

MEMORANDUM

Agenda Item No. 8(N)(6)

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

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting one conveyance of property interests in a portion of land along SW 6 Street west of SW 122 Avenue for road purposes to Miami-Dade County, Florida; and authorizing the County Mayor to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same

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



Geri Bonzon-Keenan
County Attorney

GBK/smm

MDC001

Date: March 3, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting One Conveyance of Property Interests for Road Purposes to
Miami-Dade County, Florida

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyance. Once this conveyance is accepted by the Board, the instrument will be recorded in the Public Records of Miami-Dade County. The grantor's name, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$40.

Recommendation

The Department of Transportation and Public Works (DTPW) needs the property interests from this entity for road purposes and recommends that the Board accept the conveyance. The proposed conveyance is attached hereto as Exhibit 1 and is further described below.

Scope

The property being conveyed is located within District 12, which is represented by Commissioner Juan Carlos Bermudez.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this conveyance is estimated to be \$40 annually for maintenance costs associated with the subject right-of-way being included in the DTPW inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring this acquisition 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 acceptance of the instrument of conveyance. Furthermore, the County Mayor or County Mayor's designee shall record the instrument of conveyance accepted therein in the Public Records of Miami-Dade County.

Background

This conveyance is being obtained to fulfill zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Emma and Company LLC	RWD*	A portion of SW 6th Street from SW 122nd Avenue west for approximately 157 feet and the Radius Return at the southwest corner of the intersection of SW 6th Street and SW 122nd Avenue	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20250059)



Jimmy Morales
Chief Operating Officer

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.
Folio No. 30-4901-001-1320
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

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

THIS INDENTURE, Made this 12 day of June, A.D. 2025, by and between EMMA AND COMPANY LLC, a Florida limited liability company, whose address is 674 West 44 Place, Hialeah, FL 33012, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See attached Exhibit "A".

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

[Signature]
Witness
Jose R. Valle 205 NW 132 Ave Miami 33182.
Printed Name & Address

[Signature]
Witness
Pedro Ramos 205 NW 132 Ave Miami FL 33182.
Printed Name & Address

EMMA AND COMPANY LLC

Name of LLC

[Signature] (Sign)

By: Member

Emily U. Esuobedo
Printed Name

Address (if different)

Witness

Printed Name & Address

Witness

Printed Name & Address

(Sign)

By: Member

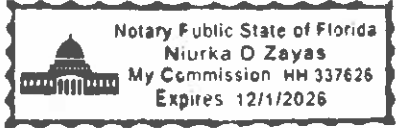
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 12 day of JUNE, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Emry N. Escobedo and _____ personally known to me, or proven, by producing the following forms of identification: E213-214-94-602-0 to be the Member(s) duly authorized on behalf of EMMA AND COMPANY LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]

Notary Signature
Niurka D Zayas

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida.
My commission expires: 12/1/2026
Commission/Serial No. HH 337626

The foregoing was accepted and approved on the _____ day of _____, A.D. 2025, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney

EXHIBIT "A" SKETCH & LEGAL DESCRIPTION

S.W. 1/4 OF SECTION 1, TOWNSHIP 54 SOUTH, RANGE 39 EAST

PROPERTY ADDRESS:

750 SW 122th AVENUE, MIAMI, FL 33184
Folio# 30-4901-001-1320

SURVEYOR'S NOTES:

- 1) North arrow and/or bearings hereon are based on an assumed meridian relative to true north.
- 2) 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
- 3) 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.

LEGAL DESCRIPTION

A portion of Lot 1, Block 34, of Sweetwater Estates, according to the Plat thereof as recorded in Plat Book 28 at Page 36 of the Public Records of Miami-Dade County, Florida, lying in the SW 1/4 of Section 1, Township 54 South, Range 39 East, Miami-Dade County, Florida.

Commence at the Northwest Corner of said Lot 1; thence run $S.01^{\circ}45'34"E.$, along the West line of said Lot 1 for a distance of 0.90 feet to the POINT OF BEGINNING, thence continue $S.01^{\circ}45'34"E.$, along said West line of Lot 1 for a distance of 4.92 feet to a point, Thence $S.74^{\circ}54'54"E.$ for a distance of 132.49 feet to a point of curvature with a circular curve concave to the Southwest, thence run Southeasterly along the arc of said circular curve, having a radius of 25.00 feet, through a central angle of $76^{\circ}57'24"$, for an arc distance of 33.58 feet to a point of tangency with the Westerly line of that certain parcel acquired by the Florida Department of Transportation, by Warranty Deed dated August 30, 1990, and recorded in Official Records Book 14688 at Page 100 of the Public Records of Dade County, Florida; thence $N.02^{\circ}02'30"E.$, along the West line of said parcel for a distance of 5.27 feet to a point of curvature and the right-of-way line described in Warranty Deed dated September 5, 2024, and recorded in Official Records Book 34395 at Page 368 of the Public Records of Dade County, Florida; thence run for the next four courses along said right-of-way line, thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 25.00 feet, through a central angle of $72^{\circ}19'51"$, for an arc distance of 31.56 feet to a point, thence run $N.19^{\circ}42'39"E.$ for a distance of 5.00 feet to the point of curvature of a circular curve concave to the Northeast, the radius point of which bears $N.19^{\circ}42'39"E.$ from said point of curvature; thence run Northwesterly along the arc of said circular curve, having a radius of 353.00 feet, through a central angle of $2^{\circ}16'14"$, for an arc distance of 13.99 feet to a point of reverse curvature with the arc of a circular curve concave to the Southwest, thence run Northwesterly along the arc of a circular curve having a radius of 347.00 feet, though a central angle of $20^{\circ}09'07"$, for an arc distance of 122.05 feet to the POINT OF BEGINNING
Said lands containing 1,649 square feet, more or less

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That this SKETCH AND LEGAL DESCRIPTION meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

NOTE:

THIS SKETCH IS NOT A BOUNDARY SURVEY

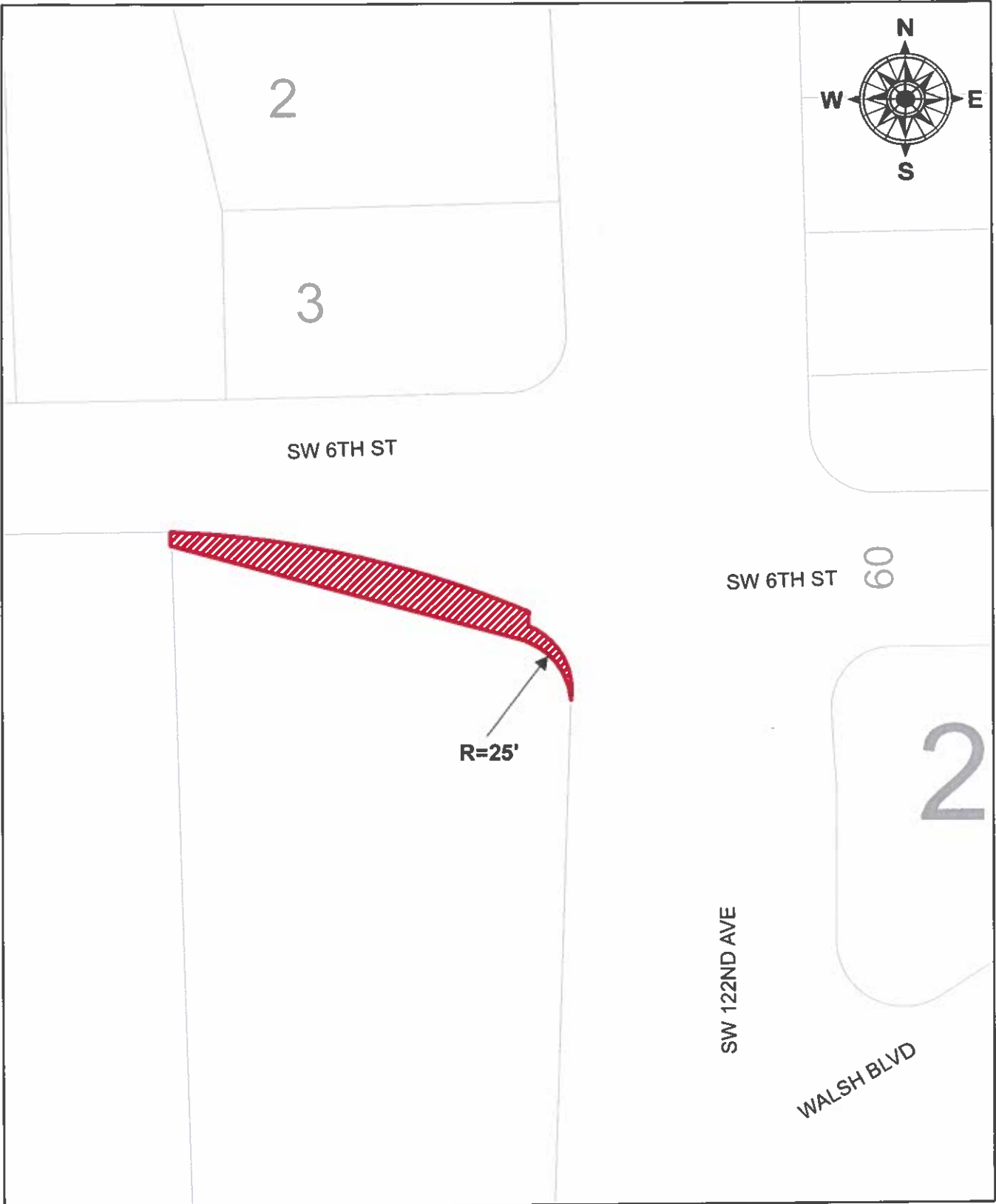


Digitally signed by
Pablo J Alfonso
Date: 2025.09.17
13:57:48-04'00'

ROYAL POINT LB #7282
LAND SURVEYORS, INC.
6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669

DATE: 09/10/25
JOB NO. RP-25-1312

For the Firm Royal Point Land Surveyors, Inc LB# 7282
PABLO J. ALFONSO, PROFESSIONAL SURVEYOR
AND MAPPER LS# 5880 STATE OF FLORIDA



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4901-001-1320

Name: Emma and Company LLC

Section: 01-54-39

Municipality: Unincorporated
 Commission District 12
 Juan Carlos Bermudez

Date: 9-18-2025

Drawn By: A. Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MEMORANDUM
(Revised)

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

DATE: March 3, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(6)

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. 8(N)(6)
3-3-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS IN A PORTION OF LAND ALONG SW 6 STREET WEST OF SW 122 AVENUE FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF THE INSTRUMENT OF CONVEYANCE AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME

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

WHEREAS, the property owner/grantor, Emma and Company LLC, has tendered an instrument conveying to Miami-Dade County the property interests in a parcel of land located at 750 SW 122nd Avenue, in Miami-Dade County, Florida for public purposes identified in the County Mayor's memorandum and the instrument of conveyance, which is attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, upon consideration of the recommendation of the Department of Transportation and Public Works, this Board finds and determines that the acceptance of such conveyance would be in the public's best interest,

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

Section 1. This Board incorporates and approves the foregoing recitals and County Mayor's memorandum as if fully set forth herein.

Section 2. The conveyance by the above-described property owner/grantor is hereby approved and accepted; provided, however, that it is specifically understood that Miami-Dade County is not obligated to construct any improvements within the above-described property tendered for road right-of-way or other purposes.

Section 3. The County Mayor or County Mayor's designee is authorized to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the instrument of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of this instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) the Clerk of the Board shall attach and permanently store a recorded copy of said instrument together with this resolution.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2026. 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Yuval E. Manor