

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: May 7, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of five 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-390-24

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

Memorandum



Date: May 7, 2024

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

From: Daniella Levine Cava
Mayor 

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. 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 \$153.

Recommendation

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

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$153 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 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 roadway standards. The individual sites are listed below outlining the specific requirement for each.

RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Various Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Gerardo C. Perez and Madeline E. Perez	RWD*	A portion of SW 56 Street from approximately 214 feet west of SW 84 Avenue west for 108 feet (Commissioner Anthony Rodriguez, District 10)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20230051)
2.	Jose Luis Gutierrez, Orquidea Santos, and Yulia Perez	RWD*	The Radius Return at the southwest corner of the intersection of SW 64 Street and SW 123 Avenue (Commissioner Anthony Rodriguez, District 10)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20230052)
3.	Masjid UL Mumineen, Inc.	RWD*	A portion of SW 252 Street from 115 feet east of the centerline of SW 137 Avenue east for approximately 285 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 20230053)
4.	The Sperjohn Benjamin and Donasha Benjamin Revocable Trust dated May 24, 2013 and as amended on September 29, 2021	RWD*	A portion of SW 167 Avenue from SW 240 Street north for approximately 336 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 20230055)

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5. JC Llerena LLC	RWD*	The Radius Return at the northwest corner of the intersection of NW 27 Avenue and NW 71 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 twenty-five (25) feet. (File 20230056)



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. 30-4027-005-0480
User Department: DTPW

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

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

THIS INDENTURE, Made this 22 day of July, A.D. 2023,
by and between Gerardo C. Perez and Madeline E. Perez, whose Post
Office address is 15600 NW 82 Court, Miami Lakes, FL 33016, 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 15 feet of Lot 3, Block 4, SUNKIST ESTATES, according to the plat thereof
as recorded in Plat Book 40, at Page 95, of the Public Records of Miami-Dade County, Florida.**

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

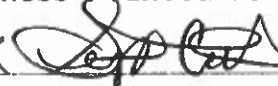
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

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

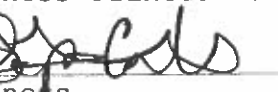
IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

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

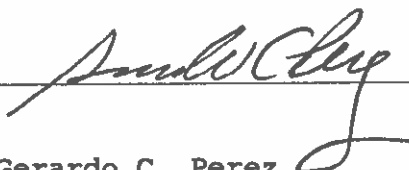
X 
Witness
Mayra Chanza
Witness Printed Name

X 
Witness
Stephanie Coello
Witness Printed Name

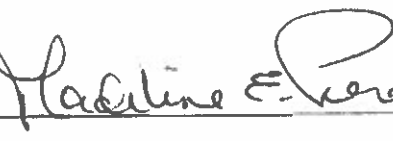

Witness 5115 Green Street, Hayward
Mayra Chanza FL 33411
Witness Printed Name


Witness
Stephanie Coello
Witness Printed Name

5860 NW 18th St Apt 105
Hialeah FL 33015

 (Sign)
Gerardo C. Perez
Printed Name

Address (if different)

 (Sign)

Madeline E. Perez
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of July, 2023
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of ☒ physical or
☐ online notarization Gerardo C. Perez and Madeline E. Perez,
personally known to me, or proven, by producing the following
methods of identification: Personally known. 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

Laurel Greenberg
Printed Notary Name

NOTARY SEAL/STAMP



LAUREL GREENBERG
Commission # GG 985801
Expires July 22, 2024
Bonded Thru Budget Notary Services

Notary Public, State of Florida.

My commission expires: July 22, 2024

Commission/Serial No. 62 985801

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.

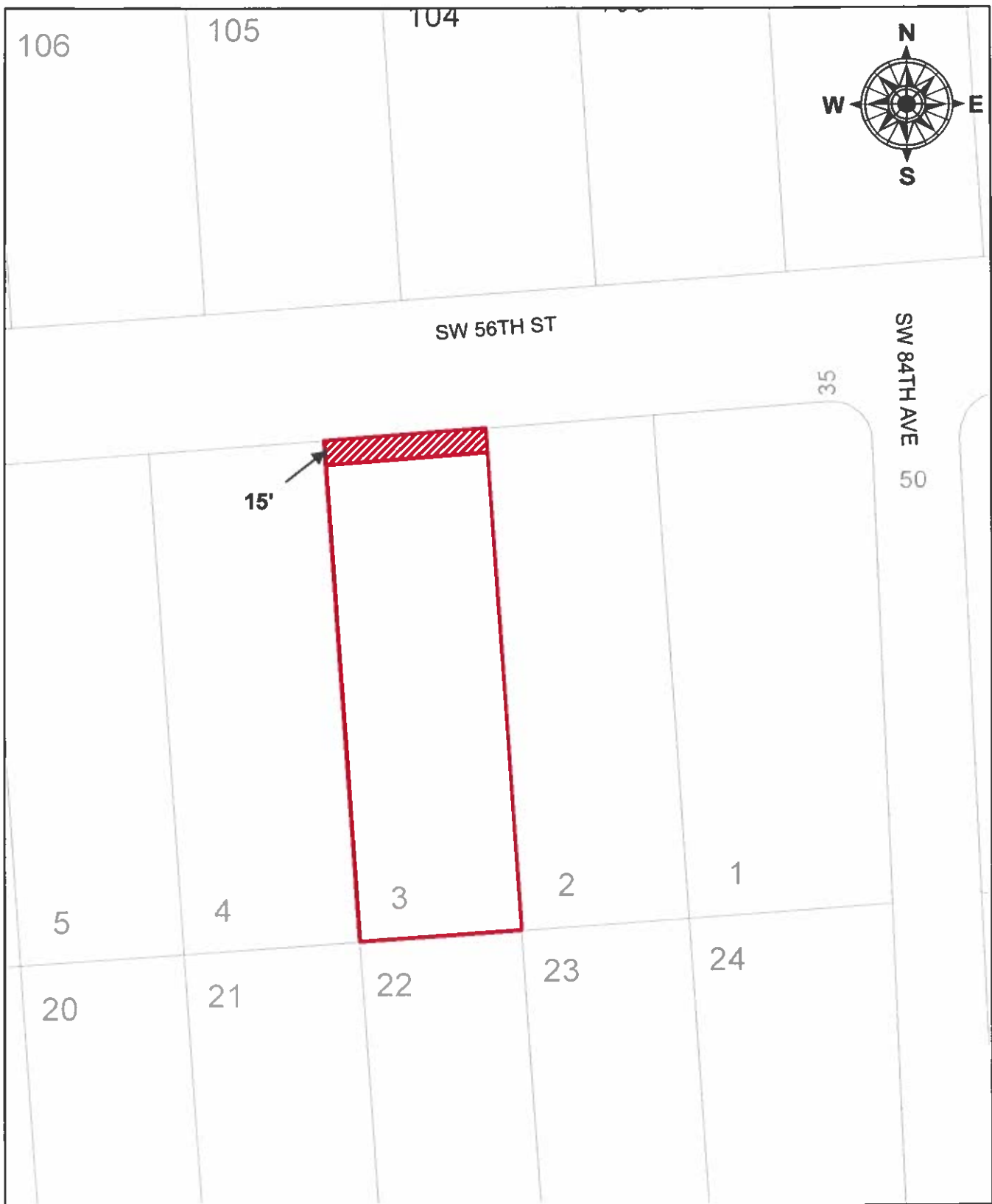
Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: Juan Fernandez-Barquin
Clerkof said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4027-005-0480

Name: Gerardo C. Perez and Madeline E. Perez

Section: 27-54-40

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 9/7/2023

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. 30-4925-000-0480
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 30th day of June, A.D. 2023,
by and between Jose Luis Gutierrez, Orquidea Santos, and Yulia Perez, whose post office address is 6400 SW 123 Avenue, Miami, FL 33183, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The external area of a 25-foot-radius curve concave to the Southwest and tangent to the South line of the North 35 feet of the SW 1/4 of Section 25, Township 54 South, Range 39 East and the West line of the East 25 feet of the NE 1/4 of the NW 1/4 of the NE 1/4 of the SW 1/4 of said Section 25, lying and being 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)


13687 SW 26 ST
Miami, FL 33175

Witness

Priscilla Alvarez.

Witness Printed Name


13687 SW 26 ST
Miami, FL 33175

Witness

Senayda A. Toledo

Witness Printed Name

Witness

Priscilla Alvarez.

Witness Printed Name


13687 SW 26 ST
Miami, FL 33175

Witness

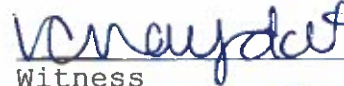
Senayda A. Toledo

Witness Printed Name

Witness

Priscilla Alvarez.

Witness Printed Name


13687 SW 26 ST
Miami, FL 33175

Witness

Senayda A. Toledo.

Witness Printed Name



(Sign)

Jose Luis Gutierrez

Printed Name

Address (if different)



(Sign)

Orquidea Santos

Printed Name

Address (if different)



(Sign)

Yulia Perez

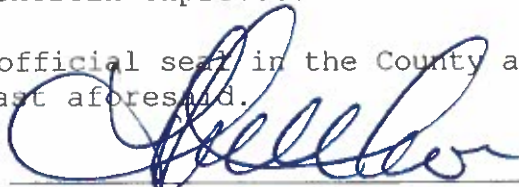
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 30th day of June, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Jose Luis Gutierrez, Orquidea Santos, and Yulia Perez, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

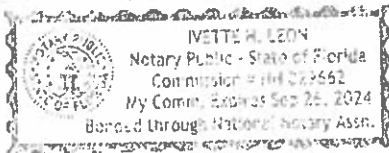
WITNESS my signature and official seal in the County and State aforesaid, the day and year last aforesaid.



Notary Signature

Terrie H. Wink
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 9/26/24
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.

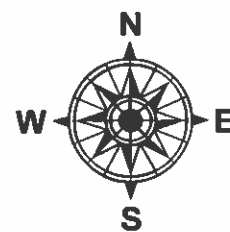
Chairman of the Board of
County Commissioners

ATTEST: Juan Fernandez-Barquin
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SW 64TH ST

25'R

SW 123RD AVE

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4925-000-0480

Name: Jose Luis Gutierrez,
Orquidea Santos, and Yulia Perez

Section: 25-54-39



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 9/12/2023
Drawn By: A.Santelices

Return to:

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

Instrument prepared by:

Edward Martos, Esq.
Weiss Serota Helfman Cole & Bierman, PL
2800 Ponce de Leon Boulevard, Ste. 1200
Coral Gables, Florida 33134
Folio No. A portion of 30-6926-000-0301
User Department: DTPW

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

THIS INDENTURE, Made this 16th day of August, 2023, by and between **MASJID UL MUMINEEN, INC.** a Florida not for profit corporation, and whose address is 25201 SW 137 Avenue, Homestead, Florida 33032 ("Grantor") 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 ("Grantee").

WITNESSETH:

That the said party of the Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to Grantee, 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 Grantor, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

Legal Description

A portion of the NW 1/4, of the SW 1/4, of the NW 1/4 of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, more particularly described as follows:

The North 25 feet of the West 3/5 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 56 South, Range 39 East, less the West 115 feet thereof, all lying and being in Miami-Dade County, Florida.

Folio Number: A portion of 30-6926-000-0301

As further described and illustrated in the attached Exhibit A.

It is the intention of the Grantor, by this instrument, to convey to the said Grantee, 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 Grantor, its heirs, successors, and assigns, and they shall have the right to immediately repossess the same.

And the Grantor 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 Grantor has hereunto set its hand and seal, the day and year first above written.

[Signature Page and Exhibit Follow]

Signed, Sealed and Delivered in our presence:

Angiel Ore
First Witness' Signature

Angiel Ore

First Witness' Printed Name
44 NE 16 Street, Homestead, FL 33030

Selena A. Olmos
Second Witness' Signature
44 NE 16 Street, Homestead, FL 33030

Selena A. Olmos

Second Witness' Printed Name

MASJID UL MUMINEEN, INC., a
Florida not for profit
corporation

By: Mohammad Bhuiyan
Its: Director

25201 SW 137 Avenue
Miami-Dade, Florida 33032

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

The foregoing instrument was acknowledged before me by means
of X physical presence or online notarization, this 16th day
of August, 2023, by Mohammad Bhuiyan as
Director of Masjid Ul Mumineen, Inc., a Florida
not for profit corporation, who is X personally known to me, or
 has produced a driver's license as identification.



NOTARY SEAL/STAMP

Angiel Ore
Notary Signature

Angiel Ore

Printed Notary Name

Notary Public, State of Florida

My commission expires: 3/21/25

Commission/Serial No. 1H096311

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.

Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

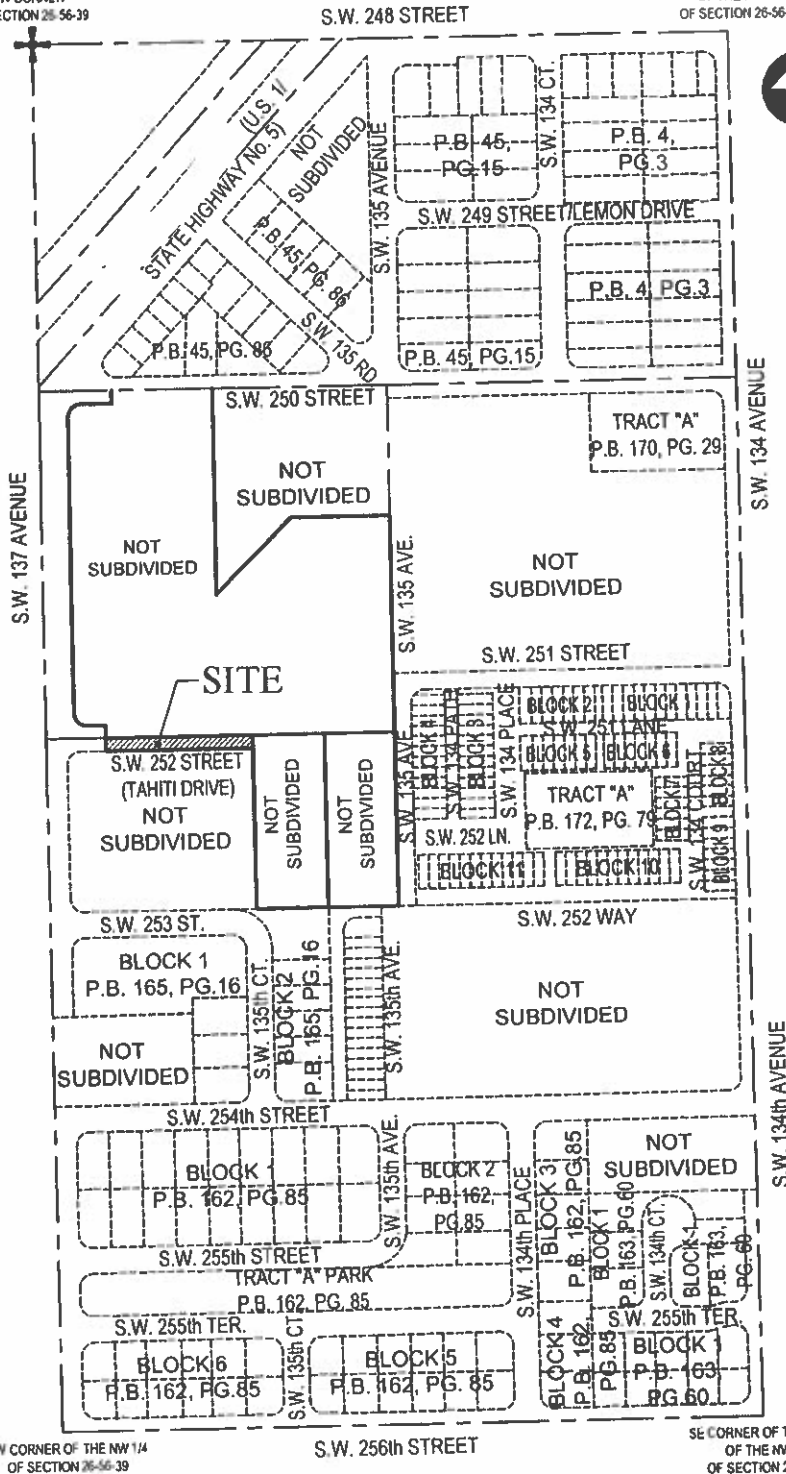
Assistant County Attorney

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NW CORNER
OF SECTION 26-56-39

NE CORNER OF THE NW 1/4
OF THE NW 1/4
OF SECTION 26-56-39



SW CORNER OF THE NW 1/4
OF SECTION 26-56-39

SE CORNER OF THE SW 1/4
OF THE NW 1/4
OF SECTION 26-56-39

LOCATION MAP

SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

SOURCE OF DATA:

THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL WAS GENERATED FROM THE FOLLOWING:

1. OFFICIAL RECORDS BOOK 29306-3379
2. SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN CHAPTERS 5J-17.051 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO 472.027 FLORIDA STATUTES.

NOTICE:

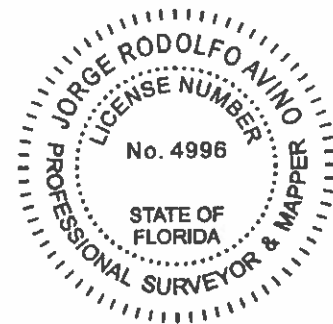
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S NOTES:

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF S.W. 137th AVENUE WITH AN ASSUMED BEARING OF N00°53'44"W SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

RESTRICTIONS:

SINCE NO OTHER INFORMATION WERE FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA OR ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.



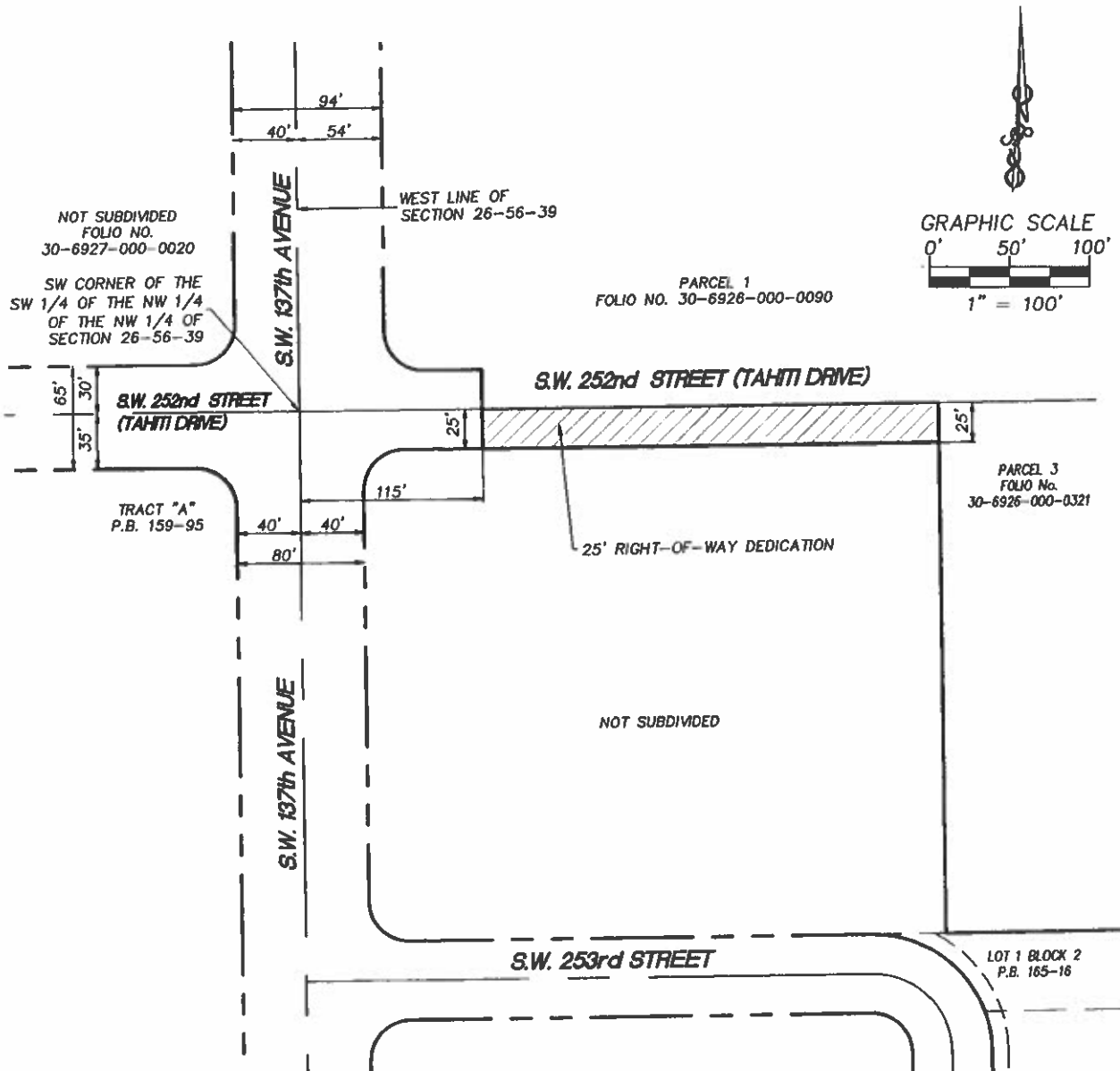
Aviño & Associates
1350 S.W. 57TH AVENUE
SUITE 207
WEST MIAMI, FLORIDA 33144
TEL (305) 265-5030 - FAX (305) 265-5033
CERTIFICATE OF AUTHORIZATION EB # 5098
CERTIFICATE OF AUTHORIZATION LB # 5098
E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM

**PINNACLE AT
TROPICAL POINTE**

DRAWN BY: AB	SHEET
CHECKED BY: JR	1
DATE: 06-05-2023	
SCALE: N.T.S.	
SEAL	
JORGE R. AVINO, PE, PSMA 4886	JOB No.: 21105.00
	OF 2 SHEETS

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4, OF THE SW 1/4, OF THE NW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

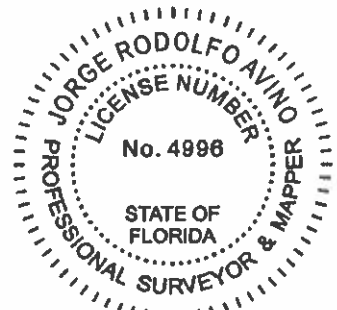
THE NORTH 25 FEET OF THE WEST 3/5 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 115 FEET THEREOF, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 7,133 SQUARE FEET (0.16 ACRES ±)

FOLIO NUMBER: 30-6926-000-0301

NOTE:

THIS IS NOT A FIELD SURVEY.

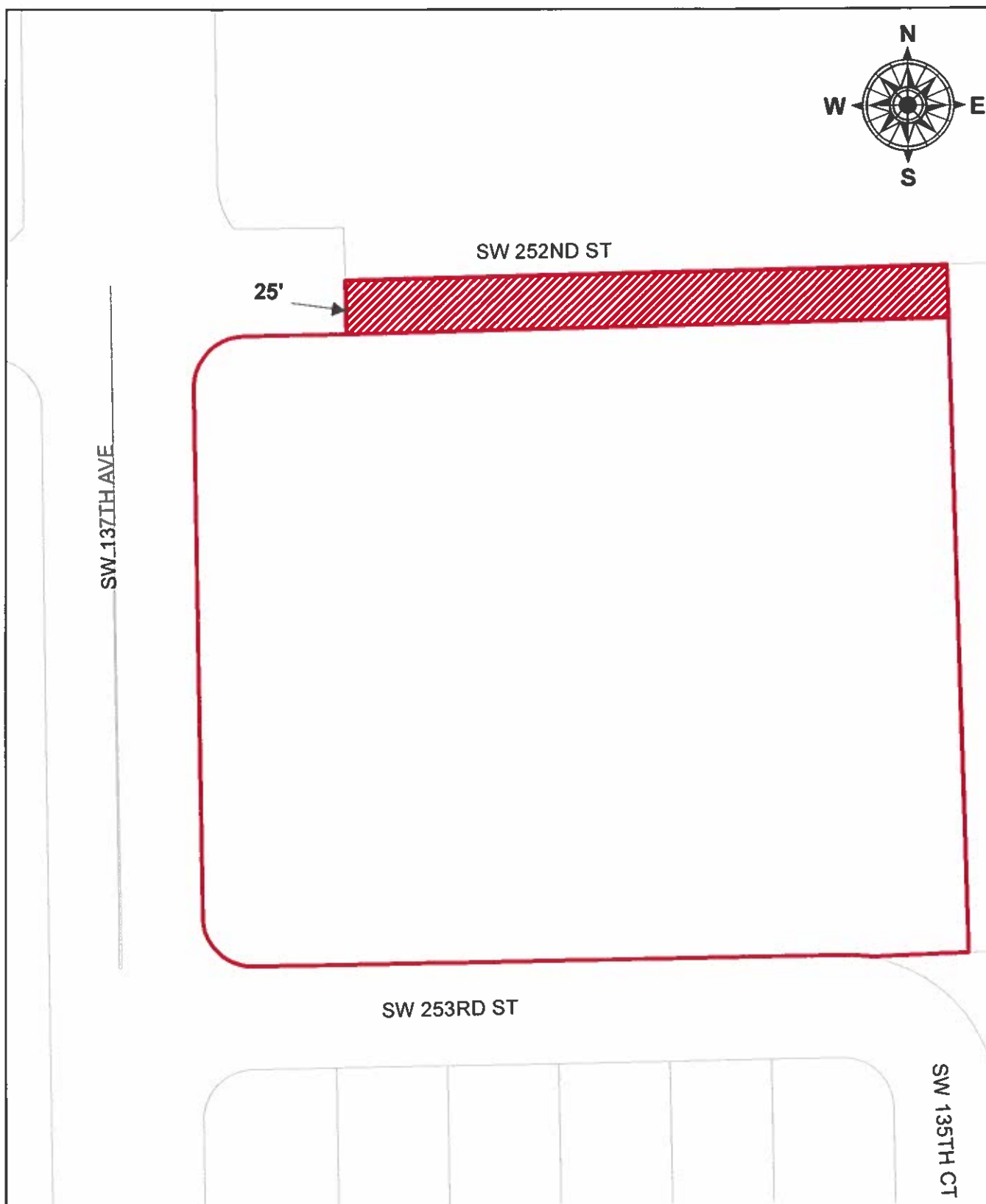
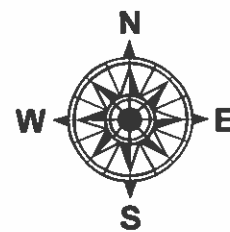


Avino
& ASSOCIATES

1350 S.W. 57TH AVENUE
SUITE 207
WEST MIAMI, FLORIDA 33144
TEL: (305) 265-5030 - FAX: (305) 265-5033
CERTIFICATE OF AUTHORIZATION EB # 5098
CERTIFICATE OF AUTHORIZATION LB # 5098
E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM

**PINNACLE AT
TROPICAL POINTE**

SEAL JORGE R. AVINO, P.E., PSM# 4996	DRAWN BY: AB	SHEET 2 OF 2 SHEETS
	CHECKED BY: JR	
	DATE: 06-05-2023	
	SCALE: AS SHOWN	
JOB No: 21105.00		



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6926-000-0301

Name: Masjid UL Mumineen, Inc.

Section: 26-56-39

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 9/12/2023

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. 30-6919-000-0070
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 21 day of SEPTEMBER, A.D. 2023,
by and between The Sperjohn Benjamin and Donasha Benjamin Revocable
Trust dated May 24, 2013 and as amended on September 29, 2021,
whose address is 23950 SW 167th Avenue, Homestead, FL 33031, party
of the first part, and **MIAMI-DADE COUNTY**, a political subdivision
of the State of Florida, and its successors in interest, whose Post
Office Address is 111 NW 1st Street, Miami, Florida 33128-1970,
party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to 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 East 40 feet of the following described parcel of land: The SE 1/4 of the SE 1/4 of
the NE 1/4 less the North 358 feet thereof except the South 34 feet of the East 285 feet less the
Westerly most 1.0 acres thereof, all in Section 19, Township 56 South, Range 39 East, 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, 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)

Jeffrey D. Waitmore 111 NW 1 ST
MIAMI, FL 33128

Witness

JEFFREY D. WAITMORE
Witness Printed Name

Esther G. Mejia Morgan

Witness

Esther G. Mejia Morgan
Witness Printed Name
12209 SW 14 LN MIAMI FL 33184

Witness

Witness Printed Name

Witness

Witness Printed Name

The Sperjohn Benjamin and
Donasha Benjamin Revocable
Trust dated May 24, 2013 and as
amended on September 29, 2021

Shemiran Benjamin (Sign)
By Trustee:

29525 SW 182nd Ave HS, FL 33030
Address (if different)

(Sign)

By: _____

Address (if different)

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

I HEREBY CERTIFY, that on this 21 day of SEPTEMBER 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization SHEMIRAN BENJAMIN, personally known to me, or proven, by producing the following methods of identification: FL DRIVERS LICENSE to be a Trustee of The Sperjohn Benjamin and Donasha Benjamin Revocable Trust dated May 24, 2013 and as amended on September 29, 2021, and having 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.



ARMANDO A. SANTELICES
Commission # HH 405340
Expires June 1, 2027

Armando A. Santelices
Notary Signature

ARMANDO A. SANTELICES
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: June 1, 2027

Commission/Serial No. HH 405340

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.

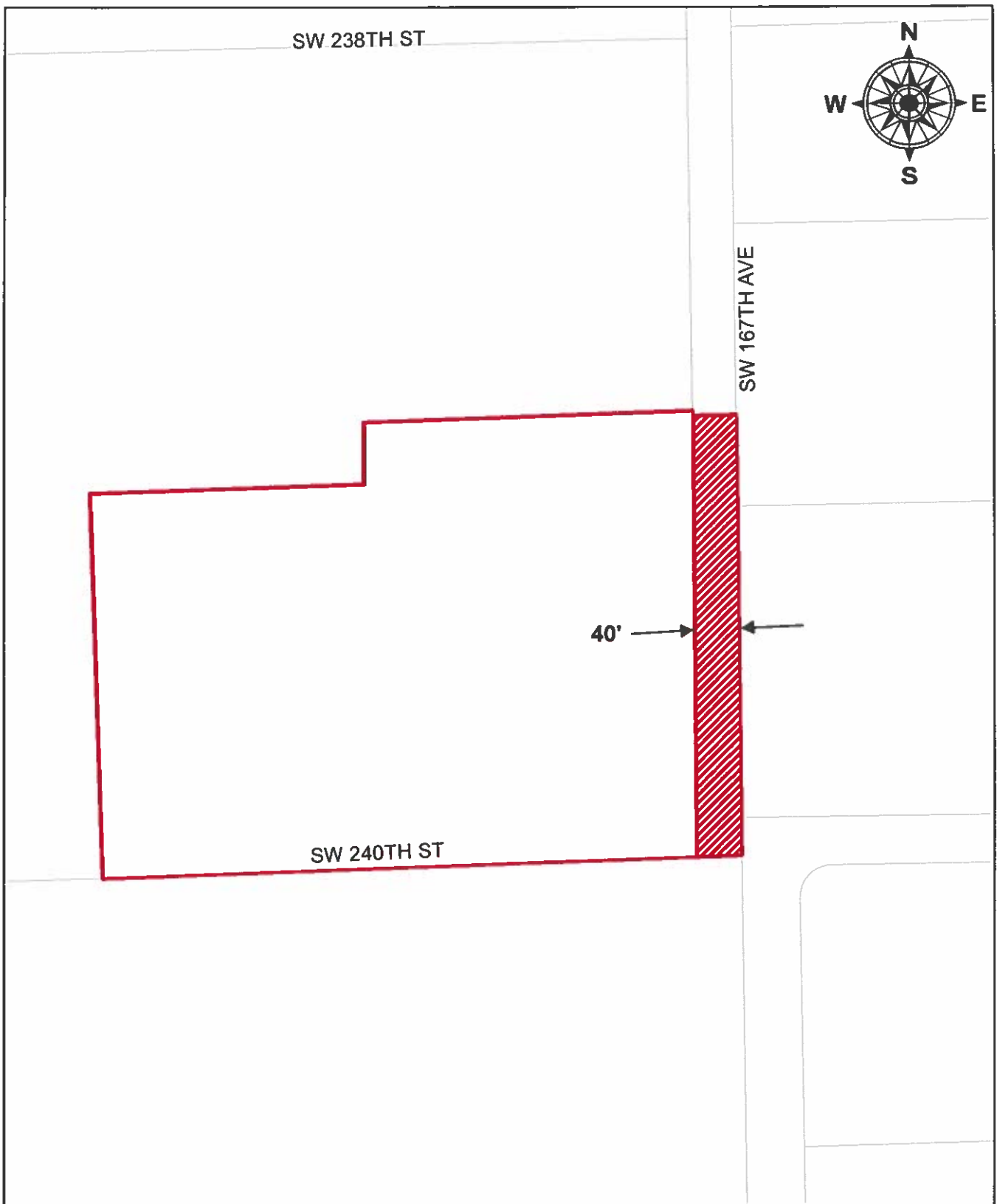
Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6919-000-0070

**Name: The Sperjohn Benjamin and Donasha Benjamin
Revocable Trust**

Section: 19-56-39

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 9/21/2023

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. 30-3109-000-0870
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 22 day of MAY, A.D. 2023 by and between JC LLERENA LLC, a Florida limited liability company, whose address is 9022 NW 119 Street, Hialeah, FL 33018, 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 West line of the East 50 feet of Section 9 Township 53 South, Range 41 East and the North line of the South 35 feet of said Section 9, 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

JC LLERENA LLC

Name of LLC

By: Member

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 22 day of MAY, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [physical or [online notarization JUAN C. LLERENA and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of JC LLERENA 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

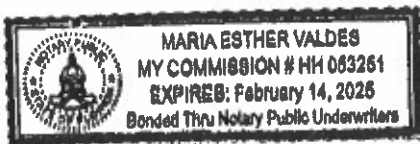
MARIA ESTHER VALDES
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: February 14, 2015

Commission/Serial No. HN053251



The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

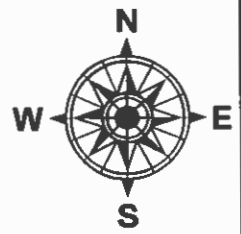
Chairman of the Board of County
Commissioners

ATTEST: Juan Fernandez-Barquin
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



NW 27TH AVE

NW 71ST TER

R 25'

NW 71ST ST

NW 70TH ST

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3109-000-0870

Name: JC LLERENA LLC

Section: 9-53-41

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Date: 9/22/2023

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: May 7, 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)
5-7-24

RESOLUTION NO. R-390-24

RESOLUTION ACCEPTING CONVEYANCES OF FIVE
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. Gerardo C. Perez and Madeline E. Perez
2. Jose Luis Gutierrez, Orquidea Santos, and Yulia Perez
3. Masjid UL Mumineen, Inc.
4. The Sperjohn Benjamin and Donasha Benjamin Revocable Trust dated May 24, 2013 and as amended on September 29, 2021
5. JC Llerena LLC; and

WHEREAS, upon consideration of the recommendations 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 **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of May, 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