MEMORANDUM

Agenda Item No. 14(A)(4)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving and accepting a deed for canal right-of-way located along NW 107 Avenue and NW 146 Street in the City of Hialeah Gardens in Section 19, Township 52 South, Range 40 East in Miami-Dade County; authorizing the County Mayor to execute the Canal Right-of-Way Deed and to take all actions necessary to effectuate this transaction

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.

for
Geri Bonzon-Keenan
County Attorney

GBK/wm

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

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. 14(A)(4)
11-17-26

RESOLUTION NO. _____

RESOLUTION APPROVING AND ACCEPTING A DEED FOR CANAL RIGHT-OF-WAY LOCATED ALONG NW 107 AVENUE AND NW 146 STREET IN THE CITY OF HIALEAH GARDENS IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CANAL RIGHT-OF-WAY DEED AND TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THIS TRANSACTION

WHEREAS, this Board desires to accept a deed conveying a canal right-of-way located along NW 107 Avenue at NW 146 Street, within the City of Hialeah Gardens, Miami-Dade County; and

WHEREAS, the subject property is currently encumbered by a canal reservation located west of NW 107 Avenue, along the east section line of Section 19, Township 52 South, Range 40 East; and

WHEREAS, acceptance of the canal right-of-way deed will facilitate the future construction of the NW 107 Avenue Canal, providing a conveyance connection between the Graham Dairy Canal and the Gratigny Canal, while enhancing stormwater management and flood protection in the area; and

WHEREAS, the subject property is currently owned by Foundry Gallop Miami I, LLC, which has offered to dedicate 0.809 acres of canal right-of-way to Miami-Dade County; and

WHEREAS, the canal right-of-way deed is attached hereto as Attachment A, and a general site sketch depicting the subject property is attached hereto as Attachment B; and

WHEREAS, this Board wishes to accept this dedication to secure the necessary right-of-way for the future NW 107 Avenue Canal and support the County's canal conveyance requirements,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates the foregoing recital as if fully set forth herein.

Section 2. This Board hereby approves and accepts the Canal Right-of-Way Deed between Foundry Gallop Miami I, LLC and Miami-Dade County in substantially the form attached hereto as Attachment A and made a part hereof.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to execute the Canal Right-of-Way Deed for and on behalf of Miami-Dade County and to take all actions necessary to effectuate this transaction.

Section 4. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee shall within 30 days record this acceptance in the Public Records of Miami-Dade County and shall provide a recorded copy of to the Clerk of the Board. This Board directs the Clerk of the Board to permanently store a recorded copy of this acceptance along with this resolution.

The foregoing resolution was offered by Commissioner Juan Carlos Bermudez, 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 17th day of November, 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.



Cristina M. Rabionet

ATTACHMENT A

Instrument prepared by and return to:
Carlos A. Calvache
Miami-Dade County Department of
Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court
Miami, FL 33136-3912
Folio No.: Portion of 27-2019-001-0080
Portion of 27-2019-001-0560
Section 19, Township 52 South, Range 40 East
WC - 938

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

STATE OF FLORIDA)
)**SS**
COUNTY OF PALM BEACH)

THIS INDENTURE, Made this ____ day of _____, A.D. 2020, by and between **FOUNDRY GALLOP MIAMI I, LLC**, a Delaware limited liability company, whose address is c/o Foundry Commercial, LLC, 420 S. Orange Avenue, Suite 400, Orlando, Florida 32801, 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 canal and all public uses and purposes incidental thereto, including but not limited to the right of the party of the second part to ownership and disposal of all spoil material from said canal, 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 OF.

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 canal and for other public uses and for all purposes incidental thereto.

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

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

WITNESSES:

Witness Signature

BJORN JOHNSON
Witness Printed Name

712 5th Ave, Suite 11B
New York, NY 10019
Witness Address

Witness Signature

Chun Leung
Witness Printed Name

712 5th Ave Suite 11B
New York, NY 10019
Witness Address

PARTY OF THE FIRST PART:

FOUNDRY GALLOP MIAMI I, LLC,
a Delaware limited liability company

By:

Khaled Kudsi, Authorized Signatory

STATE OF ~~FLORIDA~~ New York)
)SS
COUNTY OF ~~PALM BEACH~~ New York)

I HEREBY CERTIFY, that on this 13th day of October, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [✓] physical or [ ] online notarization Khaled Kudsi, as Authorized Signatory of **FOUNDRY GALLOP MIAMI I, LLC**, a limited liability company existing under the laws of the State of Delaware, who is [ ] personally known to me, or [✓] proven by producing the following identification: drivers license and in whose name the foregoing instrument is executed and that said authorized signatory severally acknowledged before me that he executed said instrument acting under the authority duly vested by said limited liability company freely and voluntary for the purposes therein expressed.

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

Clare F. Gaffney
Notary Signature

Clare F. Gaffney
Printed Notary Signature
Notary Public, State of New York
My commission expires: July 31, 2027
Commission/Serial No. 01GA0011732

NOTARY SEAL/STAMP

[Signatures continue on following page]

CLARE F GAFFNEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA0011732
Qualified in New York County
Commission Expires July 31, 2027

ATTEST:
JUAN FERNANDEZ-BARQUIN
CLERK and COMPTROLLER

MIAMI-DADE COUNTY, FLORIDA
BY ITS MAYOR OR MAYORS DESIGNEE

By: _____
Mayor or Mayor's Designee

By: _____
Deputy Clerk

Print: _____

Approved as to for
and legal sufficiency

_____
Assistant County Attorney

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.

NOTARY PUBLIC:

Sign _____

Print _____

STATE OF FLORIDA at large

(Seal)

My commission expires: _____

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: (60' CANAL RIGHT-OF-WAY DEDICATION)

THE WEST 60 FEET OF THE EAST 100 FEET OF TRACTS 8 AND 49, AS MEASURED FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 49, SAID POINT BEING ON SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 19; THENCE SOUTH 89°29'08" WEST ALONG THE SOUTH LINE OF SAID TRACT 49 FOR 40.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29'08" WEST ALONG SAID SOUTH LINE 60.04 FEET; THENCE NORTH 02°34'51" WEST ALONG A LINE LYING 100.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED EAST LINE 590.03 FEET TO A POINT ON A LINE 70.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 8; THENCE NORTH 89°28'58" EAST ALONG SAID PARALLEL LINE 35.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°56'11", FOR AN ARC DISTANCE OF 38.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°34'51" EAST ALONG A LINE LYING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 8 AND 49, ALSO BEING SAID EAST LINE OF SECTION 19 FOR 565.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 35,279 SQUARE FEET (0.8099 ACRES), MORE OR LESS.

EXHIBIT A

NOTES:

1) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 19-52-40 BEING S02°34'51"E.
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

FILE: FOUNDRY COMMERCIAL	
SCALE: 1"=200'	DRAWN BY: L.H.
ORDER NO.: 66465A	
DATE: 6/20/25	
60' CANAL RIGHT-OF-WAY DEDICATION	
MIAMI-DADE COUNTY, FLORIDA	
FOR: FOUNDRY HIALEAH GARDENS SITE	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

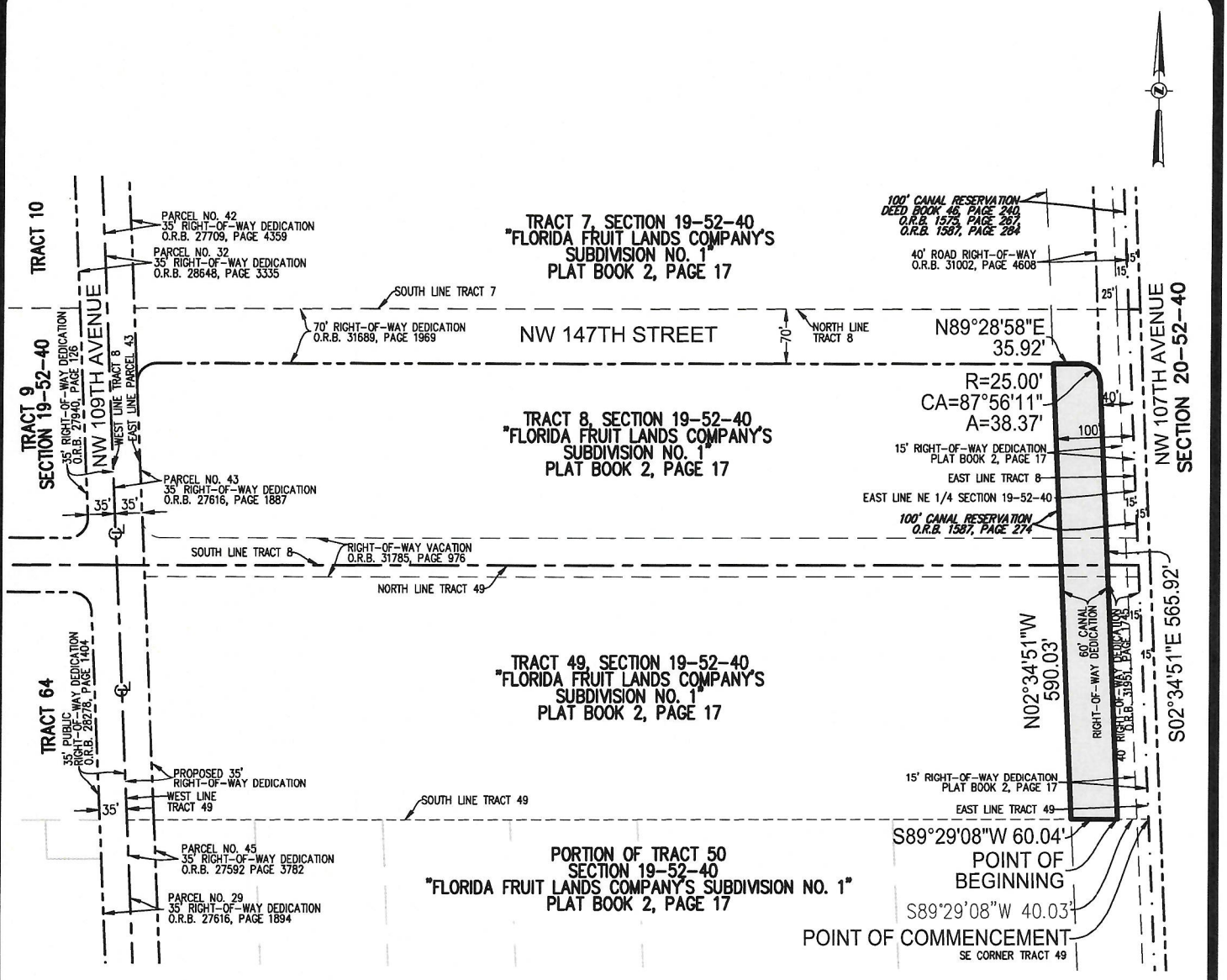
Digitally signed by John F Pulice
Date: 2025.07.21 08:50:51 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: FOUNDRY COMMERCIAL	
SCALE: 1"=200'	DRAWN BY: L.H.
ORDER NO.: 66465A	
DATE: 6/20/25	
60' CANAL RIGHT-OF-WAY DEDICATION	
MIAMI-DADE COUNTY, FLORIDA	
FOR: FOUNDRY HIALEAH GARDENS SITE	

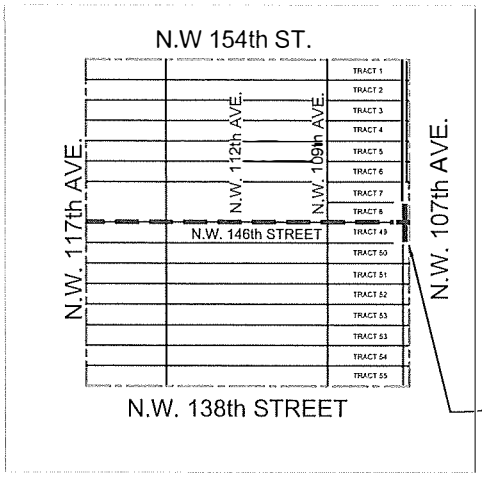
SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

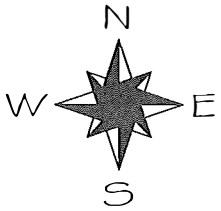
LEGEND:

℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK

ATTACHMENT B



GENERAL SITE SKETCH

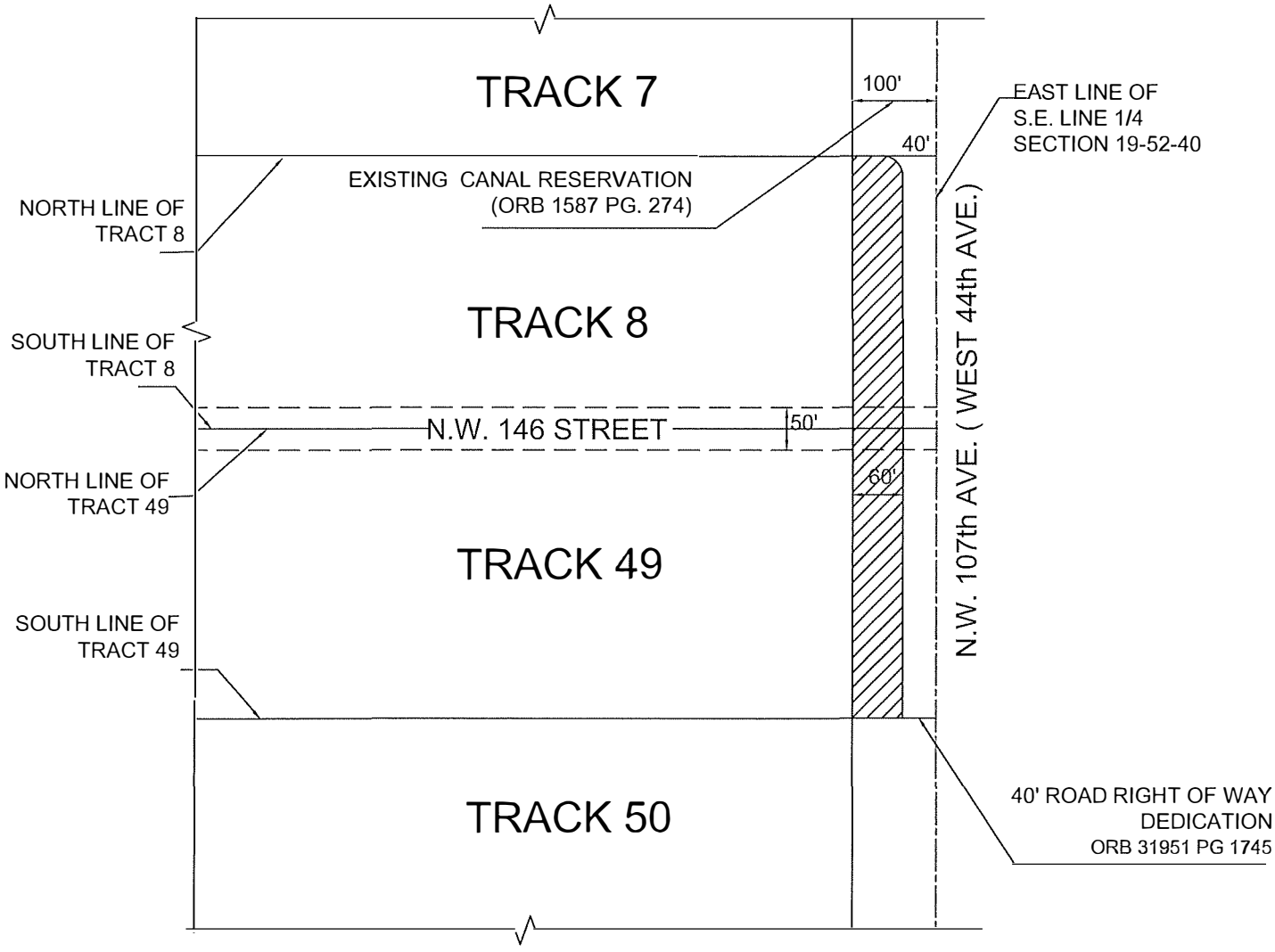


N.T.S.

W.C. 938
SEC. 19
TWP. 52
RGE. 40

LEGEND:

▨ CANAL RIGHT OF WAY DEDICATION



NOT TO SCALE