

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

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: April 2, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of six property
interests for road purposes to
Miami-Dade County, Florida;
and authorizing the County
Mayor to execute the acceptances
of the instruments of conveyance

Resolution No. R-259-24

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

MDC001

Memorandum



Date: April 2, 2024

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

From: Daniella Levine Cava 
Mayor

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. The grantors' names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$171.

Recommendation

The attached six instruments are being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Exhibit 1 and are further described below.

Scope

The properties being conveyed are located within various Commission Districts and are thereby listed individually below.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$171 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

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

Delegated Authority

The resolution delegates authority for the County Mayor or County Mayor's designee 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

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC002

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

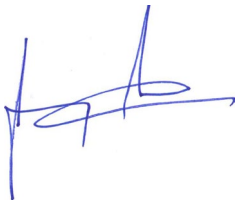
	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Palmetto Bay Storage Expansion LLC	RWD*	A portion of West Evergreen Street from SW 99 Road east for approximately 133 feet and the Radius Return at the southeast corner of the intersection of West Evergreen Street and SW 99 Road (Commissioner 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 20230044)
2.	Acerital Inc	RWD*	A portion of SW 102 Place from approximately 304 feet south of SW 182 Street south for 40 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 20230045)
3.	Bluenest Homes 5 L.L.C.	RWD*	A portion of SW 213 Street from approximately 130 feet east of SW 120 Avenue east for 100 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 20230046)
4.	P.A.R. Family Enterprise, LLC	RWD*	A portion of NW 53 Street from NW 27 Avenue west for approximately 251 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20230047)

RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Homestead Block Corp.	RWD*	A portion of SW 296 Street from SW 212 Avenue east for approximately 330 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 20230048)
6.	Humberto Lorenzo Jr.	RWD*	The Radius Return at the southeast corner of the intersection of SW 64 Street and SW 76 Avenue (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 20230049)



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. 30-5032-004-1590
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 7 day of August, A.D. 2023, by and between PALMETTO BAY STORAGE EXPANSION LLC, a Florida limited liability company, whose address is 3323 NE 163 Street, Suite 506, North Miami Beach, FL 33160, 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 Northeasterly 5 feet of Lot 1, Block 21, MAP OF PERRINE, according to the plat thereof as recorded in Plat Book B, at Page 79, of the Public Records of Miami-Dade County, Florida, LESS the Northwesternly 30 feet thereof;

AND that portion of said Lot 1 lying within the external area of a 25-foot-radius curve concave to the Southeast and tangent to the Southwest line of the Northeasterly 5 feet of said Lot 1 and the Southeast line of the Northwesternly 30 feet of said Lot 1;

AND that portion of Walker Avenue according to said plat, being bounded on the Northeast by the Southeasterly extension of the Northeast line of said Lot 1, being bounded on the Southeast by the Northwest line of the Florida East Coast Railway according to said plat, being bounded on the Southwest by the Southeasterly extension of the Southwest line of the Northeasterly 5 feet of said Lot 1, and being bounded on the Northwest by the Southeast line 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.

SIGNATURE PAGE TO FOLLOW

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

Witness

Santiago Arujid

Witness Printed Name

3323 NE 163 ST. SUITE 506
NORTH MIAMI BEACH, FL 33160

Witness

Josimar Hordatt

Witness Printed Name

3323 NE 163 ST. SUITE 506
NORTH MIAMI BEACH, FL 33160

PALMETTO BAY STORAGE EXPANSION
LLC

Name of LLC

By: [Signature]

(Sign)

Mitchell Feldman - Manager

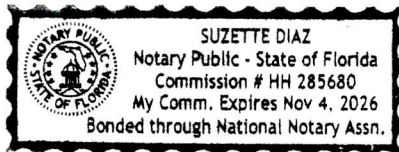
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 7th day of August, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization MITCHELL FELDMAN personally known to me, or proven, by producing the following forms of identification: _____, to be the **Manager** duly authorized on behalf of PALMETTO BAY STORAGE EXPANSION 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

Suzette Diaz
Printed Notary Signature

Notary Public, State of Florida My
commission expires: 11/04/2026
Commission/Serial No. HH 285680

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.

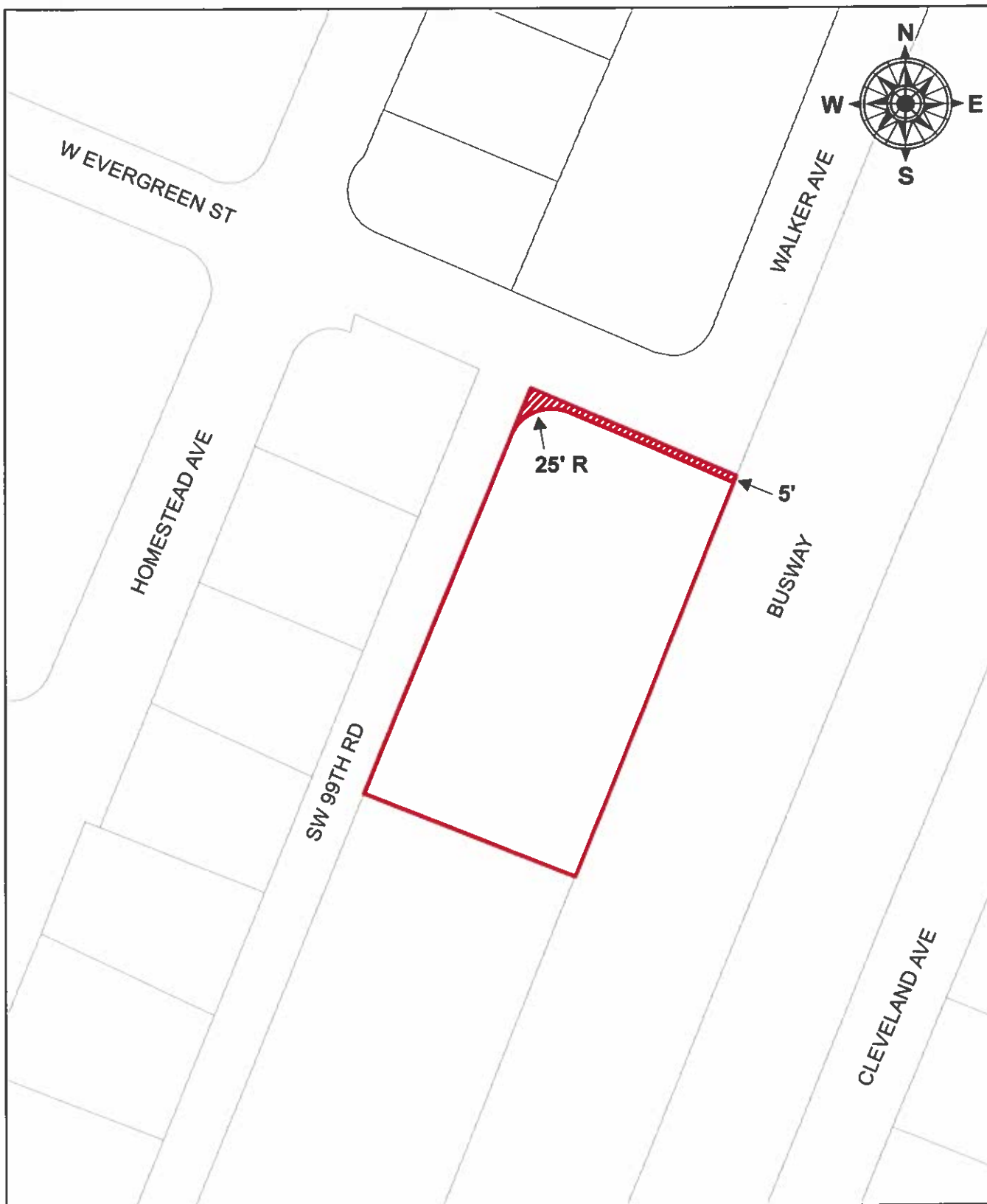
By: _____
County Mayor or Designee

ATTEST: Juan Fernandez-Barquin
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Folio: 30-5032-004-1590

Name: Palmetto Bay Storage Expansion LLC

Section: 32-55-40

Date: 8/15/2023

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. 30-5032-014-0430
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 14 day of AUGUST, A.D. 2023, by and between ACERITAL INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 6471 NW 104 Court, Medley, FL 33178, 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 West 1 foot of the East 5 feet of Lot 9, Block 5, "PLAT OF BLOCKS 2-3-4 AND 5 OF MIDWAY", according to the plat thereof as recorded in Plat Book 6, at Page 109, 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 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

Carlos Guerrero 1926040130th
Printed Name Miami, FL 33177

Witness

Luz Bolivar 7643 80 5301st
Printed Name Miami, FL 33157

Witness

Printed Name

Witness

Printed Name

ACERITAL INC

Name of Corporation

By:

President

RENZO J. Saturnino
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 14 day of AUGUST, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [☒]physical or [☐]online notarization RENZO J. SATURNINO and _____, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of **ACERITAL 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 HE 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.

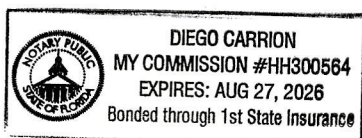


Notary Signature

Diego Carrion

Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 8/27/2026

Commission/Serial No. HH300564

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.

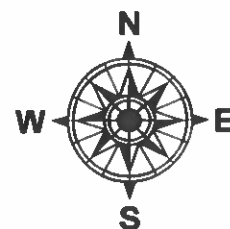
By: _____
County Mayor or Designee

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SW 183RD ST

SW 102ND PL

1' →

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5032-014-0430

Name: Acerital Inc

Section: 32-55-40

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 8/15/2023

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. 30-6912-004-0440/0450
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 9th day of August, A.D. 2023, by and between BLUENEST HOMES 5 L.L.C., a Florida limited liability company, whose address is 5301 Blue Lagoon Drive, Suite 180, Miami, Fl 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 4 feet of Lots 25 and 26, Block 2, 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 5301 BLUE LAGOON DR.
SUITE 180
MIAMI, FL 33126
Maria Ronce
Witness Printed Name

Witness 5301 BLUE LAGOON DR. SUITE 180
MIAMI, FL 33126
Batya Carlin
Witness Printed Name
Witness
Witness Printed Name

Witness
Witness Printed Name

Witness

Witness Printed Name

BLUENEST HOMES 5 L.L.C.
Name of LLC
(Signature)
By: Member

Salim Chraïbi
Printed Name
5301 Blue Lagoon Dr. Suite 180
Address (if different)
MIAMI, FL 33126

By: Member (Sign)

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 9 day of August, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~X~~ physical or [] online notarization Salim Chraibi 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 5 L.L.C., 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.

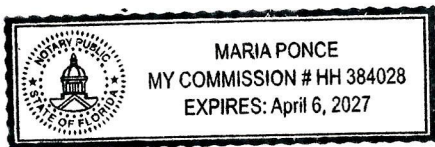


Notary Signature

Maria Ponce

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 04/06/2027

Commission/Serial No. HH384028

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.

By: _____
County Mayor or Designee

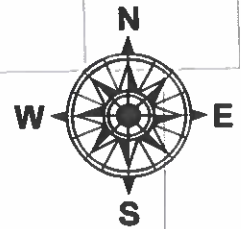
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

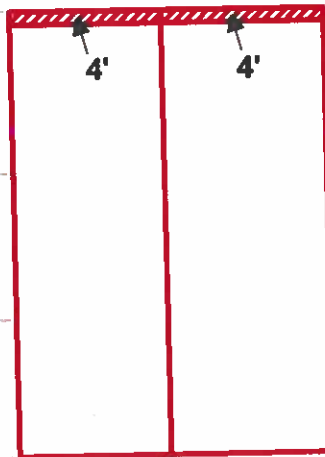
By: _____
Deputy Clerk

Assistant County Attorney

SW 120TH AVE



SW 213TH ST



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6912-004-0440/0450

Name: BLUENEST HOMES 5 L.L.C

Section: 12-56-39

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 8/16/2023

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. 30-3121-057-0190
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 9 day of AUGUST, A.D. 2023, by and between P.A.R. FAMILY ENTERPRISE, LLC, a Florida limited liability company, whose address is 3001 NW 17 Avenue, Miami, FL 33142, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 2 feet of Tract "A", PHOENIX HOMES, according to the plat thereof as recorded in Plat Book 138, at Page 9, 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.

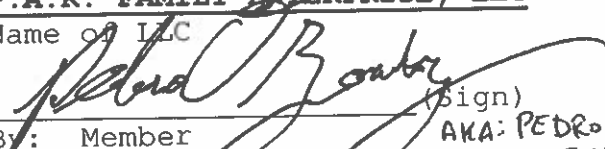
Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)


Witness Manuel de Varona
Witness Printed Name
ADDRESS: 7027 SW 23ST
MIAMI, FL 33155


Witness Alessandro Lima
Witness Printed Name
ADDRESS: 8457 NW 189 ST. RD.
MIAMI, FL 33015

Witness _____
Witness Printed Name _____
Witness _____
Witness Printed Name _____

P.A.R. FAMILY ENTERPRISE, LLC

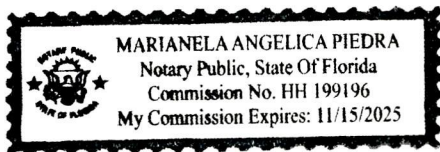
Name of LLC

By: Member (Sign)
AKA: PEDRO
Omar Pedro Rodriguez, President OMAR
Printed Name RODRIGUEZ
2011 NW 17th Miami FL
Address (if different)

By: Member (Sign)
Printed Name _____
Address (if different) _____

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

I HEREBY CERTIFY, that on this 9 day of August, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Omar Pedro Rodriguez and — personally known to me, or proven, by producing the following forms of identification: AKA: PEDRO OMAR RODRIGUEZ to be the Member(s) duly authorized on behalf of P.A.R. FAMILY ENTERPRISE, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

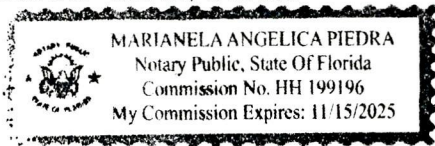
WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Marianela Piedra
Notary Signature

MARIANELA PIEDRA
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL
My commission expires: 11/15/25
Commission/Serial No. HH 199196

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.

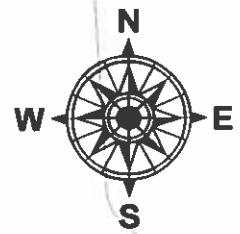
By: _____
County Mayor or Designee

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



NW 54TH ST

NW 27TH PL

NW 27TH AVE

2'

NW 53RD ST

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3121-057-0190

Name: P.A.R FAMILY ENTERPRISE, LLC

Section: 21-53-41

Municipality: Unincorporated
Commission District 3
Keon Hardemon

Date: 8/17/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC021

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. 30-7809-000-0140
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 29 day of August, A.D. 2023, by and between HOMESTEAD BLOCK CORP., a corporation under the laws of the State of Florida, and having its office and principal place of business at 29415 SW 197 Avenue, Homestead, FL 33030, 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 South 5 feet of the North 40 feet of the North 1/2 of the West 1/2 of the West 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 57 South, Range 38 East, in Miami-Dade County, Florida.

MDC023

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 29 day of August, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [☒]physical or [☐]online notarization Francisco Jimenez and Citlaly Jimenez, personally known to me, or proven, by producing the following identification: N/A to be the _____ President and _____ Secretary of **HOMESTEAD BLOCK CORP.**, 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.

Sylvia Martinez
Notary Signature
Sylvia Martinez
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 02/22/26
Commission/Serial No. HH232078

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.

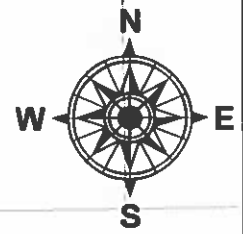
By: _____
County Mayor or Designee

ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SW 296TH ST

5'

SW 212TH AVE

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-7809-000-0140

Name: Homestead Block Corp.

Section: 09-57-39

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 8/29/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC025

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. 30-4026-000-0570/0600
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 18th day of AUGUST, A.D. 2023,
by and between Humberto Lorenzo Jr., whose address is 7538 Hardee
Drive, Miami, FL 33143, party of the first part, and MIAMI-DADE
COUNTY, a political subdivision of the State of Florida, and its
successors in interest, whose Post Office Address is 111 NW 1st
Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See 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, 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)

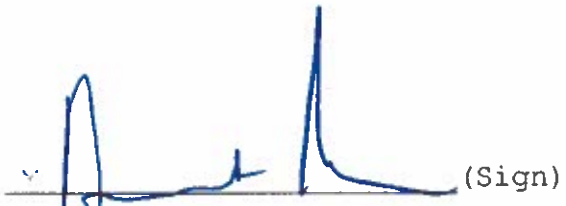


Witness

JUAN C. Curi
Witness Printed Name

7538 HARDEE DR.

MIAMI, FL 33143

 (Sign)

Humberto Lorenzo Jr.
Printed Name



Witness

Manuel I Garcia
Witness Printed Name

7538 HARDEE DR.
MIAMI, FL 33143

Address (if different)

Witness

Witness Printed Name

(Sign)

Printed Name

Witness

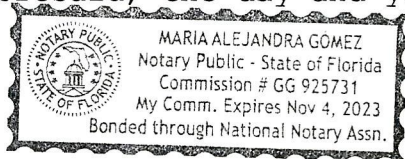
Witness Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28th day of August, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Humberto Lorenzo Jr., personally known to me, or proven, by producing the following methods of identification: _____ 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.



Maria Alejandra Gomez
Notary Signature

MARIA ALEJANDRA GOMEZ
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: Nov. 4/23

Commission/Serial No. 96925731

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.

By: _____
County Mayor or Designee

ATTEST: Juan Fernandez-Barquin
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

2935 S.W. 82nd AVE MIAMI, FLORIDA 33155

PHONE: (305) 265-1002

oscar.360surveying@gmail.com



SCALE: 1" = 40'

LEGEND



CENTER LINE

PROPERTY LINE

ABBREVIATIONS

D = CENTRAL ANGLE

L = ARC LENGTH (CURVE DATA)

PG. = PAGE

P.B. = PLAT BOOK

R = RADIUS

SEC. = SECTION

LEGAL DESCRIPTION OF RIGHT OF WAY DEDICATION

THE EXTERNAL AREA OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 90°19'37" AND AN ARC LENGTH OF 39.41', TANGENT TO A LINE 35 FEET SOUTH AND PARALLEL TO THE CENTER LINE OF SW 64th STREET AND, TANGENT TO A LINE 25 FEET EAST AND PARALLEL TO THE CENTER LINE OF SW 76th AVENUE, CONTAINING APPROXIMATELY 136.1 SQUARE FEET.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "SKETCH AND LEGAL DESCRIPTION" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

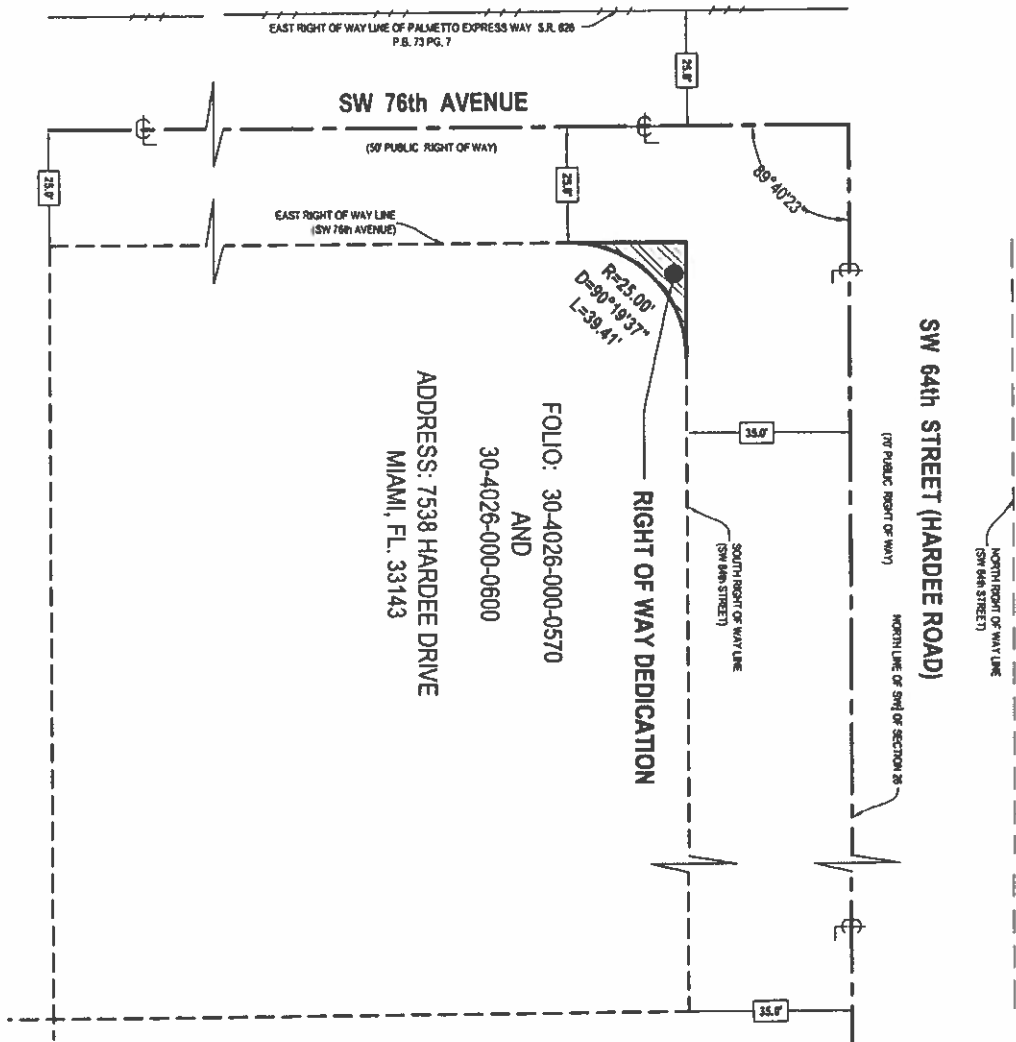
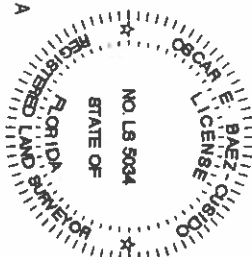
OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

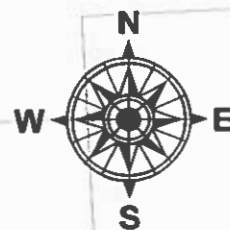
NOT VALID WITHOUT ELECTRONIC SIGNATURE AND DIGITAL SEAL AND FOR THE SIGNATURE THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO THIS "SKETCH AND LEGAL DESCRIPTION", BY OTHER THAN THE SIGNING PARTY, ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SKETCH AND LEGAL DESCRIPTION

THIS SKETCH IS NOT A BOUNDARY SURVEY

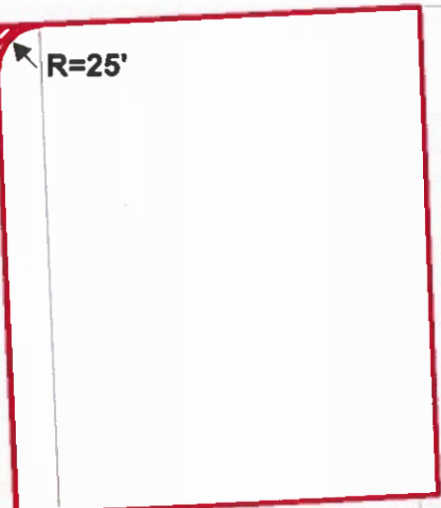
EXHIBIT A





SW 75TH AVE

SW 64TH ST



R=25'

SR 826 EXPY

SW 76TH AVE

SR 826 EXPY

SW 66TH ST

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4026-000-0570/0600

Name: Humberto Lorenzo Jr.

Section: 26-54-40

Municipality: Unincorporated
Commission District 6
Kevin M. Cabrera

Date: 9/5/2023

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MEMORANDUM

(Revised)

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

DATE: April 2, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(3)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(3)
4-2-24

RESOLUTION NO. _____ R-259-24

RESOLUTION ACCEPTING CONVEYANCES OF SIX
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA; AND AUTHORIZING THE
COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE 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. Palmetto Bay Storage Expansion LLC
2. Acerital Inc
3. Bluenest Homes 5 L.L.C.
4. P.A.R. Family Enterprise, LLC
5. Homestead Block Corp.
6. Humberto Lorenzo Jr.; 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 County Mayor or County Mayor's designee 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 **Eileen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kevin Marino Cabrera** 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 2nd day of April, 2024. 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 black ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse