

MEMORANDUM

Agenda Item No. 5(E)

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

DATE: April 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to close SW 300 Street from SW 164 Avenue east for approximately 457 feet and the alley lying between SW 299 Street and SW 300 Street from US-1 east for approximately 245 feet (Road Closing Petition No. P-983) filed by South Dade Dealership, LLC and South Dade Dealership IV, LLC, subject to certain conditions, waiving the signature requirements of Resolution No. 7606 as to adjacent property owners, retaining a perpetual access easement right, and authorizing the County Mayor to execute the perpetual access easement and to exercise all rights conferred therein

Resolution No. R-338-25

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/jp

MDC001

Memorandum



Date: April 1, 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: Road Closing Petition P-983
Section: 8-57-39
SW 300 Street from SW 164 Avenue East for Approximately 457 Feet and the Alley
Lying between SW 299 Street and SW 300 Street from US-1 East for Approximately 245
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 South Dade Dealership, LLC and South Dade Dealership IV, LLC to vacate the subject portions of right-of-way. If this petition is granted, the portions of the underlying lands upon which the petitioners' properties front will become incorporated into the plat of SOUTH DADE DEALERSHIP. The \$84,194.30 fee for this road closing petition has been paid.

Recommendation

It is recommended that the Board grant road closing petition P-983, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of SOUTH DADE DEALERSHIP, tentative plat T-24903. In the event the plat is not recorded within four years of the granting of the subject road closing petition, this resolution becomes null and void. The Miami-Dade County (County) Departments of Regulatory and Economic Resources (RER), Transportation and Public Works (DTPW), Water and Sewer (WASD), and Fire Rescue have no objection to these portions of right-of-way being vacated. This request conforms with County regulations governing the procedures for the vacation of County right-of-way as set forth in Resolution No. 7606. Location maps are attached as Exhibit 1.

Scope

The subject road closing 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 \$31.14 per square foot. Therefore, the estimated value of the subject land is approximately \$822,343. If the subject portions of right-of-way are closed and vacated, the land will be placed on the tax roll, generating an estimated \$13,938 per year in additional property taxes. The fee for this road closing petition is \$84,194.30.

Attachments: Exhibit 1 – Location and Aerial Maps, Exhibit 2 – Road Closing Petition P-983, Exhibit A to Petition – Sketches and Legal Descriptions, Exhibit B to Petition – Tentative Plat T-24903, Exhibit 3 – Perpetual Access Easement, Exhibit A to Easement – Sketch and Legal Description of Perpetual Access Easement

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

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the perpetual access easement attached as Exhibit 3 and to exercise all rights conferred therein.

Background

The owners of seven of the 10 properties that abut on the subject portions of right-of-way, South Dade Dealership, LLC and South Dade Dealership IV, LLC, wish to close SW 300 Street from SW 164 Avenue east for approximately 457 feet and the alley lying between SW 299 Street and SW 300 Street, from US-1 east for approximately 245 feet so that the subject land becomes incorporated into the proposed plat of SOUTH DADE DEALERSHIP, tentative plat T-24903.

The remaining three abutting parcels, located to the east of the petitioners' properties, are part of the Seminole Wayside Addition Preserve. These properties are owned by Miami-Dade County and managed by the Division of Environmental Resources Management (DERM) through the Environmentally Endangered Lands Program (EEL). At the request of DERM, the County is retaining a perpetual access easement, attached as Exhibit 3, to access these lands if the subject rights-of-way are vacated.

The subject portion of SW 300 Street sought to be closed has been improved with an asphalt roadway and a concrete sidewalk. A chain-link fence, canopy, and light poles that appear to be owned by the petitioners encroach upon this portion of right-of-way. The portion of the subject alley sought to be vacated has never been improved nor maintained by the County. It includes a paved parking area that appears to be used by the petitioners for vehicle storage.

The subject rights-of-way were dedicated to the County in 1925 by the plat of SEMINOLE HEIGHTS NO. 1, recorded in Plat Book 21, at Page 55, of the Public Records of Miami-Dade County, Florida.

The properties fronting on both sides of the subject portion of SW 300 Street are zoned BU-3 (Business Districts, Liberal). The properties abutting on the north side of the subject portion of the alley are zoned BU-1A (Business Districts, Limited).



Jimmy Morales
Chief Operating Officer

Location & Aerial Map

SECTION 8 TOWNSHIP 57 S RANGE 39 E

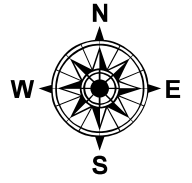
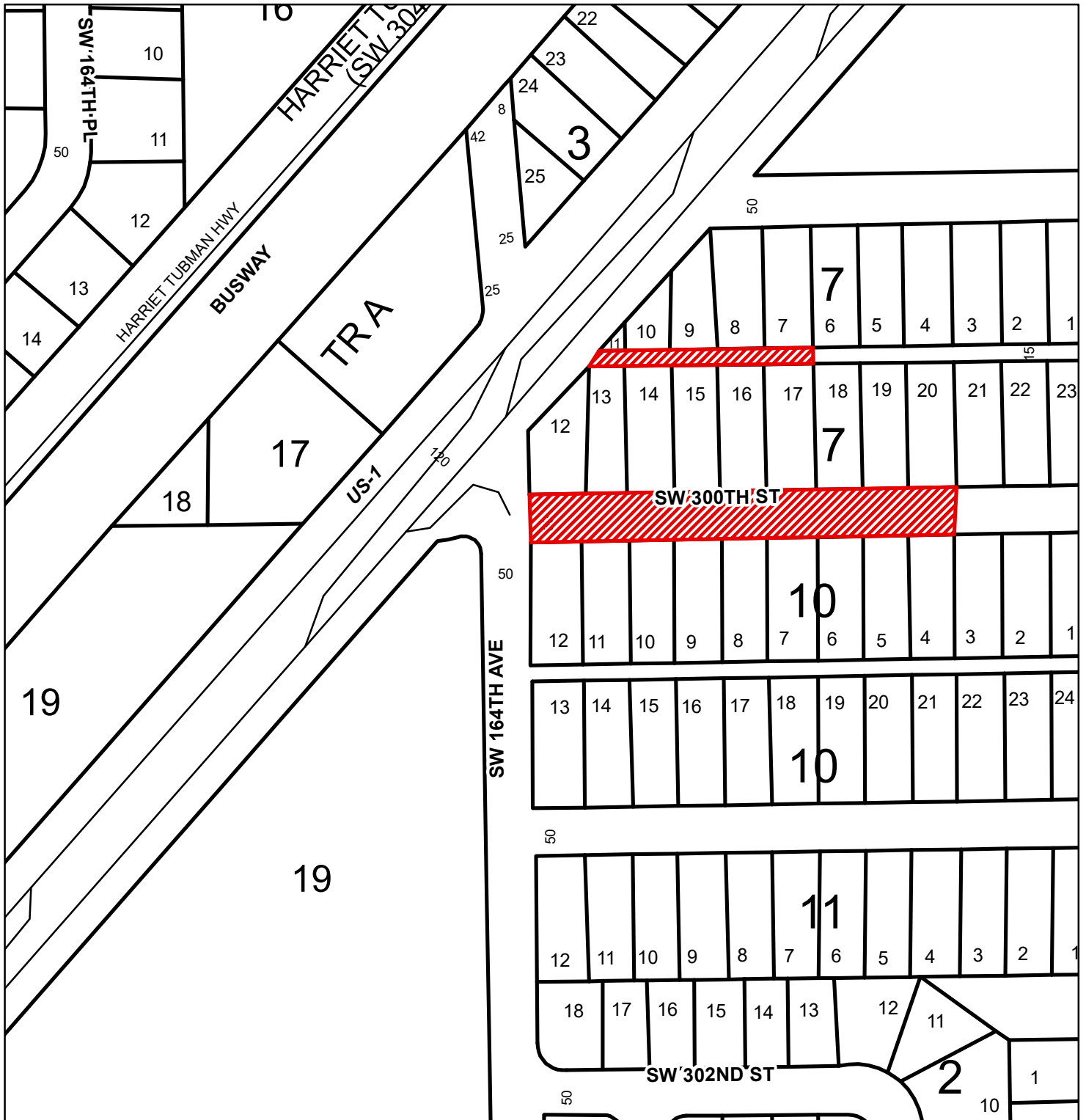


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 983

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-983 Road Closing

Date: 7-30-2024
Drawn By: A.Santelices

MDC004

Location & Aerial Map

SECTION 8 TOWNSHIP 57 S RANGE 39 E

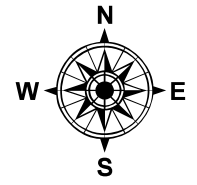
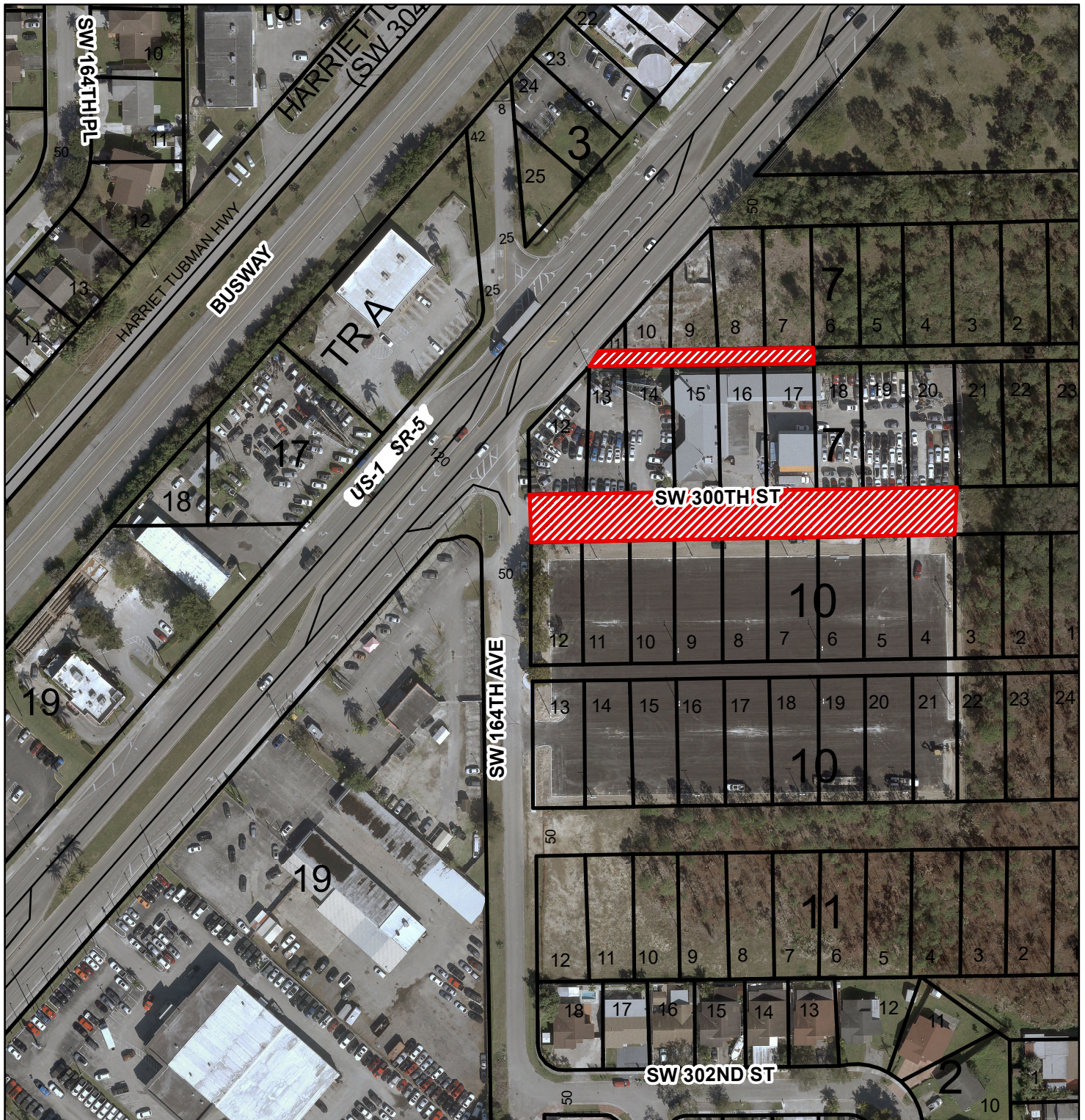


