

MEMORANDUM

Agenda Item No. 8(N)(6)


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

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of three property interests for road purposes to Miami-Dade County, Florida; and authorizing the County Mayor to execute the acceptances of the instruments of conveyance and to take all actions to effectuate same

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



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: June 3, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. The grantors' names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$35.

Recommendation

The attached three 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 and are further described below.

Scope

The properties being conveyed are located within District 3, which is represented by Commissioner Keon Hardemon.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$35 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 Ms. Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the acceptances of the instruments of conveyance. Furthermore, the County Mayor or County Mayor's designee shall 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.

RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC002

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. 54th & 32nd LLC	RWD*	The Radius Return at the northeast corner of the intersection of NW 53 Street and NW 32 Avenue (Commissioner Keon Hardemon, District 3)	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 twenty-five (25) feet. (File 20240078)
2. A2Z Construction and Remodel LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 21 Avenue and NW 69 Terrace (Commissioner Keon Hardemon, District 3)	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 twenty-five (25) feet. (File 20250006)
3. Liberty Academy Daycare and Preschool, L.L.C.	RWD*	A portion of NW 77 Terrace from 100 feet east of the centerline of NW 12 Court east for 75 feet (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. (File 20250007)



Jimmy Morales
Chief Operating Officer

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3121-020-0330
User Department: DTPW

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

STATE OF South Carolina)

) SS

COUNTY OF Richland)

THIS INDENTURE, Made this 27th day of November, A.D. 2024, by and between 54th & 32nd LLC, a South Carolina limited liability company, whose address is 8910 Two Notch Road, 5th Floor, Columbia, SC 29223, 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 36, SEMINOLE LAWNS HEIGHTS, according to the plat thereof as recorded in Plat Book 13, at Page 29, of the Public Records of Miami-Dade County, Florida, that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the South line of said Lot 36 and the East line of the West 10 feet of said Lot 36.

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)

Mina Armstrong
Witness

Alicia Armstrong
Printed Name & Address

116 Landing Dr
Lexington SC 29072

BW Dempsey
Witness

BROCK DEMPSEY
Printed Name & Address

8910 TWO NOTCH RD, 5TH FLOOR
COLUMBIA, SC 29223

54th & 32nd LLC

Name of LLC

William H. Stern (Sign)

By: William H. Stern, Manager

Address (if different)

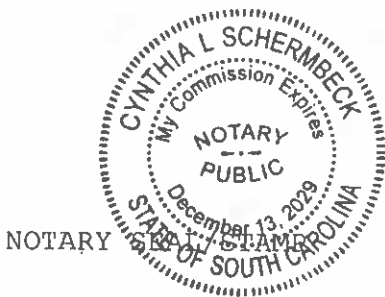
STATE OF SOUTH CAROLINA)

) SS

COUNTY OF RICHLAND)

I HEREBY CERTIFY, that on this 27th day of November, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization William H. Stern personally known to me, or proven, by producing the following forms of identification: _____ to be the Manager duly authorized on behalf of 54th & 32nd LLC, a South Carolina limited liability company. Said Manager 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.



Cynthia L. Schermbeck

Notary Signature

Cynthia L. Schermbeck

Printed Notary Signature

Notary Public, State of South Carolina

My commission expires: December 13, 2029

Commission/Serial No. N/A

The foregoing was accepted and approved on the _____ day of _____, A.D. 2024, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

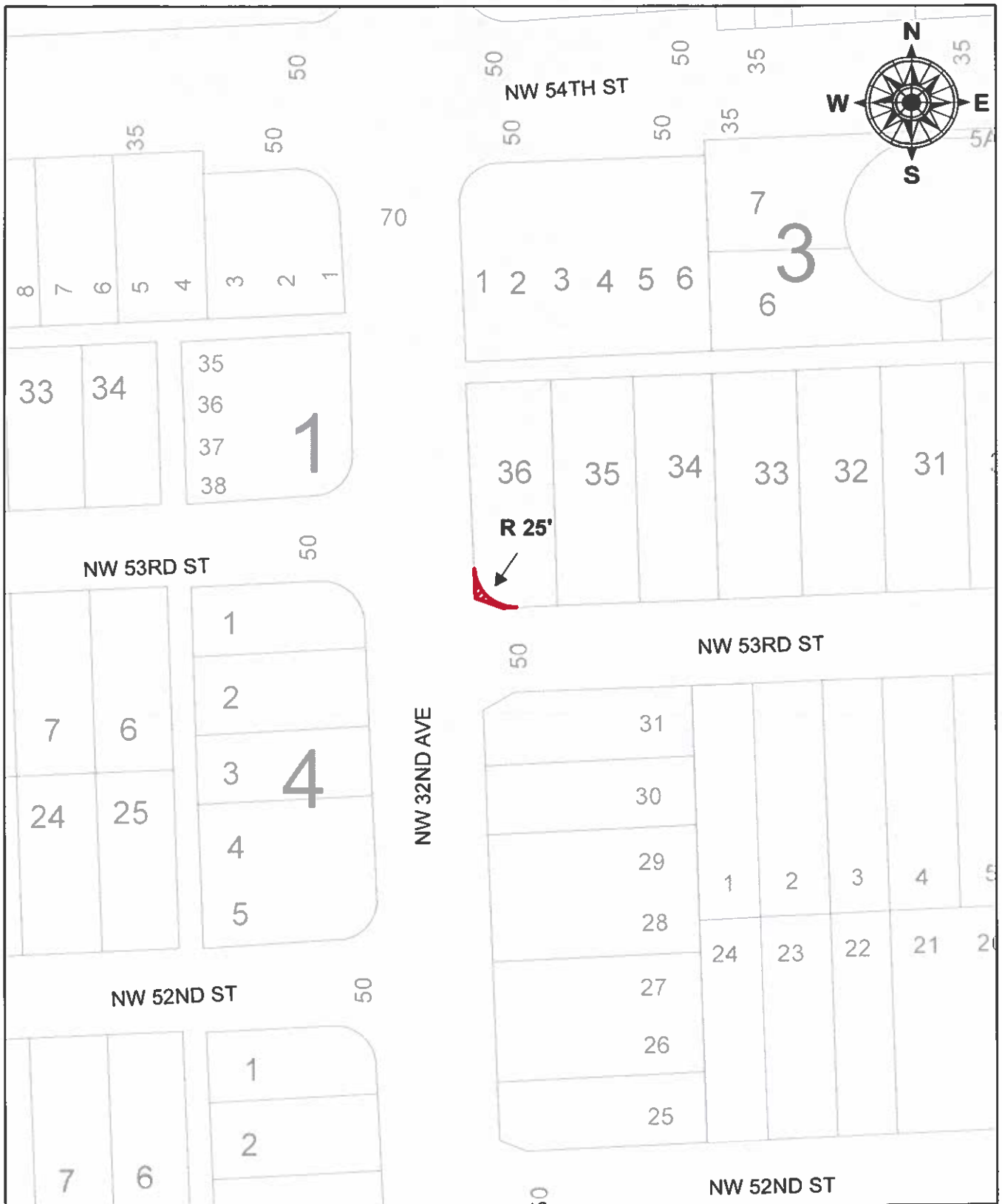
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3121-020-0330

Name: 54th & 32nd LLC

Section: 21-53-41

Municipality: Unincorporated
Commission District 3
Keon Hardemon

Date: 12-23-2024

Drawn By: A. Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC007

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. 30-3115-017-0451
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 19 day of December, A.D. 2024, by and between A2Z CONSTRUCTION AND REMODEL LLC, a Florida limited liability company, whose address is 8600 NW 64 Street, Unit 6, Doral, FL 33166, 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 Block 19, PARA VILLA HEIGHTS, according to the plat thereof as recorded in Plat Book 3, at Page 106, of the Public Records of Miami-Dade County, Florida, that lies within the external area of a 25-foot-radius curve concave to the Southwest and

tangent to the North and East lines of said Block 19.

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.

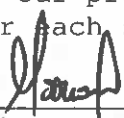
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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


MARIANO VANOLI 8620 NW 64TH ST
Printed Name & Address unit 13 Miami FL
33166

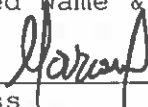
Witness


JOSE CANDANA 18860 NW 57th #107
Printed Name & Address 33015

Witness


JOSE CANDANA 17860 NW 57th #107
Printed Name & Address 33015

Witness


MARIANO VANOLI 8620 NW 64TH ST
Printed Name & Address unit 13 Miami FL
33166

**A2Z CONSTRUCTION AND REMODEL
LLC**

Name of LLC

By: Member

Printed Name

Address (if different)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 19 day of December, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization ALEXIS ARENA and ALAN ZAGNYORI personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of A2Z CONSTRUCTION AND REMODEL 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.



Carolin Carías
Comm.: HH 512678
Expires: Apr. 07, 2028
Notary Public - State of Florida

[Signature]
Notary Signature

CAROLIN CARIÁS

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4/7/2028

Commission/Serial No. HH512678

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.

By: _____
County Mayor or Designee

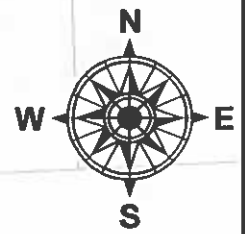
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



NW 69TH TER

R 25'

NW 21ST AVE

18

30

NW 69TH ST

16

7

8

9

50

4

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3115-017-0451

Name: A2Z Construction and Remodel LLC

Section: 15-53-41

Municipality: Unincorporated
Commission District 3
Keon Hardemon

Date: 1-24-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC011

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. 30-3111-016-0053
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 29th day of January, A.D. 2025, by and between LIBERTY ACADEMY DAYCARE AND PRESCHOOL, L.L.C., a Florida limited liability company, whose address is 7750 NW 12 Avenue, Miami, FL 33150, 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 South 25 feet of the East 75 feet of the West 175 feet of the South 146 feet of the North 1/2 of Lot 1, TATUM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book B, at Page 63, 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)

Shontreyl Dean
Witness

Shontreyl Dean 2350 N. W 141st
Printed Name & Address Opalocka Pl,
33084

Y. Jackson
Witness 5100 NW 6ave
Varshick Jackson Miami 33127
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

LIBERTY ACADEMY DAYCARE AND
PRESCHOOL, L.L.C.

Name of LLC

Sarah Brazier (Sign)
By: Member

Sarah Brazier
Printed Name
888 Biscayne Blvd Apt. 710 Miami FL
Address (if different) 33132

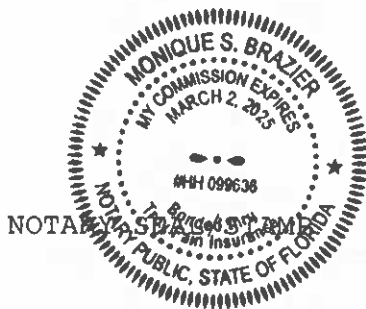
Maurice Brazier (Sign)
By: Member

Maurice Brazier
Printed Name
888 Biscayne Blvd, Unit 710, Miami, FL
Address (if different) 33132

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

I HEREBY CERTIFY, that on this 29 day of January, A.D. 2025 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~X~~ physical or [] online notarization SARAH BRAZIER and MAURICE BRAZIER personally known to me, or proven, by producing the following forms of identification: Drivers License to be the Member(s) duly authorized on behalf of LIBERTY ACADEMY DAYCARE AND PRESCHOOL, L.L.C., a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature

Monique S. Brazier
Printed Notary Signature

Notary Public, State of Florida

My commission expires: March 2 2025

Commission/Serial No. #HH099636

The foregoing was accepted and approved on the 29 day of January, A.D. 2025, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

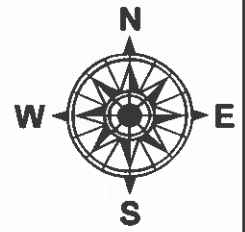
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



NW 12TH CT



25'

NW 77TH TER

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3111-016-0053

Name: LIBERTY ACADEMY DAYCARE AND PRESCHOOL, L.L.C.

Section: 11-53-41

Municipality: Unincorporated

Commission District 3

Keon Hardemon

Date: 1-30-2025

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC015



MEMORANDUM

(Revised)

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

DATE: June 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

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

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(6)
6-3-25

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF THREE
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA; AND AUTHORIZING THE
COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO
EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS OF
CONVEYANCE AND TO TAKE ALL ACTIONS TO
EFFECTUATE SAME

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

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade 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. 54th & 32nd LLC
2. A2Z Construction and Remodel LLC
3. Liberty Academy Daycare and Preschool, L.L.C.; 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 County Mayor's memorandum as if fully set forth herein.

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

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

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of June, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

YEM

Debra Herman
Yuval E. Manor