

MEMORANDUM

Agenda Item No. 5(D)

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 the alley lying north of West Flagler Street from NW 74 Avenue to NW 75 Avenue (Alley Closing Petition No. P-1019) filed by CFBUILD, LLC; waiving the signature requirements of Resolution No. 7606 as to adjacent property owners; retaining a non-exclusive utility easement right; and authorizing the County Mayor to execute the perpetual non-exclusive utility easement and to exercise all rights conferred therein

Resolution No. R-337-25

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Kevin Marino Cabrera.



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: April 1, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Alley Closing Petition P-1019
Section: 2-52-40
Alley Lying North of West Flagler Street from NW 74 Avenue to NW 75 Avenue
Commission District: 6

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by CFBUILD, LLC to vacate the subject alley. If this petition is granted, the underlying lands will become incorporated into the abutting properties. The \$22,078.75 fee for this alley closing petition has been paid.

Recommendation

It is recommended that the Board grant alley closing petition P-1019, 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 closed. This request conforms with County regulations governing the procedures for the vacation of County right-of-way as set forth in Resolution No. 7606. The subject land has never been improved nor maintained by the County. Location maps are attached as Exhibit 1.

Scope

The subject alley is located within District 6, which is represented by Commissioner Kevin M. Cabrera.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the property adjacent to the subject alley at an average rate of \$53.65 per square foot. Therefore, the estimated value of the subject land is approximately \$201,188. If the subject alley is closed and vacated, the land will be placed on the tax roll, generating an estimated \$3,410 per year in additional property taxes. The fee for this alley closing petition is \$22,078.75.

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.

Attachments: Exhibit 1 – Location and Aerial Maps, Exhibit 2 – Alley Closing Petition P-1019, Exhibit A – Boundary Survey, Exhibit B – Signatures of Additional Abutting Property Owners, Exhibit C – Certified Mail to Abutting Property Owners, Exhibit 3 – Perpetual Non-Exclusive Utility Easement

Background

The owners of three of the four abutting properties have signed the subject petition to close the alley that lies north of West Flagler Street between NW 74 Avenue and NW 75 Avenue so that the underlying land becomes incorporated into their properties (additional signature pages are attached as Exhibit B). The subject alley has never been improved nor maintained by the County and is covered with grass. However, active overhead and underground utilities including power poles and electrical wires currently run along this alley. Therefore, if this petition is granted, the County will retain a perpetual non-exclusive utility easement (attached as Exhibit 3) so that the existing utilities are not affected by the alley closure.

The owners of the abutting property who did not sign this petition were notified of it by certified mail, a copy of which is attached as Exhibit C. No objection or other reply was received from the owners of that property in response to the certified mail that was sent.

The subject alley was dedicated to the County in 1925 by the plat of "WINONA PARK 1ST ADDITION" as recorded in Plat Book 17, at Page 49, of the Public Records of Miami-Dade County, Florida.

The properties along the north side of the subject alley are zoned RU-2 (Two-Family Residential District). The abutting property lying to the southwest of the alley is zoned RU-5A (Semi-Professional Office District). The abutting property lying to the southeast of the alley is zoned BU-2 (Business District).



Jimmy Morales
Chief Operating Officer

The map shows a residential street grid. The vertical streets are NW 75th Ave, NW 74th Ave, and NW 73rd Ave. The horizontal streets are W Flagler St and NW 73rd Ave. A lot is highlighted in red, located between NW 74th Ave and NW 75th Ave, and between W Flagler St and NW 73rd Ave. This lot is labeled with the number 28. Other lots are labeled with numbers 10 through 25. The map also shows a large area labeled 60, which is a combination of two lots. The map is oriented with North at the top.

Date: 3/18/2024
Drawn By: A.Santelices

MDC004

Location & Aerial Map
SECTION 02 TOWNSHIP 52 RANGE 40

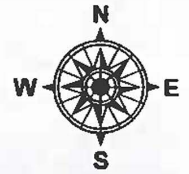


EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend 
P-1019 Road Closing

P- 1019
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 6
Kevin Marino Cabrera

Date: 3/18/2024
Drawn By: A.Santelices

EXHIBIT 2

PETITION TO CLOSE ROAD

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

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

The undersigned hereby certify:

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

The 15-foot-wide alley lying in Block 28, of WINONA PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 17, at Page 49, of the Public Records of Miami-Dade County, Florida, being described as follows:

Begin at the Northwest corner of Lot 19, of said Block 28; thence run Northerly along the Northerly extension of the West line of said Lot 19 for 15.00 feet to the Southwest corner of Lot 20, of said Block 28; thence run Easterly along the South lines of said Lot 20 and Lot 9, of said Block 28, for 250.00 feet to the Southeast corner of said Lot 9; thence run Southerly along the Southerly extension of the East line of said Lot 9, for 15.00 feet to the Northeast corner of Lot 10, of said Block 28; thence run Westerly along the North line of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, of said Block 28, for a distance of 250.00 feet to the Point of Beginning.

Said lands containing 3,750 square feet.

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

The subject alley was dedicated to the County by the plat of WINONA PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 17, at Page 49, 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 "A" 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
<u>CFBUILD, LLC</u> (ANIUSKA JORGE ORO)	<u>30-4002-009-2150</u>	<u>7455 W. Flagler St. Miami, FL</u>
<u>GLOCAR SERVICES, INC</u> (CARLOS CANASI)	<u>30-4002-009-2140</u>	<u>7401 W. Flagler St, Miami, FL</u>
<u>SUSANA ALVAREZ</u>	<u>30-4002-009-2130</u>	<u>24&26 NW 74 Ave, Miami, FL</u>
<u>NELIDA RODRIGUEZ</u> <u>JUAN CARLOS RODRIGUEZ</u> <u>LUIS BERNARDINO RODRIGUEZ</u>	<u>30-4002-009-2180</u>	<u>21 NW 75 Ave, Miami, FL</u>

See attached signature pages of additional property owners attached as Exhibit "B".

See attached Exhibit "C" for copies of certified mail sent to abutting owner who did not sign this petition.

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):

We the undersigned residents of the alley located in 7455 W Flagler St, Miami Dade County, hereby request to obtain full ownership of the alley to make room for more parking. The other owners of this alley have granted full permission and are aware that all expenses will be covered by CF Builds, LLC.

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

SIGNATURE

ADDRESS



7455 W Flagler St Miami FL 33144

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 Arivislat C. Smye Geo, 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.



ARMANDO A. SANTELICES
Commission # HH 405340
Expires June 1, 2027

[Signature]
(Signature of Petitioner)

Sworn and subscribed to before me this

18th day of March, 20 24

[Signature]
Notary Public State of Florida at Large

My Commission Expires: JUNE 1, 2027

EXHIBIT A
BOUNDARY SURVEY
OF ALLEY
TO BE VACATED

Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH (305) 767-5802 (main)
MIAMI-DADE BROWARD PALM BEACH MONROE HILLSBOROUGH PINELAS
WWW.SURVEY-PROS.COM

Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH (305) 767-5802 (main)
MIAMI-DADE BROWARD PALM BEACH MONROE HILLSBOROUGH PINELAS
WWW.SURVEY-PROS.COM

LEGAL DESCRIPTION:
THE 15-FOOT-WIDE ALLEY LYING IN BLOCK 20, OF WILLOW PARK 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17 PAGE 49, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 BLOCK 38 OF WILSON PLAT 117, BEING THE NORTHWEST CORNER OF LOT 18, SAID BLOCK 38, THEN NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 18, FOR 15.0 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID BLOCK 28, THEN RAIL EASTERLY ALONG THE SOUTH LINES OF SAID BLOCK 28, SAID LOT 18, SAID BLOCK 28, AND SAID LOT 18, FOR 15.0 FEET TO THE SOUTHWEST CORNER OF THE EAST LINE OF SAID LOT 18, FOR 15.0 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF SAID BLOCK 28, THEN WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 28, FOR 25.0 FEET TO THE POINT OF BEGINNING.

SINO LANDS CONTAINING 3,750 SQ.FT.

[illegible]

SURVEYOR'S CERTIFICATION

FOR EVERY COUNTY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5A-17 FLORIDA STATUTE PURSUANT TO SECTION 472.072 FLORIDA STATUTE.

CERTIFIED TO:
CETBUILO, LLC.

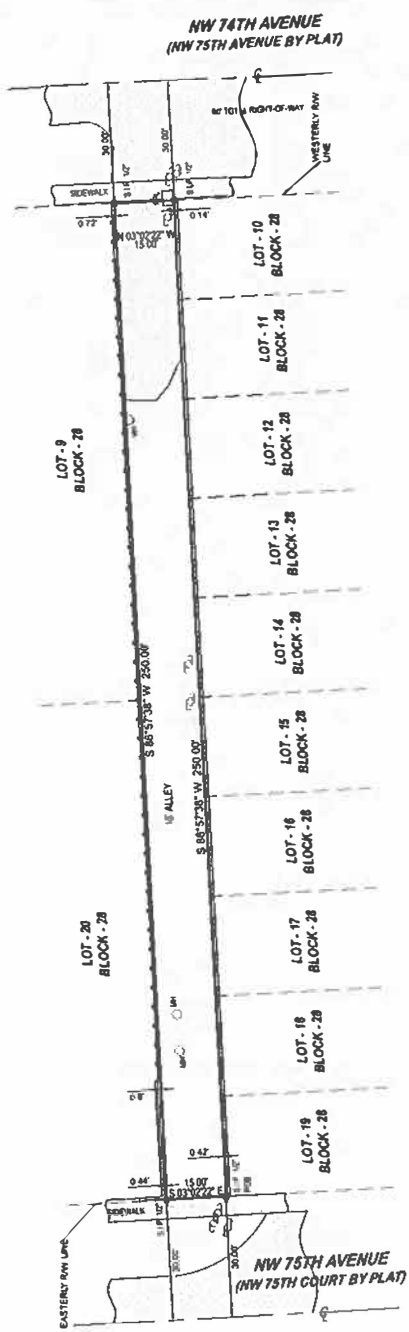
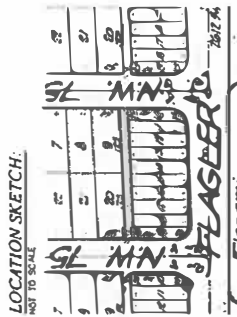
(3) HCS
DATE : 01-07-2023
CAB FILE : 080901 MS
DRAUGHTS : 60000
JOB NUMBER : 2308014
DATE OF DISPATCH : 01-07-2023



**Nicolas
Del Vento**

NICOLAS DEL VENTO
PROFESSIONAL SWIMMER & MARINE
STATE OF FLORIDA, LLC. d/b/a S

OF
15' ALLEY, BLOCK 8
OF
WINONA PARK, 1ST ADDITION
PLAT BOOK 17, PAGE 49
MIAMI-DADE COUNTY, FL.



LEGEND

- ARC DISTANCE
 - C = AIR CONDITIONER PAD
 - DOR = BROWARD COUNTY RECORDS
 - BLDG = BUILDING
 - M = BEACH MARK
 - BOB = BASIS OF BEACHES
 - CON = CONCRETE BLOCK & STUCCO
 - C = CALCULATED
 - CUB = CURB & GUTTER
 - CHU = CHUAN LINK FENCE
 - COL = COLUMN
 - CUL = CULVERT
 - CAS = CASHEM
 - DRAINAGE & MAINTENANCE

/W = DRIVEWAY
 B = ELECTRIC BOX
 HC = ENDS/ADJUTANT
 P = EDGE OF PAVEMENT
 W = EDGE OF WATER
 ON = FOUND DRILL HOLE
 SH = FINE SHITE FLOOR ELEVATION
 P = FOUND IRON PIPE (NO ID)
 RR = FOUND IRON ROD (NO ID)
 N = FOUND NAIL (NO ID)
 NA = FOUND NAIL & DISK
 PL = FLORIDA POWER & LIGHT
 TRANSFORMER PAD

E = LANDSCAPE EASEMENT
 L = LAND MAINTENANCE EASEMENT
 M = MEASURED
 P = PLAT
 R = RECORD
 S = SURVEY
 T = TOWN
 W = WATER
 Y = YARD
 Z = ZONING

RIC = POINT OF REVERSE CURVATURE
PAC = PERMANENT REFERENCE
TANGENT
TAN - POINT OF TANGENCY
RAD = RADIUS DISTANCE
R = RECORD
/W = RIGHT-OF-WAY
RES = RESURFACING
SIP = SP L#06023
NO = SET MAIL & DISK L#06023
LTL = SURVEY THE LINE
SOWALK = SIDEWALK
TYP = TYPICAL
B = UTILITY BOX
E = UTILITY EASEMENT
/F = WOOD FENCE

SYMBOLS:

	• TELEPHONE RISER
	• CABLE TV RISER
	• WATER METER
	• ELEVATION
0.00	• ORIGINAL LOT DISTANCE
(00)	• CENTRAL ANGLE
4	• CENTER LINE
	• WATER VALVE
	• CURB INLET

 FIRE HYDRANT
 LIGHT POLE
 CATCH BASIN
 UTILITY POLE
 DRAINAGE MANHOLE
 SEWER MANHOLE
 METAL FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 EASEMENT
 BOUNDARY LINE

- OVERHEAD UTILITY
 - ORIGINAL LOT LINE

ASPHALT CONCRETE
 PAVERS/ BRICK
 TILE

GRAPHIC SCALE

30' 0'

$1^{\circ} = 30'$

MDC011

EXHIBIT B

**SIGNATURES OF
ADDITIONAL ABUTTING
PROPERTY OWNERS**

Miami, Florida
02/27/2024

Letter of Ownership

To whom it may concern.

I Carlos Canesi (GLOCAN SERVICES) owner of the property located at 7401
West Flagler St. 33144

In conjunction with my neighbors, I am petitioning for the alley located adjoining my property.

Signature: [Signature]

Print Name: CARLOS CANESI

Date: 02-28-2024

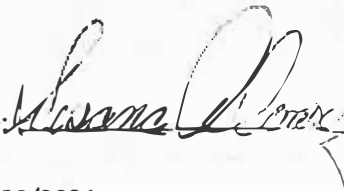
Miami, Florida
02/27/2024

Susana Alvarez
6450 Collins Ave
Apartment 1504
Miami Beach, FL 33142

Letter of Ownership

To whom it my concern.

I Susana Alvarez owner of the property located at 24/26 NW 74 AVE, Miami FL 33126, In conjunction with my neighbors, am petitioning for the alley located adjoining my property.

Signature:  Print Name: Susana Alvarez

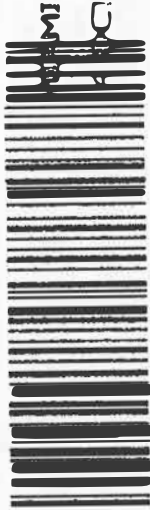
Date: 02/28/2024

EXHIBIT C

**COPIES OF CERTIFIED MAIL
SENT TO ABUTTING
OWNER WHO DID NOT
SIGN THIS PETITION**

CERTIFIED MAIL

CF and, LLC.
Gabriela Jarge
7455 West Flagler St
Miami, FL, 33144



9589 0710 5270 1061 5439 08

Retail



33126

U.S. POSTAGE PAID
FCM LETTER
MIAMI, FL 33126
OCT 04, 2023

\$5.01

R2308M154106-12

RDC 99

11/11/23

Neida O Rodriguez & Juan Carlos Rodriguez

21 NW 75 Ave

UNINCOR

MIAMI

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

... 9314120550407940

UNC 33144240155

*2206-01058-04-40

331264250521



9589 0710 5270 1061 5439 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



BLUE LAGOON
6200 NW 7TH ST
MIAMI, FL 33126-9998
(800)275-8777

Postmark
Here

11:44 AM

Qty	Unit Price	Price
1	cert Mail®	\$0.66
1	FL 33126	
	Weight: 0 lb 0.30 oz	
	Estimated Delivery Date	
	Fri 10/06/2023	
	Certified Mail®	\$4.35
	Tracking #:	
	9589 0710 5270 1061 5439 08	
	Total	\$5.01

Card Name: VISA
Account #: XXXXXXXXXXXX4549
Approval #: 001884
Transaction #: 637
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Not Required

Text your tracking number to 28777 (2025) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to <https://www.usps.com/help/claims.htm> or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @ <https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Post>
or scan this code with your mobile device.



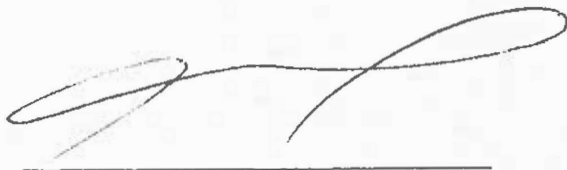
or call 1-800-410-7420

Cfbuild, LLC.
(310)-924-4052
7455 West Flagler St
Miami, FL 33144

Dear Nedila O Rodriguez & Juan Carlos Rodriguez:

We have been trying to contact you for some time without success, and since we are in the process of obtaining the alley behind your property from the city, we need your (his/her) signature for the process. Please contact Gabriela Jorge at any of the following: personal cell; (310)-924-4052, address; 7455 West Flagler St, Miami, FL 33144, email; medgaby5@yahoo.com immediately. Thank you in advance.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

CEO
Gabriela Jorge
10/04/2023

EXHIBIT 3
PERPETUAL NON-EXCLUSIVE
UTILITY 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 A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT

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

THIS RESERVATION OF A PERPETUAL NON-EXCLUSIVE UTILITY 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 alley lying north of West Flagler Street, from NW 74 Avenue to NW 75 Avenue; and

WHEREAS, as a condition of the alley closure, the County reserved a perpetual non-exclusive utility easement, as further described herein,

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 **PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT** for the purpose of constructing and maintaining any utilities, including but not limited to the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect electrical, communications, stormwater, and drainage infrastructure, water transmission and distribution facilities and all appurtenances thereto, including but not limited to utility poles, overhead and underground wires and cables, stormwater drainage pipes and structures, fire hydrants, and/or sewage transmission and collection facilities and

all appurtenant equipment, which right, privilege and easement (as that term is defined herein) shall include the right to remove or demolish, with no obligation to repair or replace same, any obstructions placed on the easement, including pavers, or that may extend vertically above the finished grade over the easement, as may be necessary to carry out any rights reserved herein 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:

The 15-foot-wide alley lying in Block 28, of WINONA PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 17, at Page 49, of the Public Records of Miami-Dade County, Florida, being described as follows:

Begin at the Northwest corner of Lot 19, of said Block 28; thence run Northerly along the Northerly extension of the West line of said Lot 19 for 15.00 feet to the Southwest corner of Lot 20, of said Block 28; thence run Easterly along the South lines of said Lot 20 and Lot 9, of said Block 28, for 250.00 feet to the Southeast corner of said Lot 9; thence run Southerly along the Southerly extension of the East line of said Lot 9, for 15.00 feet to the Northeast corner of Lot 10, of said Block 28; thence run Westerly along the North line of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, of said Block 28, for a distance of 250.00 feet to the Point of Beginning.

Said lands containing 3,750 square feet.

The reservation of this perpetual non-exclusive utility easement and the County's use thereof shall be superior to any other use inconsistent therewith, as determined at 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

Attested By: _____
Deputy Clerk

By: _____
County Mayor or Designee

Date

Approved as to form and
legal sufficiency

Assistant County Attorney

The foregoing was accepted and approved on the ____ day of _____, 2024 by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida.

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 _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the person duly authorized on behalf of MIAMI-DADE COUNTY, a political subdivision of the State of Florida. Said person 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. _____

Approved and accepted by Petitioners for Alley Closing on behalf of all abutting property owners:

Signed, Sealed and Delivered
in our presence: **(2 witnesses**
for each signature or for all)

Witness 601 SW 61th Ave
Miami FL 33144
Printed Name & Address

Witness 5274 SW 133 Court
Dwight Charles Lewis Miami FL 33175.
 Printed Name & Address

CFBUILD, LLC
Name of LLC

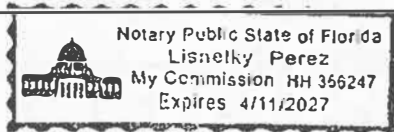
By: Member
Aniuska Gabriela Jorge Oro
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17 day of October, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Aniuska Gabriela Jorge Oro personally known to me, or proven, by producing the following forms of identification: Id66-007-77-915-0 to be the Member duly authorized on behalf of CFBUILD, LLC, a Florida limited liability company whose address is 7455 West Flagler Street, Miami, Florida, 33144. Said Member 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 SEAL/STAMP

Notary Signature

Printed Notary Signature

Notary Public, State of *Florida*

My commission expires: 7/11/2027

Commission/Serial No. *HH 366247*

Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)

Witness [Signature] 6515W 67th Ave
Miami FL 33144
Printed Name & Address

Witness [Signature]
Dennis Mitchell (owner, 5274 SW 133 CT, Miami
FL 33175
Printed Name & Address

GLOCAR SERVICES, INC

Name of Corporation

[Signature] (Sign)

By: President

Carlos Canasi

Printed Name

Address (if different)

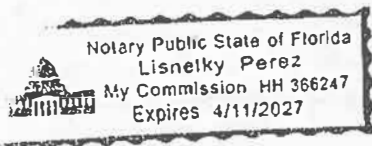
STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 17 day of October, A.D. 2024,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of []physical or
[]online notarization Carlos Canasi, personally known to me, or
proven, by producing the following forms of identification:
C520-100-44-330-0 to be the President of GLOCAR SERVICES, INC, a
corporation under the laws of the State of Florida, having its
office and principal place of business at 7401 West Flagler Street,
Miami, FL 33144, and in whose name the foregoing instrument is
executed, and that said officer acknowledged before me that he
executed said instrument acting under the authority duly vested by
said corporation.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature

Lisnelky Perez
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 4/11/2027

Commission/Serial No. HH 366247

Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)

Witness

Printed Name & Address

Witness

Printed Name & Address

Susana Alvarez

Printed Name

Address (if different)

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 4th day of October, A.D. 2024,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of []physical or
[]online notarization Susana Alvarez, whose address is 6450 Collins
Avenue, Apt. 1504, Miami Beach, Florida 33141, personally known to
me, or proven, by producing the following forms of identification:
A416-780-58-8679 to be the person who 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

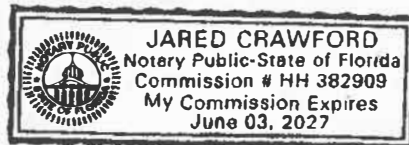
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____





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(D)

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(D)
4-1-25

RESOLUTION NO. R-337-25

RESOLUTION GRANTING PETITION TO CLOSE THE ALLEY LYING NORTH OF WEST FLAGLER STREET FROM NW 74 AVENUE TO NW 75 AVENUE (ALLEY CLOSING PETITION NO. P-1019) FILED BY CFBUILD, LLC; WAIVING THE SIGNATURE REQUIREMENTS OF RESOLUTION NO. 7606 AS TO ADJACENT PROPERTY OWNERS; RETAINING A NON-EXCLUSIVE UTILITY EASEMENT RIGHT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE PERPETUAL NON-EXCLUSIVE UTILITY 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, Alley Closing Petition No. P-1019 was signed by the owners of three of the properties abutting on the alley sought to be closed and notice was sent by certified mail to the owners of the one additional property that abuts 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. 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. Alley Closing Petition No. P-1019 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 County retaining a perpetual non-exclusive utility easement as referenced 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 the County retains a perpetual non-exclusive utility easement, in substantially the form attached to the County Mayor's memorandum as Exhibit 3 over, along, and under this land. This Board authorizes the County Mayor or County Mayor's designee to execute the perpetual non-exclusive utility easement.

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. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the perpetual non-exclusive utility 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 be "AP", written over a horizontal line.

Annery Pulgar Alfonso