

MEMORANDUM

Agenda Item No. 8(H)(1)

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

DATE: April 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting a warranty deed conveying tract a of the Pinelands subdivision to Miami-Dade County, Florida; directing the County Mayor to record the deed in the Public Records of the County, and to take all actions necessary to accomplish acceptance of the property

Resolution No. R-291-21

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: April 20, 2021

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

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Conveyance of a Portion of Real Property Reserved as a Natural Forest Community Area to Miami-Dade County

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution accepting a warranty deed that conveys to Miami-Dade County (County) a natural forest community area located in the Pinelands Subdivision and maintained by the Lake Frances Subdivision First Addition Multipurpose Maintenance Special Taxing District (Special Taxing District). This conveyance of land within this Special Taxing District was a subdivision requirement pursuant to Resolution No. R-820-15, which approved the underlying plat of the Pinelands Subdivision.

Scope

This agenda item is for the conveyance of real property to Miami-Dade County within Commission District 9, which is represented by County Commissioner Kionne L. McGhee.

Fiscal Impact/Funding Source

Acceptance of this conveyance will result in no economic impact to the County budget, and there will be no increase or decrease in County staffing. The developer, pursuant to the Special Taxing District’s creating Ordinance No. 10-15, has maintained the natural forest community area which will be part of the Special Taxing District maintenance after its conveyance to the County.

Social Equity Statement

If approved, property owners within the Special Taxing District will continue to pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District’s service, regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit.

Track Record/Monitor and Delegated Authority

The natural forest community area will be maintained by the Special Taxing District which is managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Lorena Guerra-Macias.

Background

Pursuant to Resolution No. R-820-15, adopted by the Board on October 6, 2015, approval of the plat of the Pinelands Subdivision (a copy of which is attached hereto) required Folio No. 30-7902-021-0230 as identified by the attached Warranty Deed, to be transferred to the County. This Folio is identified in the Plat as Tract “A”, and is reserved as a natural forest community area to be preserved and owned by the County

Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners
Page 2

and maintained in accordance with the Special Taxing District's maintenance schedule. I recommend accepting this deed as this conveyance is in accordance with the plat requirement for this parcel.

A handwritten signature in blue ink, appearing to read 'J. Morales', is written above a horizontal line.

Jimmy Morales
Chief Operations Officer



MEMORANDUM (Revised)

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

DATE: April 20, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(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 ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(H)(1)
4-20-21

RESOLUTION NO. R-291-21

RESOLUTION ACCEPTING A WARRANTY DEED
CONVEYING TRACT A OF THE PINELANDS
SUBDIVISION TO MIAMI-DADE COUNTY, FLORIDA;
DIRECTING THE COUNTY MAYOR OR COUNTY
MAYOR'S DESIGNEE TO RECORD THE DEED IN THE
PUBLIC RECORDS OF THE COUNTY, AND TO TAKE
ALL ACTIONS NECESSARY TO ACCOMPLISH
ACCEPTANCE OF THE PROPERTY

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

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 recital and Mayor's Memorandum as if fully set forth herein.

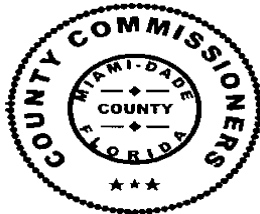
Section 2. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptance of the warranty deed to Miami-Dade County attached hereto.

Section 3. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or County Mayor's designee to record the deed provided herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days and directs the Clerk of the Board to attach and permanently store a recorded copy of the deed together with this resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**,
who moved its adoption. The motion was seconded by Commissioner **Eileen Higgins**
and upon being put to a vote, the vote was as follows:

	Jose "Pepe" Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	aye	
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of April, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: Melissa Adames
Deputy Clerk

Approved by County Attorney
as to form and legal sufficiency.

Jorge Martinez-Esteve

A handwritten signature in black ink, appearing to be "Jorge Martinez-Esteve", written over a horizontal line.

PINELANDS SUBDIVISION

PLAT BOOK 171 PAGE 21
SHEET: 1 OF 3

A SUBDIVISION OF A PORTION OF NW 1/4
OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JULY, 2014

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT 1-PINELANDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PINELANDS SUBDIVISION" (THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE N.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT THE AVENUES AND STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

NO INDIVIDUAL WELLS WILL BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

OWNER'S PLAT RESTRICTION:

THAT THE UTILITY EASEMENTS, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID 1-PINELANDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY, RUBEN BERTRAN, ITS MANAGING MEMBER, OF 1-PINELANDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN THE PRESENCE OF THESE TWO WITNESSES, THIS 28TH DAY OF JULY, A.D. 2014.

1-PINELANDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Rubén Bertran BY: Rubén Bertran
WITNESS: Luis Chacon BY: Rubén Bertran
RUBEN BERTRAN, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

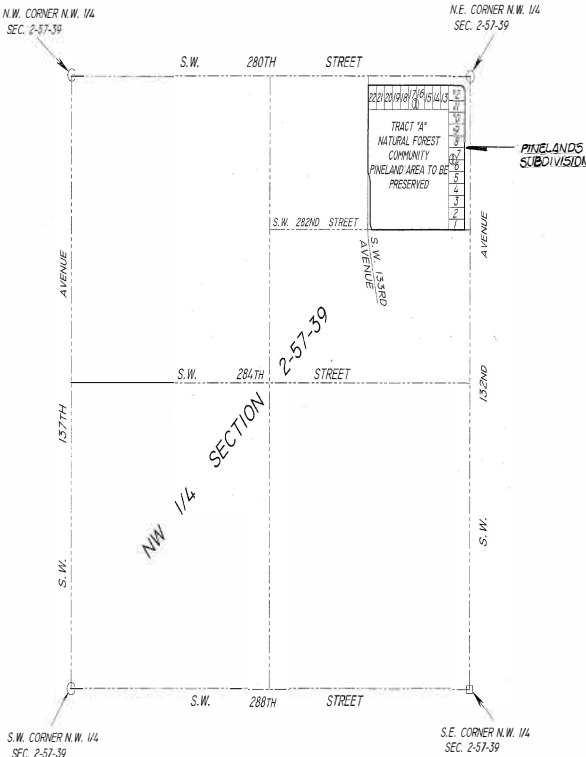
I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RUBEN BERTRAN, AS MANAGING MEMBER OF 1-PINELANDS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

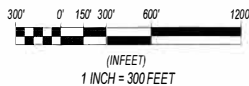
WITNESS MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF JULY, A.D. 2014

MY COMMISSION EXPIRES August 26TH 2017 BY: Juan R. Martinez

COMMISSION NUMBER: FF03558 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



LOCATION MAP GRAPHIC SCALE



MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 19TH DAY OF AUGUST, A.D. 2015. THE SIZE OF THE LOTS, AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

SIGNED: [Signature] DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS 5TH DAY OF NOVEMBER, A.D. 2015

SIGNED: [Signature] DIRECTOR

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

SIGNED: [Signature] COUNTY ENGINEER



THAT TRACT "A" AS SHOWN ON THE PLAT, IS RESERVED AS A NATURAL FOREST COMMUNITY AREA TO BE PRESERVED, AND SHALL BE OWNED BY MIAMI-DADE COUNTY AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY SPECIAL TAXING DISTRICT APPROVED

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "PINELANDS SUBDIVISION", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

JUAN R. MARTINEZ & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. L.B. 1751

JUAN R. MARTINEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 2160
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK OF THE CIRCUIT COURT

BY: [Signature] DEPUTY CLERK

SIGNED: [Signature] MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 5TH DAY OF November, A.D. 2015 AT 2:53 P.M. IN BOOK 171 OF PLATS, AT PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN,
CLERK OF CIRCUIT COURT

BY: [Signature] DEPUTY CLERK



PINELANDS SUBDIVISION

A SUBDIVISION OF A PORTION OF NW 1/4
OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

PREPARED BY:

JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JULY, 2014

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS:

THAT COMMUNITY BANK OF FLORIDA, A FLORIDA CORPORATION, THE OWNERS AND HOLDERS OF THOSE CERTAIN MORTGAGES DATED FEBRUARY 3RD 2015, AND RECORDED ON FEBRUARY 5TH 2015, UNDER OFFICIAL RECORDS BOOK 29490 AT PAGES 3273 AND 3284, RESPECTIVELY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

COMMUNITY BANK OF FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY LISA GREER, FIRST VICE PRESIDENT AND BY RENEE REICHLING, SR. VICE PRESIDENT / CHIEF LENDING OFFICER AND ATTESTED AND ITS CORPORATE SEAL HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 22ND DAY OF SEPTEMBER, A.D. 2015.

COMMUNITY BANK OF FLORIDA, A FLORIDA CORPORATION

BY: Lisa Greer FIRST VICE PRESIDENT
LISA GREER

ATTESTED BY: Renee Reichling SR. VICE PRESIDENT / CHIEF LENDING OFFICER
RENEE REICHLING

WITNESS: Bonnie Gillenberry

PRINT NAME: Bonnie Gillenberry

WITNESS: Joseph Kline

PRINT NAME: Joseph Kline

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, LISA GREER, FIRST VICE PRESIDENT AND RENEE REICHLING, SR. VICE PRESIDENT / CHIEF LENDING OFFICER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED, THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSE THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND OFFICIAL SEAL THIS 22ND DAY OF SEPTEMBER A.D., 2015

MY COMMISSION EXPIRES: January 21st 2017

BY: Maricely Santana

COMMISSION NUMBER: EE 866503

MARICELY SANTANA

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



RECORDING STATEMENT:

FILED FOR RECORD THIS 5th DAY OF November, A.D. 2015 AT 2:53 P.M., IN BOOK 171 OF PLATS, AT PAGE 212 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: Harvey Ruvin 172214
DEPUTY CLERK



PINELANDS SUBDIVISION

PLAT BOOK 171 PAGE 212
SHEET: 3 OF 3

A SUBDIVISION OF A PORTION OF NW 1/4
OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JULY, 2014.

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GRAPHIC SCALE



SURVEYOR'S NOTES

- P.R.M.: DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P.: DENOTES PERMANENT CONTROL POINT
- Δ: DENOTES CENTRAL ANGLE (DELTA ANGLE)
- R: DENOTES RADIUS
- A: DENOTES ARC LENGTH
- SQ.FT.: DENOTES SQUARE FEET
- C: DENOTES CENTERLINE
- P.B.: DENOTES PLAT BOOK
- PG.: DENOTES PAGE
- : DENOTES 10' UTILITY EASEMENT
- R/W: DENOTES RIGHT OF WAY LINE
- ±: DENOTES MORE OR LESS
- NW: DENOTES NORTHWEST
- NE: DENOTES NORTHEAST
- SW: DENOTES SOUTHWEST
- SE: DENOTES SOUTHEAST
- P.C.: DENOTES POINT OF CURVATURE
- SEC: DENOTES SECTION

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 280TH STREET, WHICH BEARS SOUTH 88°51'01" WEST.

SUBJECT PROPERTY IS AFFECTED BY:

DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 27020, PAGE 86; AND COVENANT/RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 28038, PAGE 1879 BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND AS MAY BE AMENDED.

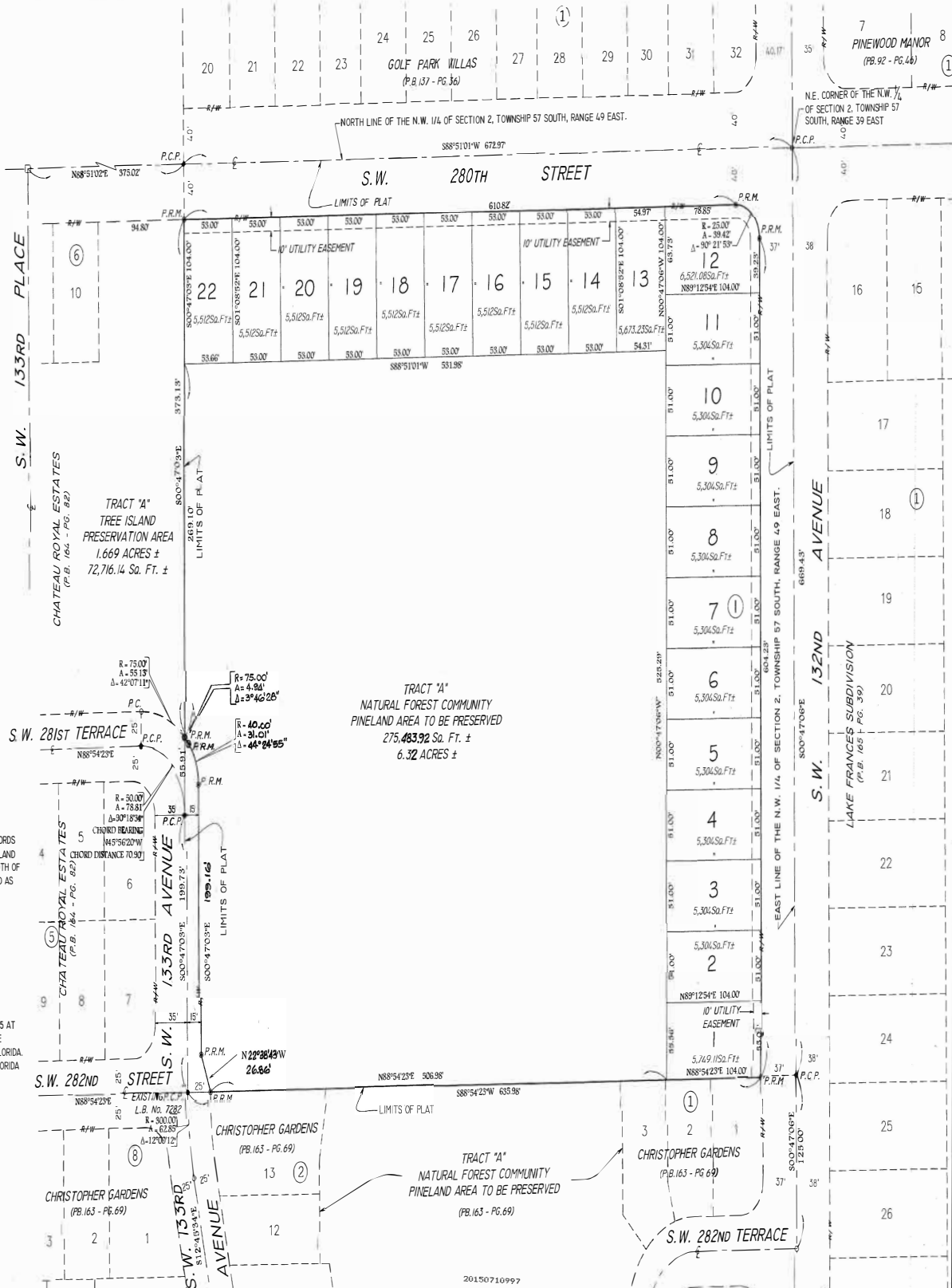
RECORDING STATEMENT:

