

# MEMORANDUM

Agenda Item No. 8(N)(1)

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

**DATE:** March 17, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution accepting four conveyances of property interests to Miami-Dade County for public purposes in two parcels of land along SW 312 Street at Baptist Way, portions of SW 248 Street and SW 249 Street west of SW 134 Court, a portion of SW 134 Court south of SW 248 Street, a portion of SW 248 Street east of Krome Avenue, and portions of SW 207 Avenue north and south of SW 288 Street; and authorizing the County Mayor to execute the acceptances of the instruments of conveyance and to take all actions to effectuate same

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

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001

**Date:** March 17, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Accepting Four Conveyances of Property Interests for Public Purposes  
to Miami-Dade County, Florida

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## **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 \$350.

## **Recommendation**

The Department of Transportation and Public Works (DTPW) needs the property interests from these 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 8, which is represented by Commissioner Danielle Cohen Higgins.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting these conveyances is estimated to be \$350 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 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 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


TSE\* Traffic Signal Easement

Attachment: Exhibit 1 – Right-of-Way Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Homestead Hospital, Inc.	TSE*	Two parcels of land along the north side of SW 312th Street (NE 8th Street/Campbell Drive) at the intersection with Baptist Way	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment at this location. (File 20250071)
2.	Coral Key Parc, LLC	RWD*	A portion of SW 248th Street from SW 134th Court to SW 135th Avenue, a portion of SW 249th Street from SW 134th Court west for approximately 143 feet, a portion of SW 134th Court from SW 248th Street to SW 249th Street, the Radius Return at the northwest corner of the intersection of SW 134th Court and SW 249th Street, the Radius Return at the southwest corner of the intersection of SW 134th Court and SW 248th Street, and the Radius Return at the southeast corner of the intersection of SW 135th Avenue and SW 248th Street	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20250072)
3.	HSC Homestead, LLC	RWD*	A portion of SW 248th Street from approximately 485 feet east of the centerline of Krome Avenue east for approximately 191 feet	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20250074)

RWD\* Right-of-Way Deed  
TSE\* Traffic Signal Easement  
Attachment: Exhibit 1 – Right-of-Way Deeds with Location Maps

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
4. Rover Farms LLC	RWD*	A portion of SW 207th Avenue from the centerline of SW 288th Street north for approximately 662 feet and a portion of SW 207th Avenue from the centerline of SW 288th Street south for approximately 330 feet	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20250078)



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Jimmy Morales  
Chief Operating Officer



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).


**HOMESTEAD HOSPITAL, INC.**

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Kenneth Spell, CEO

  
\_\_\_\_\_  
Printed Name & Address  
975 BAPTIST WAY  
HOMESTEAD, FL 33033

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Printed Name & Address  
975 BAPTIST WAY  
HOMESTEAD, FL 33033

\_\_\_\_\_

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

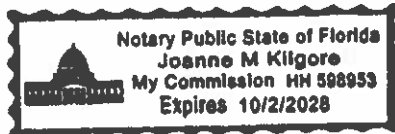
I HEREBY CERTIFY, that on this 31 day of September, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [] physical or [] online Notarization Kenneth Spell, personally known to me, or proven, by producing the following identification: Florida drivers license to be the Chief Executive Officer of **HOMESTEAD HOSPITAL, INC.**, a Florida not-for-profit corporation, and in whose name the foregoing instrument is executed and that said officer 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.

  
Notary Signature

Joanne M. Kilgore  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 10-2-28

Commission/Serial No. HH 598953

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

By: \_\_\_\_\_  
Jimmy Morales  
Chief Operations Officer

**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



SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: UTILITY EASEMENT**

PORTIONS OF SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHERNMOST SOUTHEAST CORNER OF TRACT "D", **VILLA PORTOFINO EAST COMMERCIAL**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 02°12'17" EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "D" 14.41 FEET TO **POINT OF BEGINNING # 1**; THENCE NORTH 88°47'06" EAST 18.03 FEET; THENCE SOUTH 02°12'17" EAST 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NE 8TH STREET / CAMPBELL DRIVE (SW 312TH STREET) AND A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; THENCE SOUTH 88°47'06" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 18.03 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY EXTENSION; THENCE NORTH 02°12'17" WEST ALONG SAID SOUTHERLY EXTENSION 16.00 FEET TO **POINT OF BEGINNING # 1**.

TOGETHER WITH:

**COMMENCING** AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE NORTH 88°47'06" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 33.71 FEET TO **POINT OF BEGINNING # 2**; THENCE NORTH 01°12'54" WEST 18.00 FEET; THENCE NORTH 88°47'06" EAST 29.00 FEET; THENCE SOUTH 01°12'54" EAST 8.00 FEET; THENCE NORTH 88°47'06" EAST 21.00 FEET; THENCE SOUTH 01°12'54" EAST 10.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°47'06" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 50.00 FEET TO **POINT OF BEGINNING # 2**.

SAID EASEMENT LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 1,020 SQUARE FEET, MORE OR LESS.

**CERTIFICATION:**

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: THE ESTATE COMPANIES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 74701

DATE: 8/12/25; REV. 8/25/25

UTILITY EASEMENT

HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

FOR: SOLESTE MIDTOWN HOMESTEAD

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 3

Digitally signed by Michael M Mossey

Date: 2025.08.25 14:30:50 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

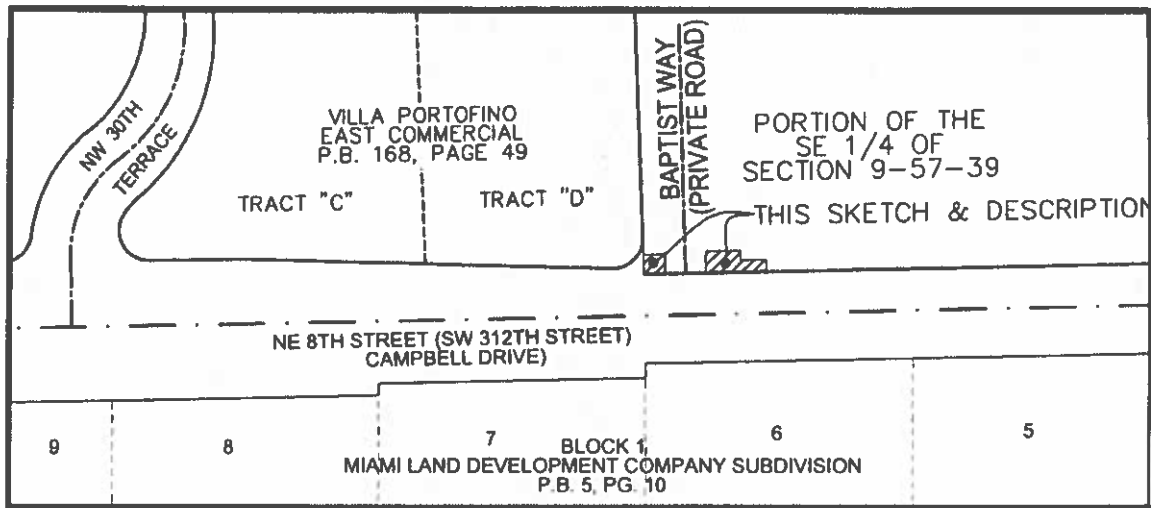


SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**  
 BY  
**PULICE LAND SURVEYORS, INC.**

