

MEMORANDUM

Agenda Item No. 8(N)(5)

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 eight 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-864-23

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 Eight 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 \$127.

Recommendation

The attached eight 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 \$127 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

RWD* Right-of-Way Deed, DRE* Drainage Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC002

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

Page No. 2

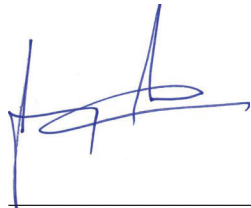
roadway standards. The individual sites are listed below outlining the specific requirements for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	CEME Village LLC	RWD*	The Radius Return at the northwest corner of the intersection of SW 135 Road and SW 135 Avenue (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement for development within the Princeton Community Urban Center. (File 20230011)
2.	NATA & ISA Investments LLC	RWD*	A portion of SW 215 Street from approximately 180 feet west of SW 119 Avenue west for 50 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20230012)
3.	EPA Holdings, LLC	RWD*	The Radius Return at the southwest corner of the intersection of SW 77 Avenue and SW 67 Terrace (Commissioner Kevin M. Cabrera, District 6)	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 20230013)
4.	701-703 Waterford Operating, LP	DRE*	A portion of Lot 1, Block 4, Waterford Section One, as recorded in Plat Book 140, Page 30, located east of the east right-of way line of NW 62 Avenue north of NW 7 Street (Commissioner Kevin M. Cabrera, District 6)	This drainage easement is needed in order to provide an outfall connection to the stormwater infrastructure located within the NW 62 Avenue right-of-way. (File 20230014)

RWD* Right-of-Way Deed, **DRE*** Drainage Easement
Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC003

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Bluenest Homes 1 LLC	RWD*	The Radius Return at the northwest corner of the intersection of NW 31 Avenue and NW 59 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 20230016)
6.	Laisy Martinez and Teresita S. Martinez	RWD*	A portion of SW 264 Street from approximately 235 feet east of SW 172 Avenue east for 150 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 20230017)
7.	Nurys De La Rosa, Joel Pedroso, and Eduardo Rafael Solis	RWD*	A portion of NW 87 Street from approximately 134 feet east of NW 30 Road east for 100 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 20230018)
8.	Francisco J. Pines, as Trustee of The 115 Preservation Land Trust	RWD*	A portion of SW 202 Avenue from SW 404 Street south for 191 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a permitting requirement for DERM. (File 20230019)



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. 30-6926-003-0010
User Department: DTPW

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

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

THIS INDENTURE, Made this 8 day of 02, A.D. 2023, by and between CEME VILLAGE LLC, a Florida limited liability company, whose address is 1666 79th Street Causeway, Suite #509, North Bay Village, FL 33141, 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 ATTACHED EXHIBIT "A".

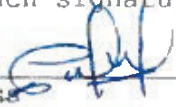
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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, its heirs and assigns, and it shall have the right to immediately repossess the same.

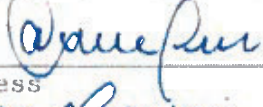
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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 

PATRICIA MORANTE
Witness Printed Name

Witness 

ALONSO SANCHEZ
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

CEME VILLAGE LLC

Name of LLC

 (Sign)

By: Member
CARLOS A. MACETTI

Printed Name

Address (if different)

(Sign)

By: Member

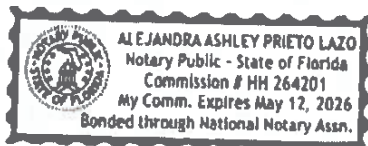
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 8 day of February, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of M physical or [] online notarization Carlos Macchi and _____ personally known to me, or proven, by producing the following forms of identification: Driver's License to be the Member(s) duly authorized on behalf of CEME VILLAGE 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

Ashley
Notary Signature

Alejandra Ashley Prieto Lazo
Printed Notary Signature

Notary Public, State of Florida

My commission expires: May 12, 2026

Commission/Serial No. HH 264201

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairperson of the Board of County Commissioners

ATTEST: LUIS G. MONTALDO,
Clerk Ad Interim of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

SKETCH & LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

PROPERTY ADDRESS:

249XX S.W. 135th ROAD (VACANT LAND)
HOMESTEAD, FLORIDA 33032
FOLIO #30-6926-003-0020 & 30-6926-003-0010
HOMESTEAD, FLORIDA 33032

LEGAL DESCRIPTION:

A portion of Lot 1 of "SECOND ADDITION TO MURRAY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 45 at Page 86 of the Public Records of MIAMI-DADE County, Florida, being more particularly described as follows: Commence at the Southwesterly corner of Lot 2 of said plat; Thence run S.48°40'58"E. along the Southwesterly line of said Lots 2 and 1 for a distance of 59.16 feet to the Point of Beginning of parcel of land hereinafter to be described; Thence continue S.48°40'58"E. along last described course for a distance of 41.39 feet to a point of curvature of a circular curve, concave to the North, and having for its elements a Radius of 25 feet and a central angle of 132°17'30"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 57.72 feet to a point of tangency with a line that lies 25 feet West of and parallel with the East line of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 56 South, Range 39 East; Thence run N.00°58'28"W. along said parallel line for a distance of 17.44 feet to a point of cusp of a circular curve, concave to the Northwest and having for its elements a Radius of 25 feet and a Central Angle of 90°03'50"; Thence run Southwesterly along the arc of said circular curve for an arc distance of 39.30 feet to a point of tangency; Thence run S.89°05'22"W. for a distance of 3.75 feet to a point of curvature of a circular curve, concave to the Northeast and having for its elements a Radius of 65.00 feet and a Central Angle of 42°13'40"; Thence run Northwesterly along the arc of said curve for an arc distance of 47.91 feet to a point of cusp and also being the Point of Beginning. Said described lands containing 836 square feet, more or less.

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

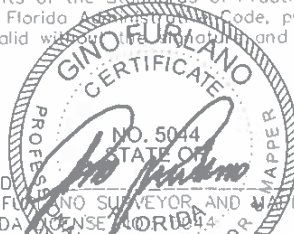
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.02, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the original, and the original raised seal of a Florida licensed surveyor and mapper.

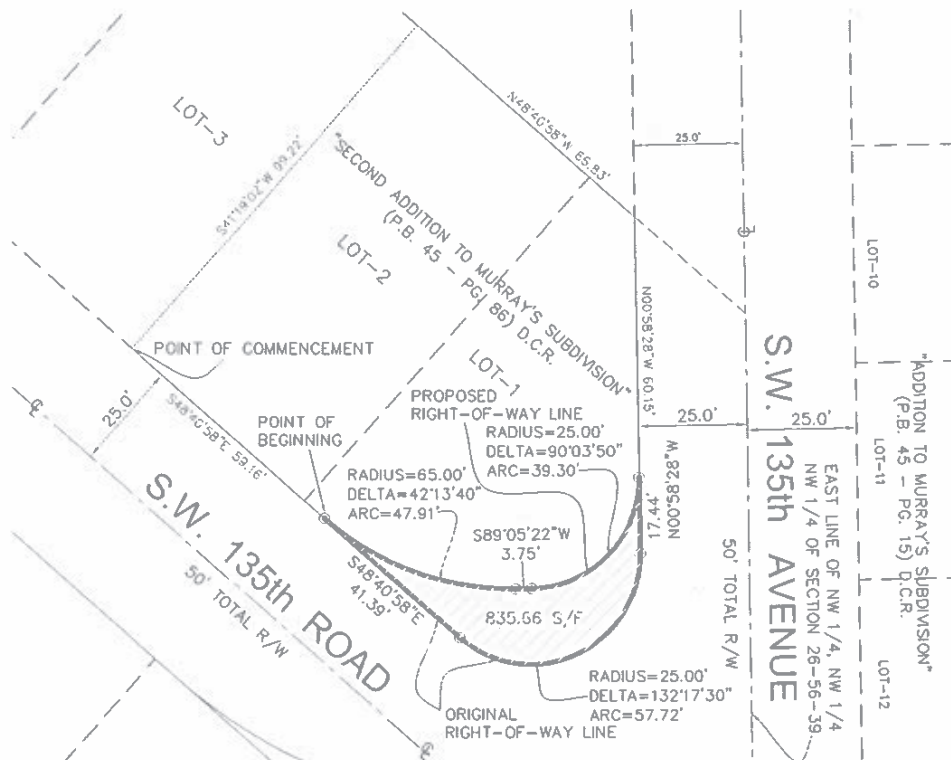


**J A F SURVEYING
SERVICES, INC.**

3546 WEST 86 TERRACE
HIALEAH, FLORIDA 33018
PHONE: 786-416-1018
FAX: 305-817-9709
jafsurveyorsinc@gmail.com


SIGNED: _____
GINO FURANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8269
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE
DATED THIS 4TH. DAY OF APRIL, 2023.

SKETCH & LEGAL DESCRIPTION



SCALE: 1" = 40'

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the original and the original raised seal of a Florida licensed surveyor and mapper.



3546 WEST 86 TERRACE
 HIALEAH, FLORIDA 33018
 PHONE: 786-416-1018
 FAX: 305-817-9709
 jafsurveyorsinc@gmail.com

**J A F SURVEYING
 SERVICES, INC.**



SIGNED: *Gino Furiano*
 GINO FURIANO, SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 5044
 FLORIDA CERTIFICATE OF AUTHORIZATION NO.: 8269
 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE
 DATED THIS 17TH, DAY OF FEBRUARY, 2023.



THIS IS NOT A SURVEY

FOLIO: 30-6926-003-0010

NAME: CEME VILLAGE LLC

SECTION: 26-56-39



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated

Commission District 8 :

Danielle Cohen Higgins

4/18/2023

Drawn By: A.Santelices

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. 30-6912-004-0551
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 5 day of April, A.D. 2023 by and between NATA & ISA INVESTMENTS LLC, a Florida limited liability company, whose address is 7643 SW 193 Street, Cutler 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:

The South 6 feet of Lot 12, Block 3, SYMMES-SHARMAN TRACT, according to the plat thereof as recorded in Plat Book 9, at Page 170, 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

Carlos Garcia
Witness-Printed Name

Witness

Andrea Pire
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

NATA & ISA INVESTMENTS LLC

Name of LLC

[Signature] (Sign)

By: Member

Luz Bolivar
Printed Name

7643 W 143rd St, C114 Bay #1 33157
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 5 day of April, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [physical or [online notarization LUZ BOLIVAR and _____ personally known to me, or proven, by producing the following forms of identification: Personally Known to be the Member(s) duly authorized on behalf of NATA & ISA INVESTMENTS 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.

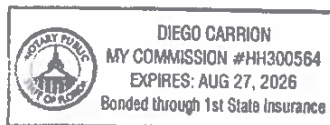


Notary Signature

Diego Carrion

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL

My commission expires: 8/27/2026

Commission/Serial No. BH30084

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

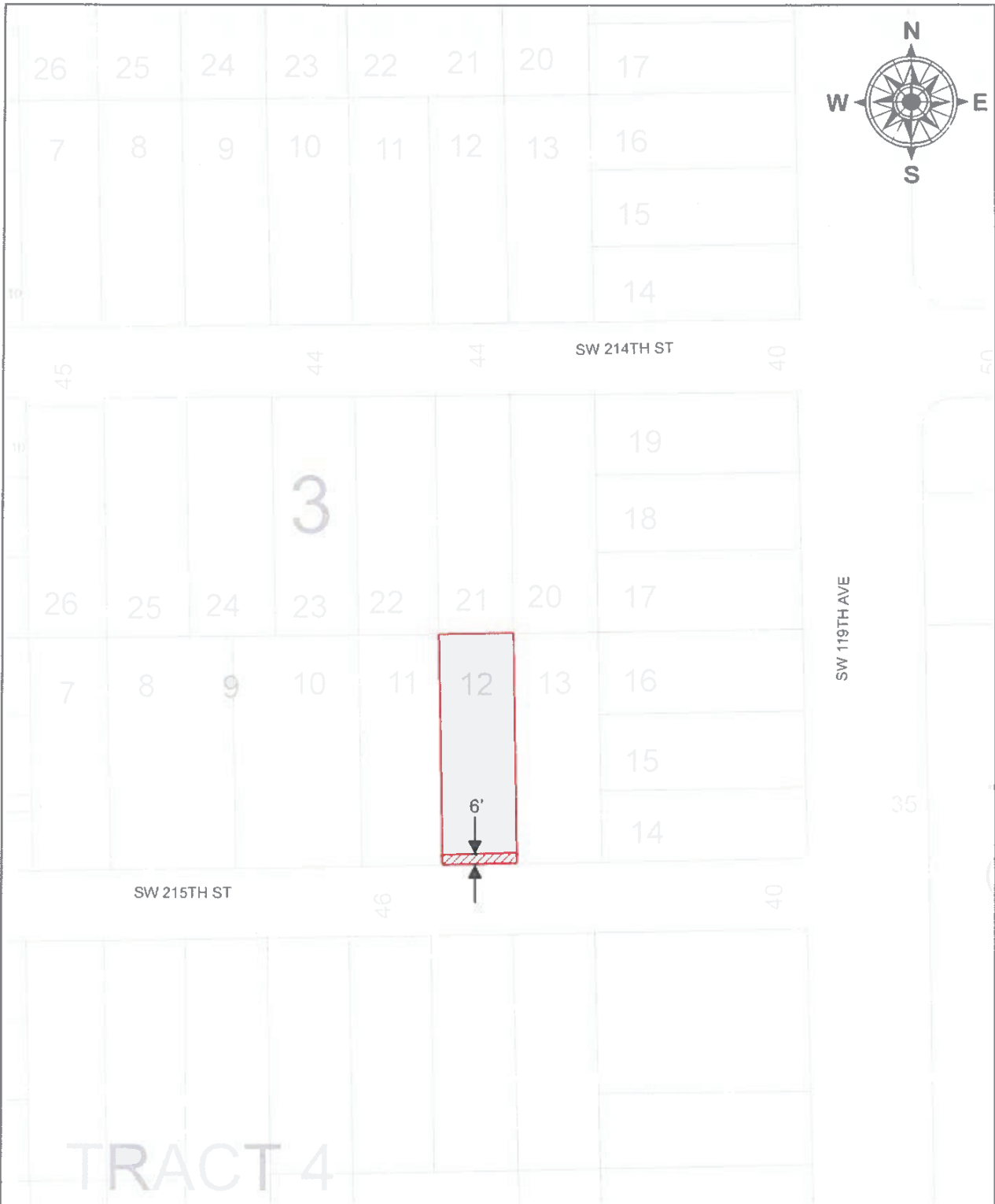
Chairman of the Board of County Commissioners

ATTEST: LUIS G. MONTALDO,
Clerk Ad Interim of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-6912-004-0551

Name: NATA & ISA INVESTMENTS LLC

Section: 12-56-39

Municipality: Unincorporated
Commission District 9 : Kionne L. McGhee

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Date: 4-18-2023
Drawn By: A.Santelices

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. 30-4027-000-0240
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 18 day of April, A.D. 2023, by and between EPA HOLDINGS, LLC, a Florida limited liability company, whose address is 364 Sevilla Avenue, 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:

The external area of a 25-foot-radius curve concave to the Southwest and tangent to the South line of the North 25 feet of the South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 54 South, Range 40 East and the

West line of the East 35 feet of said Section 27, 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 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

EPA HOLDINGS, LLC

Name of LLC

By: Member

Printed Name

Address (if different)

(Sign)

(Sign)

By: Member

Printed Name

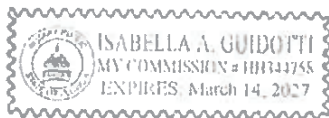
Address (if different)

STATE OF FLORIDA

) SS

I HEREBY CERTIFY, that on this 18th day of April, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Edward Portas and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of EPA 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

Isabella A. Guidotti
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 03/14/2027

Commission/Serial No. **##344758**

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.

Chairperson of the Board of County
Commissioners

ATTEST: LUIS G. MONTALDO
CLERK AD INTERIM of said Board

Approved as to form
and legal sufficiency

By: Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-4027-000-0240

Name: EPA HOLDINGS, LLC

Section: 27-54-40



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 6 : Kevin M. Cabrera

Date: 4-21-2023
Drawn By: A.Santelices

Return to:

Miami-Dade County Transportation &
Public Works Department
Right of Way Division
111 N.W. 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Fernando Ramos
Folio No. 30-3051-093-0230
User: M-DC DTPW

**PERMANENT DRAINAGE EASEMENT
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 18 day of April, 2023, A.D. 2023, by and between 701-703 Waterford Operating, LP, a Delaware limited partnership and having its office and principal place of business c/o Cushman & Wakefield, 703 Waterford Way, Suite 350, Miami, Florida 33126, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, a non-exclusive easement to enter upon, and to perform any acts required solely for the following purpose (the "Purpose"): construction, installation, maintenance, and use of drainage equipment under the property depicted in Exhibit "A" attached hereto (the "Easement Area") which provides for drainage from N.W. 62 Ave. to the lake that is adjacent to the Easement Area upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

As a condition to the foregoing grant of non-exclusive easement, party of the second part at its cost shall comply with all laws applicable to the Purpose including, without limitation, obtaining all necessary permits and repairing any damage to the ground surface above the Easement Area, including restoration of grass/landscaping, subject to the limitations contained in Section 768.20, Florida Statutes.

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 title claims of all persons whosoever, 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)

701-703 WATERFORD OPERATING LP,
Delaware limited partnership

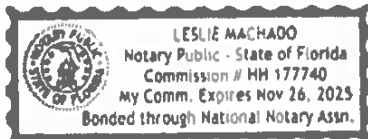
By: 701-703 Waterford General
Partner LLC, its general partner, by
Waterford Blue Lagoon REIT LP, its
sole member, by Waterford Blue Lagoon
REIT General Partner, LLC, its
general partner, by Waterford Blue
Lagoon LP, its sole member, by T-C
Waterford Blue Lagoon General Partner
LLC, its general partner

By: Charles C. Russo (Sign)
Member
Charles C. Russo
Printed Name
President
Title

A. E. Baird
Witness
A. E. Baird
Witness Printed Name
Kyle Teberg
Witness
Kyle Teberg
Witness Printed Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this APRIL 18, 2023 by CHARLES C. RUSSO, President of 701-703 WATERFORD OPERATING a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



Leslie Machado
Notary Public

LESLIE MACHADO
Name typed, printed or stamped

NOTARY SEAL

Notary Public, State of FLORIDA

My commission expires: 11/26/2025

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

Jimmy Morales/
Chief Operations Officer

ATTEST: LUIS G. MONTALDO,
Clerk Ad Interim

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 10-foot-wide nonexclusive easement within the dry area of Lot 1, Block 4 of Waterford Section One according to the plat thereof as recorded in Plat Book 140, Page 30 of the Public Records of Miami-Dade County, described as follows:

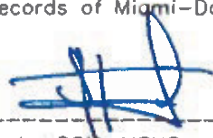
Commence at the point of intersection of the centerlines of NW 7th Street and NW 62nd Avenue as delineated on the plat, thence along the centerline of NW 62 Avenue the following five (5) courses and distances:

Thence N 02°05'38" W, for 85.58 feet to a point of curvature of a circular curve concave to the easterly. Thence along the arc of said curve to the right, through a central angle of 19°30'00", having a radius of 1,147.08 feet, and an arc distance of 390.40 feet to a point. Thence N 17°24'22" E, for 100.02 feet to a point of curvature of a circular curve concave to the westerly. Thence along the arc of said curve to the left, through a central angle of 09°49'24", having a radius of 1,147.35 feet, and an arc distance of 196.72 feet to a point. Thence S 82°25'02" E, radially leaving said centerline of NW 62 Avenue, for 40.00 feet to a point on the Easterly right of way line of NW 62 Avenue, also a Westerly line of the dry portion of Lot 1, Block 4 of the aforementioned plat and the **Point of Beginning**.

Thence S 82°02'20" E, for 35.00 feet to a point; thence S 07°49'26" W, for 10.00 feet to a point; thence N 82°02'20" W, for 35.00 feet to a point on a non-tangent circular curve which radial line bears N 81°56'05" W, said point being on the Easterly right of way line of NW 62 Avenue, also a Westerly line of Lot 1; thence along the arc of said curve to the left, through a central angle of 00°28'57", having a radius of 1,187.35 feet, and an arc distance of 10.00 feet to the **Point of Beginning**.

Containing 350 square feet and/or 0.008 acres more or less.

SURVEYOR'S NOTE: Bearings as shown hereon are based on a bearing of N02°05'38"W along the center line of NW 62nd Avenue, as shown on Plat Book 140 at Page 30 of the Public Records of Miami-Dade County, Florida.

By: 
Josué Tirado, PSM, MSUS
Professional Surveyor and Mapper No. 6480
State of Florida

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

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

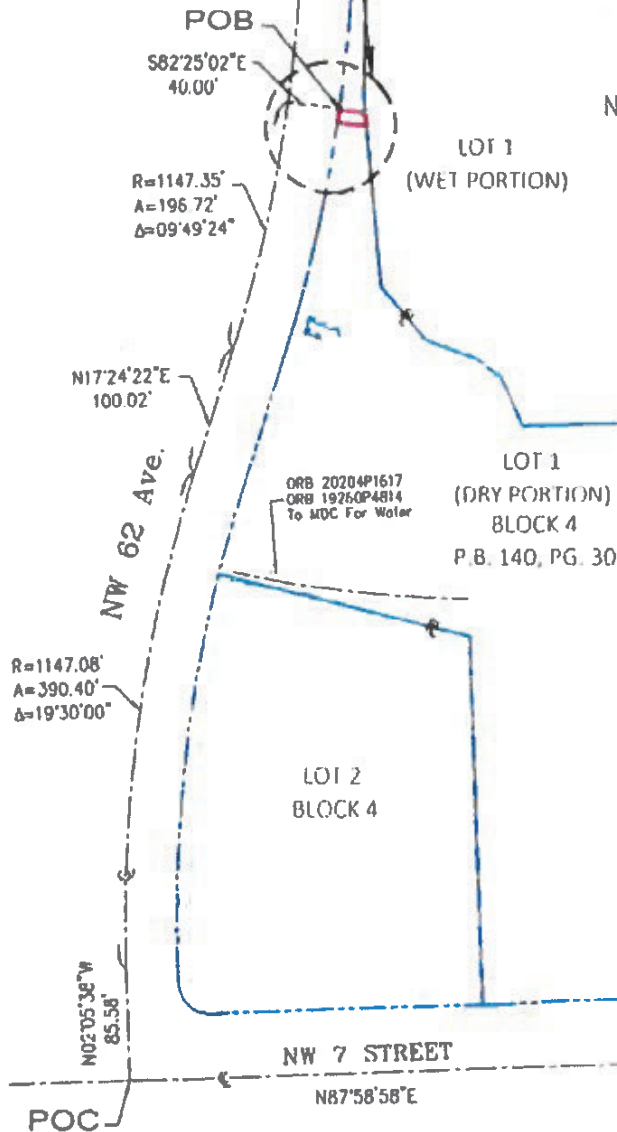


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT OF WAY DIVISION ENGINEERING SECTION	WATERFORD NON-EXCLUSIVE EASEMENT	SCALE: N/A	DATE: 09-01-22
		CHECKED BY: J. Tirado	
		DRAWN BY: L. Espinosa	
		PROJECT: 20220128	SHEET: 1 of 2

EXHIBIT "A"

NON-EXCLUSIVE
EASEMENT
(SEE DETAIL A)



SCALE: 1"=130'

POB

R=1187.35'
A=10.00°
Δ=00°28'57"

N81°56'05"W
RADIAL

N82°02'20"W
35.00'

S82°02'20"E
35.00'

S07°49'26"W
10.00'

WET PORTION

LOT 1, BLOCK 4
P.B. 140, PG. 30

DRY PORTION

NON-EXCLUSIVE EASEMENT
(DETAIL A)

SCALE: 1"=20'

LEGEND



NON-EXCLUSIVE EASEMENT



R/W EXISTING



PROPERTY LINE



CENTER LINE



EASEMENT LINE

P.B.

PLAT BOOK

P

PROPERTY LINE

§

SECTION LINE

(POC)

POINT OF COMMENCEMENT

(POB)

POINT OF BEGINNING

PG.

PAGE

SEC.

SECTION

(A)

ARC LENGTH

(R)

RADIUS

(Δ)

CENTRAL ANGLE
OF THE CURVE

R/W

RIGHT OF WAY



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

WATERFORD

NON-EXCLUSIVE EASEMENT

SCALE:	DATE: 09-01-22
CHECKED BY: J. Trodo	
DRAWN BY: L. Espinosa	
PROJECT: 20220128	SHEET: 2 of 2

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. 30-3116-009-0680
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 21 day of April, A.D. 2023, by and between BLUENEST HOMES 1 LLC, a Florida limited liability company, whose address is 33 SW 2 Avenue, Miami, FL 33130, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The external area of a 25-foot-radius curve concave to the Northwest and tangent to the South and East lines of Lot 18, Block 3, AMENDED PLAT OF HIALEAH HEIGHTS, according to the plat thereof as recorded in Plat Book 28, at Page 24, 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
Mana Ronce
Witness Printed Name


Witness
Wilma Morgan
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

BLUENEST HOMES 1 LLC

Name of LLC


(Sign)

By: Member

Salim Chirabi

Printed Name

3301 Blue Lagoon Dr.

Address (if different)

Suite 180

Miami, FL 33126

(Sign)

By: Member

Printed Name

Address (if different)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 21 day of April, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [physical or [online notarization Salim Chraïbi and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of BLUENEST HOMES 1 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

Manu Ponce
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 04/06/2027

Commission/Serial No. TH 384028

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.

Chairperson of the Board of County
Commissioners

ATTEST: LUIS G. MONTALDO,
Clerk Ad Interim of said Board

Approved as to form
and legal sufficiency

By: Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-6113-009-0680

Name: BLUENEST HOMES 1 LLC

Section: 16-53-41



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 2 :
Marleine Bastien

Date: 4-26-2023

Drawn By: A.Santelices

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. 30-6931-000-0100
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 28 day of MARCH, A.D. 2025,
by and between Laisy Martinez and Teresita S. Martinez, whose Post
Office address is 5323 SW 159 Court, Miami, FL 33185, 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 South 5 feet of the North 40 feet of the East 150.00 feet of the West 385.00 feet of
the West 1/2 of the NE 1/4 of Section 31, Township 56 South, Range 39 East, 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)

Carlos Delgosa
Witness

Carlos Delgosa
Witness Printed Name

Haydee Alberti Villasant
Witness Printed Name

Carlos Delgosa
Witness

Carlos Delgosa
Witness Printed Name

Haydee Alberti Villasant
Witness Printed Name

Laisy Martinez (Sign)

Laisy Martinez
Printed Name

Address (if different)

Teresita S. Martinez (Sign)

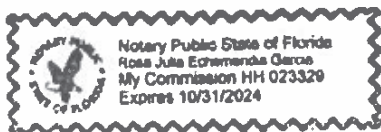
Teresita S. Martinez
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28 day of MARCH, 2023
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of [physical or
[online notarization Laisy Martinez and Teresita S. Martinez,
personally known to me, or proven, by producing the following
methods of identification: DRIVER LICENSE 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
ROSA ECHIZEN GARCIA
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 10/31/24
Commission/Serial No. 11-023329

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.

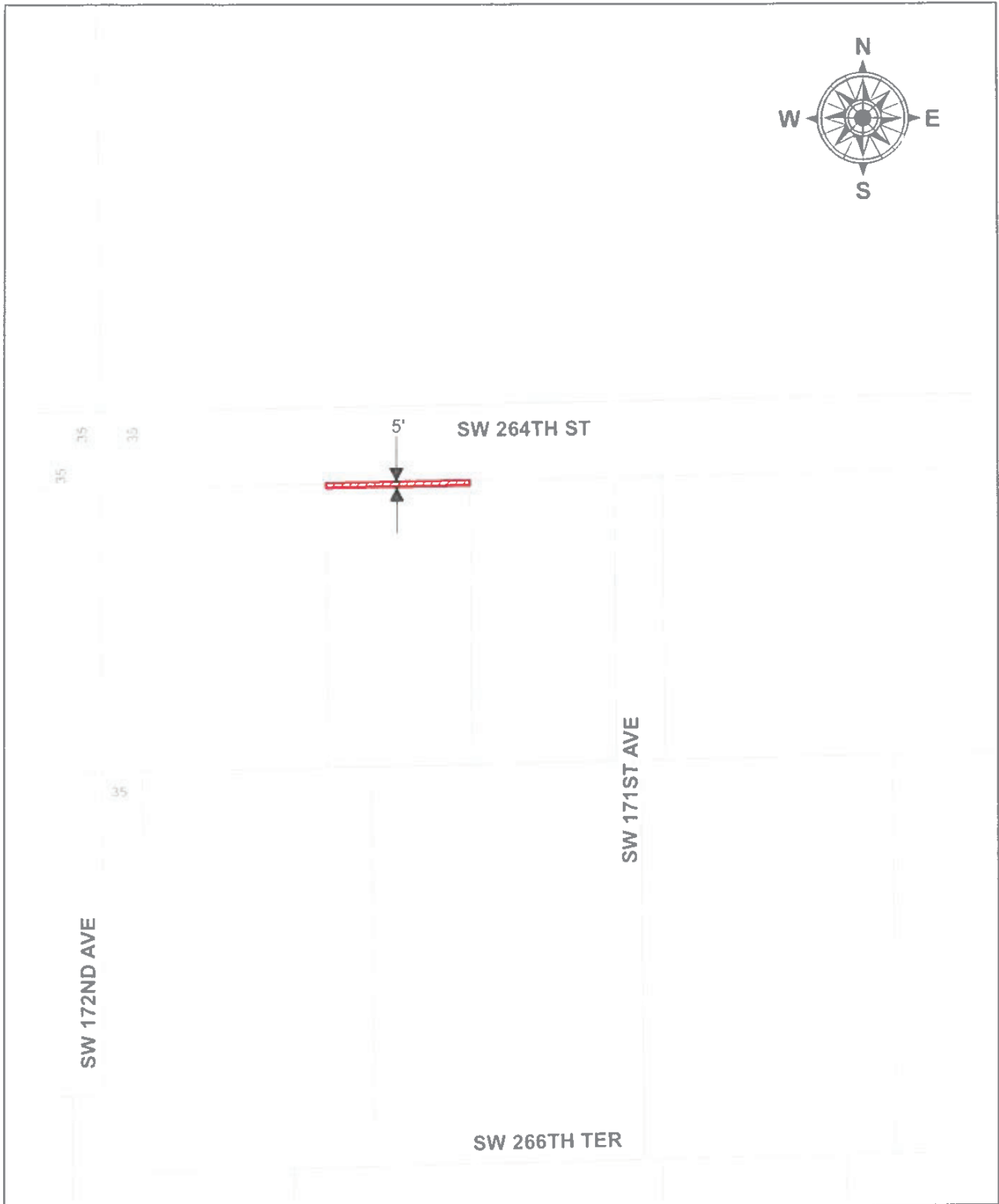
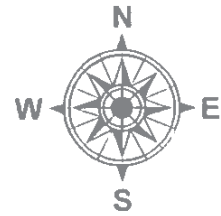
Chairperson of the Board of
County Commissioners

ATTEST: **LUIS G. MONTALDO,**
Clerk Ad Interim of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-6931-000-0100

Name: Laisy Martinez and Teresita S. Martinez

Section: 31-56-39

Municipality: Unincorporated
Commission District 8 :
Danielle Cohen Higgins

Date: 5-4-2023

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-3109-000-0080
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 26 day of APRIL, A.D. 2023,
by and between Nurys De La Rosa, whose address is 3672 NW 99
Street, Miami, FL 33147, Joel Pedroso, whose address is 1500 Hendry
Isles Blvd., Clewiston, FL 33440, and Eduardo Rafael Solis, whose
address is 3672 NW 99 Street, Miami, FL 33147, 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 North 5 feet of the West 100 feet of the South 217.8 feet of the North 252.8 feet of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 9, Township 53 South, Range 41 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.

SIGNATURE PAGE TO FOLLOW

THIS PORTION OF PAGE INTENTIONALLY LEFT BLANK

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

[Signature]
Witness
Griscelyn Payano
Witness Printed Name

[Signature]
Witness
Gladys Otero
Witness Printed Name

[Signature]
Witness
Griscelyn Payano
Witness Printed Name

[Signature]
Witness
Gladys Otero
Witness Printed Name

[Signature]
Witness
Griscelyn Payano
Witness Printed Name

[Signature]
Witness
Gladys Otero
Witness Printed Name

[Signature] (Sign)

Nurys De La Rosa
Printed Name

Address (if different)

[Signature] (Sign)

Joel Pedroso
Printed Name
1351 Highway 1510s Blvd
(Newington, RI 03440)
Address (if different)

[Signature] (Sign)

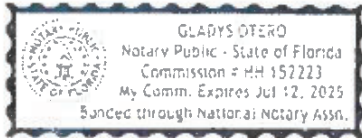
Eduardo Rafael Solis
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 26 day of April, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~physical~~ or ~~online notarization~~ Nurys De La Rosa, Joel Pedroso, and Eduardo Rafael Solis, personally known to me, or proven, by producing the following methods of identification: n/a 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.



Gladys Otero
Notary Signature
Gladys Otero
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: _____
Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

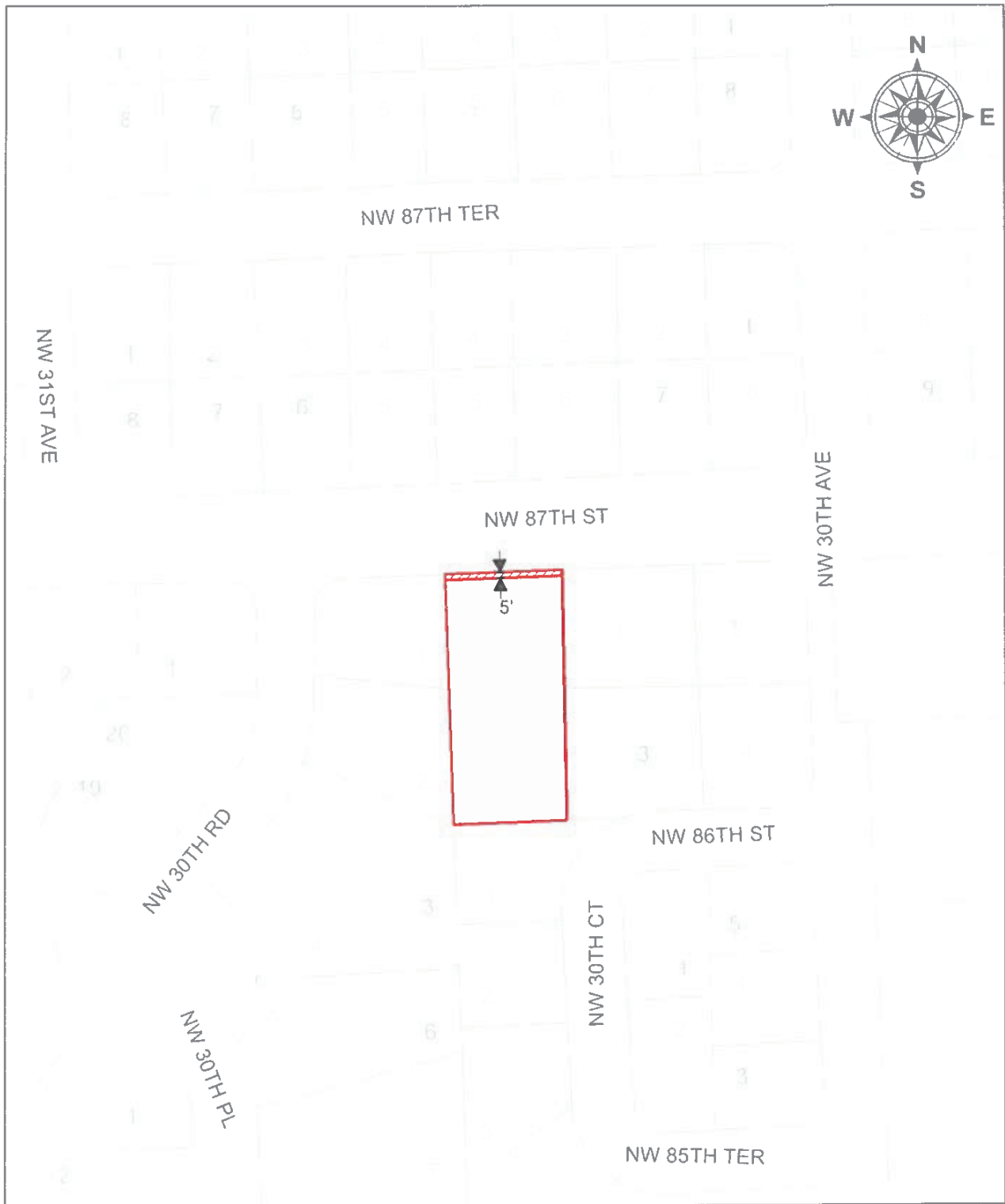
Chairman of the Board of
County Commissioners

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: 30-3109-000-0080

**Name: Nurys De La Rosa, Joel Pedroso, and
Eduardo Rafael Solis**

Section: 09-53-41



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 2:
Marleine Bastien

Date: 5-4- 2023
Drawn By: A.Santelices

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. 30-8810-000-0210
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 1 day of MAY, A.D. 2023,
by and between Francisco J. Pines, as Trustee of The 115
Preservation Land Trust, whose post office address is 3301 Ponce De
Leon Blvd., Suite 220, 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 him in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

The West 30.00 feet of the North 121.00 feet of the SW 1/4 of the SE 1/4 of Section 10,
Township 58 South, Range 38 East, in Miami-Dade County, Florida.

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

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

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

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature or for all)

Witness

T. Padron

Witness Printed Name

JP

Witness

Paola Padron

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

The 115 Preservation Land Trust

2 JP

(Sign)

By: **Francisco J. Pines, Trustee**

Address (if different)

(Sign)

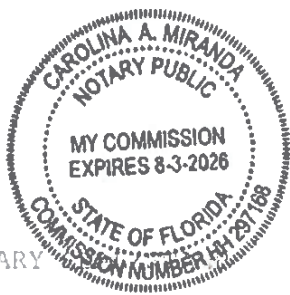
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 1 day of MAY, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☐ physical or ☐ online notarization Francisco J. Pines, as Trustee of The 115 Preservation Land Trust, personally known to me, or proven, by producing the following methods of identification: FL Powers Lic. to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY


Notary Signature
C. Miranda
Printed Notary Name

Notary Public, State of FL
My commission expires: 8-3-2026
Commission/Serial No. HH 297168

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

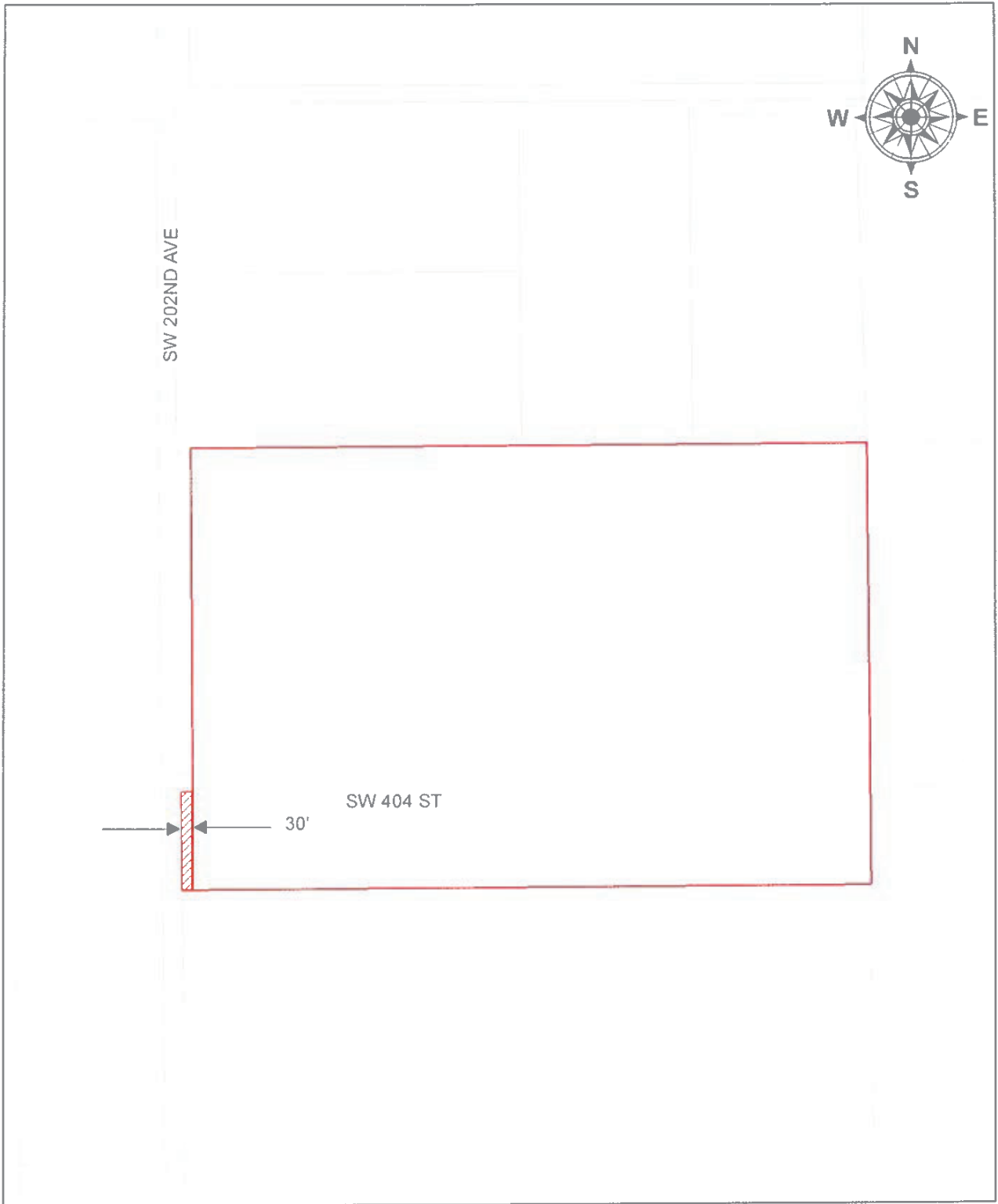
Chairperson of the Board of
County Commissioners

ATTEST: **LUIS G. MONTALDO,**
Clerk Ad Interim of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-8810-000-0210

**Name: Fransisco J. Pines, as Trustee of The 115
Preservation Land Trust**

Section: 10-58-38

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 9:
Kionne McGhee

Date: 5-4-2023
Drawn By: A.Santelices



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)(5)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(5)
10-3-23

RESOLUTION NO. _____ R-864-23

RESOLUTION ACCEPTING CONVEYANCES OF EIGHT
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. CEME Village LLC
2. NATA & ISA Investments LLC
3. EPA Holdings, LLC
4. 701-703 Waterford Operating, LP
5. Bluenest Homes 1 LLC
6. Laisy Martinez and Teresita S. Martinez
7. Nurys De La Rosa, Joel Pedroso, and Eduardo Rafael Solis
8. Francisco J. Pines, as Trustee of The 115 Preservation Land Trust; 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.

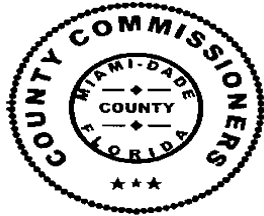
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

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