Line
Section Line

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4987 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

MIAMI-DADE COUNTY

Draw By:	AA	Job No.:	58625	Sketch No.:	SM-4496
Scale:	1" = 30'	Date:	11-01-23	Sheet:	1 OF 1

EXHIBIT B

SURVEY

SYMBOL	LEGEND
	Boundary Line
	Easement
	Right of Way
	Survey Station
	Lot Line
	Block Line
	Water Feature
	Road Centerline
	Utility Line
	Survey Marker
	Survey Boundary

SYMBOL	LEGEND
	Survey Station
	Lot Line
	Block Line
	Water Feature
	Road Centerline
	Utility Line
	Survey Marker
	Survey Boundary

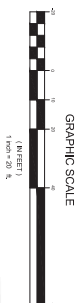
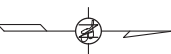
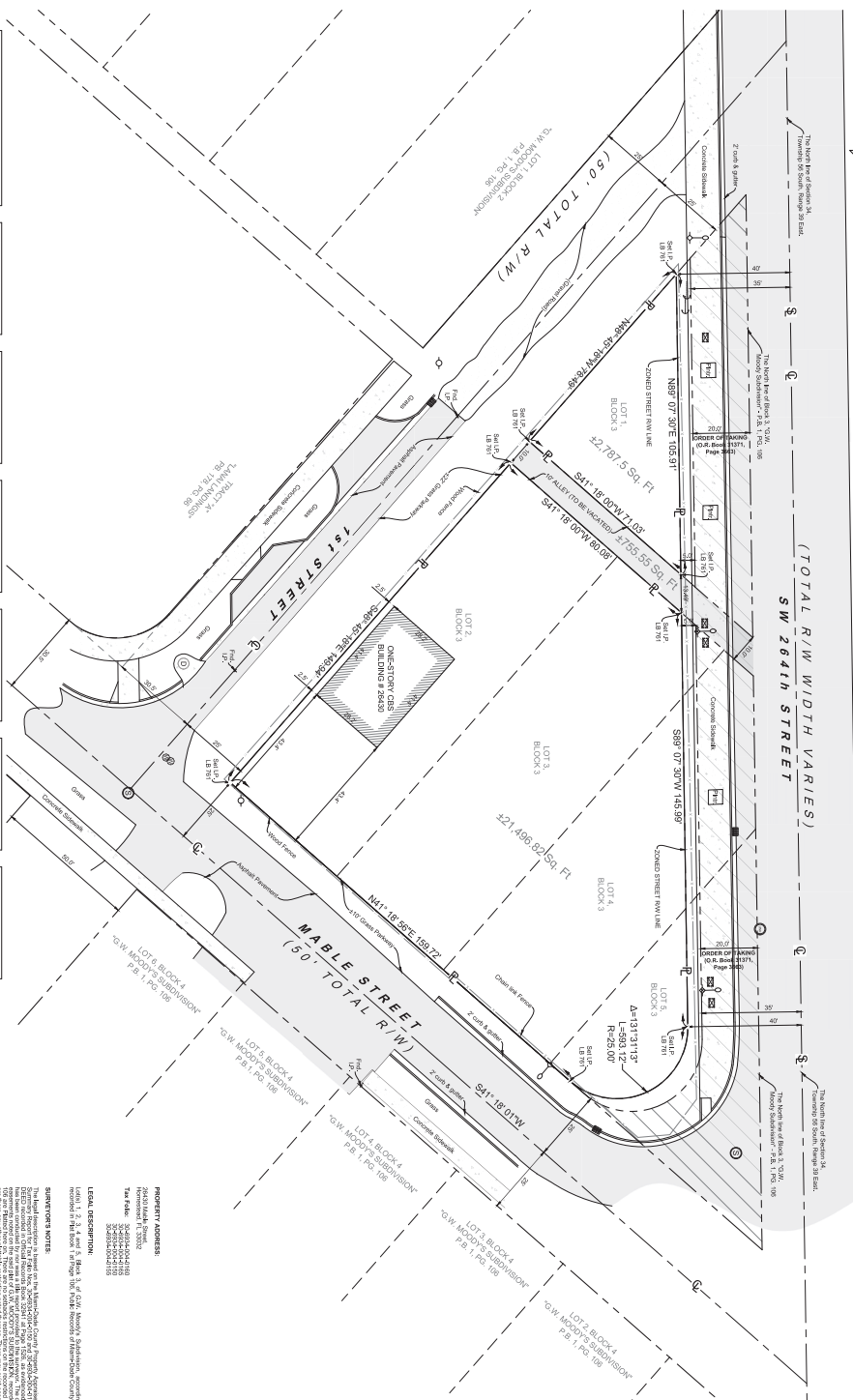
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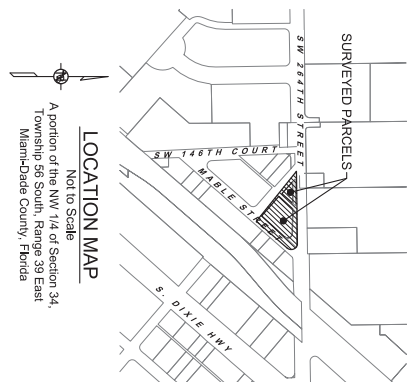
SYMBOL	LEGEND
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	Survey Station
	Lot Line
	Block Line
	Water Feature
	Road Centerline
	Utility Line
	Survey Marker
	Survey Boundary



SKETCH OF BOUNDARY SURVEY



LOCATION MAP

Not to Scale
A portion of the NW 1/4 of Section 34,
Township 36 South, Range 39 East,
Miami-Dade County, Florida

Surveyed parcels are not delineated by the lines of the block.

The survey was conducted by the Surveyor General of the State of Florida, who is the only person authorized to conduct such a survey. The survey was conducted in accordance with the laws of the State of Florida, and the results of the survey are hereby certified to be correct.

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26430 MABLE STREET
HOUSTEAD, FLORIDA
MDC014

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS • LAND PLANNERS
1100 N. W. 10th Ave., Suite 1000, Fort Lauderdale, FL 33304
Phone: (954) 574-1100 Fax: (954) 574-1101

NO.	DATE	APPROVED	DESCRIPTION
1	10/16/23		REVIEW TO CHANGE CERTIFICATION NAMES
2	10/16/23		
3	10/16/23		
4	10/16/23		
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100	10/16/23		



MEMORANDUM

(Revised)

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

DATE: January 22, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(E)

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 ____, majority plus one ____, 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) ____, 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(E)
1-22-25

RESOLUTION NO. _____ R-28-25

RESOLUTION GRANTING PETITION TO CLOSE A PORTION OF
THE ALLEY LYING SOUTH OF SW 264 STREET, WEST OF
MABLE STREET, AND NORTH OF FIRST STREET (ALLEY
CLOSING PETITION NO. P-1015) FILED BY 26430 MABLE ST LLC

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

WHEREAS, Alley Closing Petition No. P-1015 was signed by the owners of all the
properties abutting on the alley sought to be 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. Alley Closing Petition No. P-1015 is hereby granted and the alley, avenue,
street, highway, or other place used for travel as described in the petition attached as Exhibit 2 to
the County Mayor's memorandum is hereby vacated, abandoned, and closed.

Section 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. 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 **Eileen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	absent	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 22nd day of January 22, 2025. 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: Basia Pruna

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Annery Pulgar Alfonso", written over a horizontal line.

Annery Pulgar Alfonso