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 SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



**LOCATION SKETCH**  
 (NOT TO SCALE)

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST BEING S88°47'06"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: THE ESTATE COMPANIES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 74701

DATE: 8/12/25; REV. 8/25/25

UTILITY EASEMENT

HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

FOR: SOLESTE MIDTOWN HOMESTEAD

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 3

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

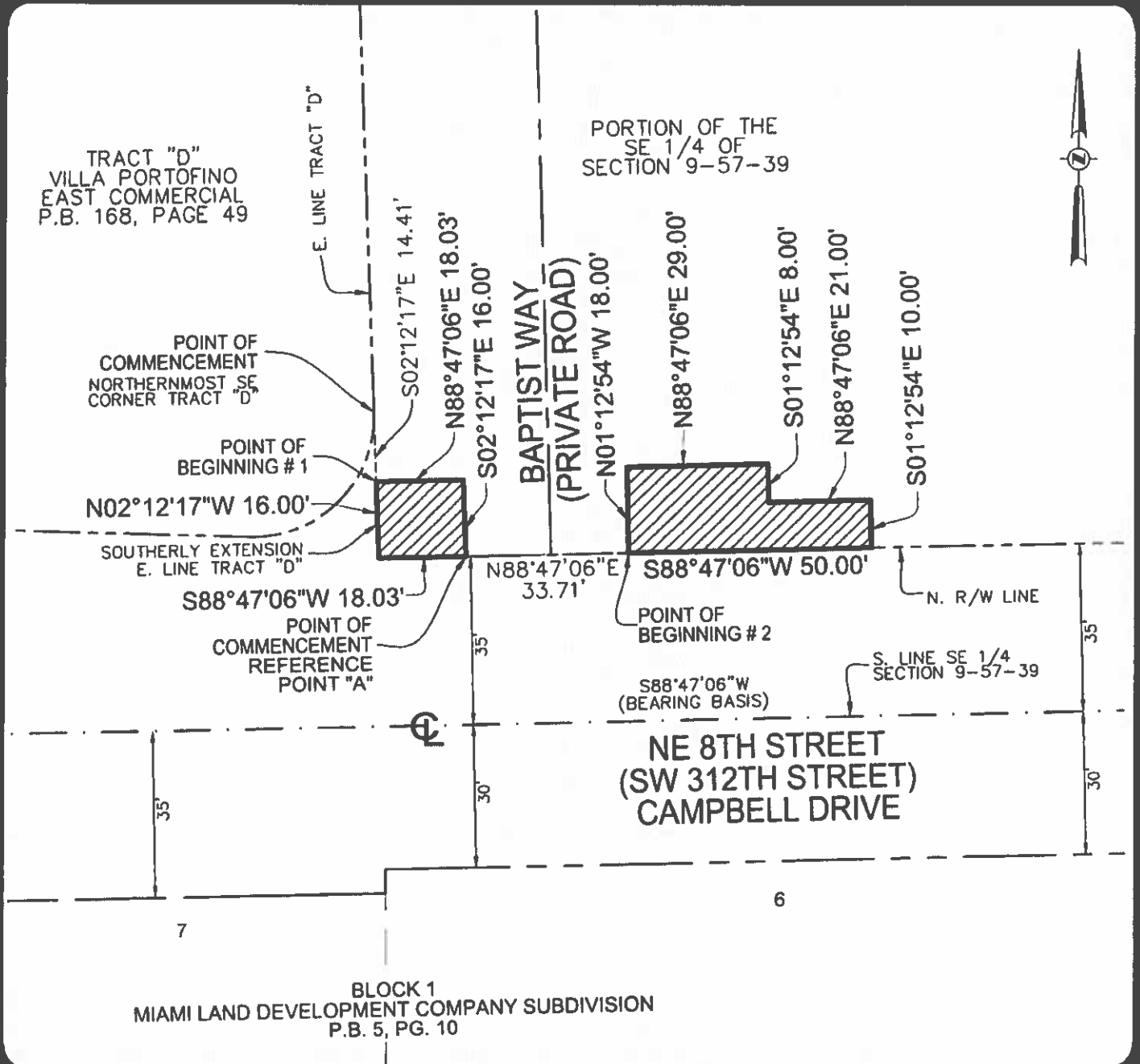


SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**  
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CERTIFICATE OF AUTHORIZATION LB#3870



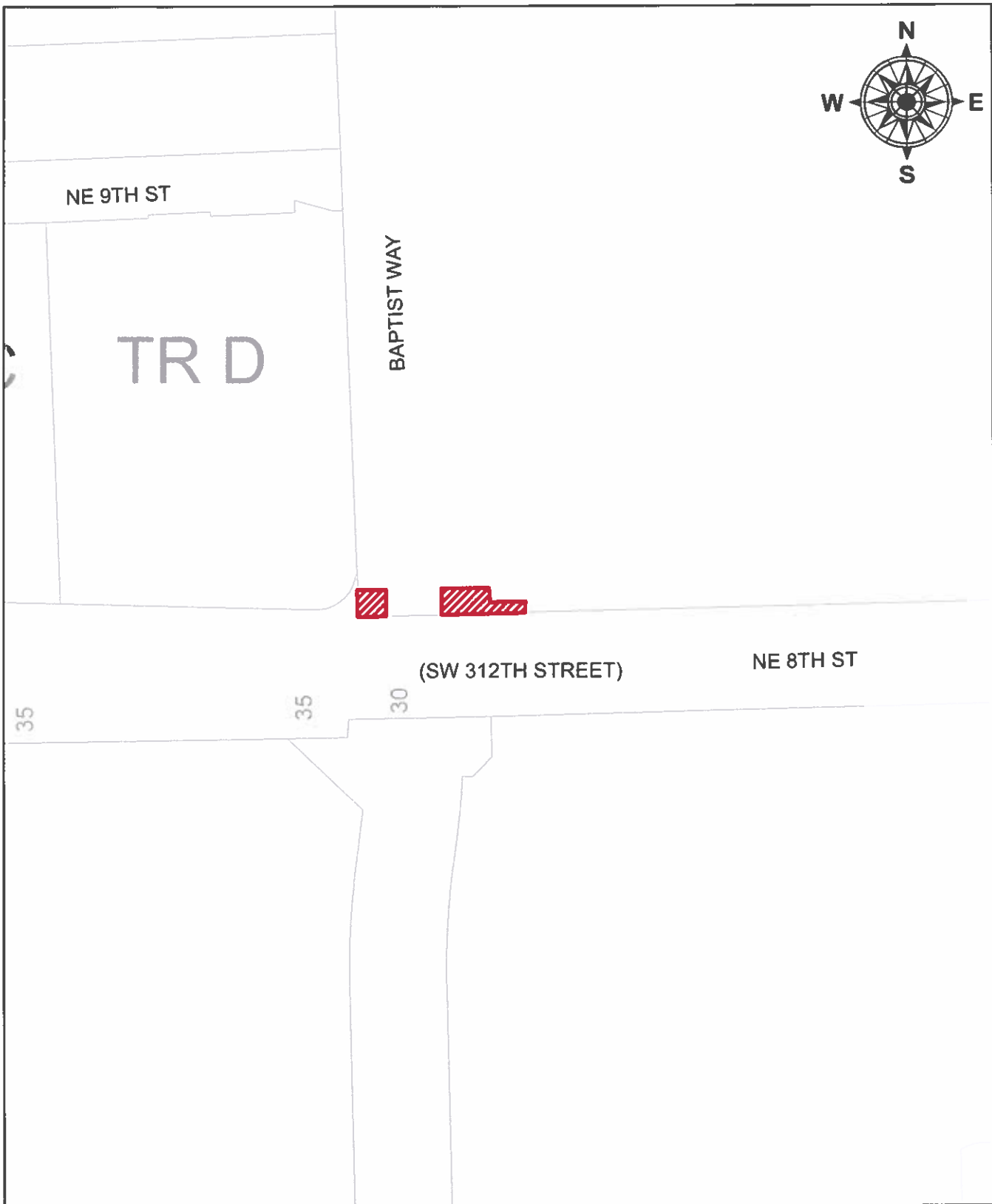
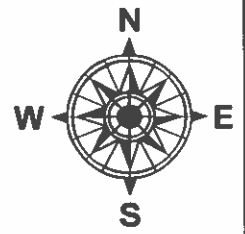
CLIENT: THE ESTATE COMPANIES	
SCALE: 1" = 30'	DRAWN: M.M.M.
ORDER NO.: 74701	
DATE: 8/12/25; REV. 8/25/25	
UTILITY EASEMENT	
HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA	
FOR: SOLESTE MIDTOWN HOMESTEAD	

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 3

LEGEND & ABBREVIATIONS:

Ⓞ	CENTERLINE
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY



THIS IS NOT A SURVEY

NOT TO SCALE

**Folio: 10-7910-000-0094**

**Name: Homestead Hospital, Inc.**

**Section: 09-57-39**

Municipality: Homestead

Commission District 8

Danielle Cohen Higgins

Date: 9-25-2025

Drawn By: A.Santelices

 TRAFFIC SIGNAL EASEMENT

**Return to:**

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

**Instrument prepared by:**

Jorge L. Navarro, Esq.  
Greenberg Traurig, P.A.  
333 SE 2<sup>nd</sup> Avenue, 44<sup>th</sup> Floor  
Miami, FL 33131

Folio Nos: 30-6926-002-0010, 30-6926-002-0020,  
30-6926-002-0170, 30-6926-002-0160, 30-6926-002-0150

User Department: DTPW

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

**THIS INDENTURE**, Made this 30 day of September, A.D. 2025, by and between **CORAL KEY PARC, LLC, a Florida limited liability company**, whose post office address is 301 Almeria Avenue, Suite 330, Coral Gables, Florida 33134, 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 1<sup>st</sup> 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 hereto**

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.

**[Signature and notary appear on the following page]**



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

Approved as to form  
and legal sufficiency

Attested by: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney

\_\_\_\_\_  
Date

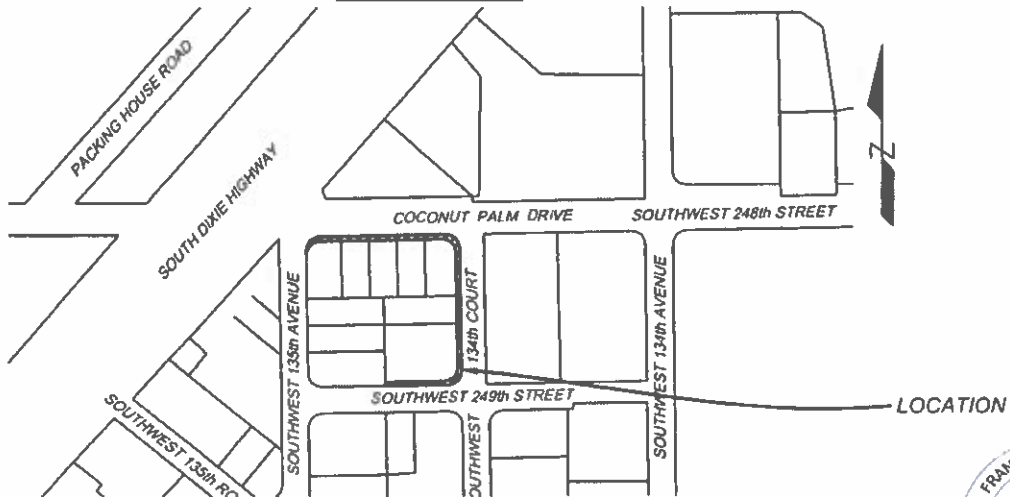
# "EXHIBIT A"

## LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF LOTS 1 THROUGH 6 AND LOTS 19 THROUGH 21, OF "ADDITION TO MURRAY'S SUBDIVISION", RECORDED IN PLAT BOOK 45, PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 19, THENCE NORTH 01°01'21" WEST ALONG THE WEST LINE OF SAID LOT 19, 7.00 FEET;  
 THENCE NORTH 89°03'26" EAST ALONG A PARALLEL LINE 7.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 19, 110.60 FEET TO A POINT OF CURVATURE; THENCE 39.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'47".  
 A CHORD OF 35.38 FEET WHICH BEARS NORTH 44°01'03" EAST TO A POINT OF TANGENCY; THENCE NORTH 01°01'21" WEST ALONG A PARALLEL LINE 7.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOTS 19, 20, 21 AND 1, 213.03 FEET TO A POINT OF CURVATURE; THENCE 39.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°54'16". A CHORD OF 35.33 FEET WHICH BEARS NORTH 45°58'29" WEST TO A POINT OF TANGENCY; THENCE SOUTH 89°04'23" WEST ALONG A PARALLEL LINE 8.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOTS 1 THROUGH 5, 228.18 FEET TO A POINT OF CURVATURE; THENCE 39.30 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'41", A CHORD OF 35.37 FEET WHICH BEARS SOUTH 44°02'33" WEST TO A POINT ON THE WEST LINE OF SAID LOT 5, THENCE NORTH 00°59'18" WEST ALONG SAID WEST LINE 3.00 FEET TO A POINT OF CURVATURE; THENCE 39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'41", A CHORD OF 35.37 FEET WHICH BEARS NORTH 44°02'33" EAST TO A POINT OF TANGENCY; THENCE NORTH 89°04'23" EAST ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WHEN MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID LOTS 5 AND 4, 91.69 FEET; THENCE NORTH 00°55'37" WEST ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 3, 5.00 FEET; THENCE NORTH 89°04'23" EAST ALONG THE NORTH LINE OF SAID LOTS 3, 2 AND 1 AND THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 248TH STREET (COCONUT PALM DRIVE) 143.48 FEET TO A POINT OF CURVATURE; THENCE 39.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°54'16". A CHORD OF 35.33 FEET WHICH BEARS SOUTH 48°58'29" EAST TO A POINT OF TANGENCY; THENCE SOUTH 01°01'21" EAST ALONG THE EAST LINE OF SAID LOTS 1, 21, 20 AND 19, 228.03 FEET TO A POINT OF CURVATURE; THENCE 39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'47". A CHORD OF 35.38 FEET WHICH BEARS SOUTH 44°01'03" WEST TO A POINT OF TANGENCY; THENCE SOUTH 89°03'28" ALONG THE SOUTH LINE OF SAID LOT 19, WEST 117.60 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA CONTAINING 4,538 SQUARE FEET (0.104 ACRES) MORE OR LESS. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 89°04'23" EAST FOR THE SOUTH RIGHT OF WAY LINE OF COCONUT PALM DRIVE (SOUTHWEST 248TH STREET)

### LOCATION SKETCH

NOT TO SCALE



**PROPERTY ADDRESS:**

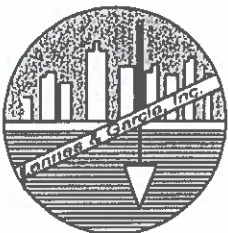
13480 SOUTHWEST 248th STREET,  
 13400 SOUTHWEST 248th STREET,  
 MIAMI, FLORIDA 33032

NOT A SURVEY

DATE: 09/30/2025

Francisco Fajardo

Digitally signed by Francisco Fajardo  
 DN: cn=Francisco Fajardo, o=Lannes & Garcia, Inc., ou=Professional Surveyors, email=Francisco.Fajardo@lannesandgarcia.com, c=US  
 Date: 2025.10.01 17:45:03 -0400



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
 FRANCISCO F. FAJARDO PSM # 4767  
 4967 SW 75th AVENUE,  
 MIAMI, FLORIDA 33155  
 PH (305) 666-7909      FAX (305) 559-3002

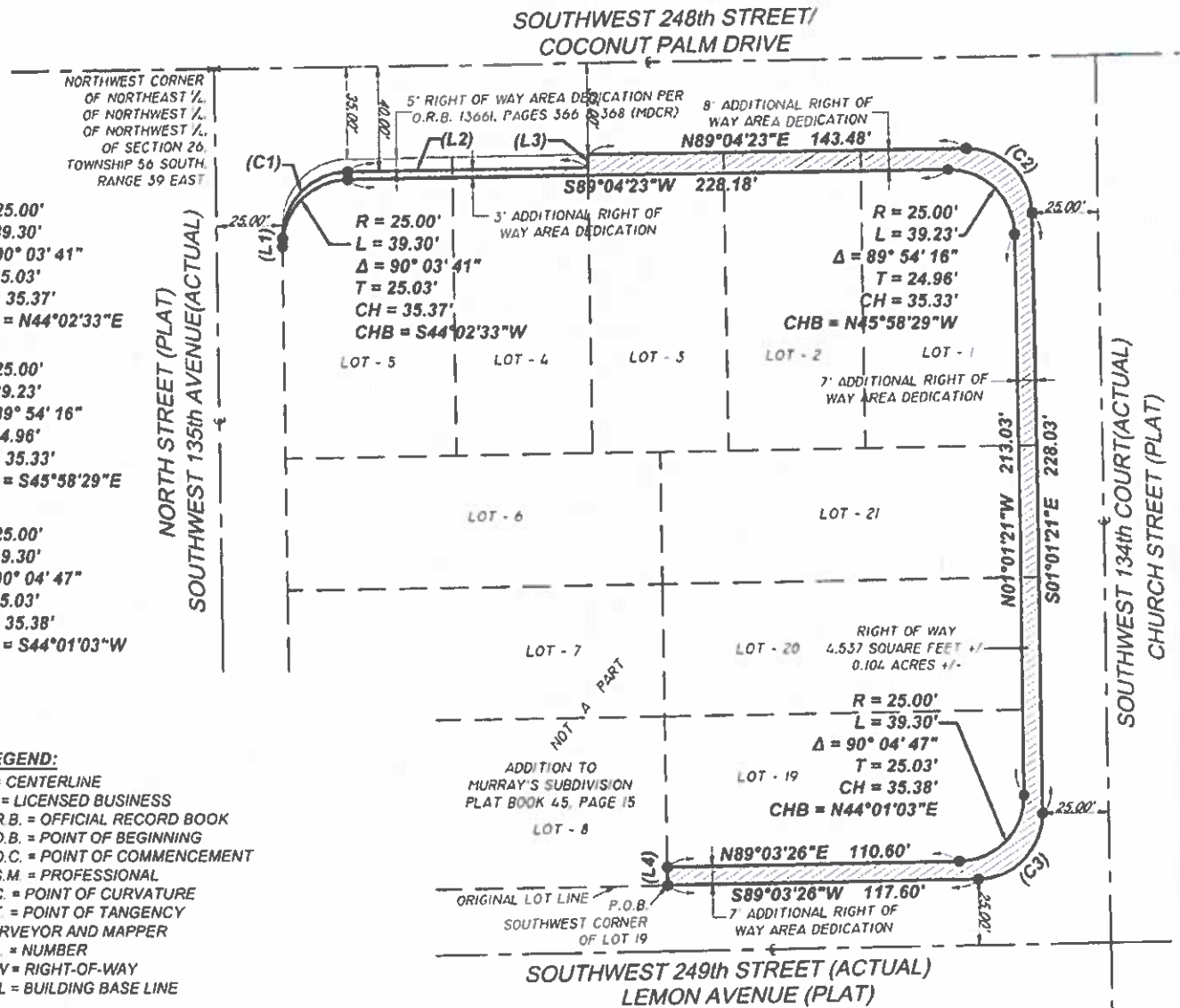
**SKETCH AND DESCRIPTION**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4767

# "EXHIBIT A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION



- (C1)  
R = 25.00'  
L = 39.30'  
D = 90° 03' 41"  
T = 25.03'  
CH = 35.37'  
CHB = N44°02'33"E
- (C2)  
R = 25.00'  
L = 39.23'  
Δ = 89° 54' 16"  
T = 24.96'  
CH = 35.33'  
CHB = S45°58'29"W
- (C3)  
R = 25.00'  
L = 39.30'  
Δ = 90° 04' 47"  
T = 25.03'  
CH = 35.38'  
CHB = S44°01'03"W

**LEGEND:**

- © = CENTERLINE
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- SURVEYOR AND MAPPER
- NO. = NUMBER
- RW = RIGHT-OF-WAY
- BBL = BUILDING BASE LINE

- R = RADIUS
- L = ARC LENGTH
- D = CENTRAL ANGLE
- T = TANGENT
- CH = CHORD DISTANCE
- CHB = CHORD BEARING

**PROPERTY ADDRESS:**

13480 SOUTHWEST 248th STREET,  
13400 SOUTHWEST 248th STREET,  
MIAMI, FLORIDA 33032

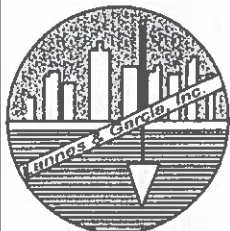
NOT A SURVEY  
DATE: 09/30/2025

Francisco F  
Fajardo

Digitally signed by Francisco F Fajardo  
DN: cn=US, o=Lannes and Garcia Inc.,  
dnQualifier=AD110000000198621400  
A00001082, c=us, email=Francisco.F.Fajardo  
Date: 2025.10.01 17:41:56 -0400



- |                    |                   |
|--------------------|-------------------|
| (L1)               | (L3)              |
| N00°59'18"W 3.00'  | N00°55'37"W 5.00' |
| (L2)               | (L4)              |
| N89°04'23"E 91.69' | N01°01'21"W 7.00' |



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909    FAX (305) 559-3002

**SKETCH AND DESCRIPTION**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 050 THROUGH 5J-17 052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

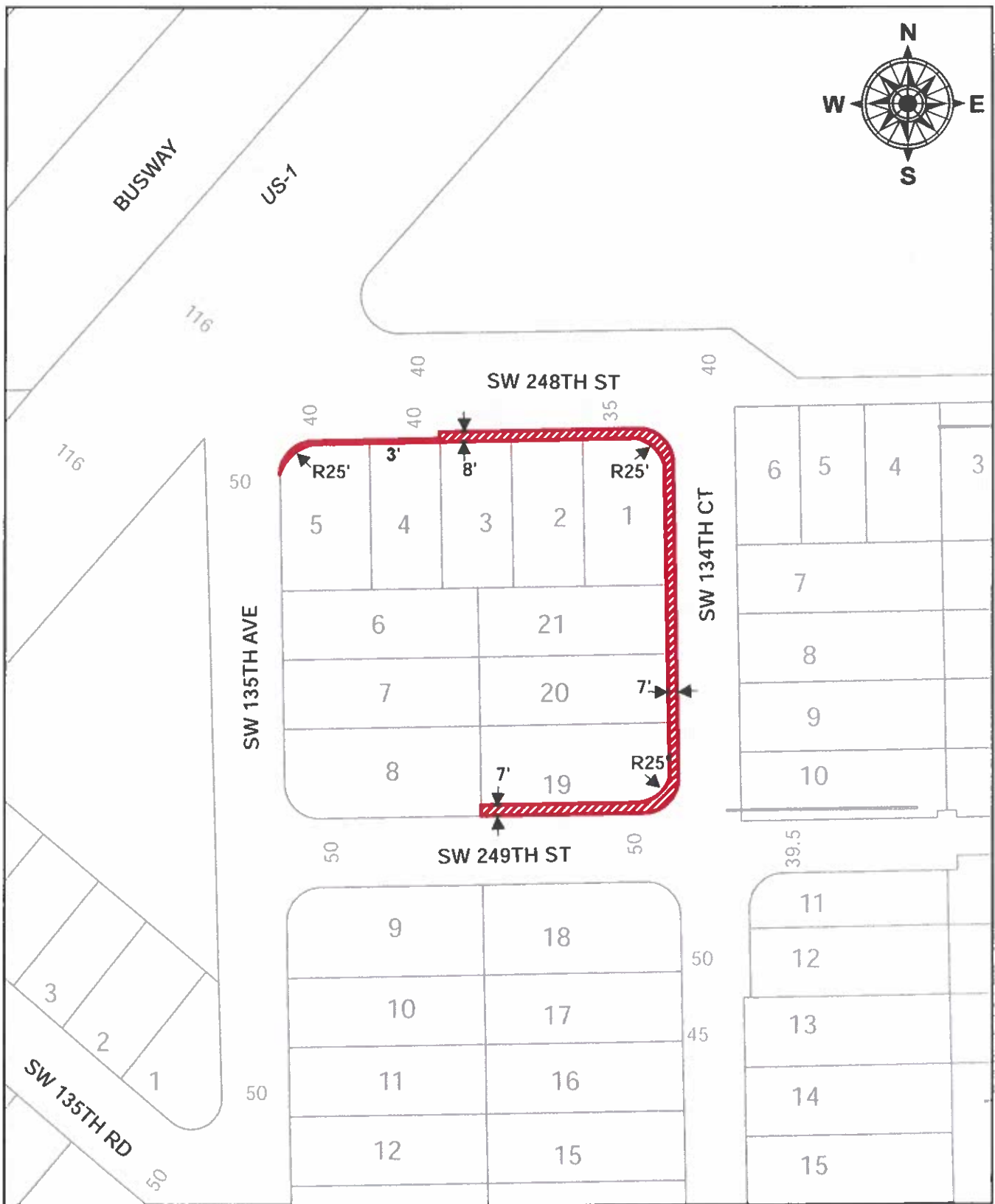
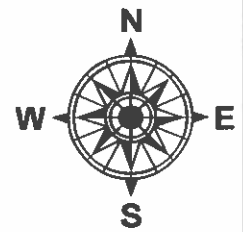
FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767

269982

SCALE: 1" = 60'

DRAWN BY: TT

PAGE: 2 OF 2



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6926-002-0010/0020/0150/0160/0170

Name: Coral Key Parc, LLC

Section: 26-56-39

Municipality: Unincorporated  
Commission District 8  
Danielle Cohen Higgins

Date: 9-25-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

**Return to:**

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

**Instrument prepared by:**

Jeffrey Whitmore, P.S.M.  
Folio No. 30-6919-000-0190  
User Department: DTPW

---

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

~~ALABAMA~~  
STATE OF ~~FLORIDA~~ )  
                  BALDWIN )SS  
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 9 day of Oct., A.D. 2025, by and between HSC HOMESTEAD, LLC, an Alabama limited liability company, whose address is 805 Trione Avenue, Daphne, AL 36526, 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 1<sup>st</sup> 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 Hereto and Made a Part Hereof.**

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.

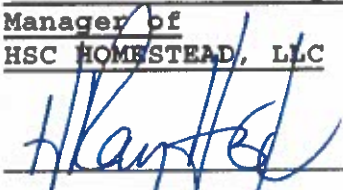
**IN WITNESS WHEREOF**, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

By:  
H. Ray Hix, Jr.  
Member of  
Hix Snedeker Companies, LLC,  
Manager of  
HSC HOMESTEAD, LLC

  
\_\_\_\_\_  
Witness

Joseph D. Wittes  
Printed Name & Address  
805 Trione Ave  
Daphne, AL 36526

  
\_\_\_\_\_  
(Sign)

805 Trione Ave Daphne, AL 36526  
Address (if different)

  
\_\_\_\_\_  
Witness

Charles Nylander  
Printed Name & Address  
805 Trione Ave  
Daphne, AL  
36526

STATE OF FLORIDA )  
ALABAMA )  
COUNTY OF MIAMI-DADE )  
Baldwin )

I HEREBY CERTIFY, that on this 9 day of Oct., A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of  physical or  online notarization H. Ray Hix, Jr. personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the Member duly authorized on behalf of Hix Snedeker Companies, LLC, Manager of HSC HOMESTEAD, LLC, an Alabama limited liability company. Said 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.

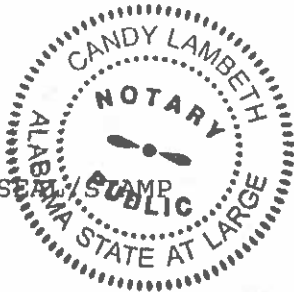
Candy Lambeth  
Notary Signature

Candy Lambeth  
Printed Notary Signature

Notary Public, State of Alabama

My commission expires: 7/9/28

Commission/Serial No. NA



NOTARY SEAL

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

Assistant County Attorney

\_\_\_\_\_  
Date

**SKETCH AND LEGAL DESCRIPTION OF A PORTION OF SECTION 19,  
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA**

EXHIBIT "A"

**LEGAL DESCRIPTION:**

A PORTION OF LAND LYING IN SECTION 19, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 997 (SW 177TH AVE / KROME AVENUE) PER OFFICIAL RECORDS BOOK 30985, PAGE 1023, OFFICIAL RECORDS OF MIAMI-DADE COUNTY, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SW 246TH STREET, BEING A 25 FOOT WIDE PUBLIC RIGHT OF WAY PER PLAT OF COUNTRY CLUB ESTATES OF HOMESTEAD, PLAT BOOK 69, PAGE 37, OFFICIAL RECORDS OF MIAMI-DADE COUNTY; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW 246TH STREET N88°50'36"E FOR A DISTANCE OF 611.12 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN S00°22'13"E ALONG SAID EAST LINE FOR A DISTANCE OF 626.87 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S00°22'13"E FOR A DISTANCE OF 5.00 FEET TO A POINT LYING 35.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19 AS MEASURED AT RIGHT ANGLES; THENCE RUN S88°56'34"W ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 190.67 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" AS PER PLAT BOOK 161, PAGE 17; THENCE RUN N00°17'03"W ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, RUN N88°56'34"E ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 190.66 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS CONTAINING AN AREA OF 953 SQUARE FEET (0.021 ACRES), MORE OR LESS.

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF SECTION 19, HAVING A BEARING OF N00°17'03"W.
2. THIS IS NOT A SURVEY: NO FIELDWORK WAS PERFORMED IN THE PREPARATION OF THIS EXHIBIT.
3. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
4. THIS EXHIBIT CONSISTS OF 3 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.

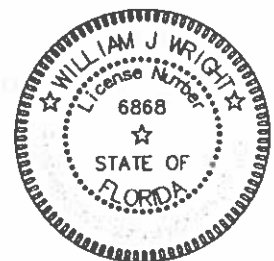
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED EXHIBIT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed by  
WILLIAM J WRIGHT  
Date: 2025.08.20  
17:04:17 -0400

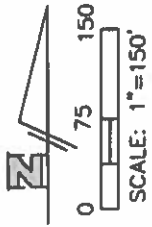
WILLIAM J WRIGHT, PH.D. P.S.M.  
LICENSE NO. 8868, STATE OF FLORIDA



<p align="center"><i>WrightPSM, LLC</i> PROFESSIONAL SURVEYING AND MAPPING OFFICE: 2228 53RD AVE VERO BEACH, FL 32966 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE:	AS NOTED	DATE:	08/20/2025
	JOB NO.	24-0175	PAGE	1 OF 3

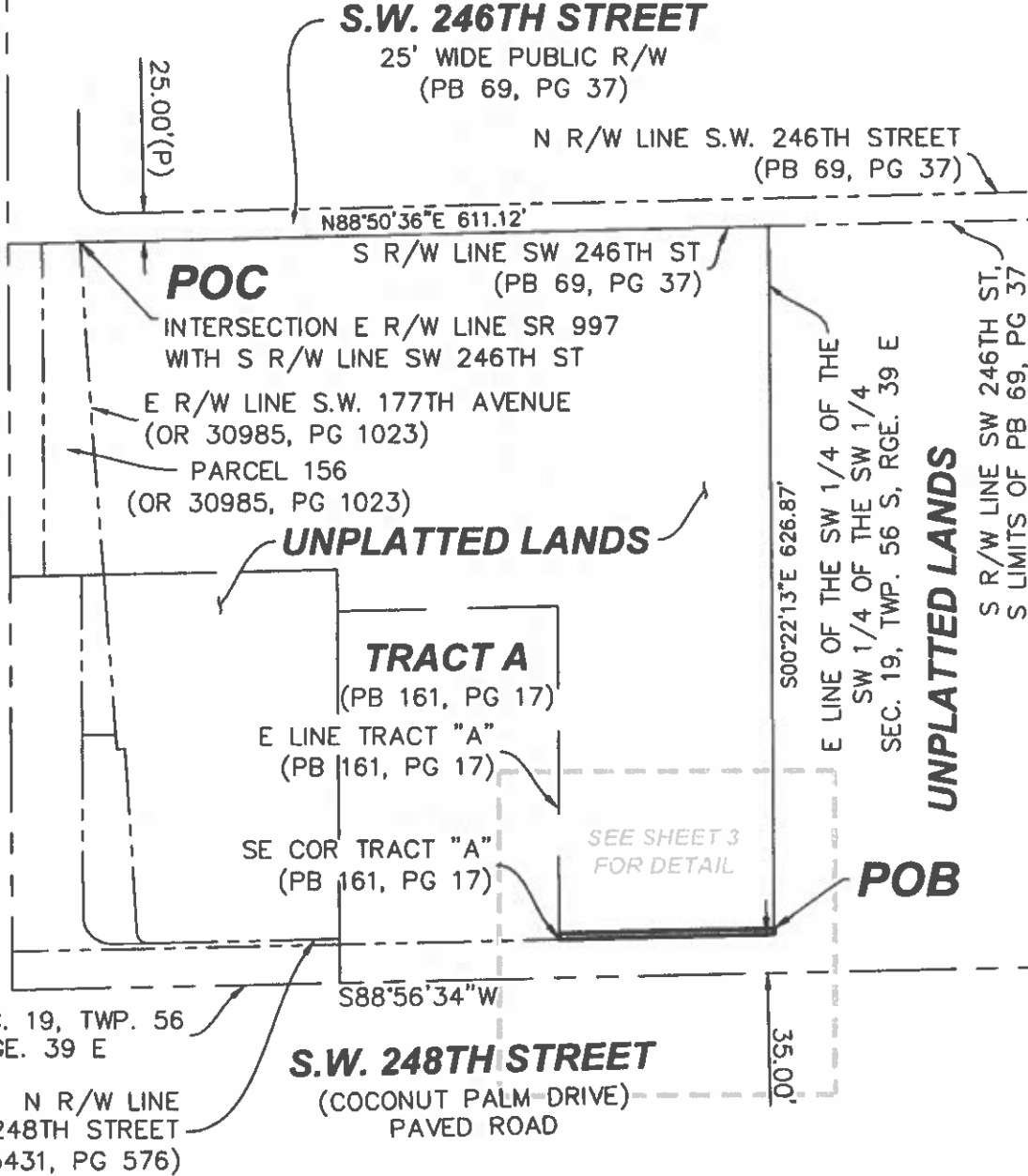
**SKETCH AND LEGAL DESCRIPTION OF A PORTION OF SECTION 19,  
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA**

**EXHIBIT "A"**



**S.W. 177TH AVENUE**  
(KROME AVENUE)

W LINE SEC. 19, TWP. 56 S, RGE. 39 E  
N00°17'03"W (BASIS OF BEARINGS)



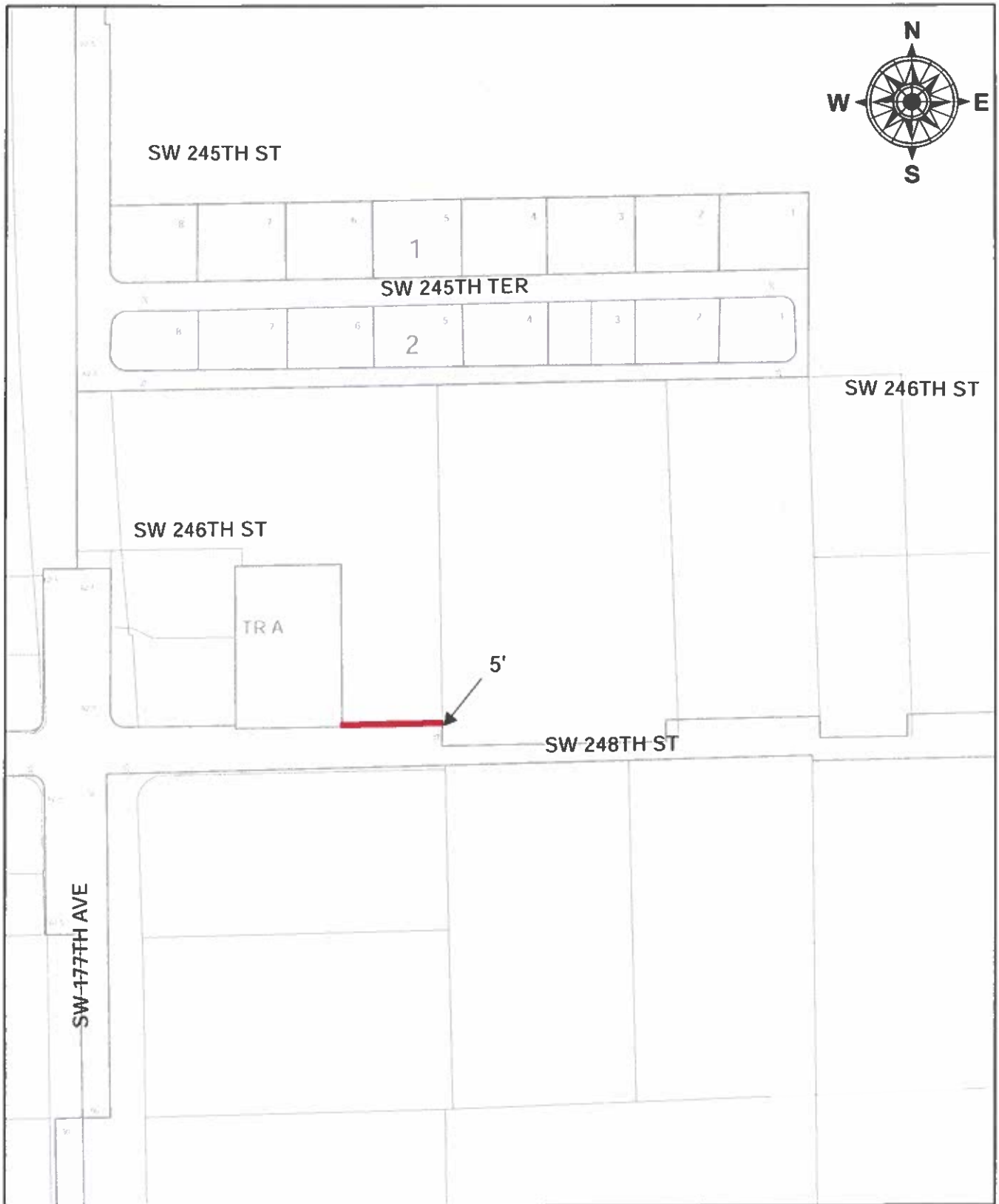
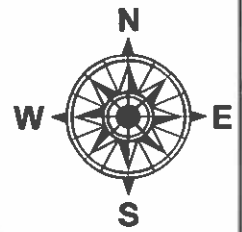
**ABBREVIATIONS LEGEND**

- |                           |                                               |
|---------------------------|-----------------------------------------------|
| POC=POINT OF COMMENCEMENT | PB =PLAT BOOK                                 |
| POB=POINT OF BEGINNING    | OR =OFFICIAL RECORDS BOOK                     |
| SEC=SECTION               | PG =PAGE                                      |
| TWP=TOWNSHIP              | LB =LICENSED BUSINESS                         |
| RGE=RANGE                 | PSM=PROFESSIONAL SURVEYOR &<br>MAPPER         |
| (P) =PLAT DATA            | FDOT =FLORIDA DEPARTMENT OF<br>TRANSPORTATION |
| R/W =RIGHT OF WAY         |                                               |
| ⊕ =CENTERLINE             |                                               |

**WrightPSM, LLC**  
PROFESSIONAL SURVEYING AND MAPPING  
OFFICE: 2225 53RD AVE VERO BEACH, FL 32986  
(772) 638-1858 www.wrightpsm.com  
CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE:	1"=150'	DATE:	08/20/2025
JOB NO.	24-0175	PAGE	2 OF 3





THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6919-000-0190

Name: HSC HOMESTEAD, LLC

Section: 19-56-39

Municipality: Unincorporated

Commission District 8

Danielle Cohen Higgins

Date: 11-20-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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)

X Gangadhar Rao  
Witness  
Gangadhar Rao  
Printed Name & Address  
X 279, Princeton Heights Blvd  
East Windsor - 08520, 08/18/25  
Witness

Printed Name & Address

Dimple Sodha  
Witness  
DIMPLE SODHA 8/18/2025  
Printed Name & Address  
279, Princeton Heights Blvd  
East Windsor - 08520  
Witness

Printed Name & Address

ROVER FARMS LLC  
Sch (Sign)  
By: Member

Printed Name  
Subha S Thogarchedu, AS  
Address (if different)  
MANAGER OF AEGLE GARDEN LLC,  
A NEW JERSEY LIMITED LIABILITY  
COMPANY

(Sign)  
By: Member

Printed Name  
Address (if different)

STATE OF ~~FLORIDA~~ <sup>NEW JERSEY</sup> )  
 ) SS  
COUNTY OF ~~MIAMI-DADE~~ <sup>MONMOUTH</sup>

I HEREBY CERTIFY, that on this 18<sup>th</sup> day of August, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of  physical or  online notarization physical and in person personally known to me, or proven, by producing the following forms of identification: SUBHA THGARCHEDU to be the Member(s) duly authorized on behalf of ROVER FARMS LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

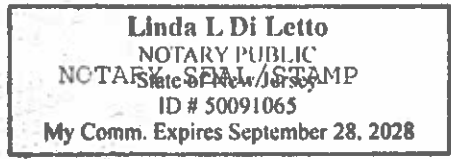
[Signature]  
Notary Signature

Linda L Di Letto  
Printed Notary Signature

Notary Public, State of New Jersey

My commission expires: 09/28/28

Commission/Serial No. 5009 1965



The foregoing was accepted and approved on the 18 day of August A.D. ~~2025~~, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

By: \_\_\_\_\_  
County Mayor or Designee

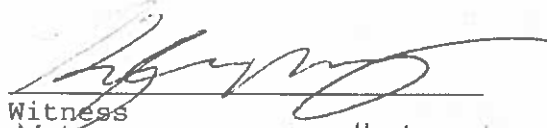
ATTEST: JUAN FERNANDEZ-BARQUIN  
Clerk of the Court and Comptroller


Approved as to form  
and legal sufficiency

Attested by: \_\_\_\_\_  
Deputy Clerk  
\_\_\_\_\_  
Date


\_\_\_\_\_  
Assistant County Attorney

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

  
Witness  
Kyle Mooney 75 Wall St, 201  
Printed Name & Address ny, ny 10005

  
Witness  
Talulah Walz, 28 Liberty St.  
Printed Name & Address NY, NY  
10005

ROVER FARMS LLC  
By Authorized Member:

  
(Sign)  
Justyn Volesko, Manager of SS  
Pharma, LLC, a New Jersey  
limited liability company  
\_\_\_\_\_  
Address (if different)



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

Choval Giraoora  
Choval. D

Witness

126 Demott Ln, Somerset,  
Printed Name & Address NJ, 08873

Jigna Gandhi

Witness

Jigna Gandhi 126 Demott Ln,  
Printed Name & Address Somerset,  
NJ 08873

ROVER FARMS LLC

By Authorized Member:

K. Sudha

(Sign)

Sudha Kavuru, Manager of  
Navesink Capital Associates  
LLC, a New Jersey limited  
liability company

\_\_\_\_\_  
Address (if different)

STATE OF New Jersey )  
 )SS  
COUNTY OF Monmouth )

I HEREBY CERTIFY, that on this 28th day of November, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of  physical or  online notarization Sudha Kavuru, personally known to me, or proven, by producing the following forms of identification: Drivers license to be the Manager duly authorized on behalf of Navesink Capital Associates LLC, a New Jersey limited liability company and Authorized Member of ROVER FARMS LLC, a Florida 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.

  
\_\_\_\_\_  
Notary Signature

Wesley Marciniak  
\_\_\_\_\_  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of New Jersey

My commission expires: 01/30/2027

Commission/Serial No. 50053635



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

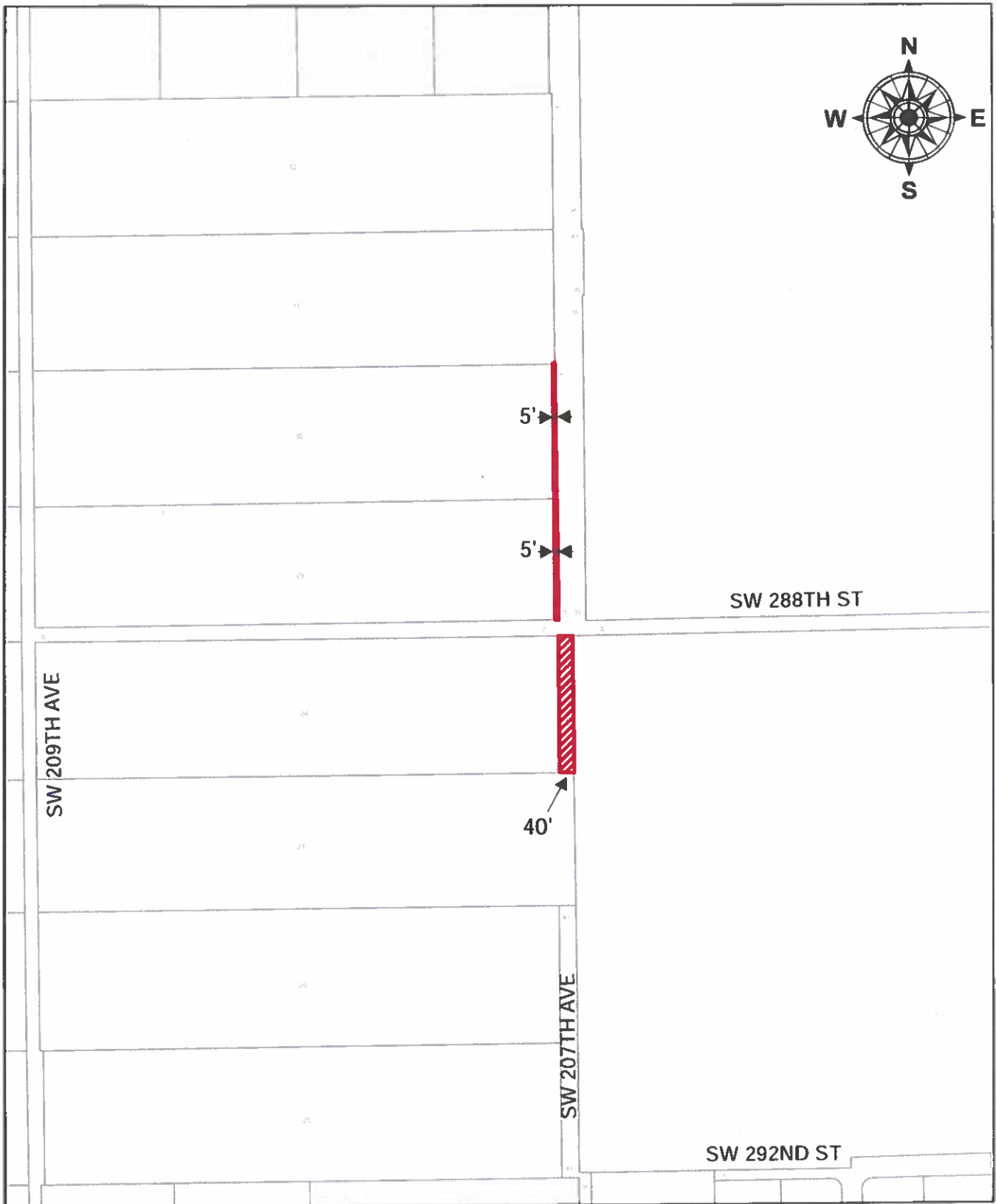
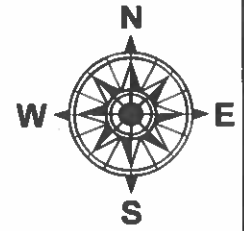
**ATTEST: JUAN FERNANDEZ-BARQUIN**  
Clerk of the Court and Comptroller

Approved as to form  
and legal sufficiency

Attested by: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney

\_\_\_\_\_  
Date



THIS IS NOT A SURVEY  
Folio: 30-7804-001-0270  
Name: ROVER FARMS LLC  
Section: 04-57-38

NOT TO SCALE

Municipality: Unincorporated  
Commission District 8  
Danielle Cohen Higgins

Date: 12-5-2025  
Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



**MEMORANDUM**  
(Revised)

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

**DATE:** March 17, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(1)

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)(1)  
3-17-26

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING FOUR CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR PUBLIC PURPOSES IN TWO PARCELS OF LAND ALONG SW 312 STREET AT BAPTIST WAY, PORTIONS OF SW 248 STREET AND SW 249 STREET WEST OF SW 134 COURT, A PORTION OF SW 134 COURT SOUTH OF SW 248 STREET, A PORTION OF SW 248 STREET EAST OF KROME AVENUE, AND PORTIONS OF SW 207 AVENUE NORTH AND SOUTH OF SW 288 STREET; 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**, Homestead Hospital, Inc., the property owner/grantor of a parcel of land located at 975 SW 312th Street in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in portions of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

**WHEREAS**, Coral Key Parc, LLC, the property owner/grantor of parcels of land located at and in the vicinity of 13400 SW 248th Street in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in portions of those lands to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

**WHEREAS**, HSC Homestead, LLC, the property owner/grantor of a parcel of land located at 24625 North Krome Avenue in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in a portion of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

**WHEREAS**, Rover Farms LLC, the property owner/grantor of a parcel of land located at 28810 SW 207 Avenue in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in portions of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

**WHEREAS**, upon consideration of the recommendation of the Department of Transportation and Public Works, this Board finds and determines that the acceptance of such 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 conveyances by the above-described property owners/grantors are 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 properties 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 these instruments 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 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	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 17<sup>th</sup> day of March, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

YEM

Yuval E. Manor