

MEMORANDUM

Agenda Item No. 8(N)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

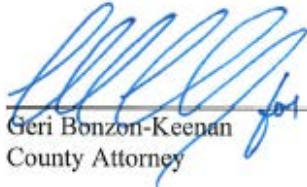
DATE: January 22, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of eight 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-51-25

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



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: January 22, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor *Daniella Levine Cava*

Subject: Resolution Accepting Conveyances of Eight 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 \$152.

Recommendation

The attached eight 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 \$152 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. Vanessa Flores and Richard A. Flores	RWD*	The Radius Return at the southwest corner of the intersection of SW 78 Street and SW 79 Avenue (Commissioner Kevin M. Cabrera, District 6)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240033)
2. Taurus Development Group, LLC	RWD*	A portion of SW 120 Avenue from SW 218 Street south for 141 feet and the Radius Return at the southwest corner of the intersection of SW 120 Avenue and SW 218 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 20240034)
3. Enaz Development, LLC	RWD*	A portion of NW 24 Avenue from NW 79 Terrace south for 160 feet, a portion of NW 79 Terrace from NW 24 Avenue east for 185 feet, the Radius Return at the northeast corner of the intersection of NW 24 Avenue and NW 79 Street, and the Radius Return at the southeast corner of the intersection of NW 24 Avenue and NW 79 Terrace (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 and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20240035)

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>
4.	AR Property Investments, LLC	RWD*	A portion of SW 102 Place from 30 feet north of SW 184 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 20240036)
5.	LRMF Owner LLC	RWD*	A portion of North Miami Avenue from 480 feet north of the centerline of NW 71 Street north for 100 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20240037)
6.	Enterlu LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 27 Avenue and NW 31 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 20240038)
7.	SRL Properties Management, LLC	RWD*	The Radius Return at the southwest corner of the intersection of NE 108 Street and NE 6 Avenue (Commissioner Keon Hardemon, District 3)	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 20240039)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
8.	JPLS Investment LLC	RWD*	The Radius Return at the southeast corner of the intersection of SW 78 Place and SW 9 Terrace (Commissioner Anthony Rodriguez, District 10)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20230025)



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. 30-4034-000-0402
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 MAY, A.D. 2024,
by and between Vanessa Flores, formerly known as Vanessa Sanchez,
and Richard A. Flores, wife and husband, whose address is 7900 SW
78 Street, 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
South line of the North 25 feet, and the East line, of the SE 1/4 of the SW 1/4 of the NE 1/4 of
Section 34, Township 54 South, Range 40 East in Miami-Dade County, Florida.

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

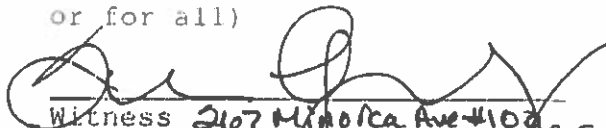
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

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

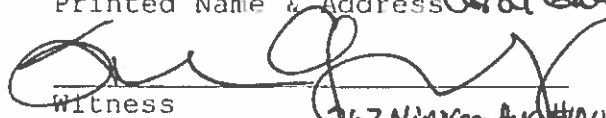
IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
or for all)


Witness 267 Minorca Ave #100
Susana Grueninger Coral Gables, FL
Printed Name & Address


Witness Ivonne Montero
267 Minorca Ave #100
Printed Name & Address Coral Gables FL 33134


Witness 267 Minorca Ave #100
Susana Grueninger Coral Gables, FL
Printed Name & Address


Witness Ivonne Montero
267 Minorca Ave #100
Printed Name & Address Coral Gables FL 33134

 (Sign)
Vanessa Flores
Printed Name

7900 S.W. 78th St, Miami, FL 33143
Address (if different)

 (Sign)

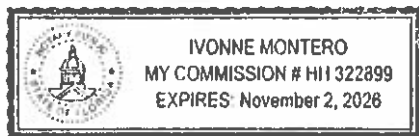
Richard A. Flores
Printed Name

7900 S.W. 78th St, Miami, FL 33143
Address (if different)

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

I HEREBY CERTIFY, that on this 15 day of May, 2024,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of X physical or
[] online notarization Vanessa Flores and Richard A. Flores,
personally known to me, or proven, by producing the following
methods of identification: Driver 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.



[Signature]
Notary Signature

IVONNE MONTERO
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 11-02-2026

Commission/Serial No. HH322899

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

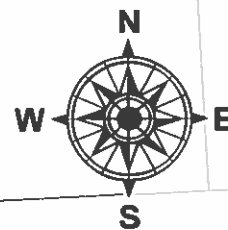
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Assistant County Attorney

Date



SW 78TH ST

R25'

SW 79TH AVE

SW 79TH TER

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4034-000-0402

Name: Vanessa Flores and Richard A. Flores

Section: 34-54-40

Municipality: Unincorporated
Commission District 6
Kevin Marino Cabrera

Date: 6/3/2024

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC009

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. 30-6912-008-0550
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 5 day of June, A.D. 2024, by and between TAURUS DEVELOPMENT GROUP, LLC, a Florida limited liability company, whose address is 1 Alhambra Plaza, Suite 1407, Coral Gables, FL 33134, 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 Easternmost two (2) feet of the North 1/2 of Tract 7, 2ND REVISED PLAT DIXIE PINES, according to the plat thereof as recorded in Plat Book 31, at Page 51, of the Public Records of Miami-Dade County, Florida; AND that portion of said Tract 7 that lies within the

external area of a 25-foot-radius curve concave to the Southwest and tangent to the North line of said Tract 7 and the West line of the Easternmost 2 feet of said Tract 7.

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.

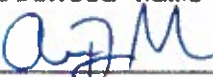
IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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



Witness
Juan C. Molano - 4813 NW 118 Ave. Coral Springs FL 33076

Printed Name & Address



Witness
Angie Machado - 4813 NW 118 Ave. Coral Springs FL 33076

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

TAURUS DEVELOPMENT GROUP, LLC

Name of LLC



(Sign)

By: Member

David Arias

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 5 day of June, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization David Arias and _____ personally known to me, or proven, by producing the following forms of identification: Florida Driver License to be the Member(s) duly authorized on behalf of TAURUS DEVELOPMENT GROUP, 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.



Kasious Gutierrez
Comm.: HH 393114
Expires: May 1, 2027
Notary Public - State of Florida

[Signature]
Notary Signature

Kasious Gutierrez
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: May 1, 2027

Commission/Serial No. NH393114

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

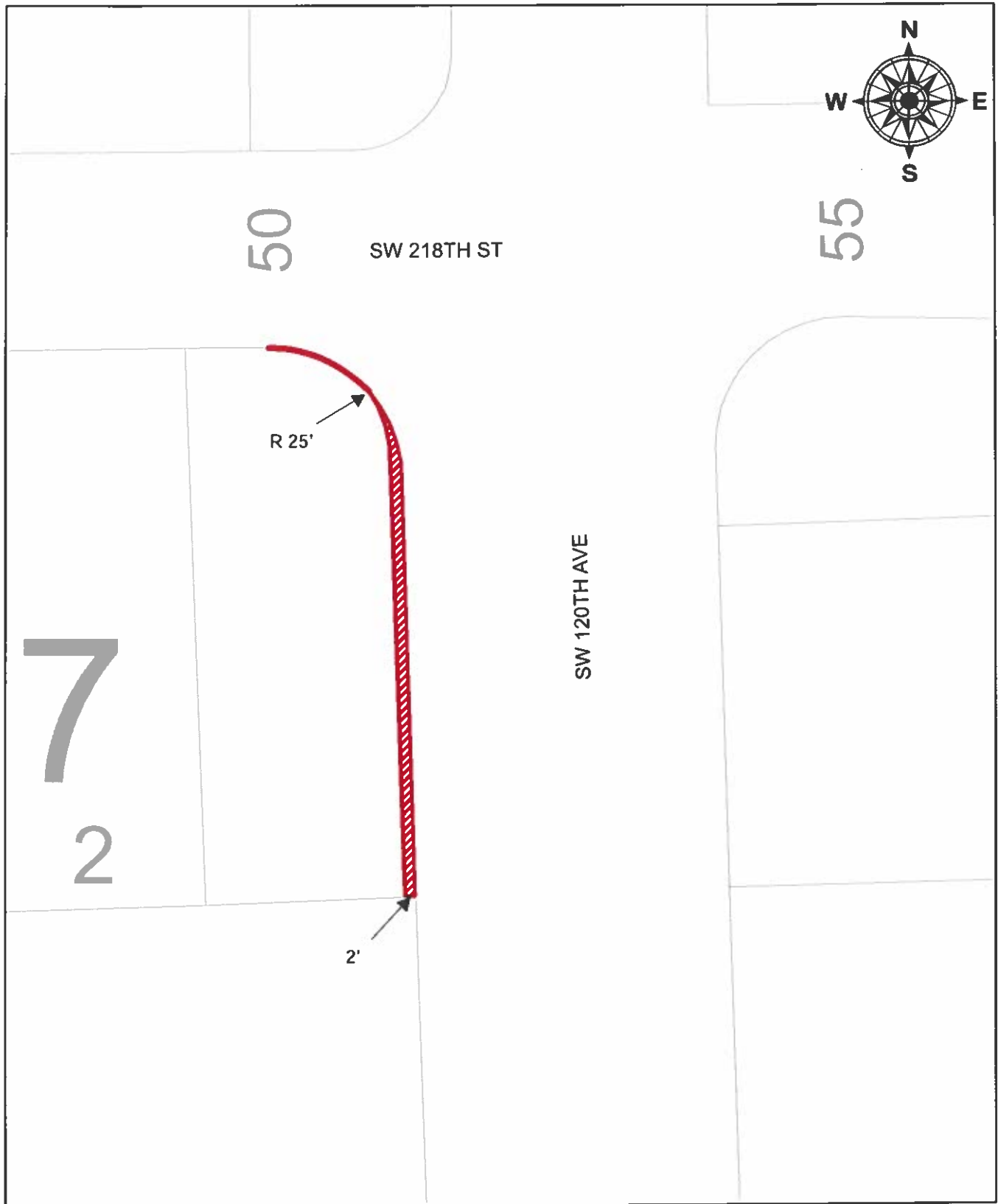
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6912-008-0550

Name: Taurus Development Group, LLC

Section: 13-56-39

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 6-27-2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC013

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 Numbers: 30-3110-053-0970/0980/0990/1000/1010
and 30-3110-057-1900

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 06 day of 06, A.D. 2024, by and between ENAZ DEVELOPMENT, LLC, a Florida limited liability company, whose address is 2572 NE 182 ST, North Miami Beach, FL 33160, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

LEGAL DESCRIPTION ON FOLLOWING PAGE.

The West one foot of Tract 23, REVISED PLAT OF WEST LITTLE RIVER, according to the plat thereof as recorded in Plat Book 34, at Page 19, of the Public Records of Miami-Dade County, Florida;

AND,

That portion of said Tract 23 that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the South line of said Tract 23 and the East line of the West one foot of said Tract 23;

AND,

The North one foot of Lots 18, 19, 20, 21, 22, 23, and 24, Block 23, WEST LITTLE RIVER, according to the plat thereof as recorded in Plat Book 14, at Page 75, of the Public Records of Miami-Dade County, Florida;

AND,

The West one foot of said Lot 24;

AND,

That portion of said Lot 24 that lies within the external area of a 25-foot-radius curve concave to the Southeast and tangent to the East line of the West one foot of said Lot 24 and the South line of the North one foot of said Lot 24.

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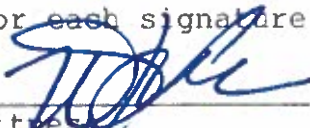
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

Natalie Moran 759 NE 75 ST Miami FL 33138

Printed Name & Address

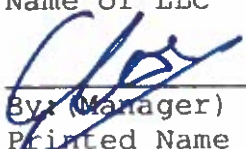


Witness

Thomas Lipner -155 Ln Dr #102 Fwy Biscayne 33149

Printed Name & Address

ENAZ DEVELOPMENT, LLC
Name of LLC



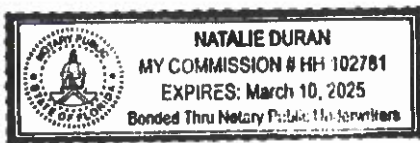
By: (Manager) (Sign)
Printed Name Matias Otero

Address (if different)

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

I HEREBY CERTIFY, that on this 06 day of June, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Matias Otero and _____ personally known to me, or proven, by producing the following forms of identification: FL DL O360-552-79-410-0 to be the Member(s) duly authorized on behalf of ENAZ DEVELOPMENT, 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

Natalie Duran

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 03-10-2025

Commission/Serial No. HH102781

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

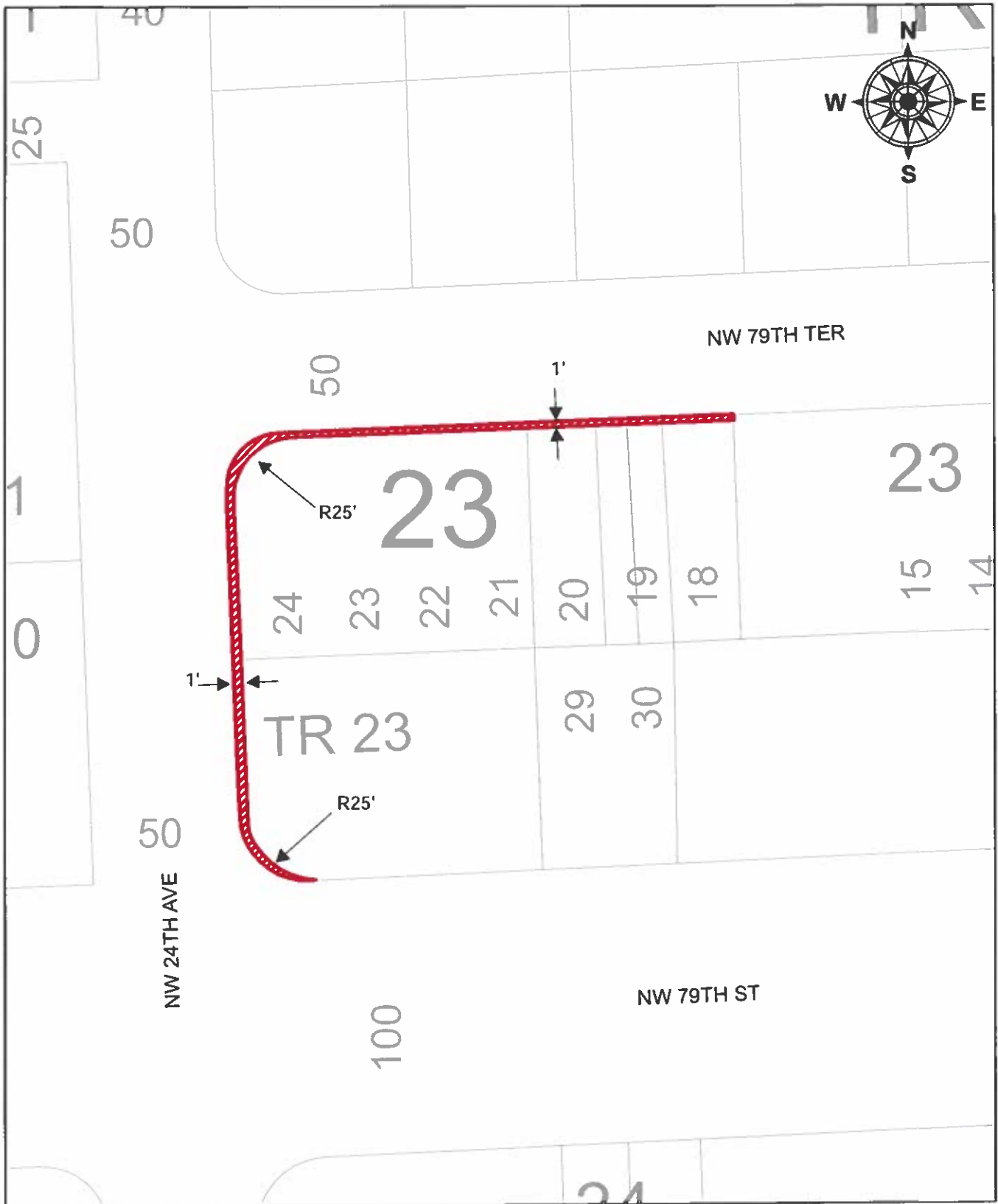
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date _____



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3110-053-0970/0980/0990/
1000/1010 and 30-3110-057-1900

Name: ENAZ DEVELOPMENT, LLC

Section: 10-53-41

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Date: 6/28/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC018

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. 30-5032-014-0460
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 17 day of June A.D. 2024 by and between AR PROPERTY INVESTMENTS, LLC, a Florida limited liability company, whose address is 23660 SW 120 Avenue, Princeton, FL 33032, 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 15, 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)


Witness
Didier Arias / 17821 SW 146 CT
Printed Name & Address MIAMI, FL 33177


Witness
Maurice Rivas / 2346 SW 10th Ave
Printed Name & Address MIAMI, FL 33132

Witness

Printed Name & Address

Witness

Printed Name & Address

AR PROPERTY INVESTMENTS, LLC

Name of LLC
 (Sign)
By: Member
Andres Rivas
Printed Name

Address (if different)

(Sign)
By: Member

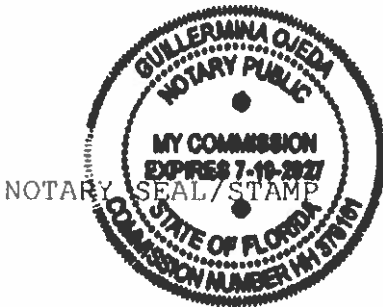
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17 day of June, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization physical and personally personally known to me, or proven, by producing the following forms of identification: ANDRES RIVAS to be the Member(s) duly authorized on behalf of AR PROPERTY INVESTMENTS, 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.



Guillermina Oueda
Notary Signature

Guillermina Oueda
Printed Notary Signature

Notary Public, State of FL

My commission expires: 7-19-2027

Commission/Serial No. HH376161

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

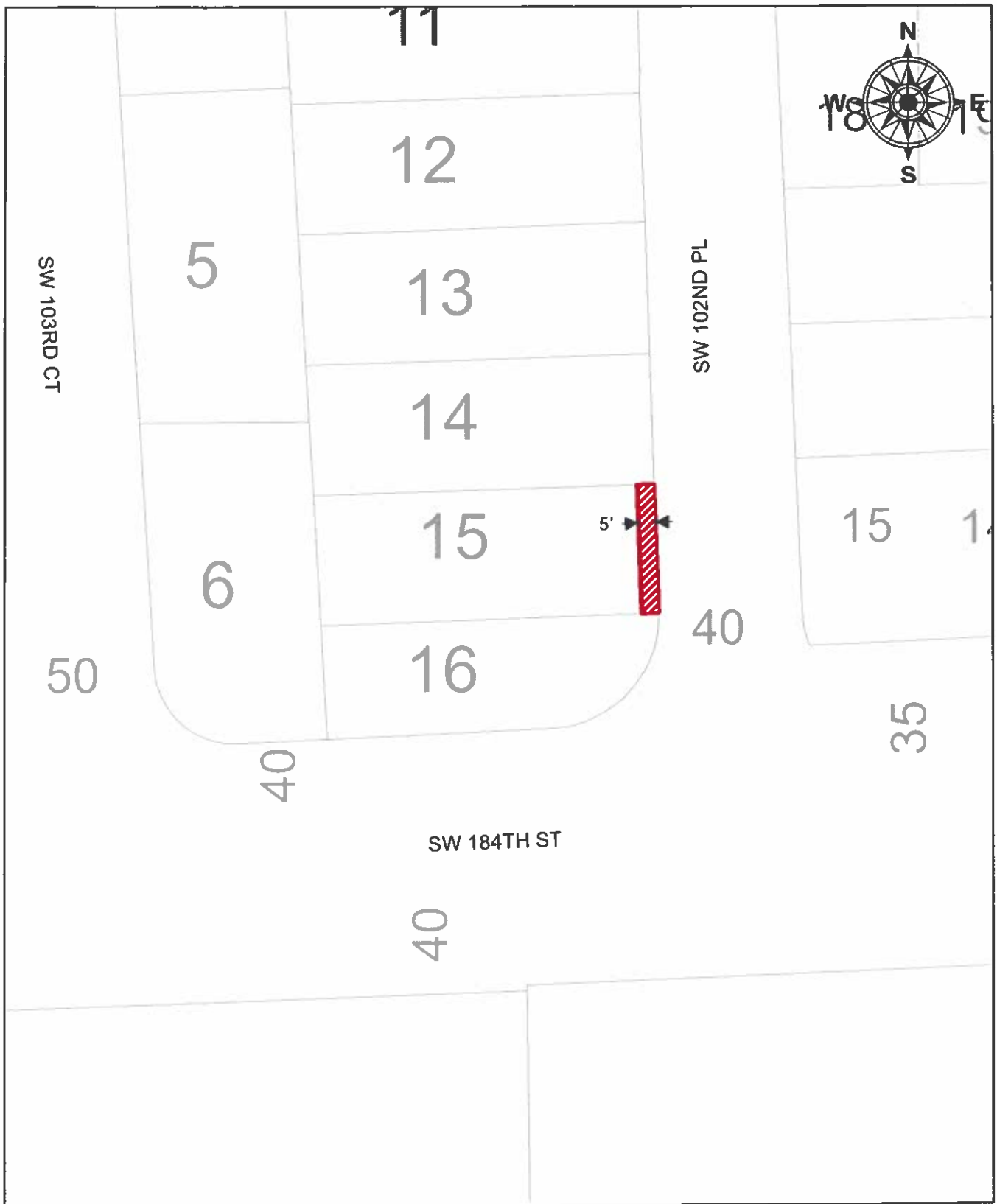
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5032-014-0460

Name: AR PROPERTY INVESTMENTS, LLC

Section: 32-55-40

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 6/28/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC022

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. 01-3112-068-0120
User Department: DTPW

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

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

THIS INDENTURE, Made this 3 day of JUNE, A.D. 2024, by and between LRMF OWNER LLC, a Delaware limited liability company, whose address is 133 North Jefferson Street, 4th Floor, Chicago, IL 60661, 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 West 1.50 feet of the East 36.50 feet of Lots 16 and 17, Block 1, HILLSIDE TERRACE, according to the plat thereof as recorded in Plat Book 7, at Page 14, 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)

K Biddle
Witness
Kristic Biddle
Printed Name & Address
1066 20th St. Nashville TN 37216

[Signature]
Witness
Tia Spazak
Printed Name & Address
692 Exmoor Drive Goodlettsville, TN
37072

Witness

Printed Name & Address

Witness

Printed Name & Address

LRMF OWNER LLC
Name of LLC

[Signature] (Sign)
By: Member
Benjamin Wrenn
Printed Name
429 Chestnut St Nashville TN 3703
Address (if different)

By: Member (Sign)

Printed Name

Address (if different)

STATE OF *Tennessee*,

COUNTY OF Dundee) SS

I HEREBY CERTIFY, that on this 3rd day of June, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Berjamin Wegrin and personally known to me, or proven, by producing the following forms of identification: to be the Member(s) duly authorized on behalf of LRMF OWNER LLC, a Delaware 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

Stephanie Denson
Printed Notary Signature

Notary Public, State of Tennessee

My commission expires: May 3, 2027

Commission/Serial No. 5/2

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

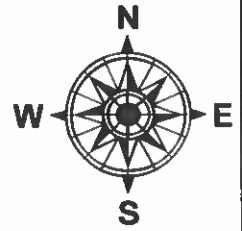
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date _____



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 01-3112-068-0120

Name: LRMF OWNER LLC

Section: S12-T53-R41

Municipality: Miami
Commission District 3
Keon Hardemon

Date: 7-2-2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC026

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. 30-3128-011-0250
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 16 day of MAY, A.D. 2024, by and between ENTERLU LLC, a Florida limited liability company, whose address is 7812 SW 84 Place, Miami, FL 33143, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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)

ENTERLU LLC

Name of LLC

Witness

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

(Sign)

By: Member

Printed Name

Address (if different)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 16 day of May, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of AT physical or []online notarization Jesus Lopez and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of ENTERLU 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

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 11/25/25

Commission/Serial No. HA 174430

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION:

That portion of Lot 6, in Block 20, of MELROSE HEIGHTS 3RD SECTION, according to the Plat thereof, as recorded in Plat Book 13, at Page 18, of the Public Records of Dade County, Florida, which lies within the external area formed by a 25 feet radius arc, concave to the Southwest, tangent to the North Line of said Lot 6, and tangent to a line parallel with and 15 feet West of the original line of said Lot 6, said line also being parallel with and 50 feet West of the East Line of the Northeast 1/4 of Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

That portion of said Lot 6, which lies within the external area formed by a 11 feet radius arc, concave to the Southwest, tangent to the North Line of said Lot 6, and tangent to a line parallel with and 15 feet West of the original line of said Lot 6, said line also being parallel with and 50 feet West of the East Line of the Northeast 1/4 of Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

Containing 108 Square Feet, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:

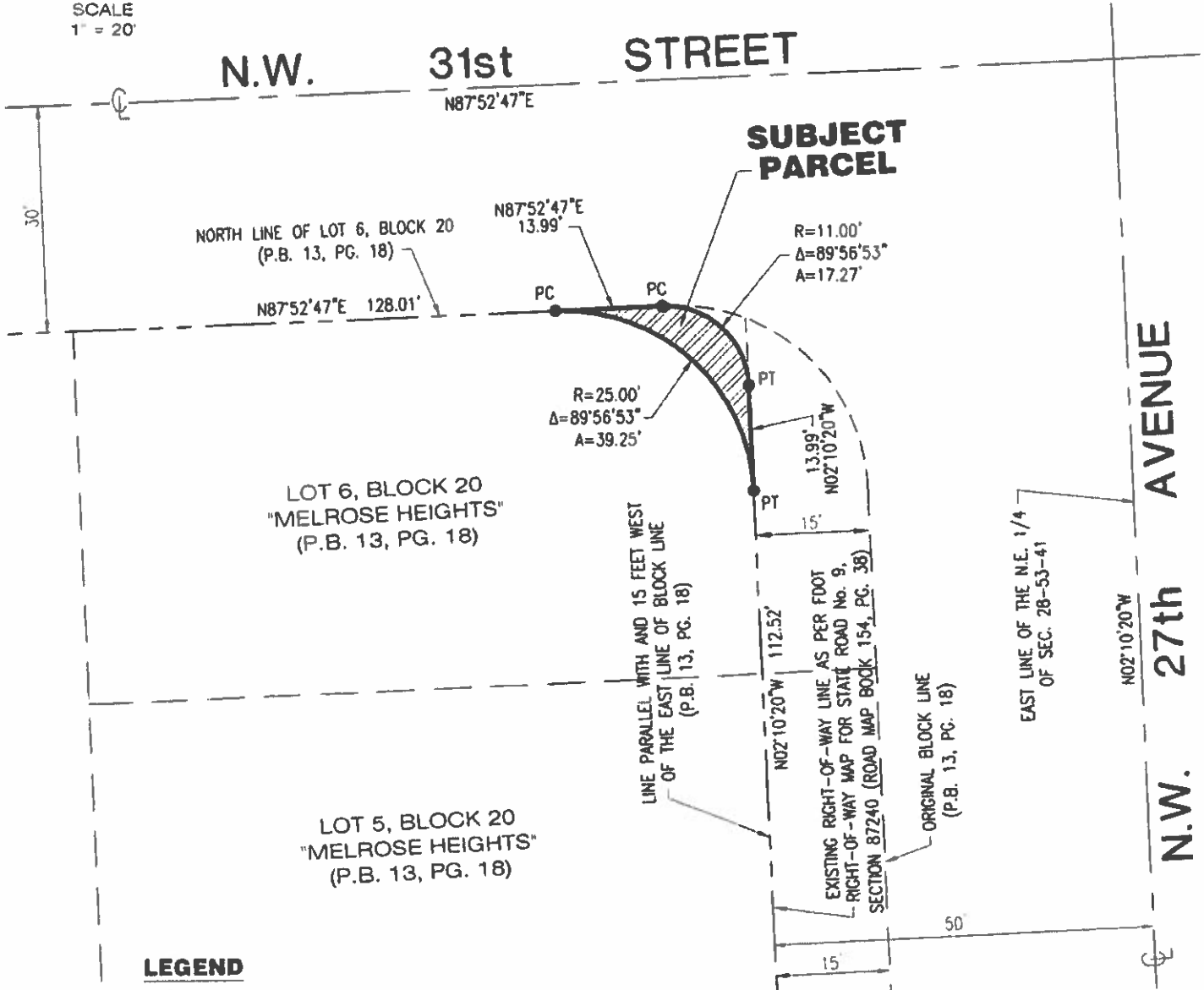
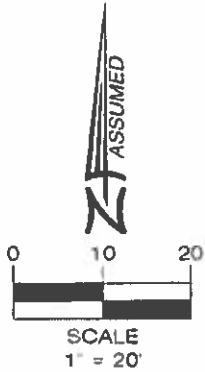


HADONNE

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



LEGEND

- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- SEC. = SECTION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R = RADIUS CURVE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

RIGHT-OF-WAY DEDICATION

SOURCES OF DATA:

1. Plat of "MELROSE HEIGHTS 3RD SECTION", recorded in Plat Book 13, at Page 18, Miami-Dade County Records.
2. Right of Way Monumentation Map for State Road No. 9, (NW 27th Avenue), Section 97240, recorded in Road Map Book 154, at Page 38, Miami-Dade County Records.

Bearings as shown hereon are based upon the East Line of the NE 1/4 of Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida with an assumed bearing of N02°10'20"W said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those that appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information was furnished other than that which is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, P.S.M.

For The Firm

Professional Surveyor and Mapper LS6006

HADONNE CORP., a Florida corporation

Land Surveyors and Mappers

Certificate of Authorization LB7097

1985 NW 38 Court, Suite 101

Doral, Florida 33172

305.266.1188 phone

305.207.6845 fax

Date: February 12, 2024

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.

Page 3 of 3

JOB: 21065



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3128-011-0250

Name: ENTERLU LLC

Section: 28-53-41

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Date: 6-6-2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC033

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. 30-2231-024-0040
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 April, A.D. 2024, by and between SRL PROPERTIES MANAGEMENT, LLC, a Florida limited liability company, whose address is 3131 North Bay Road, Miami Beach, FL 33140, 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 Tract 1, REVISED PLAT COCHRAN MANOR, according to the plat thereof as recorded in Plat Book 35, at Page 48, of the Public Records of Miami-Dade County, Florida, 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 25 feet of said Tract 1 and the East line of said Tract 1.

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

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

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

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

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



Witness

Alexandra Polanco
Printed Name & Address
575 NE 10TH MIAMI, FL 33136



Witness

Shelly Todd
Printed Name & Address
5401 West 27th Court Hialeah.



Witness

Lorena Tasker
Printed Name & Address
388 NE 88th St. El Portal 33138



Witness

Caterin Rodriguez
Printed Name & Address
915 NW 14 Ave Apt 338 33130

SRL PROPERTIES MANAGEMENT, LLC

Name of LLC



(Sign)

By: Member
Sylvia G. Laurent

Printed Name
3131 N. Bay Rd. N.B. FL 33140

Address (if different)



(Sign)

By: Member
Ross Lipton

Printed Name
3131 N. Bay Rd. N.B. 33140

Address (if different)

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

I HEREBY CERTIFY, that on this 28th 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~~ Sylvia Laurent and Ross Kiphan personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of SRL PROPERTIES MANAGEMENT, 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.



STEPHEN J. BERNSTEIN
Commission # HH 415685
Expires October 27, 2027

[Signature]
Notary Signature

Stephen J. Bernstein
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 10/27/27

Commission/Serial No. HH 415685

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

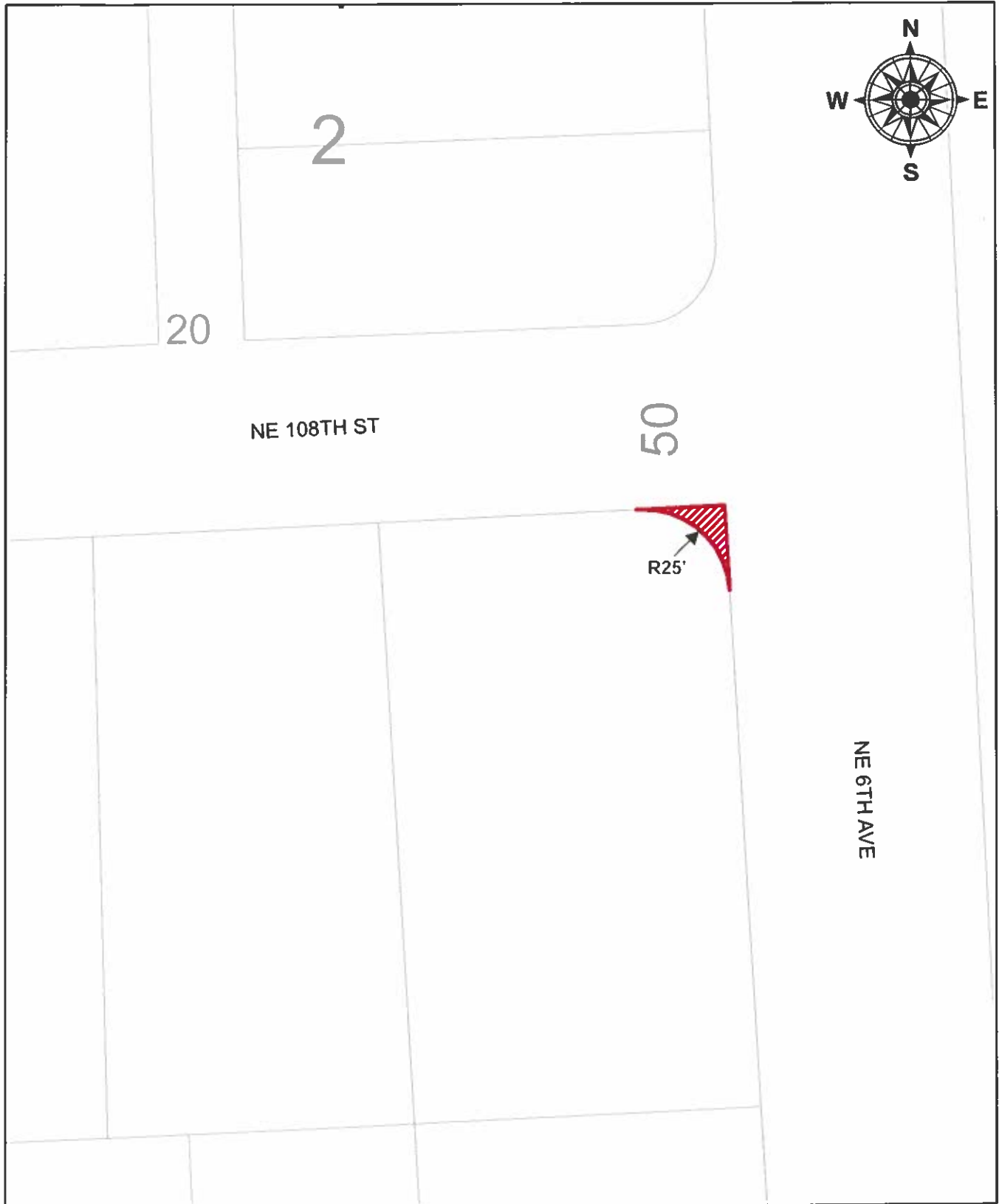
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2231-024-0040

Name: SRL PROPERTIES MANAGEMENT, LLC

Section: 31-52-42

Municipality: Unincorporated
Commission District 3
Keon Hardemon

Date: 7-9-2024

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. 30-4010-006-0270
User Department: DTPW

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

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

THIS INDENTURE, Made this 22 day of MAY, A.D. 2023, by and between JPLS INVESTMENT LLC, a Florida limited liability company, whose address is 7800 SW 9 Terrace, Miami, FL 33144, 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 22, Block 9, AMENDED PLAT OF GLADEMOOR TRACT, according to the plat thereof as recorded in Plat Book 5, at Page 117, 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 North and West lines of said Lot 22.

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 Angel Lopez 1957 SW 74 CT
Witness Printed Name MIAMI, FL 33155

Witness Addier Aguilera 7800 SW 9 TERR.
Witness Printed Name MIAMI, FL 33144

Witness

Witness Printed Name

Witness

Witness Printed Name

JPLS INVESTMENT LLC

Name of LLC

JPLS (Sign)

By: Member

Javier Pedre

Printed Name

7800 SW 9 TERR. Miami FL 33144
Address (if different)

By: Member (Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of MAY, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Javier Pedre and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of JPLS 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.



Krishna M. Peña
Notary Public
State of Florida
Comm# HH137737
Expires 6/3/2025

Krishna M. Peña
Notary Signature

Krishna M. Peña
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 6/3/2025

Commission/Serial No. HH137737

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

By: _____
County Mayor or Designee

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

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED
Anthony Rodriguez 10

Folio: 30-4010-006-0270
JPLS INVESTMENT LLC
SEC. 10-54-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128



Date: May 23, 2023
Prepared by: ym

MDC041



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: January 22, 2025

FROM: 
Glen 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 ____, 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)(1)
1-22-25

RESOLUTION NO. R-51-25

RESOLUTION ACCEPTING CONVEYANCES OF EIGHT
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. Vanessa Flores and Richard A. Flores
2. Taurus Development Group, LLC
3. Enaz Development, LLC
4. AR Property Investments, LLC
5. LRMF Owner LLC
6. Enterlu LLC
7. SRL Properties Management, LLC
8. JPLS Investment 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 **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	absent	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 22nd day of Janaury, 2025. 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.

Debra Herman

A handwritten signature in black ink, appearing to be "Debra", written over a horizontal line.