

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 8(N)(3)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 4, 2023

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-293-23

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

MDC001

Memorandum



Date: April 4, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Accepting Conveyances of Six 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, which 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 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 \$113.

Recommendation

The attached six 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 \$113 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 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

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

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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.	Eduardo Ubieta Arbesu and Mabel Gonzalez Diaz	RWD*	A portion of SW 97 Avenue from SW 68 Street north for approximately 150 feet and the Radius Return at the northwest corner of the intersection of SW 97 Avenue and SW 68 Street (Commissioner Anthony Rodriguez, District 10)	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 20220064)
2.	Equality Holdings LLC	RWD*	A portion of NE 8 Court from approximately 74 feet south of NE 89 Street south for approximately 50 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20220065)
3.	HW Plainview Enterprises LLC	RWD*	A portion of NW 17 Avenue from NW 112 Street south for approximately 106 feet and the Radius Return at the southwest corner of the intersection of NW 17 Avenue and NW 112 Street (Commissioner Marleine Bastien, 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 20220066)

RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Various Deeds with Location Maps

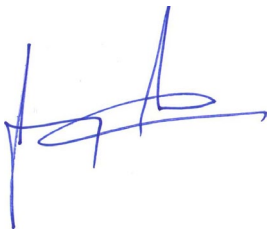
MDC003

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Page No. 3

4.	Liobel Orga and Lisandra Orga	RWD*	The Radius Return at the southeast corner of the intersection of SW 123 Avenue and SW 240 Street (Commissioner Danielle Cohen Higgins, District 8)	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 20220067)
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	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Magal Holdings, LLC	RWD*	The Radius Return at the southeast corner of the intersection of SW 52 Court and SW 76 Street (Commissioner Raquel A. Regalado, District 7)	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 20220068)
6.	Edel Gonzalez	RWD*	A portion of SW 170 Terrace from SW 104 Avenue west for approximately 134 feet and the Radius Return at the northwest corner of the intersection of SW 170 Terrace and SW 104 Avenue (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 and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20220075)



Jimmy Morales
Chief Operations Officer

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. 30-4029-001-0690
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 3rd day of JUNE, A.D. 2022
by and between Eduardo Ubieta Arbesu and Mabel Gonzalez Diaz, whose
Post Office Address is 9701 SW 68th Street, Miami, FL 33173, 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:

**The external area of a 25-foot-radius curve concave to the Northwest, tangent to the
West line of the East 40 feet of Section 29, Township 54 South, Range 40 East, Miami-Dade
County, Florida, and tangent to the North line of the South 25 feet of the Northeast 1/4 of the
Southeast 1/4 of said Section 29; AND that portion of the following described parcel lying
within the East 40 feet of said Section 29: The South 1/2 of Tract 96, less the North 150 feet,**

the South 25 feet, and the East 35 feet, of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION OF SECTION 29 TOWNSHIP 54 SOUTH RANGE 40 EAST DADE COUNTY, FLORIDA, according to the plat thereof, as recorded in Plat Book 1, at Page 97, of the Public Records of Miami-Dade County, Florida.

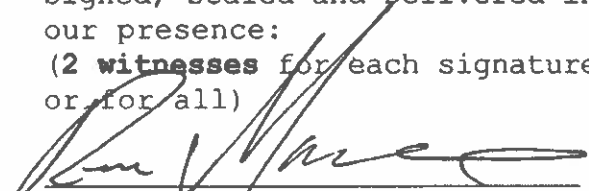
It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

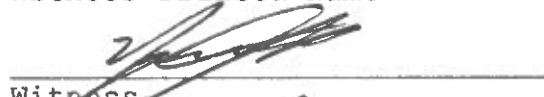
And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their 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

Rene Mazueca
Witness Printed Name


Witness

Yainis Acosta
Witness Printed Name


Witness

Yainis Acosta
Witness Printed Name


Witness

Rene Mazueca
Witness Printed Name


(Sign)

Eduardo Ubieta Arbesu
Printed Name

Address (if different)


(Sign)

Mabel Gonzalez Diaz
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 3 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 Eduardo Ubieta Arbesu and Mabel Gonzalez Diaz, personally known to me, or proven, by producing the following methods of identification: FDL 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.



Notary Signature

Odette Ortiz

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 02/18/22

Commission/Serial No. 229565

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.

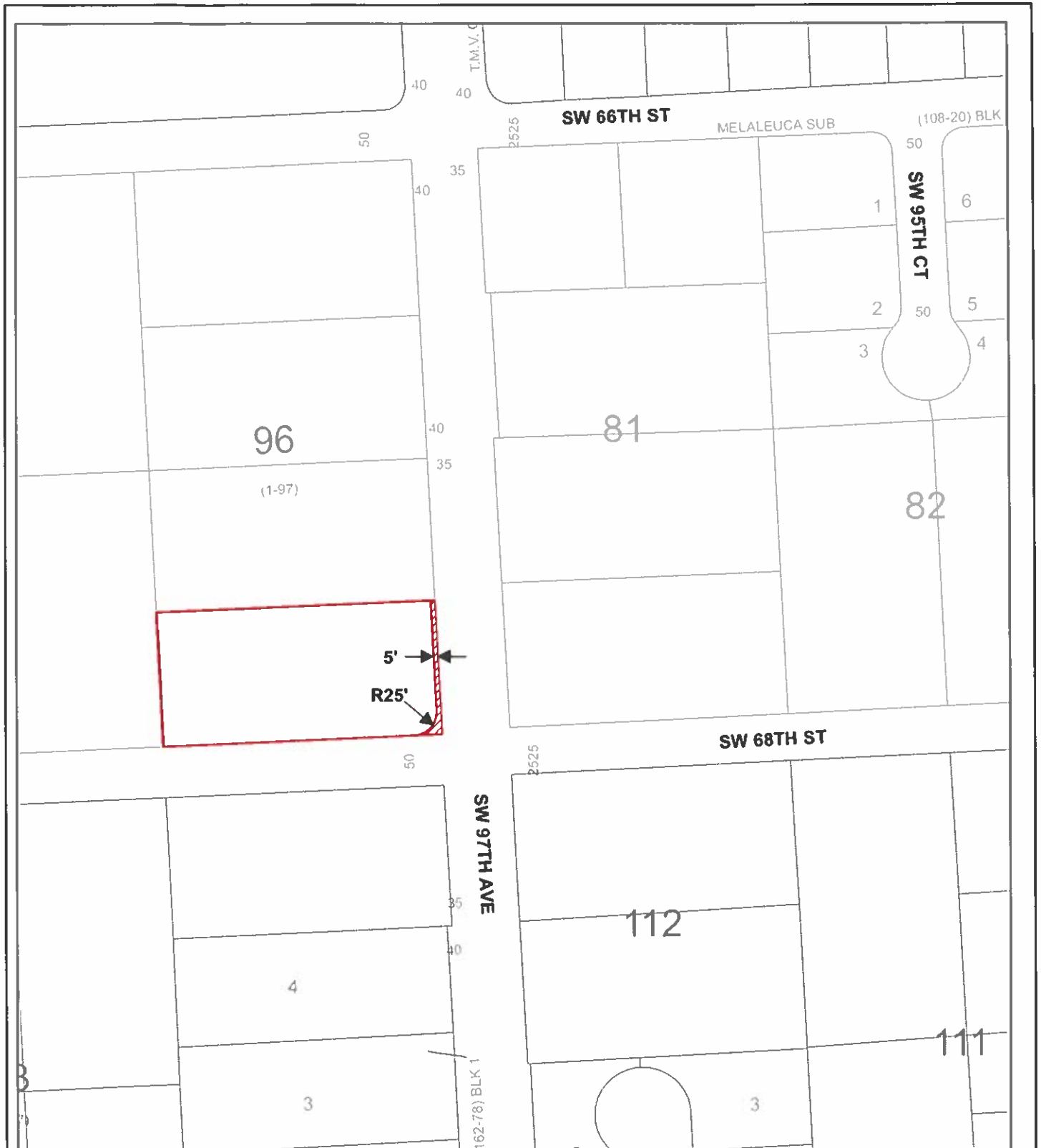
Chairman of the Board of
County Commissioners

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

Municipality: UNINCORPORATED
Commission District: Anthony Rodriguez 10

Folio:30-4029-001-0690
EDUARDO UBIETA ARBESU AND
MABEL GONZALEZ DIAZ
SEC. 29-59-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 17, 2022
Prepared by: ym

MDC008

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. 30-3206-026-0020
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 11 day of Nov., A.D. 2022, by and between **EQUALITY HOLDINGS LLC**, a Florida limited liability company, whose address is 8850 NE 8 Court, Miami, FL 33138, 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 10 feet of Lot 2, "BISCAYNE – MANORS", according to the plat thereof as recorded in Plat Book 9, at Page 50, 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

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

EQUALITY HOLDINGS LLC

Name of LLC

(Sign)

By: Member

Printed Name

345 NW 53rd ST Miami FL 33127

Address (if different)

(Sign)

By: Member

Printed Name

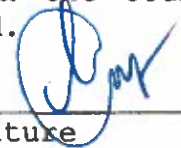
345 NW 53rd ST Miami FL, 33127

Address (if different)

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

I HEREBY CERTIFY, that on this 11th day of November, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Juan Beltran and Sergio Rodriguez personally known to me, or proven, by producing the following forms of identification: FL DL's to be the Member(s) duly authorized on behalf of EQUALITY 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 Signature

Mario Cepero

Printed Notary Signature

Notary Public, State of Florida

My commission expires: Nov 30, 2025

Commission/Serial No. HH 203649



Mario Cepero
Comm.: HH 203649
Expires: Nov. 30, 2025
Notary Public, State of Florida

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.

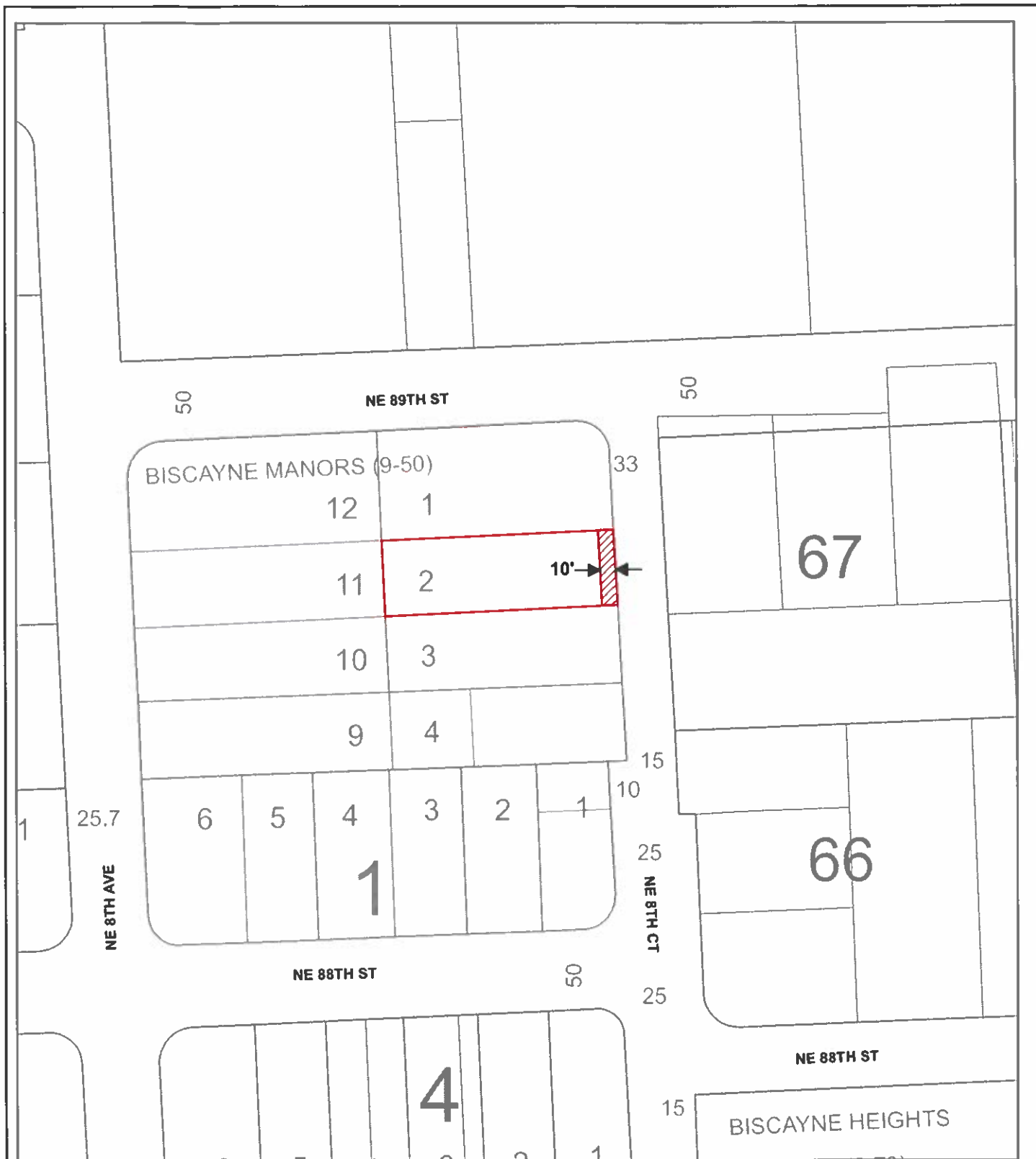
Chairman of the Board of County Commissioners

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

Municipality: UNINCORPORATED
Commission District: Keon Hardemon 3

Folio:30-3206-026-0020
EQUALITY HOLDINGS LLC
SEC. 6-53-42

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 17, 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. 30-2134-011-1450/1460/1470
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 14 day of November A.D. 2022, by and between HW PLAINVIEW ENTERPRISES LLC, a Florida limited liability company, whose address is 2420 NW 60 Street, Miami, FL 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 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 10 feet of Lots 1, 2, 3, and 4, Block 9, QUEENS PARK, according to the plat thereof as recorded in Plat Book 20, at Page 22, of the Public Records of Miami-Dade County, Florida; AND that portion of the said Lot 1 lying within the external area of a 25-foot-radius

curve concave to the Southwest and tangent to the West line of the East 10 feet of said Block 9 and the North line of said Block 9.

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

Denise Demison

Witness Printed Name



Witness

NAKIA COLLINS

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

HW PLAINVIEW ENTERPRISES LLC

Name of LLC

 (Sign)

By: Member

Calvin Collins

Printed Name

Address (if different)

(Sign)

By: Member

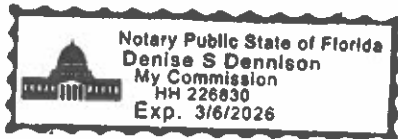
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 14 day of November, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization CALVIN COLLINS and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of HW PLAINVIEW ENTERPRISES 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

[Signature]
Notary Signature
Denise Dennison
Printed Notary Signature

Notary Public, State of Florida
My commission expires: 3/6/2026
Commission/Serial No. HH 226830

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.

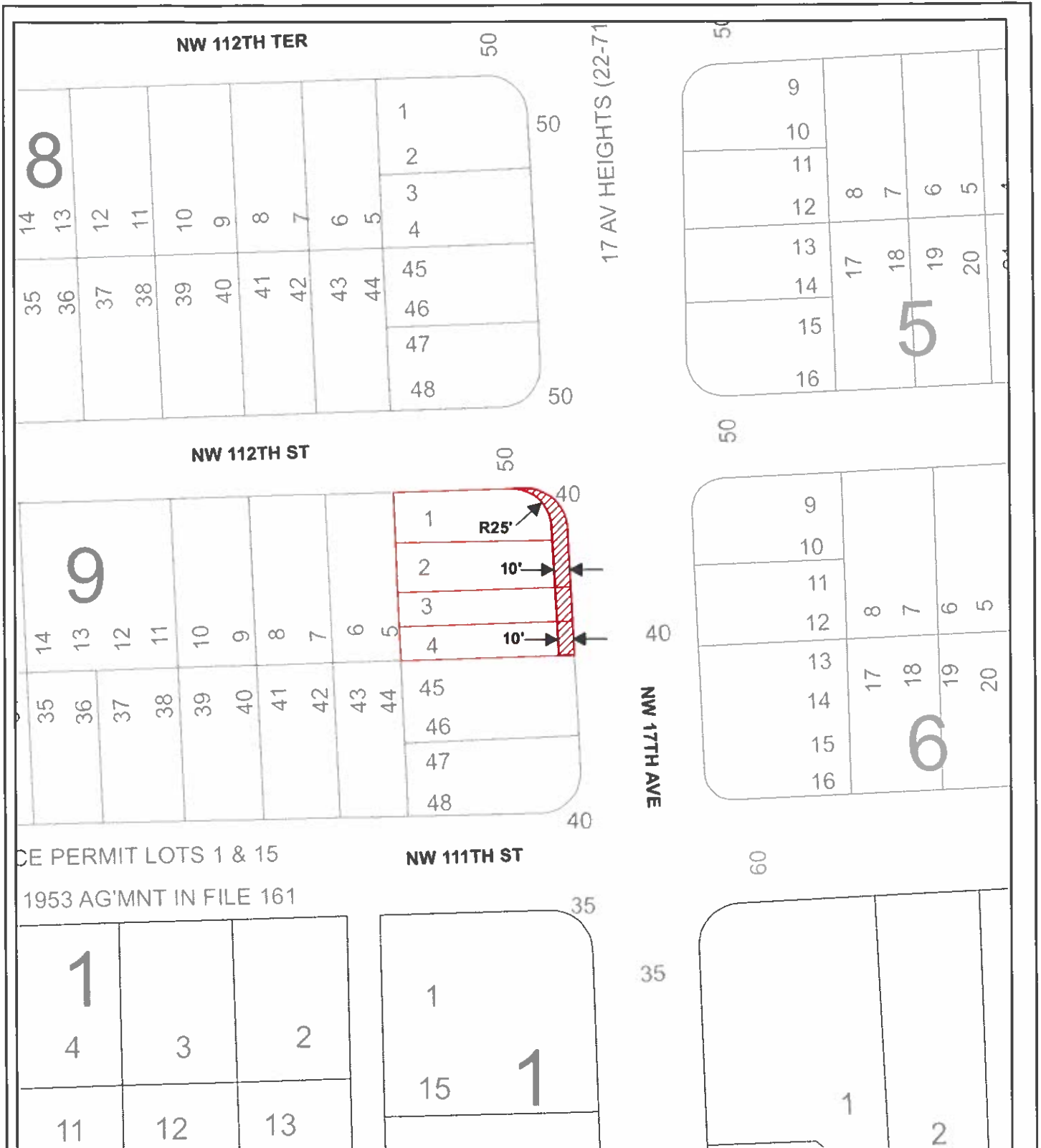
Chairman of the Board of County Commissioners

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

Municipality: UNINCORPORATED
Commission District: Marlene Bastien 2

Folio: 30-2134-011-1150/ 1460/ 1470
HW PLAINVIEW ENTERPRISES LLC
SEC. 34-52-41

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 17, 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. 30-6924-000-1690
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 10 day of NOVEMBER, A.D. 2022,
by and between LIABEL ORGA and LISANDRA ORGA, whose Post Office
Address is 11828 SW 227 Street, Miami, FL 33170, 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:

**The external area of a 25-foot-radius curve concave to the Southeast and tangent to the
South line of the North 35 feet, and the East line of the West 25 feet, of the NE 1/4 of the NE
1/4 of the SW 1/4 of Section 24, Township 56 South, Range 39 East, in Miami-Dade County,
Florida.**

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.

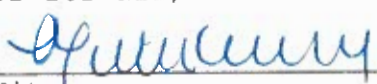
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

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.

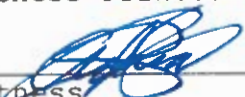
IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in
our presence:

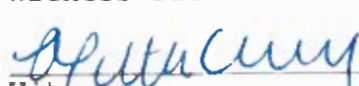
(2 witnesses for each signature
or for all)


Witness

Michelle P. Corey
Witness Printed Name


Witness

Adriana Diaz
Witness Printed Name


Witness

Michelle P. Corey
Witness Printed Name


Witness

Adriana Diaz
Witness Printed Name

 (Sign)

LIOBEL ORGA
Printed Name

Address (if different)

 (Sign)

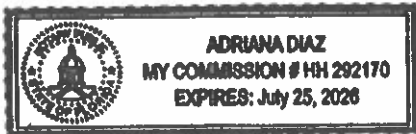
LISANDRA ORGA
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 10 day of November, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of X physical or []online notarization LIABEL ORGA and LISANDRA ORGA, personally known to me, or proven, by producing the following methods of identification: FL Drivers Licenses 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

Adriana Diaz
Printed Notary Name

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. 2022, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

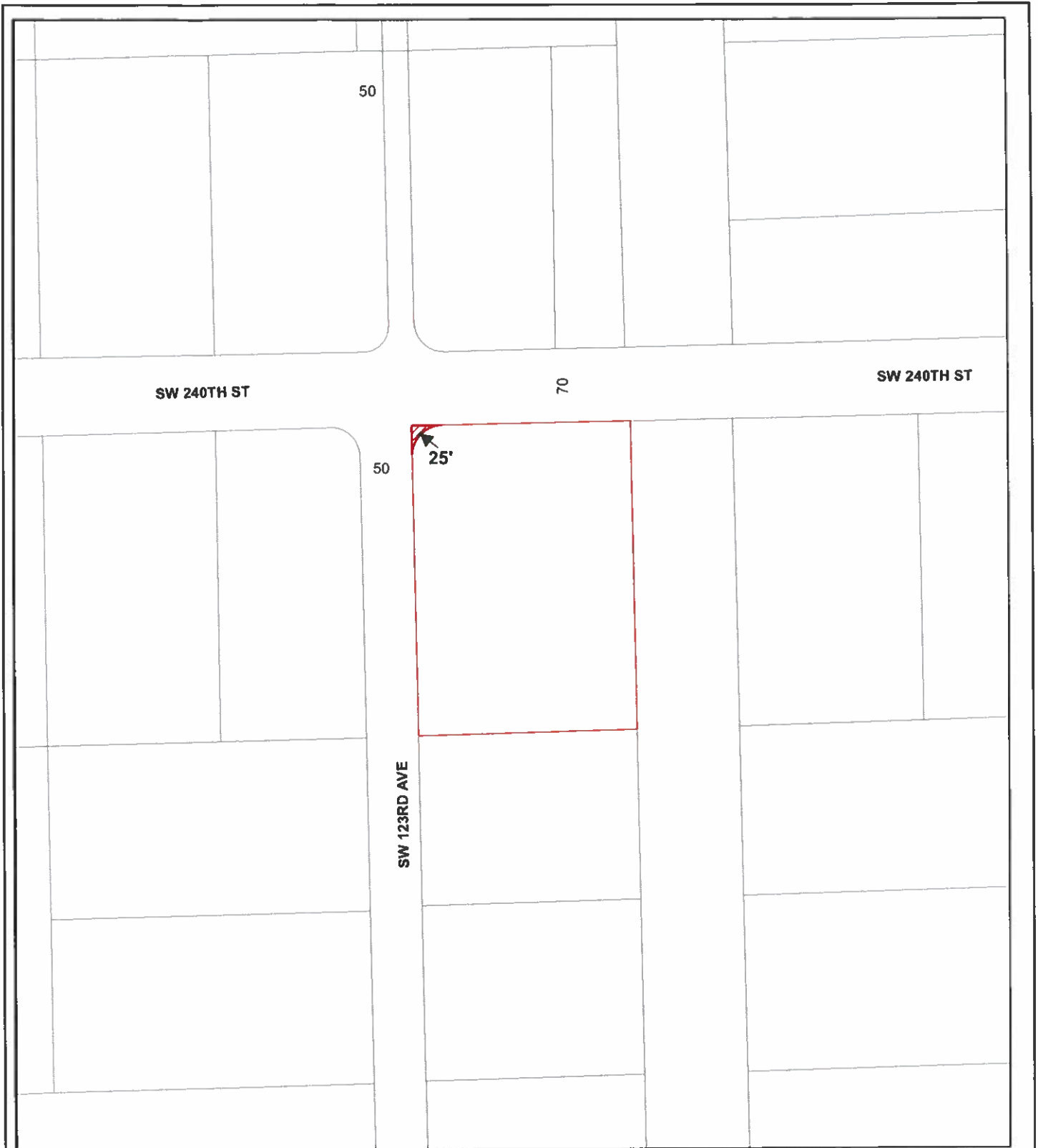
Chairman of the Board of
County Commissioners

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

Municipality: UNINCORPORATED
Commission District: Danielle Cohen Higgins 8

Folio:30-6924-000-1690
LIABEL ORGA AND LISANDRA ORGA
SEC. 24-56-39

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 17, 2022
Prepared by: ym

MDC020

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. 30-4131-019-1850
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 October A.D. 2022, by and between MAGAL HOLDINGS, LLC, a Florida limited liability company, whose address is 1600 Ponce De Leon Blvd., PH2, Coral Gables, FL 33134, 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:

That portion of Tract 19, REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the plat thereof as recorded in Plat Book 31, at Page 57, of the Public Records of Miami-Dade County, Florida, lying within the external area of a 25-foot-radius

curve concave to the Southeast and tangent to the North and West lines of said Tract 19.

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

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

MAGAL HOLDINGS, LLC

Name of LLC

(Sign)

By: Member

Printed Name

Address (if different)

MIDW FL 33129

By: Member

Printed Name

Address (if different)

IND. VICTOR FERNANDEZ
SAN JUAN / P.R. 100926

PUERTO RICO
 STATE OF ~~FLORIDA~~)
 SAN JUAN) SS
 COUNTY OF ~~MIAMI-DADE~~)

I HEREBY CERTIFY, that on this 13th day of October, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Adriel Longo-Ravelo and Mariangel González-Páez personally known to me, or proven, by producing the following forms of identification: personal known to me---- to be the Member(s) duly authorized on behalf of MAGAL 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 Signature

Cristian Bernaschina-Bobadilla
 Printed Notary Signature

Notary Public, State of Puerto Rico

My commission expires: Not Expires

Commission/Serial No. 11017

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: 30-4131-019-1850
MAGAL HOLDINGS, LLC
Sec. 31-54-41

Municipality: UNINCORPORATED
 Commission District: Raquel Regalado 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 17, 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:

ODALYS BELLO-LENAGA

Folio No. 30-5032-013-1811

30-5032-013-1820

30-5032-013-1810

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 3⁴ day of October, A.D. 2022, by **Edel Gonzalez**, whose address is **13690 S.W. 142nd Avenue #28, Miami, Florida 33186**, 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 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:

See Attached 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.

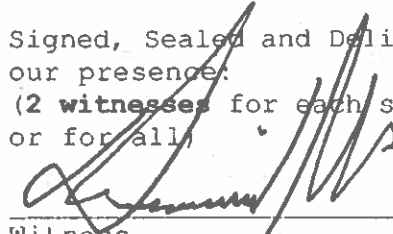
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his heirs and assigns, and he shall have the right to immediately re-possess the same.

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


David Midence
Witness Printed Name

Witness


Julio Medina
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name



(Sign)
Edel Gonzalez
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 4th day of October, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [X] physical or [] online notarization Edel Gonzalez, personally known to me 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.


Notary Signature
Yesenia Bonilla-Calderin
Printed Notary Name



Notary Public, State of FL
My commission expires: 02/12/2025
Commission/Serial No. HH080434

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

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

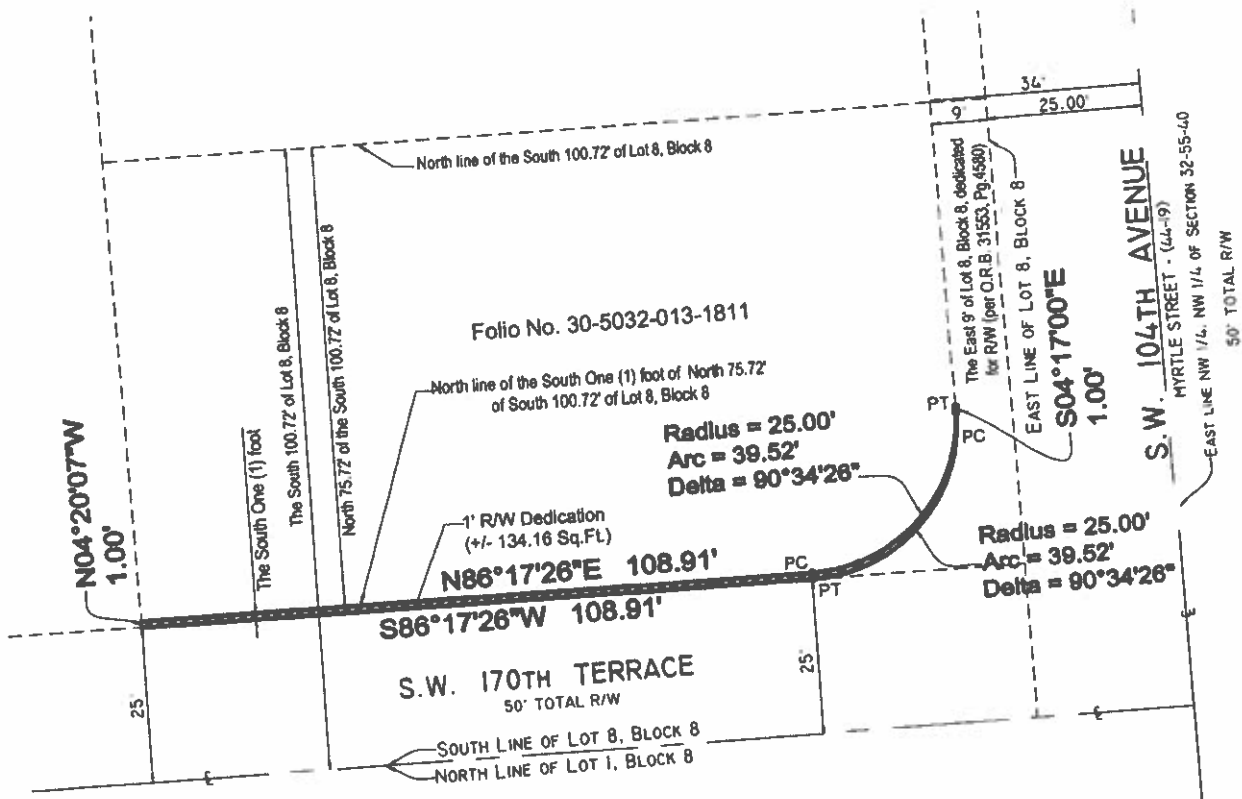
(Right of Way Dedication)



0 15 30
SCALE: 1" = 30'

Legal Description:

Portion of the North 75.72 Feet of the South 100.72 Feet of Lot 8, Block 8, of WEST PERRINE ADDITION, according to the Plat thereof, as recorded in Plat Book 44, Page 19, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:
The South One (1) foot of said North 75.72 Feet of the South 100.72 Feet of Lot 8, and the external area of a circular curve lying within said Lot 8, being concave to the Northwest, said curve having for its elements a radius of 25 feet and a central angle of $90^{\circ}34'26''$ and being tangent to the North line of the South 1 foot of said North 75.72 Feet of the South 100.72 Feet of Lot 8 and tangent to the West line of the East 9 feet of said Lot 8. Said lands containing 134.16 square feet, more or less.



LEGEND:

CL Denotes Center Line
PB Denotes Plat Book number
PG Denotes Plat Book page number
ORB Denotes Official Records Book
R/W Denotes Right of Way

Prepared By:

[Signature]

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper LS6169
State of Florida
Date: 08/27/2022

NOTES:

- 1.- THIS IS NOT A BOUNDARY SURVEY.
- 2.- REFER TO PLAT (S) OF RECORD FOR ADDITIONAL GEOMETRIC INFORMATION.
- 3.- THIS SKETCH AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BELLO & BELLO LAND SURVEYING

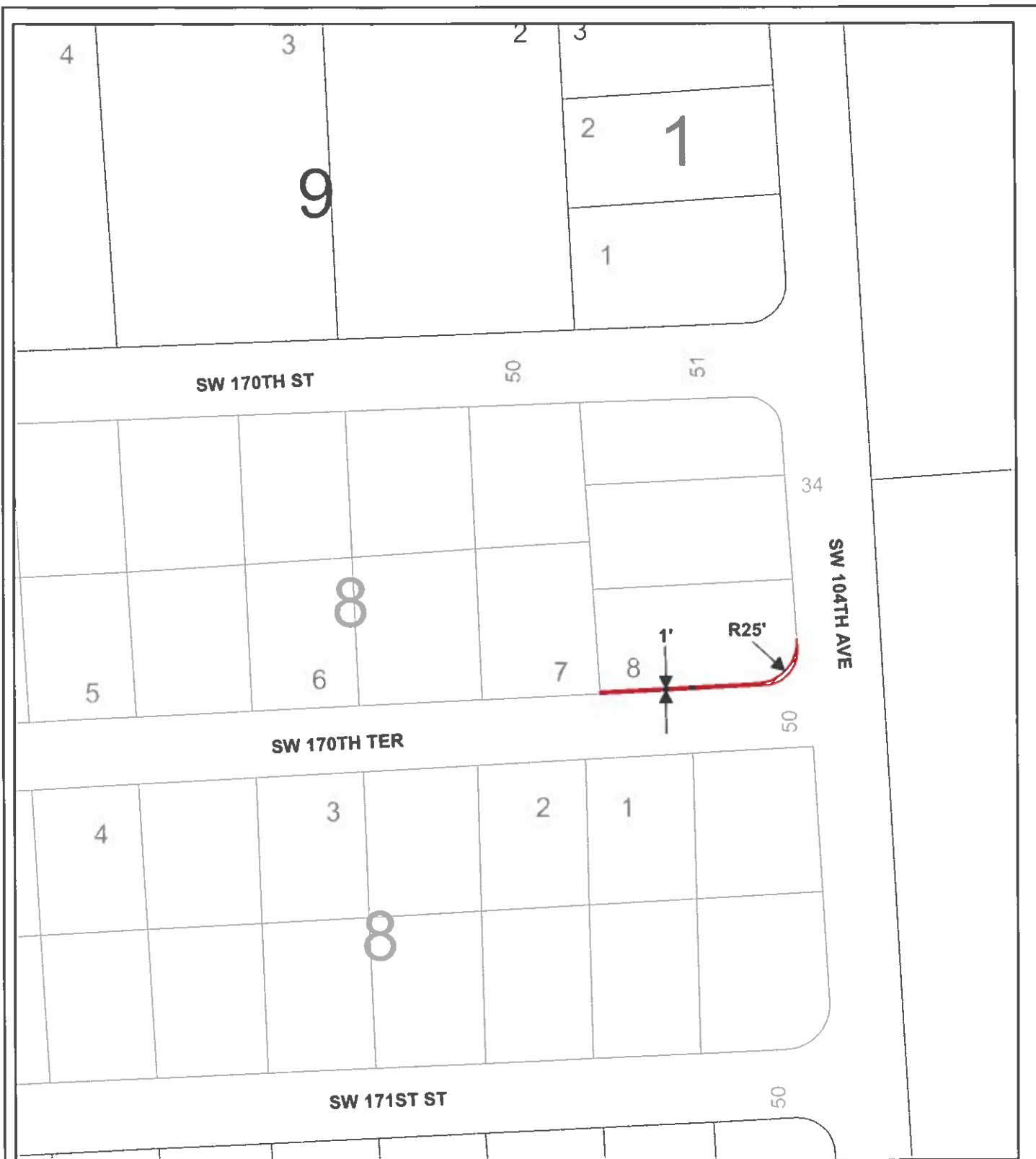
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9806 • Fax: 305.251.8067 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Project No. 21583



Page 1 of 1

MDC028



THIS IS NOT A SURVEY

Folio: 30-5032-013-1811
EDEL GONZALEZ
SEC. 32-55-40

Municipality: UNINCORPORATED
 Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: November 22, 2022
 Prepared by: ym



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 4, 2023

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)
4-4-23

RESOLUTION NO. _____ R-293-23

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 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. Eduardo Ubieta Arbesu and Mabel Gonzalez Diaz
2. Equality Holdings, LLC
3. HW Plainview Enterprises, LLC
4. Liobel Orga and Lisandra Orga
5. Magal Holdings, LLC
6. Edel Gonzalez; 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.

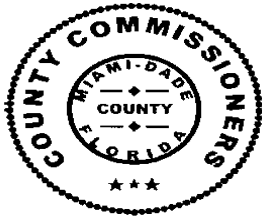
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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 **Anthony Rodriguez**, 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:

	Oliver G. Gilbert, III, Chairman	aye	
	Anthony Rodríguez, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of April, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

By: Basia Pruna
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