

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

MEMORANDUM

Agenda Item No. 8(N)(4)

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

DATE: October 3, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of seven 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-863-23

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/ks

Memorandum



Date: October 3, 2023

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

From: Daniella Levine Cava
Mayor 

Subject: Resolution Accepting Conveyances of Seven 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. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. 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 grantors' names and property locations are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$204.

Recommendation

The attached seven 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 \$204 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.

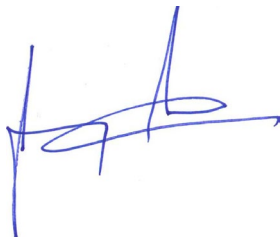
Background

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

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. Sophia Nursery Inc	RWD*	A portion of SW 197 Avenue from approximately 440 feet north of SW 264 Street north for approximately 440 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 20220077)
2. J.L. Brown Development Corporation	RWD*	The Radius Return at the southeast corner of the intersection of SW 114 Avenue 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 25 feet. (File 20220078)
3. J.L. Brown Development Corporation	RWD*	A portion of SW 216 Street from approximately 294 feet west of SW 112 Avenue west for approximately 75 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 20220079)
4. J.L. Brown Development Corporation	RWD*	A portion of SW 107 Avenue from SW 151 Street south for approximately 105 feet and the Radius Return at the southwest corner of the intersection of SW 107 Avenue and SW 151 Street (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 25 feet. (File 20220080)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Legacy Rentals, LLC	RWD*	A portion of NE 159 Street from approximately 129 feet east of NE 2 Avenue east for approximately 60 feet (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. (File 20220081)
6.	Vidal & Company USA LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 8 Avenue and NW 102 Street (Commissioner Marleine Bastien, District 2)	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 25 feet. (File 20220082)
7.	Naranja 4, LLC	RWD*	A portion of SW 146 Court from SW 268 Street to US-1, a portion of SW 268 Street from SW 145 Avenue Road to SW 146 Court, the Radius Return at the northeast corner of the intersection of SW 146 Court and US-1, and two Radius Returns at the north side of the intersection of SW 146 Court, SW 268 Street, and SW 145 Avenue Road (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 25 feet. (File 20220083)



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. 30-6827-000-0520
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 8 day of SEPTEMBER A.D. 2022, by and between SOPHIA NURSERY INC, a corporation under the laws of the State of Florida, and having its office and principal place of business at 19701 SW 256 Street, Homestead, FL 33031, 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:

That portion of the West 5 feet of the East 40 feet of the Southeast 1/4 of Section 27, Township 56 South, Range 38 East lying within the following described parcel of land: Commencing at the Southeast corner of Section 27, Township 56 South, Range 38 East, running West 30 rods; North 26 2/3 rods, to the Point of Beginning; thence run East 30 rods, thence North 26 2/3 rods, thence West 30 rods; thence South 26 2/3 rods to the Point of Beginning, lying and being 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 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
Gilda Henriquez

Printed Name



Witness
Kameron Williams

Printed Name

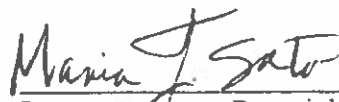
Witness

Printed Name

Witness

Printed Name

SOPHIA NURSERY INC
Name of Corporation



By: ☒ President (Sign)

MARIA T. SOTO

Printed Name

Address if different

Attest: _____ (Sign)
Secretary

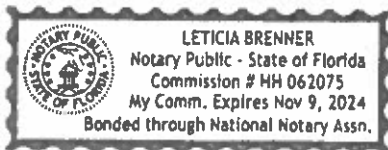
Printed Name

Address if different

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 9 day of SEPTEMBER, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of []physical or []online notarization MARIA T. SOTO and _____, personally known to me, or proven, by producing the following identification: _____ to be the ✓ President and _____ Secretary of SOPHIA NURSERY INC., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY SEAL/STAMP

Notary Signature

LETICIA BRENNER

Printed Notary Name

Notary Public, State of Florida

My commission expires: 11/9/2024

Commission/Serial No. HH 062075

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.

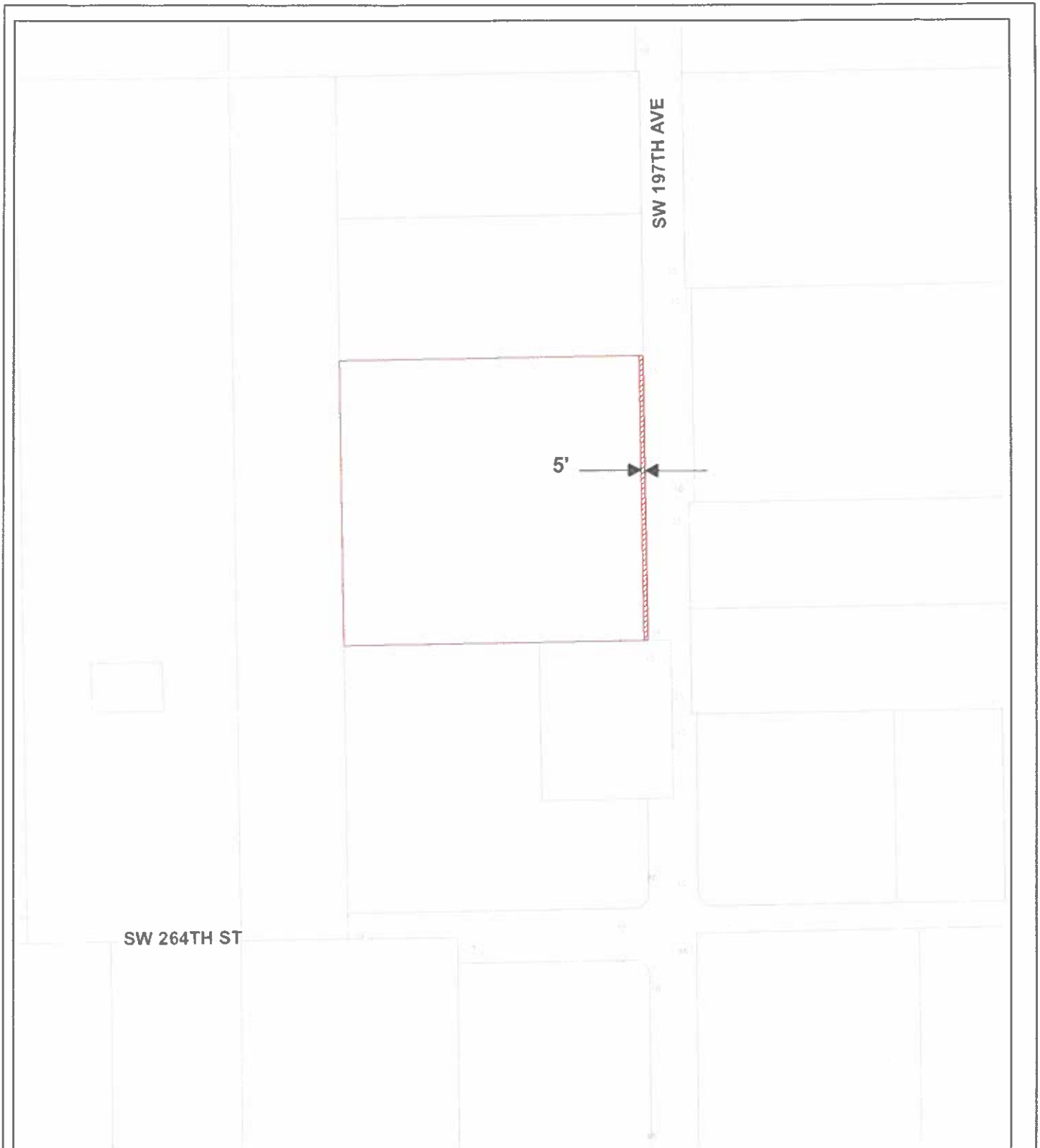
Chairman of the Board of
County Commissioners

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

Municipality: UNINCORPORATED
Commission: Danielle Cohen Higgins 8

Folio:30-6827-000-0520
SOPHIA NURSERY INC.
SEC. 27-56-38



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: December 1, 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. 30-6018-000-0290
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 28 day of November A.D. 2022 by and between J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and having its office and principal place of business at 13645 Old Cutler Road, Palmetto Bay, FL 33158, 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 Southeast and tangent to the East line of the West 25 feet, and the South line of the North 35 feet, of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 18, Township 56 South, Range 40 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 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).

James L. Brown
Witness
James R. Brown
Printed Name

Jeffrey Grier
Witness
Jeffrey Grier
Printed Name

James R. Brown
Witness
James R. Brown
Printed Name

Jeffrey Grier
Witness
Jeffrey Grier
Printed Name

J.L. BROWN DEVELOPMENT
CORPORATION

Name of Corporation

James L. Brown (Sign)
By: James L. Brown Sr President

James L. Brown Sr
Printed Name

Address if different

Alexis N. Brown (Sign)
Attest: Alexis N. Brown Secretary

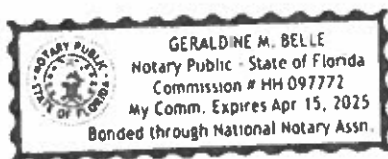
Alexis N. Brown
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 28 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 James L. Brown and Alexis Brown, personally known to me, or proven, by producing the following identification: James L. Brown to be the _____ President and Alexis Brown Secretary of J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY SEAL/STAMP

Geraldine M. Belle
Notary Signature
Geraldine M. Belle
Printed Notary Name

Notary Public, State of Florida
My commission expires: April 15, 2025
Commission/Serial No. HH097772

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.

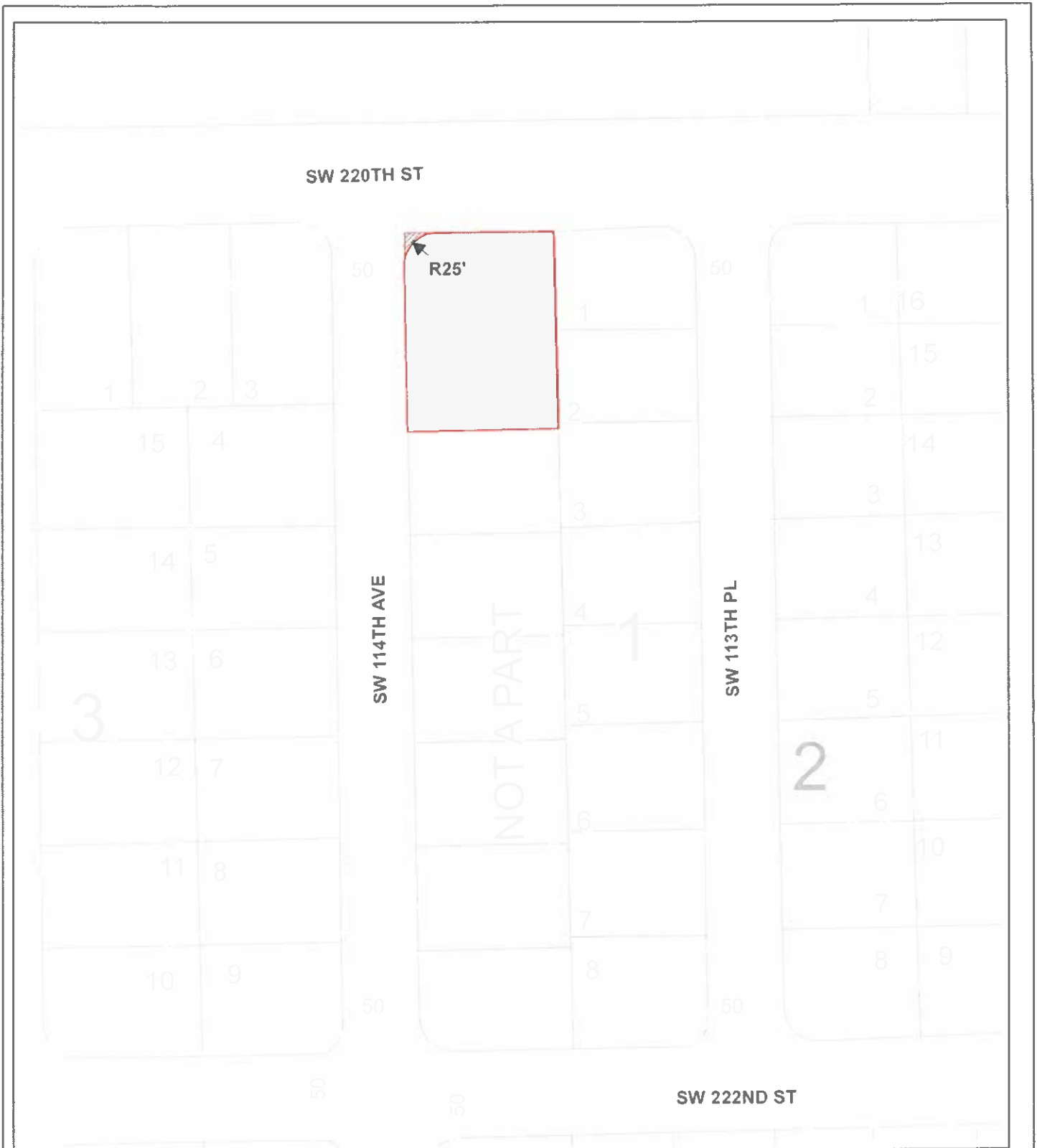
Chairman of the Board of
County Commissioners

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 Kienne McGhee 9

Folio:30-6018-000-0290
J.L BROWN DEVELOPMENT CORPORATION
SEC. 18-56-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: December 6, 2023
Prepared by: jgm

MDC012

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. 30-6007-000-0141
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 22 day of NOVEMBER A.D. 2022 by and between J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and having its office and principal place of business at 13645 Old Cutler Road, Palmetto Bay, FL 33158, 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 North 20 feet of the South 55 feet of the East 75 feet of the South 160 feet of the West 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 7, Township 56 South, Range 40 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 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

Teresa B. Brown
Printed Name


Witness

Jeffrey Grier
Printed Name


Witness

Teresa B. Brown
Printed Name


Witness

Jeffrey Grier
Printed Name

J.L. BROWN DEVELOPMENT
CORPORATION

Name of Corporation

 (Sign)
By: ☒ President

James L. Brown Sr
Printed Name

Address if different

 (Sign)
Attest: _____ Secretary

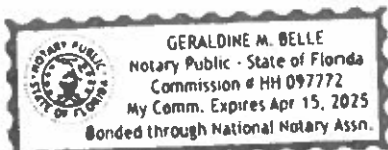
Alexis N. Brown
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 22 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 JAMES L. BROWN and Alexis Brown, personally known to me, or proven, by producing the following identification: JAMES L. BROWN to be the _____ President and Alexis Brown Secretary of J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature

Geraldine M. Belle
Printed Notary Name

Notary Public, State of Florida

My commission expires: April 15, 2025

Commission/Serial No. HH 097772

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.

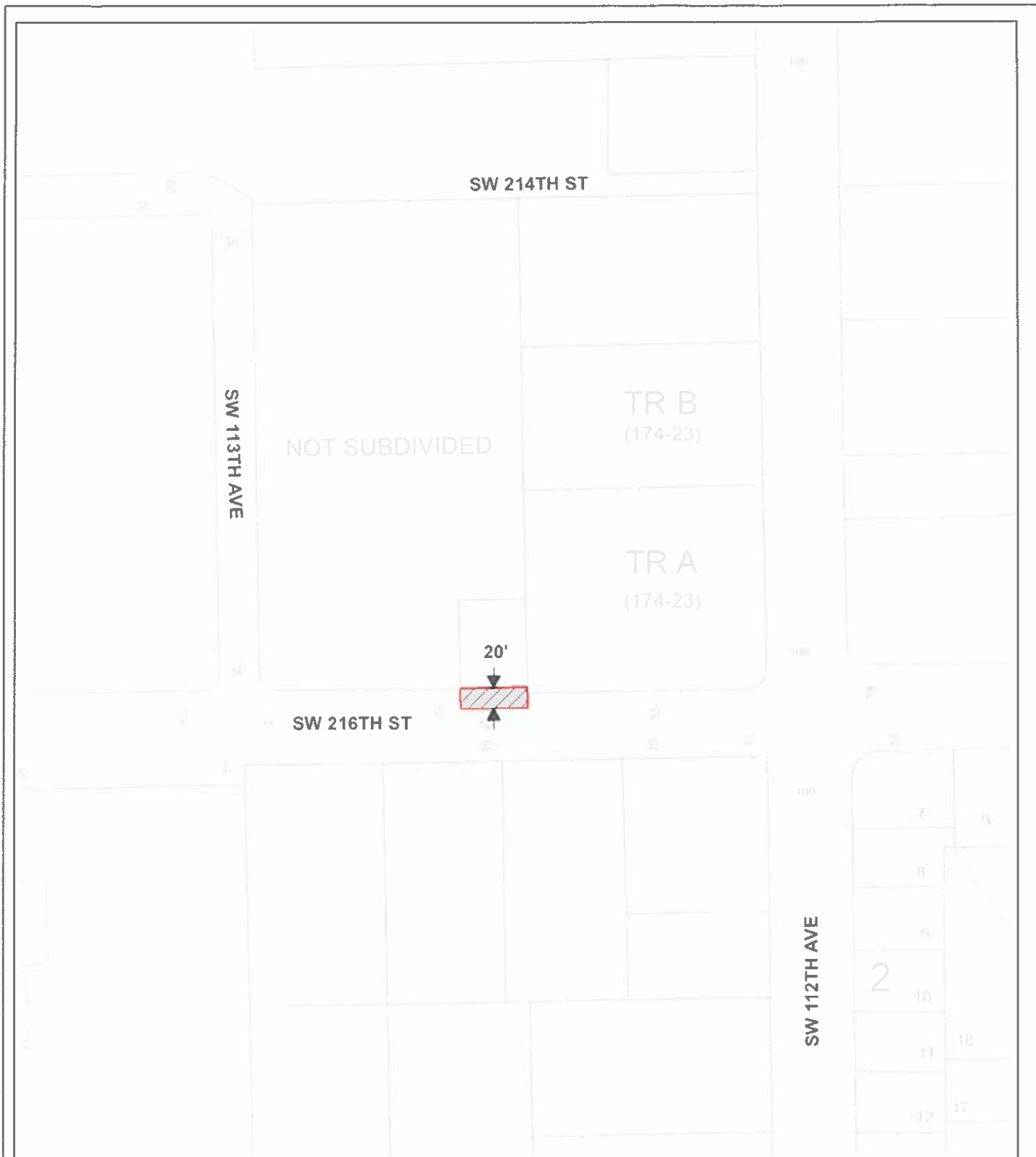
Chairman of the Board of
County Commissioners

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

Municipality UNINCORPORATED
Commission District Kionna McGhee

Folio:30-6007-000-0141
J.L BROWN DEVELOPMENT CORPORATION
SEC. 7-56-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: December 6, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-5019-003-1150
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 28 day of November, A.D. 2022, by and between J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and having its office and principal place of business at 13645 Old Cutler Road, Palmetto Bay, FL 33158, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The East 5 feet of Lot 8, Block 8, RICHMOND HEIGHTS ESTATES, according to the plat thereof as recorded in Plat Book 60, at Page 89, of the Public Records of Miami-Dade County, Florida; **AND** that portion of said Lot 8 lying within the external area of a 25-foot-radius curve concave to the Southwest and tangent to the North line of said Lot 8 and the West line of the East 5 feet of said Lot 8.

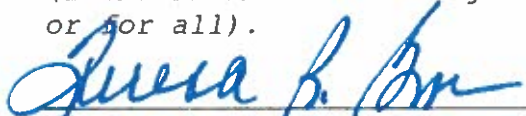
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

Teresa R. Brown
Printed Name



Witness

Jeffrey Grier
Printed Name



Witness

Teresa R. Brown
Printed Name



Witness

Jeffrey Grier
Printed Name

J.L. BROWN DEVELOPMENT
CORPORATION

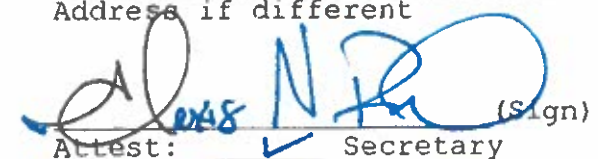
Name of Corporation

 (Sign)

By: _____ President

James L. Brown
Printed Name

Address if different

 (Sign)

Attest: ☒ Secretary

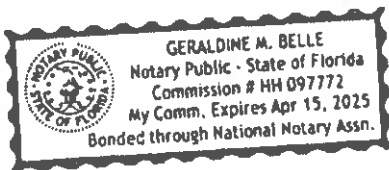
Alexis N. Brown
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 28 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 JAMES L. BROWN SR and Alexis N. Brown, personally known to me, or proven, by producing the following identification: _____ to be the ✓ President and ✓ Secretary of J.L. BROWN DEVELOPMENT CORPORATION, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY SEAL/STAMP

Geraldine M. Belle
Notary Signature

Geraldine M. Belle
Printed Notary Name

Notary Public, State of Florida

My commission expires: April 15, 2025

Commission/Serial No. HH 097772

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.

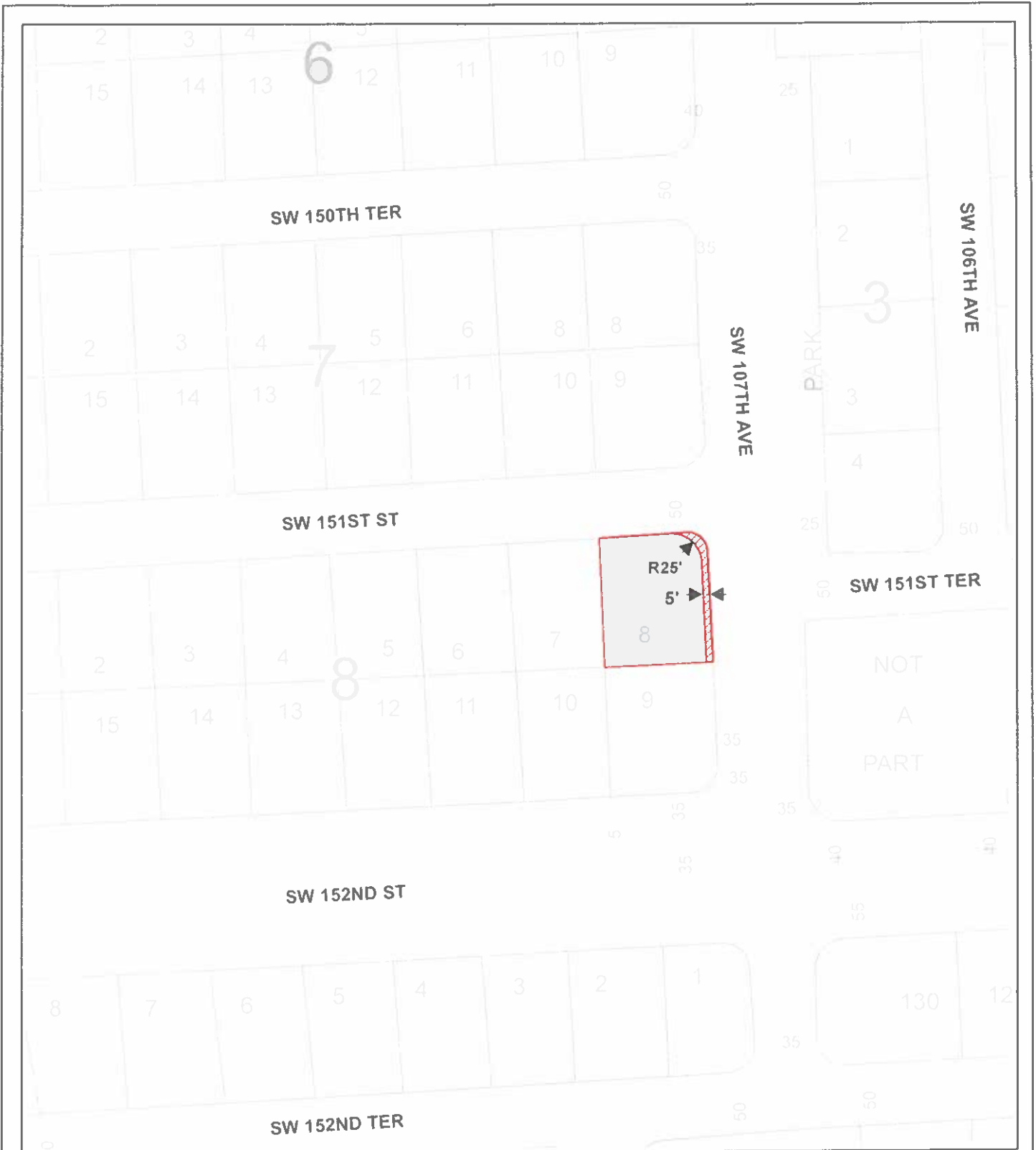
Chairman of the Board of
County Commissioners

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

Municipality UNINCORPORATED
Commission District Kionne McGhee

Folio:30-5019-003-1150
J.L BROWN DEVELOPMENT CORPORATION
SEC.19-55-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: December 6, 2023
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. 30-2218-007-4650
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 30th day of November, A.D. 2022, by and between LEGACY RENTALS, LLC, a Florida limited liability company, whose address is 5950 Hancock Road, Southwest Ranches, FL 33330, 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 South 10 feet of Lots 25 and 26, Block 39, FULFORD HIGHLANDS SECOND ADDITION, according to the plat thereof as recorded in Plat Book 8, at Page 103, 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

LEGACY RENTALS, LLC

Name of LLC

By: Member

Printed Name

Address (if different)

(Sign)

(Sign)

By: Member

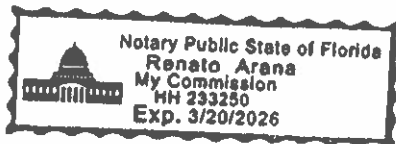
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 30th 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 Richard Murch and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of LEGACY RENTALS, 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

Renato Arana
Notary Signature

RENATO ARANA
Printed Notary Signature

Notary Public, State of FL

My commission expires: 3/20/2026

Commission/Serial No. HH233250

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:30-2218-007-4650
LEGACY RENTALS LLC
SEC.18-52-42

Municipality UNINCORPORATED
 Commission District Marlene Bastien 2

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date December 6, 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. 30-3102-012-0410
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 23 day of November A.D. 2023, by and between VIDAL & COMPANY USA LLC, a Florida limited liability company, whose address is 17225 S. Dixie Highway, Suite 101, Palmetto Bay, FL 33157, 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 Lot 1, Block 3, WEST BISCAYNE, according to the plat thereof as recorded in Plat Book 7, at Page 58, of the Public Records of Miami-Dade County, Florida lying within the external area of a 25-foot-radius curve concave to the Southwest and tangent to the North and East lines of said Lot 1.

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

VIDAL & COMPANY USA LLC

Name of LLC

By: Member

Printed Name

Address (if different)

By: Member (Sign)

Printed Name

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of Nov, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Carlos Manuel Vidal and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of VIDAL & COMPANY USA 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

Esperanza R. Simon
Printed Notary Signature

Notary Public, State of Florida

My commission expires: May 29, 2023

Commission/Serial No. GG 296155

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.

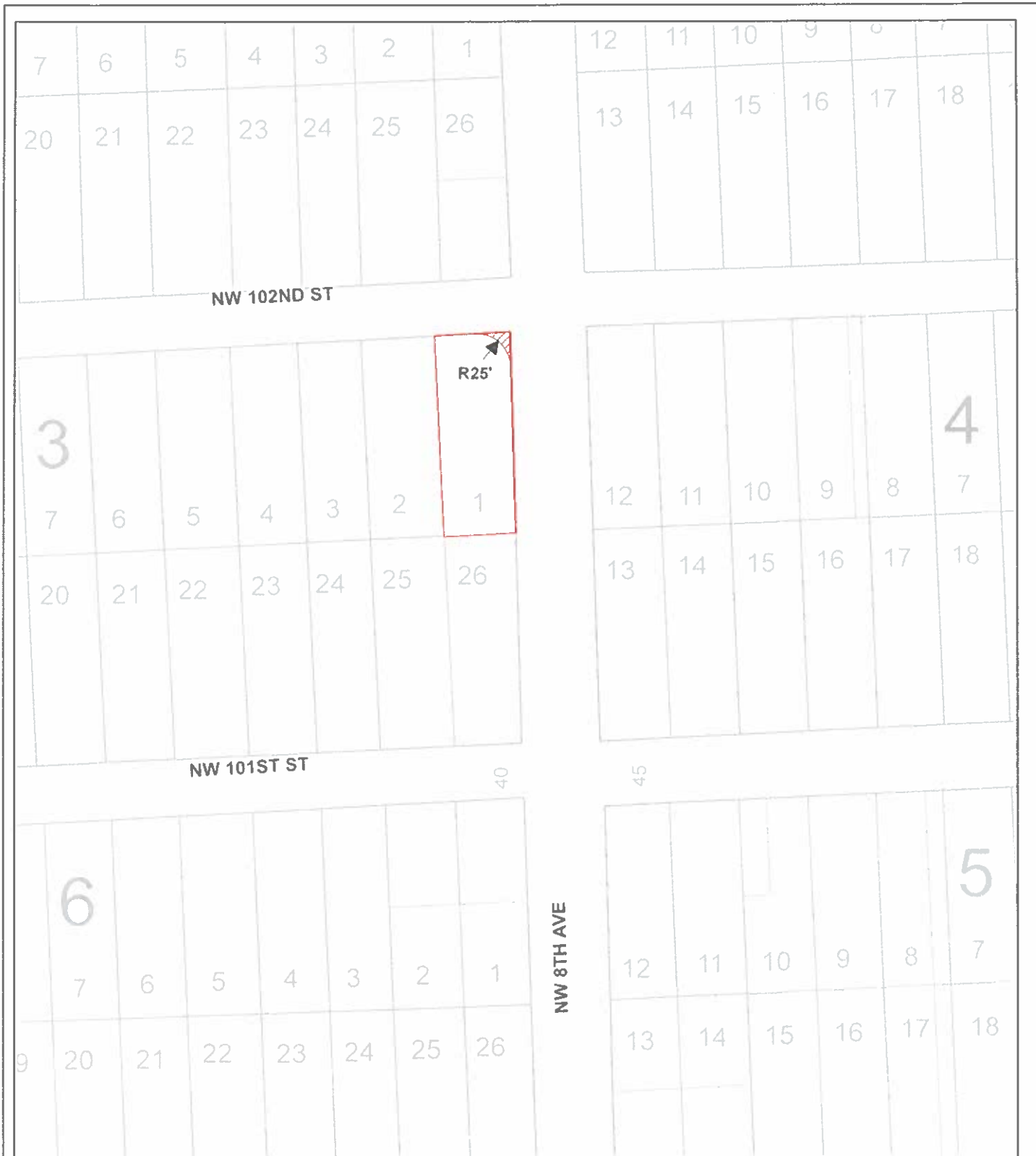
Chairman of the Board of County Commissioners

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:30-3102-012-0410
VIDAL & COMPANY USA LLC
SEC. 2-53-41

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: December 8, 2022
Prepared by: vm

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. 30-6934-004-0640/0650
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 December, A.D. 2022, by and between NARANJA 4, LLC, a Florida limited liability company, whose address is 2828 Coral Way, Suite 500, Miami, FL 33145, 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" ATTACHED.

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

NARANJA 1, LLC

Name of LLC

By: Member

Printed Name

Address (if different)

By: Member

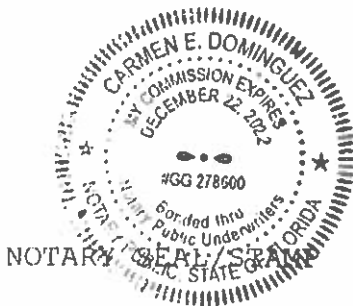
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 13th day of December, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or ☐online notarization Huberto Padron and Ricardo Padron personally known to me, or proven, by producing the following forms of identification: D- P365-332-60-333-0 2365-728-62-454-0 to be the Member(s) duly authorized on behalf of NARANJA 4, 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.



Carmen E. Dominguez
Notary Signature

Carmen E. Dominguez
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 12/22/22

Commission/Serial No. 66278600

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



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870**EXHIBIT "A"****LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION**

A PORTION OF LOTS 12, 13, AND 14, BLOCK 10, "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 10-FOOT WIDE ALLEY LYING BETWEEN SAID LOTS 12 AND 13, CLOSED AND VACATED BY RESOLUTION NO. R-509-22, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF BLOCK 10; THENCE SOUTH 49°22'13" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 10 FOR 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°20'44" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1 FOR 29.32 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'57", FOR AN ARC DISTANCE OF 39.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°22'13" EAST ALONG A LINE LYING 4.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID BLOCK 10 FOR 177.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°56'53", FOR AN ARC DISTANCE OF 17.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°40'54" EAST 43.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°20'10", FOR AN ARC DISTANCE OF 21.09 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY LINE OF SAID BLOCK 10; THENCE SOUTH 41°20'44" WEST ALONG SAID SOUTHEASTERLY LINE 31.30 FEET; THENCE SOUTH 89°40'54" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SW 268TH STREET 39.86 FEET; THENCE NORTH 49°22'13" WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 10 FOR 230.22 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,831 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SW 146TH COURT BEING N49°22'13"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FILE: EDIVIAL COMMERCIAL REAL ESTATE, LLC

SCALE: N/A

DRAWN: J.M.P.

ORDER NO.: 70499

DATE: 9/13/22; REV 9/26/22

RIGHT-OF-WAY DEDICATION

MIAMI-DADE COUNTY, FLORIDA

FOR: NARANJA 4 CENTER

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2Digitally signed by John F
Pulice
John F Pulice
Date: 2022.09.26 12:06:57

-04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

MDC032

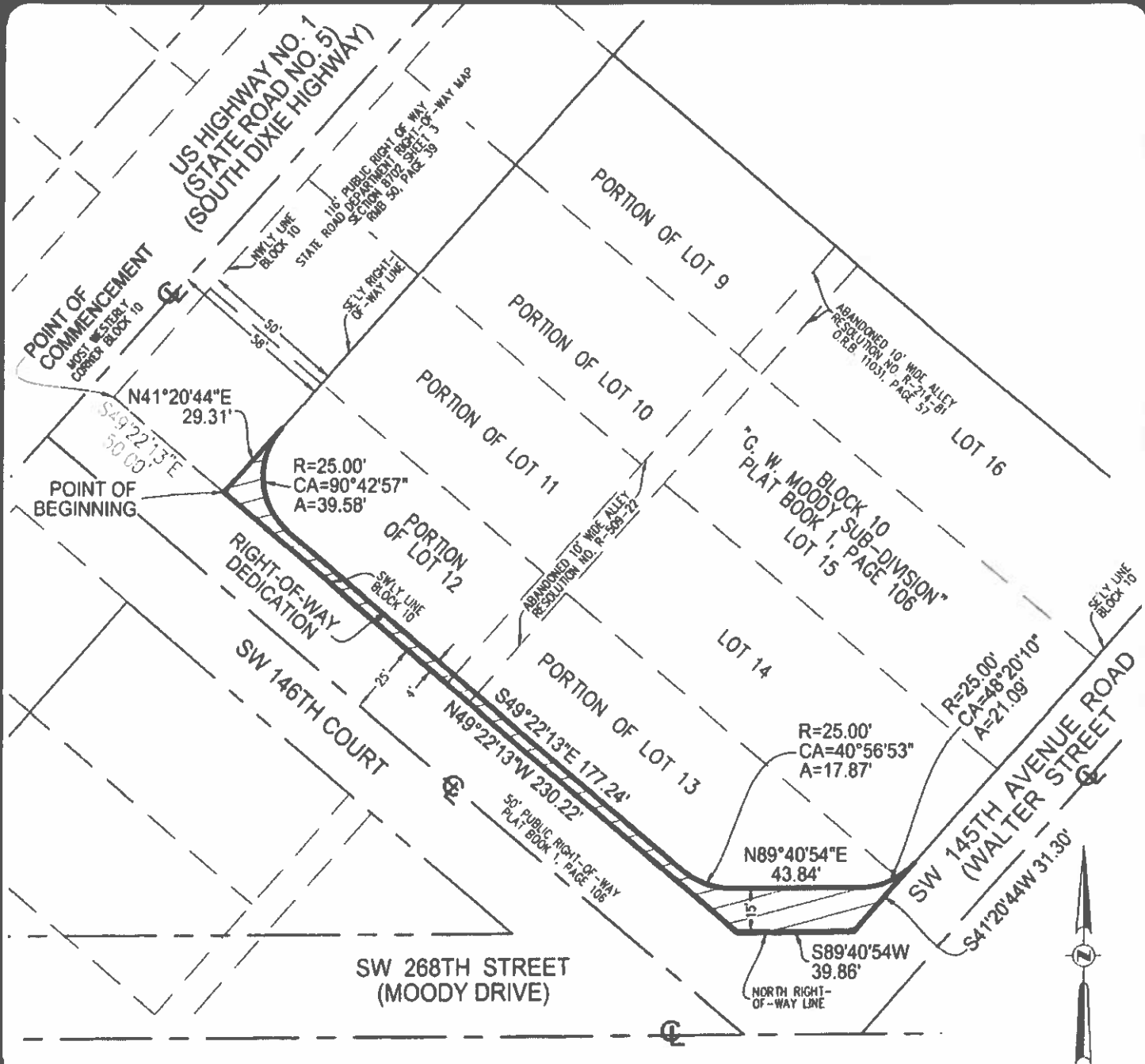


SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



FILE: EDIVIAL COMMERCIAL REAL ESTATE, LLC

SCALE: 1" = 50'

DRAWN: J.M.P.

ORDER NO.: 70499

DATE: 9/13/22; REV 9/26/22

RIGHT-OF-WAY DEDICATION

MIAMI-DADE COUNTY, FLORIDA

FOR: NARANJA 4 CENTER

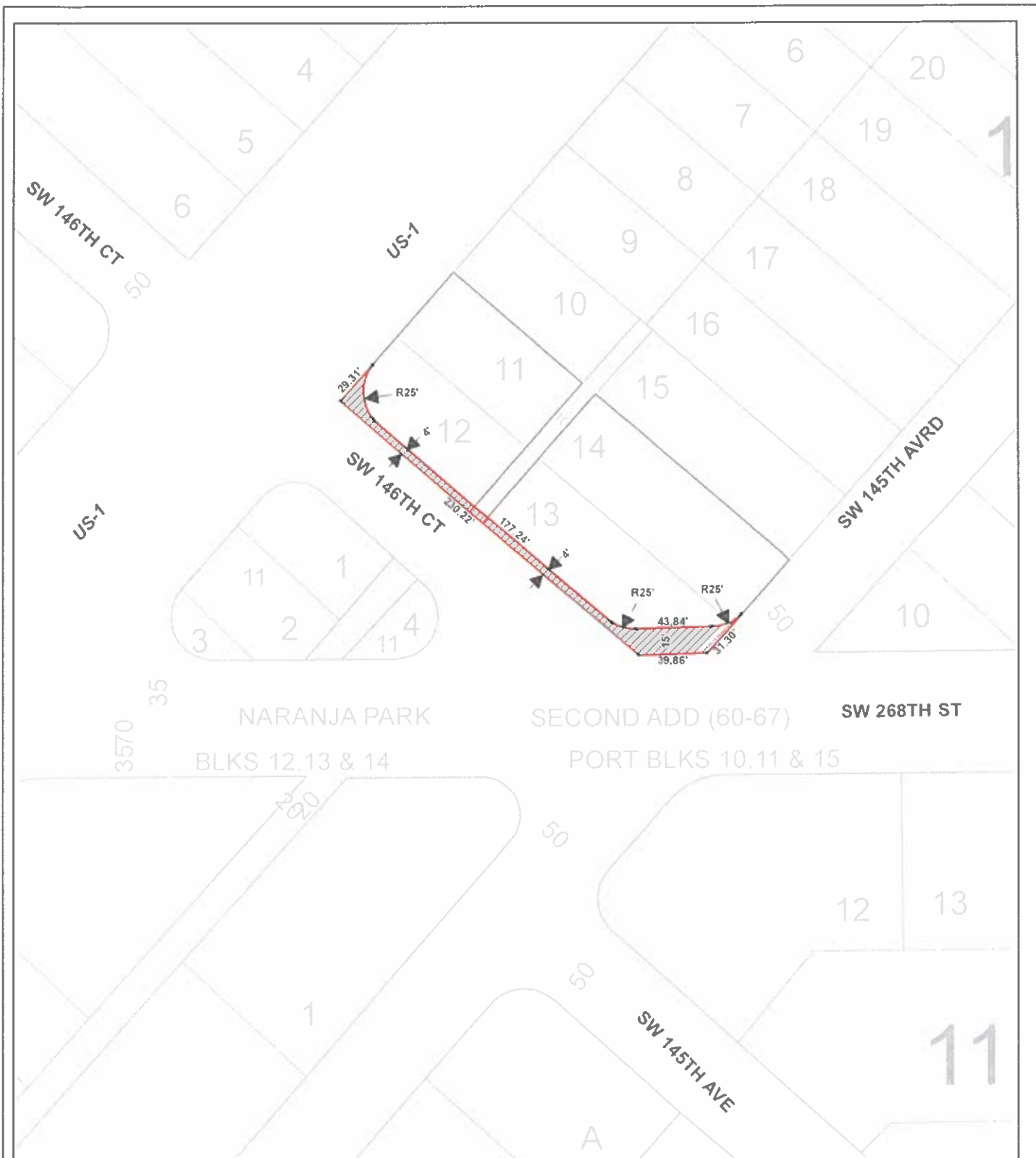
SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

CL	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH

MDC033



THIS IS NOT A SURVEY

30-6934-004-0460/ 0650
Naranja 4, LLC
SEc-34-56-39

Municipality UNINCORPORATED
 Commission District Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date December 22, 2022
 Prepared by ym



MEMORANDUM

(Revised)

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

DATE: October 3, 2023

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)
10-3-23

RESOLUTION NO. _____ R-863-23

RESOLUTION ACCEPTING CONVEYANCES OF SEVEN
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. Sophia Nursery Inc
2. J.L. Brown Development Corporation
3. J.L. Brown Development Corporation
4. J.L. Brown Development Corporation
5. Legacy Rentals, LLC
6. Vidal & Company USA, LLC
7. Naranja 4, LLC; 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.

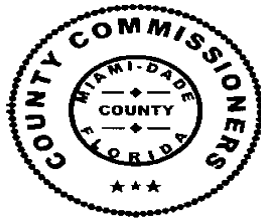
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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 **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of October, 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse