

MEMORANDUM

HC

Agenda Item No. 3(A)

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

DATE: June 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring as surplus and authorizing the conveyance of County-owned property located on the Southwest corner of the intersection of NW 7th Avenue/US-441 and NW 18th Terrace and the Northeast corner of NW 8th Avenue and NW 18th Street to the City of Miami in accordance with section 125.38, Florida Statutes, and Chapter 54, Article II, Section 54-58 of the Code of the City of Miami, Florida, for \$10.00, for the purpose of a right-of-way dedication related to the Claude Pepper Tower project; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County deed for such purpose; and authorizing the County Mayor to take all actions necessary to effectuate same and exercise all rights set forth therein

The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/wm

MDC001

Memorandum



Date: July 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing the Conveyance of Approximately 560 Square Feet of County-Owned Property Located on the Southwest Corner of the Intersection of NW 7th Avenue/US-441 and NW 18th Terrace and the Northeast Corner of NW 8th Avenue and NW 18th Street to the City of Miami for Public Right of Way Use

Executive Summary

The purpose of this item is to gain the approval of the Board of County Commissioners (Board) to convey approximately 560 square feet of County-owned land located on the Southwest corner of the intersection of NW 7th Avenue/US-441 and NW 18th Terrace and the Northeast corner of NW 8th Avenue and NW 18th Street to the City of Miami (City) for public right-of-way use. Per City code a 25-foot radius is required at street intersections. As such, the conveyance is needed in order to obtain permitting for the redevelopment of the Claude Pepper Tower Public Housing Site (Claude Pepper) located at 750 NW 18th Terrace (the Project Site) located in District 3, represented by Commissioner Keon Hardemon.

On July 16, 2025, the Board adopted Resolution No. R-744-25 authorizing the County Mayor or County Mayor's designee's action in executing the Master Development Agreement (MDA) and other agreements with RUDG, LLC and its affiliates (RUDG), for the redevelopment of the Project Site, pursuant to RFP No. 794 that was issued to solicit offers from developers to maximize and expedite the development potential of over 100 existing public housing sites and vacant land sites administered by the Housing and Community Development Department (HCD). Claude Pepper will consist of two phases with an approximate total of 628 mixed-income units, which will replace the existing 166 public housing units presently located on the Project Site.

Recommendation

It is recommended that the Board:

1. Declare the area outside of the property's Southwest Corner of the Intersection of NW 7th Avenue/US-441 & NW 18th Terrace and the Northeast Corner of NW 8th Avenue & NW 18th Street, more fully described in Attachment "A" to the resolution (property), as surplus;
2. Authorize the conveyance of the property to the City, in accordance with section 125.38, Florida Statutes, for ten dollars (\$10.00), for the purpose of right-of-way dedication;
3. Authorize the Chairperson or the Vice Chairperson of the Board to execute the County Deed (deed); and
4. Authorize the County Mayor or County Mayor's designee to (a) exercise all rights set forth in the deed, other than those reserved to the Board, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews; (b) in the event the County Mayor or County Mayor's designee exercises the County's reversionary interest, execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade

County and provide a copy of such instrument to the County Property Appraiser; and (c) receive on behalf of the County from the City, after conducting all due diligence, including, but not limited to, title searches, and environmental reviews, a deed which conveys the property back to the County in the event the City is unable or fails to comply with the deed restrictions set forth in the deed, and to record such deed in the Public Records of Miami-Dade County.

Scope

The property is located in County Commission 3, represented by Commissioner Keon Hardemon.

Fiscal Impact/Funding Source

There is no fiscal impact associated with the conveyance of these parcels, other than the \$10.00 consideration paid by the City to the County.

Track Record/Monitor

Kyle Flood, Director of Development Division, Housing and Community Development Department, will monitor the City's compliance with the deed restrictions.