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P- 983

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-983 Road Closing

Date: 7-30-2024
Drawn By: A.Santelices

MDC005

EXHIBIT 2

PETITION TO CLOSE ROAD

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

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

The undersigned hereby certify:

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

The Petitioner seeks the vacation of the right-of-way of a portion of
SW 300 Street and a portion of Alley as described in the attached **Exhibit “A”**.

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

THE PLAT OF SEMINOLE HEIGHTS NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

See attached Exhibit "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
<u>South Dade Dealership IV, LLC</u>	<u>30-7908-005-0110</u>	<u>29943 S. Dixie Hwy</u>
<u>South Dade Dealership IV, LLC</u>	<u>30-7908-005-0112</u>	<u>29943 S. Dixie Hwy</u>
<u>South Dade Dealership, LLC</u>	<u>30-7908-005-0122</u>	<u>30055 S. Dixie Hwy</u>
<u>South Dade Dealership, LLC</u>	<u>30-7908-005-0124</u>	<u>No address assigned</u>
<u>South Dade Dealership, LLC</u>	<u>30-7908-005-0121</u>	<u>No address assigned</u>
<u>South Dade Dealership IV, LLC</u>	<u>30-7908-005-0101</u>	<u>29901 S. Dixie Hwy</u>
<u>South Dade Dealership IV, LLC</u>	<u>30-7908-005-0100</u>	<u>No address assigned</u>
<u>Miami-Dade County</u>	<u>30-7908-005-0090</u>	<u>No address assigned</u>
<u>Miami-Dade County</u>	<u>30-7908-005-0111</u>	<u>No address assigned</u>
<u>Miami-Dade County</u>	<u>30-7908-005-0120</u>	<u>No address assigned</u>

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 15-foot alley south of SW 299th Street, east of US-1, and SW 300th Street, east of SW 164th Avenue, which are the subject of this petition (together, the "Rights-of-Way") function as private drives for the abutting parcels owned by the Petitioner and technically connect to nowhere. The area east of the Rights-of-Way have been designated as protected Environmentally Endangered Lands (EEL) and no future development will be permitted there. The vacation of the Rights-of-Way would help provide for several alternative site plan designs that focus on enhancing the use of the surrounding parcels to the north. The alley immediately south of SW 300 Street and east of SW 164 Avenue, was closed by the approval of a road closure petition referenced by Resolution No. R-266-21. The traffic study dated July 8, 2022, as prepared by Kimley-Horn and Associates, Inc., confirms that the adjacent roadway segments will operate at adopted Level of Service (LOS) or better during the A.M. and P.M. peak hours under existing, future background, and future roadway vacation conditions. Therefore, the proposed vacation of the Rights-of-Way is not expected to adversely impact the adjacent roadway network.

Additionally, there is no reason or necessity, now or in the future, that would give rise to any kind of support for allowing the Rights-of-Way to provide public access to any of the adjacent properties. The existing geographic limitations of the Rights-of-Way and surrounding parcels are such that the vacation of the Rights-of-Way will not create any impact on the existing street network and no properties will be deprived of access to a public street as a result.

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

SIGNATURE

FOLIO/ADDRESS

South Dade Dealership, LLC
a Florida limited liability company

Signature: [Signature]
Print Name: MARIO ST BENEDETTI
Title: MANAGER

30-7908-005-0122/30055 S Dixie Hwy
30-7908-005-0124/No address assigned
30-7908-005-0121/No address assigned

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

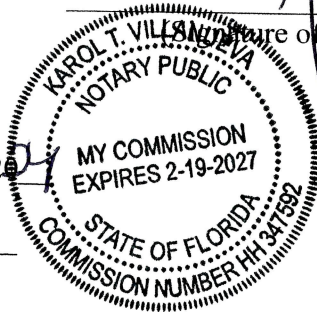
BEFORE ME, by means of ☒ physical presence or ☐ online notarization the undersigned authority appeared Mario S.T. Benedetti, who first by me duly sworn, deposes and says that he/she is one of the petitioners named in and who signed the foregoing petition; that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she has read the foregoing petition and that the statements therein contained are true.

Sworn and subscribed to before me this

22nd day of July, 2021

[Signature]
Notary Public State of Florida at Large

My Commission Expires: 2/19/27



Respectfully submitted,

Attorney for Petitioner

By: [Signature]
Joseph Goldstein, Esq.

Address: 701 Brickell Avenue, Suite 3300
Miami, Florida 33131

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

SIGNATURE

FOLIO/ADDRESS

South Dade Dealership IV, LLC
a Florida limited liability company

Signature: [Signature]
Print Name: MARIO J. BARNETT
Title: MANAGER

30-7908-005-0110 / 29943 S Dixie Hwy
30-7908-005-0112 / 29943 S Dixie Hwy
30-7908-005-0101 / 29901 S Dixie Hwy
30-7908-005-0100/No address assigned

STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

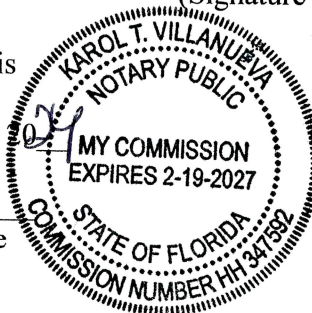
BEFORE ME, by means of ☐ physical presence or ☐ online notarization the undersigned authority appeared Mario J. Barnett, who first by me duly sworn, deposes and says that he/she is one of the petitioners named in and who signed the foregoing petition; that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she has read the foregoing petition and that the statements therein contained are true.

[Signature]
(Signature of Petitioner)

Sworn and subscribed to before me this
22nd day of August,

[Signature]
Notary Public State of Florida at Large

My Commission Expires: 2/19/27



Respectfully submitted,

Attorney for Petitioner

By: [Signature]
Joseph Goldstein, Esq.

Address: 701 Brickell Avenue, Suite 3300
Miami, Florida 33131

COMPOSITE EXHIBIT A

Sketches and Legal Descriptions of Portions to be Vacated (4 Pages)



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF THE 50 FOOT RIGHT-OF-WAY OF SW 300TH STREET LYING BETWEEN LOTS 12 THRU 20, INCLUSIVE, BLOCK 7 AND LOTS 4 THRU 12, INCLUSIVE, BLOCK 10, "SEMINOLE HEIGHTS NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 7; THENCE SOUTH 89°56'25" EAST ALONG THE SOUTH LINE OF SAID BLOCK 7 456.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 7; THENCE SOUTH 00°10'00" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20, BLOCK 7 FOR 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 10; THENCE NORTH 89°56'25" WEST ALONG THE NORTH LINE OF SAID BLOCK 10 FOR 456.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 10; THENCE NORTH 00°06'07" EAST 50.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 22,841 SQUARE FEET (0.5244 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 10, BEING N89°56'25"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

FILE: SOUTHDADE DEALERSHIP III, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 69100

DATE: 10/10/21; REV 11/8/21

RIGHT-OF-WAY VACATION

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE TOYOTA

SHEET 1 OF 2

John F**Pulice**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEET 2

Digitally signed

by John F Pulice

Date: 2021.11.08

15:36:31 -05'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ KETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS274
STATE OF FLORIDA



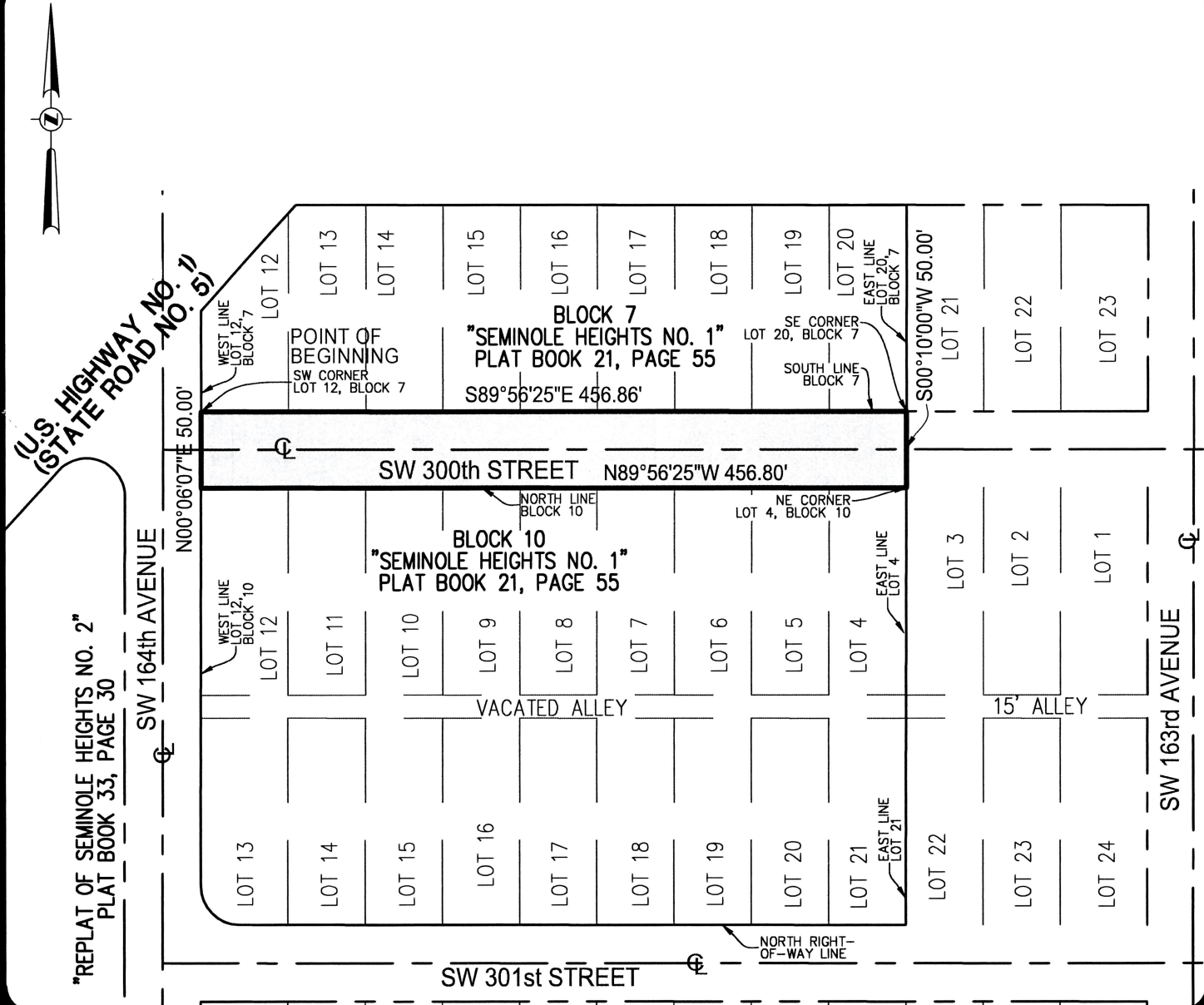
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: SOUTHDADE DEALERSHIP III, LLC

SCALE: 1"=100'

DRAWN: L.S.

ORDER NO.: 69100

DATE: 10/10/21; REV 11/8/21

RIGHT-OF-WAY VACATION

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE TOYOTA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:



CENTERLINE

MDC013



SKETCH AND LEGAL DESCRIPTION

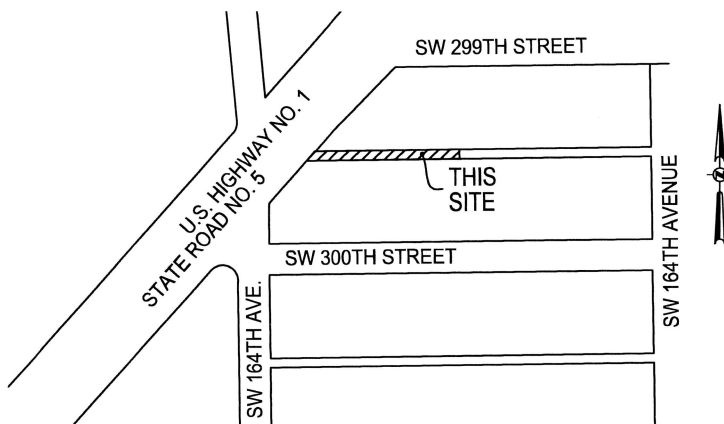
BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870**LEGAL DESCRIPTION (ALLEY VACATION PARCEL):**

A PORTION OF THE 15-FOOT WIDE ALLEY LYING BETWEEN LOTS 7 THROUGH 11 AND LOTS 13 THROUGH 17, BLOCK 7, "**SEMINOLE HEIGHTS NO. 1**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND EAST OF THE STATE ROAD NO. 5 RIGHT-OF-WAY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 89°05'53" WEST ALONG THE NORTH LINE OF SAID LOTS 13 THROUGH 17 FOR 244.88 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY No. 1 / SOUTH DIXIE HIGHWAY); THENCE NORTH 41°12'47" EAST ALONG SAID RIGHT-OF-WAY LINE 20.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89°05'53" EAST ALONG THE SOUTH LINE OF SAID LOTS 7 THROUGH 11 FOR 231.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°55'00" EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 7 FOR 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 3,571 SQUARE FEET (0.082 ACRES), MORE OR LESS.

**VICINITY MAP**

NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE WITH A REFERENCE BEARING OF N41°12'47"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 5 (U.S. HIGHWAY No. 1 / SOUTH DIXIE HIGHWAY).
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: SOUTH DADE DEALERSHIP III LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 72992

DATE: 7/24/24; REV. 7/26/24

ALLEY VACATION PARCEL

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE DEALERSHIP

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2
Digitally signed by John F**John F Pulice**

Pulice

Date: 2024.07.26 10:39:37

-04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

MDC0014



SKETCH AND LEGAL DESCRIPTION

BY

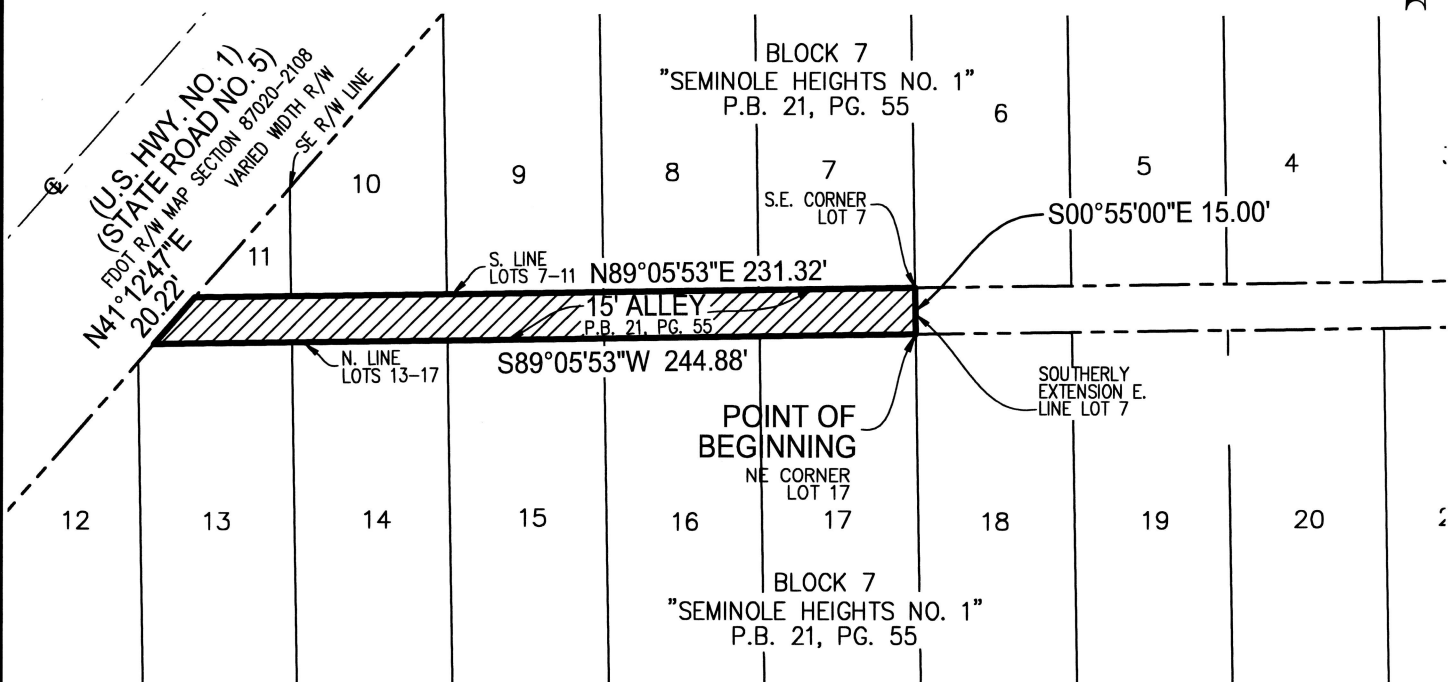
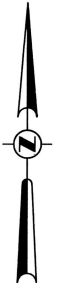
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: SOUTH DADE DEALERSHIP III LLC

SCALE: 1"=60'

DRAWN: M.M.M.

ORDER NO.: 72992

DATE: 7/24/24; REV. 7/26/24

ALLEY VACATION PARCEL

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE DEALERSHIP

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

Ⓢ	CENTERLINE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY

MDC015

EXHIBIT B

Tentative Plat T-24903 For Reference As To Locations of Existing Improvements and Utilities Only

OF

A REPLAT OF PORTION OF BLOCKS 7 & 10 AND THE ADJACENT RIGHTS-OF-WAY

OWNER: SOUTH DADE DEALERSHIP IV LLC
00000 SOUTH DIXIE HWY

29330 SOUTH DIXIE HWY
HOMESTEAD, FL 33063

EMAIL: UNCLEFRANK@SOUTHDADETOTOYOTA.COM

-



CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL: JANE@PULICELANDSURVEYORS.COM



SQUARE FEET (5.4983 ACRES), MORE OR LESS

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A

15. NO ADDITIONAL DEVELOPMENT IS PROPOSED.

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17

FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SHEET 1 OF 2

& TENTATIVE PLA

5381 NOB HILL ROAD
SUNRISE FLORIDA 33351

TELEPHONE: (954) 572-1777

WEBSITE: www.pulicelandsurveyors.ca

FILE SOUTH DADE DE

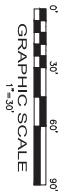
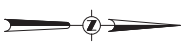
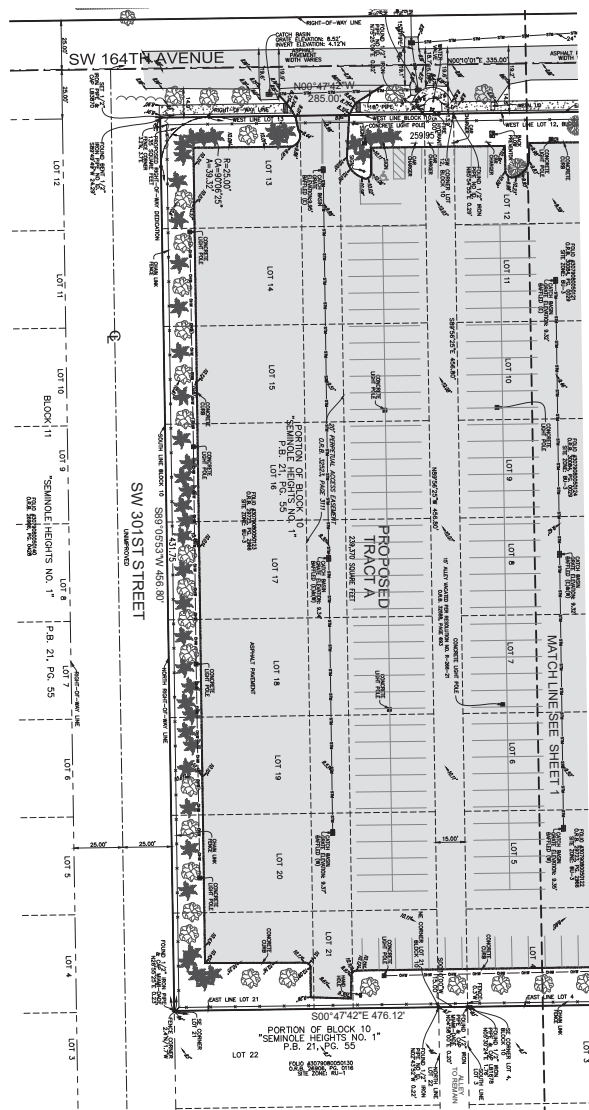
DATE: 3/15/23	ORDER NO.
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[illegible]

MDC017

TENTATIVE PLAT
OF
SOUTH DADE DEALERSHIP

A REPLAT OF PORTION OF BLOCKS 7 & 10 AND THE ADJACENT RIGHTS-OF-WAY,
SEMINOLE HEIGHTS NO. 1 (P.B. 21, PG. 55), IN THE NW 1/4 OF SECTION 8,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



SHEET 2 OF 2

THIS DOCUMENT IS A PENDING PLAT AND
IS NOT TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT OF THE
SURVEYOR.

SOUTH DADE DEALERSHIP
2801 S. STATE AVE. (SUITE 100)
MIAMI, FL 33133
(UNINCORPORATED MIAMI-DADE COUNTY)

**BOUNDARY & TOPOGRAPHIC SURVEY
& TENTATIVE PLAT**

POLICE LAND SURVEYORS, INC.
5881 NOB HILL ROAD
SUITE 100
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@policesurveyors.com
WEBSITE: www.policesurveyors.com
CERTIFICATE OF ADOPTION NO. 104570

DRAWN BY: B.E.
CHECKED BY: J.P.F.
SURVEY DATE: 3/19/23

SCALE: 1" = 30'
FILE: SOUTH DADE DEALERSHIP V1.LLC
ORDER NO. 21111

EXHIBIT 3

Perpetual Access Easement

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Department of Transportation and Public Works
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

RESERVATION OF NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS RESERVATION OF A NON-EXCLUSIVE ACCESS EASEMENT, is made
this _____ day of _____, 202_, in favor of **MIAMI-DADE COUNTY** a
political subdivision of the State of Florida, its successors and
assigns (the "County"),

WHEREAS, on _____, the Miami-Dade County Board of
County Commissioners adopted Resolution No. R-_____, closing
the road identified as _____; and

WHEREAS, the County desires to reserve a non-exclusive
perpetual access easement across the proposed land to be vacated
for the purpose of ingress and egress over, above, through and
across the land, as a condition of the road closure,

WITNESSETH:

That the County, for and in consideration of benefits to the
general public and for further good and valuable considerations,
does hereby reserve a **NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT** for
the purpose of maintaining the County's access over, along, and

under the following described parcel of land, situate, lying, and being in Miami-Dade County, State of Florida, "the easement," to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said **EASEMENT**, subject however, to the following condition:

The reservation of this non-exclusive easement and the County's use thereof shall be superior to any other use inconsistent therewith, as determined in the sole discretion of the County.

IN WITNESS WHEREOF, the County has caused this reservation to be executed on its behalf, the day and year first above written.

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court
and Comptroller

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
County Mayor or Designee

Approved as to form and
legal sufficiency

Assistant County Attorney

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this ____ day of _____, A.D. 202_, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization _____ and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the person(s) duly authorized on behalf of MIAMI-DADE COUNTY, a political subdivision of the State of Florida. Said person(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Notary Signature

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

**EXHIBIT A
TO
EASEMENT**



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: MIAMI-DADE COUNTY ACCESS EASEMENT**

A 25.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE 50 FOOT RIGHT-OF-WAY OF SW 300TH STREET TO BE VACATED, LYING BETWEEN LOTS 12 THRU 20, INCLUSIVE, BLOCK 7 AND LOTS 4 THRU 12, INCLUSIVE, BLOCK 10, "SEMINOLE HEIGHTS NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 7; THENCE SOUTH 00°06'07" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, BLOCK 7, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 164TH AVENUE AS SHOWN ON SAID PLAT, 12.50 FEET TO THE POINT OF BEGINNING, BEING ON A LINE LYING 12.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 7; THENCE SOUTH 89°56'25" EAST ALONG SAID PARALLEL LINE 456.84 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20, BLOCK 7; THENCE SOUTH 00°10'00" WEST ALONG SAID SOUTHERLY EXTENSION 25.00 FEET TO A POINT ON A LINE LYING 12.50 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 10; THENCE NORTH 89°56'25" WEST ALONG SAID PARALLEL LINE 456.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, BLOCK 10; THENCE NORTH 00°06'07" EAST ALONG SAID NORTHERLY EXTENSION, ALSO BEING THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SW 164TH AVENUE 25.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 11,421 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE CENTERLINE OF SW 300th STREET BEING S89°56'25"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

FILE: SOUTHDADE DEALERSHIP III, LLC

SCALE: 1"=100'

DRAWN: B.B.

ORDER NO.: 69100

DATE: 1/27/22

MIAMI-DADE COUNTY ACCESS EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE TOYOTA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John F

John F Pulice

Pulice

Date: 2022.01.27 15:26:49

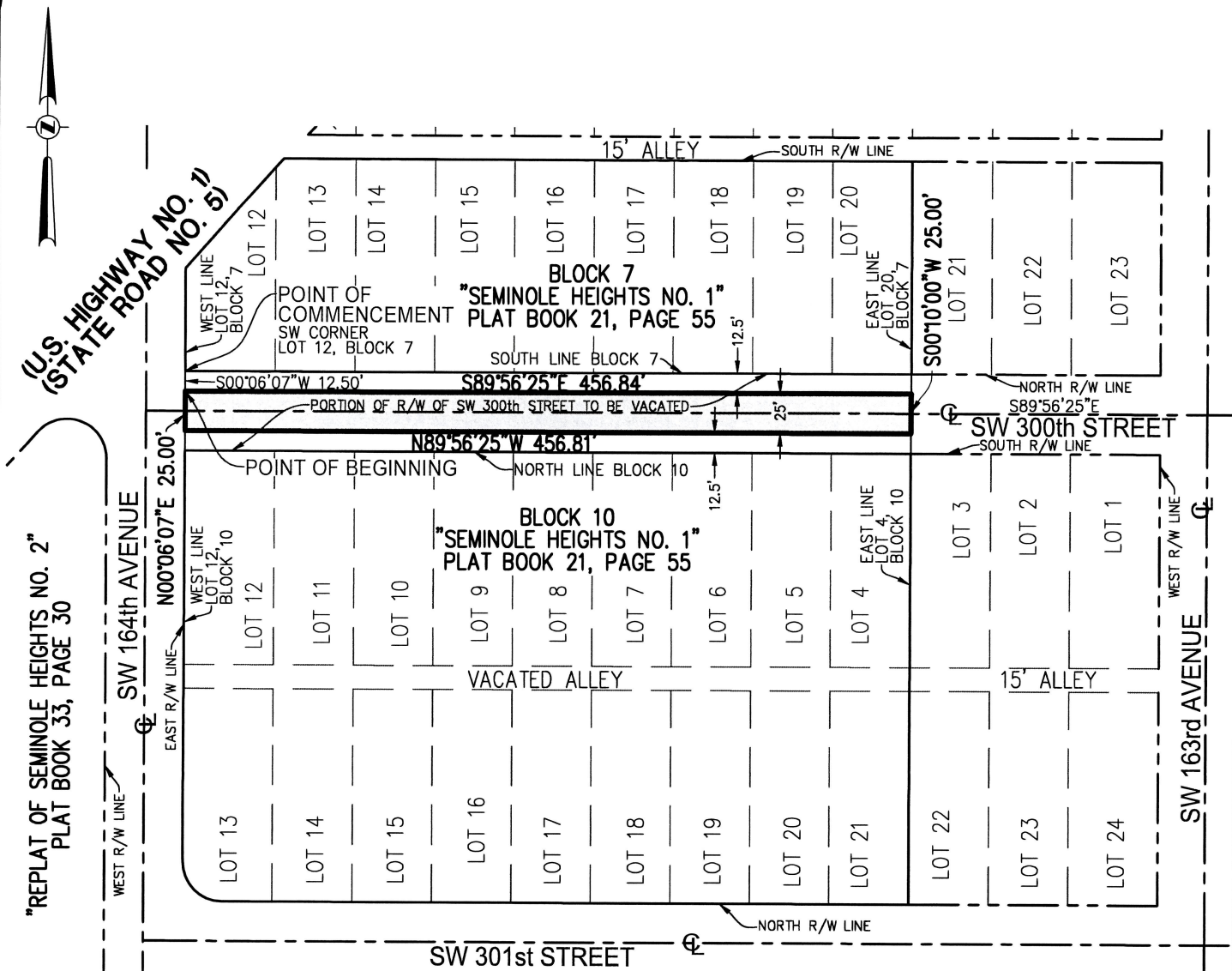
05'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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FILE: SOUTHDADE DEALERSHIP III, LLC

SCALE: 1"=100'

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ORDER NO.: 69100

DATE: 1/27/22

MIAMI-DADE COUNTY ACCESS EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: SOUTH DADE TOYOTA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

⊕ CENTERLINE
R/W RIGHT-OF-WAY

MDC025



MEMORANDUM (Revised)

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

DATE: April 1, 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)
4-1-25

RESOLUTION NO. R-338-25

RESOLUTION GRANTING PETITION TO CLOSE SW 300 STREET FROM SW 164 AVENUE EAST FOR APPROXIMATELY 457 FEET AND THE ALLEY LYING BETWEEN SW 299 STREET AND SW 300 STREET FROM US-1 EAST FOR APPROXIMATELY 245 FEET (ROAD CLOSING PETITION NO. P-983) FILED BY SOUTH DADE DEALERSHIP, LLC AND SOUTH DADE DEALERSHIP IV, LLC, SUBJECT TO CERTAIN CONDITIONS, WAIVING THE SIGNATURE REQUIREMENTS OF RESOLUTION NO. 7606 AS TO ADJACENT PROPERTY OWNERS, RETAINING A PERPETUAL ACCESS EASEMENT RIGHT, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE PERPETUAL ACCESS EASEMENT AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

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-983 was signed by the owners of seven of the properties abutting on the rights-of-way sought to be closed; and

WHEREAS, Miami-Dade County, through its Department of Regulatory and Economic Resources, the user department of the remaining three properties abutting on the portions of right-of-way sought to be closed, has no objection to these rights-of-way being vacated; and

WHEREAS, a public hearing was held in compliance with Resolution No. 7606,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated by reference.

Section 2. Resolution No. 7606 is waived to the extent that it requires the signatures of all adjacent property owners on the petition to close a road.

Section 3. Road Closing Petition No. P-983 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 subject to the conditions 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, as a condition of this closure, the County retains a perpetual access easement, in substantially the form attached to the County Mayor's memorandum as Exhibit 3, over and along a portion of this land and shall record same. This Board authorizes the County Mayor or County Mayor's designee to execute the reservation of perpetual access easement in substantially the form attached to the County Mayor's memorandum as Exhibit 3 and to exercise all rights conferred therein. Furthermore, the closure is subject to the recordation of the plat of "SOUTH DADE DEALERSHIP" (Tentative Plat T-24903); 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 retention of the perpetual access easement and the recording of the plat confirming that the plat has been recorded, to be permanently stored alongside this resolution.

Section 9. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the perpetual access easement in the public records of Miami-Dade County, Florida and shall provide a copy of the recorded instrument to the Clerk of the Board within 30 days of the recordation of the easement; and (b) the Clerk of the Board shall attach and permanently store a copy of the recorded instrument together with this resolution.

The foregoing resolution was offered by Commissioner **Eileen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** 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	aye	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 1st day of April, 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 read "LEM", is written over a horizontal line.

Lauren E. Morse