

MEMORANDUM

Agenda Item No. 8(N)(2)

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

DATE: July 7, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of four 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/ks

Memorandum



Date: July 7, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Resolution Accepting Conveyances of Four 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 four property conveyances for various road purposes to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The grantors’ names, property locations and reasons for conveyance to the County are set forth below. Annual maintenance costs associated with the conveyances are estimated to be \$96.45.

Recommendation

The attached four instruments are being forwarded as one resolution for approval by the 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 Exhibit 1.

Scope

The properties being conveyed are located within various Commission Districts.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is approximately \$96.45 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 Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

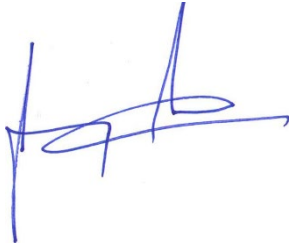
The resolution delegates authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyance. Furthermore, the County Mayor or County Mayor’s designee is directed to record the instruments of conveyance accepted therein in the public records of 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 Miami-Dade 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.	URBAN HOMES 6 LLC	RWD*	The Radius Return at the SW corner of the intersection of NW 30 Court and NW 94 Street (Commissioner Jean Monestime, District 2)	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 of 25 feet.
2.	URBAN HOMES 5 LLC	RWD*	A portion of SW 117 Avenue, from 195 feet north of SW 224 Street north for 75 feet (Commissioner Kionne McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	AJF REAL ESTATE, LLC	RWD*	A portion of NW 13 Terrace, from 202 feet east of NW 132 Avenue east for 250 feet; and a portion of NW 14 Street, from 152 feet east of NW 132 Avenue east for 100 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. Cobo Construction **RWD***
Corp., as Trustee
of 860 NW 100
Street Florida Land
Trust dated May 5,
2021



Jimmy Morales
Chief Operations Officer

A portion of NW 100
Street, from 300 feet east
of NW 10 Avenue east
for 50 feet
(Commissioner Jean
Monestime, District 2)

This right-of-way is
needed in order to
satisfy a zoning
requirement that all
building sites abut a
dedicated right-of-
way.

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. 30-3104-003-3710
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 2nd day of December A.D. 2021, by and between URBAN HOMES 6 LLC, a Florida limited liability company, whose address is 33 SW 2nd Avenue, Suite 401, Miami, FL 33130, 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:

That portion of Lot 1, Block 54, "AMENDED PLAT OF THE TROPICS", according to the plat thereof as recorded in Plat Book 10 at Page 17 of the Public Records of Miami-Dade County, Florida,

being bounded by the North and East lines of said Lot 1 and by a 25-foot-radius curve concave to the Southwest and 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 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)

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

URBAN HOMES 6 LLC

Name of LLC

By: Member

Printed Name

39SW 2 Ave 401 N Miami
Address (if different)

(Sign)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 2nd day of December, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [☒]physical or [☐]online notarization Salim Chouba and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of URBAN HOMES 6 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 Signature

Olga Miljko
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 4-8-2024

Commission/Serial No. GG 977127

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

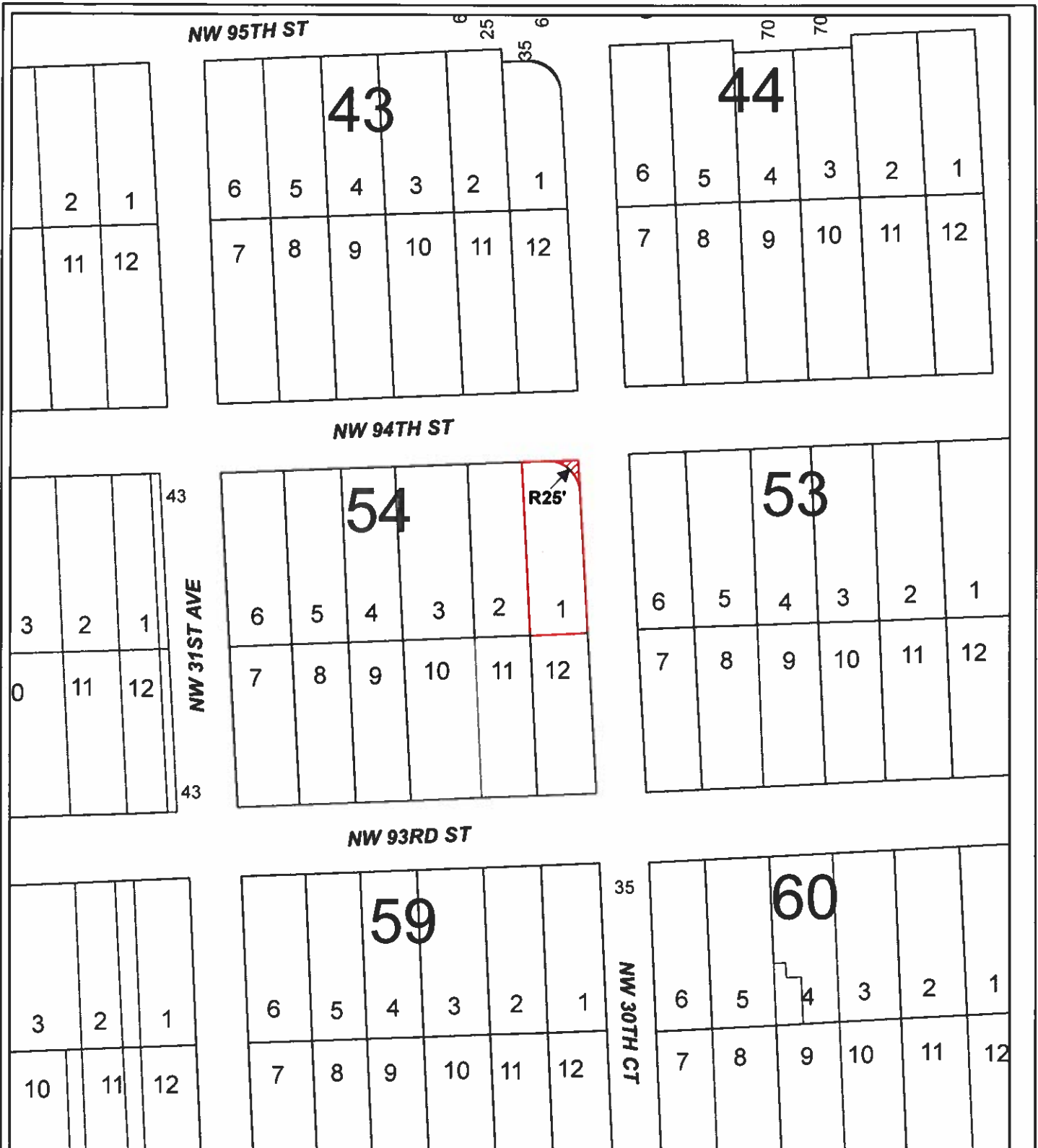
Chairman of the Board of County Commissioners

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.30-3104-003-3710

URBAN HOMES 6, LLC

SEC.4-53-41

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jean Monestime 2



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: December 10, 2021
Prepared by: ym

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. 30-6913-013-0510
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 1st day of November A.D. 2021, by and between **URBAN HOMES 5 LLC**, a Florida limited liability company, whose address is 33 SW 2nd Avenue, Suite 401, Miami, FL 33130, 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 East 5 feet of Lot 9, Block 5, MARCIA-JANE SUBDIVISION, according to the plat thereof as recorded in Plat Book 64, Page 3, of the Public Records of Miami-Dade County, Florida.

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)

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

URBAN HOMES 5 LLC

Name of LLC

By: Member

Printed Name

Address (if different)

Address (if different)

(Sign)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 1st day of November, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Salim Chraïbi and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of URBAN HOMES 5 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 Signature Oleg N. Kuro

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 4-8-2024

Commission/Serial No. 66 977/27

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

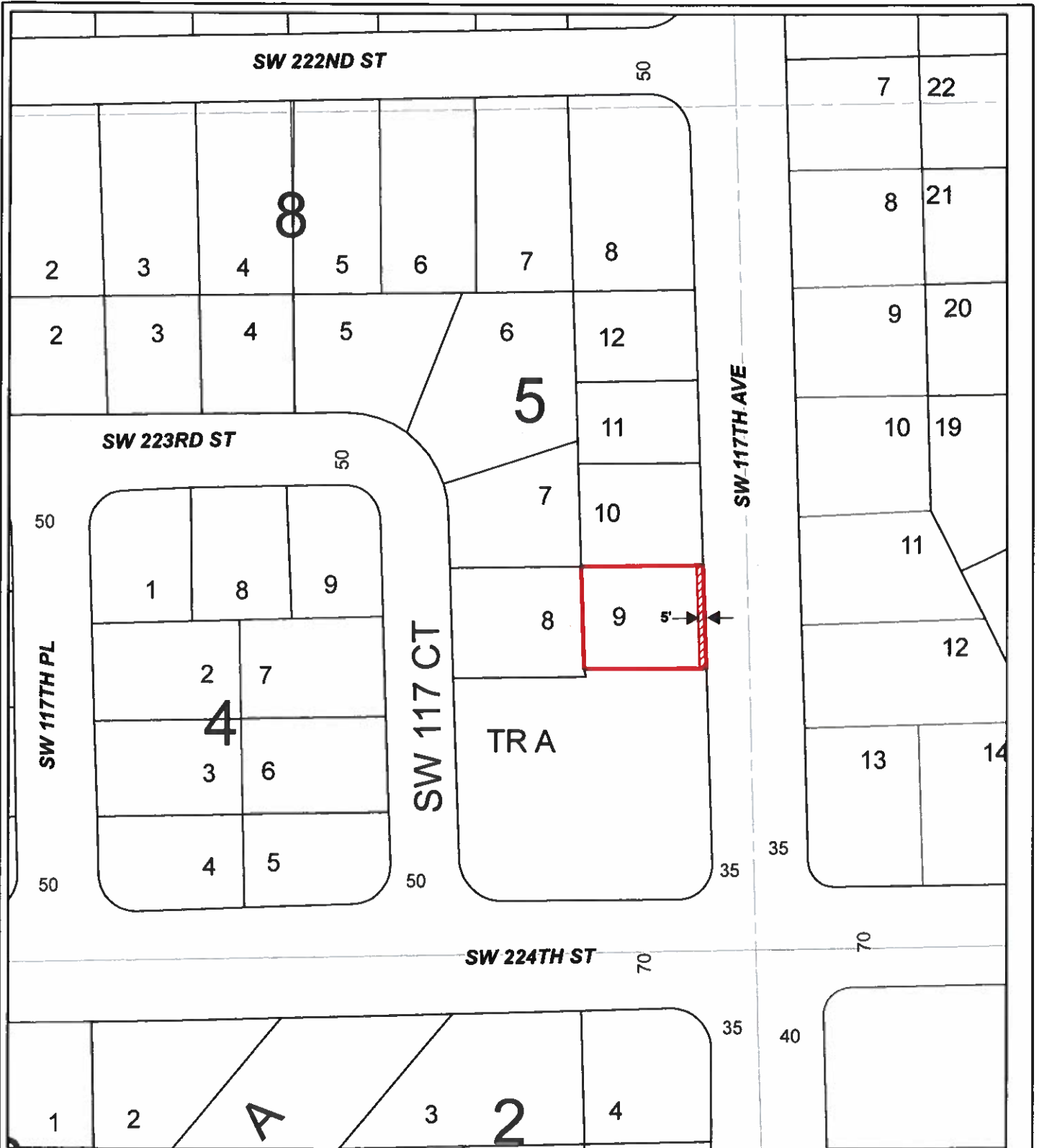
Chairman of the Board of County
Commissioners

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.30-6913-013-0510

URBAN HOMES 5, LLC

SEC.13-56-39

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date November 11, 2021
Prepared by ym

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:

Damian Thomason
D.E.T. Strategic Consultants, LLC
1591 Passion Vine Cir.
Weston, FL 33326
Folio No. 30-3935-004-0155
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 10th day of December, A.D. 2021,
by and between AJF Real Estate, LLC, a Florida limited liability
company, whose address is 8925 SW 162nd Terr., Palmetto Bay, FL
33157, 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

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)



Witness

Glen Fuentes

Witness Printed Name



Witness

Carlos Dugate

Witness Printed Name

AJF Real Estate, LLC, a
Florida limited liability
company

 (Sign)
By: Authorized Member
Jose Franco

Address (if different)

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

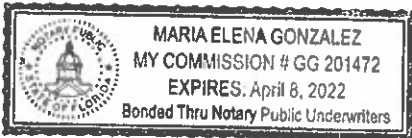
I HEREBY CERTIFY, that on this 10th day of, December A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jose Franco personally known to me, or proven, by producing the following forms of identification: _____ to be the Authorized Member duly authorized on behalf of AJF Real Estate, LLC, a Florida limited liability company. Said Authorized Member 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.

Maria Elena Gonzalez
Notary Signature

MARIA ELENA GONZALEZ
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA

My commission expires: April 8, 2022

Commission/Serial No. GG 201472

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, 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

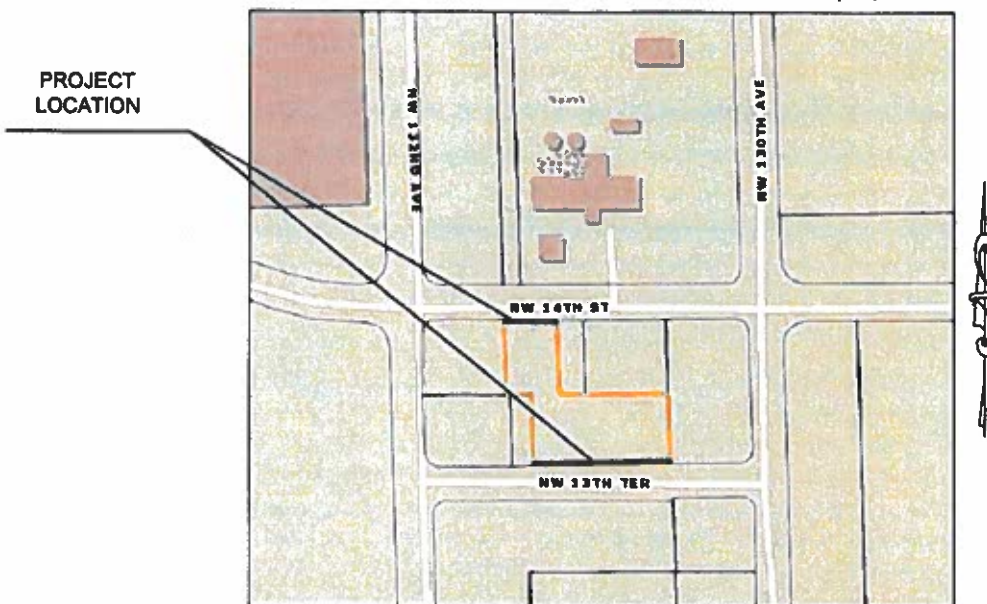
By: _____
Deputy Clerk

Assistant County Attorney

RIGHT OF WAY DEDICATION SKETCH AND LEGAL

A PORTION OF LAND LYING WITHIN LOT 9, 8, AND LOT 17 THROUGH 21, OF BLOCK 20, OF WESTERN MIAMI SECTION C, AS RECORDED IN PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "A"



SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2.) BEARINGS AND COORDINATES SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON THE FLORIDA STATE PLANES COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990.
- 3.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.
- 4.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON ASSUME VALUE OF N 89°43'43" E, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 14th STREET AS PER PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALL OTHER ARE RELATIVE THERETO.
- 5.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 6.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 7.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS SKETCH AND LEGAL IS "WESTERN MIAMI SECTION C" RECORDED IN PLAT BOOK 27, AT PAGE 54, BOTH AS RECORDED IN MIAMI-DADE COUNTY FLORIDA.

LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
B.B.	BASIS OF BEARING
C/L	CENTER LINE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL" MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

SIGNED Arturo Mendez FOR THE FIRM
ARTURO MENDOZA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY ADDRESS:

FOLIO NO. 30-3935-004-0155

(NO PHYSICAL ADDRESS)

16

NOT VALID WITHOUT SHEET 2 AND 3 OF 3.

PARCEL NUMBER: 30-3935-004-0155

LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS

Project No.: 2002-0168-02

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 1 OF 3

DATE: 11-15-2021

Scale: AS SHOWN



1435 S.W. 87th AVENUE
SUITE "201"

MIAMI, FL 33174

PHONE: (305) 556-4002

FAX: (305) 556-4003

EMAIL:

JFEE@LMSURVEYING.COM

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN LOT 9, 8, AND LOT 17 THROUGH 21, OF
BLOCK 20, OF WESTERN MIAMI SECTION C, AS RECORDED IN PLAT BOOK 27,
AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "A"

LEGAL DESCRIPTION:

THE NORTH 5 FEET OF LOT 9 AND 8 OF BLOCK 20 OF "WESTERN MIAMI
SECTION C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
TOGETHER WITH THE SOUTH 5 FEET OF LOT 17 THROUGH 21 OF BLOCK 20 OF
"WESTERN MIAMI SECTION C", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY FLORIDA. ALL FOR RIGHT OF WAY PURPOSE.

PARCEL NUMBER: 30-3935-004-0155

LEGAL DESCRIPTION

Project No.: 2002-0168-02

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 2 OF 3

Date: 11-15-2021

Scale: N/A

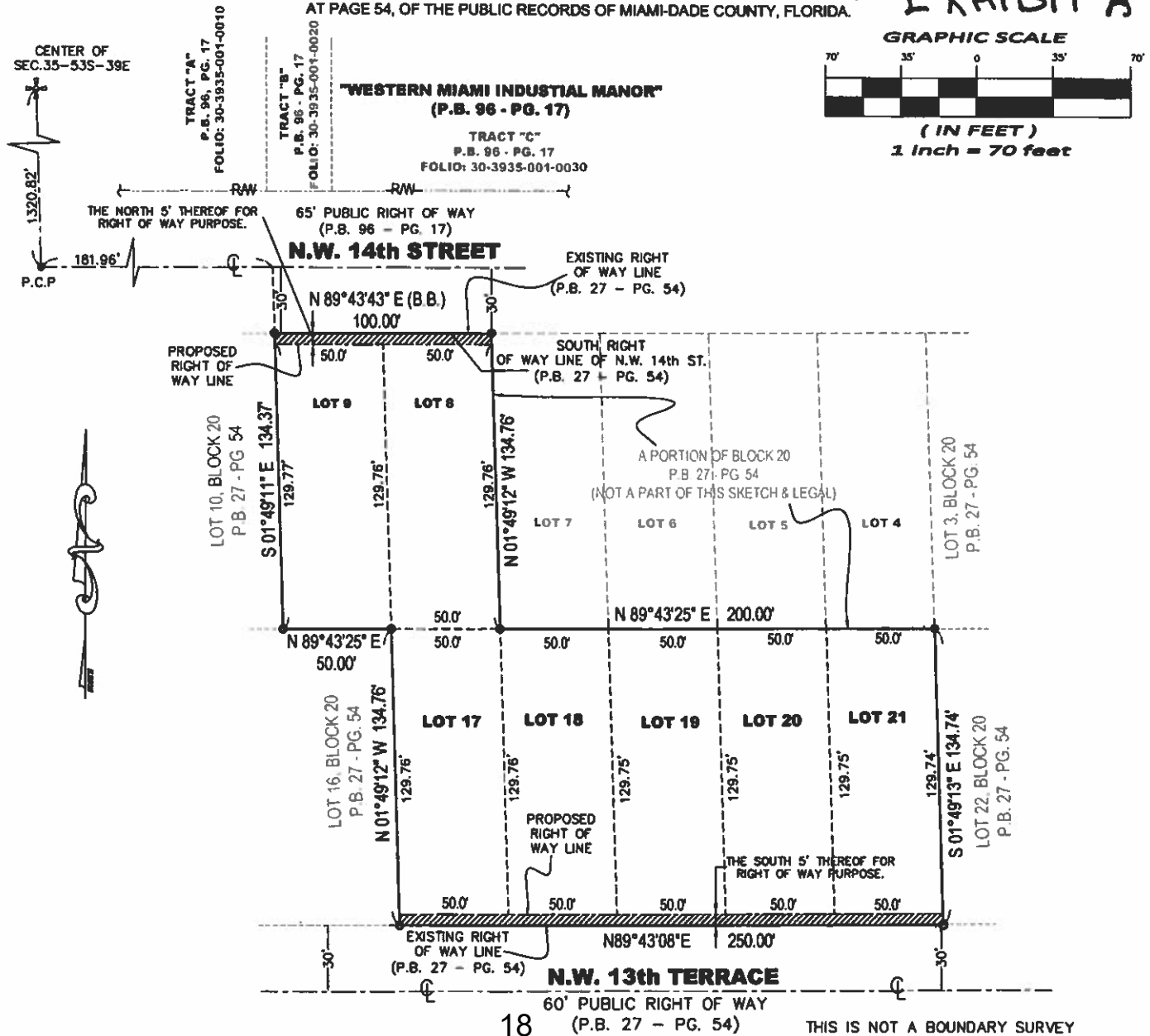


1435 S.W. 87th AVENUE
SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002
FAX: (305) 556-4003
EMAIL:
JFEE@LMSURVEYING.COM

SKETCH TO ACCOMPANY LEGAL

A PORTION OF LAND LYING WITHIN LOT 9, 8, AND LOT 17 THROUGH 21, OF BLOCK 20, OF WESTERN MIAMI SECTION C, AS RECORDED IN PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "A"



PARCEL NUMBER: 30-3935-004-0155

EXHIBIT "A"

Project No.: 2002-0168-02

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 3 OF 3

Date: 11-15-2021

Scale: 1" = 70'



1435 S.W. 87th AVENUE
SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002
FAX: (305) 556-4003
EMAIL:
JFEE@LMSURVEYING.COM



THIS IS NOT A SURVEY

Folio No. 30-3935-004-0155

AJF Real Estate, LLC

SEC. 35-53-39

Municipality: SWEETWATER

Commission District: Jose "Pepe" Diaz 12



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: December 23, 2021
Prepared by: ym

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. 30-3102-012-1140
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 9 day of NOVEMBER, A.D. 2021, by and between Cobo Construction Corp., as Trustee of 860 NW 100 Street Florida Land Trust dated May 5, 2021, a corporation under the laws of the State of Florida, and having its office and principal place of business at 240 Crandon Boulevard, Suite 247, Key Biscayne, FL 33149, 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 North 5 feet of Lot 7, Block 7, WEST BISCAYNE, according to the plat thereof recorded in Plat Book 7, Page 58, of the Public Records of Miami-Dade County, Florida.

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

Diana G. Minervine

Printed Name

Witness

Maria M. Valentine

Printed Name

Witness

Jose Cobo

Printed Name

Witness

Juan Campos

Printed Name

Cobo Construction Corp., as
Trustee of 860 NW 100 Street
Florida Land Trust dated May 5,
2021

(Signature) (Sign)
By: Alex Cobo President

ALEX A. COBO.
Printed Name

240 CRANDON BVD #247 MIAMI FL 33149
Address if different

(Signature) (Sign)
Attest: X Secretary

Alex Cobo
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 9th day of NOVEMBER, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☒ physical or ☐ online notarization Alex A. Cobo and X, personally known to me, or proven, by producing the following identification: _____ to be the X President and X Secretary of Cobo Construction Corp., as Trustee of 860 NW 100 Street Florida Land Trust dated May 5, 2021, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they 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.



NOTARY SEAL/STAMP

Diana Giannina Minervine
Notary Signature

Diana Giannina Minervine
Printed Notary Name

Notary Public, State of Florida

My commission expires: 07/07/2024

Commission/Serial No. GG 985246

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, 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.30-3102-012-1140

COBO CONSTRUCTION CORP., AS TRUSTEE OF

860 NW 100 Street Florida Land Trust dated May 5, 2021

SEC. 2-53-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Jean Monestime 2



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: December 15, 2021
Prepared by: ym



MEMORANDUM

(Revised)

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

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(2)

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)(2)
7-7-22

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF FOUR
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 County Mayor's memorandum and the instruments of conveyance, all of which are attached as Exhibit "1" to the County Mayor's memorandum and made a part thereof:

Property Owners/Grantors

1. URBAN HOMES 6 LLC
2. URBAN HOMES 5 LLC
3. AJF REAL ESTATE, LLC
4. Cobo Construction Corp., as Trustee of 860 NW 100 Street Florida Land Trust dated May 5, 2021; 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 the County 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 conveyance.

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, Florida and provide a recorded copy of the 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:

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	

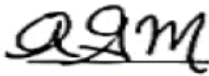
The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of July, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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.

A handwritten signature in black ink, appearing to read 'AGM', is written over a horizontal line.

Andrea Gonzalez Mateo