Delegation of Authority

Upon approval of this item, the Chairperson or Vice-Chairperson of the Board will be authorized to execute the County Deed. Further, the County Mayor or County Mayor's designee will be authorized to exercise all rights set forth in the deed, other than those reserved to the Board, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. Further, in the event that the County Mayor or County Mayor's designee should exercise the County's reversionary interest, the County Mayor or County Mayor's designee will be authorized to execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. Finally, the County Mayor or County Mayor's designee will be authorized to receive on behalf of the County from the City, after conducting all due diligence, including, but not limited to, title searches, and environmental reviews, a deed that conveys the property back to the County in the event the City is unable or fails to comply with the deed restrictions set forth in the deed, and will be authorized to record such deed in the Public Records of Miami-Dade County.

Background

On July 16, 2025, the Board adopted Resolution No. R-744-25, approving and authorizing the County Mayor or County Mayor's designee to execute the MDA with RUDG, for the purpose of redeveloping the Claude Pepper Tower public housing site. Claude Pepper will consist of two phases with an approximate total of 628 mixed-income units, which will replace the existing 166 public housing units presently located on the Project Site. As part of the building permit process, the City's building permit review submitted a request to RUDG for the dedication of two portions of the parcel of land lying within the City's officially established right-of-way to the public for street purposes, fully described in Attachment "A" to the resolution. Pursuant to Chapter 54, Article II, Section 54-58 of the Code of the City of Miami, Florida, the external area of the 25-foot radius at street intersections is required to be dedicated to the right of way as a condition to the issuance of building permit. Upon approval of this item, the property will be dedicated for public right-of-way.

Section 125.38, Florida Statutes, authorizes the Board to convey property to the City when it has been determined by the County that the property is not needed for County purposes and will be utilized for the benefit of the public or community interest and welfare. The property is included in RUDG's leasehold and will be utilized by the City as a right-of-way. The proposed County Deed contains a restriction that states that the property is to be used as a right-of-way by the City and if the public use is discontinued, the property shall revert to the County, at its sole option.

The Department has complied with Resolutions No. R-924-23, as indicated below, by providing detailed information on the property, which includes information concerning the County's investment, future control, and disclosure of market values of the property. As a public housing agency and although the County is the property owner, the property is encumbered by a declaration of trust, which was recorded in favor of the United States Department of Housing and Urban Development (HUD). Notwithstanding the declaration of trust, the conveyance of the property to the City for a right-of-way does not require approval from HUD since such conveyances are exempt from the federal regulations governing the disposition of public housing property.

Additional information concerning the property details is listed below, and is shown in the property sketch attached to the resolution:

Folio: 01-3135-018-0310
Address: 750 NW 18th Terrance, Miami, FL
Commission District: 3
Dedication Size: 560 Feet
Market Land Value: \$17,628,944 (Entire Project Site)



Jimmy Morales
Chief Operating Officer



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/28/2026

PROPERTY INFORMATION	
Folio	01-3135-018-0310
Property Address	750 NW 18 TER MIAMI, FL 33136-0000
Owner	MIAMI-DADE COUNTY , MIAMI DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	9600 HOSPITALS
Primary Land Use	8603 COUNTY : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	48 / 166 / 0
Floors	12
Living Units	166
Actual Area	
Living Area	
Adjusted Area	159,733 Sq.Ft
Lot Size	125,637 Sq.Ft
Year Built	1969



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$6,281,850	\$5,653,665	\$5,025,480	
Building Value	\$11,046,491	\$11,046,491	\$10,356,085	
Extra Feature Value	\$300,603	\$302,408	\$304,213	
Market Value	\$17,628,944	\$17,002,564	\$15,685,778	
Assessed Value	\$16,897,609	\$15,361,463	\$13,964,967	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$16,897,609	\$15,361,463	\$13,964,967	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$17,628,944	\$17,002,564	\$15,685,778	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$16,897,609	\$15,361,463	\$13,964,967	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$16,897,609	\$15,361,463	\$13,964,967	
Taxable Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$731,335	\$1,641,101	\$1,720,811
County	Exemption	\$16,897,609	\$15,361,463	\$13,964,967

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
NORTH HIGHLAND	
PB 7-31	
LOTS 1 THRU 11 & 13 THRU 22	
BLK 3	
LOT SIZE 125637 SQ FT	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



MEMORANDUM
(Revised)

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

DATE: July 21, 2026

FROM: 
Geni Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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.

RESOLUTION NO. _____

RESOLUTION DECLARING AS SURPLUS AND AUTHORIZING THE CONVEYANCE OF COUNTY-OWNED PROPERTY LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF NW 7TH AVENUE/US-441 AND NW 18TH TERRACE AND THE NORTHEAST CORNER OF NW 8TH AVENUE AND NW 18TH STREET TO THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES, AND CHAPTER 54, ARTICLE II, SECTION 54-58 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, FOR \$10.00, FOR THE PURPOSE OF A RIGHT-OF-WAY DEDICATION RELATED TO THE CLAUDE PEPPER TOWER PROJECT; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME AND EXERCISE ALL RIGHTS SET FORTH THEREIN

WHEREAS, RUDG, LLC is undertaking development activities for the Claude Pepper Tower public housing site ("Claude Pepper project") located in the City of Miami at 750 NW 18th Terrace; and

WHEREAS, development activities include the attainment of building permits for the Claude Pepper project; and

WHEREAS, as a condition to issuance of permit, the City of Miami's ("City") building permit review requires right-of-way dedications pursuant to Chapter 54, Article II, Section 54-58 of the Code of the City of Miami, Florida; and

WHEREAS, in order to obtain permitting for Claude Pepper project, it is necessary that certain County-owned land be conveyed as a right-of-way dedication to the City; and

WHEREAS, the County-owned property is described more particularly in Exhibit “A” to the County Deed attached hereto (the “property”), which legal description encompasses a 442 square feet irregularly shaped parcel of land on the Southwest Corner of the Intersection of NW 7th Avenue/US-441 and NW 18th Terrace and 118 square feet irregularly shaped parcel of land on Northeast Corner of NW 8th Avenue and NW 18th Street for the Claude Pepper project; and

WHEREAS, this Board finds that pursuant to section 125.38, Florida Statutes, that the property is required for such use, is not needed for County purposes, and would promote community interest and welfare; and

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

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

Section 1. The foregoing recitals and the accompanying memorandum are incorporated in this resolution and are approved.

Section 2. This Board declares as surplus and authorizes the conveyance of the property for \$10.00 pursuant to section 125.38, Florida Statutes, subject to the restriction that the property is used by the City of Miami as a right-of-way dedication.

Section 3. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or the Vice Chairperson of the Board to execute the County Deed, in substantially the forms attached hereto and made a part hereof as Attachment 1.

Section 4. This Board further authorizes the County Mayor or County Mayor’s designee to take all actions necessary to effectuate the purposes set forth herein and exercise any and all rights set forth in the County Deed, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including but not

limited to title searches and environmental reviews. In the event the County Mayor or County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the Property Appraiser. This Board further authorizes the County Mayor or County Mayor's designee to receive on behalf of the County from the City, after conducting all due diligence, including, but not limited to, title searches and environmental reviews, a deed which conveys the property back to the County in the event the City is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from the City, the County Mayor or County Mayor's designee shall record such deed in the Public Records of Miami-Dade County.

Section 5. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee shall record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County in the public record and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith 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
Sen. René García
Roberto J. Gonzalez
Danielle Cohen Higgins
Natalie Milian Orbis
Micky Steinberg
Juan Carlos Bermudez
Oliver G. Gilbert, III
Keon Hardemon
Vicki L. Lopez
Raquel A. Regalado

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 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.



Terrence A. Smith

Instrument prepared by and returned to:
Terrence A. Smith, Esq.
Assistant County Attorney
111 NW. 1st Street
Suite 2810
Miami, Florida 33128

Folio # 01-3135-018-0310

COUNTY DEED

THIS DEED, made this ____ day of _____, 2026 by MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida (the “County”), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Miami, Florida 33128, and City of Miami, a body politic, (the “City”), whose address is 444 S.W. 2nd Ave, Miami, Florida 33130,

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the City, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the City, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the “Property”):

LEGAL DESCRIPTION SEE EXHIBIT “A”

Subject to the following restriction:

That the Property shall be utilized as a right-of-way dedication. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth herein by the City, title shall revert to the County, at the option of the County, upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice from the County to the City is received by the City (the “Effective Reverter Date”). The County shall have right to immediate possession of the Properties with any and all improvements thereon, at no cost to the County, on the Effective Reverter Date and the County may file a Notice of Reverter. In the event the County exercises the reverter, the City, upon written request from the County, shall immediately provide the County with a deed of conveyance of the Properties back to the County. However, failure to provide such deed of conveyance shall not impact the County’s reverter, which shall become effective immediately upon the County providing the written notice to the City.

This grant conveys only the interest of the County and its Board of County Commissioners in the properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson, and attested by the Clerk of said Board, the day and year aforesaid.

ATTEST: Juan Fernandez-Barquin
Clerk of the Court and Comptroller

OWNER:

MIAMI-DADE COUNTY, FLORIDA, a political
subdivision of the State of Florida

By: _____
(Deputy Clerk's Signature)

By: _____
Name: _____
Title: _____

Print Name: _____
Date: _____

Approved for form and legal sufficiency
By: _____
Terrence A. Smith, Esq.
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of
County Commissioners of Miami-Dade County, Florida on the ___ of _____, 2026.

APPROVED AS TO LEGAL FORM AND
CORRECTNESS:

APPROVED AS TO DESCRIPTION:

GEORGE K. WYSONG, ESQ.
CITY ATTORNEY

JUVENAL SANTANA, P.E., C.F.M.
DIRECTOR – PUBLIC WORKS
DEPARTMENT OF RESILIENCE AND
PUBLIC WORKS

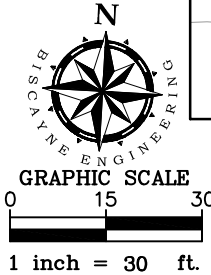
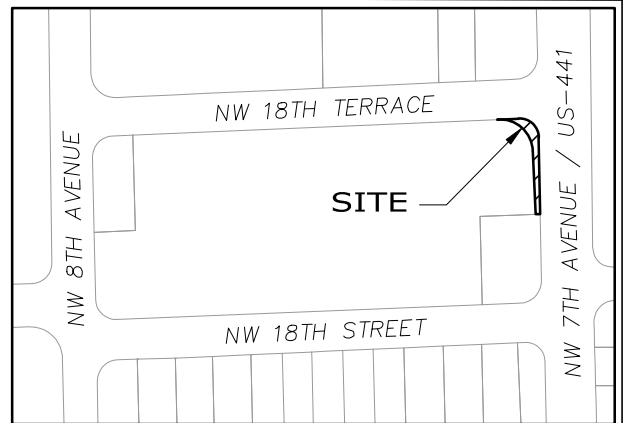
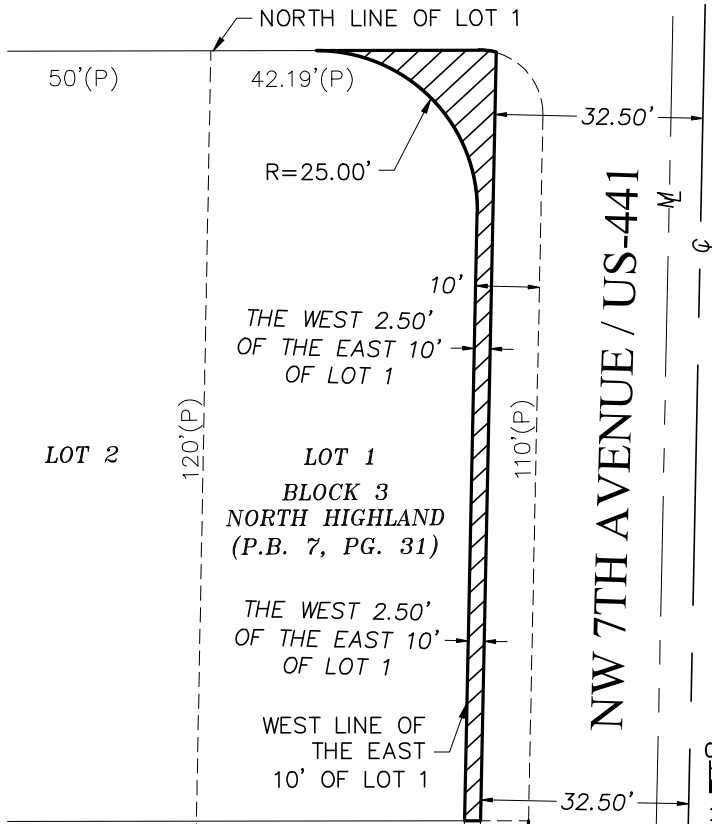
ASSISTANT CITY ATTORNEY

This Instructed Accepted
Pursuant to Resolution No.
Passed and Adopted

EXHIBIT "A"

(Legal Description of Property)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATION SKETCH
SCALE: 1' = 250'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

LEGEND & ABBREVIATIONS:

- | | | |
|-------------------|------------------------|--------------|
| ⊕ = CENTER LINE | PG = PAGE | NO. = NUMBER |
| ⊖ = MONUMENT LINE | (P) = PER PLAT | FT. = FOOT |
| PB = PLAT BOOK | LB = LICENSED BUSINESS | R = RADIUS |

LEGAL DESCRIPTION:

A PORTION OF LOT 1, IN BLOCK 3, NORTH HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID LOT 1 AND TANGENT TO THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 1;

TOGETHER WITH THE WEST 2.50 FEET OF THE EAST 10 FEET OF SAID LOT 1.

ALL THE FOREGOING CONTAINING AN AREA OF 442 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

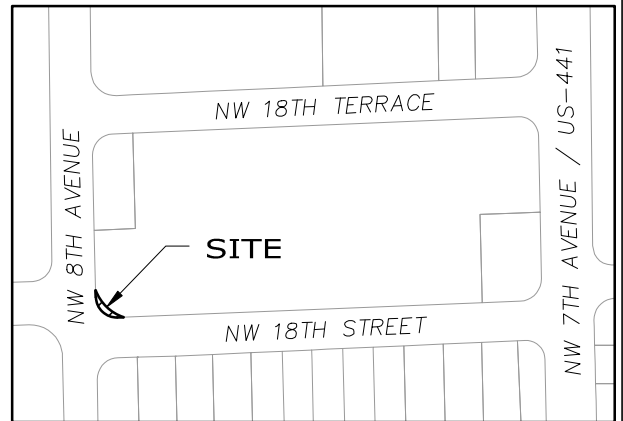
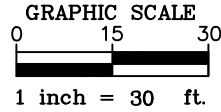
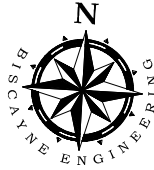
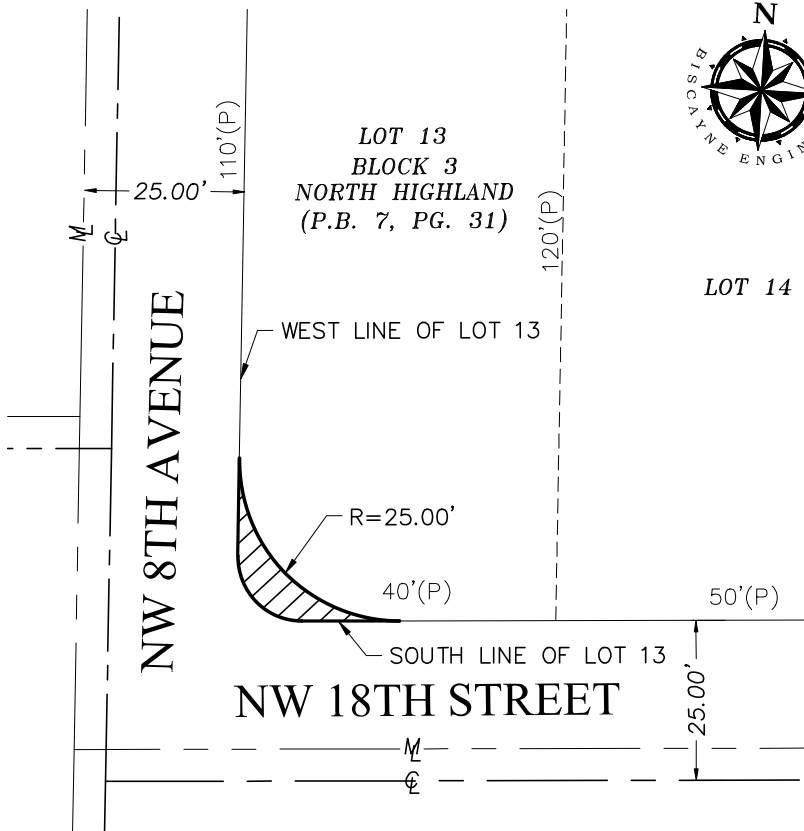
- LEGAL DESCRIPTION LIMITS WERE DETERMINED BY INSTRUCTIONS PROVIDED BY THE CLIENT. THIS IS NOT A SURVEY.
- THE REFERENCED PLAT DOES NOT CONTAIN BEARINGS.
- THIS SITE LIES IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEPICT A PORTION OF THE LANDS, IDENTIFIED AS FOLIO: 01-3135-018-0310 (750 NW 18 TERRACE).

