

# MEMORANDUM

Agenda Item No. 8(N)(9)

---

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

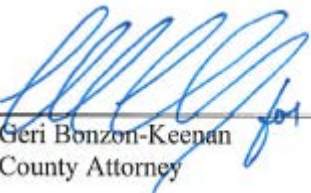
**DATE:** April 21, 2026

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

**SUBJECT:** Resolution accepting three conveyances of property interests to Miami-Dade County for road purposes in a portion of NW 46 Street east of NW 32 Avenue, a portion of NW 32 Avenue south of NW 46 Street, a portion of NE 14 avenue north of NE 111 Street, and the radius return at the northeast corner of the intersection of NW 21 court and NW 70 Street; 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

MDC001

**Date:** April 21, 2026

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

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

**Subject:** Resolution Accepting Three Conveyances of Property Interests for Public  
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 \$80.

## **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 3, which is represented by Commissioner Keon Hardemon.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting these conveyances is estimated to be \$80 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.

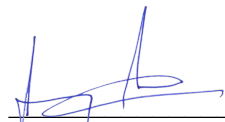
## **Delegated Authority**

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.

	<b><u>GRANTOR</u></b>	<b><u>INSTRUMENT</u></b>	<b><u>LOCATION</u></b>	<b><u>REMARKS</u></b>
1.	32 – 45 Petroleum LLC	<b>RWD*</b>	A portion of NW 46th Street from NW 32nd Avenue east for approximately 124 feet, a portion of NW 32nd Avenue from NW 46th Street south for approximately 100 feet, and the Radius Return at the southeast corner of the intersection of NW 46th Street and NW 32nd Avenue	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 20250081)
2.	CRP/KMF Alton Biscayne Owner, L.L.C.	<b>RWD*</b>	A portion of NE 14th Avenue from approximately 542 feet north of the centerline of NE 111th Street north for 165 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 20250084)
3.	Twine Investments, LLC	<b>RWD*</b>	The Radius Return at the northeast corner of the intersection of NW 21st Court and NW 70th Street	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 20250087)



Jimmy Morales  
Chief Operating Officer

**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. 30-3121-033-0010/0020  
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 11 day of JULY, A.D. 2025, by and between 32 - 45 PETROLEUM LLC, a Florida limited liability company, whose address is 9615 SW 118 Street, Miami, FL 33176, 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:

**The North 10 feet of Lots 1, 2, 3, 4, and 5, in Block 1, LAURAVILLE GARDENS, according to the plat thereof as recorded in Plat Book 22, at Page 28, of the Public Records of Miami-Dade County, Florida; AND the East 0.50 feet of the West 10.50 feet of said Lot 1; AND those portions of said Lots 1 and 2 that lie within the external area of a 25-foot-radius curve concave to the Southeast and tangent to the South line of the North 10 feet of said Block 1 and tangent to the East line of the West 10.50 feet of said**        *(continued on next page)*

**Block 1; LESS the portions thereof that lie within the Parcel No. 13 as described in Official Records Book 10640, at Page 1396, 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)

Janet Santos  
Witness  
Janet Santos 2225 NW 27 AVE  
MIAMI, FL 33142  
Printed Name & Address

Allan  
Witness  
Allan Ventura 2225 NW 27 AVE  
MIAMI, FL 33142  
Printed Name & Address

Janet Santos  
Witness  
Janet Santos 2225 NW 27 AVE  
MIAMI, FL 33142  
Printed Name & Address

Allan  
Witness  
Allan Ventura 2225 NW 27 AVE 9615 SW 118th ST Miami Florida 33176  
MIAMI, FL 33142  
Printed Name & Address

32 - 45 PETROLEUM LLC

Name of LLC

[Signature] (Sign)

By: Member

MANUEL AL ABDALLAH

Printed Name

225 VISTALMAR ST. C.G. 33143  
Address (if different)

[Signature] (Sign)

By: Member

TOHÁS PEQUEÑO

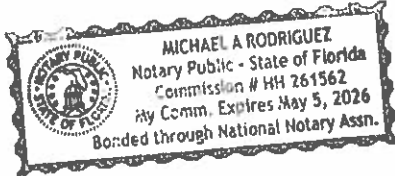
Printed Name

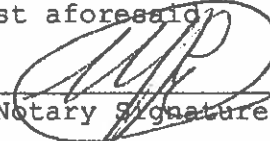
225 VISTALMAR ST. C.G. 33143  
Address (if different)

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

I HEREBY CERTIFY, that on this 11 day of July, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of  physical or  online notarization MANUEL ALABDALLAH and Tomas Pequeno 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 32 - 45 PETROLEUM 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

MICHAEL RODRIGUEZ  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 5/5/26

Commission/Serial No. HH261562

The foregoing was accepted and approved on the 11 day of July, A.D. 2026, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

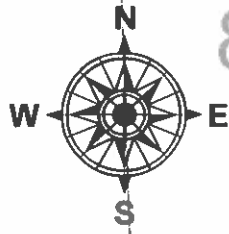
**ATTEST: JUAN FERNANDEZ-BARQUIN**  
Clerk of the Court and Comptroller

Approved as to form  
and legal sufficiency

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

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

\_\_\_\_\_  
Date



6

7

NW 46TH ST

NW 46TH ST

70

R25'

10'

0.5'

1

2

3

4

5

6

7

38

36

35

37

NW 32ND AVE

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3121-033-0010/0020

Name: 32-45 PETROLEUM LLC

Section: 21-53-41

Municipality: Unincorporated

Commission District 3

KEON HARDEMON

Date: 12-15-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3121-033-0010/0020

Name: 32-45 PETROLEUM LLC

Section: 21-53-41

Municipality: Unincorporated

Commission District 3

KEON HARDEMON

Date: 12-15-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC008

**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 No. 30-2232-008-0020  
User Department: DTPW

---

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

**THIS INDENTURE**, Made this 15 day of DECEMBER, A.D. 2025, by and between **CRP/KMF Alton Biscayne Owner, L.L.C.**, a Delaware limited liability company, whose post office address is 105 NE 1 Street, Delray Beach, Florida, 33444, 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]**

IN WITNESS WHEREOF, the said party of the first part 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)

CRP/KMF Alton Biscayne Owner, L.L.C., a Delaware limited liability company

[Signature]  
Signature of Witness

By: [Signature]  
Name: JEFF QUINLIVAN  
Title: AUTHORIZED SIGNATORY

ESTEBAN PEREZ  
Witness Printed Name

2108 SW 23 TERR  
Miami, FL 33145  
Address of Witness

[Signature]  
Signature of Witness

Skylar Morelli  
Witness Printed Name

105 NE 1st Street  
Delray Beach FL, 33444  
Address of Witness

STATE OF Florida )  
COUNTY OF Palm Beach )SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5th day of December, 2025, by Jeff Quinlivan, the Authorized Signatory of CRP/KMF Alton Biscayne Owner, L.L.C., a Delaware limited liability company, on behalf of said limited liability company. Personally Known  or Produced Identification .

Type of Identification Produced \_\_\_\_\_

INSERT 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.

\_\_\_\_\_  
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

BY

**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: RIGHT-OF-WAY**

A PORTION OF TRACT "A", "REVISED PLAT OF SEARENTO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°27'23" EAST ALONG THE NORTH LINE OF SAID TRACT "A" 35.00 FEET TO A POINT ON A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 01°00'17" WEST ALONG SAID PARALLEL LINE 165.00 FEET TO THE NORTHWEST CORNER OF TRACT 'A', 11200 BISCAYNE BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 89°27'23" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 'A', PLAT BOOK 174, PAGE 100 FOR 35.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A", PLAT BOOK 34, PAGE 21; THENCE NORTH 01°00'17" EAST ALONG SAID WEST LINE 165.00 FEET TO THE POINT OF **BEGINNING**.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 5,775 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 KOLTER GROUP

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 74687

DATE: 8/28/25; REV. 9/29/25

RIGHT-OF-WAY

MIAMI-DADE COUNTY, FLORIDA

FOR: 11240 BISCAYNE BOULEVARD

SHEET 1 OF 3

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

Digitally signed by Michael M Mossey

Date: 2025.09.29 10:41:41 -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

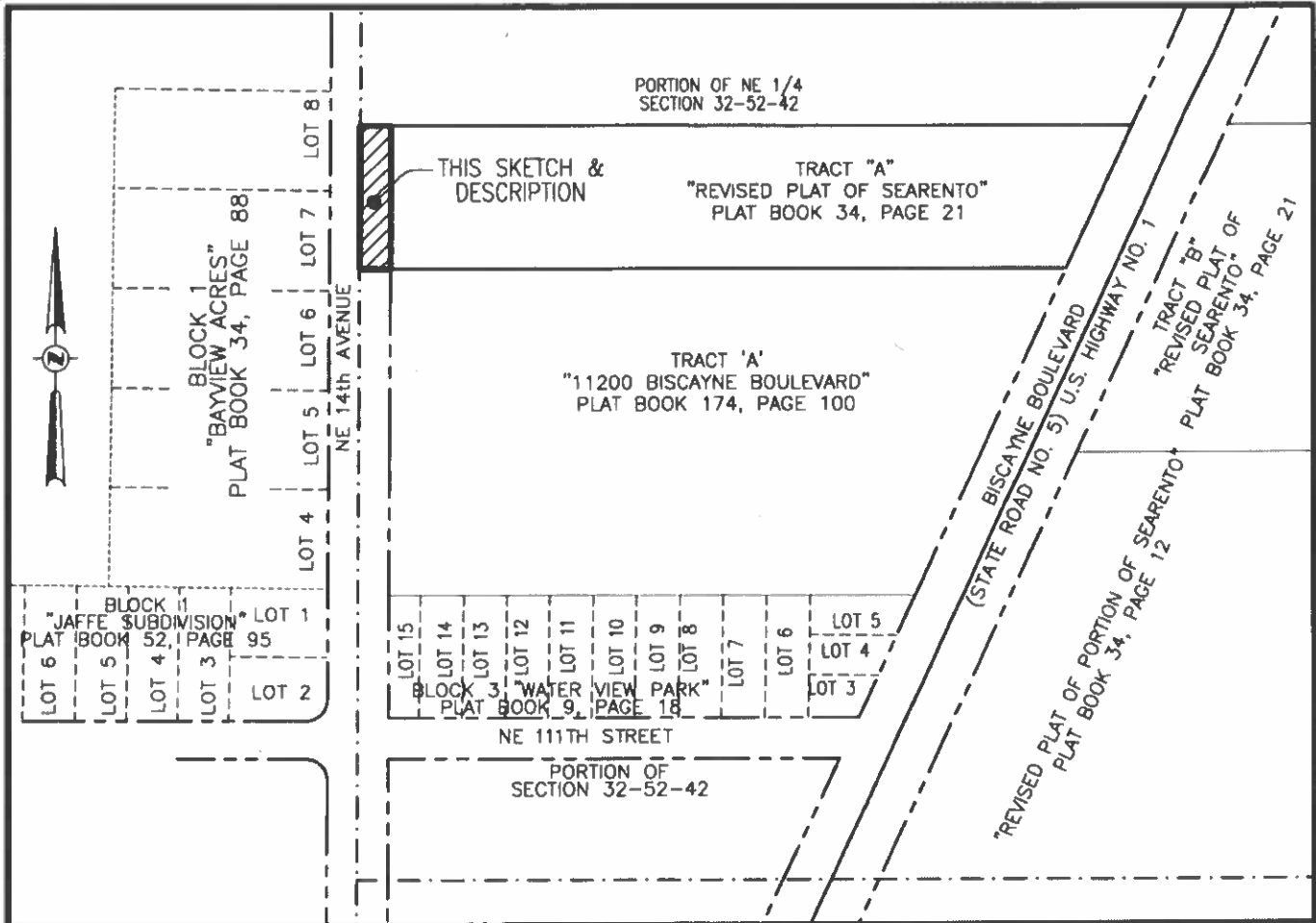
BY

**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



LOCATION SKETCH  
(NOT TO SCALE)

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH A REFERENCE BEARING OF SOUTH 89°27'23" EAST EAST ALONG THE NORTH LINE OF TRACT 'A', 11200 BISCAYNE BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 100 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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 KOLTER GROUP

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 74687

DATE: 8/28/25; REV. 9/29/25

RIGHT-OF-WAY

MIAMI-DADE COUNTY, FLORIDA

FOR: 11240 BISCAYNE BOULEVARD

SHEET 2 OF 3

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

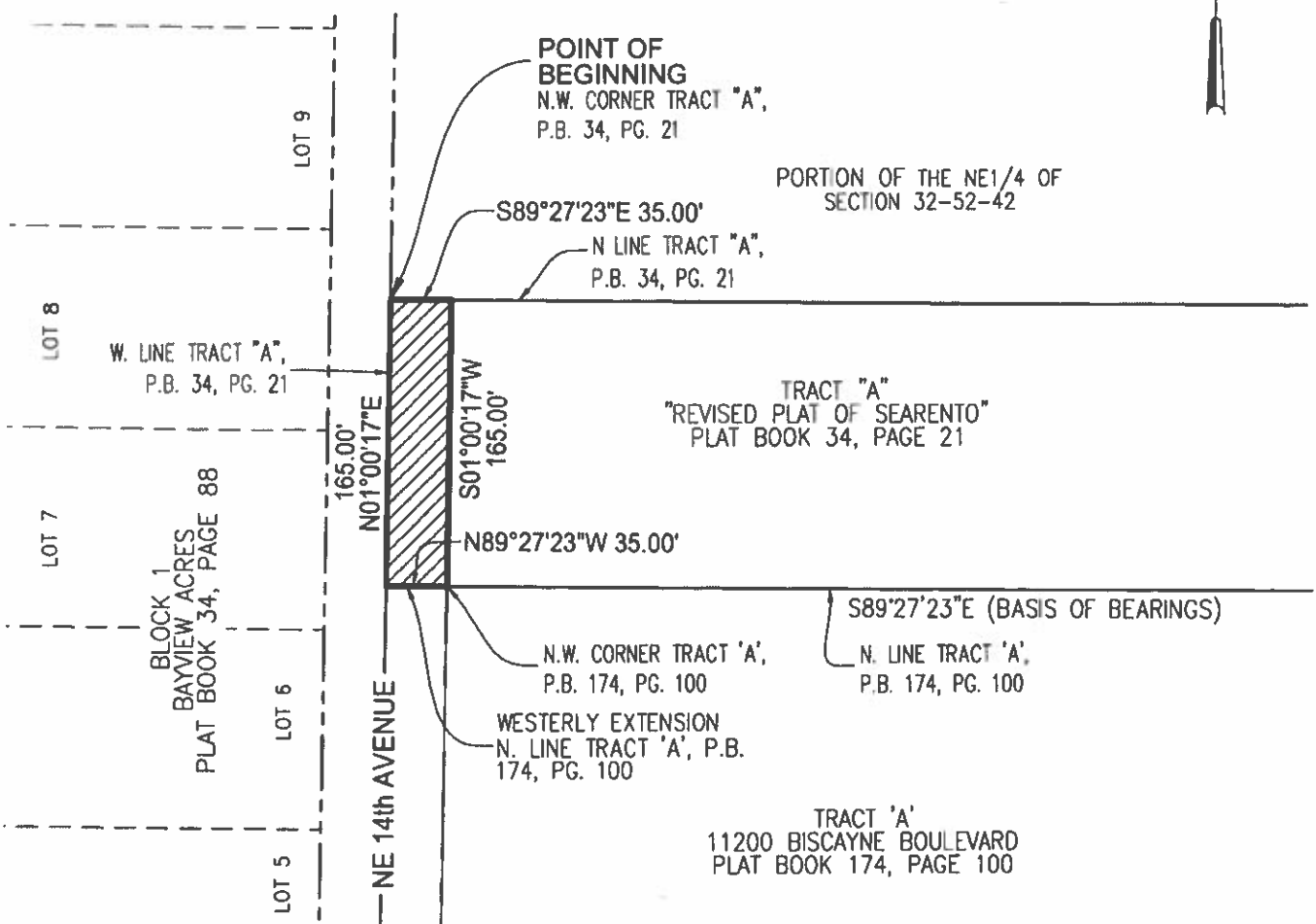
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
  - MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION  
BY  
**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



CLIENT: THE KOLTER GROUP

SCALE: 1"=100'

DRAWN: M.M.M.

ORDER NO.: 74687

DATE: 8/28/25; REV. 9/29/25

RIGHT-OF-WAY

MIAMI-DADE COUNTY, FLORIDA

FOR: 11240 BISCAYNE BOULEVARD

SHEET 3 OF 3

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

LEGEND & ABBREVIATIONS:

P.B. PLAT BOOK  
PG. PAGE



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2232-008-0020

Name: **CRP/KMF Alton Biscayne Owner, L.L.C.**

Section: 32-52-42

Municipality: Unincorporated

Commission District 3

Keon Hardemon

Date: 12-18-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2232-008-0020

Name: CRP/KMF Alton Biscayne Owner, L.L.C.

Section: 32-52-42

Municipality: Unincorporated

Commission District 3

Keon Hardemon

Date: 9-25-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC017

**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. 30-3110-028-1120  
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 12 day of December,  
A.D. 2025, by and between TWINE INVESTMENTS, LLC, a Florida  
limited liability company, whose address is 66 West Flagler  
Street, Suite 900 #1695, 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 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:

**That portion of Block 21, 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 Northeast and  
tangent to the South and West lines of said Block 21.**


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.

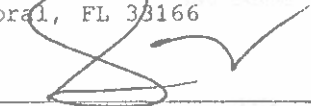
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

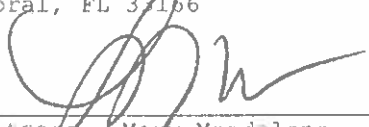
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

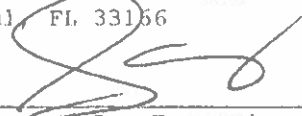
**IN WITNESS WHEREOF**, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

  
\_\_\_\_\_  
Witness : Mary Magdaleno  
3650 NW 82 Ave., #505  
Doral, FL 33166


  
\_\_\_\_\_  
Witness : Gus Fernandez  
3650 NW 82 Ave., #505  
Doral, FL 33166


  
\_\_\_\_\_  
Witness : Mary Magdaleno  
3650 NW 82 Ave., #505  
Doral, FL 33166

  
\_\_\_\_\_  
Witness : Gus Fernandez  
3650 NW 82 Ave., #505  
Doral, FL 33166


**TWINE INVESTMENTS, LLC**

Name of LLC  
  
\_\_\_\_\_  
By: Desireno Gause, Jr.,  
Manager

  
\_\_\_\_\_  
(Sign)  
By: Gloria Henry, Manager

  
\_\_\_\_\_  
Witness : Mary Magdaleno  
3650 NW 82 Ave. #505  
Doral, FL 33166

 (Sign)  
By: Jancent Wallace, Manager

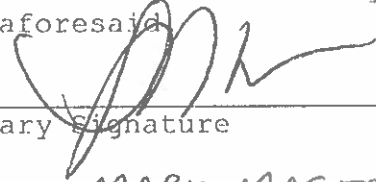
  
\_\_\_\_\_  
Witness: Gus Fernandez  
3650 NW 82 Ave., #505  
Doral, FL 33166

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

I HEREBY CERTIFY, that on this   4   day of December, A.D. 2025, before me, Desireno Gause, Jr., Manager, Gloria Henry, Manager and Jancent Wallace, Manager duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization and who has proven, by producing the following forms of identification: Florida Driver's License to be the Managers(s) duly authorized on behalf of TWINE INVESTMENTS, 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  
MARY MAGDALENO  
\_\_\_\_\_  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 12-01-2026

Commission/Serial No. HH295908

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

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

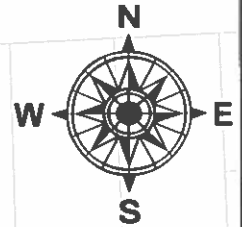
Approved as to form  
and legal sufficiency

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

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

\_\_\_\_\_  
Date

NW 71ST ST



1  
4

40

TR 14

21

50

TR 14

2

R25'

NW 70TH ST

18

1

2

17

NW 21ST CT

TR 10

NW 21ST PL

3

16

4

15

20

THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated  
Commission District 3  
Keon Hardemon

Folio: 30-3110-028-1120

Name: TWINE INVESTMENTS, LLC

Section: 10-53-41

Date: 12-18-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated  
Commission District 3  
Keon Hardemon

Folio: 30-3110-028-1120  
Name: TWINE INVESTMENTS, LLC  
Section: 10-53-41

Date: 12-18-2025  
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:** April 21, 2026

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

**SUBJECT:** Agenda Item No. 8(N)(9)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(N)(9)  
4-21-26

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

RESOLUTION ACCEPTING THREE CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF NW 46 STREET EAST OF NW 32 AVENUE, A PORTION OF NW 32 AVENUE SOUTH OF NW 46 STREET, A PORTION OF NE 14 AVENUE NORTH OF NE 111 STREET, AND THE RADIUS RETURN AT THE NORTHEAST CORNER OF THE INTERSECTION OF NW 21 COURT AND NW 70 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**, 32 – 45 Petroleum LLC, the property owner/grantor of a parcel of land located at 4599 NW 32 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**, CRP/KMF Alton Biscayne Owner, L.L.C., the property owner/grantor of a parcel of land located at 11240 Biscayne Boulevard 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**, Twine Investments, LLC, the property owner/grantor of a parcel of land located at 2141 NW 70 Street 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**, 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 21<sup>st</sup> day of April, 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