

MEMORANDUM

Agenda Item No. 5(J)

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

DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution granting petition to
close a portion of NW 12 Avenue
from NW 79 Street north for
approximately 82 feet (Vacation
of Right-of-Way Petition No. P-
1024) filed by Unique Space
LLC

Resolution No. R-830-25

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/uw

Memorandum



Date: September 3, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Vacation of Right-of-Way Petition P-1024
Section: 11-53-41
A Portion of NW 12 Avenue from NW 79 Street North for Approximately 82 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 Unique Space LLC to vacate the subject portion of right-of-way. If this petition is granted, the underlying land will become incorporated into the abutting property. The \$6,485.00 fee for this vacation of right-of-way petition has been paid.

Recommendation

It is recommended that the Board grant vacation of right-of-way petition P-1024, 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 portion 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. The subject land has never been improved nor maintained by the County.

Scope

The subject portion of right-of-way is located within District 2, which is represented by Commissioner Marleine Bastien.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the property adjacent to the subject portion of right-of-way at an average rate of \$50.00 per square foot. Therefore, the estimated value of the subject land is approximately \$45,250. If the subject portion of right-of-way is closed and vacated, the land will be placed on the tax roll, generating an estimated \$767 per year in additional property taxes. The fee for this vacation of right-of-way petition is \$6,485.00.

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.

Attachments: Exhibit 1 – Location & Aerial Maps, Exhibit 2 – Vacation of Right-of-Way Petition P-1024, Exhibit A – Sketch & Legal Description, Exhibit B – Tentative Plat T-25121, Exhibit C – Petition Letter, Exhibit D – Image of Approved Site Plan, Exhibit E – Administrative Site Plan Review Approval Letter

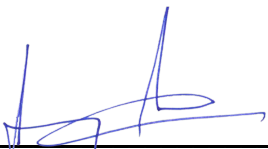
Delegated Authority

There is no delegation of authority associated with this item.

Background

The owner of the abutting property requests that the County vacate a portion of right-of-way along the west side of NW 12 Avenue from NW 79 Street north for approximately 82 feet so that the underlying land becomes incorporated into his abutting property. This will facilitate the proposed development of a workforce housing complex on this site. This project is associated with the proposed plat of SKY RESIDENCE, tentative plat T-25121 (attached as Exhibit B), although the subject vacation of right-of-way petition is not contingent upon the recording of the final plat. The petitioner additionally provided Exhibits C, D, and E which include supplemental information regarding the proposed development of the site.

The subject portion of right-of-way has never been improved nor maintained by the County and is covered with grass. A small portion of the subject land was acquired by the County in 1982 by the final judgement recorded in Official Records Book 11539, at Page 2063, of the Public Records of Miami-Dade County, Florida. However, the majority of the land was dedicated to the County in 2018 by the right-of-way deed recorded in Official Records Book 31766, at Page 750, of the Public Records of Miami-Dade County, Florida. The dedication of the additional right-of-way width in 2018 was required for a building permit application in order to comply with the street width requirements as stipulated in Chapter 33, Section 133, of the County Code. However, the proposed project was modified in accordance with the zoning requirements of the North Central Urban Area District, which allows a lesser right-of-way width for NW 12 Avenue at this location. Thus, the subject vacation of right-of-way petition is in harmony with the approved site plan for the proposed project at this location.

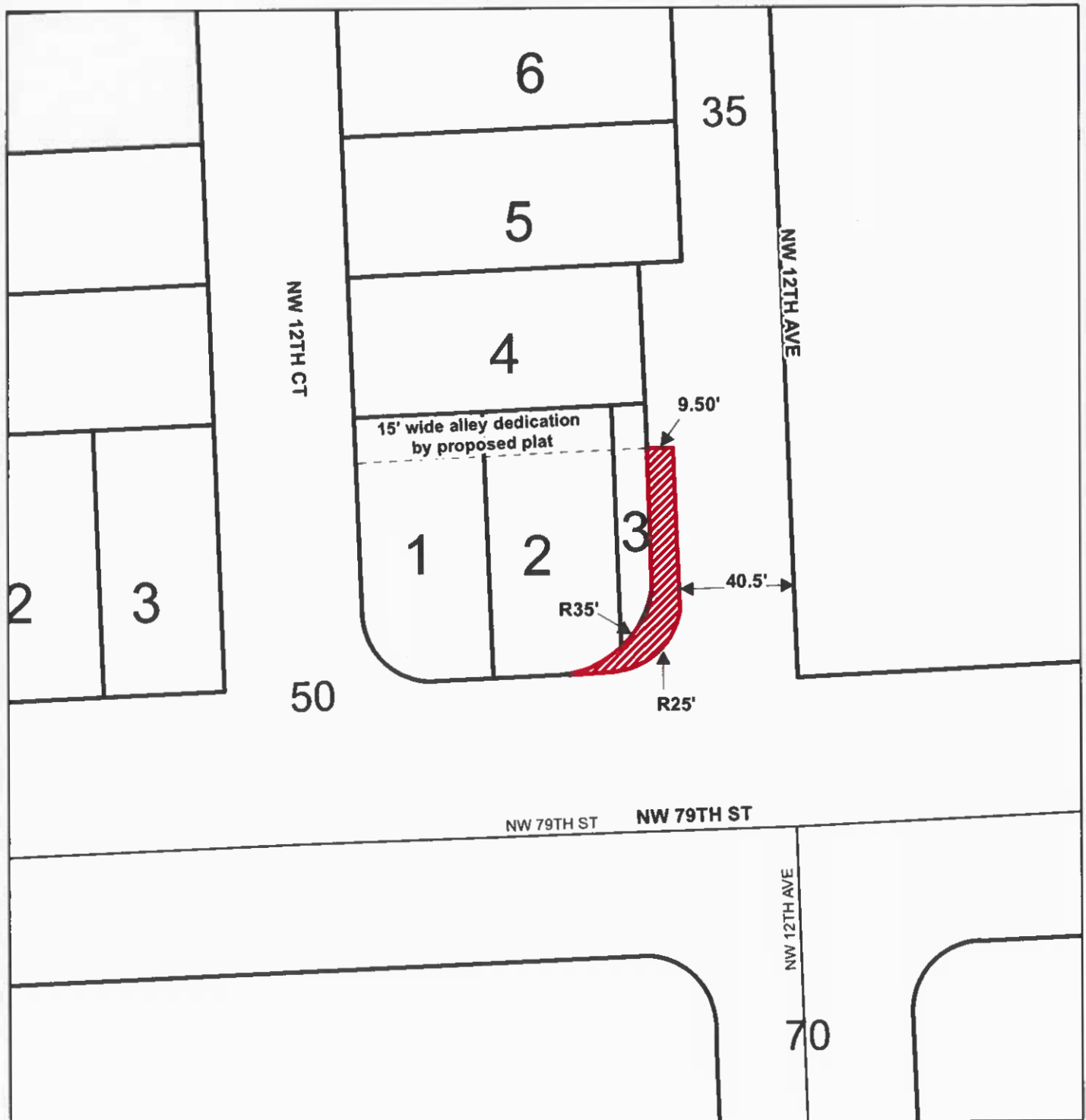


Jimmy Morales
Chief Operating Officer

Location & Aerial Map

SECTION 11 TOWNSHIP 53 RANGE 41

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

Legend 
P-1024 Vacation of R/W

P-1024
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 2
Marleine Bastien

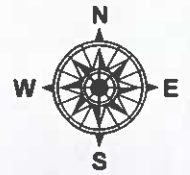
Date: 11-26-2024
Drawn By: A.Santelices

MDC004

Location & Aerial Map

SECTION 11 TOWNSHIP 53 RANGE 41

EXHIBIT 1



THIS IS NOT A SURVEY
NOT TO SCALE

P-1024

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 2
Marleine Bastien

Legend

P-1024 Vacation of R/W

Date: 11-26-2024

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:

- See Attached Exhibit “A” – Sketch and Legal description.

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):

Right of way Dedication was acquired by O.R.B.11539, PG. 2063 (Parcel 53) and Right of way Dedication by O.R.B. 31766, PG. 750, both 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” – Tentative Plat.

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

UNIQUE SPACE LLC

30-3111-010-0190

1205 NW 79 STREET

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):

See Attached Exhibit "C" – Petition Letter

7. Signatures of all abutting property owners:

SIGNATURE

ADDRESS


Jose Coll - Manager

UNIQUE SPACE LLC

1953 Harbor View Cir, Weston, FL 33327

STATE OF FLORIDA

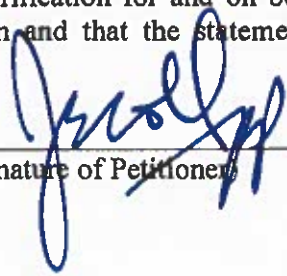
)

) SS

MIAMI-DADE COUNTY

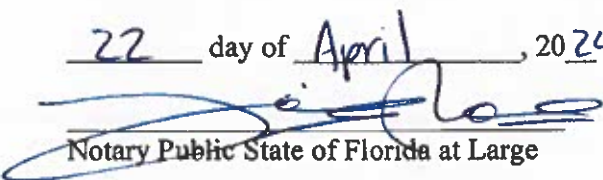
)

BEFORE ME, the undersigned authority, personally appeared by means of ☒ physical or ☐ online notarization Jose Coll, 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

22 day of April, 2024


Notary Public State of Florida at Large



My Commission Expires: 11-07-2026

Respectfully submitted,

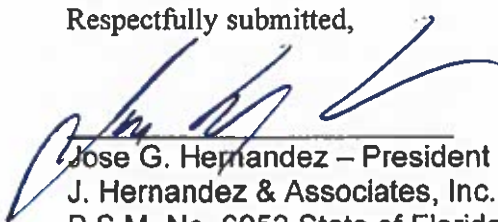
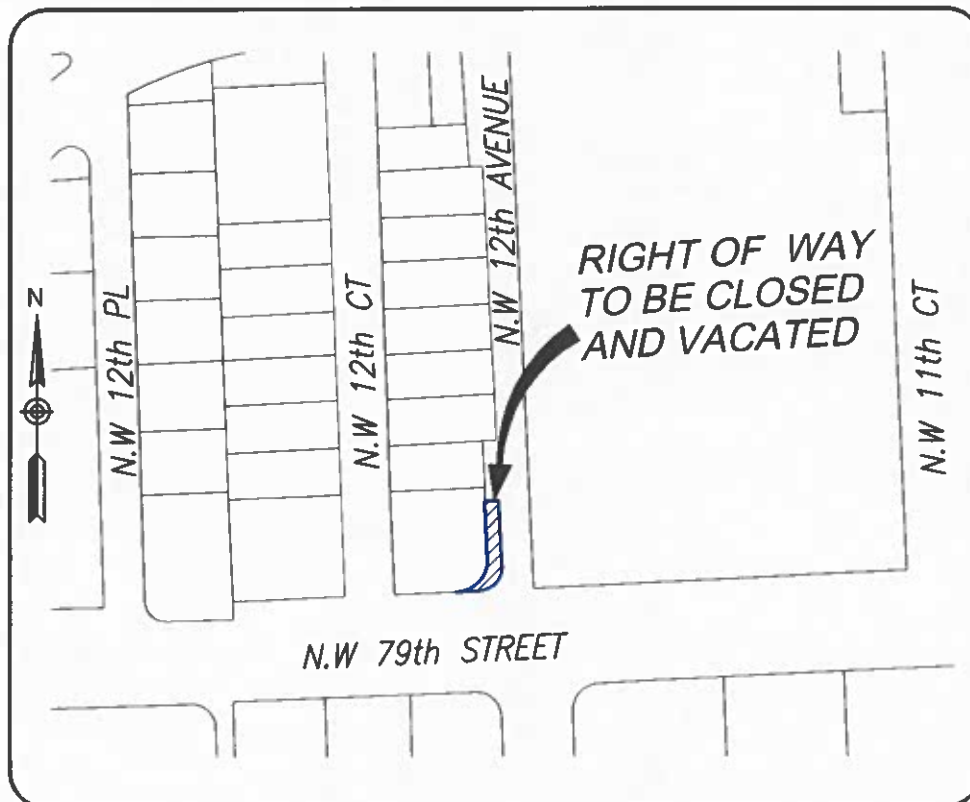