DATE: Oct 17, 2025 - 4:39pm EST FILE: F:\SURVEY\PROJECTS - ATMELL\2025\25000619 RESIDENCES CLAUDE PEPPER-SURVEYING SERVICES\DWG\4. DEDICATION S&Ls\25000619 SKETCH & LEGAL.dwg

DRAWING No. 2646-SS-16		BY AJR		FIELD BOOK: N/A	THIS IS NOT A SURVEY
PROJECT: 750 NW 18TH TERRACE, MIAMI, FL					
DATE: 10/17/2025	REV DATE:	BEC ORDER # 25000619	SHEET 1 OF 1	DRAWN BY ALR	CLIENT Residences at Claude Pepper, LLC
BISCAYNE ENGINEERING <small>SURVEYORS ENGINEERS PLANNERS SINCE 1898</small>		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM			

MDC015

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATION SKETCH
SCALE: 1' = 250'

LEGEND & ABBREVIATIONS:

⊕	= CENTER LINE	PG	= PAGE	NO.	= NUMBER
M	= MONUMENT LINE	(P)	= PER PLAT	FT.	= FOOT
PB	= PLAT BOOK	LB	= LICENSED BUSINESS	R	= RADIUS

LEGAL DESCRIPTION:

A PORTION OF LOT 13, IN BLOCK 3, NORTH HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING TANGENT TO THE WEST LINE OF SAID LOT 13 AND TANGENT TO THE SOUTH LINE OF SAID LOT 13.

ALL THE FOREGOING CONTAINING AN AREA OF 118 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION LIMITS WERE DETERMINED BY INSTRUCTIONS PROVIDED BY THE CLIENT. THIS IS NOT A SURVEY.
- THE REFERENCED PLAT DOES NOT CONTAIN BEARINGS.
- THIS SITE LIES IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEPICT A PORTION OF THE LANDS, IDENTIFIED AS FOLIO:01-3135-018-0310 (750 NW 18 TERRACE).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

DATE: Oct 17, 2025 - 4:39pm EST FILE: F:\SURVEY\PROJECTS - ATWELL\2025\25000619 RESIDENCES CLAUDE PEPPER-SURVEYING SERVICES\DWG\4. DEDICATION S&Ls\25000619 SKETCH & LEGAL.dwg

DRAWING No. 2646-SS-15		BY AJR		FIELD BOOK:N/A	THIS IS NOT A SURVEY
PROJECT: 750 NW 18TH TERRACE, MIAMI, FL					
DATE: 10/17/2025	REV DATE:	BEC ORDER # 25000619	SHEET 1 OF 1	DRAWN BY ALR	CLIENT Residences at Claude Pepper, LLC
		SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
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