

MEMORANDUM

Agenda Item No. 5(B)

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 NW 35 Avenue from NW 46 Street south for approximately 639 feet (Road Closing Petition No. P-1009) filed by Lorenzo Investments III, LLC, subject to certain conditions, retaining water and sewer utility easement rights, and authorizing the County Mayor to execute the water and sewer utility easement and to exercise all rights conferred therein

Resolution No. R-335-25

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

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: Road Closing Petition P-1009
Section: 21-53-41
NW 35 Avenue from NW 46 Street South for Approximately 639 Feet
Commission District: 2

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to grant a petition filed by Lorenzo Investments III, LLC to close the subject road. If this petition is granted, the underlying lands will become incorporated into the plat of FRAZIER INDUSTRIAL TRACT. The \$121,961.00 fee for this road closing petition has been paid.

Recommendation

It is recommended that the Board grant road closing petition P-1009, attached to this Memorandum as Exhibit 2, following a public hearing, and contingent on the recording of the plat of FRAZIER INDUSTRIAL TRACT, Tentative Plat T-24792. 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, Transportation and Public Works (DTPW), Water and Sewer (WASD), and Fire Rescue have no objection to this road being closed. This request conforms with County regulations governing the procedures for the vacation of County roads as set forth in Resolution No. 7606. A portion of the subject land has been improved with a paved road. Location maps are attached as Exhibit 1.

Scope

The subject road closing petition is located within District 2, which is represented by Commissioner Marleine Bastien.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to the subject road at an average rate of \$33.07 per square foot. Therefore, the estimated value of the subject land is approximately \$1,200,010. If the subject road is closed and vacated, the land will be placed on the tax roll, generating an estimated \$20,465 per year in additional property taxes. The fee for this road closing petition is \$121,961.00.

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

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

Attachments: Exhibit 1 – Location Maps, Exhibit 2 – Road Closing Petition P-1009, Exhibit A to Petition – Tentative Plat T-24792, Exhibit 3 – Water and Sewer Utility Easement, Composite Exhibit A to Easement – Sketches and Legal Descriptions

Background

The owners of the properties abutting on the subject road wish to close NW 35 Avenue from NW 46 Street south for approximately 639 feet to incorporate the land into the proposed plat of FRAZIER INDUSTRIAL TRACT, Tentative Plat T-24792. The subject land includes a paved road that is used for access to the petitioner's properties and a small portion of concrete sidewalk. In the past, the County has granted permission for the petitioner to use a portion of the subject land for the storage of sand, gravel, and other materials, vehicle parking, and a fence enclosure with a gate, as evidenced by a permit agreement issued in 2002. By means of this petition, the abutting property owners now wish for the County to permanently vacate the entire subject portion of land so that it reverts to their private property. This will allow them to secure the area to prevent unwanted entry.

WASD owns water and sewer infrastructure within the subject area. For this reason, the County will retain a water and sewer utility easement, attached as Exhibit 3, over, along, and under portions of the subject land if the Board approves the granting of this petition. Other utilities lying within the subject area will be removed or relocated in accordance with the requirements of the proposed plat.

The easterly portion of the subject land was dedicated to the County in 1959 by the plat of FRAZIER INDUSTRIAL PROPERTIES, as recorded in Plat Book 69, at Page 66. The northwesterly portion of the subject land was acquired by the County in 1979 by the Special Warranty Deed recorded in Official Records Book 10568, at Page 180. The southwesterly portion of the subject land was dedicated to the County in 1988 by the Right-of-Way Deed recorded in Official Records Book 13720, at Page 92. These documents are all recorded in the Public Records of Miami-Dade County, Florida.

The properties abutting on the subject road are zoned IU-2 (Industrial Districts, Heavy Manufacturing).

