

MEMORANDUM

Agenda Item No. 8(N)(1)

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

DATE: May 21, 2024

FROM: Geri Bonzon-Keenan
County Attorney

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

Resolution No. R-443-24

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: May 21, 2024

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

From: Daniella Levine Cava
Mayor 

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. 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 seven instruments are being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Exhibit 1 and are further described below.

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$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 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

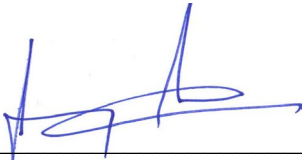
These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The individual sites are listed below outlining the specific requirement for each.

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.	Concrete Labor Development, Inc.	RWD*	A portion of SW 117 Avenue from approximately 240 feet north of SW 28 Street north for 60 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 20240002)
2.	Grove Abaco QOZB, LLC	RWD*	The Radius Return at the southeast corner of the intersection of Grand Avenue and Elizabeth Street (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240003)
3.	Cazo Construction Corporation	RWD*	Portions of SW 118 Court from approximately 215 feet north of SW 220 Street north for 50 feet and from approximately 315 feet north of SW 220 Street north for 150 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 20240004)
4.	Bluenest Homes 5 L.L.C.	RWD*	A portion of SW 24 Street from SW 62 Avenue east for approximately 106 feet, and the Radius Return at the southeast corner of the intersection of SW 24 Street and SW 62 Avenue (Commissioner Kevin M. Cabrera, District 6)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240006)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Ivan Rabinovich Development LLC as Trustee of the JG 1999 Land Trust	RWD*	A portion of NW 46 Street from NW 21 Avenue east for approximately 45 feet, and the Radius Return at the northeast corner of the intersection of NW 46 Street and NW 21 Avenue (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 and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240007)
6.	Build Capital LLC	RWD*	A portion of SW 52 Avenue from approximately 75 feet south of SW 74 Street south for 75 feet (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20240008)
7.	Pinto Castro Investments, LLC	RWD*	A portion of SW 216 Street from SW 149 Avenue east for approximately 343 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 20240009)



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. 30-4018-001-0690
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 9 day of January, A.D. 2024, by and between Concrete Labor Development, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 14361 SW 22nd Street, Miami, FL 33175, 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 34 feet of Lot 26, Block 2, CORAL WAY ESTATES, according to the plat thereof, as recorded in Plat Book 46 at Page 19 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 Allyn Huguenia-Perez 10540 NW 38 ST
Printed Name & Address Miami FL 33138

Witness Clara Slacer 14361 SW 22 ST
Printed Name & Address Miami FL 33175

Witness

Printed Name & Address

Witness

Printed Name & Address

Concrete Labor Development,
Inc.

Name of Corporation

By [Signature] (Sign)
President

Printed Name

14361 SW 22st Miami FL 33175
Address if different

Attest: _____ (Sign)
Secretary

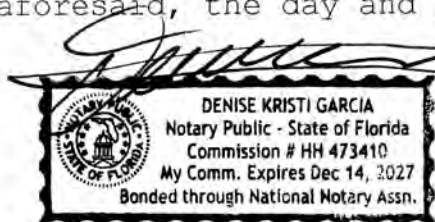
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 10 day of Jan,
A.D. 2024, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared by means of
[] physical or [] online notarization Orestes Boffil Casa and
Alayn Huguencia-Perez and Clara Hacer personally known to me, or proven, by
producing the following identification: Personally to
be the _____ President and _____ Secretary of Concrete
Labor Development, 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
Orestes Boffil 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.



[Signature]
Notary Signature
Denise Kristi Garcia
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: Dec 14 2027
Commission/Serial No. HH 473410

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

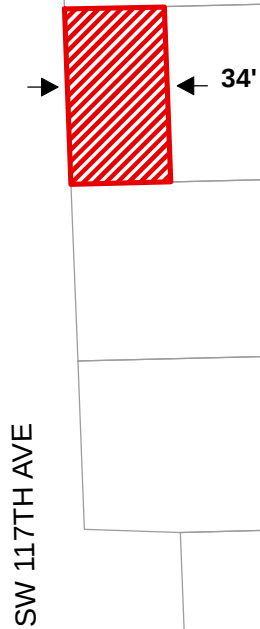
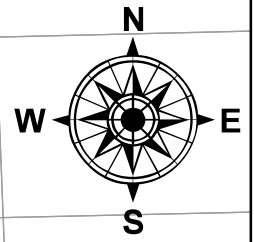
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4018-001-0690

Name: Concrete Labor Development, Inc.

Section: 18-54-40

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 1/11/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC008

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 01-4121-007-4610
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 4th day of JANUARY, A.D. 2024, by and between GROVE ABACO QOZB, LLC, a Florida limited liability company, whose address is 13218 West Broward Blvd., Plantation, FL 33325, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

That portion of the East 1/2 of Lot 20, Block 28, AMENDED PLAT OF THE FROW HOMESTEAD, according to the plat thereof as recorded in Plat Book B, at Page 106, of the Public Records of Miami-Dade County, Florida lying within the external area of a 25-foot-

radius curve concave to the Southeast and tangent to the South line of the North 10 feet of said Lot 20 and the West line of the East 1/2 of said Lot 20.

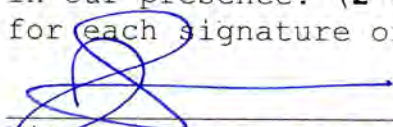
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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, 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 
Jimmy Sinis 2021 SW 520 AVE
MIAMI FL 33129
Printed Name & Address

Witness 
Richard Schuck 1014 Pizarro Street
Coral Gables, FL 33134
Printed Name & Address

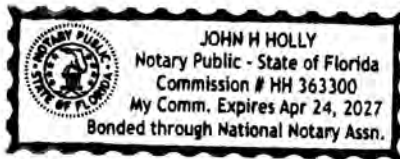
Peter Gardner, as Manager of
GROVE ABACO QOF, LLC,
the sole Manager of
GROVE ABACO QOZB, LLC

 (Sign)
3162 COMMODORE PLAZA, SUITE 2C
COCONUT GROVE, FL 33133
Address (if different)

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

I HEREBY CERTIFY, that on this 4 day of January, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of X physical or [] online notarization Peter Gardner personally known to me, or proven, by producing the following forms of identification: its duly authorized as Manager of GROVE ABACO QOF, LLC, the sole Manager of GROVE ABACO QOZB, LLC, a Florida limited liability company. Said Manager 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

John H Holly
Printed Notary Signature

Notary Public, State of Florida

My commission expires: Apr 24, 2027

Commission/Serial No. HH 363300

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

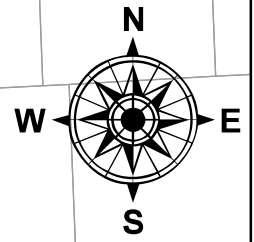
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



GRAND AVE

ELIZABETH ST



THOMAS AVE

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 01-4121-007-4610

Name: GROVE ABACO QOZB, LLC

Section: 21-54-41

Municipality: Miami
Commission District 7
Raquel A. Regalado

Date: 1/11/2024
Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC012

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.

Folio No. 30-6913-002-0060/0070/0080/0100

User Department: DTPW

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

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

THIS INDENTURE, Made this 8 day of January, A.D. 2024, by and between **CAZO CONSTRUCTION CORPORATION**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 3461 SW 8 Street, Miami, Fl 33135, 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 13 feet of Lots 15, 16, and 17, Block 1, RANDOLPH'S ADDITION TO GOULDS FLORIDA, according to the plat thereof as recorded in Plat Book 6, at Page 52, of the Public Records of Miami-Dade County, Florida; **AND the West 6 feet of Lot 19 of said Block 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 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

Julian Cazo - 5808 Coral Way Miami, FL
Printed Name & Address

Witness

Tania Cazo - 2913 SW 6th St.
Printed Name & Address

Witness

Julian Cazo - 5808 Coral Way, Miami, FL
Printed Name & Address

Witness

Tania Cazo - 2913 SW 6th St.
Printed Name & Address

CAZO CONSTRUCTION CORPORATION

Name of Corporation

By: Armando Cazo President

Printed Name

Address if different

Esperanza Cazo (Sign)
Attest: _____ Secretary

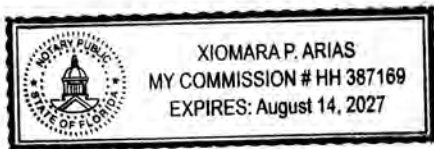
Esperanza Cazo
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 8 day of January, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☒ physical or ☐ online notarization Armando Cazo and Esperanza Cazo, personally known to me, or proven, by producing the following identification: _____ to be the ✓ President and ✓ Secretary of CAZO CONSTRUCTION CORPORATION, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY SEAL/STAMP

Xiomara P. Arias
Notary Signature

Xiomara P. Arias
Printed Notary Name

Notary Public, State of Florida

My commission expires: August 14, 2027

Commission/Serial No. HH387169

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.

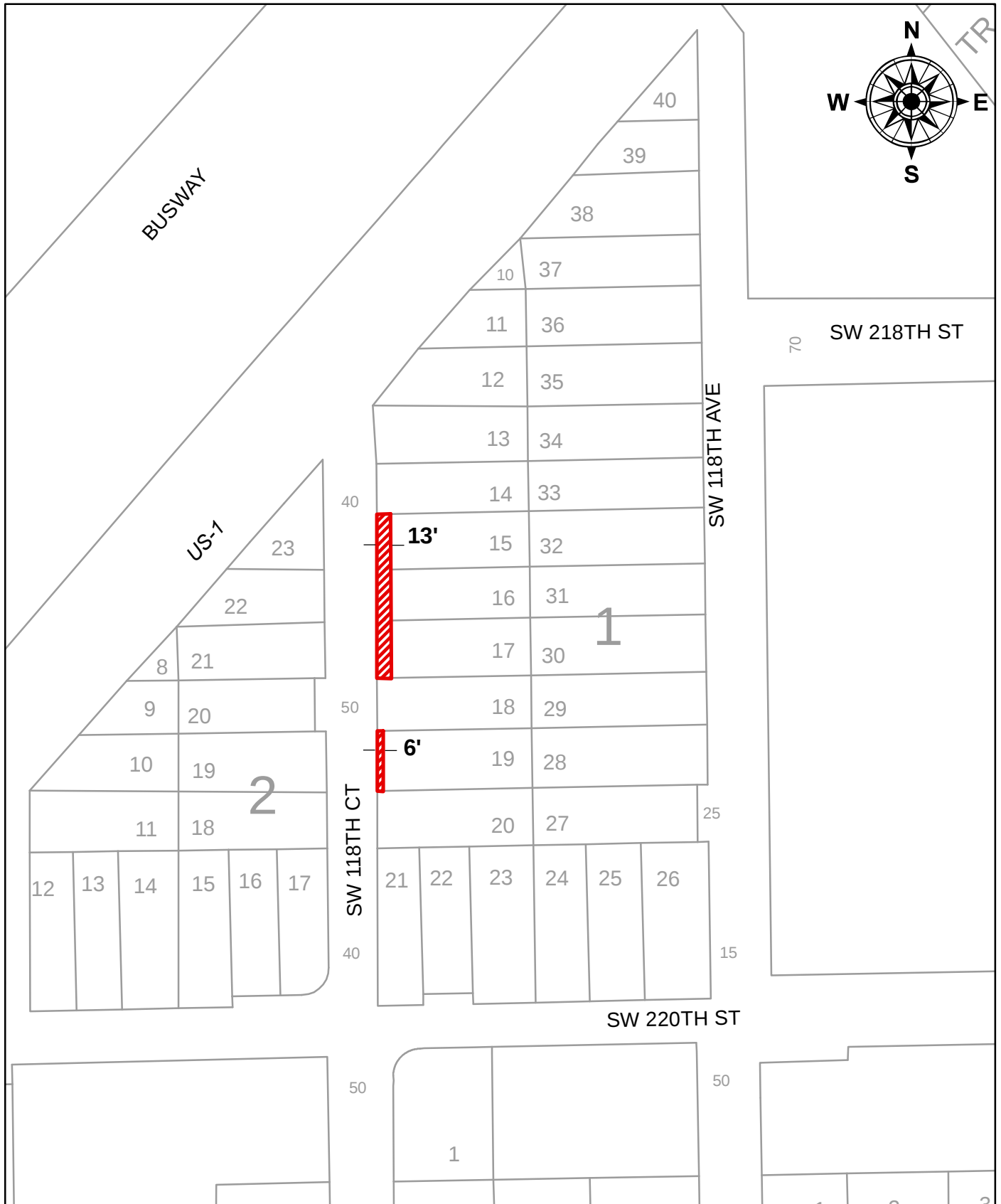
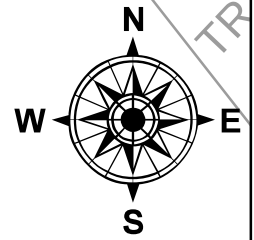
County Mayor or Designee

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

Folios: 30-6913-002-0060/0070/0080/0100

Name: CAZO CONSTRUCTION CORPORATION

Section: 13-56-39

Municipality: Unincorporated

Commission District 9

Kionne L. Mc Ghee

Date: 1/17/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC016

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. 30-4013-021-0020
User Department: DTPW

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

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

THIS INDENTURE, Made this 22 day of Jan, A.D. 2024, 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 10 feet of Lot 2, Block 1, TINDELL HEIGHTS, according to the plat thereof as recorded in Plat Book 114, at Page 55, of the Public Records of Miami-Dade County, Florida; AND that portion of said Lot 2 lying within the external area of a 25-foot-radius curve

concave to the Southeast and tangent to the West line of said Lot 2 and the South line of the North 10 feet of said Lot 2.

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.

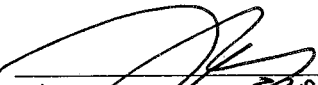
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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.
Ste 180
Miami, FL 33126
Printed Name & Address


Witness 5301 Blue Lagoon Dr
Ste 180
Miami, FL 33126
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

BLUENEST HOMES 5 L.L.C.

Name of LLC


By: Member _____ (Sign)

Jafim Chraib
Printed Name

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 22 day of January, A.D. 2024, 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 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.



[Signature]
Notary Signature
Maria Ponce
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: April 6 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

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4013-021-0020

Name: BLUENEST HOMES 5 L.L.C.

Section: 13-54-40

Municipality: Unincorporated
Commission District 6
Kevin M. Cabrera

Date: 1/24/2024

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. 30-3122-014-1820
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 10 day of January A.D. 2024, by and between Ivan Rabinovich Development LLC, a Florida limited liability company, as Trustee of the JG 1999 Land Trust, whose Post Office address is 700 NE 90 Street, Miami Shores, FL 33138, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 10 feet of Lot 28, Block 9, SEVENTEENTH AVENUE MANOR, according to the plat thereof as recorded in Plat Book 18, at Page 43, of the Public Records of Miami-

Dade County, Florida; AND that portion of said Lot 28 that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the North line of the South 10 feet of said Lot 28 and the West line of said Lot 28.

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
Ashley Ortiz 125 NE 23 St Miami, FL 33137
Printed Name & Address



Witness
Rolando Ramirez 195 NW 115 St Miami FL 33168
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

Ivan Rabinovich Development
LLC, as Trustee of the JG 1999
Land Trust



(Sign)
By: Member
Ivan Rabinovich
Printed Name

Address (if different)

(Sign)
By: Member

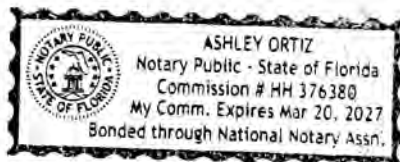
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 10 day of January, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization IVAN RABINOVICH and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of Ivan Rabinovich Development LLC, a Florida limited liability company, as Trustee of the JG 1999 Land Trust. 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 Ortiz
Notary Signature
Ashley Ortiz
Printed Notary Signature

Notary Public, State of FL

My commission expires: 03/20/2027

Commission/Serial No. HH 376380

The foregoing was accepted and approved on the _____ day of _____, A.D. 2024, 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

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3122-014-1820

Section: 22-53-41

Municipality: Unincorporated

Commission District 3

Keon Hardemon

**Name: Ivan Rabinovich Development LLC, a Florida
limited liability company, as Trustee of the JG 1999 Land Trust**

Date: 2/1/2024

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. 30-4131-018-0450
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 23 day of January A.D. 2024, by and between **BUILD CAPITAL LLC**, a Florida limited liability company, whose address is 2301 Laguna Circle, Apt. 1101, Miami, FL 33181, 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:

Those portions of Lot 3 and the South 1/2 of Lot 2, Block 18, 2ND AMMENDED PLAT OF HIGH PINES, according to the plat thereof as recorded in Plat Book 10, at Page 18, of the Public Records of Miami-Dade County, Florida, that lie within the East 35 feet of the

Northwest 1/4 of Section 31, Township 54 South, Range 41 East, in Miami-Dade County, Florida.

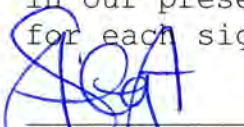
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

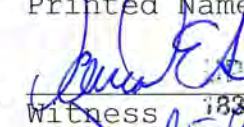
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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 JPS STORE
1835 E. HALLANDALE BCH. BLVD.
HALLANDALE BCH., FL 33009

Printed Name & Address


Witness JPS STORE
1835 E. HALLANDALE BCH. BLVD.
HALLANDALE BCH., FL 33009

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

BUILD CAPITAL LLC

Name of LLC

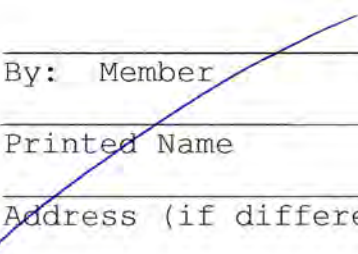

(Sign)

By: Member

Serhii Holovchenko

Printed Name

2301 Laguna circle, apt 1101, North Miami, 33181
Address (if different)


(Sign)

By: Member

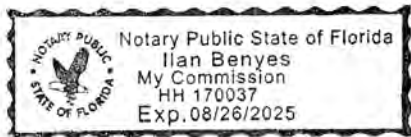
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of JANUARY, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~physical~~ or ☐online notarization SERHII HOLOVCHENKO and _____ personally known to me, or proven, by producing the following forms of identification: UKRAINE ID to be the Member(s) duly authorized on behalf of **BUILD CAPITAL 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.



[Signature]
Notary Signature

ILAN BENYES
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 08/26/2025

Commission/Serial No. HH 170037

The foregoing was accepted and approved on the _____ day of _____, A.D. 2024, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

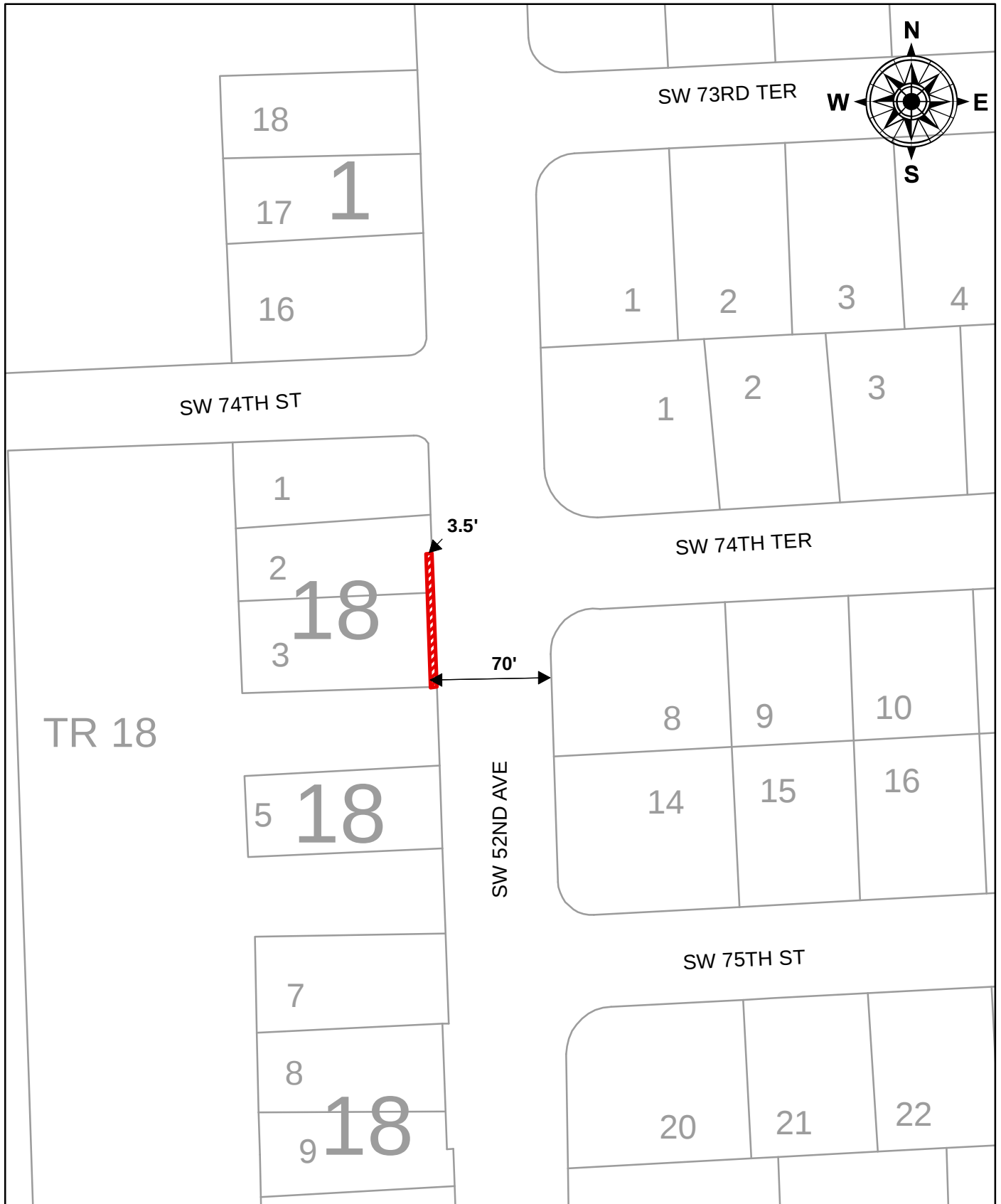
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4131-018-0450
Name: Build Capital LLC
Section: 31-54-41

Municipality: Unincorporated
 Commission District 7
 Raquel A. Regalado

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Date: 2/1/2024
 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. 30-6916-001-0800
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 **10th day of January, 2024**, by and between **PINTO CASTRO INVESTMENTS, LLC**, a Florida limited liability company, whose address is 14890 SW 216 Street, Miami, FL 33170, 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 20 feet of the North 40 feet of Lot 63A, REDLAND CITRUS ORCHARDS, according to the plat thereof as recorded in Plat Book 5, at Page 31, 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.

[SIGNATURE PAGES TO FOLLOW]

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)

WITNESSES:

Joyce J. Ubersox
Print: Joyce J. UBERSOX

Address: 8420 SW 133 Ave Rd
Miami FL 33183

Mayra Archer
Print: Mayra Archer

Address: 14279 SW 126 Place
Miami, FL 33186

PINTO CASTRO INVESTMENTS,
LLC, a Florida limited liability
company

By: Angela M. Pinto
Angela M. Pinto,
Managing Member

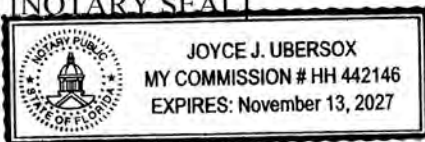
Address: 14890 S.W 216 St.
Miami, FL 33170

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 10th day of **January 2024**, by **Angela M. Pinto** as **Managing Member** of **PINTO CASTRO INVESTMENTS, LLC**, a Florida limited liability company, who is duly authorized on behalf of the company. He/She was personally known _____ or produced drivers license as form of identification.

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

[NOTARY SEAL]



Joyce J. Ubersox
Notary Public for the State of Florida

Joyce J. UBERSOX
Name Type, Print or Stamped

My Commission expires: 11-13-27

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

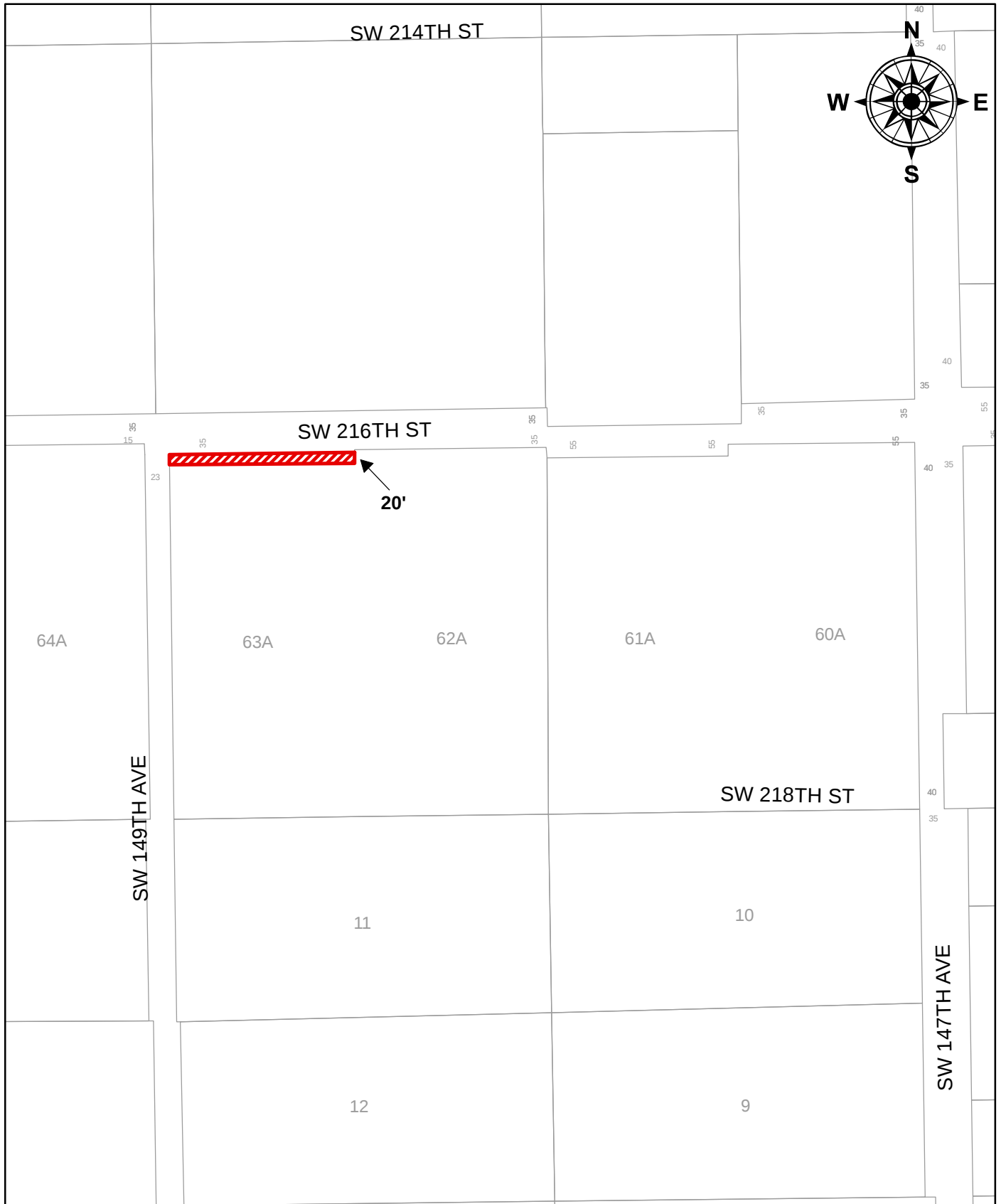
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6916-001-0800

Name: PINTO CASTRO INVESTMENTS, LLC

Section: 16-56-39

Municipality: Unincorporated

Commission District 8

Danielle Cohen Higgins

Date: 1/25/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC033



MEMORANDUM

(Revised)

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

DATE: May 21, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)

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)(1)
5-21-24

RESOLUTION NO. R-443-24

RESOLUTION ACCEPTING CONVEYANCES OF SEVEN
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. Concrete Labor Development, Inc.
2. Grove Abaco QOZB, LLC
3. Cazo Construction Corporation
4. Bluenest Homes 5 L.L.C.
5. Ivan Rabinovich Development LLC as Trustee of the JG 1999 Land Trust
6. Build Capital LLC
7. Pinto Castro Investments, LLC; and

WHEREAS, upon consideration of the recommendation of the Department of Transportation and Public Works, this Board finds and determines that the acceptance of such conveyances would be in the public's best interest,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves the foregoing recitals and County Mayor's memorandum as if fully set forth herein.

Section 2. The conveyances by the above-described property owners/grantors are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

Section 3. The 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 **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 21st 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 be "LEM", written over a horizontal line.

Lauren E. Morse