

## MEMORANDUM

Agenda Item No. 8(N)(5)

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

**DATE:** October 6, 2022

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

**SUBJECT:** Resolution accepting  
conveyances of five property  
interests for road right-of-way  
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-939-22

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



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

GBK/ks

# Memorandum



**Date:** October 6, 2022

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

**From:** Daniella Levine Cava   
Mayor

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

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## **Executive Summary**

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. 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. Once these conveyances are accepted by the Board, the Right-of-Way Deeds 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 \$166.81.

## **Recommendation**

The attached five instruments are being forwarded as one resolution for approval by the 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 Exhibit 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 estimated to be \$166.81 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.

## **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**

The individual sites are listed below outlining the specific requirement for each.

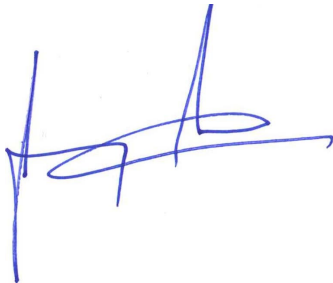
RWD\* Right-of-Way Deed

QCD\* Quit-Claim Deed

Attachment: Exhibit 1 – Various Deeds with Location Maps

|    | <b><u>GRANTOR</u></b>          | <b><u>INSTRUMENT</u></b> | <b><u>LOCATION</u></b>                                                                                                                                                                                       | <b><u>REMARKS</u></b>                                                                                                                                                                                                                                                       |
|----|--------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | TGC SEC 8-9<br>North Point LLC | <b>RWD*</b>              | A portion of NW 170 Street from NW 97 Avenue east for approximately 645 feet, and a portion of NW 97 Avenue from NW 170 Street north for approximately 88 feet (Commissioner José “Pepe” Díaz, District 12)  | This right-of-way is needed as part of a County roadway improvements project. (File 2022016)                                                                                                                                                                                |
| 2. | TGC SEC 8-9<br>North Point LLC | <b>QCD*</b>              | A portion of NW 170 Street from NW 97 Avenue east for approximately 645 feet, and a portion of NW 97 Avenue from NW 170 Street north for approximately 975 feet (Commissioner José “Pepe” Díaz, District 12) | This right-of-way is needed as part of a County roadway improvements project. (File 2022016)                                                                                                                                                                                |
| 3. | GM<br>INVESTMENT<br>LLC        | <b>RWD*</b>              | A portion of NW 21 Court from NW 102 Street south for 50 feet, and the Radius Return thereof (Commissioner Jean Monestime, District 2)                                                                       | 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 2022018) |
| 4. | GM<br>INVESTMENT<br>LLC        | <b>RWD*</b>              | A portion of NW 21 Court from 50 feet south of NW 102 Street south for 50 feet (Commissioner Jean Monestime, District 2)                                                                                     | This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022017)                                                                                                                                  |

|    | <b><u>GRANTOR</u></b>   | <b><u>INSTRUMENT</u></b> | <b><u>LOCATION</u></b>                                                                                                                                      | <b><u>REMARKS</u></b>                                                                                                                                                                                                |
|----|-------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | Lazaro Onel<br>Carvajal | RWD*                     | The Radius Return at the<br>southeast corner of the<br>intersection of SW 197<br>Avenue and SW 206<br>Street (Commissioner<br>Kionne McGhee,<br>District 9) | This right-of-way is<br>needed in order to<br>satisfy a Chapter 28<br>requirement that<br>property lines at street<br>intersections shall be<br>rounded with a radius<br>of twenty-five (25)<br>feet. (File 2022019) |



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Jimmy Morales  
Chief Operations Officer

**Instrument prepared by and returned to:**  
**Carlos D. Socarras, P.L.S.,**  
**Miami Dade County**  
**Department of Transportation and Public Works**  
**111 NW 1 Street, Ste 1610**  
**Miami, FL 33128 1970**

**Portion of folio Nos. 30-2009-001 0420,  
User: Department of Transportation and Public Works  
Miami-Dade County**

**NW 170 Street (NW 97 Ave to I-75)  
DTPW Project No. 20200259  
Parcel No. 2  
Section 9-52-40**

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

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

**THIS INDENTURE**, made this 14 day of September, 2021, by and between **TGC SEC 8- 9 North Point LLC**, a Florida limited liability company, (**Grantor**) whose post office address 6843 Main Street, Miami Lakes, FL 33014, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, (**Grantee**) whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970.

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the said Grantee, 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 Grantor, in and to the following described land, situated, lying and being in Miami-Dade County, State of Florida:

**That portion of the West 1/2 of Tract 41 in Section 9, Township 52 South, Range 40 East, Miami-Dade County, Florida; according to the Plat of Florida Fruit Lands Company Subdivision No. 1, as recorded in Plat Book 2 at Page 17 of the Public Records of Miami- Dade County, Florida; being more particularly described as follows: COMMENCE at the SW corner of said Section 9, thence run N 89°28'12" E, along the South line of the SW 1/4 of said Section 9, for a distance of 15.01 feet to the intersection with a line parallel with and 15.00 feet East of the West line of said Section 9; thence run N 2°36'57" W, along said line parallel with and 15.00 feet East of the West line of said Section 9, for a distance of 15.02 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue N**

2°36'57" W, along said line parallel with and 15.00 feet East of the West line of said Section 9, for a distance of 88.24 feet; thence N 87°23'03" E at right angle with the last described course for a distance of 25.00 feet to a point of curvature of a circular curve concave to the Northeast; thence run Southerly and Southeasterly along said curve to the left, having a radius of 25.00 feet and a central angle of 87°54'51" for an arc distance of 38.36 feet to the point of tangency; thence run N 89°28'12" E, along a line parallel with and 80.00 feet North of the South line of said Section 9, for a distance of 596.18 feet to the point of intersection with the East line of the West 1/2 of said Tract 41; thence run S 2°37'02" E, along said East line of the West 1/2 of said Tract 41 for a distance of 65.04 feet to the point of intersection with a line parallel with and 15.00 feet North of the South line of said Section 9; thence run S 89°28'12" W along said line parallel with and 15.00 feet North of the South line of said Section 9, for a distance of 645.31 feet to the POINT OF BEGINNING. Containing 42,659 square feet or 0.979 acres more or less.

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

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

It is expressly provided that after construction of such highway, if said transportation use shall be lawfully and permanently discontinued, the title to the said land shall revert to the Grantor their successors and assigns upon written request, and they shall have the right to repossess the same.

Nothing herein shall be construed to require TGC SEC 8-9 North Point LLC, (Grantor) to perform any construction work, make any improvements, or pay for any improvements, work, or modifications to the lands conveyed under this Deed.

*[Signature Pages Follow]*

IN WITNESS WHEREOF, has executed and delivered this deed as of the day and year first above written.

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

[Signature]  
Witness Signature

Nina Gonzalez  
Witness Printed Name

[Signature]  
Witness Signature

Isabelle Santibanez-Amador  
Witness Printed Name

**TGC SEC 8-9 North Point LLC,**  
a Florida Limited Liability Company

By: The Graham Companies, a Florida  
corporation, its Manager

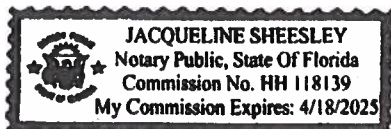
By: [Signature]  
Name: Stuart S. Wyllie  
Title: President & CEO

Address: 6843 Main Street  
Miami Lakes, FL 33014

STATE OF FLORIDA                    )  
                                                  )  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10<sup>th</sup> day of September 2021, by Stuart S. Wyllie, as President and CEO of **The Graham Companies**, a Florida corporation, the Manager of **TGC SEC 8-9 North Point LLC**, a Florida limited liability company, on behalf of said corporation and said limited liability company. He is personally known to me.

NOTARY SEAL



[Signature]  
Notary Signature  
Print Name: Jacqueline Sheesley  
Notary Public, State of Florida  
My Commission Expires: 4-18-2025  
Commission No.: HH 118139

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

**MIAMI-DADE COUNTY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

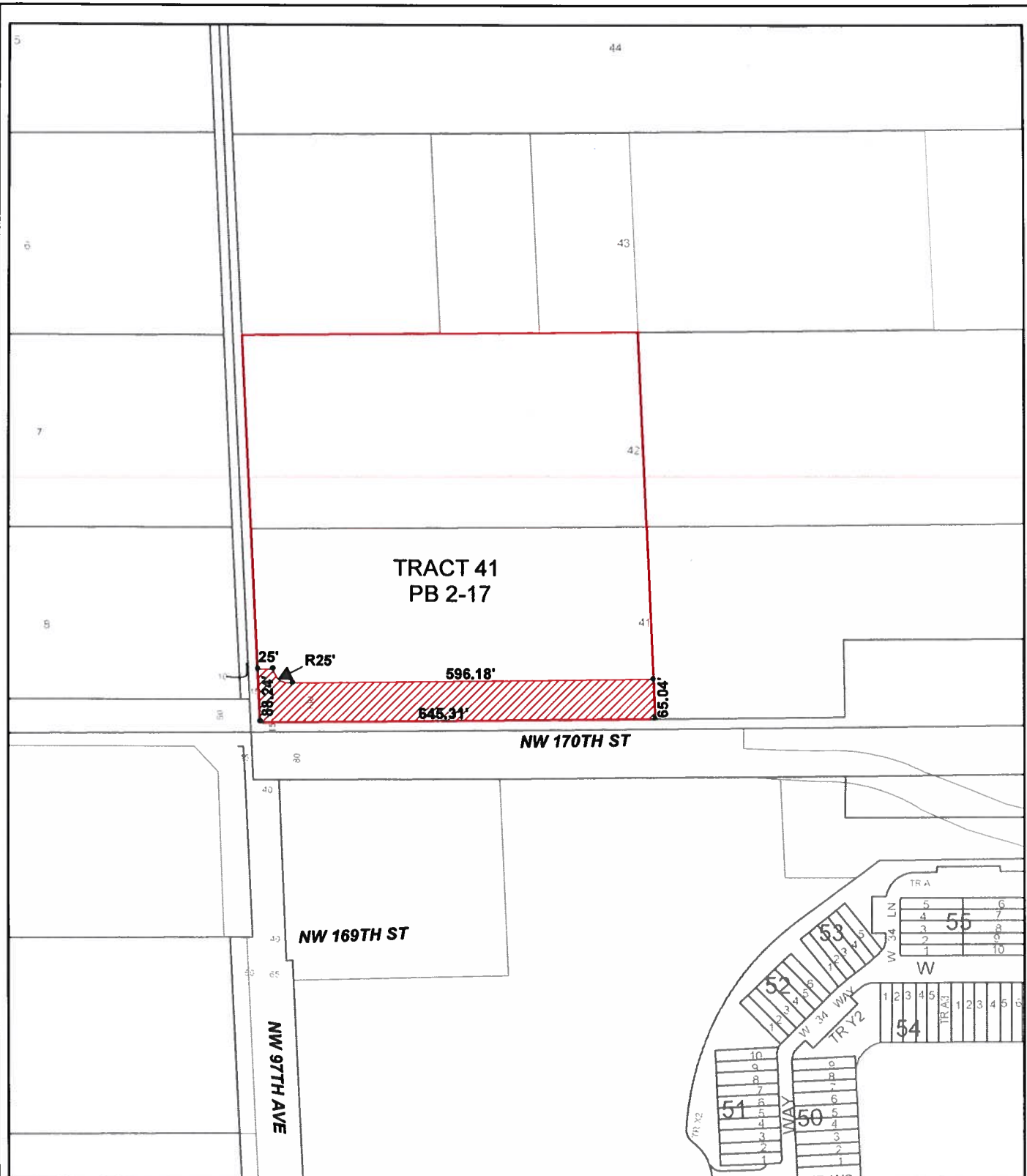
As its County Mayor or Mayor's Designee

Date: \_\_\_\_\_

**ATTEST: HARVEY RUVIN**  
Clerk of said Board

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





THIS IS NOT A SURVEY

**TGC SEC 8-9 NORTH POINT LLC**

**Portion of Folio Nos.30-2009-001-0420/ 0432/ 0433**

**SEC. 9-52-40**

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Jose "Pepe" Diaz 12

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

**Miami Dade County Department of Transportation and Public Works**  
**Right-of-Way Division**  
111 NW 1st Street, Suite 1610,  
Miami, Florida 33128



Date: April 5, 2022  
Prepared by: ym

Instrument prepared by and returned to:  
Miami Dade County  
Right-of-Way Division  
Department of Transportation and Public Works  
111 NW 1 Street, Ste 1610  
Miami, FL 33128 1970

Portion of Folio Nos. 30-2009-001 0420, 0432, 0433

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**QUIT CLAIM DEED**

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

**THIS QUIT CLAIM DEED**, made this 10<sup>th</sup> day of September, 2021, by and between **TGC SEC 8- 9 North Point LLC**, a Florida limited liability company, (**Grantor**) whose post office address 6843 Main Street, Miami Lakes, FL 33014, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, (**Grantee**) whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970.

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby remise, release and quit claim unto the Grantee any right, title, interest and claim which Grantor has in and to the following described land, situated, lying and being in Miami-Dade County, State of Florida, to-wit:

Those portions of Tracts 41 through 43 in Section 9, Township 52 South, Range 40 East, Miami-Dade County, Florida; according to the Plat of Florida Fruit Lands Company Subdivision No. 1, as recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida; which lies within the South 15 feet and the West 15 feet of the West 1/2 of the South 3/4 of the SW 1/4 of the SW 1/4 of said Section 9.

Nothing herein shall be construed to require **TGC SEC 8-9 North Point LLC, (Grantor)** to perform any construction work, make any improvements, or pay for any improvements, work, or modifications to the lands conveyed under this Deed. The foregoing instrument is delivered without warranties

*[Signature Pages Follow]*

IN WITNESS WHEREOF, has executed and delivered the foregoing instrument as of the day and year first above written.

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

  
Witness Signature

Nina Gonzalez  
Witness Printed Name

  
Witness Signature

Isabelle Santibanez-Amador  
Witness Printed Name

**TGC SEC 8-9 North Point LLC,**  
a Florida Limited Liability Company

By: The Graham Companies, a Florida  
corporation, its Manager

By:   
Name: Stuart S. Wyllie  
Title: President & CEO

Address: 6843 Main Street  
Miami Lakes, FL 33014

STATE OF FLORIDA                     )  
                                                           )  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization this 10<sup>th</sup> day of September 2021, by Stuart S. Wyllie, as President and CEO of **The Graham Companies**, a Florida corporation, the Manager of **TGC SEC 8-9 North Point LLC**, a Florida limited liability company, on behalf of said corporation and said limited liability company. He is personally known to me.

NOTARY SEAL

  
Notary Signature  
Print Name: Jacqueline Sheesley  
Notary Public, State of Florida  
My Commission Expires: 4-18-2025  
Commission No.: HH118139

*Signature Page for TGC SEC 8-9 North Point LLC*

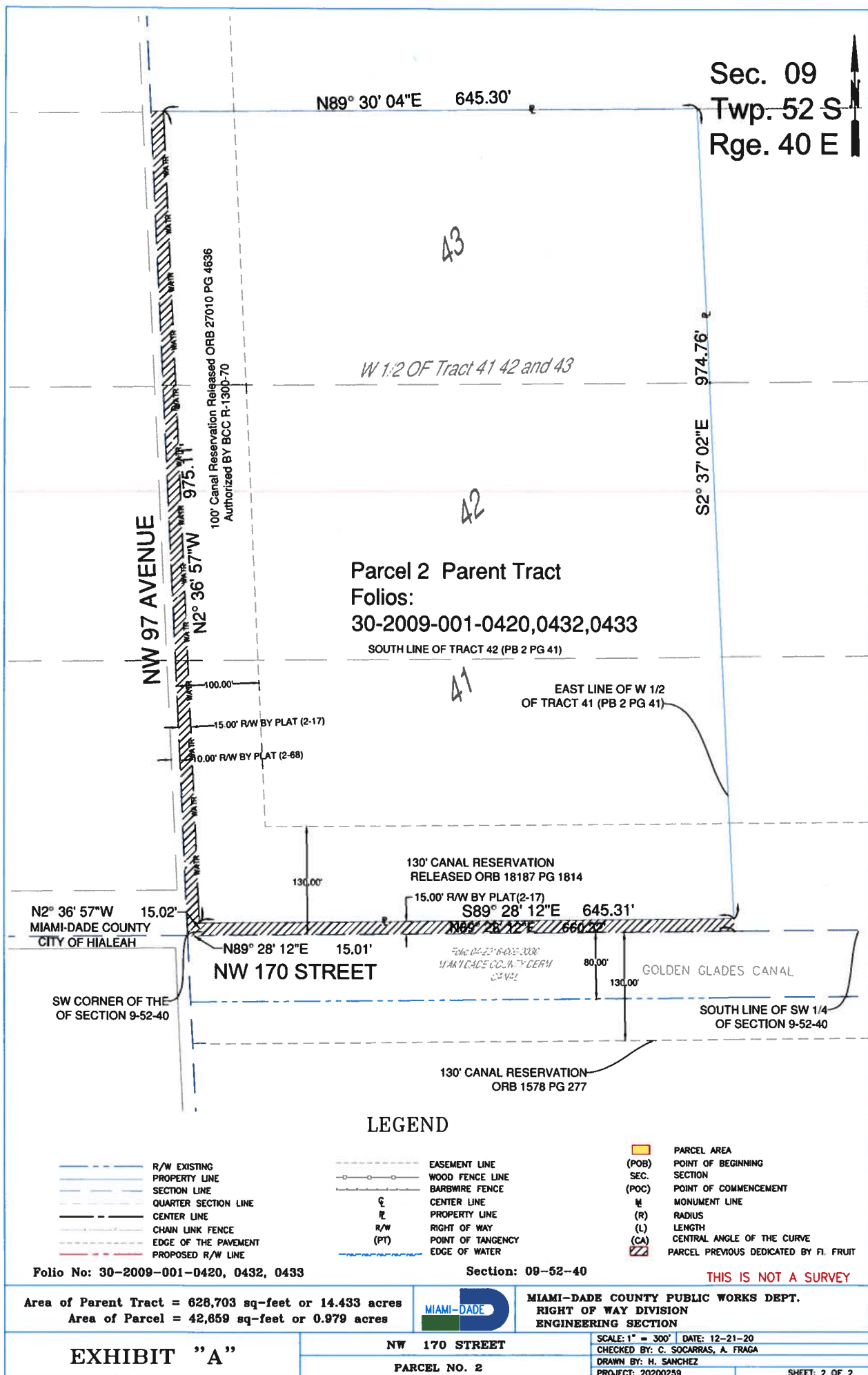
The foregoing was accepted and approved on the \_\_\_\_ day of \_\_\_\_\_, 2021, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

**MIAMI-DADE COUNTY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman  
Date: \_\_\_\_\_

**ATTEST: HARVEY RUVIN**  
Clerk of said Board

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



**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. 30-3103-019-0095  
User Department: DTPW

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**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 04 day of April, A.D. 2022, by and between GM INVESTMENT LLC, a Florida limited liability company, whose address is 10316 NW 28<sup>th</sup> Avenue, 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 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 West 7.50 feet of Lot 6, Block 3, "WOODLAND ADDITION", according to the plat thereof as recorded in Plat Book 6, at Page 85, of the Public Records of Miami-Dade County, Florida; AND that portion of said Lot 6 lying within the external area of a 25-foot-radius curve**

concave to the Southeast and tangent to the North line of said Lot 6 and the East line of the West 7.50 feet of said Lot 6.

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)

Gilberto Hernandez

Witness

Gilberto Hernandez

Witness Printed Name

Maria Rosales S

Witness

Maria Rosales S

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

**GM INVESTMENT LLC**

Name of LLC

Marianela (Sign)

By: Member

Marianela Alfonso

Printed Name

Address (if different)

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

By: Member

Printed Name

Address (if different)



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

I HEREBY CERTIFY, that on this 04 day of April, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [ ]physical or [ ]online notarization Miguel Alfonso and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the Member(s) duly authorized on behalf of GM INVESTMENT 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

Rosa Maria Sabatel  
Printed Notary Signature

NOTARY SEAL / ROSA MARIA SABATEL  
Notary Public- State of Florida  
Commission # GG 972480  
My Comm. Expires Mar 23 2024  
Bonded through National  
Notary Assn.

Notary Public, State of Florida

My commission expires: Mar-23-2024

Commission/Serial No. GG-972480

The foregoing was accepted and approved on the 04 day of 04, A.D. 2022, 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

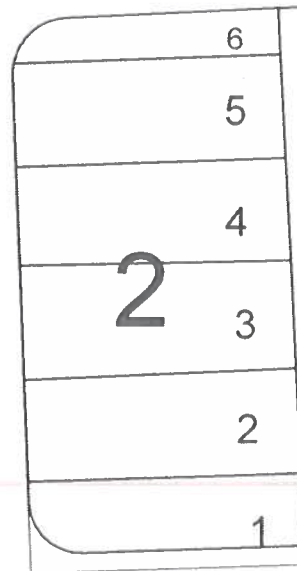
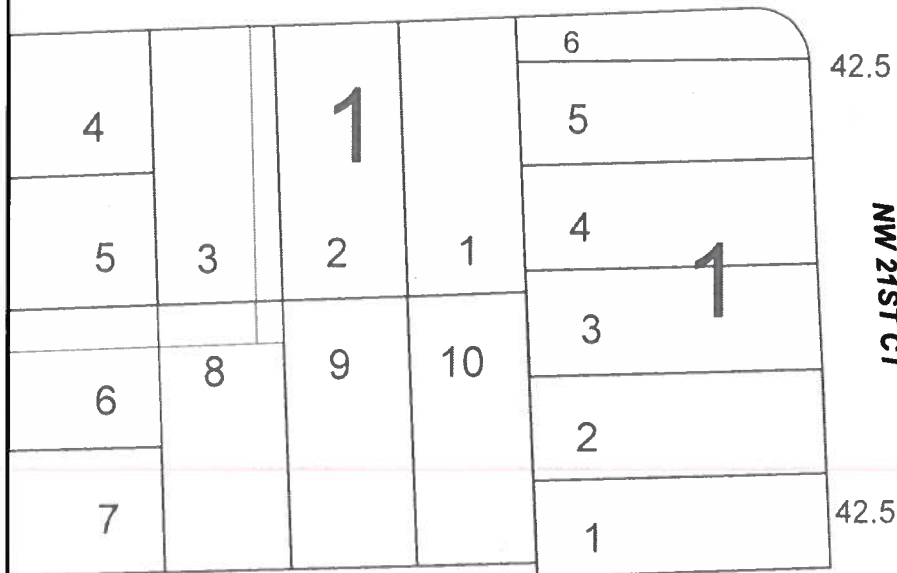
Approved as to form  
and legal sufficiency

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

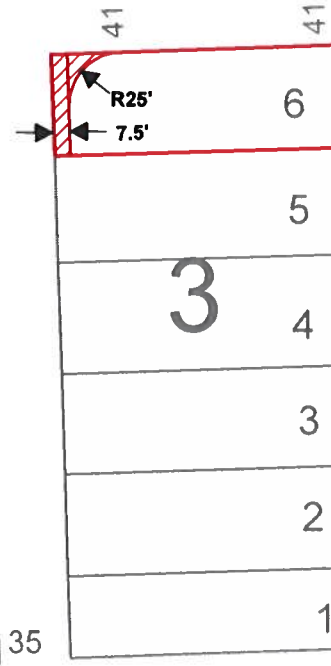
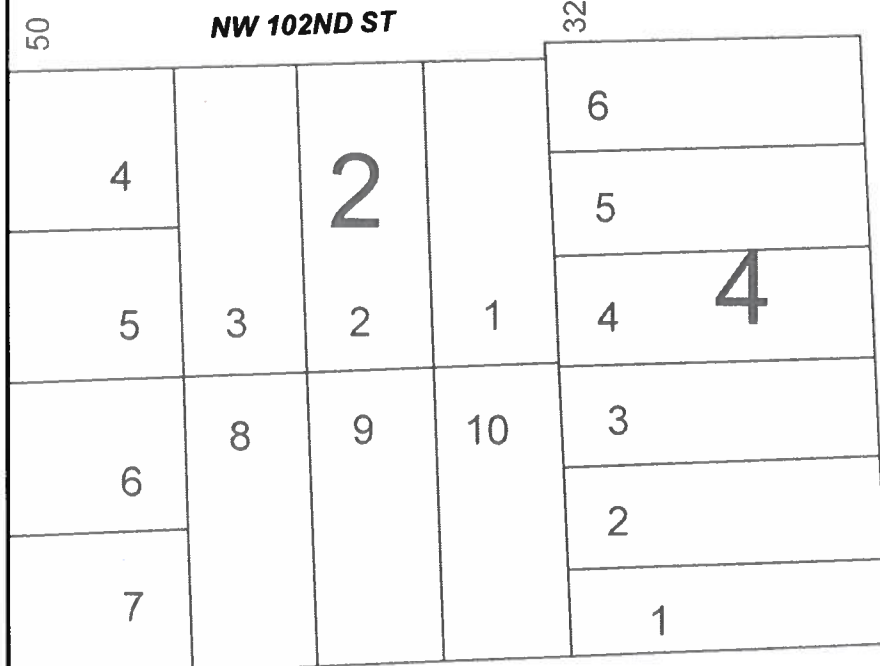
\_\_\_\_\_  
Assistant County Attorney



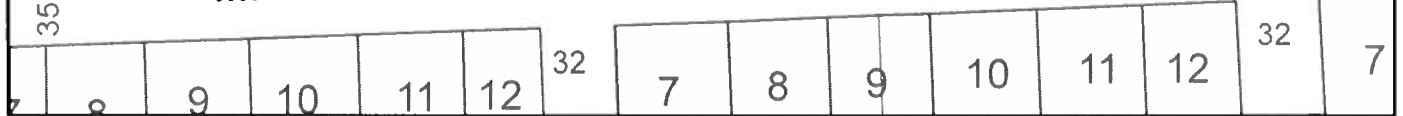
**NW 103RD ST**



**NW 102ND ST**



**NW 101ST ST**



THIS IS NOT A SURVEY  
**GM Investment LLC**  
**Folio No.30-3103-019-0095**  
**SEC. 3-53-41**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jean Monestime 2

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

**Miami Dade County Department of Transportation and Public Works**  
**Right-of-Way Division**  
 111 NW 1st Street, Suite 1610,  
 Miami, Florida 33128



Date: April 7, 2022  
 Prepared by: ym

**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. 30-3103-019-0093  
User Department: DTPW

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**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 04 day of April, A.D. 2022, by and between **GM INVESTMENT LLC**, a Florida limited liability company, whose address is 10316 NW 28<sup>th</sup> Avenue, 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 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 West 7.50 feet of Lot 5, Block 3, "WOODLAND ADDITION", according to the plat thereof as recorded in Plat Book 6, at Page 85, 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)

Gilberto Hernandez  
Witness

Gilberto Hernandez  
Witness Printed Name

Maria Rosales  
Witness

Maria Rosales  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

**GM INVESTMENT LLC**

Name of LLC

Marianela (Sign)

By: Member

Marianela Alfonso  
Printed Name

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

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

By: Member

\_\_\_\_\_  
Printed Name

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

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

I HEREBY CERTIFY, that on this 04 day of April, A.D. 2022 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☐physical or ☐online notarization Horiana Alfonso and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the Member(s) duly authorized on behalf of GM INVESTMENT 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

Rosa Maria Sabatel  
Printed Notary Signature

NOTARY SEAL/STAMP  
 ROSA MARIA SABATEL  
Notary Public- State of Florida  
Commission # GG 972480  
My Comm. Expires Mar 23 2024  
Bonded through National  
Notary Assn.

Notary Public, State of Florida

My commission expires: Mar-23-2024

Commission/Serial No. GG-972480

The foregoing was accepted and approved on the 04 day of 04, A.D. 2022, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

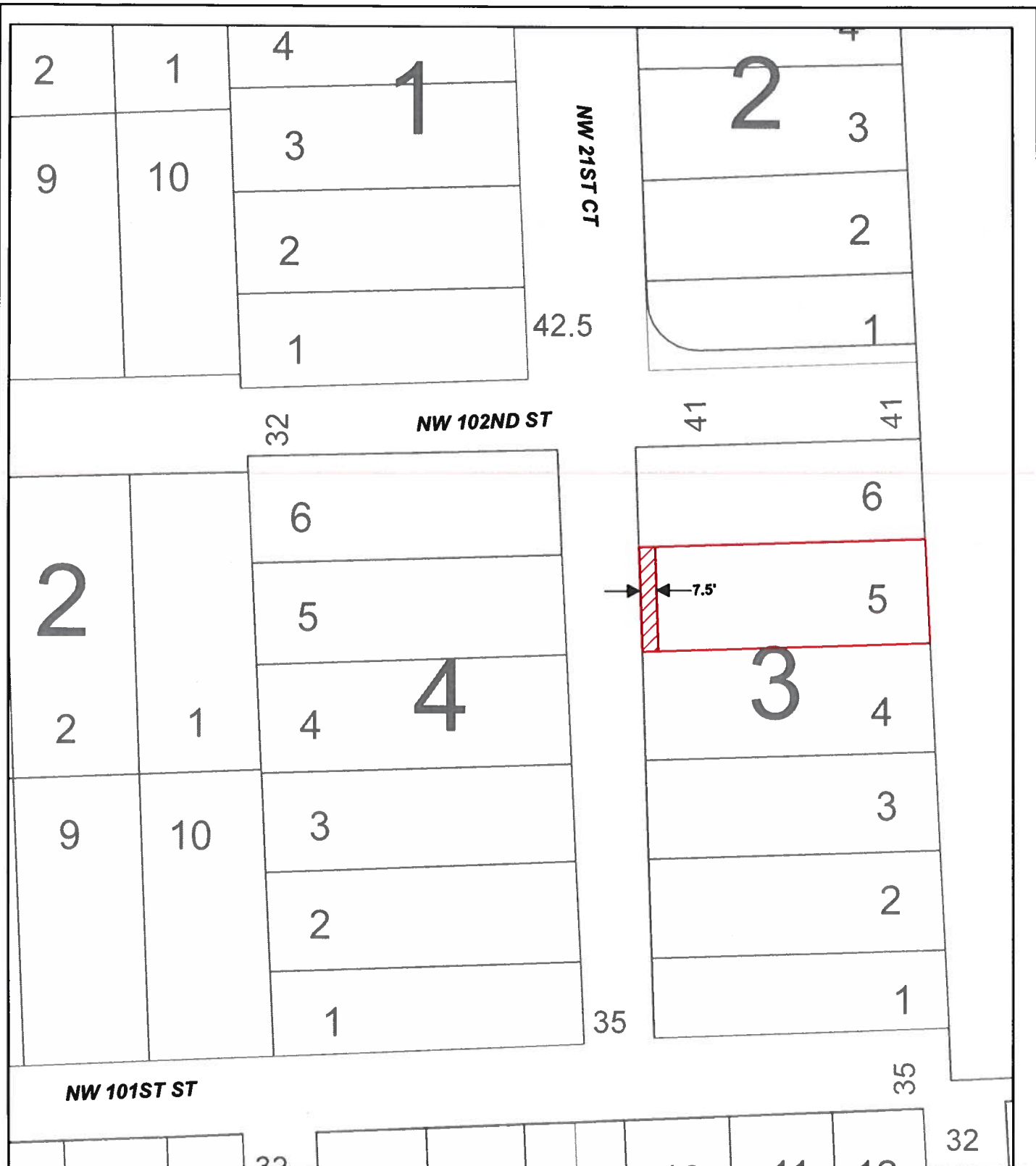
\_\_\_\_\_  
Chairman of the Board of County  
Commissioners

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

**GM Investment LLC**  
**Folio No.30-3103-019-0093**  
**SEC. 3-53-41**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jean Monestime 2

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

**Miami Dade County Department of Transportation and Public Works**  
**Right-of-Way Division**  
**111 NW 1st Street, Suite 1810,**  
**Miami, Florida 33128**



Date: April 7, 2022  
 Prepared by: ym

**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. 30-6811-000-2120

User Department: DTPW

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

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

**THIS INDENTURE**, Made this 24 day of February, A.D. 2022,  
by and between Lazaro Onel Carvajal, whose Post Office Address is  
5304 SW 139<sup>th</sup> Place, Miami, FL 33175, 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 him 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 area bounded on the West by the East line of the West 40 feet of Section 11,  
Township 56, Range 38 East, Miami-Dade County, Florida, bounded on the North by the  
South line of the North 25 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of  
said Section 11, and bounded on the Southeast by a 25-foot-radius curve concave to the  
Southeast and tangent to both of the last described lines.**

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, his heirs and assigns, and they shall have the right to immediately re-possess 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, has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in  
our presence:

(2 witnesses for each signature  
or for all)

Witness  
Marcia Falcon  
Witness Printed Name

Juette Carchoso  
Witness  
Juette Carchoso  
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

 (Sign)

Lazaro Onel Carvajal  
Printed Name

Address (if different)

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

\_\_\_\_\_  
Printed Name

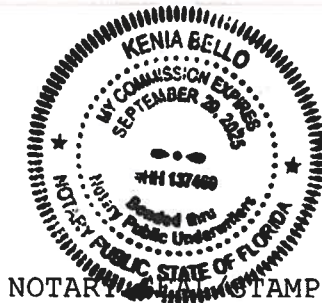
\_\_\_\_\_  
Address (if different)



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

I HEREBY CERTIFY, that on this 24 day of February, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Lazaro Onel Carvajal, personally known to me, or proven, by producing the following methods of identification: \_\_\_\_\_ to be the person(s) 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 year last aforesaid.



K Bello  
Notary Signature  
Kenia Bello  
Printed Notary Name

Notary Public, State of Florida  
My commission expires: Sept 20, 2025  
Commission/Serial No. HH 137469

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

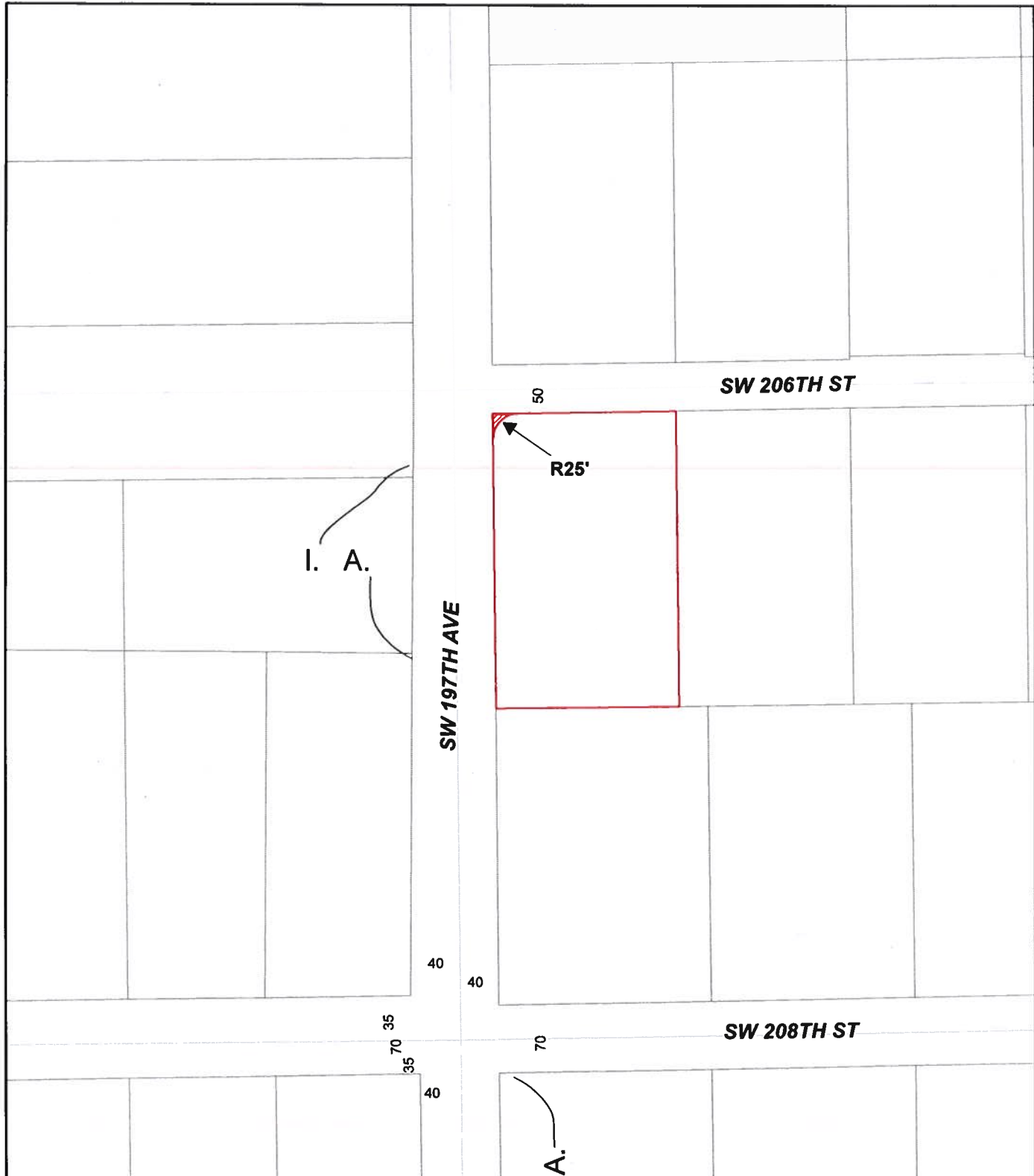
\_\_\_\_\_  
Chairman of the Board of  
County Commissioners

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  
**LAZARO ONEL CARVAJAL**  
Folio No.30-6811-000-2120  
SEC. 11-56-38

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

**Miami Dade County Department of Transportation and Public Works**  
Right-of-Way Division  
111 NW 1st Street, Suite 1610,  
Miami, Florida 33128



Date: April 19, 2022  
Prepared by: ym



## MEMORANDUM

(Revised)

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

**DATE:** October 6, 2022

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

**SUBJECT:** Agenda Item No. 8(N)(5)

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)(5)  
10-6-22

RESOLUTION NO. \_\_\_\_\_ R-939-22

RESOLUTION ACCEPTING CONVEYANCES OF FIVE  
PROPERTY INTERESTS FOR ROAD RIGHT-OF-WAY  
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 the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instruments of conveyance, all of which are attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof:

**Property Owners/Grantors**

1. TGC SEC 8-9 North Point LLC
2. TGC SEC 8-9 North Point LLC
3. GM INVESTMENT LLC
4. GM INVESTMENT LLC
5. Lazaro Onel Carvajal; 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 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.

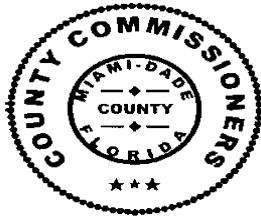
**Section 3.** The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

**Section 4.** Pursuant to Resolution No. R-974-09, (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 each instrument 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 each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Sally A. Heyman** , who moved its adoption. The motion was seconded by Commissioner **Keon Hardemon** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6<sup>th</sup> day of October, 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

**Basia Pruna**

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

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse