

MEMORANDUM

Agenda Item No. 8(N)(2)

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

DATE: November 20, 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 and to take all actions to effectuate same

Resolution No. R-1024-24

The accompanying resolution was prepared 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: November 20, 2024

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

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

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 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

MDC002

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Carlos M. Armas and Yelina Armas	RWD*	A portion of SW 99 Court from approximately 114 feet south of SW 34 Street south for 85 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 20240040)
2.	Urban Homes 7 LLC	RWD*	A portion of NE 151 Street from approximately 149 feet west of the centerline of NE 2 Avenue west for 114 feet (Commissioner Marleine Bastien, District 2)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20240043)
3.	FL Doral-S, LLC	RWD*	A portion of NW 12 Street from NW 93 Court west for approximately 912 feet (Commissioner Juan Carlos Bermudez, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20240044)
4.	Junior T. Pierre and Jahnna Naziane Pierre	RWD*	The Radius Return at the southeast corner of the intersection of NW 10 Avenue and NW 101 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 20240046)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	KVZ DEN Investment LLC	RWD*	A portion of SW 102 Place from approximately 240 feet south of SW 182 Street south for 32 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 20240049)
6.	Plex Capital LLC	RWD*	A portion of SW 180 Street from approximately 255 feet east of the centerline of SW 104 Avenue east for 75 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 20240025)



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. 30-4017-013-0280
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 12 day of JUNE, A.D. 2024,
by and between Carlos M. Armas and Yelina Armas, husband and wife,
whose address is 3411 SW 99 Court, Miami, FL 33165, 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 West 25 feet of Tract 23, HAPPY FARMS ACRES, according to the plat thereof as
recorded in Plat Book 23, at Page 54, 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.

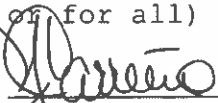
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

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.

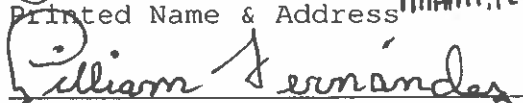
Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
or for all)



Witness

Yolanda M. Carreno 7345 SW 163 PL
Printed Name & Address MIAMI, FL 33143



Witness

William L. Fernandez 7345 SW 163 PL
Printed Name & Address MIAMI, FL 33143



Witness

Ernesto Rodriguez 10955 SW 42 TR
Printed Name & Address MIAMI, FL 33145



Witness

Yelina Armas 10955 SW 42 TR
Printed Name & Address MIAMI, FL 33145

 (Sign)

Carlos M. Armas
Printed Name

Address (if different)

 (Sign)

Yelina Armas
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 12th day of June, 2024,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of []physical or
[]online notarization Carlos M. Armas and Yelina Armas, personally
known to me, or proven, by producing the following methods of
identification: FL DRIVERS LICENSE to be the persons who
executed the foregoing instrument freely and voluntarily for the
purposes therein expressed.

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

Yolanda M. Carreno
Notary Signature

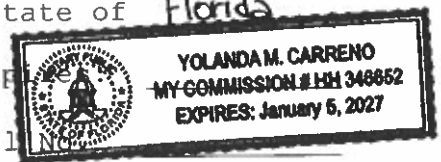
Yolanda M Carreno
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires

Commission/Serial



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

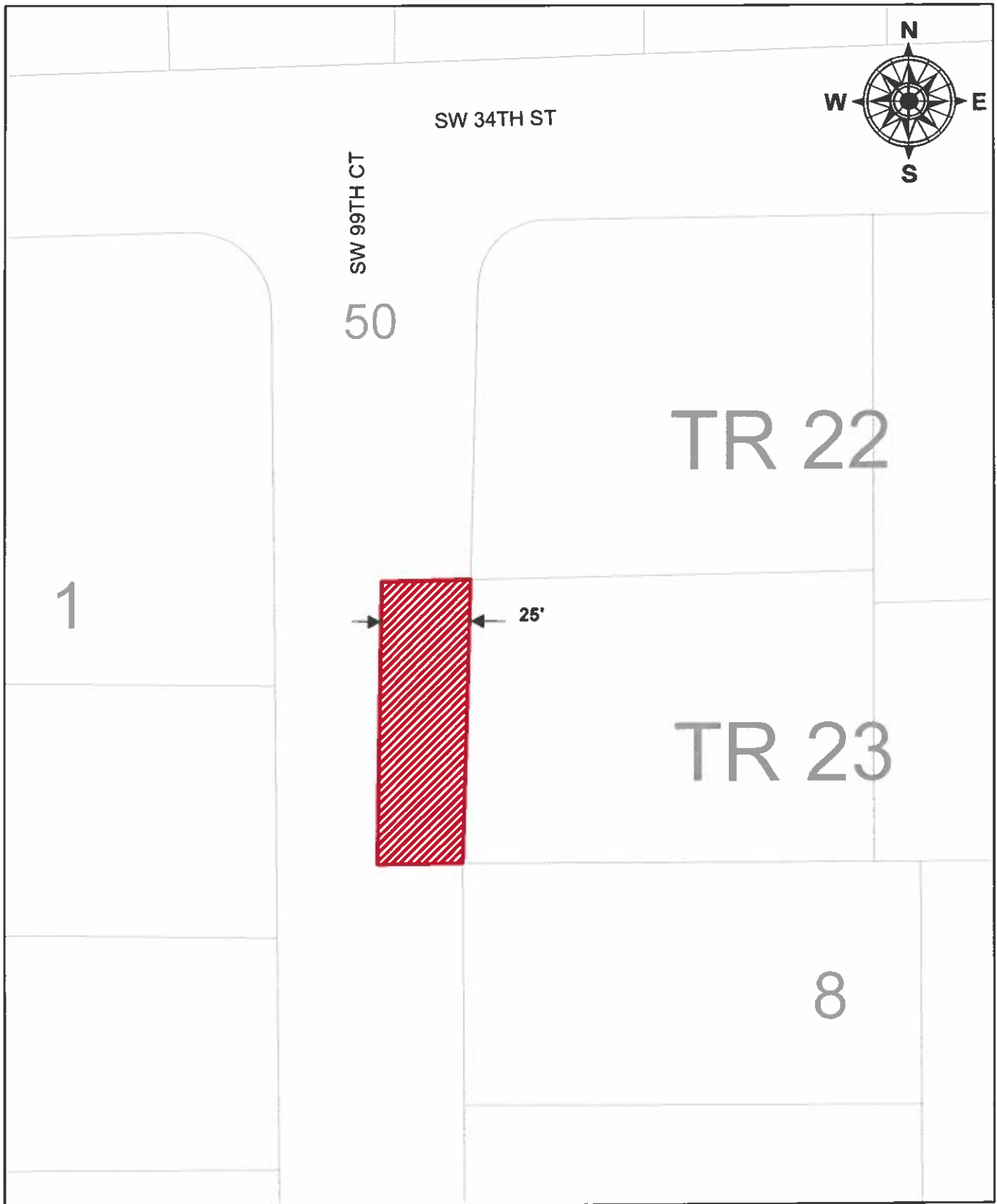
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4017-013-0280

Name: Carlos M. Armas and Yelina Armas

Section: 17-54-40

Municipality: Unincorporated

Commission District 10

Anthony Rodriguez

Date: 7-9-2024

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. 30-2219-001-0330
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 11 day of JUN, A.D. 2021, by and between URBAN HOMES 7 LLC, 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 5 feet of the West 1/2 of Tract 815, BISCAYNE GARDENS SEC.D., according to the plat thereof as recorded in Plat Book 44, at Page 36, of the Public Records of Miami-Dade County, Florida.

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

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

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

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

Witness
Mona Ronce
Printed Name & Address
5301 Blue Lagoon Dr.
Suite 100
Miami, FL 33126

Witness
Buzan Carn
Printed Name & Address
5301 Blue Lagoon Dr.
Suite 100
MIAMI, FL 33126

URBAN HOMES 7 LLC

Name of LLC

By: Member

Sallma Chraib
Printed Name

(Sign)

Address (if different)

Witness

Printed Name & Address

Witness

Printed Name & Address

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 11 day of July, A.D. ~~2021~~, 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 URBAN HOMES 7 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
Maria Ponce

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: April 6 2027
Commission/Serial No. HH 384028

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

By: _____
County Mayor or Designee

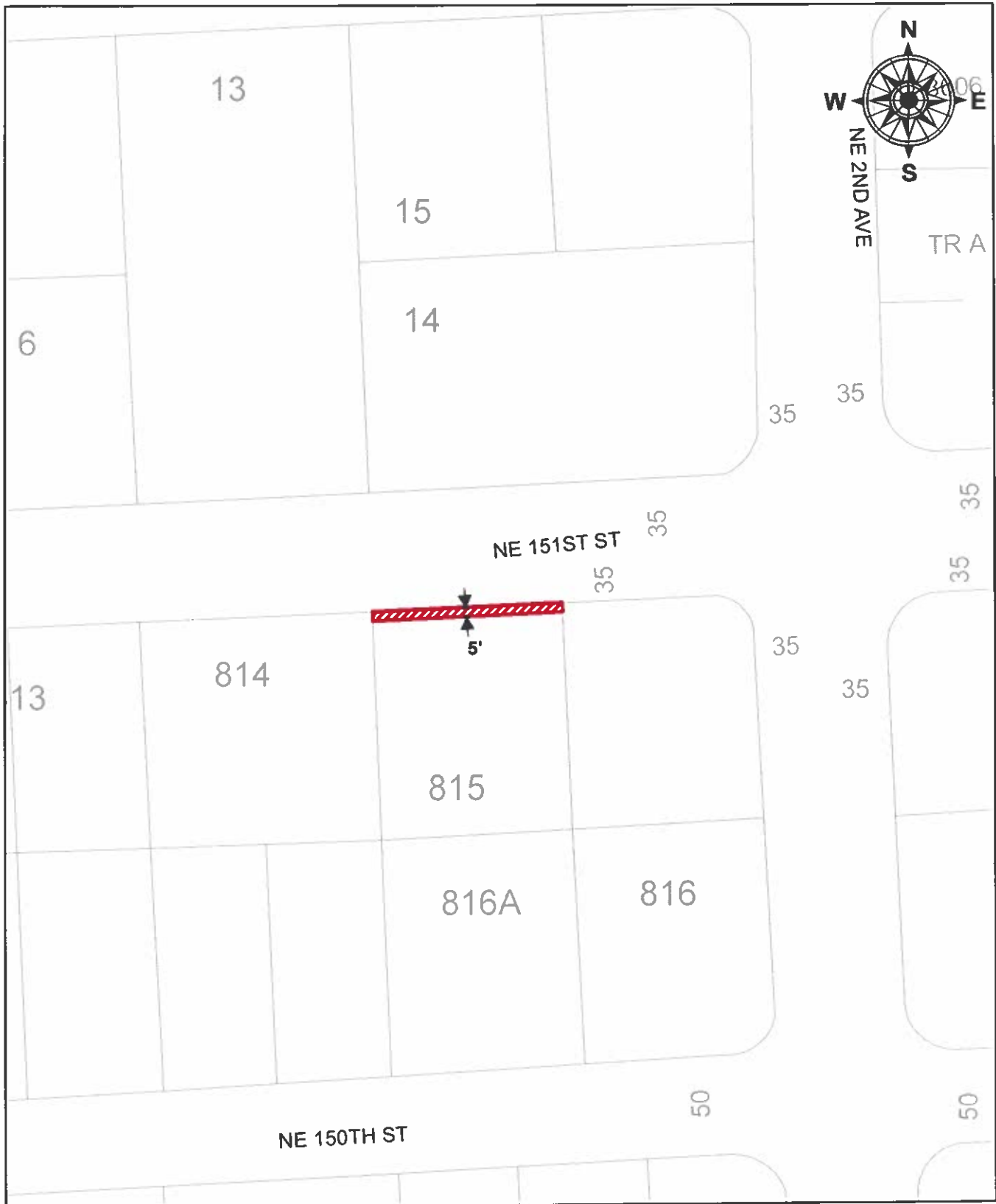
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2219-001-0330

Name: URBAN HOMES 7 LLC

Section: 24-52-41

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Date: 6-24-2024

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. 35-3033-003-0010
User Department: DTPW

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

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

THIS INDENTURE, Made this 28th day of May, A.D. 2024, by and between **FL DORAL-S, LLC**, a Florida limited liability company, whose address is 150 N. Bartlett Street, Medford, OR 97501, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See attached Exhibit A.

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

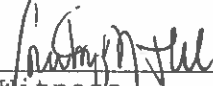
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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


Witness 150 N Barnett St
Tanya Stafford, Medford, OR 97501
Printed Name & Address


Witness 150 N Barnett St
Courtney M. Toll Medford, OR 97501
Printed Name & Address

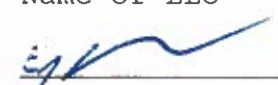
Witness

Printed Name & Address

Witness

Printed Name & Address

FL DORAL-S, LLC
Name of LLC

 (Sign)
By: Member
Edward Imperi
Printed Name

Address (if different)

By: Member (Sign)

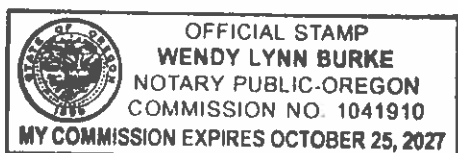
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28 day of May, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or []online notarization EDWARD IMPERT and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of FL DORAL-S, 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.



Wendy Lynn Burke
Notary Signature

Wendy Lynn Burke
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Oregon

My commission expires: 10/25/2027

Commission/Serial No. 1041910

The foregoing was accepted and approved on the _____ day of _____, A.D. 2022, 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

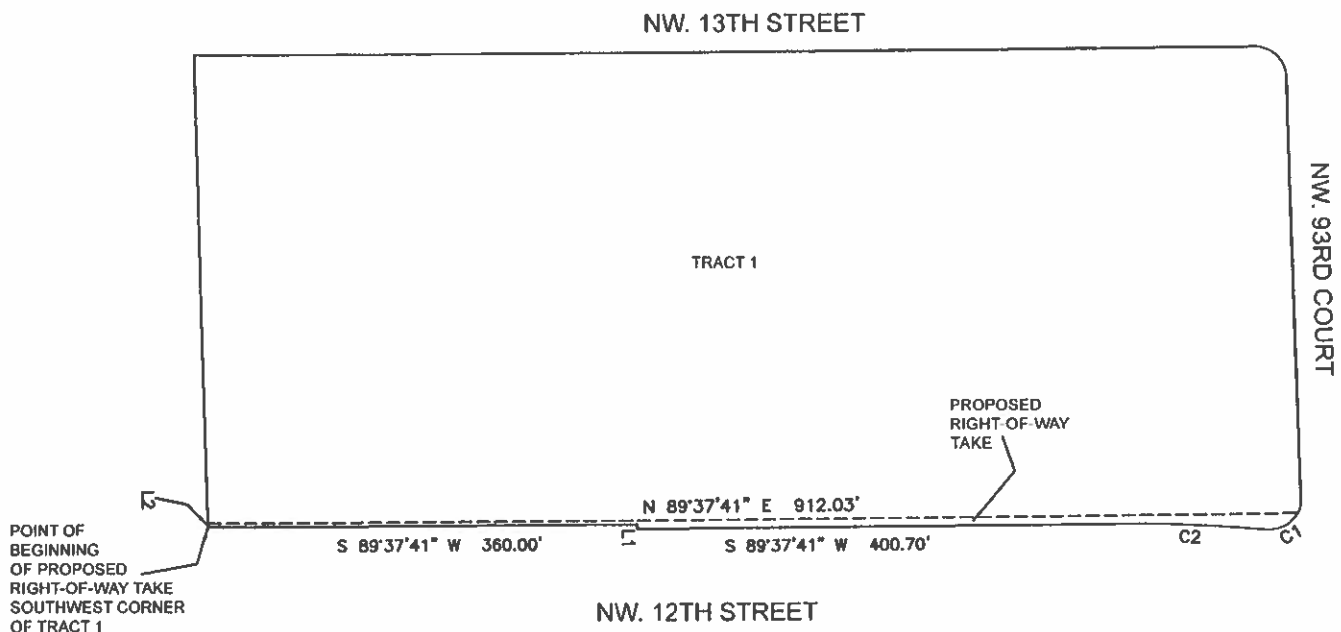
Date

PROPOSED RIGHT-OF-WAY TAKE:

EXHIBIT "A"

A TRACT OF LAND OUT OF TRACT 1, AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE NORTH RIGHT-OF-WAY LINE OF NW 12TH STREET; THENCE NORTH 01 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS EAST, A DISTANCE OF 912.03 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 30.22 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 60 DEGREES 59 MINUTES 43 SECONDS WEST, A CHORD LENGTH OF 28.42 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1206.82 FEET AND AN ARC LENGTH OF 126.44 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF NORTH 87 DEGREES 22 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 126.39 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 400.70 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,303 SQ. FT. OR 0.122 ACRES OF LAND MORE OR LESS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	30.22'	28.42'	S 60°59'43" W	69°16'17"
C2	1206.82'	126.44'	126.39'	N 87°22'13" W	6°00'11"

LINE	BEARING	DISTANCE
L1	N 01°47'27" W	4.00'
L2	N 01°46'44" W	3.00'



NORTH
GRAPHIC SCALE



1 INCH = 150 FT.

DRAWN BY: ECS
CHECKED BY: BNS
REVIEWED BY: BNS
APPROVED

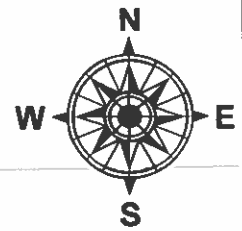


DATE: MAY 14, 2024
SCALE: 1" = 150'
RBF

DRAWING NO.
SHEET 1 OF 1

8460 NW 45th Ave, 009-0062462_Doral_Subaru_-_FL_Legal_Description_ Exhibit_ver2-Signed.pdf

MDC016



TRACT O

TRACT L

NW 13TH ST

70

70

NW 93RD CT

70

1

3'

4'

80

7'

NW 12TH ST

84

TRACT A

2

TR B

100

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 35-3033-003-0010

Name: FL DORAL-S, LLC

Section: 33-53-40

Municipality: Doral
Commission District 12
Juan Carlos Bermudez

Date: 6-24-2024
Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC017

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. 30-3102-012-0980

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 17 day of July, A.D. 2024,
by and between Junior T. Pierre and Jahnia Naziane Pierre, whose
address is 942 NW 101 Street, Miami, FL 33150, 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:

**That portion of Lot 13, Block 6, WEST BISCAYNE, according to the plat thereof as
recorded in Plat Book 7, at Page 58, of the Public Records of Miami-Dade County, Florida that
lies within the external area of a 25-foot-radius curve concave to the Southeast and tangent to
the North and West lines of said Lot 13.**

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 hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
or for all)

Adner Laplante
Witness
ADNER LAPLANTE 1175 NE 125 ST
Printed Name & Address NORTH MIAMI
FL 33161

Marc Laplante
Witness
Marc Laplante 1175 NE 125 ST
Printed Name & Address NORTH MIAMI, FL
33161

Witness

Printed Name & Address

Witness

Printed Name & Address

Junior T. Pierre (Sign)
Printed Name

942 N.W. 101 St Miami, FL 33150
Address (if different)

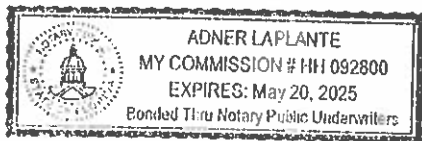
Jahnia Naziane Pierre (Sign)
Printed Name

12307 NW 23rd Court Miami FL 33167
Address (if different)

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

I HEREBY CERTIFY, that on this 17th day of July, 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Junior T. Pierre and Jahnna Naziane Pierre, personally known to me, or proven, by producing the following methods of identification: Lic. P600-938-77-134-0 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.



Adner Laplante
Notary Signature
ADNER LAPLANTE
Printed Notary Name

NOTARY SEAL/STAMP

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

The foregoing was accepted and approved on the 17th day of July, A.D. 2024, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

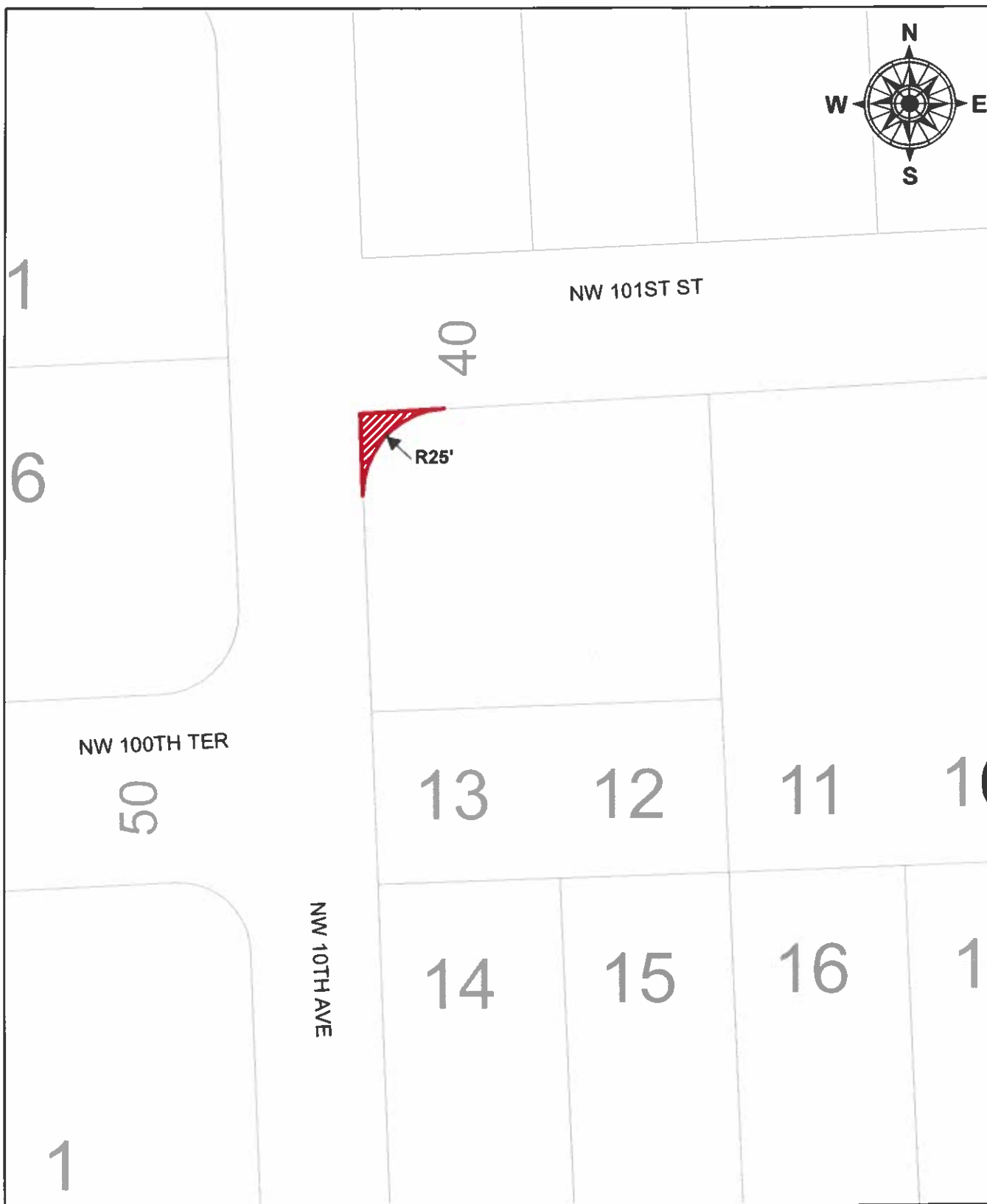
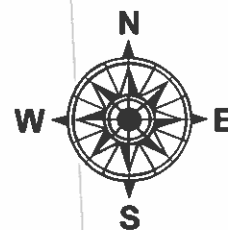
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3102-012-0980

Name: Junior T. Pierre and Jahnna Naziane Pierre

Section: S02-T53-R41

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Date: 7-30-2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC021

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-5032-014-0410
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 July, A.D. 2024, by and between KVZ DEN Investment LLC, a Florida limited liability company, whose address is 3 Grove Isle Drive, Unit C206, Miami, FL 33133, 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 Lot 7, Block 5, "PLAT OF BLOCKS 2-3-4 AND 5 OF MIDWAY", according to the plat thereof as recorded in Plat Book 6, at Page 109, of the Public Records of Miami-Dade County, Florida.

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

It is expressly provided that if and when 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)

[Signature]
Witness
[Signature]
Printed Name & Address
368 Americana Ave, Coral Gables, FL 33134
Witness
[Signature]
Printed Name & Address
Christopher Lacey 2 368 Americana Ave, Coral Gables, FL 33134

Witness

Printed Name & Address

Witness

Printed Name & Address

KVZ DEN Investment LLC

Name of LLC

[Signature] (Sign)
By: Member

Printed Name

1342A SW 90th Ave Miami FL 33186
Address (if different)

(Sign)
By: Member

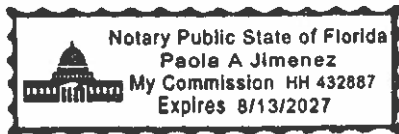
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of July, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Zaira C. Duarte and _____ personally known to me, or proven, by producing the following forms of identification: Florida DL to be the Member(s) duly authorized on behalf of KVZ DEN Investment 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

Paola Jimenez
Notary Signature

Paola Jimenez
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 8/13/27

Commission/Serial No. HH 432887

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

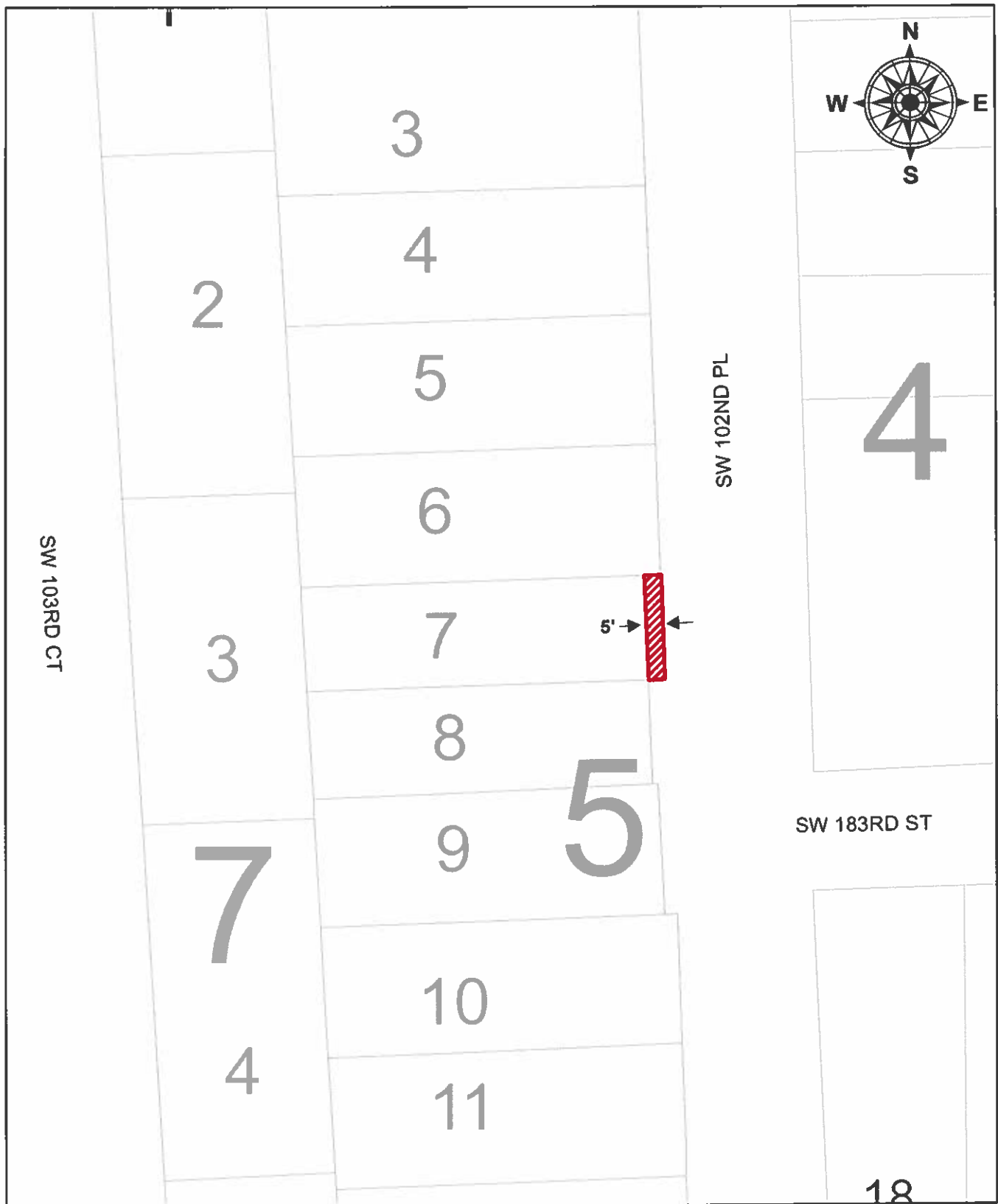
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5032-014-0410

Name: KVZ DEN Investment LLC

Section: S32-T55-R40

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 8-2-2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC025

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-5032-000-1352
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 12 day of APRIL A.D. 2024, by and between **PLEX CAPITAL LLC**, a Florida limited liability company, whose Post Office address is 11767 S. Dixie Highway, Suite 293, Pinecrest FL 33156, 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 North 46.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 55 South, Range 40 East that lies within the following described parcel of land: Commence at the Northeast corner of the North 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 55 South, Range 40 East, thence run South 4° 21' 13" East for 30 feet to the Point of Beginning of the

following described parcel of Land: thence continue South 4° 21' 13" East for 139.58 feet; thence South 87° 38' 27" West for 74.09 feet; thence run North 4° 21' 13" West for 111.10 feet; thence run North 6° 10' 57" West for 28.57 feet; thence run North 87° 40' 05" East for 75 feet to the Point of Beginning.

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)

A. Rivas Andres Rivas
Witness
23660 SW 120 AVE HOMERAD FL.
Printed Name & Address

M. Wilson Maurice Wilson
Witness
901 Colony Point Cir. Pembroke Pines FL.
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

Samuel Page,
Authorized Individual
On behalf of
Maxine Enterprises LLC,
Manager of
PLEX CAPITAL LLC

ARP (Sign)
By: Samuel Page

11767 S Dune Hwy #295
Address (if different) MIAMI FL
33156

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

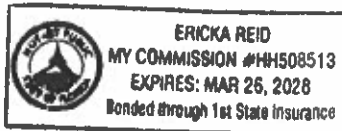
I HEREBY CERTIFY, that on this 12th day of April, A.D. 2024 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization SAMUEL PANE and _____ personally known to me, or proven, by producing the following forms of identification: Florida Drivers License to be the Member(s) duly authorized on behalf of PLEX 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.

Erica Reid
Notary Signature

Erica Reid
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: March 26 2028

Commission/Serial No. #HH508513

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

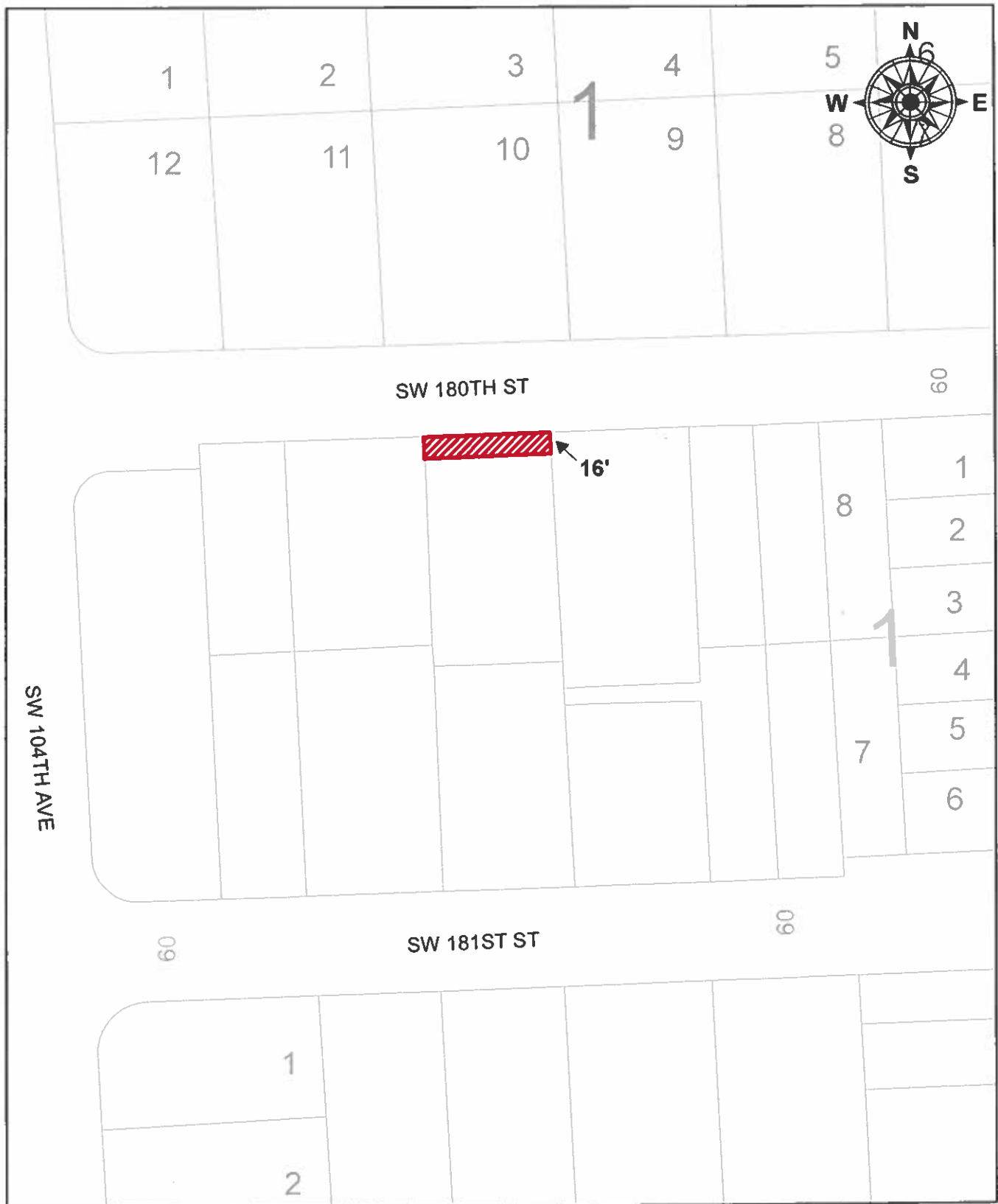
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Folio: 30-5032-000-1352
Name: PLEX CAPITAL LLC
Section: 32-55-40

Date: 4/17/2024
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: November 20, 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)
11-20-24

RESOLUTION NO. R-1024-24

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 AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME

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. Carlos M. Armas and Yelina Armas
2. Urban Homes 7 LLC
3. FL Doral-S, LLC
4. Junior T. Pierre and Jahniah Naziane Pierre
5. KVZ DEN Investment LLC
6. Plex Capital 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 and to take all actions to effectuate same.

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 **Oliver G. Gilbert, III** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of November, 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 dark ink, appearing to be "DH", is written over a horizontal line.

Debra Herman