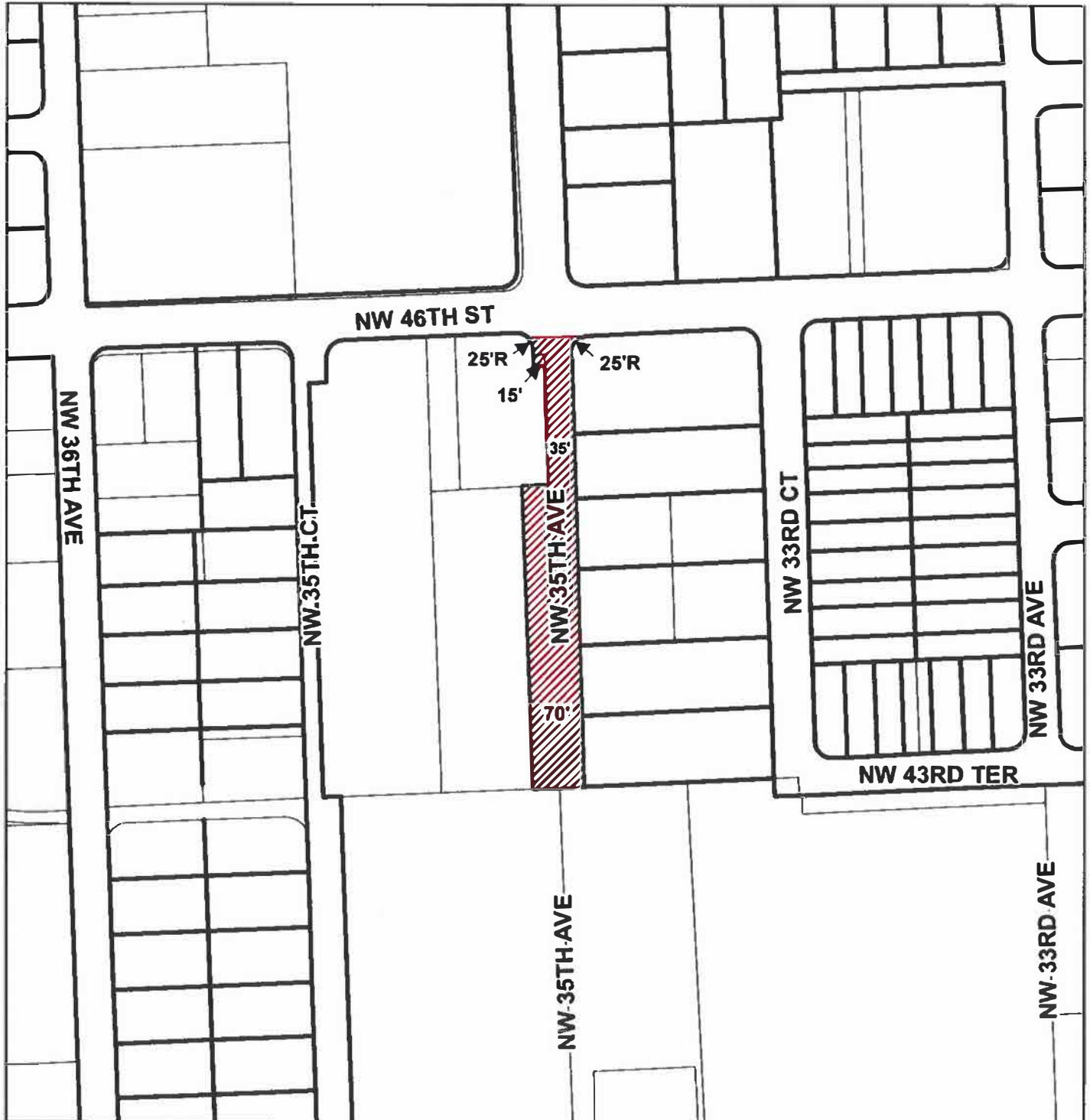
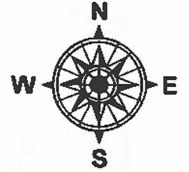


Jimmy Morales
Chief Operating Officer

Location & Aerial Map

SECTION 21 TOWNSHIP 53 RANGE 41

EXHIBIT "1"



THIS IS NOT A SURVEY

P- 1009

Municipality: Unincorporated Miami Dade
Commission District 2
Marleine Bastien

Legend 
P-1009 Road Closing

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

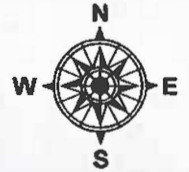
Date: 6-14-2023
Drawn By: A.Santelices

MDC004

Location & Aerial Map

SECTION 21 TOWNSHIP 53 RANGE 41

EXHIBIT "1"



THIS IS NOT A SURVEY

P- 1009

Municipality: Unincorporated Miami Dade

Commission District 2

Marleine Bastien

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

Date: 6-14-2023

Drawn By: A.Santelices

Legend 
P-1009 Road Closing

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:

All that portion of NW 35th Avenue as shown on the recorded plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida, having for its Southerly boundary the Westerly extension of the South line of Lot 6 of the aforementioned plat of "FRAZIER INDUSTRIAL PROPERTIES"; its Northerly boundary being the North line of Lot 1 of the aforementioned plat of "FRAZIER INDUSTRIAL PROPERTIES", extended Westerly to the centerline of said NW 35th Avenue; its Westerly boundary being the centerline of said NW 35th Avenue of the aforementioned plat of "FRAZIER INDUSTRIAL PROPERTIES"; and its Easterly boundary being the Westerly line of Lots 1, 2, 3, 4, 5 and 6 of the aforementioned plat of "FRAZIER INDUSTRIAL PROPERTIES"; AND

TOGETHER WITH: The South 414.63 feet of the East 35 feet of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East, Miami-Dade County, Florida, AND;

TOGETHER WITH: The South 45 feet of the North 80.00 feet of the East 15.00 feet of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 21; AND the external area formed by a 25.00 foot radius arc concave to the Southwest and tangent to the South line of the North 25.00 feet of the Southwest 1/4 of said Section 21 and tangent to the West line of the East 15.00 feet of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 21, LESS the portion thereof lying within the North 35 feet of the Southwest 1/4 of said Section 21.

Said described parcel of land containing 37,694 square feet, more or less.

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 portions of right-of-way were dedicated to Miami-Dade County by the Right-of-Way Deed recorded in Official Records Book 13720 at Page 92; the Special Warranty Deed recorded in Official Records Book 10568 at Page 180; and the plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69 at Page 66; all 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 "A".

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>LORENZO INVESTMENTS III LLC</u> (Humberto Lorenzo, Jr.)	<u>30-3121-000-0860</u>	<u>3500 NW 46 ST MIAMI FL 33142</u>
<u>LORENZO INVESTMENTS II LLC</u> (Humberto Lorenzo, Jr.)	<u>30-3121-000-0880</u>	<u>4310 NW 35 AVE MIAMI FL 33142</u>
<u>LAND STAR INC</u> (Ramon Mijares)	<u>30-3121-046-0010</u>	<u>3400 NW 46 ST MIAMI FL 33142</u>
<u>HL LAND HOLDING LLC</u> (Humberto Lorenzo, Jr.)	<u>30-3121-046-0030</u>	<u>NO PHYSICAL ADDRESS</u>
<u>HL LAND HOLDING LLC</u> (Humberto Lorenzo, Jr.)	<u>30-3121-046-0040</u>	<u>NO PHYSICAL ADDRESS</u>
<u>MIJARES ENTERPRISES LLC</u> (Ramon Mijares)	<u>30-3121-000-0910</u>	<u>3355 NW 41 ST MIAMI FL 33142</u>
<u>MIJARES ENTERPRISES LLC</u> (Ramon Mijares)	<u>30-3121-000-0912</u>	<u>4301 NW 35 AVE MIAMI FL 33142</u>
<u>EL RETIRO MOBILE HOME PARK LLC</u> (Ramon Mijares)	<u>30-3121-000-1030</u>	<u>3586 NW 41 ST MIAMI FL 33142</u>

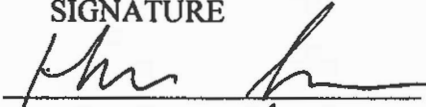
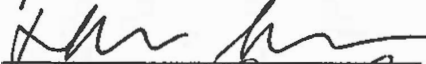
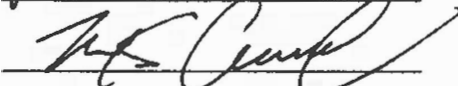
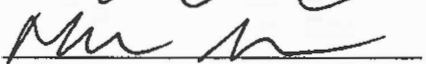
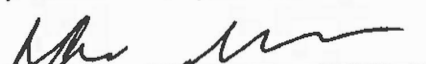
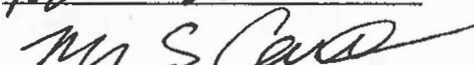
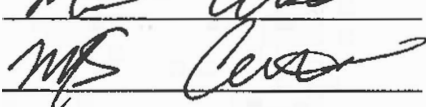
5. ACCESS TO OTHER PROPERTY: The undersigned certify that in the event this petition is granted no other property owners will be prevented from access to and from their property and no other property owners in the vicinity will be adversely affected.

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):

- We have had an existing lease on the property since 2002, no other-people use this road and homeless tents have been become an increasing problem and danger to the street*

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

Respectfully submitted,

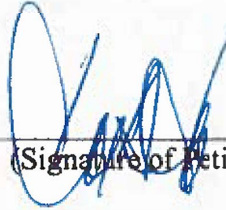
SIGNATURE	ADDRESS
	3500 NW 46 St
	4310 NW 35 AVE
	3400 NW 46 St
	30-3121-046-0030
	30-3121-046-0040
	3355 NW 41 St
	4301 NW 35 AVE
	3586 NW 41st

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 FORGE LOPEZ, 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.

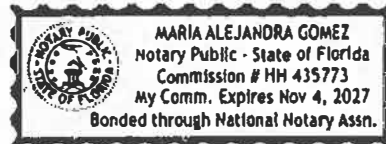


(Signature of Petitioner)

Sworn and subscribed to before me this

26th day of SEPTEMBER, 2024

Maria Alejandra Gomez
Notary Public State of Florida at Large



My Commission Expires: NOV 4/27

**EXHIBIT A
TO PETITION**

**TENTATIVE PLAT
T-24792**

EXHIBIT 3

**WATER AND SEWER
UTILITY EASEMENT**

Exhibit 3

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 WATER AND SEWER UTILITY EASEMENT

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

THIS RESERVATION OF A WATER AND SEWER 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 road identified as _____; and

WHEREAS, as a condition of the road closure, the County reserved a water and sewer 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 **WATER AND SEWER UTILITY EASEMENT** for the purpose of constructing and maintaining utilities, including but not limited to the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities, and all appurtenances thereto, including but not limited to 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 parcels of land, situate, lying, and being in Miami-Dade County, State of Florida, "the easement," to-wit:

SEE ATTACHED COMPOSITE EXHIBIT A (7 PAGES).

The reservation of this **WATER AND SEWER UTILITY 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

Attested By: _____

By: _____

Deputy Clerk:

County Mayor

Approved as to form and
legal sufficiency

Assistant County Attorney

The foregoing was accepted and approved on the ____ day of _____, 2023 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. _____

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

Witness
Mychaluge/Suhmard 12855 SW 130nd St
Printed Name & Address

Address (if different)

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

 MARIA ALEJANDRA GOMEZ
Notary Public - State of Florida
Commission # 4H 435773
My Comm. Expires Nov 4, 2027
Bonded through National Notary Assn.

Notary Signature

Notary Public, State of Florida

My commission expires: Nov. 4/23

Commission/Serial No. HH 435773

**COMPOSITE EXHIBIT A
TO EASEMENT**

**SKETCHES & LEGAL
DESCRIPTIONS
(7 PAGES)**

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
15' MD-WASD SEWER MAIN EASEMENT
(ES-130-13)

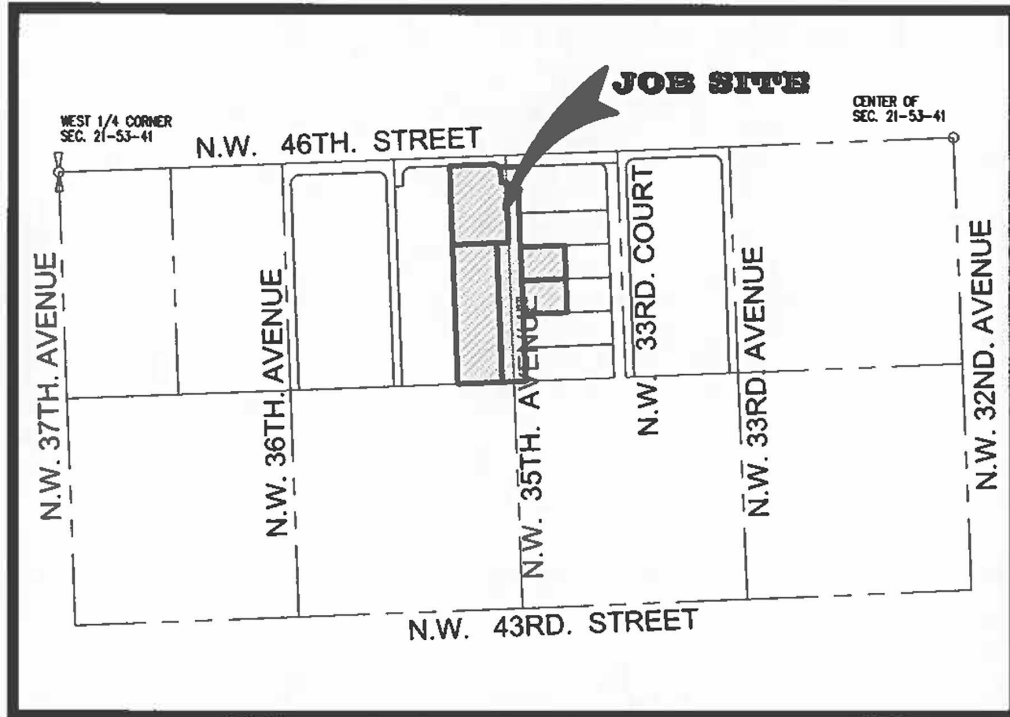
SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST

PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)

ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142

FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /

#30-3121-046-0030 / 30-3121-046-0040



LOCATION MAP

THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Date: 04/15/2024

Job # RP24-0335

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

Jacob Gomis

Professional Surveyor & Mapper

State of Florida Reg. No. 6231

Dated: April 15, 2024

Revised: May 15, 2024

Revised: June 24, 2024

Revised: July 11, 2024

Revised: September 5, 2024

Revised: September 10, 2024

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
15' MD-WASD SEWER MAIN EASEMENT
(ES-130-13)

SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST

PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)

ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142

FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
#30-3121-046-0030 / 30-3121-046-0040

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow and bearings shown hereon are based on an assumed bearing of N.00°07'15"E. along the West line of the West 1/2, N.W. 1/4, N.E. 1/4, S.W. 1/4 of SECTION 21-TOWNSHIP 53 SOUTH- RANGE 41 EAST, as shown on recorded plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereof.
- 6) The minimum vertical clearance of this easement is 25 feet.
- 7) This Easement strip forms a closed geometric figure.
- 8) The intent of this easement is to cover areas encompassed by underground utility lines.
- 9) Data shown hereon based on MDWASD As-Built Plans ES-130-13 and recovered above ground evidence.

Date: 04/15/2024

Job # RP24-0335

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
15' MD-WASD SEWER MAIN EASEMENT
(ES-130-13)

SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST

PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)
ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142
FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
#30-3121-046-0030 / 30-3121-046-0040

LEGAL DESCRIPTION:

A portion of N.W. 35th. Avenue, lying South of the South line of the North 35 feet of the S.W. 1/4 of Section 21, Township 53 South, Range 41 East, as shown on recorded plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida, being a strip of land 15 feet wide exclusive utility easement for the benefit of Miami-Dade Water and Sewer Department. Lying 7.5 feet on each side of the following described centerline:

Commence at the Southwest corner of Lot 6 of said "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida; Thence run N.89°58'30"W. along the Westerly extension of the South line of said Lot 6 for a distance of 30.00 feet to the POINT OF BEGINNING of the centerline of said 15 foot wide exclusive Miami-Dade Water and Sewer Department utility easement; Thence run N.00°07'15"E. for a distance of 53.55 feet to Reference Point "A"; Thence continue N.00°07'15"E. for a distance of 17.00 feet to Reference Point "B"; Thence continue N.00°07'15"E. for a distance of 83.00 feet to Reference Point "C"; Thence continue N.00°07'15"E. for a distance of 2.00 feet to Reference Point "D"; Thence continue N.00°07'15"E. for a distance of 96.00 feet to Reference Point "E"; Thence continue N.00°07'15"E. for a distance of 22.00 feet to Reference Point "F"; Thence continue N.00°07'15"E. for a distance of 113.00 feet to Reference Point "G"; Thence continue N.00°07'15"E. for a distance of 64.00 feet to Reference Point "H"; Thence continue N.00°07'15"E. for a distance of 73.00 feet to Reference Point "I"; Thence continue N.00°07'15"E. for a distance of 93.00 feet to Reference Point "J"; Thence continue N.00°07'15"E. for a distance of 22.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "A", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "B"; Thence run N.89°52'45"W. for a distance of 25.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "C"; Thence run N.89°52'45"W. for a distance of 25.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "D", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "E", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "F"; Thence run N.89°52'45"W. for a distance of 25.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "G", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "H", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "I", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "J", as to intercept at angle points with the East right-of-way line of NW 35 Avenue as shown on said Plat Book 69, at Page 66; Thence run S.89°52'45"E. for a distance of 30.00 feet to the POINT OF TERMINUS.

Said lands situate, lying and being in Section 21, Township 53 South, Range 41 East, Miami-Dade County, Florida.
Area of above described parcel of land is 12,786 square feet, more or less.

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKE FL. 33014

Date: 04/15/2024
Job # RP24-0335

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
15' MD-WASD SEWER MAIN EASEMENT
(ES-130-13)

SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
 PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)
 ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142
 FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
 #30-3121-046-0030 / 30-3121-046-0040

GRAPHIC SCALE

(IN FEET)
 1 inch = 80 ft.

LEGEND

-  = Centerline
-  = 15' SEWER MAIN EASEMENT
-  = Section Line

Date: 04/15/2024
 Job # RP24-0335
 INSTRUMENT PREPARED BY:

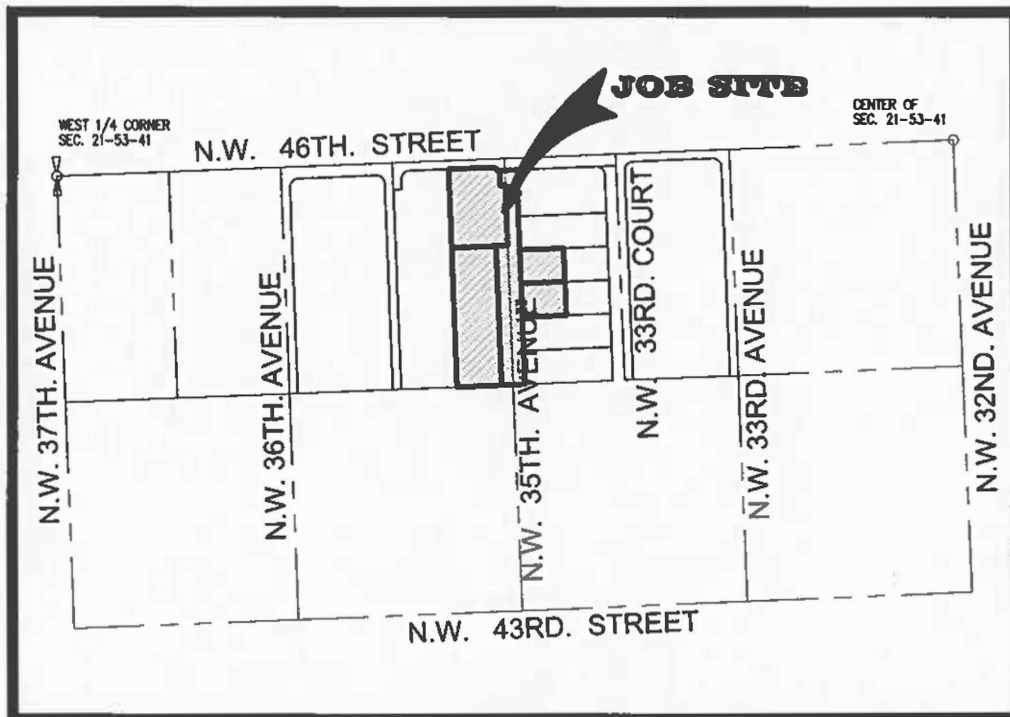
ROYAL POINT
 LAND SURVEYORS, INC.

PHONE: 305-822-6062 • FAX: 305-827-9669
 6175 NW 153rd STREET SUITE 321
 MIAMI LAKE FL. 33014

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
12' MD-WASD WATER MAIN EASEMENT
(E-8435-82)

SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST

PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)
ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142
FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
#30-3121-046-0030 / 30-3121-046-0040



LOCATION MAP

THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Date: 04/15/2024 (Revised: 06/13/2024)

Job # RP24-0335

INSTRUMENT PREPARED BY:

ROYAL POINT
LAND SURVEYORS, INC.

PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKE FL. 33014

Jacob Gomis
Professional Surveyor & Mapper
State of Florida Reg. No. 6231
Dated: April 15, 2024
Revised: May 15, 2024
Revised: June 24, 2024

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
12' MD-WASD WATER MAIN EASEMENT
(E-8435-82)

SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST

PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)
ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142
FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
#30-3121-046-0030 / 30-3121-046-0040

LEGAL DESCRIPTION:

A portion of N.W. 35th. Avenue, lying South of the South line of the North 35 feet of the S.W. 1/4 of Section 21, Township 53 South, Range 41 East, as shown on recorded plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida, being a strip of land 12 feet wide exclusive utility easement for the benefit of Miami-Dade Water and Sewer Department. Lying 6.0 feet on each side of the following described centerline:

Commence at the Southwest corner of Lot 6 of said "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida; Thence run N.89°58'30"W. along the Westerly extension of the South line of said Lot 6 for a distance of 22.00 feet to the POINT OF BEGINNING of said exclusive Miami-Dade Water and Sewer Department Utility Easement; Thence run N.00°07'15"E. for a distance of 18.55 feet to Reference Point "A"; Thence continue N.00°07'15"E. for a distance of 252.79 feet to Reference Point "B"; Thence continue N.00°07'15"E. for a distance of 367.22 feet to Reference Point "C" and also being the POINT OF TERMINUS.

AND

Begin at Reference Point "A"; Thence run N.89°52'45"W. for a distance of 22.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "B"; Thence run S.89°52'45"E. for a distance of 22.00 feet to the POINT OF TERMINUS.

AND

Begin at Reference Point "C"; Thence run S.90°00'00"W for a distance of 6.00 feet to the POINT OF BEGINNING of said exclusive Miami-Dade Water and Sewer Department Utility Easement; Thence continue S.90°00'00"W. for a distance of 27.03 feet to a point on curve, said point bearing S.53°07'49"W. to the center of a circular curve, concave to the Southwest and having for its elements a Radius of 25 feet and a Central Angle of 31°30'30"; Thence run Southeasterly along the arc of said circular curve for an arc distance of 13.75 feet to the point of tangency of said circular curve; Thence run N.90°00'00"E. for a distance of 22.11 feet to a point; Thence run N.00°07'15"E. for a distance of 12.67 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Section 21, Township 53 South, Range 41 East, Miami-Dade County, Florida. Area of above described parcel of land is 8339 square feet, more or less.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow and bearings shown hereon are based on an assumed bearing of N.00°07'15"E. along the West line of the West 1/2, N.W. 1/4. S.W. 1/4 of SECTION 21-TOWNSHIP 53 SOUTH- RANGE 41 EAST, as shown on recorded plat of "FRAZIER INDUSTRIAL PROPERTIES", according to the plat thereof as recorded in Plat Book 69, at Page 66, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereof.
- 6) The minimum vertical clearance of this easement is 25 feet.
- 7) This Easement strip forms a closed geometric figure.
- 8) The intent of this easement is to cover areas encompassed by underground utility lines.
- 9) Data shown hereon based on MDWASD As-Built Plans E-8435-82 and recovered above ground evidence.

Date: 04/15/2024 (Revised: 06/13/2024)

Job # RP24-0335

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669

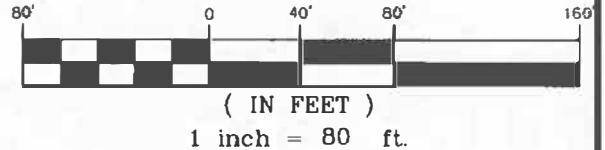
6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
12' MD-WASD WATER MAIN EASEMENT
(E-8435-82)

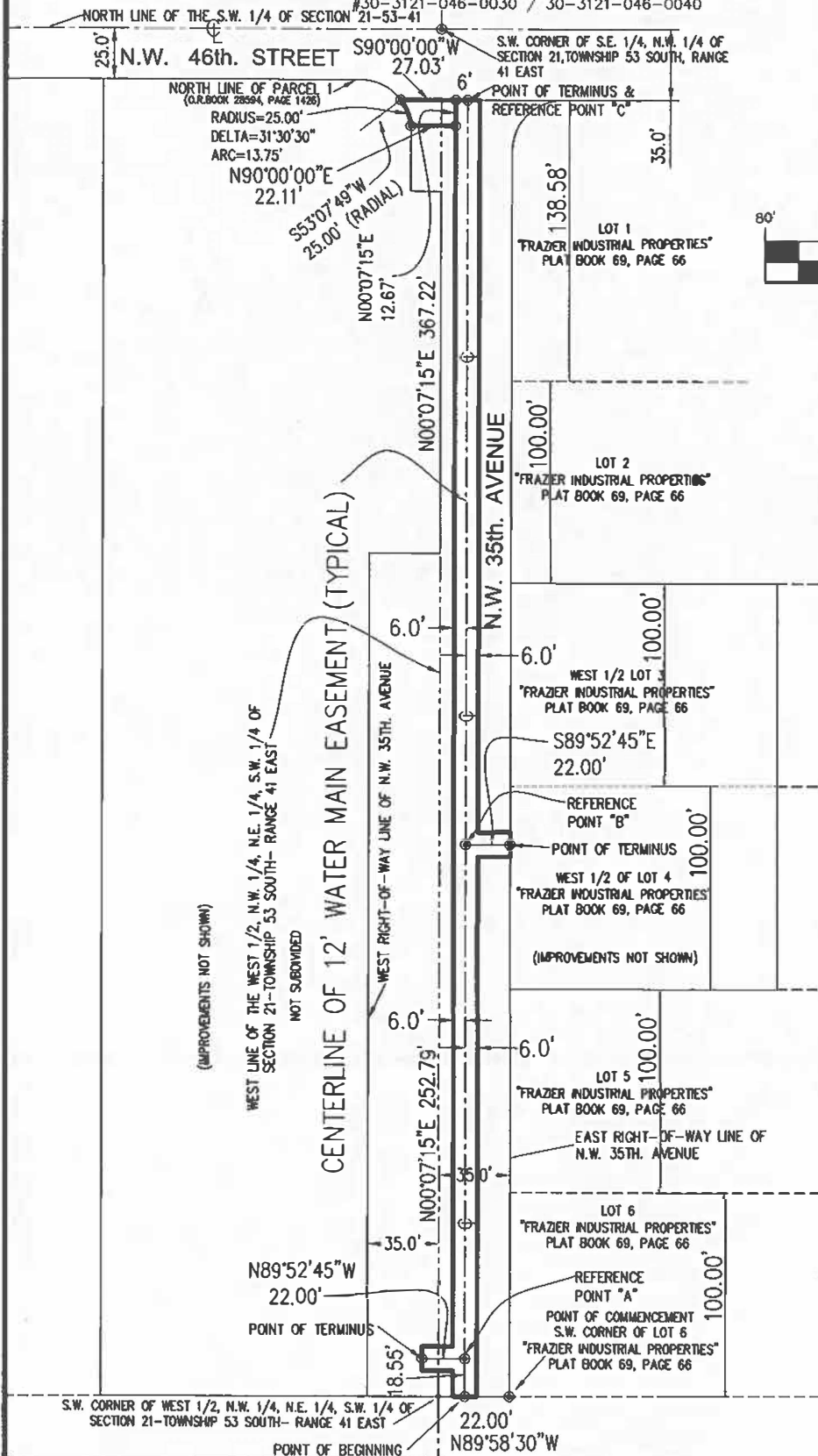
SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
 PROJECT NAME: "FRAZIER INDUSTRIAL TRACT" (T#24792)
 ADDRESS: 3500-02 NW 46 STREET, 4310 NW 35 AVENUE, MIAMI, FLORIDA 33142
 FOLIO #30-3121-000-0860 / 30-3121-000-0861 / 30-3121-000-0880 /
 #30-3121-046-0030 / 30-3121-046-0040

GRAPHIC SCALE



LEGEND

- = Centerline
- = 12' WATER MAIN EASEMENT
- = Section Line



Date: 04/15/2024 (Revised: 06/13/2024)

Job # RP24-0335

INSTRUMENT PREPARED BY:

ROYAL POINT
 LAND SURVEYORS, INC.

PHONE: 305-822-6062 * FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321
 MIAMI LAKE FL. 33014



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(B)

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(B)
4-1-25

RESOLUTION NO. R-335-25

RESOLUTION GRANTING PETITION TO CLOSE NW 35 AVENUE FROM NW 46 STREET SOUTH FOR APPROXIMATELY 639 FEET (ROAD CLOSING PETITION NO. P-1009) FILED BY LORENZO INVESTMENTS III, LLC, SUBJECT TO CERTAIN CONDITIONS, RETAINING WATER AND SEWER UTILITY EASEMENT RIGHTS, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE WATER AND SEWER 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, Road Closing Petition No. P-1009 was signed by the owners of all the properties abutting on the road 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. Road Closing Petition No. P-1009 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 3 below.

Section 3. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed, save and except that this closure is subject to (a) the County's retention of a water and sewer utility easement, in substantially the form attached to the County

Mayor's Memorandum as Exhibit 3, over, under, and along portions of this land and the recordation of the same; and (b) the recordation of the plat of "FRAZIER INDUSTRIAL TRACT" (Tentative Plat T-24792); if the plat is not recorded within four years from the effective date of this resolution, then this resolution shall be null and void (the "condition precedents"). This Board authorizes the County Mayor or County Mayor's designee to execute the water and sewer utility easement in substantially the form attached to the County Mayor's Memorandum as Exhibit 3 and to exercise all rights conferred therein.

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.

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

Section 8. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the water and sewer 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 the 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.

Annery Pulgar Alfonso