

MEMORANDUM

Agenda Item No. 8(N)(6)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 5, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of five property interests for road purposes to Miami-Dade County, Florida; and authorizing the Chairperson or Vice-Chairperson to execute the acceptances of the instruments of conveyance

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Transportation, Mobility and Planning Committee.



Geri Bonzon-Keenan
County Attorney


GBK/jp

Memorandum



Date: October 5, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

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

Recommendation

The attached five instruments are being forwarded as one Resolution for approval by the Board of County Commissioners (Board). The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Attachment 1 and are further described below.

Scope

The properties being conveyed are located within various Commission Districts and are thereby listed individually below.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances being accepted is approximately \$696.00 annually for maintenance costs associated with the subject rights-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 these acquisitions is Mr. Leandro Oña, P.E., Chief, Highway Division.

Delegated Authority


The resolution delegates authority to the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor’s designee is authorized to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County.

Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet County roadway standards. The individual sites are listed below outlining the specific requirement for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	JJM 157, LLC	RWD*	A portion of SW 157 Avenue, from approximately 550 feet north of SW 264 Street North for approximately 440 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
2.	Turning Point Baptist Church, Inc.	RWD*	A portion of SW 33 Street from SW 144 Avenue to SW 145 Avenue; SW 145 Avenue, from SW 33 Street to SW 34 Street; and SW 34 Street, from SW 144 Avenue to SW 145 Avenue and all the radius returns thereof (Commissioner Joe A. Martinez, District 11)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
3.	DMG Properties, LLP	RWD	A portion of NW 107 Avenue, from the proposed centerline of NW 142 Street North for 642 feet (Commissioner Jose “Pepe” Diaz, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
4.	Habitat for Humanity of Greater Miami	RWD*	A dedication of a portion of NW 24 Avenue, from NW 55 Street North for 96 feet, and the radius return thereof (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5	Heidi Lumpuy	RWD*	A dedication of a 25-foot radius return at SW 89 Avenue and SW 127 Terrace (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius return of twenty-five (25) feet.



Jimmy Morales
Chief Operations Officer

ATTACHMENT 1

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:

Pablo Rodríguez, P.L.S.
Folio No. 30-6928-000-0384
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 22nd day of October, A.D. **2020**, by and between JJM 157, LLC, a Florida limited liability company **f/k/a Bernetallo Farms, LLC**, a Florida limited liability company, whose address is 25490 SW 141 Avenue, Homestead, Florida 33032, 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:

The West 40 feet of that portion of the West ½ of the SW ¼ of the SW ¼ of Section 28, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying northeasterly of Canal C-103 N-1 canal right of way, Less the North 345.22 feet thereof.

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)

Manuela Calderin
Witness

Manuela Calderin
Witness Printed Name

Angie Ore
Witness

Angie Ore

Witness Printed Name

Manuela Calderin
Witness

Manuela Calderin
Witness Printed Name

Angie Ore
Witness

Angie Ore

Witness Printed Name

JJM 157, LLC, a Florida Limited Liability Co.

Name of LLC

JJM Metallo (Sign)

By: Member

Jerry Metallo, as Authorized Member
Printed Name

27233 S.W. 157 Ave.
Address (if different)

Homestead, FL 33031

Jodie Metallo (Sign)
By: Member

Jodie Metallo, as Authorized Member
Printed Name

27233 S.W. 157 Ave
Address (if different)

Homestead, FL 33031

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

I HEREBY CERTIFY, that on this 2nd day of Oct., A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jerry Metallo and Jodie Metallo personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of JJM 157, 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.



NOTARY SEAL/STAMP

Angiel Ore
Notary Signature

Angiel Ore

Printed Notary Signature

Notary Public, State of Florida

My commission expires: 3/21/2021

Commission/Serial No. GG119158

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

SEC. 28-56-39

JJM 157, LLC

Folio No. 30-6928-000-0384

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Danielle Cohen Higgins 8



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4410 FAX (305) 375-2825



Date: October 23, 2020
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Stormwater Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

John E. Egusquiza, Esq
Folio No. 30-4915-001-0260
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

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

THIS INDENTURE, Made this 11th day of June, A.D. 2020, by and between Turning Point Baptist Church Inc., a Florida Non-Profit Corporation and joined by The North American Mission Board of the Southern Baptist Convention Inc., a Georgia Corporation and The Florida Baptist Convention, Inc. a Florida Non-Profit Corporation, and having its office and principal place of business at 3550 SW 144 Avenue, Miami, Florida 33175, 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 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:

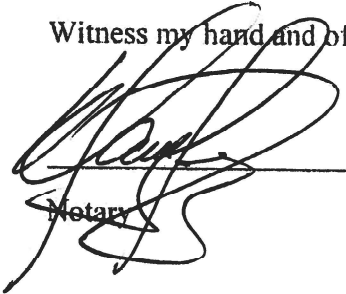
EXHIBIT "A" ATTACHED

STATE OF FLORIDA

COUNTY OF MIAMI-DADE:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Noel Lozano who are personally known to me or who produced a Florida Driver's License as identification and who executed the foregoing instrument freely and voluntarily for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 11 day of June, 2020 .



Notary



Signature and Acknowledgement Page

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 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 successors and assigns, and it or they shall have the right to immediately re-possess the same.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Julio A. Pique
Witness

Julio A. Pique
Printed Name

[Signature]
Witness

Pedro Rodriguez
Printed Name

Turning Point Baptist Church,
Inc.

[Signature] (Sign)
By: Noel Lozano, President

J. Thomas Green III
Florida Baptist Convention, Inc.

Signed, sealed and delivered

In the presence of us:

[Signature]

Witness:

Stephan Baumgardner

Witness:

STATE OF FLORIDA

COUNTY OF MIAMI-DADE:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, J. Thomas Green III, as Executive Director-Treasurer of Florida Baptist Convention, Inc.

who are personally known to me or who produced a Florida Driver's License as identification and who executed the foregoing instrument freely and voluntarily for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 11 day of June, 2020.

[Signature]

Notary



Jennifer Lee Oswald
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG940207
Expires 12/16/2023

Signature and Acknowledgement Page

Jimmy Thompson

The North American Mission Board of the Southern Baptist Convention, Inc.

[Signature]

The North American Mission Board of the Southern Baptist Convention, Inc.

Signed, sealed, and delivered

In the presence of us:

Ch. E. Van Dyke
Witness

Patricia J. Spangard
Witness

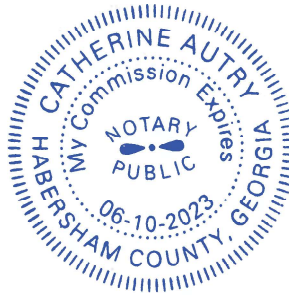
STATE OF GEORGIA

COUNTY OF FULTON:

I HEREBY CERTIFY that on this day personally appeared before me, officers duly authorized to administer oaths and take acknowledgements, Jimmy Thompson and Tom Wigginton, as Res/Bst Officer + Sr Deed/Shared Services of **The North American Mission Board of the Southern Baptist Convention, Inc.** who are personally known to me or who produced a _____ as identification and who executed the foregoing instrument freely and voluntarily for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 11th day of June, 2020

Catherine Autry
Notary



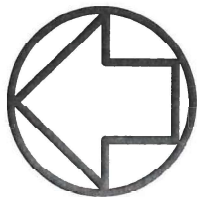
Signature and Acknowledgement Page

EXHIBIT A

SKETCH & LEGAL DESCRIPTION

OF

A PORTION OF LAND IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA.



NORTH

SCALE: 1" = 80'

Survey Pros, Inc.

5966 S. DIXIE HWY SUITE 300, SOUTH MIAMI, FL. 33143
Tel: 305.767.6802

www.survey-pros.com

CERTIFICATE OF AUTHORIZATION # LB-8023

LEGAL DESCRIPTION (Right-Of-Way Dedication):

A PORTION OF TRACT 8-A OF J.G. HEAD'S FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST; BEING DEDICATED TO MIAMI-DADE COUNTY FOR RIGHT-OF-WAY PURPOSES:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 8-A; THEN RUN N02°15'07"W ALONG THE EAST LINE OF TRACT 8-A, FOR A DISTANCE OF 39.98 FEET TO A POINT; THEN RUN SOUTHWEST ALONG A CURVE TO THE RIGHT (SAID CURVE BEING TANGENT TO THE PREVIOUS LINE AND HAVING A RADIAL BEARING OF N87°44'53"E FROM ITS RADIUS POINT), WITH A RADIUS OF 25 FEET, A DELTA ANGLE OF 89°57'43", AND A DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY; THEN RUN S87°42'36"W ALONG A LINE THAT IS 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 8-A, FOR A DISTANCE OF 558.62 FEET TO A POINT OF CURVATURE; THEN RUN NORTHWEST ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 25 FEET, A DELTA ANGLE OF 90°02'35", AND A DISTANCE OF 39.29 FEET TO A POINT OF TANGENCY; THEN RUN N02°14'49"W ALONG A LINE THAT IS 25 FEET EAST OF AND PARALLEL TO THE WEST LINE OF TRACT 8-A; FOR A DISTANCE OF 240.01 FEET TO A POINT OF CURVATURE; THEN RUN NORTHEAST ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 25 FEET, A DELTA ANGLE OF 89°57'26", AND A DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY; THEN RUN N87°42'37"E ALONG A LINE THAT IS 25 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 8-A, FOR A DISTANCE OF 558.59 FEET TO A POINT OF CURVATURE; THEN RUN SOUTHEAST ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 25 FEET, A DELTA ANGLE OF 90°02'16", AND A DISTANCE OF 39.29 FEET TO A POINT ON THE EAST LINE OF TRACT 8-A; THEN RUN N02°15'07"W ALONG THE EAST LINE OF TRACT 8-A, FOR A DISTANCE OF 50.02 FEET TO THE NORTHEAST CORNER OF TRACT 8-A; THENCE RUN S87°42'37"W ALONG THE NORTH LINE OF TRACT 8-A, FOR A DISTANCE OF 633.59 FEET TO THE NORTHWEST CORNER OF TRACT 8-A; THEN RUN S02°14'49"E ALONG THE WEST LINE OF TRACT 8-A, FOR A DISTANCE OF 330.01 FEET TO THE SOUTHWEST CORNER OF TRACT 8-A; THEN RUN N87°42'36"E ALONG THE SOUTH LINE OF TRACT 8-A, FOR A DISTANCE OF 633.62 FEET TO THE POINT BEGINNING.

SAID DEDICATED PORTION CONTAINING 33,131 SQ FT 0.76 AC. (MORE OR LESS)

SURVEYOR'S CERTIFICATE:

THIS SKETCH IS NOT A SURVEY.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF WORK:
03/17/2020

JOB#: 20035007

DRAWN BY: NICK

CAD FILE: TURNING

SHEET 1 OF 2

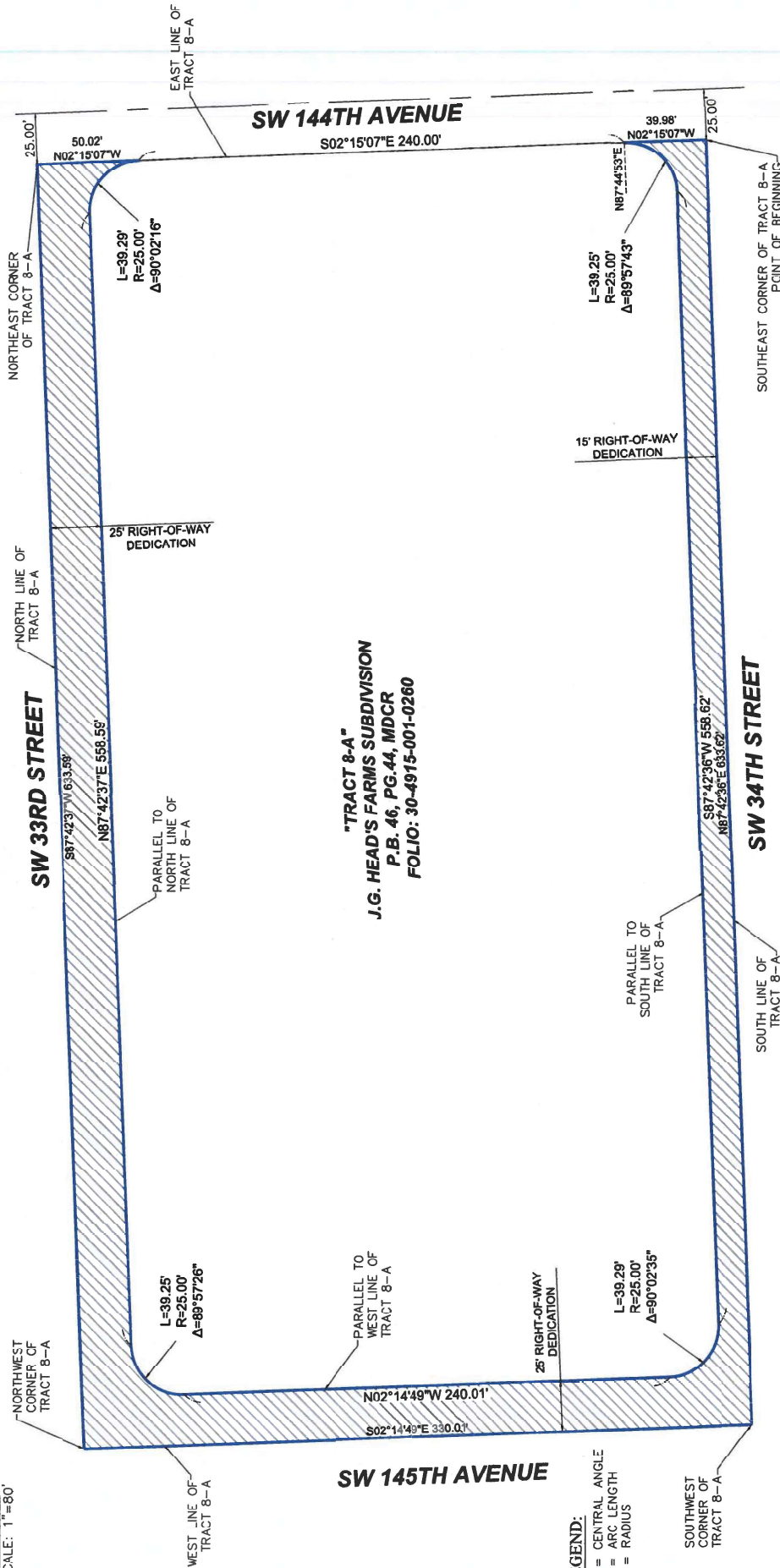


NORTH
SCALE: 1"=80'

SKETCH & LEGAL DESCRIPTION

OF
A PORTION OF LAND IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
5966 S. DIXIE HWY SUITE 300, SOUTH MIAMI, FL. 33143
Tel: 305.767.6802
www.survey-pros.com



"TRACT 8-A"
J.G. HEAD'S FARMS SUBDIVISION
P.B. 46, PG. 44, MDCR
FOLIO: 30-4915-001-0260

LEGEND:
Δ = CENTRAL ANGLE
L = ARC LENGTH
R = RADIUS

SURVEYOR'S CERTIFICATE:

THIS SKETCH IS NOT A SURVEY.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL

Nick

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6845

DATE OF WORK:
03/17/2020

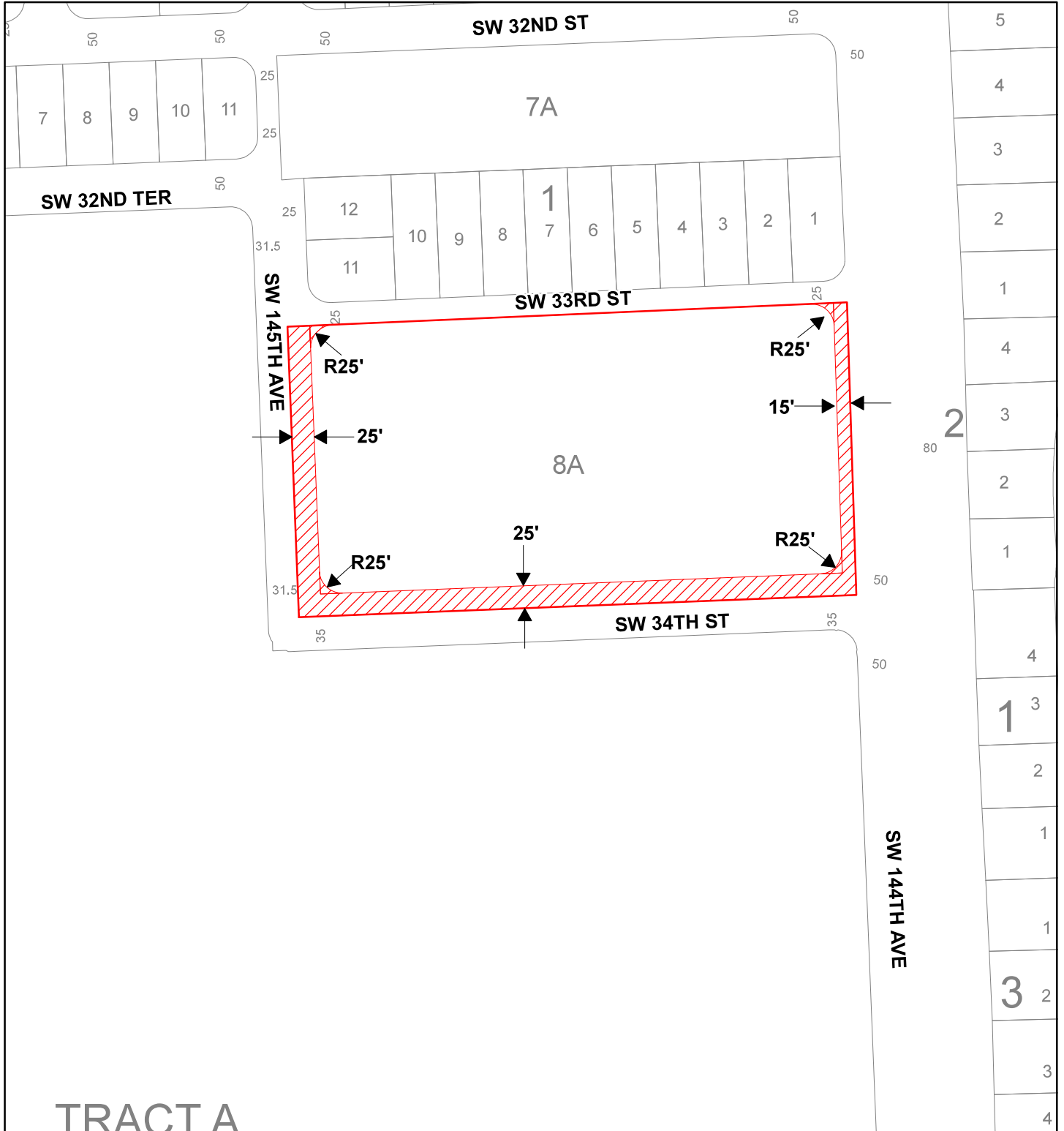
JOB#: 20035007

DRAWN BY: NICK

CAD FILE: TURNING

SHEET 2 OF 2

EXHIBIT "A"



TRACT A

THIS IS NOT A SURVEY

SEC. 15-54-39

TURNING POINT BAPTIST CHURCH, INC

Folio No. 30-4915-001-0260

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez 11



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: October 23, 2020
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Stormwater Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 04-2020-001-0073
User Department: DTPW

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

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

THIS INDENTURE, Made this 8th day of October, A.D. 2020, by and between DMG Properties, LLLP, a Florida limited liability limited partnership, whose address is 2150 Goodlette Rd North, Sixth Floor, Naples, FL 34102, 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 Exhibit "A" attached:

EXHIBIT "A"

LEGAL DESCRIPTION:

The West 30 feet of the following described land:

Portions of Tracts 14, 15 and 16 of the plat of CHAMBERS LAND COMPANY SUBDIVISION in the SW ¼ of Section 20, Township 52 South, Range 40 East, recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:

Commence at the southwest corner of said Section 20; thence along the west line of said section for 1429.89 feet; thence N89°40'31"E for 10.00 feet to the POINT OF BEGINNING; thence continue with the aforementioned direction for 1141.11 feet; thence N00°19'29"W for 100.00 feet; thence N89°40'31"E for 772.59 feet; thence N02°36'37"W for 542.34 feet; thence S89°40'31"W for 1917.36 feet; thence S02°34'51"W, along a line 10.00 feet east of and parallel with the west line of said section 20, for 642.34 to the POINT OF BEGINNING;

And

The area bounded by the east line of the West 40 feet of said Section 20, by the north line of the south 35 feet of the above described property, and by a 60 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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 General Partner, 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)

John L Hanes
Witness

John L Hanes
Witness Printed Name

Tanja Darnil
Witness

Tanja Darnil
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

DMG Properties, ILLP
Name of LLLP

[Signature] (Sign)
By: General Partner

Kevin Carmichael
Printed Name

Address (if different)

By: General Partner (Sign)

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 8th day of OCTOBER, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kevin Carmichael personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner duly authorized on behalf of DMG Properties, LLLP, a Florida limited liability limited partnership. Said General Partner(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.



Jodi L. Hanes
Notary Signature

Jodi L. HANES
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 7/1/2023

Commission/Serial No. 66341124

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

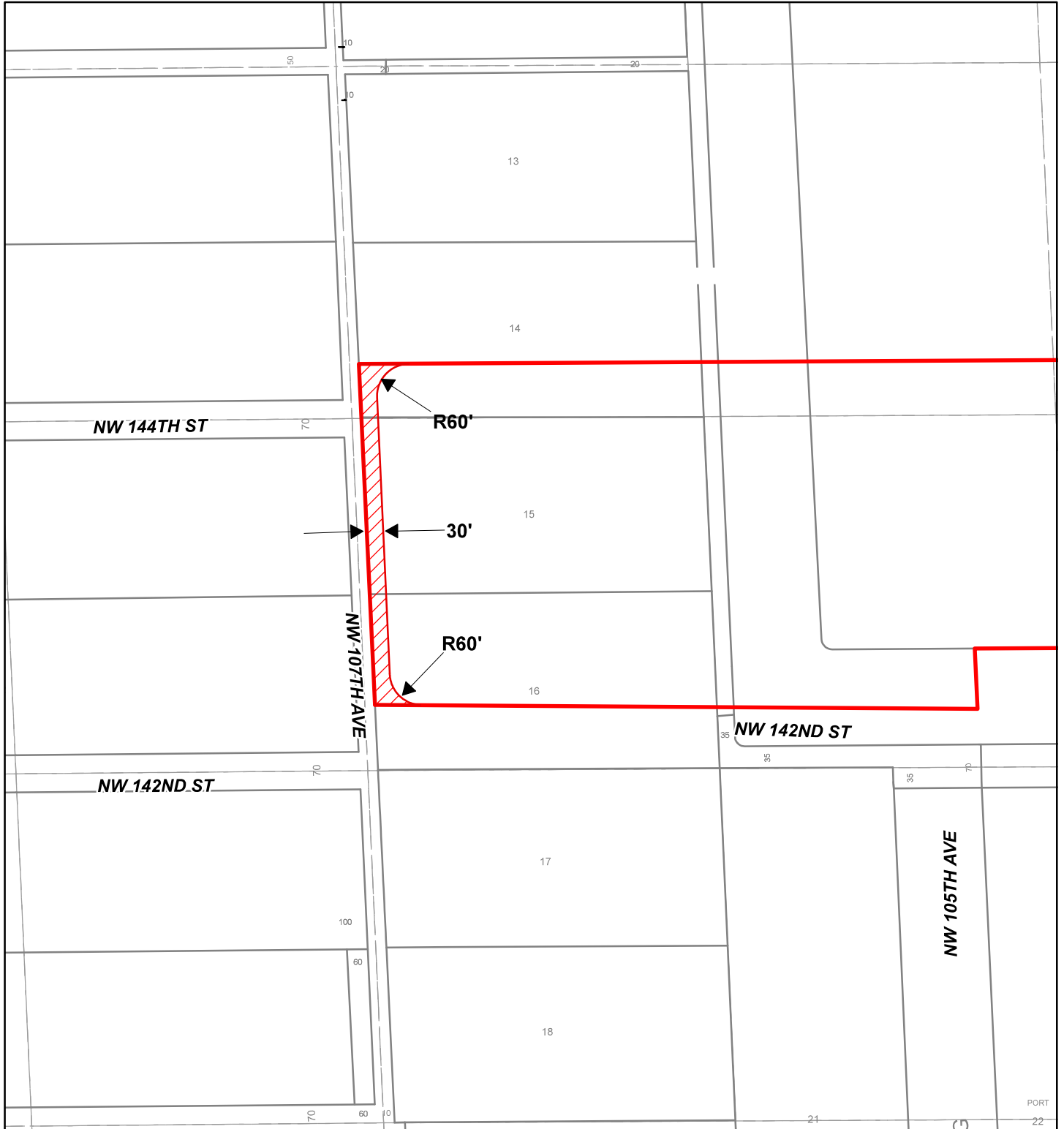
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"



THIS IS NOT A SURVEY

Folio No. 04-2020-001-0073
DMG PROPERTIES, LLLP
SEC. 20-52-40

Municipality: HIALEAH
Commission District: Jose "Pepe" Diaz 12

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: October 24 2020
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Storm Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. **30-3115-042-0010**
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

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

THIS INDENTURE, Made this 8 day of OCTOBER, A.D. **2020**, by and between HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 3800 NW 22 Avenue, Miami, Florida 33142, 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 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:

The East 5 feet of Lot 1, Block 1, BREEZY PARK, according to the plat thereof recorded in Plat Book 6, Page 55, of the Public Records of Miami-Dade County, Florida; and the area bounded by the south line of said Lot 1, by the west line of the said east 5 feet of Lot 1, and by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.


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 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 successors and assigns, and it or they shall have the right to immediately re-possess the same.

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

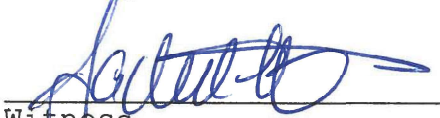
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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



Witness
Luis AZAR

Printed Name




Witness
Jacqueline Uerena

Printed Name

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

Name of Corporation



By: President (Sign)

Mario Artecona

Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 8 day of October, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mario Artecona, personally known to me, or proven, by producing the following identification: _____ to be the CEO of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation.

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

[Signature]

Notary Signature
DARYL BUSTAMANTE

Printed Notary Name

NOTARY SEAL/STAMP



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary

Notary Public, State of FLORIDA
My commission expires: 2/17/24
Commission/Serial No. GG959020

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of
County Commissioners

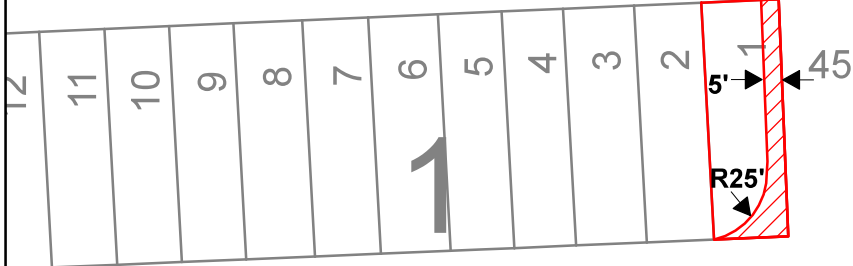
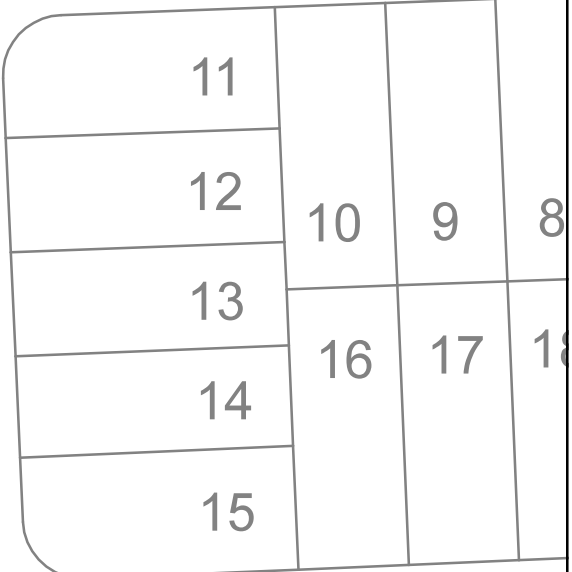
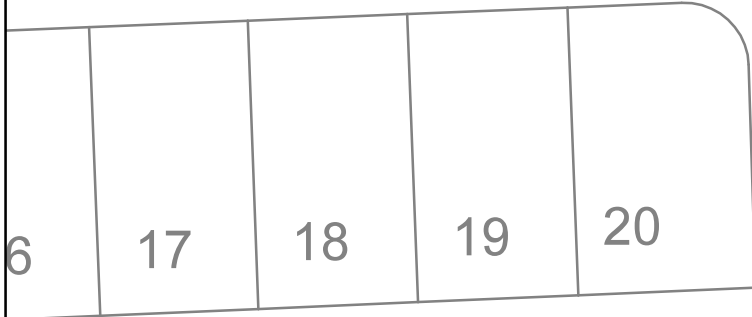
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

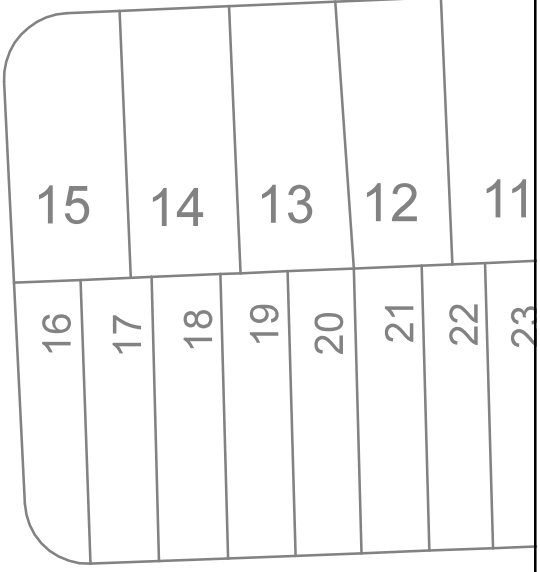
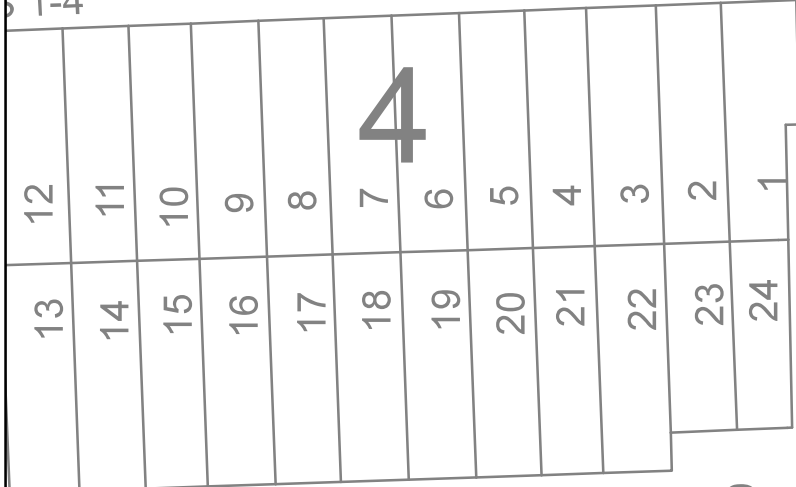
By: _____
Deputy Clerk

Assistant County Attorney

NW 55TH TER



NW 55TH ST



NW 54TH ST

NW 24TH AVE

HIGHRIDGE



THIS IS NOT A SURVEY

Folio No. 30-3115-042-0010

HABITAT FOR HUMANITY OF GREATER MIAMI, INC

SEC. 15-53-41

Municipality: UNINCORPORATED MIAMI-DADE
Commission District Keon Hardemon 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4443 FAX (305) 375-2825



Date: November 30, 2020
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Stormwater Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5016-002-0290
User Department: DTPW

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

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

THIS INDENTURE, Made this 6TH day of NOVEMBER, A.D. 2020,
by and between Heidi Lumpuy, whose address is 13254 SW 113 Terrace,
33186, 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 her 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:

That portion of Lot 26, Block 2, of ZIONA, according to the plat thereof recorded in Plat Book 29, Page 75, of the Public Records of Miami-Dade County, Florida, bounded by the west and by the south lines of said Lot 26, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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, her heirs and assigns, and they shall have the right to immediately re-possess 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, has hereunto set her hand and seal, the day and year first above written.

Grantor herein certifies that neither she nor any member of her immediate family reside on the subject property nor property adjacent thereto; that the subject property is not her homestead and that she resides at the address noted above.

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

[Signature]
Witness

Richard Sanchez
Witness Printed Name

[Signature]
Witness

Michelle P. Corey
Witness Printed Name

[Signature] (Sign)

Heidi Lumpuy
Printed Name

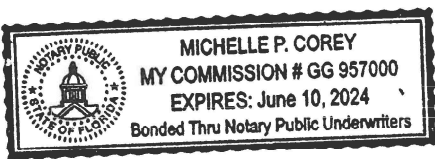
Address (if different)

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

I HEREBY CERTIFY, that on this 6 day of November, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Heidi Lumpuy, personally known to me, or proven, by producing the following methods of identification: N/A to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed. *by means of physical presence

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

[Signature]
Notary Signature
MICHELLE P. COREY
Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: JUNE 10, 2024
Commission/Serial No. GG 957000

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

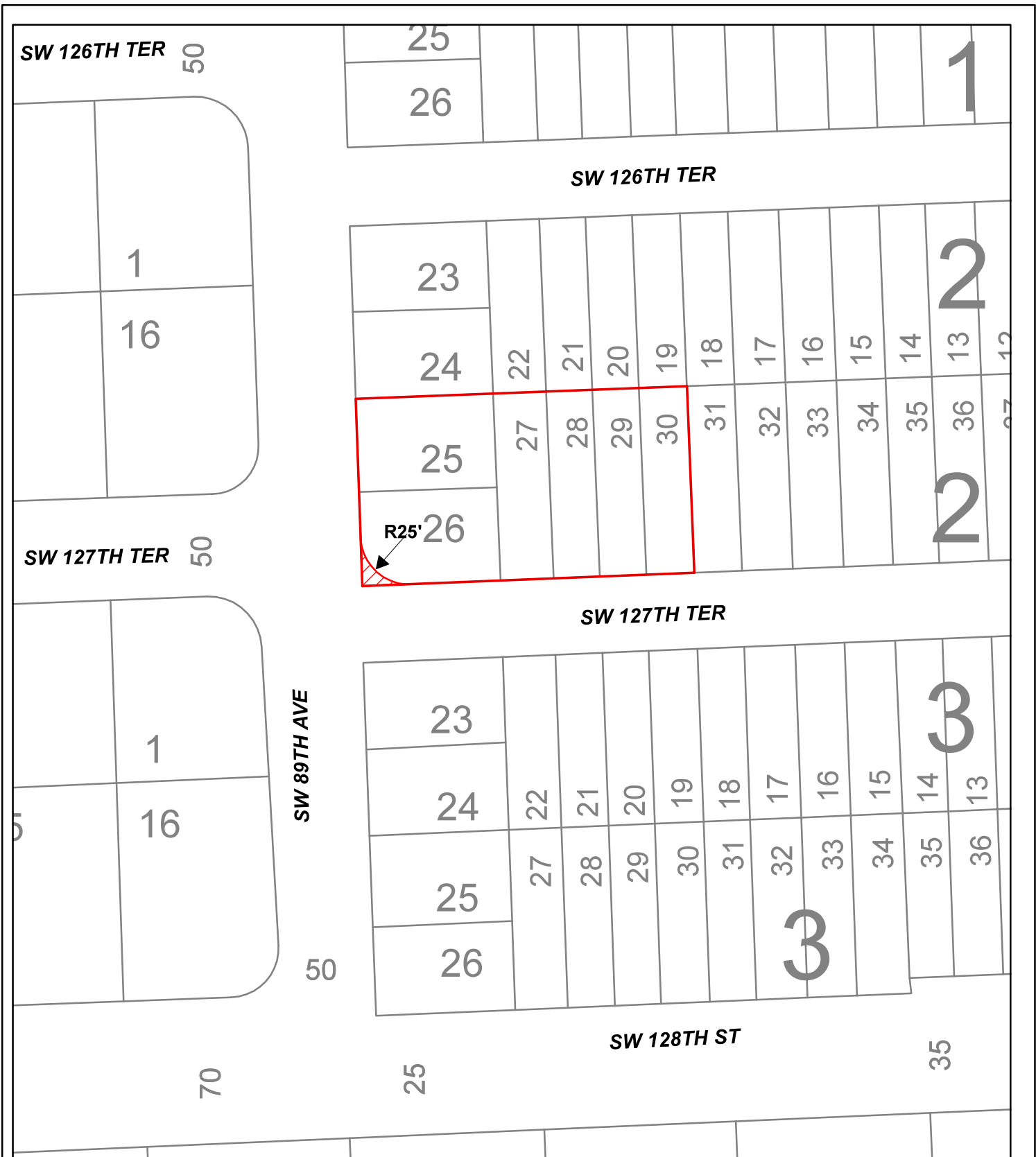
Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY
Folio No. 30-5016-002-0290
HEIDI LUMPUY
SEC. 16-55-40

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: TBD 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: November 30 2020
 Prepared by: ym



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 5, 2021

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 ____, 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) ____, or 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)
10-5-21

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF FIVE PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS OF CONVEYANCE

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County (County) the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Mayor's memorandum and the instruments of conveyance all of which are attached as Attachment 1 to the Mayor's Memorandum and made a part thereof:

Property Owners/Grantors

1. JJM 157, LLC.
2. Turning Point Baptist Church Inc.
3. DMG Properties LLP
4. Habitat for Humanity of Greater Miami
5. Heidi Lumpuy; 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 conveyances 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 Mayor's Memorandum as if fully set forth herein.

Section 2. The conveyances by the above-described property owners/grantors are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

Section 3. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

Section 4. Pursuant to Resolution No. R-974-09, this Board (a) directs the County Mayor or County Mayor’s designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments 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:

Jose “Pepe” Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of October, 2021. 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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney
as to form and legal sufficiency.



Lauren E. Morse