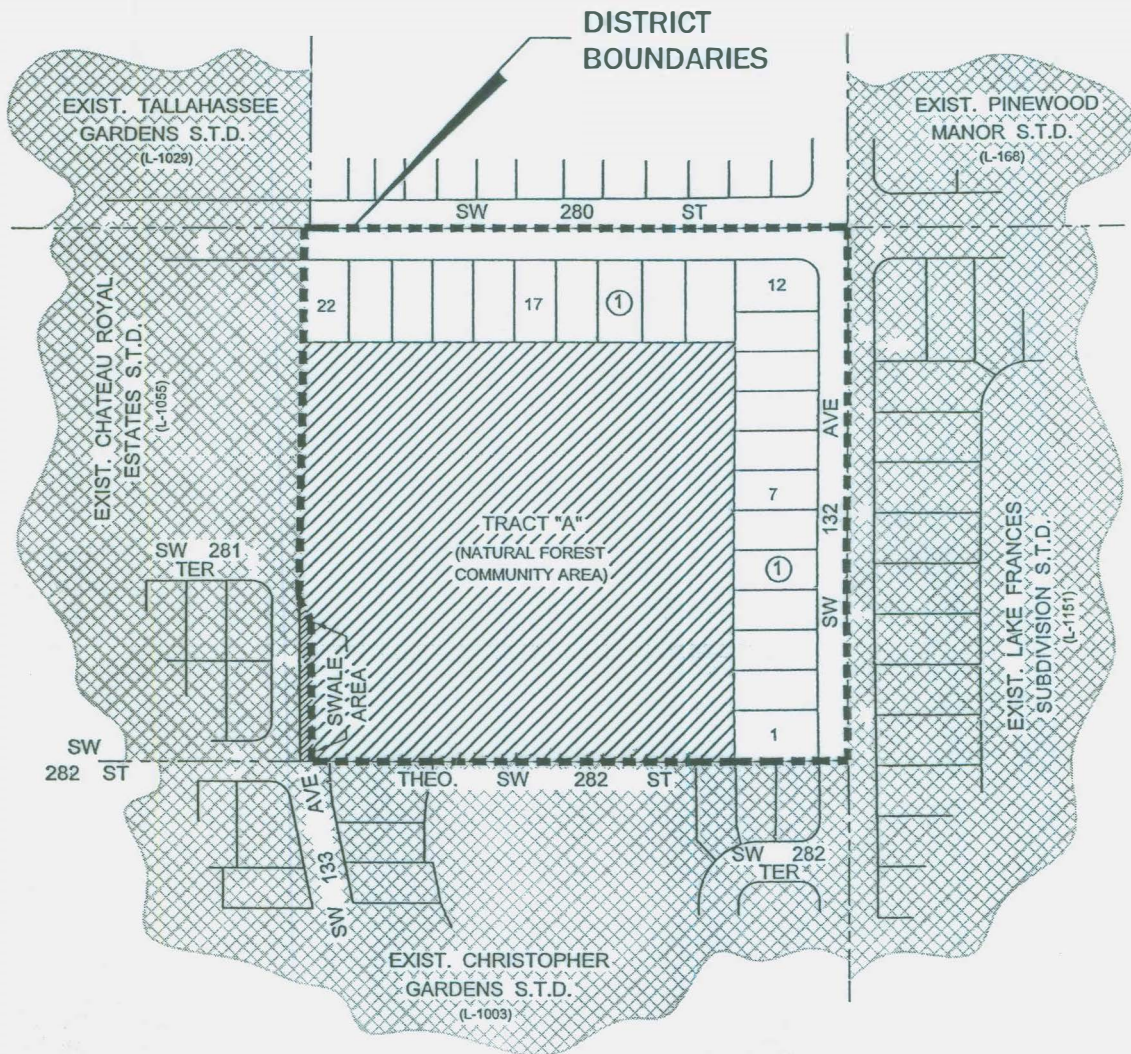
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HARVEY RUVIN, CLERK OF CIRCUIT COURT

CLERK OF CIRCUIT COURT

BY: [Signature] DEPUTY CLERK.





LAKE FRANCES SUBDIVISION FIRST ADDITION

MULTIPURPOSE MAINTENANCE AND
STREET LIGHTING SPECIAL TAXING DISTRICT

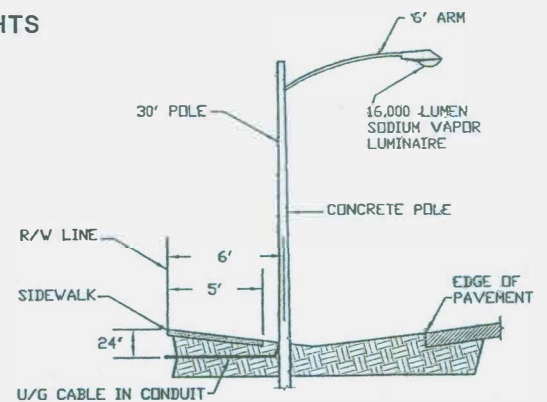


6 - 16,000 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES TO BE INSTALLED APPROXIMATELY 100 FEET APART.

3 - FUTURE PROPOSED AND EXISTING 9,500 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES TO BE TRANSFERRED FROM ADJACENT DISTRICTS FOR BILLING PURPOSES ONLY.



SHADING DENOTES AREAS TO BE MAINTAINED
SEE ATTACHED SHEET FOR SERVICE
DESCRIPTIONS AND LOCATIONS



L- 1275 / M- 733 (COMM. 0009)
SECTION: 02 - 57 - 39

EXHIBIT "A"

ATTACHMENT TO EXHIBIT "A"

LAKE FRANCES SUBDIVISION FIRST ADDITION MULTIPURPOSE MAINTENANCE
AND STREET LIGHTING SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

THE SWALE AREA ON THE EAST SIDE OF SW 133RD AVENUE FROM SW 281ST TERRACE TO SW 282ND STREET.

NATURAL FOREST COMMUNITY AREA.

MAINTENANCE SCHEDULE:

A) LAWN/GRASS

- 1) CUT BIMONTHLY AS REQUIRED.
- 2) FERTILIZE AND WEED CONTROL AS NEEDED.
- 3) TREAT FOR PESTS/DISEASES AS NEEDED.

B) TREES/SHRUBS

- 1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED.
- 2) REPLACE AS REQUIRED.

C) NATURAL FOREST COMMUNITY AREA - MAINTENANCE SCHEDULE TO BE DETERMINED BY DERM AND PARK AND RECREATION DEPARTMENT.

Return to:
Right of Way Division
Miami-Dade County Public Works
And Waste Management Department
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:

D.R. Horton, Inc.
6123 Lyons Road
Coconut Creek, FL 33073
Folio No. 30-7902-021-0230
User department _____

WARRANTY DEED TO MIAMI-DADE COUNTY

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 11 day of March, A.D. 20 19, by and between D.R. HORTON, INC., a Corporation under the laws of the State of Delaware and having its office and principal place of business at 6123 Lyons Road, Coconut Creek, Florida 33073, a party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose address is 111 N.W. 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, sell and convey to the party of the second part, its successors in interest, the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

TRACT "A" PINELANDS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 171, at Page 21, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging in any way incident or appertaining, forever; and the party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

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

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

Witness

Anne E Hathaway

Printed Name

LR

Witness

Logan Bell

Printed Name

Witness

Brittany M. Fyke

Printed Name

Witness

Melissa Arango

Printed Name

D.R. Horton, Inc.

Corporate Name – Printed

DRH

(SEAL)

By: Vice President

Rafael J. Roca

Printed Name

Address if different

Karl Albertson

(SEAL)

By: Asst. Secretary

Karl Albertson

Printed Name

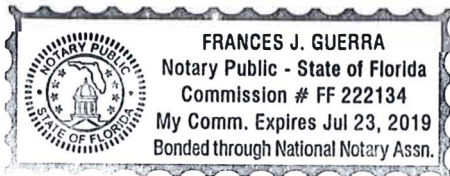
Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 11 day of March, A.D. 20 19, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Rafael J. Ruca and Karl Albertson, personally known to me, or proven, by producing the following identification: _____, to be the vice President and Asst Secretary of D.R. Horton, Inc, a corporation under the laws of the state of Delaware, and in whose name the forgoing instrument is executed and that said officer(s) severally acknowledged before me that Rafael J. Ruca executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



Frances J. Guerra
Notary Signature

Frances J. Guerra
Printed Notary Name

NOTARY SEAL / STAMP

Notary Public, State of Florida

My commission expires: 7/23/19

Commission / Serial No. FF222134

The foregoing was obtained pursuant to Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, passed and adopted on the _____ day of _____ A.D. 20____.

Chairperson or Vice Chairperson

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk