

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: February 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of six property
interests for road purposes to
Miami-Dade County, Florida;
and authorizing the Chairperson
or Vice-Chairperson to execute
the acceptances of the
instruments of conveyance

Resolution No. R-121-22

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Transportation, Mobility and Planning Committee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: February 1, 2022

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

From: Daniella Levine Cava
Mayor *Daniella Levine Cava*

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

Recommendation

The attached six instruments are being forwarded as one resolution for approval by the Board of County Commissioners (Board). The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Attachment 1 and are further described below.

Scope

The properties being conveyed are located within various Commission Districts and are thereby listed individually below.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is approximately \$73.48 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring these acquisitions is Ms. Maria D. Molina, P.E., Chief, Right-of-Way Division and Storm Water Engineering.

Delegated Authority

The resolution delegates authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor's designee is directed to record the instruments of conveyances accepted therein in the Public Records of Miami-Dade County.

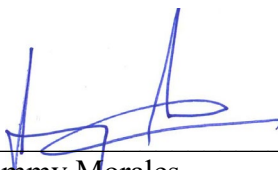
Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The individual sites are listed below outlining the specific requirement for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	7740 Property, LLC.	RWD*	A portion of SW 52 Avenue, from 100 feet north of SW 78 Street North, for 100 feet (Commissioner Kionne McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement than all building sites abut a dedicated right-of-way
2.	Air B School Bus Transportation, Inc..	RWD*	A portion of NW 7 Street from the Northeast corner of the intersection with NW 76 Avenue East for 100 feet (Commissioner Rebeca Sosa, District 6)	This right-of-way is needed in order to satisfy a zoning requirement than all building sites abut a dedicated right-of-way.
3.	Habitat for Humanity of Greater Miami Inc.	RWD	A portion of SW 137 Avenue from 300 feet North of SW 266 Street, North for 75 feet (Commissioner Kionne McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	JR Lux Homes, LLC	RWD*	A portion of SW 184 Street, from 175 feet west of SW 115 Avenue, West for 50 feet (Commissioner Kionne McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	Urban Homes 5, LLC	RWD*	A portion of SW 137 from 235 feet north of SW 268 Street, North for 75 feet (Commissioner Kionne McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners
Page No. 3

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
6.	Consolidated Real Estate Investments	TSE*	A portion of Lot 1 Block 25 of the Plat of Sweetwater Groves as recorded in Plat Book 8, Page 50, located on the SW quadrant of the intersection of NW 7 Street and NW 112 Avenue (Commissioner Jose "Pepe" Diaz, District 12)	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment in this intersection.



Jimmy Morales
Chief Operations Officer

Attachment "1"

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-4131-018-0550

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 8 day of 6 (JUNE), A.D. 2021,
by and between 7740 Property, LLC, a Florida limited liability
company, whose address is 1000 Brickell Avenue, Suite 700, Miami,
Florida 33131, party of the first part, and **MIAMI-DADE COUNTY**, a
political subdivision of the State of Florida, and its successors
in interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

**Those portions of Lots 10 and 11, Block 19, 2ND AMENDED PLAT OF HIGH PINES,
according to the plat thereof recorded in Plat Book 10, Page 18, of the Public Records of
Miami-Dade County, Florida, lying within the East 35 feet of the NW ¼ of Section 31,
Township 54 South, Range 41 East.**

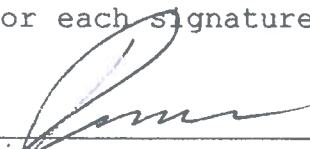
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

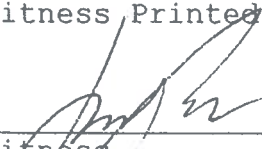
IN WITNESS WHEREOF, the said party of the first part, by its Member, has caused these presents to be signed for and on its behalf, the day and year first above written.

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



Witness
Rosaño Van

Witness Printed Name

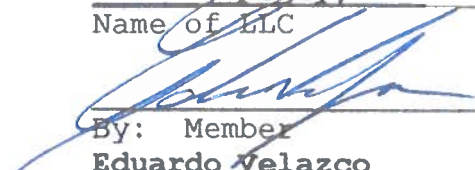


Witness
Armando Lopez

Witness Printed Name

7740 Property, LLC

Name of LLC



By: Member

(Sign)

Eduardo Velazco

Printed Name

Address (if different)

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

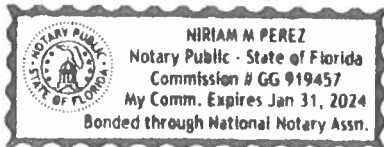
I HEREBY CERTIFY, that on this 8th day of JUNE, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eduardo Velazco personally known to me, or proven, by producing the following forms of identification: FL DRIVER'S LIC to be the Member duly authorized on behalf of 7740 Property, LLC, a Florida 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.

Miriam M. Perez
Notary Signature

MIRIAM M. PEREZ
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL

My commission expires: 1/31/2024

Commission/Serial No. CG 919457

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

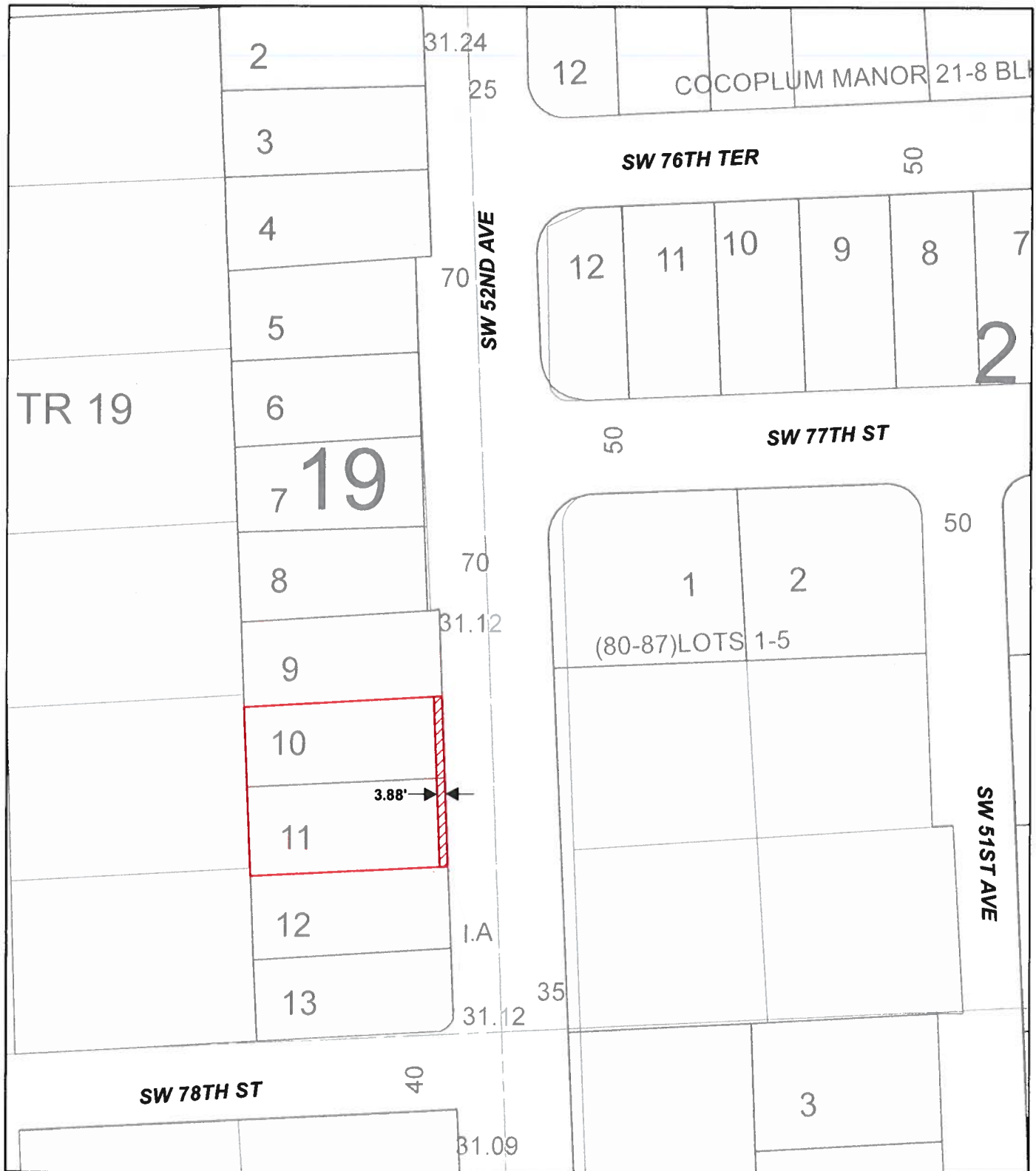
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-4131-018-0550

7740 PROPERTY, LLC

SEC. 31-54-41

Municipality UNINCORPORATED MIAMI-DADE

Commission District Raquel Regalado 7



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: AUGUST 10, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3052-002-0920

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

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

THIS INDENTURE, Made this 23 day of June, A.D. 2020,
by and between Air B School Bus Transportation, Inc., a corporation
under the laws of the State of Florida, and having its office and
principal place of business at 6241 SW 16 Terrace, Miami, FL 33155,
party of the first part, and **MIAMI-DADE COUNTY**, a political
subdivision of the State of Florida, and its successors in
interest, whose Post Office address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all right, title,
interest, claim or demand of the party of the first part, in and to
the following described land, situate, lying and being in Miami-
Dade County, State of Florida, to-wit:

**The South 5 feet of Lot 22, Block 3, WOOD FARMS, according to the plat thereof recorded in
Plat Book 43, Page 49, 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 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 successors and assigns, and it or they shall have the right to immediately re-possess the same.

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).

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

**Air B School Bus
Transportation, Inc.**
Name of Corporation

By:

President

Printed Name

Address if different

Attest: _____ (Sign)
Secretary

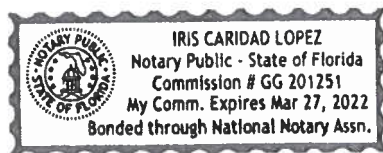
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 23 day of June,
A.D. 2020, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared Henry Beltran
and _____, personally known to me, or proven,
by producing the following identification: _____
to be the _____ President and _____ Secretary of Air B School
Bus Transportation, Inc., a corporation under the laws of the State
of Florida, and in whose name the foregoing instrument is executed
and that said officer(s) severally acknowledged before me that
_____ 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

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 27, 2022

Commission/Serial No. GG 201251

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: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-3052-002-0920
AIR B SCHOOL BUS TRANSPORTATION, INC
SEC. 52-53-40

Municipality UNINCORPORATED MIAMI-DADE
 Commission District: Rebeca Sosa 6

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: August 24, 2021
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, PSM

Folio No. 30-6934-003-0040

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

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

THIS INDENTURE, Made this 12 day of AUGUST, A.D. 2021,
by and between HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a
corporation under the laws of the State of Florida, and having its
office and principal place of business at 3800 NW 22 Avenue, Miami,
Florida 33142, party of the first part, and MIAMI-DADE COUNTY, a
political subdivision of the State of Florida, and its successors
in interest, whose Post Office address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all 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 East 5 feet of Lot 4, Block 1, SUNNY HAVEN, according to the Plat thereof as recorded in
Plat Book 47, Page 6, of the Public Records of Miami-Dade County, Florida.**

It is the intention of the party of the first part, by this

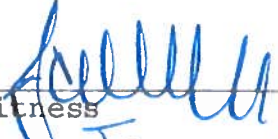
instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when 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 successors and assigns, and it or they shall have the right to immediately re-possess the same.

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.

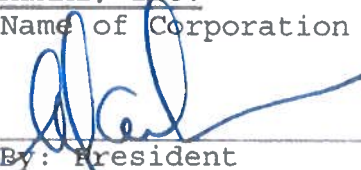
Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Witness 
Printed Name Jacqueline Leroy

Witness 
Printed Name Lissette Gomez

HABITAT FOR HUMANITY OF GREATER
MIAMI, INC.

Name of Corporation

 (Sign)
By: President

Mario Artecona
Printed Name

Address if different

STATE OF FLORIDA)
) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 12 day of AUGUST, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of []physical or []online notarization Mario Artecona, personally known to me, or proven, by producing the following identification: _____ to be the CEO of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer severally 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.



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary

Daryl Bustamante
Notary Signature

Daryl Bustamante
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 2/17/24

Commission/Serial No. GG959020

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

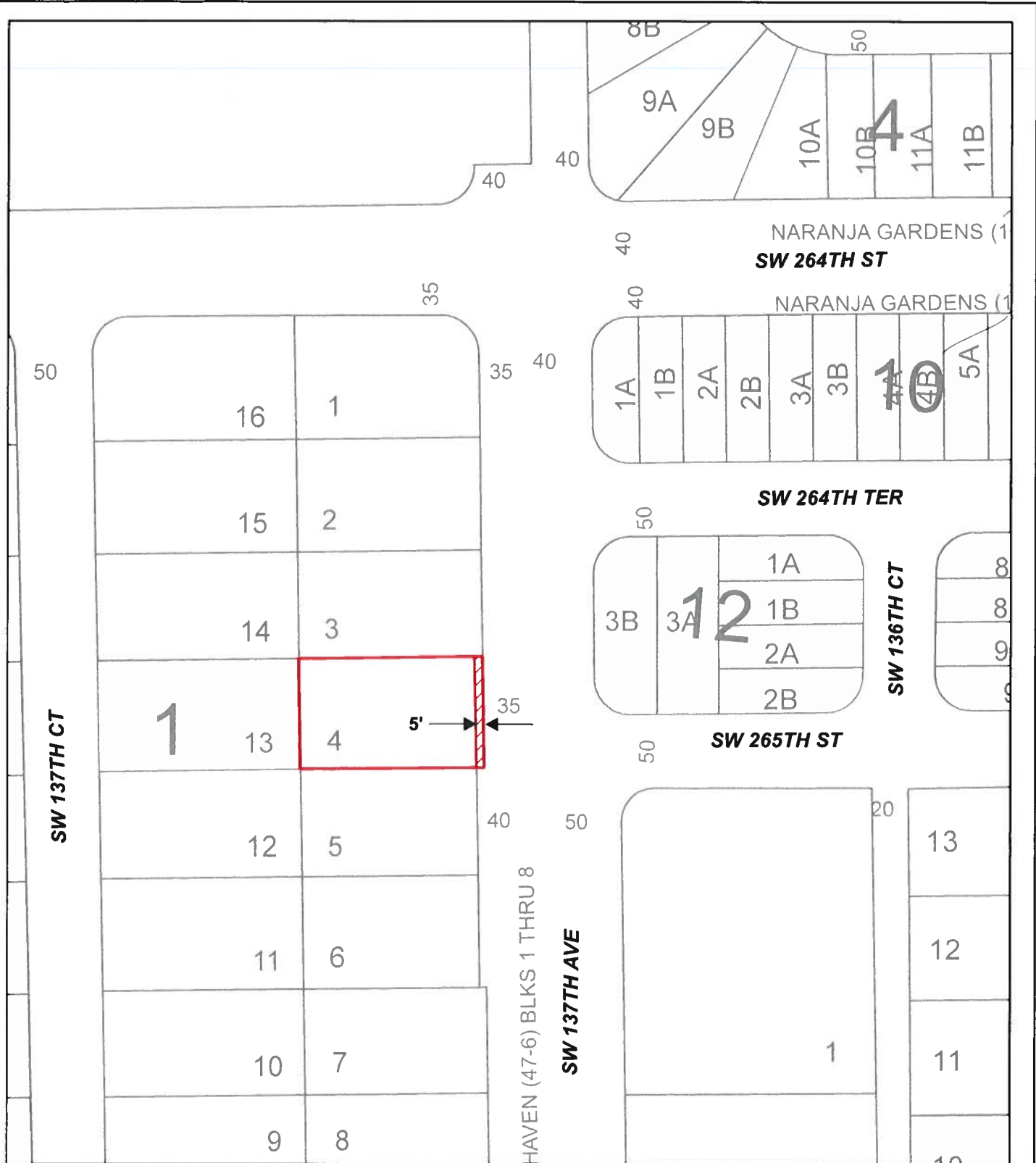
Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-6914-003-0040

HABITAT FOR HUMANITY OF GREATER MIAMI, INC
SEC. 34-56-39

Municipality UNINCORPORATED MIAMI-DADE

Commission District Kionne McGhee 9



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: August 24, 2021
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, PSM

Folio No. 30-6006-002-0015

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 13 day of August, A.D. 2021, by and between JR LUX HOMES, LLC, a Florida limited liability company, whose address is 10431 NW 35th Place, Miami, FL 33147, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The North 5 feet of Lots 8 and 9, Block 1, ADDITION "H" MIAMI'S LOGICAL SUBURB SO. MIAMI HEIGHTS, according to the plat thereof as recorded in Plat Book 23, at Page 73, 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)

Witness

Lidasmy Jolly
Witness Printed Name

Witness

Donato Fuentes
Witness Printed Name

Witness

Lidasmy Jolly
Witness Printed Name

Witness

Donato Fuentes
Witness Printed Name

Address (if different)

(Sign)

By: Member

Rosa Gonzalez
Printed Name

Address (if different)

JR LUX HOMES, LLC

Name of LLC

(Sign)

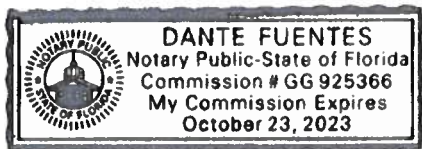
By: Member

Yohandri Lopez
Printed Name

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

I HEREBY CERTIFY, that on this 13 day of August, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~IX~~ physical or [] online notarization Rosa Gonzalez and Yohandri Lopez personally known to me, or proven, by producing the following forms of identification: Florida IDs to be the Member(s) duly authorized on behalf of JR LUX HOMES, 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

Dante Fuentes
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, PSM
Folio No. 30-6934-003-1160
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 27th day of July, A.D. 2021, by and between URBAN HOMES 5 LLC, a Florida limited liability company, whose address is 33 SW 2nd Avenue, Suite 401 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 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 5 feet of Lot 5, Block 8, SUNNY HAVEN, according to the Plat thereof, as recorded in Plat Book 47, Page 6, 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)

Witness

Milena Diaz

Witness Printed Name

Witness

Zuly Hernandez
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

URBAN HOMES 5 LLC

Name of LLC

By: Member

Salim Chiribito as Manager
Printed Name

Address (if different)

By: Member

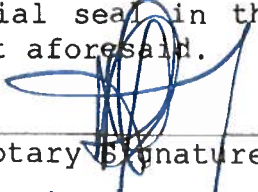
Salim Chiribito
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 27th day of JULY, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of N physical or [] online notarization SALIM CHRAIBI and _____ personally known to me, or proven, by producing the following forms of identification: N/A to be the Member(s) duly authorized on behalf of URBAN HOMES 5 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

Milena Diaz

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 03/22/2025

Commission/Serial No. HA 107490

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-6934-003-1160

URBAN HOMES 5, LLC

SEC.34-56-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: September 11, 2021
Prepared by: ym

Return to:

Right of Way Division Department of
Transportation and Public Works
Miami Dade County
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Steven C. Imas
111 N.W. 1st Street S-1610
Miami, FL 33128-1970

A portion of Folio Nos. 25-4006-001-(2390, 2400, 2410, 2420)
User: M-DCPWWM

TRAFFIC SIGNAL EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 13 day of August, A.D. 2021, between Consolidated Real Estate Investments, a Florida general partnership, a corporation under the laws of the State of Florida, and having its office and principal place of business at 11239 NW 4 TERR Miami, Fl 33172, 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 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 to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

TO HAVE AND TO HOLD the said premises unto the Grantee, subject, however, to the following conditions: THAT Grantee shall indemnify and hold Grantor harmless from any and all damages and/or liability, claims, demand, actions and/or suits of any nature arising out of, relating to, or resulting from negligent or wrongful act(s) of Grantee's employees, agents, or instrumentalities, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Grantee hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes.

However, nothing herein shall be deemed to indemnify Grantor from any liability or claim arising out of the negligent performance or failure of performance of Grantor.

THAT this easement is solely for the purpose of the expansion, construction, renovation, and maintenance of the described Traffic Signal Easement and no other uses of the Easement Area are permitted.

During any construction, Grantee shall cause its construction contractor(s) to maintain comprehensive general liability insurance providing for a limit amount of not less than \$1,000,000 for all damages arising out of bodily injuries to, or death of, one person and, subject to that limit for each person, a total limit of \$5,000,000 for all damages arising out of bodily injuries to, or death of, two or more persons in any one occurrence; and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than \$50,000 for all damages arising out of injury to, or destruction of, property in any one occurrence and, subject to that limit per occurrence, a total (or aggregate) limit of \$100,000 for all damages arising out of injury to, or destruction of, property during the period the policy is carried. Grantor shall be named as Additional Insured in such policies and Grantee will provide a current copy of such insurance certificate to Grantor.

SEE ATTACHED HERETO AND MADE A PART HEREOF

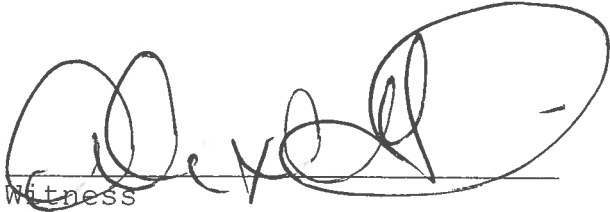
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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.

Corporate Seal

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

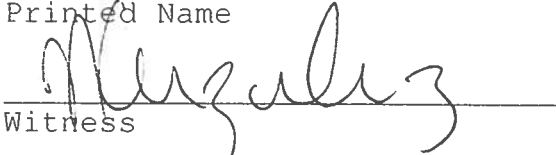
Consolidated Real Estate
Investments, a Florida general
partnership



Witness

Alissa D. Garza

Printed Name



Witness

Nicole Gonzalez

Printed Name



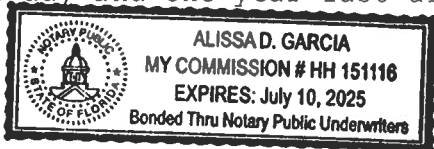
By: Raul F. Rodriguez, Managing
Partner of Consolidated Real
Estate Investments, a Florida
general partnership

Address if different

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 13 day of August, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☐ physical or ☐ online notarization Raul F. Rodriguez, personally known to me, or proven, by producing the following identification: _____, to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature
Alissa D. Garcia
Printed Name
Notary Public, State of Florida
My Commission expires: 7/10/25
Commission No.: HH 151116

SEAL/ NOTARY SEAL / STAMP

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Mayor or the Mayor's Designee

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the East half of Lot 1, Block 25 of SWEETWATER GROVES, lying in the NW 1/4 of Section 6, Township 54 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 8 at Page 50 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the centerline intersection of NW 7 St and NW 112 Ave, said point of intersection bears S 88°32'34" W a distance of 2639.88 feet from the NE Corner of said Section 6, thence run S 88°32'51" W along the North line of the NW 1/4 of said Section 6, for a distance of 65.95 feet, thence run S 1°27'09" E perpendicular to the last described course for a distance of 40.00 feet to a point of intersection with the South Right of Way line of NW 7 St, said point of intersection being the **POINT OF BEGINNING** of the herein described parcel of land; thence run N 88°32'51" E along the South Right of Way line of NW 7 St, for a distance of 9.38 feet to a Point of Curvature of a circular curve to the right, thence run Southeasterly 37.92 feet along the arc of the curve concave to Southwest, having a radius of 25.00 feet and a central angle of 86°53'59" to a Point of Tangency; thence run S 4°33'10" E along the West Right of Way line of NW 112 Ave, for a distance 13.81 feet to a point of intersection; thence run N 26°17'44" W, for a distance 10.01 feet to a point of intersection with a non-tangent curve at said point the radial line bears N 83°39'17" E from center of said curve; thence run 46.05 feet along the arc of a curve concave to the Southwest, said curve having a radius of 31.00 feet and a central angle of 85°06'26" to the point of tangency being also the **POINT OF BEGINNING**.

Containing 185 Sq. Ft., 0.004 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of S 88°32'51"W along the North line of the NW 1/4 of Sec. 6-54-40. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: _____
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

For: Miami-Dade County Department
of Transportation and Public Works.
Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS

NW 112 AVE. & NW 7 ST.
29

DTPW

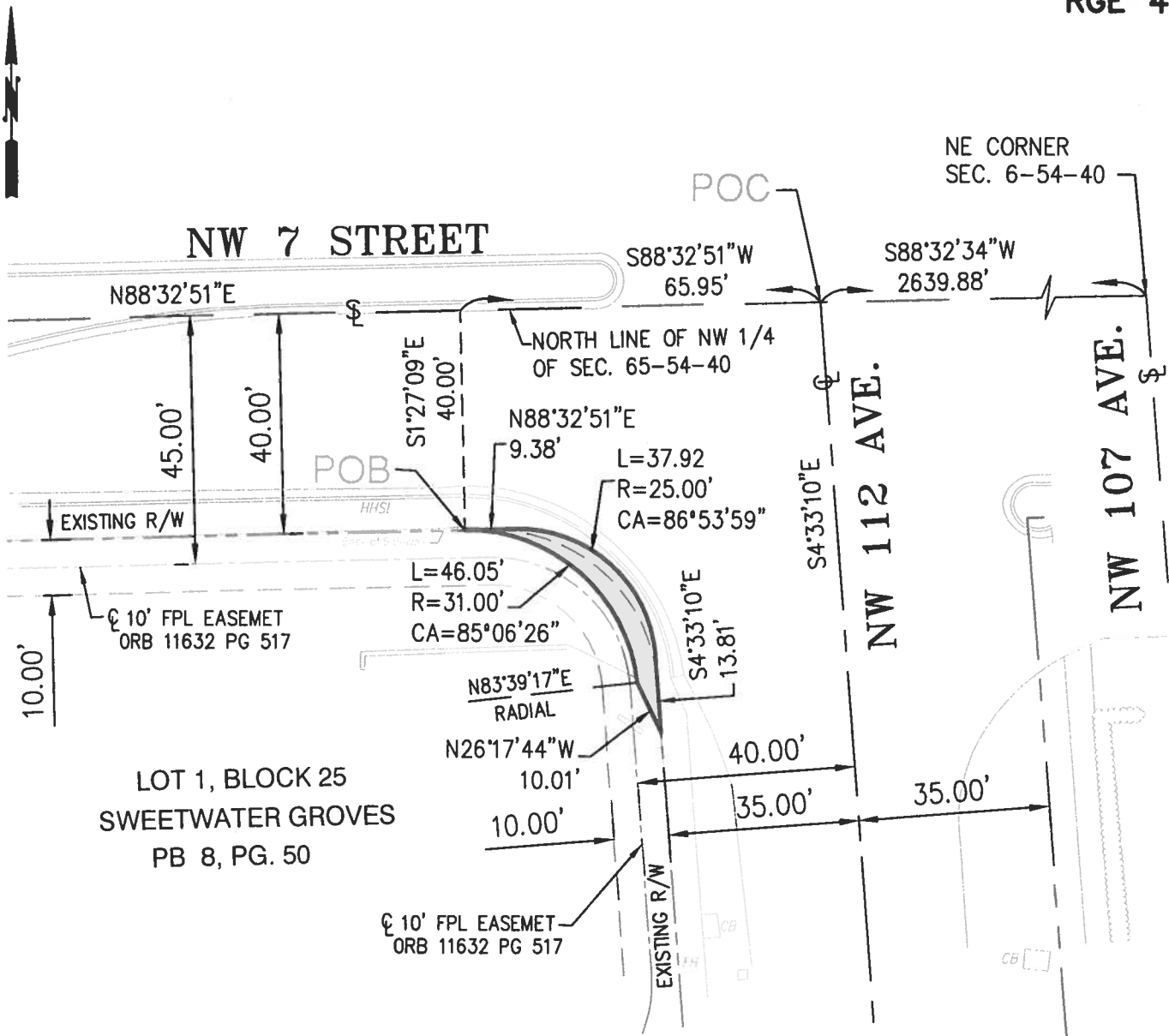
THIS IS NOT A SURVEY

SCALE: N/A
CHECKED BY: A. Fraga
DRAWN BY: L. Esolosa

DATE: 3-11-21

EXHIBIT "B"

SEC 6
TWP 54 S
RGE 40 E



LEGEND

	EXISTING EASEMENT LINE		EASEMENT AREA	RGE	RANGE
	TRAFFIC SIGNAL EASEMENT	¢	CENTER LINE	P.B.	PLAT BOOK
	PROPOSED LINE	SEC.	SECTION	PG.	PAGE
	EXISTING R/W LINE	TWP	TOWNSHIP MAP	POC	POINT OF COMMENCEMENT
	PROPERTY LINE	(A)	ARC DISTANCE	POB	POINT OF BEGINNING
	CENTER LINE	CA	CENTRAL ANGLE	(R)	RADIUS

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS

NW 112 AVE. & NW 7 ST.
30

DTPW

THIS IS NOT A SURVEY

SCALE: 1"=30'
CHECKED BY: A. Fraga
DRAWN BY: L. Espinosa

DATE: 3-11-21



MEMORANDUM

(Revised)

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

DATE: February 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(3)

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(N)(3)
2-1-22

RESOLUTION NO. R-121-22

RESOLUTION ACCEPTING CONVEYANCES OF SIX
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA; AND AUTHORIZING THE
CHAIRPERSON OR VICE-CHAIRPERSON TO EXECUTE THE
ACCEPTANCES OF THE INSTRUMENTS OF CONVEYANCE

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County (County) the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Mayor’s memorandum and the instruments of conveyance all of which are attached as Attachment “1” to the Mayor’s memorandum and made a part thereof:

Property Owners/Grantors

1. 7740 Property, LLC;
2. Air B School Bus Transportation, Inc.;
3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.;
4. JR Lux Homes, LLC;
5. Urban Homes 5, LLC;
6. Consolidated Real Estate Investments; 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 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 neither this Board nor Miami-Dade County is obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

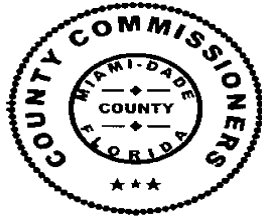
Section 3. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

Section 4. Pursuant to Resolution No. R-974-09, this Board (a) directs the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** 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	absent	Rebeca Sosa	absent
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of February, 2022. 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to be "LEM", written over a horizontal line.

Lauren E. Morse