

MEMORANDUM

Agenda Item No. 8(N)(9)

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

DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting one conveyance to Miami-Dade County, Florida, of property interests in a portion of SW 80th Street from approximately 494 feet east of the centerline of SW 57th Avenue east for 90 feet for road purposes; and authorizing the County Mayor to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same

Resolution No. R-863-25

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: September 3, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting One Conveyance of 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 conveyance. Once this conveyance is accepted by the Board, the instrument will be recorded in the Public Records of Miami-Dade County. The grantors' names, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$20.

Recommendation

The Department of Transportation and Public Works (DTPW) needs the property interest from this entity for road purposes and recommends that the Board accept the conveyance. The proposed conveyance is attached hereto as Exhibit 1 and is further described below.

Scope

The property being conveyed is located within District 7, which is represented by Commissioner Raquel A. Regalado.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this conveyance is estimated to be \$20 annually for maintenance costs associated with the subject right-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 this acquisition is Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the acceptance of the instrument of conveyance. Furthermore, the County Mayor or County Mayor's designee shall record the instrument of conveyance accepted therein in the Public Records of Miami-Dade County.

Background

This conveyance is being obtained to fulfill zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards.

RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Right-of-Way Deed with Location Map

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Andres Panesso and Natalia Panesso	RWD*	A portion of SW 80 Street from approximately 494 feet east of the centerline of SW 57 Avenue east for 90 feet (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20250023)



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. 30-4131-003-0260
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 14 day of NOVEMBER, A.D. 2024, by and between Andres Panesso and Natalia Panesso, husband and wife, whose address is 5520 SW 80 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:

That portion of the following described parcel of land that lies within the North 35 feet of the Southwest 1/4 of Section 31, Township 54 South, Range 41 East in Miami-Dade County, Florida: The East 90 feet of the West 584 feet of the South 180 feet of the North 200 feet of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 31, said parcel of land being also known as the East 90 feet of the West 584 feet of the South 180 feet of the North 200 feet of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4, Part of Lot 1, Block 2, of

Section 31, Township 54 South, Range 41 East, lying and being in Miami-Dade County, Florida, of W.T. Hardee's Subdivision, according to the plat thereof, as recorded in Plat Book B, at Page 50, 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

Ornit Tominson 270W 67th PL 33016
Witness Printed Name & Address

Witness

Silvino Goncalves 16590 NE 26th Ave
Witness Printed Name & Address

Witness

Hauricio Martinez 9019 Woodmont Way
Witness Printed Name & Address

Witness

Orley Arango 136th SW 12th Ave
Witness Printed Name & Address

Andres Panesso (Sign)

Andres Panesso
Printed Name

5911 SW 81st, Miami, FL, 33143
Address (if different)

Natalia Panesso (Sign)

Natalia Panesso
Printed Name

5911 SW 81st, Miami, FL, 33143
Address (if different)

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

I HEREBY CERTIFY, that on this 14 day of November, 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Andres Panesso and Natalia Panesso, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



MILANY GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

Notary Signature

Milany Gonzalez

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: June 5th 2026

Commission/Serial No. HH272107

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

County Mayor or Designee

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

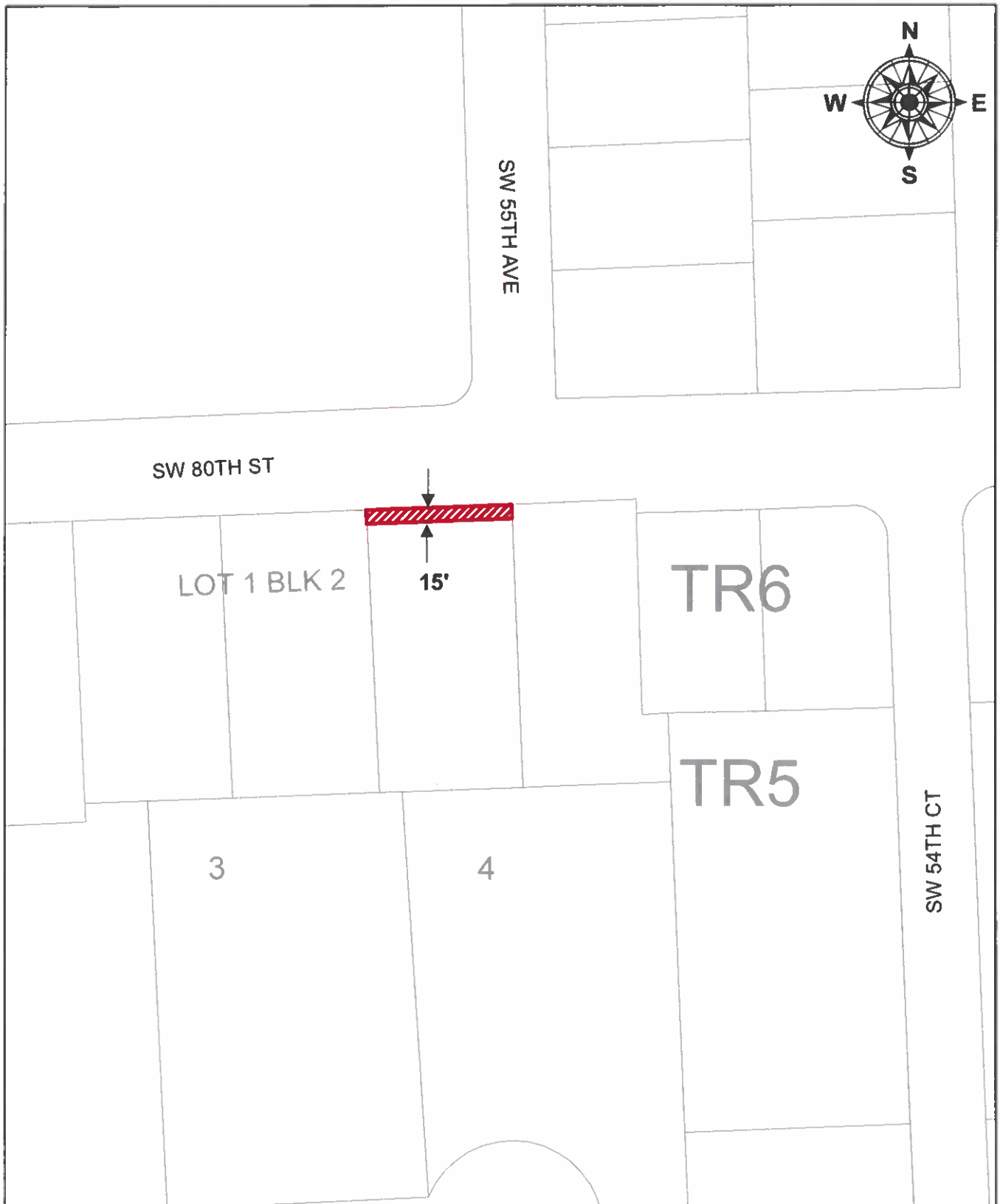
Approved as to form
and legal sufficiency

Attested By:

Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4131-003-0260

Name: Andres Panesso and Natalia Panesso

Section: 31-54-41

Municipality: Unincorporated

Commission District 7

Raquel A. Regalado

Date: 4-3-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MEMORANDUM

(Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(9)

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)(9)
9-3-25

RESOLUTION NO. R-863-25

RESOLUTION ACCEPTING ONE CONVEYANCE TO MIAMI-DADE COUNTY, FLORIDA, OF PROPERTY INTERESTS IN A PORTION OF SW 80TH STREET FROM APPROXIMATELY 494 FEET EAST OF THE CENTERLINE OF SW 57TH AVENUE EAST FOR 90 FEET FOR ROAD PURPOSES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF THE INSTRUMENT OF CONVEYANCE AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the property owners/grantors, Andres Panesso and Natalia Panesso, have tendered an instrument conveying to Miami-Dade County the property interests in a parcel of land located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instrument of conveyance, which is attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; 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 conveyance 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 conveyance by the above-described property owners/grantors is hereby approved and accepted; provided, however, that it is specifically understood that Miami-Dade County is not obligated to construct any improvements within the above-described property tendered for road right-of-way or other purposes.

Section 3. The County Mayor or County Mayor's designee is authorized to execute the acceptance of the instrument of conveyance 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 instrument of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of this instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) the Clerk of the Board shall attach and permanently store a recorded copy of said instrument 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	absent
Sen. René García	absent	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 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.

YEM

Yuval E. Manor