

MEMORANDUM

Agenda Item No. 8(N)(2)

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

DATE: September 17, 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-814-24

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



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: September 17, 2024

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

From: Daniella Levine Cava *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. 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 \$240.

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 \$240 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 acceptance 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

MDC002

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Hope 20 Corp.	RWD*	A portion of SW 207 Avenue from approximately 440 feet south of SW 344 Street south for approximately 880 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 20240013)
2. Giraldo Castellon, as Trustee of the Giraldo Castellon Living Trust dated November 27, 2001	RWD*	A portion of SW 264 Street from SW 129 Avenue west for approximately 86 feet and the Radius Return at the southwest corner of the intersection of SW 264 Street and SW 129 Avenue (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 twenty-five (25) feet. (File 20240014)
3. Habitat for Humanity of Greater Miami, Inc.	RWD*	A portion of SW 120 Avenue from SW 215 Street north for approximately 46 feet, a portion of SW 215 Street from SW 120 Avenue east for approximately 130 feet, and the Radius Return at the northeast corner of the intersection of SW 120 Avenue and SW 215 Street (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240019)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
4.	Richmond Heights 1 LLC	RWD*	A portion of SW 104 Avenue from approximately 130 feet north of SW 177 Street north 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 20240022)
5.	Grove Nassau 2, LLC	RWD*	The Radius Return at the northeast corner of the intersection of Grand Avenue and Hibiscus 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 20240023)
6.	Eduardo Kondracki and Claudia Townsend	RWD*	The Radius Return at the southwest corner of the intersection of SW 54 Avenue and SW 78 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 20240024)



Jimmy Morales
Chief Operating 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. 30-7827-000-0120

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 24 day of October, A.D. 2022, by and between **HOPE 20 CORP.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 25399 SW 157 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 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 40 feet of the NW 1/4 of the NW 1/4, Less the North 1/3 thereof, Section 27, Township 57 South, Range 38 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 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).

Cristina Pelay
Witness
Cristina Pelay 44 NE 16 ST
Printed Name Homestead, FL
33030

Alejandro Pelay
Witness
Alejandro Pelay 44 NE 16 ST
Printed Name Homestead, FL
33030

Witness

Printed Name

Witness

Printed Name

HOPE 20 CORP.

Name of Corporation

[Signature] (Sign)
By: _____ President

Louis M. Carricame
Printed Name

Address if different

Attest: _____ (Sign)
Secretary

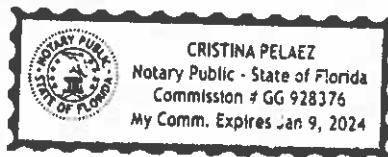
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 20 day of October, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of X physical or [] online notarization LOUIS M. CARROLL and personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of HOPE 20 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.



Cristina Pelaez
Notary Signature

Cristina Pelaez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Jan. 9, 2024

Commission/Serial No. GG928376

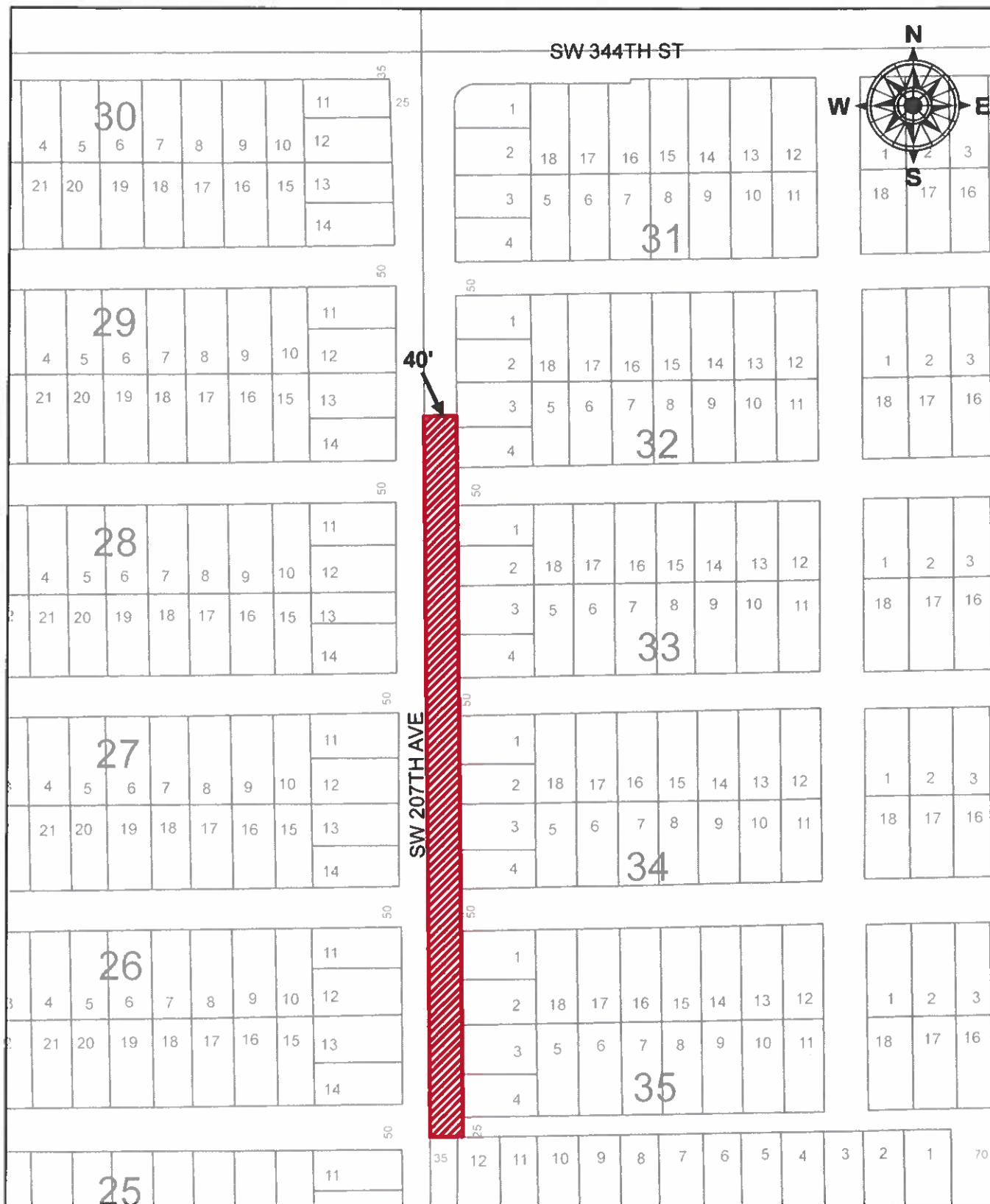
The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

ATTEST: Juan Fernandez-Barquin Approved as to form
Clerk of the Court and Comptroller 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: 30-7827-000-0120
Name: HOPE 20 CORP.
Section: 27-57-38

Date: 2/29/2024
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. 30-6935-002-0010
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 7 day of March, A.D. 2024,
by and between Giraldo Castellon, as Trustee of the Giraldo
Castellon Living Trust dated November 27, 2001, whose Post Office
Address is 9841 NW 130 Street, Hialeah Gardens, 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 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 North 15 feet of Lots 1, 2, and 3, Block 1, DIXIE HEIGHTS, according to the plat
thereof as recorded in Plat Book 15, at Page 65, of the Public Records of Miami-Dade County,
Florida; AND that portion of said Lot 1 that lies within the external area of a 25-foot-radius
curve concave to the Southwest and tangent to the South line of the North 15 feet of said Block**

1 and the East line 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 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)

Giraldo Castellon Living Trust
dated November 27, 2001

Witness
Vivian R. Riveiro 7950 NW 155 ST., #104
Witness Printed Name & Address Miami Lakes, FL 33016

Witness
Daylin Millian 7950 NW 155 ST., #104
Witness Printed Name & Address Miami Lakes, FL 33016

(Sign)
By: Giraldo Castellon, Trustee

9841 NW 130 Street
Address (if different)
Hialeah Gardens FL 33018

Witness

Witness Printed Name & Address

(Sign)
By: _____

Witness

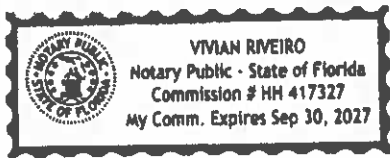
Witness Printed Name & Address

Address (if different)

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

I HEREBY CERTIFY, that on this 7 day of March, 2024 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [☒] physical or [☐] online notarization Giraldo Castellon, personally known to me, or proven, by producing the following methods of identification: FL drivers Lic. to be the Trustee duly authorized on behalf of the Giraldo Castellon Living Trust dated November 27, 2001, 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.



NOTARY SEAL/STAMP

[Signature]
Notary Signature

Vivian R. Riveiro

Printed Notary Name

Notary Public, State of FL

My commission expires: 9/30/27

Commission/Serial No. HH 417327

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

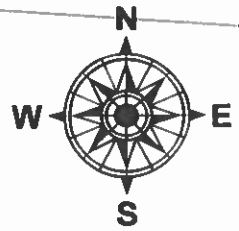
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

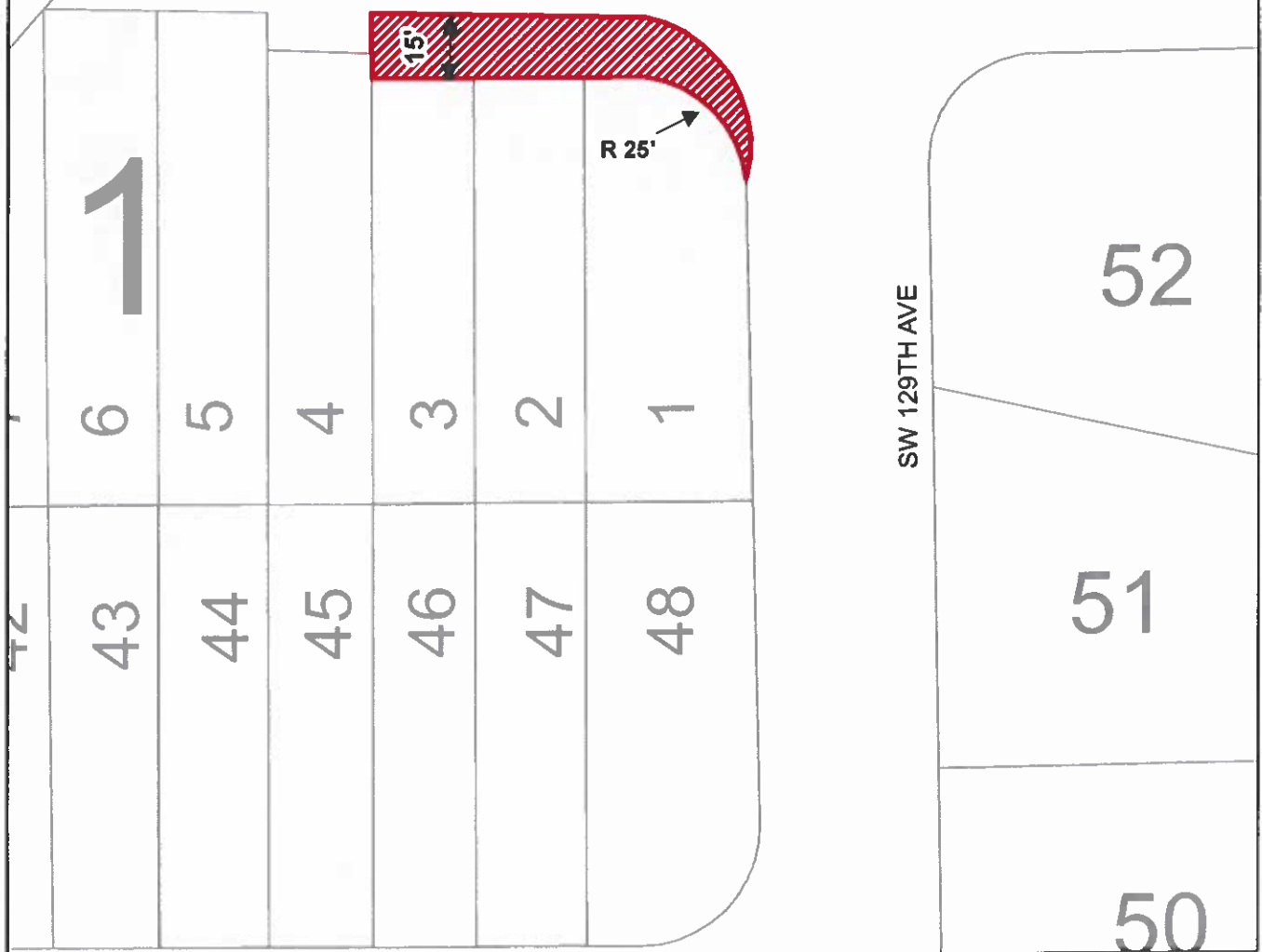
Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



SW 264TH ST



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6935-002-0010

Name: Giraldo Castellon, as Trustee

of the Giraldo Castellon Living Trust dated November 27, 2001

Section: 35-56-39

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 3/13/2024

Drawn By: A.Santelices

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. 30-6912-004-0510
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 20 day of MARCH, A.D. 2024, by and between HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 3800 NW 22 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 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 one foot of Lot 6, Block 3, SYMMES-SHARMAN TRACT, according to the plat thereof as recorded in Plat Book 9, at Page 170, of the Public Records of Miami-Dade County, Florida, LESS the North 2.1 feet thereof;

AND the South 6 feet of said Lot 6;

AND that portion of said Lot 6 that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the East line of the West one foot of said Lot 6 and the North line of the South 6 feet of said Lot 6;

LESS the portion thereof previously conveyed to Miami-Dade County by the Right-of-Way

Deed recorded in Official Records Book 33403, at Page 4926, 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).

HABITAT FOR HUMANITY OF GREATER
MIAMI, INC.

Name of Corporation

Witness

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

3800 NW 22 AVE
MIAMI, FL 33142

(Sign)

By: _____ President

Mario Artecona
Printed Name

Address if different

Attest: _____ (Sign)
Secretary

Printed Name

Address if different

STATE OF FL)
)SS
COUNTY OF MIAMI DADE)

I HEREBY CERTIFY, that on this 20 day of MARCH,
A.D. 2024 before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared by means of
Xphysical or []online notarization MARIO ARTECONA and
_____, personally known to me, or proven, by
producing the following identification: _____ to
be the CURRENT President and _____ Secretary of HABITAT
FOR HUMANITY OF GREATER MIAMI, 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.



Daryl Bustamante
Comm.: HH 471182
Expires: Feb. 17, 2028
Notary Public - State of Florida

[Signature]
Notary Signature

DARYL BUSTAMANTE
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 2/17/28

Commission/Serial No. HH471182

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

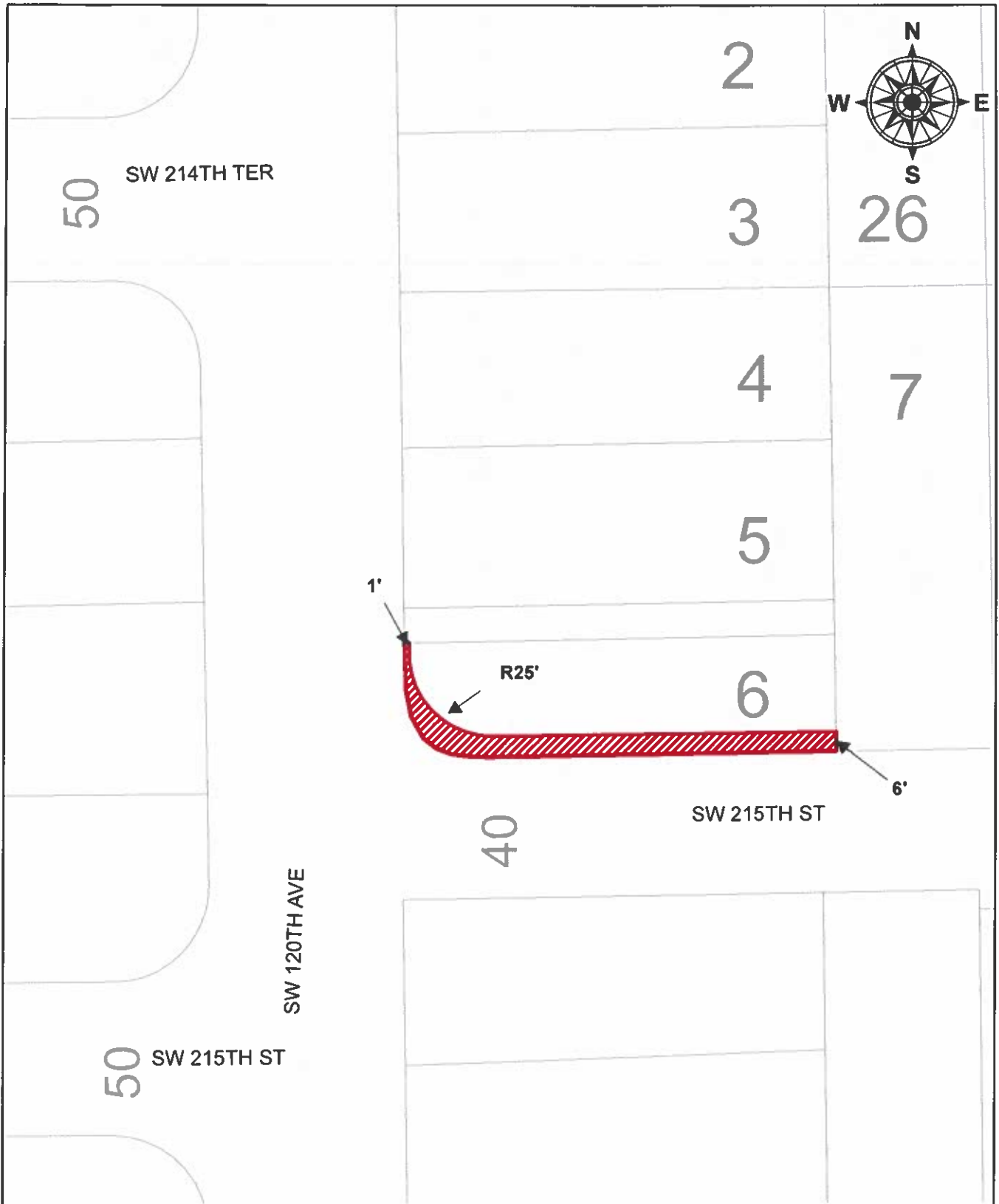
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6912-004-0510

Name: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

Section: 12-56-39

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 3/22/2024

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. 30-5032-000-0560
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 MARCH, A.D. 20224 by and between RICHMOND HEIGHTS 1 LLC, a Florida limited liability company, whose address is 5941 SW 164 Court, Miami, FL 33193, 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 East 5 feet of the West 35 feet of the North 40 feet of the South 170 feet of the West 1/2 of the NW 1/4 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 32, Township 55 South, Range 40 East, in Miami-Dade County, Florida.

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

It is expressly provided that if and when 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)

Brian R. A.
Witness 8400 SW 37 STREET
BRIAN RODRIGUEZ MIAMI FL 3355
Printed Name & Address

Jorge Jebian
Witness 14521 SW 38 STREET
JORGE JEBIAN MIRAMAR, FL 33027
Printed Name & Address

Yessenia Reyes
Witness 5941 SW 164 COURT
YESSENIA REYES MIAMI FL 33193
Printed Name & Address

Witness

Printed Name & Address

RICHMOND HEIGHTS 1 LLC

Name of LLC

Ivan Rodriguez (Sign)
By: Member
IVAN RODRIGUEZ

Printed Name
5941 SW 164 COURT MIAMI, FL 33193
Address (if different)

By: Member (Sign)

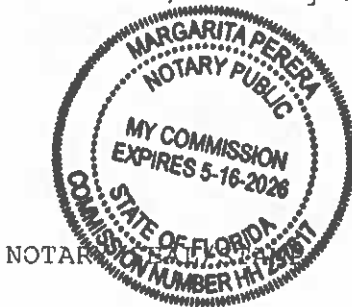
Printed Name

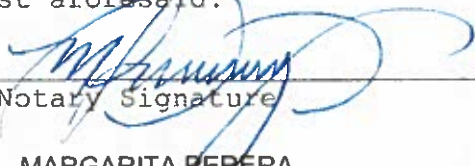
Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of MARCH, 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 RODRIGUEZ and N/A personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of RICHMOND HEIGHTS 1 LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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





Notary Signature

MARGARITA PERERA

Printed Notary Signature

Notary Public, State of FLORIDA

My commission expires: 05-16/2026

Commission/Serial No. HH237617

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

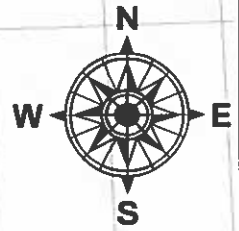
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



SW 176TH ST

SW 104TH AVE

5'

SW 177TH ST

THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Folio: 30-5032-000-0560

Name: Richmond Heights 1 LLC

Section: 32-55-40

Date: 3/28/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC020

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. 01-4121-007-3570
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 5th day of MARCH, A.D. 2021, by and between GROVE NASSAU 2, 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 Lot 11, Block 23, 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, that lies within the external area of a 25-foot-radius curve concave to the

Northeast and tangent to the West line of said Lot 11 and the North line of the South 10 feet of said Lot 11.

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 2021 SW 320 AVE UNIT B03
JIMMY SIMS MIAMI FL 33129
Printed Name & Address

Witness SCOTT DESHARNAIS
Printed Name & Address
4000 NE 25 AVE, LIGHTHOUSE PT. 33064

Witness _____
Printed Name & Address _____

Witness _____
Printed Name & Address _____

GROVE NASSAU 2, LLC

Name of LLC
Peter C. Galone (Sign)

By: Member
PETER C. GALONE
Printed Name

Address (if different)

By: Member (Sign)

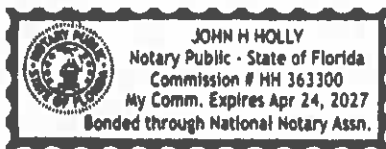
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 5 day of March, 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 _____ and _____ personally known to me, or proven, by producing the following forms of identification: Peter C. Gardner to be the Member(s) duly authorized on behalf of GROVE NASSAU 2, 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

John H Holly
Printed Notary Signature

Notary Public, State of Florida

My commission expires: April 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

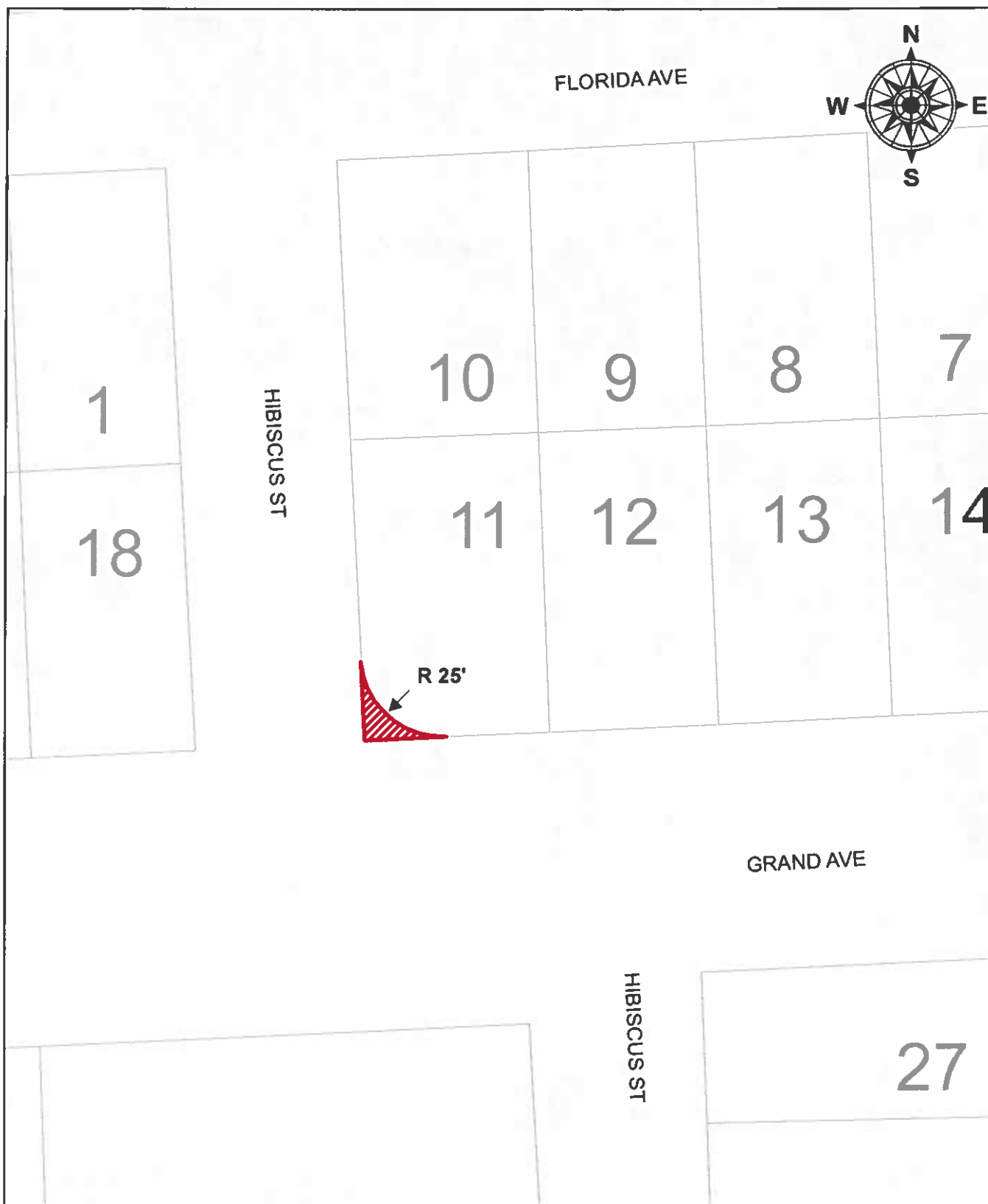
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 01-4121-007-3570

Name: GROVE NASSAU 2, LLC

Section: 21-54-41

Municipality: Miami
Commission District 7
Raquel A. Regalado

Date: 3/22/2024
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. 30-4131-019-2370
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 15 day of MARCH, A.D. 2024,
by and between EDUARDO KONDRACKI and CLAUDIA TOWNSEND, whose
address is 7810 Southwest 54th Avenue, Miami, FL 33143, 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
North and East lines of Tract 31, REVISED PLAT OF 2ND AMENDED PLAT OF HIGH
PINES, according to the plat thereof as recorded in Plat Book 31, at Page 57, 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)



Witness 1172 S Dixie Hwy
Luis Rivas Coral Gables FL 33146

Witness Printed Name & Address



Witness 1172 S Dixie Hwy
Christian Castillo Coral Gables FL 33146

Witness Printed Name & Address



Witness 1172 S Dixie Hwy
Luis Rivas Coral Gables FL 33146

Witness Printed Name & Address



Witness 1172 S Dixie Hwy
Christian Castillo Coral Gables 33146

Witness Printed Name & Address



(Sign)

EDUARDO KONDRACKI

Printed Name

Address (if different)



(Sign)

CLAUDIA TOWNSEND

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 15th day of March, 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization EDUARDO KONDRACKI and CLAUDIA TOWNSEND, personally known to me, or proven, by producing the following methods of identification: Florida DL ; Florida DL 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.

Katherin R.
Notary Signature

Katherin Rivas
Printed Notary Name

NOTARY SEAL/STAMP



KATHERIN RIVAS
Commission # HH 331880
Expires November 14, 2026

Notary Public, State of Florida

My commission expires: November 14, 2026

Commission/Serial No. HH331880

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

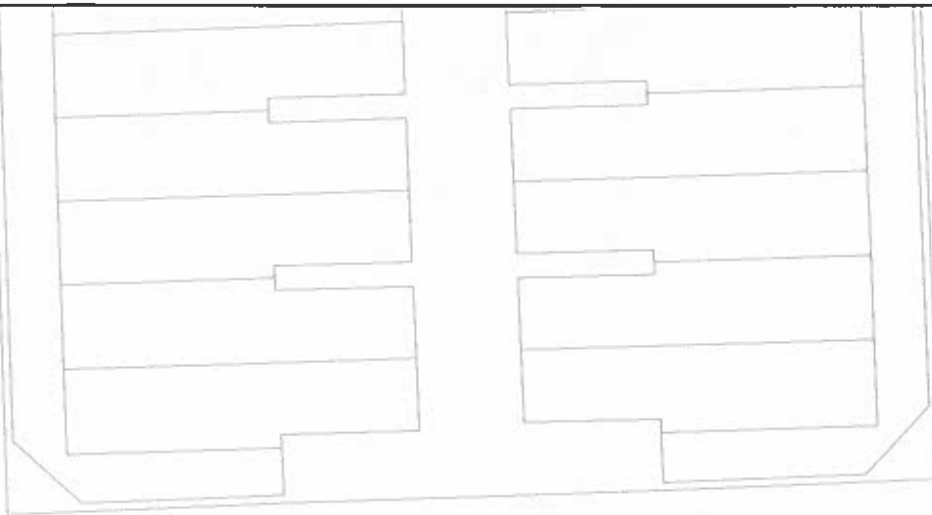
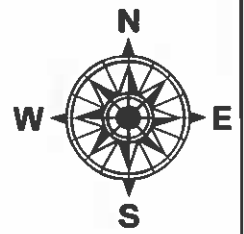
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Date

Assistant County Attorney



SW 78TH ST

SW 54TH CT

SW 54TH AVE

R 25'



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4131-019-2370

Name: Eduardo Kondracki and Claudia Townsend

Section: 31-54-41

Municipality: Unincorporated

Commission District 7

Raquel A. Regalado

Date: 4/1/2024

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC028



MEMORANDUM

(Revised)

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

DATE: September 17, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(2)

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 ____, majority plus one ____, 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) ____, 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)(2)
9-17-24

RESOLUTION NO. R-814-24

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. Hope 20 Corp.
2. Giraldo Castellon, as Trustee of the Giraldo Castellon Living Trust dated November 27, 2001
3. Habitat for Humanity of Greater Miami, Inc.
4. Richmond Heights 1 LLC
5. Grove Nassau 2, LLC
6. Eduardo Kondracki and Claudia Townsend; 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 **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Sen. René García** 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
Kevin Marino Cabrera	aye
Roberto J. Gonzalez	aye
Danielle Cohen Higgins	aye
Kionne L. McGhee	aye
Micky Steinberg	aye
Juan Carlos Bermudez	aye
Sen. René García	aye
Keon Hardemon	aye
Eileen Higgins	aye
Raquel A. Regalado	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of September, 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 "Debra Herman", is written over a horizontal line.

Debra Herman