Jose G. Hernandez - President
J. Hernandez & Associates, Inc.
P.S.M. No. 6952 State of Florida

EXHIBIT A
SKETCH & LEGAL DESCRIPTION

EXHIBIT "A" RIGHT-OF-WAY TO BE CLOSED AND VACATED LOCATION MAP

A PORTION OF N.W. 1/4 OF SECTION 11,
TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FL



LOCATION MAP

SCALE 1"=200'

NOTES:

1. PREPARED FOR: UNIQUE SPACE LLC
2. THIS IS NOT A BOUNDARY SURVEY
3. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
4. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092

3300 NW 112th AVE. SUITE 10, DORAL, FL 33172

(P) 305-526-0606 (E) info@jhasurveys.com

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:

JOSE G. HERNANDEZ, PRESIDENT

PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

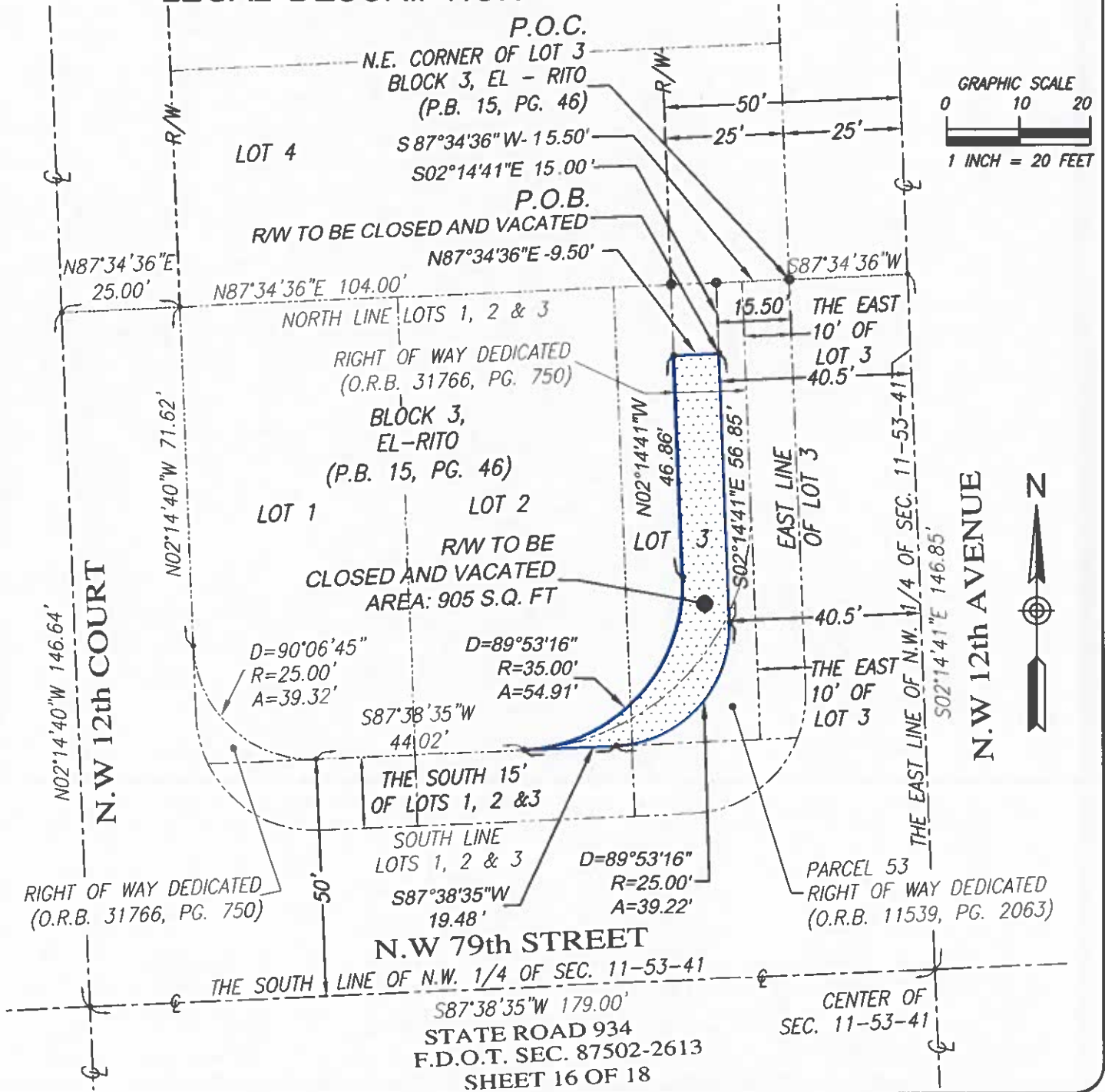
DRAWN BY: J.A.C.
DATE: 11/18/24

CHECKED BY: J.G.H.
SHEET 1 OF 3 SHEETS

JOB NUM.: 154211
F.B. N/A, PG. N/A

MDC010

EXHIBIT "A"
RIGHT-OF-WAY TO BE
CLOSED AND VACATED
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION



J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION No. LB8092
 3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
 (P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: J.A.C.	CHECKED BY: J.G.H.	JOB NUM.: 154211
DATE: 11/18/24	SHEET 2 OF 3 SHEETS	F.B. N/A, PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: Jose G. Hernandez
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

EXHIBIT "A"

RIGHT-OF-WAY TO BE CLOSED AND VACATED LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF LOT 2 AND 3, BLOCK 3, EL-RITO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15 AT PAGE 46 (ALSO KNOWN AS A PORTION OF DEDICATED RIGHT OF WAY PARCEL No. 53, AS DESCRIBED IN OFFICIAL RECORD BOOK 11539 AT PAGE 2063 AND A PORTION OF DEDICATED RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 31766 AT PAGE 750, ALL OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE N.E. CORNER OF LOT 3, BLOCK 3 OF SAID PLAT EL-RITO; THENCE RUN SOUTH 87 DEGREES 34 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOTS 2 AND 3, FOR A DISTANCE OF 15.50 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 41 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 15.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 3, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 02 DEGREES 14 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 56.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 16 SECONDS FOR AN ARC DISTANCE OF 39.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 38 MINUTES 35 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2 AND 3, FOR A DISTANCE OF 19.48 FEET TO A POINT OF CUSP WITH A CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 16 SECONDS FOR AN ARC DISTANCE OF 54.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02 DEGREES 14 MINUTES 41 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 3, FOR A DISTANCE OF 46.86 FEET; THENCE NORTH 87 DEGREES 34 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING.

SAID PORTION CONTAINING APPROXIMATELY 905 SQUARE FEET MORE OR LESS.

LEGEND

— DENOTES RIGHT OF WAY
TO BE CLOSED AND VACATED
—C— DENOTES CENTER LINE
—R/W— DENOTES RIGHT-OF-WAY LINE
--- DENOTES LOT LINE
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
P.B. DENOTES PLAT BOOK

O.R.B. DENOTES OFFICIAL RECORDS BOOK
SQ.FT. DENOTES SQUARE FEET
D DENOTES CENTRAL ANGLE
R DENOTES RADIUS
A DENOTES ARC LENGTH
PG. DENOTES PAGE



J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092

3300 NW 112th AVE. SUITE 10, DORAL, FL 33172

(P) 305-526-0606 (E) info@jhasurveyors.com

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:

JOSE G. HERNANDEZ, PRESIDENT

PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.A.C.
DATE: 11/18/24

CHECKED BY: J.G.H.
SHEET 3 OF 3 SHEETS

JOB NUM.: 154211
F.B. N/A, PG. N/A

MDC012

EXHIBIT B
Tentative Plat T-25121

A PART OF THE LOT 1 AND 2, LESS THE SOUTH 15 FEET THEREOF; LOT 3, LESS THE SOUTH 15 FEET THEREOF AND THE EAST 10 FEET THEREOF. ALL IN BLOCK 3, EL. RITO, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LYING AND BEING IN THE N. W. 1/4 OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 41 EAST, MIAMI DADE COUNTY, FLORIDA.

180 BURNING THE COMMONS: THE RISE AND FALLOF HUNTER-GATHERING IN THE
T. 25450

A detailed map of the area around the intersection of Highway 100 and Highway 101. The map shows various sections, roads, and landmarks. A large black star marks a specific location on Highway 101. The map is oriented with North at the top.

Labels on the map include:

- SECTION 1
- SECTION 2
- SECTION 3
- SECTION 4
- HIGHWAY 100
- HIGHWAY 101
- RIVER
- SECTION 1, 1/4
- SECTION 2, 1/4
- SECTION 3, 1/4
- SECTION 4, 1/4
- SECTION 1, 1/2
- SECTION 2, 1/2
- SECTION 3, 1/2
- SECTION 4, 1/2
- SECTION 1, 3/4
- SECTION 2, 3/4
- SECTION 3, 3/4
- SECTION 4, 3/4
- SECTION 1, 1/8
- SECTION 2, 1/8
- SECTION 3, 1/8
- SECTION 4, 1/8
- SECTION 1, 1/16
- SECTION 2, 1/16
- SECTION 3, 1/16
- SECTION 4, 1/16

ITEM	DESCRIPTION	QUANTITY		UNIT	UNIT PRICE	TOTAL
		REQD	ON HAND			
1	6-2000 1/2" dia	10	10	EA	1.00	10.00
2	6-2000 1/2" dia	10	10	EA	1.00	10.00
3	6-2000 1/2" dia	10	10	EA	1.00	10.00
4	6-2000 1/2" dia	10	10	EA	1.00	10.00
5	6-2000 1/2" dia	10	10	EA	1.00	10.00
6	6-2000 1/2" dia	10	10	EA	1.00	10.00
7	6-2000 1/2" dia	10	10	EA	1.00	10.00
8	6-2000 1/2" dia	10	10	EA	1.00	10.00
9	6-2000 1/2" dia	10	10	EA	1.00	10.00
10	6-2000 1/2" dia	10	10	EA	1.00	10.00

REVISIONS				
DATE	REV	BY	APP	
06/07/74	1	SPRUE, ROBERT	240477-1	41C
06/17/74	1	SPRUE, ROBERT	240477-1	41C
06/24/74	1	SPRUE, ROBERT	240477-1	41C
07/17/74	1	SPRUE, ROBERT	240477-1	41C

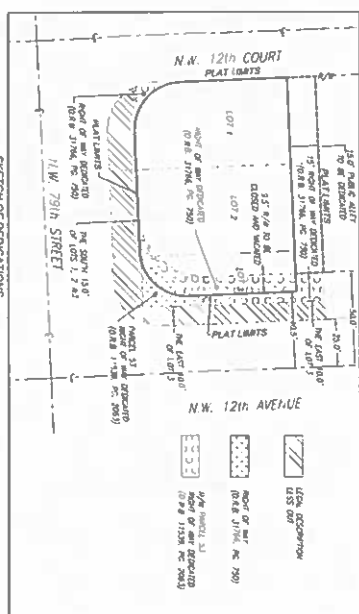
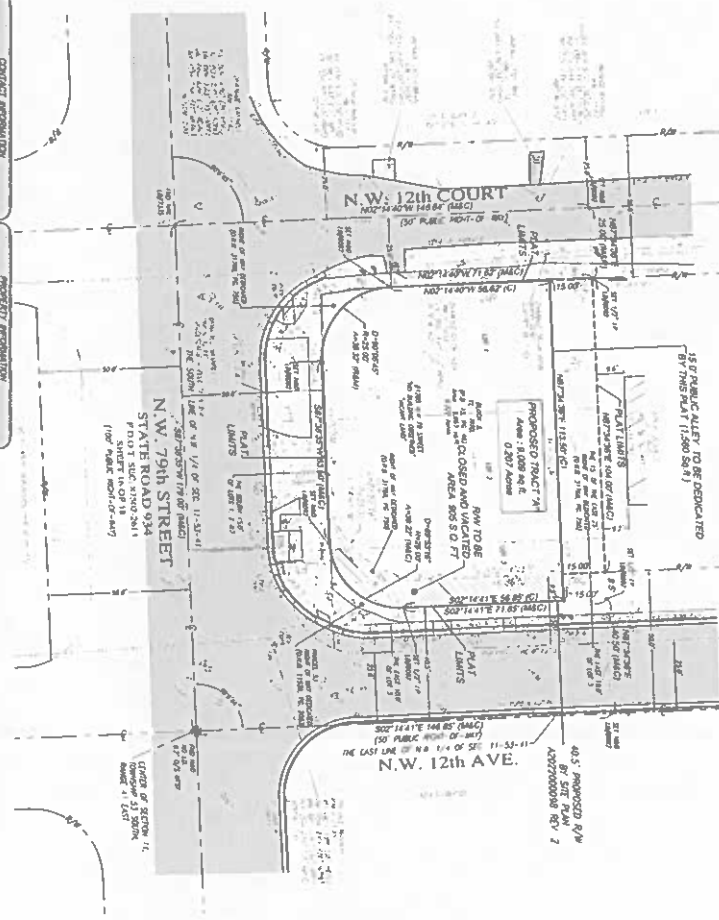
[illegible][illegible]

EXHIBIT C



J. Hernandez & Associates Inc.

Land Surveyors and Mappers
3300 NW 112th Avenue – suite 10
Doral, FL 33166
(p) 305 526-0606
(m) 786 657-0517
jhernandez@jhasurveys.com

Exhibit “C”

Grounds for requesting Petition and

Proposed use for the land by this request

Date: Nov. 25, 2024

To whom it may concern

The applicant respectfully requests that this petition be granted for the following reasons:

- The requested Right of way to be closed and vacated is located along N.W. 12th Avenue between N.W. 79th Street (State Road No. 934) and N.W. 81st Street (State Road No. 934 – West Bound).

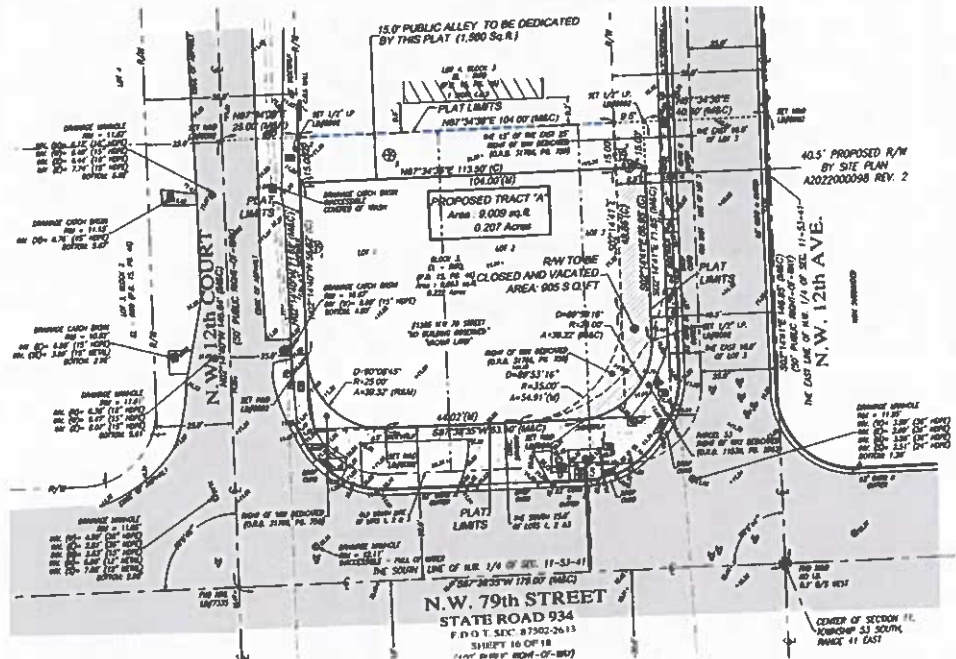




J. Hernandez & Associates Inc.

Land Surveyors and Mappers
3300 NW 112th Avenue – suite 10
Doral, FL 33166
(p) 305 526-0606
(m) 786 657-0517
jhernandez@jhasurveys.com

- The requested Right of way to be closed and vacated, along N.W. 12th Avenue, has never been improved nor maintained by Miami-Dade County and has never been used by the Public.



- The requested Right of way to be closed and vacated, along N.W. 12th Avenue, was granted by O.R.B. 11539 at Page 2063 and O.R.B. 31766 at page 750. Miami-Dade Code of Ordinance, Chapter 33, Section 33-133 (26) requires 100' R/W or 50' from Centerline. However, Approve site plan based on Miami-Dade Code of Ordinance, Chapter 33, Section 33-284.99-52; (NCUAD) North Central Urban Area District requires 77 feet R/W or 38.5 feet from centerline.
- The requested Right of way to be closed and vacated, as described on Exhibit "A", does not close or modify current asphalt traffic lanes.
- The requested Right of way to be closed and vacated, as described on Exhibit "A", does not affect vehicular current mobility.
- The requested Right of way to be closed and vacated, as described on Exhibit "A", will facilitate the construction of a proposed 40 units (5 units) be set aside for workforce housing,



J. Hernandez & Associates Inc.

Land Surveyors and Mappers
3300 NW 112th Avenue – suite 10
Doral, FL 33166
(p) 305 526-0606
(m) 786 657-0517
jhernandez@jhasurveys.com

and a 15 foot Public alley dedication that will connect N.W. 12th Avenue and N.W. 12th Court as approved by Miami-Dade County Department of transportation and Public works (DTPW), Department of Regulatory and Economic Resources (RER) and Administrative site plan review (ASPR) application number A2022000098 REV. 2 - See Exhibit "D".

- The requested Right of way to be closed and vacated, as described on Exhibit "A", will facilitate the construction of the approved Site plan A2022000098 REV. 2 which indicates 40.5 feet Half Right of way from the centerline of N.W. 12th Avenue to accommodate 8 foot public sidewalk as required by North Central Urban Area District (NCUAD) - Code of Ordinance, Chapter 33, Section 33-284.99-52 - Development Parameters and Urban center master plan and Miami-, as shown below.
- Section 33-284.99-52 - Development Parameters.

C. At a minimum, streets within the NCUAD shall comply with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.85. It is provided, however, that lots with frontage on streets with a zoned right-of-way of seventy (70) feet or greater may instead be developed in accordance with the following standards:

C.4. For multi-family residential uses, the minimum sidewalk width shall be eight (8) feet.

Chapter 33 - ZONING / ARTICLE XXXVIII - NORTH CENTRAL URBAN AREA / Sec. 33-284.99-52 - Development Para.

SHOW CHANGES



Sec. 33-284.99-52. - Development Parameters.

- Except as otherwise provided in this section, all new development and redevelopment within the NCUAD shall comply with the development parameters as set forth in Article XXXVIII of this chapter.
- All new development and redevelopment in areas designated MCS shall comply with the development parameters for the MC area as set forth in Article XXXVIII of this Code.
- At a minimum, streets within the NCUAD shall comply with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.85. It is provided, however, that lots with frontage on streets with a zoned right-of-way of seventy (70) feet or greater may instead be developed in accordance with the following standards:
 - The front and side street setbacks shall be measured from the property line.
 - Required street trees may be planted within the setback area.
 - For business and mixed uses, the minimum sidewalk width shall be five (5) feet.
 - For multi-family residential uses, the minimum sidewalk width shall be eight (8) feet.
 - For single-family residential uses, the minimum sidewalk width shall be six (6) feet.
- Buffering between dissimilar land uses shall be in accordance with Section 18A-64 of this Code.
- Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map of the CDM, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories. Examples of the required height transition are shown below.



J. Hernandez & Associates Inc.

Land Surveyors and Mappers
 3300 NW 112th Avenue – suite 10
 Doral, FL 33166
 (p) 305 526-0606
 (m) 786 657-0517
 jhernandez@jhasurveys.com

- Sec. 33-284.86. - General Requirements.

C. *Streets, Service Roads and Utilities.* All streets and service roads shall comply with the Street Types parameters as set forth in this section.

1. *Typical Minor Street Illustration.*

Chapter 33 - ZONING - ARTICLE XXXIII - STANDARD URBAN CODE - Sec. 33-284.86 - General Requirements. SHOW CHANGES Q MORE

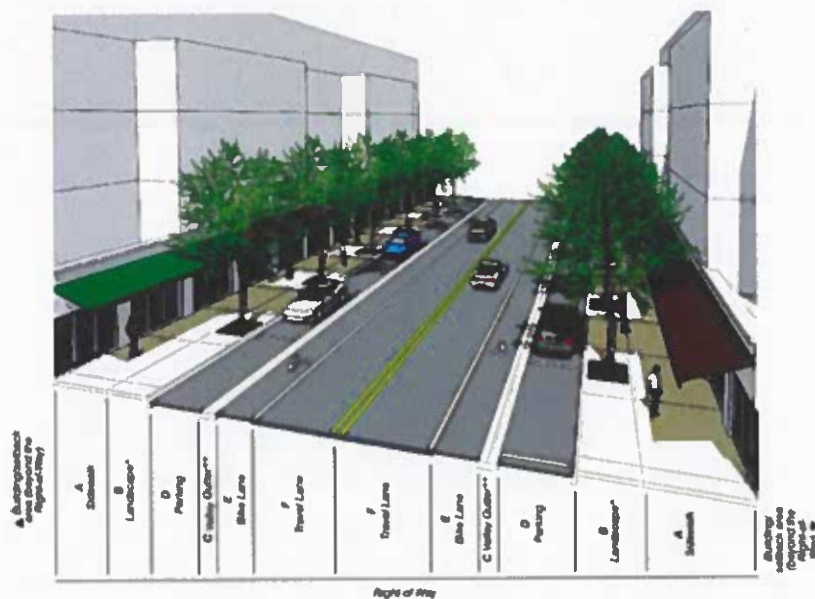
16. UNV. Use designated parcels and lots with less than twenty-five thousand (25,000) square feet shall not be required to comply with the minimum height requirement on the zoning map.

C. *Streets, Service Roads and Utilities.* All streets and service roads shall comply with the Street Types parameters as set forth in this section.

1. *Typical Minor Street Illustration.*



- * Refer to column B in the Street Types Table for required landscape elements.
- ** Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated





J. Hernandez & Associates Inc.

Land Surveyors and Mappers
 3300 NW 112th Avenue – suite 10
 Doral, FL 33166
 (p) 305 526-0606
 (m) 786 657-0517
 jhernandez@jhasurveys.com

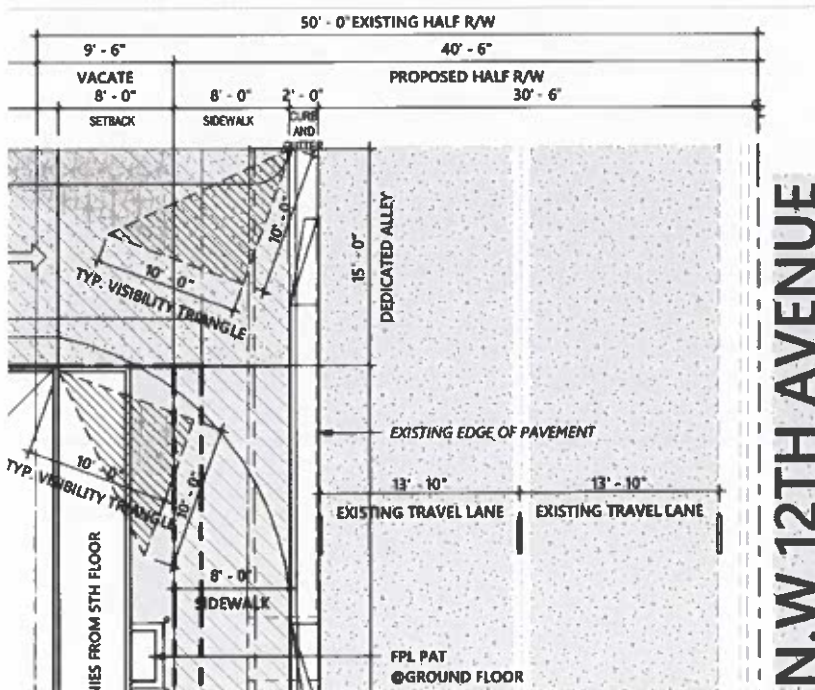
4. Street Types Development Parameters.

Type 5

Minor Street (No Parking) *Edge: Sidewalk 8' feet; curb/Gutter 2 feet; Travel lane 10'*

Street Type	Required Elements								
	A. Sidewalk (Min.) [a. h]	B. Landscape [b. c. d]	C. Curb/Gutter [e]	D. Parking Lane [f]	E. Bike Lane [g]	F. Travel Lanes [h]	G. Additional Travel/Turn Lanes (Min.)	H. Curb/Gutter	I. Median (Min.)
Type 5 Minor Street (No Parking) Core/Center	9' (Core) 8' (Center)	Tree grates; tree planters; continuous landscape strip (Center only)	2'	N/A	Required where indicated on Bike Route Plan	10'	10' where provided	N/A	N/A

- Approved site plan Right of way dimensions



- Sec. 33-284.99.53. - Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this Code, or with the Miami-Dade Department of Public Works Manual of Public Works.



J. Hernandez & Associates Inc.

Land Surveyors and Mappers
3300 NW 112th Avenue – suite 10
Doral, FL 33166
(p) 305 526-0606
(m) 786 657-0517
jhernandez@jhasurveys.com

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jose G. Hernandez', is written over a horizontal line.

Jose G. Hernandez
J. Hernandez & Associates, Inc.
P.S.M. No. 6952 State of Florida

EXHIBIT D



J. Hernandez & Associates Inc.

Land Surveyors and Mappers
3300 NW 112th Avenue – suite 10
Doral, FL 33166
(p) 305 526-0606
(m) 786 657-0517
jhernandez@jhasurveys.com

Exhibit "D"

Site plan Approval

A2022000098 Rev. 2

Dated 08/09/2024

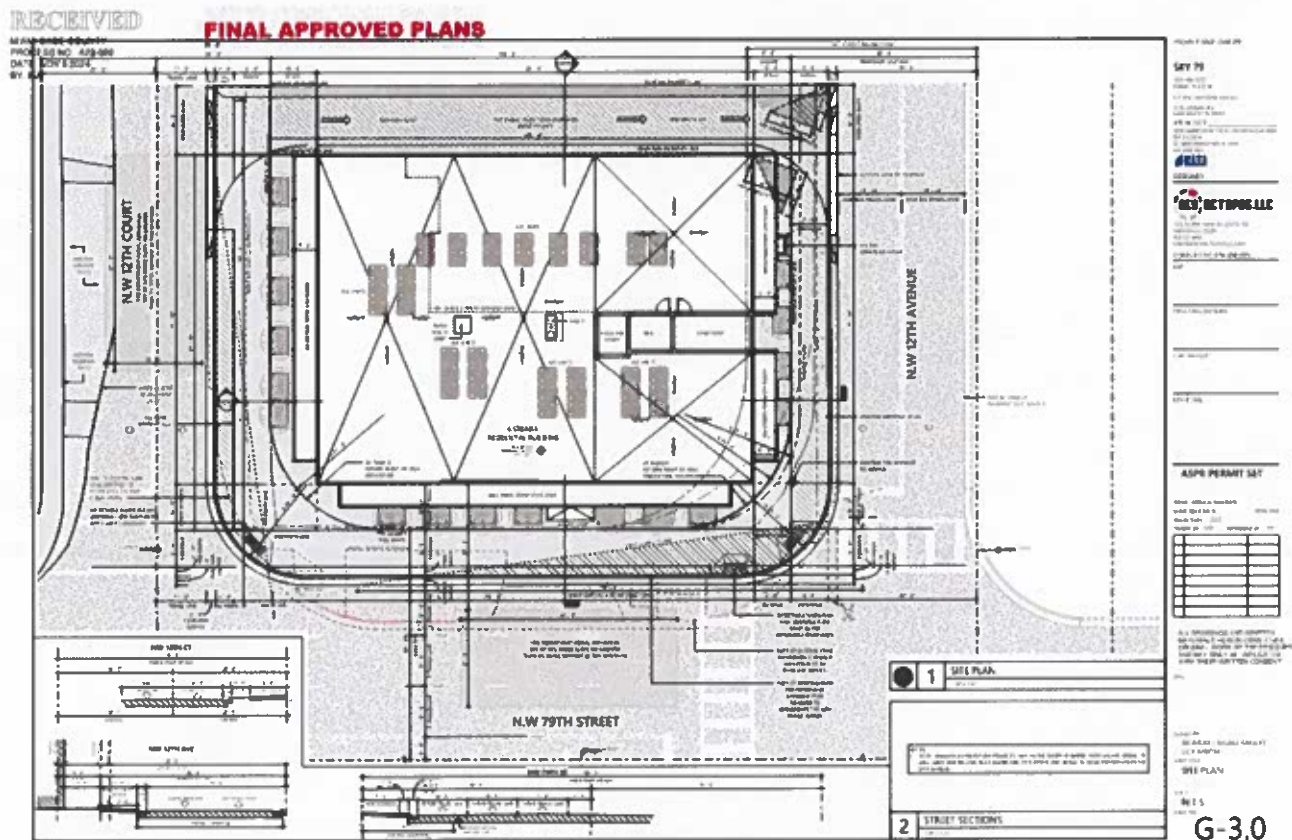


EXHIBIT E



November 11, 2024

Yanina Mauro
Red Octopus, LLC
1535 North Park Dr., #102
Weston, Florida 33326

RE: Administrative Site Plan Review of ASPR # A2022000098 – Revision #2

Name/Date of Plan:

Plans entitled "**Sky 79**", prepared by MUVE Architecture, consisting of one (1) sheet dated stamped received November 8, 2024, and twenty-three (23) sheets dated stamped received August 12, 2024; for a total of twenty-four (24) sheets.

Section-Township-Range: 11-53-41

Legal Description: see application

Dear Ms. Mauro:

The staff of the Department of Regulatory and Economic Resources has reviewed and approved your request for site plan approval of the noted development plans, a **six-story, mixed-use development consisting of 40 residential units and retail located in the North Central Urban Area District (NCUAD)**, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things, but not be limited to, the location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for ASPR review entitled "**Sky 79**", prepared by MUVE Architecture, consisting of one (1) sheet dated stamped received November 8, 2024, and twenty-three (23) sheets dated stamped received August 12, 2024; for a total of twenty-four (24) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the applicant submits to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

6. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County, RER Department - Division of Environmental Resources Management (DERM).
7. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County, RER Department - Land Development - Traffic Concurrency / Platting Division.
8. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
9. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Water and Sewer Department (WASD).
10. That in the event of multiple ownership, a homeowner's association, Special Taxing District or Community Development District shall be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of recording of the subdivision plat.
11. Prior to final plat or application for building permit, the applicant shall submit a declaration of restrictive covenants to the Director of the Department of Regulatory and Economic Resources indicating that a minimum of twelve and a half (12.5) percent of the proposed 40 units (5 units) be set aside for Workforce Housing as defined in Section 33- 284.83(A)(3) of the Miami-Dade County Code.

This letter serves as formal notification that the Miami-Dade County Department of Regulatory and Economic Resources recommends that the applicant proceed with the permitting process so long as development remains in substantial compliance with said plans. Substantial deviation from the approved plans will require review by the Department.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Miami-Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Sincerely,



Eric Silva, AICP
 Assistant Director
 Development Services Division
 Department of Regulatory and Economic Resources

ES:GB



MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(J)

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(J)
9-3-25

RESOLUTION NO. R-830-25

RESOLUTION GRANTING PETITION TO CLOSE A PORTION OF
NW 12 AVENUE FROM NW 79 STREET NORTH FOR
APPROXIMATELY 82 FEET (VACATION OF RIGHT-OF-WAY
PETITION NO. P-1024) FILED BY UNIQUE SPACE LLC

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

WHEREAS, Vacation of Right-of-Way Petition No. P-1024 was signed by the owner of the property abutting on the portion of right-of-way 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. Vacation of Right-of-Way Petition No. P-1024 is hereby granted and the alley, avenue, street, highway, or other place used for travel as described in the petition attached as Exhibit 2 to the Mayor's Memorandum is hereby vacated, abandoned, and closed.

Section 3. All rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed.

Section 4. It is found that the action will serve a public purpose and benefit the public without violating private property rights.

Section 5. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 6. Pursuant to Resolution No. 7606, the Clerk is hereby directed to publish notice of the adoption of this resolution one time within 30 days hereafter in a newspaper of general circulation of Miami-Dade County and the County Mayor or County Mayor’s designee shall record the proof of publication of the notice of public hearing of this resolution as adopted and the proof of publication of the notice of the adoption of this hearing in the public records of Miami-Dade County.

The foregoing resolution was offered by Commissioner **Eileen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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	absent
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 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, consisting of a stylized 'A' followed by a horizontal line.

Annery Pulgar Alfonso