

MEMORANDUM

Agenda Item No. 8(N)(4)

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

DATE: October 18, 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-1007-22

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



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: October 18, 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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances for roadway improvements. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. The grantors’ names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$162.59.

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 \$162.59 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW’s General Fund allocation.

Track Record/Monitor

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

Delegated Authority

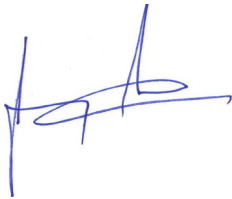
The resolution delegates authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor’s designee shall record the instruments of conveyances accepted therein in the Public Records of Miami-Dade 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.	Downtown Doral South Community Development District	RWD*	A portion of NW 87 Avenue from NW 47 Street south for approximately 246 feet (Commissioner José “Pepe” Díaz, District 12)	This right-of-way is needed in order to satisfy a Highway Engineering requirement for roadway improvements at this location. (File 2022029)
2.	HCM Development Inc.	RWD*	The Radius Return at the southwest corner of the intersection of SW 118 Court and SW 220 Street (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty- five (25) feet. (File 2022028)
3.	Viet Le and Diana Gip	RWD*	Portions of SW 187 Avenue, from theoretical SW 228 Street north for approximately 156 feet, and from 431 feet north of SW 228 Street north for approximately 230 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 2022030)
4.	West Park Real Holdings, LLC	RWD*	A portion of SW 173 Terrace from approximately 210 feet east of SW 104 Avenue east for 50 feet (Commissioner Kionne L. 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. (File 2022031)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Yaniela Rodriguez	RWD*	A portion of SW 130 Avenue from approximately 128 feet north of SW 194 Street north for 128 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a condition for the division of land without plat that requires right-of-way to be dedicated. (File 2022032)



Jimmy Morales
Chief Operations Officer

EXHIBIT 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:

Vanessa Madrid, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No. Portion of 35-3022-000-0011
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
COMMUNITY DEVELOPMENT DISTRICT (CDD)**

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

THIS INDENTURE, Made this 11 day of July, A.D. 2022, by and between DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT, an independent local unit of special purpose government created and established under Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services-South Florida, LLC, 5385 North Nob Hill Road, Sunrise, FL 33351, 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:

SEE EXHIBIT "A"

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.

[SIGNATURE PAGES TO FOLLOW]

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

Witness

Witness Printed Name

Witness

Witness Printed Name

**DOWNTOWN DORAL SOUTH COMMUNITY
DEVELOPMENT DISTRICT**, an
independent local unit of
special purpose government
created and established under
Chapter 190, Florida Statutes

By:

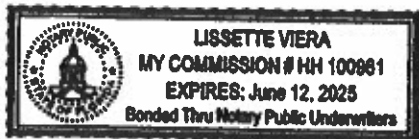
Harold Eisenacher,
Printed Name, Title
Chairman

Address (if different)

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

I HEREBY CERTIFY, that on this 11 day of July, A.D. 2022,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of []physical or []online
notarization and Harold Eisenacher personally known to me, or proven, by
producing the following forms of identification: _____ to be
the Chairman duly authorized on behalf of DOWNTOWN DORAL SOUTH
COMMUNITY DEVELOPMENT DISTRICT, an independent local unit of special
purpose government created and established under Chapter 190, Florida
Statutes. Said individual 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 SEAL/STAMP

Notary Signature

Printed Notary Signature

Notary Public, State of FL

My commission expires: 6.12.2025

Commission/Serial No. HH100981

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

EXHIBIT "A"

LEGAL & SKETCH OF RIGHT-OF-WAY DEDICATION

PARCEL "A" LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

PG.	Page	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
POB	Point of Beginning		

SURVEYOR'S REPORT:

1. This legal description and sketch, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed Surveyor and Mapper.
2. The sketch shown is not a land survey.
3. Additions or deletions to this survey product by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
5. Bearings are based on an assumed value of S13°35'56"W along the northwesterly limit of Tract "C" as shown on "Overture at Downtown Doral South" plat, according to the plat thereof as recorded in Plat Book 174, Page 34, of the public records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 32349, PAGE 2096, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF "REVISED PLAT OF ORIZABA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTH AND WESTERLY CORNER OF TRACT "C" OF "OVERTURE AT DOWNTOWN DORAL SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S13°35'56"W AS A BASIS OF BEARINGS ALONG THE NORTHWESTERLY LIMIT OF SAID TRACT "C" FOR 35.28 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NW 87TH AVENUE, A RADIAL LINE TO SAID POINT BEARS S83°28'52"W; THENCE 125.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1,105.92 FEET AND A CENTRAL ANGLE OF 06°31'08" TO A POINT OF TANGENCY; THENCE N00°00'00"E (DUE NORTH) FOR 119.88 FEET TO A POINT OF INTERSECTION WITH A POINT OF CUSP, A RADIAL LINE TO SAID POINT BEARS N90°00'00"W; THENCE 38.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°36'17" TO A POINT OF CUSP, A RADIAL LINE TO SAID POINT BEARS S01°23'43"W; THENCE N88°36'17"W FOR 12.33 FEET; THENCE S00°00'00"E (DUE SOUTH) FOR 95.10 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT; THENCE 90.11 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 1,093.92 FEET AND A CENTRAL ANGLE OF 04°43'11" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S85°16'49"W; THENCE S13°35'56"W FOR 1.39 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that the LEGAL DESCRIPTION and SKETCH of the subject area described hereon was made under my supervision and that the LEGAL DESCRIPTION meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Digitally signed by Arturo A.

Sosa

Date: 2022.05.26 13:36:06 -04'00'

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



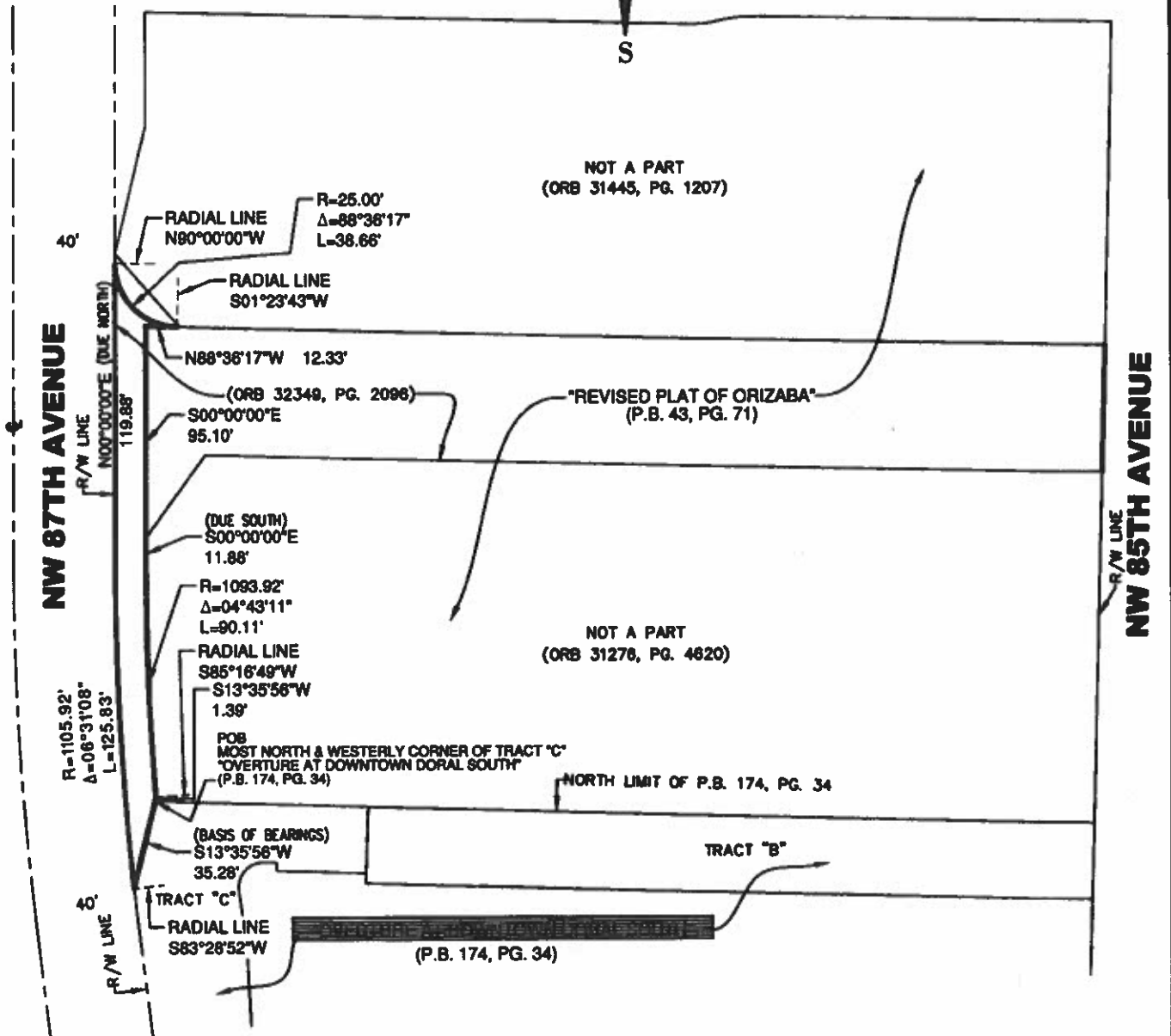
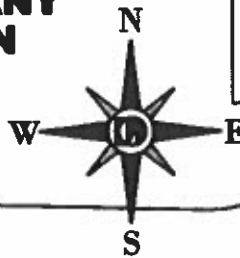
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
1
OF 2 SHEETS

PARCEL "A" **SKETCH TO ACCOMPANY** **LEGAL DESCRIPTION**



(NOT TO SCALE)

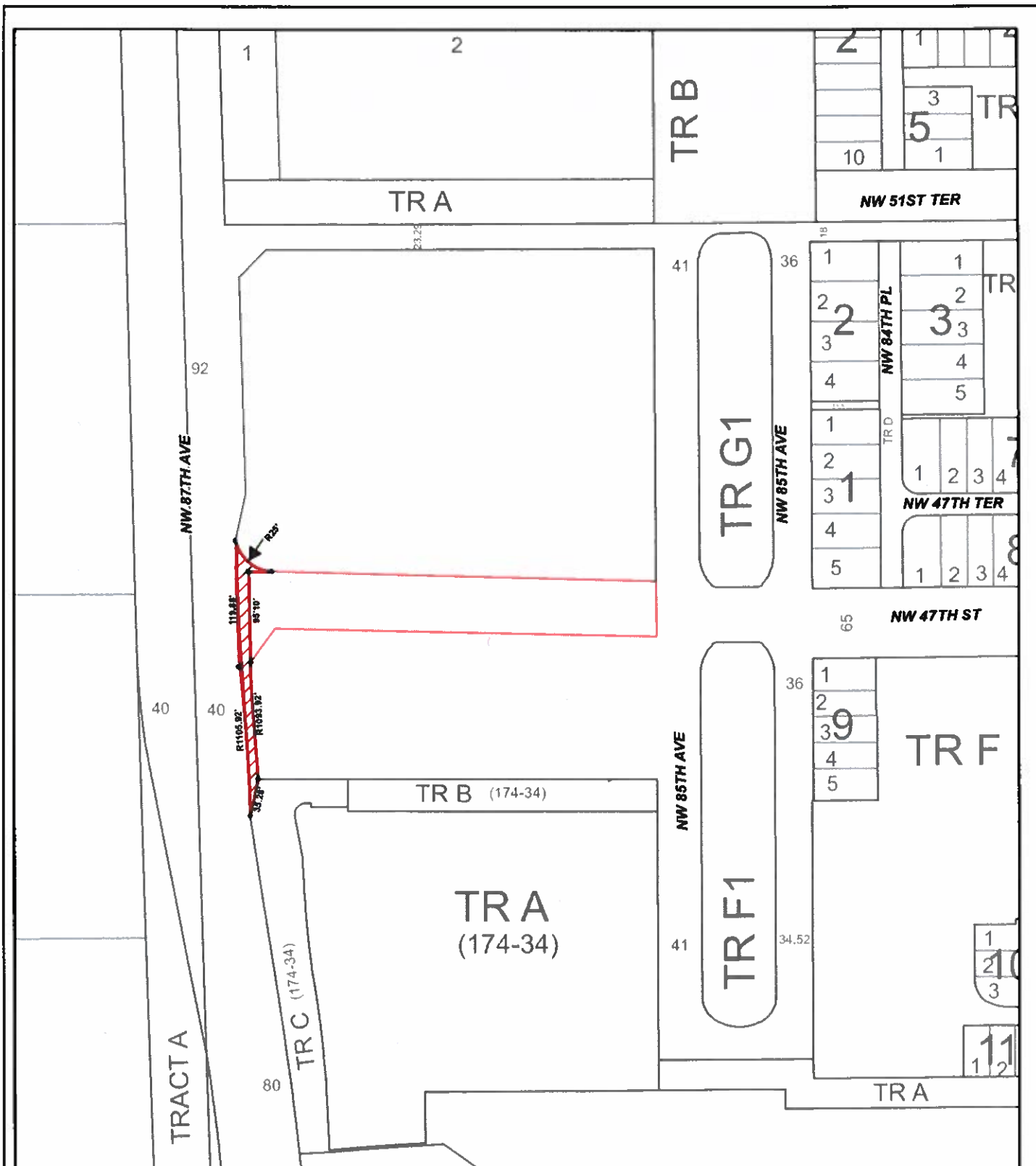
(This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.)



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1800 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
2
OF 2 SHEETS



THIS IS NOT A SURVEY

Folio No.35-3022-000-0011

DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT

SEC.22-53-40

Municipality: DORAL

Commission District: Jose "Pepé" 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: July 13, 2022
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, P.S.M.
Folio No. 30-6913-000-0220
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 16 day of JUNE, A.D. 2022, by and between **HCM DEVELOPMENT INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 1074 NW 47 Street, Miami, FL 33127, 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 external area of a 25-foot-radius curve concave to the Southwest and tangent to the South line of the North 25 feet of the SE 1/4 of the NE 1/4 of Section 13, Township 56 South, Range 39 East, in Miami-Dade County, Florida and tangent to the West line of the West 50 feet of the East 360 feet of the West 1/2 of the SE 1/4 of the NE 1/4 of said Section 13.

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

Lissette Salazar

Printed Name



Witness

SILVIA PUE

Printed Name

Witness

Printed Name

Witness

Printed Name

HCM DEVELOPMENT INC.
Name of Corporation



By: President (Sign)

Carlos Hycart

Printed Name

Address if different

Attest: Secretary (Sign)

Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 16 day of June, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [X]physical or []online notarization Carlos Hycert and _____, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of **HCM DEVELOPMENT 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.



Lisette Salazar
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG329576
Expires 5/1/2023

Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: _____

Commission/Serial No.

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.

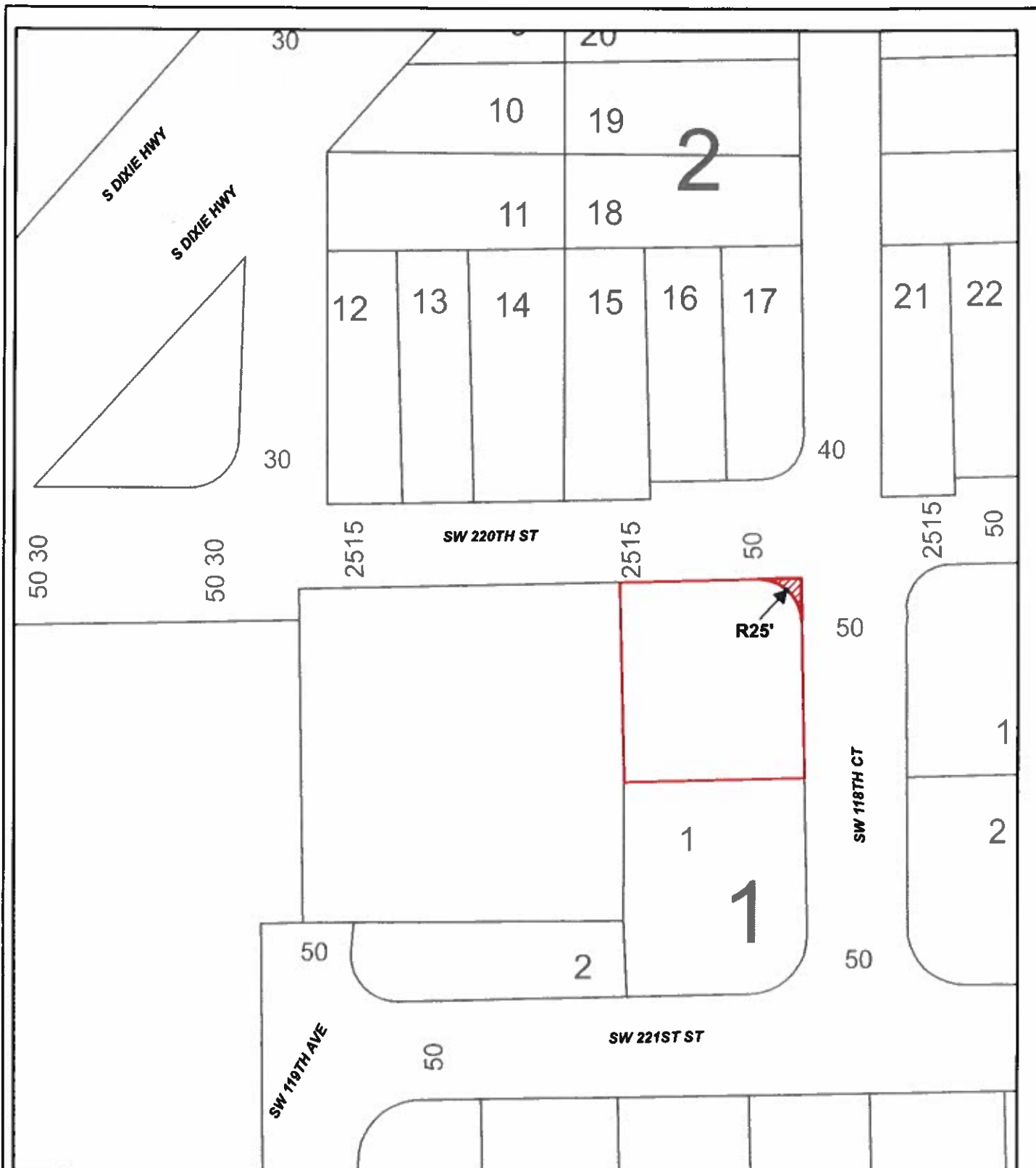
Chairman of the Board of
County Commissioners

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.30-6913-000-0220
HCM DEVELOPMENT INC
SEC.13-56-39

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: July 13, 2022
 Prepared by: ym

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, P.S.M.
Folio No. 30-6814-000-0251
User Department: DTPW

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

STATE OF)
) SS
COUNTY OF)

THIS INDENTURE, Made this 16 day of June, A.D. 2022, by and between Viet Le and Diana Gip, husband and wife, whose Post Office Address is 11805 Winona Court, Westminster, CO 80031, parties 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 parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them 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, do 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 parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A" Attached.

It is the intention of the parties 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 parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do 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 parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature or for all)

Katie Adams

Witness

Katie Adams

Witness Printed Name

Deborah Albert

Witness

Deborah Albert

Witness Printed Name

Katie Adams

Witness

Katie Adams

Witness Printed Name

Deborah Albert

Witness

Deborah Albert

Witness Printed Name

[Signature] (Sign)

Viet Le

Printed Name

11805 Winona Ct

Address (if different)

Westminster, CO 80031

[Signature] (Sign)

Diana Gip

Printed Name

11805 Winona Ct

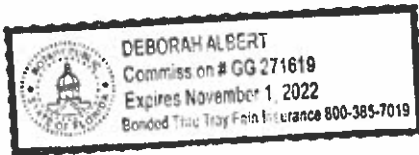
Address (if different)

Westminster, CO 80031

STATE OF)
)SS
COUNTY OF)

I HEREBY CERTIFY, that on this 16 day of June, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~physical~~ or ~~online~~ notarization Viet Le and Diana Gip, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons 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.



[Signature]
Notary Signature

Deborah Albert
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 11-1-22

Commission/Serial No. GG271619

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

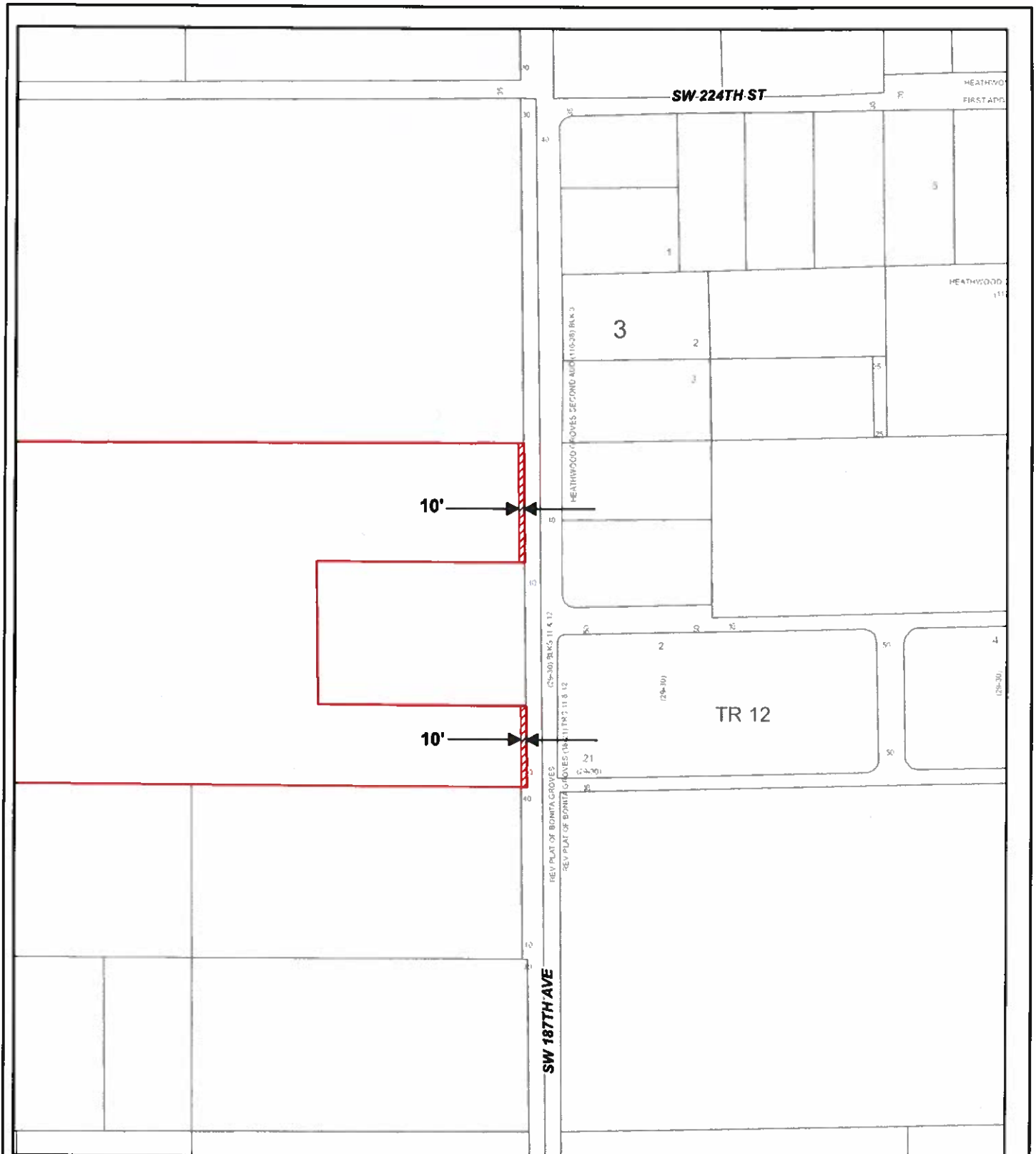
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

The West 10 feet of the East 40 feet of the S 1/2 of the NE 1/4 of the SE 1/4 of Section 14, Township 56 South, Range 38 East, in Miami-Dade County, Florida, LESS the portion thereof lying within the following described parcel: Commence at the SE corner of the S 1/2 of the NE 1/4 of the SE 1/4 of said Section 14; thence run due North along the East line of the S 1/2 of the NE 1/4 of the SE 1/4 of said Section 14 for a distance of 156.13 feet to a point; thence run North 89 degrees 46 minutes 15 seconds West along a line for a distance of 30 feet to the point of beginning of the tract of land herein described; thence continue North 89 degrees 46 minutes 15 seconds West along a line for a distance of 400 feet to a point; thence run due North along a line for a distance of 275 feet to a point; thence run South 89 degrees 46 minutes 15 seconds East along a line for a distance of 400 feet to a point 30 feet West of the East line of the S 1/2 of the NE 1/4 of the SE 1/4 of said Section 14; thence run due South along a line 30 feet West of, as measured at right angles to, the East line of the S 1/2 of the NE 1/4 of the SE 1/4 for a distance of 275 feet to the point of beginning.



THIS IS NOT A SURVEY

Folio No.30-6814-000-0251
VIET LE AND DIANA GIP
SEC.14-56-38

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Danielle Chen Higgins 8

 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: July 28, 2022
 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, P.S.M.
Folio No. 30-5032-010-0865
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 18th day of July, A.D. 2022, by and between WEST PARK REAL HOLDINGS, LLC, a Florida limited liability company, whose address is 8203 SW 124th Street, Pinecrest, FL 33156, 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 2 feet of Lots 15 and 16, Block 6, DIXIE HEIGHTS GARDENS, according to the plat thereof as recorded in Plat Book 21, at Page 32, 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)

Johnny Rosales
Witness

Johnny Rosales
Witness Printed Name

M. Arnigo
Witness

Melissa Talavera-Arnigo
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

WEST PARK REAL HOLDINGS, LLC

Name of LLC

[Signature] (Sign)

By: Member

John Micali

Printed Name

8203 SW 124 Street, MIAMI, FL 33156
Address (if different)

By: Member (Sign)

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 18th day of July, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ()physical or ()online notarization John Micali and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of WEST PARK REAL HOLDINGS, 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 SEAL/STAMP

Notary Signature

Susan Golden

Printed Notary Signature

Notary Public, State of Florida

My commission expires: 5/27/2025

Commission/Serial No. HH 128620

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

SW 104TH AVE

SW 173RD ST

SW 173RD TER

SW 174TH TER

THIS IS NOT A SURVEY

Folio No.30-5032-010-0865

WEST PARK REAL HOLDINGS, LLC

SEC.32-55-40

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: July 28, 2022
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, P.S.M.
Folio No. 30-6902-001-0524
User Department: DTPW

**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 22 day of July, A.D. 2022,
by and between Yaniela Rodriguez, whose Post Office Address is 3235
Village Green Drive, 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
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 her 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 25 feet of the North 1/2 of the West 1/2 of the South 255 feet of the North 1/2
of Lot 6, TROPICO, according to the plat thereof, as recorded in Plat Book 2, Page 57, of the
Public Records of Miami-Dade County, Florida, said Lot 6 being in the Southeast Quarter of
Section 2, Township 56 South, Range 39 East, in 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, her 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 her hand and seal, the day and year first above written.

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

Carlos Gil

Witness

Carlos Gil
Witness Printed Name

Ayssa Gil

Witness

Ayssa Diaz
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

 (Sign)
Yaniela Rodriguez
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 22nd day of July, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [4 physical or [] online notarization Yaniela Rodriguez, personally known to me, or proven, by producing the following methods of identification: 1-362-960-80-9160-1 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.



Elizabeth Cabrera
Notary Signature
Elizabeth Cabrera
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 01/27/2025
Commission/Serial No. HH 066097

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.

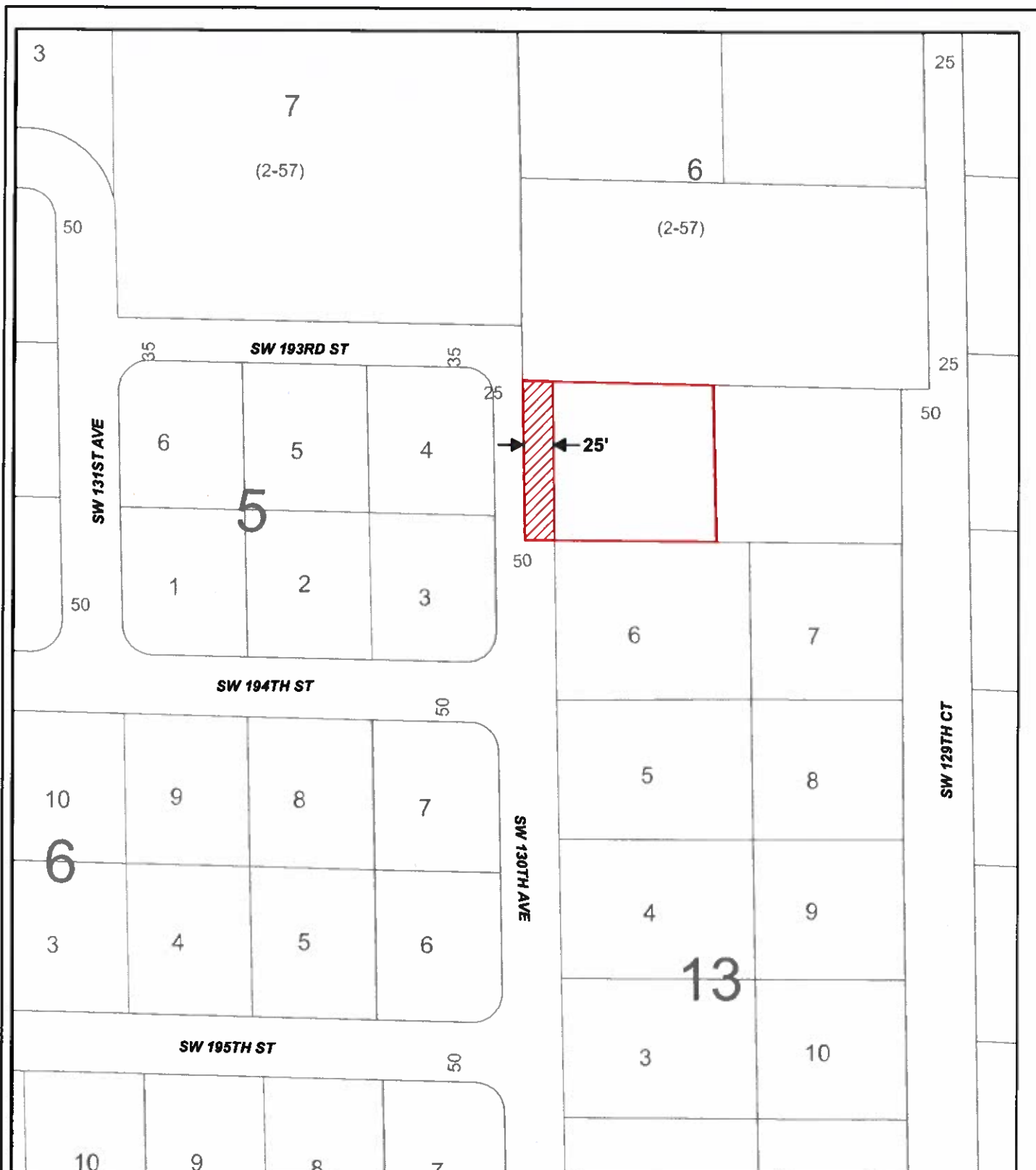
Chairman of the Board of
County Commissioners

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

Folio: 30-6902-001-0524

YANIELA RODRIGUEZ

SEC. 2-56-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Danielle Cohen Higgins 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: July 29, 2022
Prepared by: ym



MEMORANDUM (Revised)

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

DATE: October 18, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ 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)(4)
10-18-22

RESOLUTION NO. _____ R-1007-22

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. Downtown Doral South Community Development District
2. HCM Development Inc.
3. Viet Le and Diana Gip
4. West Park Real Holdings, LLC
5. Yaniela Rodriguez; 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 the 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.

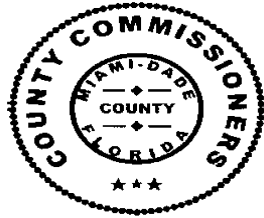
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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 **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** 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	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 18th 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

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse