

MEMORANDUM

Agenda Item No. 8(N)(7)

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

DATE: October 9, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting an implied offer of dedication for a portion of SW 232 Street from the South line of the Southwest 1/4 of Section 18, Township 56 South, Range 40 East North for 35 feet, in Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida; authorizing the County Mayor to take all actions necessary to effectuate same; and directing the County Mayor to record the acceptance of the implied offer of dedication in the public records of Miami-Dade County, Florida

Resolution No. R-955-25

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


Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: October 9, 2025

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

From: Daniella Levine Cava
Mayor 

Subject: Resolution Accepting an Implied Offer of Dedication for a Portion of SW 232 Street, lying East of SW 112th Avenue/South Allapattah Road/SR 989 in Section 18, Township 56 South, Range 40 East

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept an implied offer of dedication for roadway right-of-way purposes for the subject portion of land. This will cause the land to officially become incorporated into the County-maintained public road right-of-way for SW 232 Street. Annual maintenance costs associated with the acceptance of the subject portion of land for road right-of-way are estimated to be \$30.

Recommendation

It is recommended that the Board approve the attached resolution accepting an implied offer of dedication for a portion of SW 232 Street from the South line of the SW ¼ of Section 18, Township 56 South, Range 40 East North for 35 feet, as illustrated in Exhibit A and more particularly described in Exhibit B, attached hereto and made a part hereof. The Department of Transportation and Public Works (DTPW) needs this portion of right-of-way for road purposes and recommends that the Board accept this implied offer of dedication.

Scope

The subject portion of land is located within District 8, which is represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this implied offer of dedication is estimated to be \$30 annually for maintenance costs associated with the subject portion of 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 item and the person responsible for monitoring it is Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority to the County Mayor or County Mayor's designee to take all actions necessary to effectuate the acceptance of the implied offer of dedication. Furthermore, the

Attachments: Exhibit A – Location and Aerial Maps, Exhibit B – Legal Description, Exhibit C – Warranty Deed, Deed Book 6604, Page 309, Exhibit D – Special Warranty Deed, Official Records Book 27992, Page 3274 and Special Warranty Deed, Official Records Book 29392, Page 1393, Exhibit E – Right-of-Way Exhibit

MDC002

County Mayor or County Mayor's designee shall record the acceptance of this implied offer of dedication in the Public Records of Miami-Dade County.

Background

As evidenced by the Warranty Deed recorded in Deed Book 6604, at Page 309, of the Public Records of Miami-Dade County, Florida, a copy of which is attached hereto as Exhibit C, on October 27, 1969, Helmut Gohde and Alma Gohde, his wife, the owners of the South $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, transferred the title of those lands to Jefferson Davis, as Trustee. The legal description of that Warranty Deed recites: "The South Three-quarters (S $\frac{3}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) *less the West 50 feet and the South 35 feet for roads* in Section 18, Township 56 South, Range 40 East ..." The Warranty Deed expresses the owners' intent to formally dedicate those portions to the County. A search of the public records did not recover any documents indicating that formal dedication was ever made to the County, nor was any record found of formal acceptance and no formal creation of an easement for right-of-way purposes over the subject portion of land.

However, common law dedication of property for public use may be made by the express declaration of the party, as per writings, or by its acts. The intent to offer the subject land for road purposes was reviewed and confirmed by an examination of title. Subsequent conveyances of property folio 30-6018-000-0691 have continued to acknowledge the original intent to dedicate the subject portion of land for road right-of-way purposes. Various deeds in the chain of title contain language such as "*less ... the South 35 feet for road*" to exclude the subject 35-foot-wide strip of land from the legal description of the property and to imply an offer of dedication for road right-of-way of the said strip. The latest property conveyance found on record for folio 30-6018-000-0691 is the Warranty Deed recorded at Official Records Book 19738, at Page 1769, of the Public Records of Miami-Dade County, Florida, a copy of which is attached hereto as Exhibit D. This deed excludes the subject 35-foot-wide strip of land from the legal description.

For the owner to comply with requirements for the development of the abutting land, the County requires the subject 35-foot-wide strip of land to be dedicated for public right-of-way for SW 232nd Street. Thus, the owner of property folio 30-6018-000-0691 wishes for the County to accept this implied offer of dedication for the subject strip of land to comply with the requirements for platting. No information was found in the public records that would withdraw, revoke, or impair this implied offer of dedication.

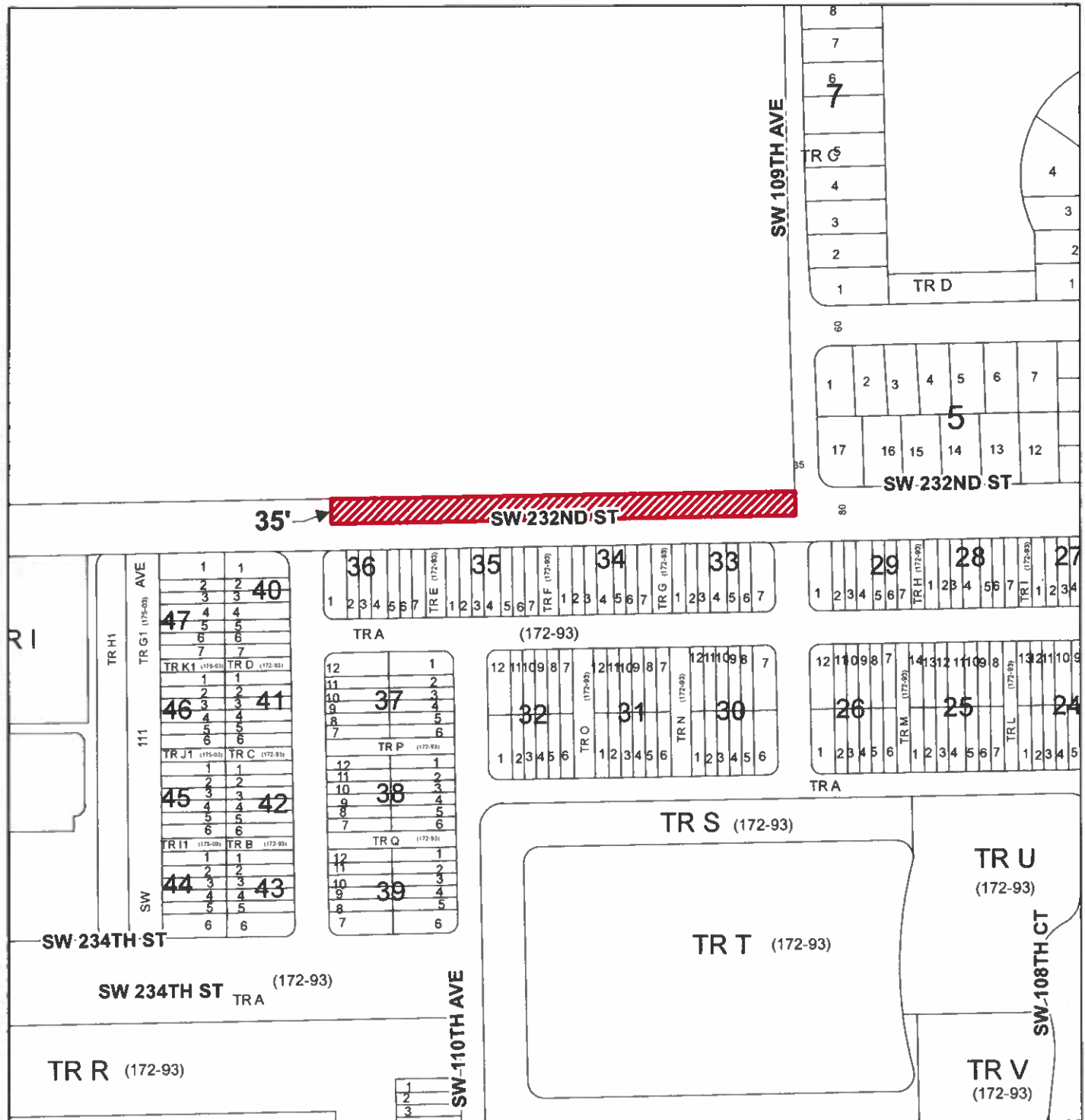
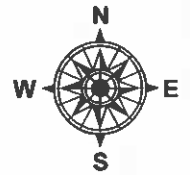


Jimmy Morales
Chief Operating Officer

Location & Aerial Map

SECTION 18 TOWNSHIP 56 RANGE 40

EXHIBIT A (Page 1 of 2)



THIS IS NOT A SURVEY
NOT TO SCALE

Implied Offer of R/W Dedication

MIAMI-DADE COUNTY
Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, 1610
Miami, Florida 33128
PH (305) 375-2714

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 3-11-2025
Drawn By: A. Santelices

Legend

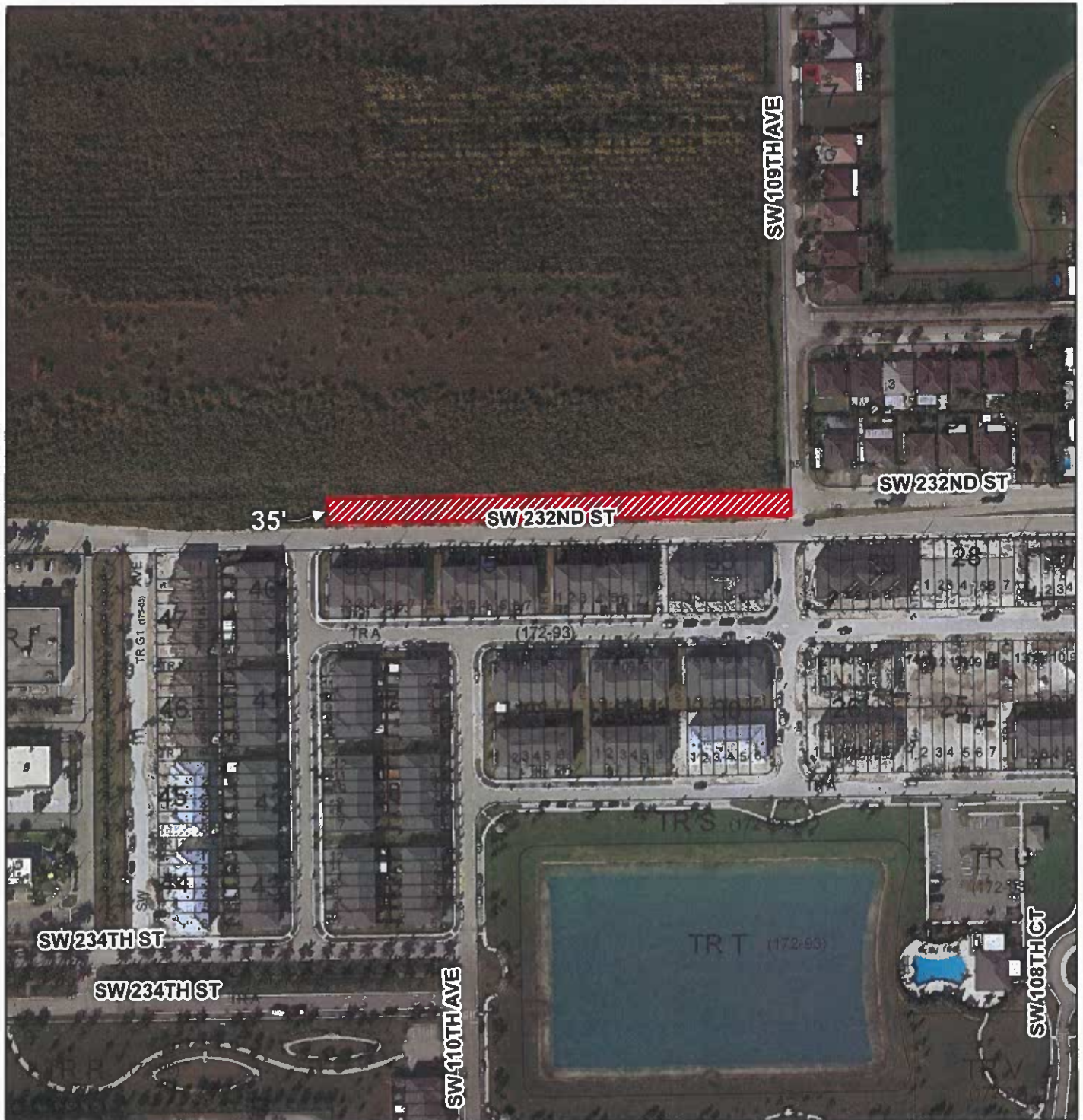
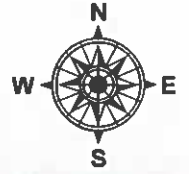
Area of Implied Offer of Dedication

MDC004

Location & Aerial Map

SECTION 18 TOWNSHIP 56 RANGE 40

EXHIBIT A (Page 2 of 2)



THIS IS NOT A SURVEY
NOT TO SCALE

Implied Offer of R/W Dedication

MIAMI-DADE COUNTY
Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, 1610
Miami, Florida 33128
PH (305) 375-2714

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Legend

Area of Implied Offer of Dedication



Date: 3-11-2025
Drawn By: A. Santelices

MDC005

EXHIBIT B

LEGAL DESCRIPTION

The South 35 feet of the East $\frac{1}{2}$ of the South $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

EXHIBIT C
IMAGE OF WARRANTY DEED
RECORDED AT
DEED BOOK 6644-309



DE 6844 121309

This instrument was prepared by:

FREDERICK R. SNYDER, JR.
Notary Public
6161 Sunset Drive, Suite B
SOUTH SMITH, FLORIDA 33143**Warranty Deed** CHATGUY FORM - SECTION 609.02 (1.1)

This Instrument, Made this 27th day of October 1969. Between

HELMUT GORDE and ALMA GORDE, his wife,

of the County of Dade, State of Florida, grantor, and

JEFFERSON DAVIS, as Trustee

whose post office address is 830 North Krome Avenue, Homestead

of the County of Dade, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Dade County, Florida, to-wit:

The South Three-quarters (S 3/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) less the West 50 feet and the South 35 feet for roads in Section 18, Township 56 South, Range 40 East lying in Dade County, Florida and consisting of thirty (30) acres, more or less.

SUBJEC. TO two existing mortgages of record each having an unpaid principal balance of \$19,800.00; a purchase money mortgage exchanged between the parties hereto; taxes subsequent to the year 1968 and restrictions, limitations and easements of record, if any.

State of Florida, County of Dade
This instrument was filed for record on 10/30/69 at 1:14 PM
1969 at 1:14 PM, and duly recorded in OFFICIAL RECORDS
Book 6844, Page 20, and in the Public Records of Dade County, Florida, at 1:14 PM.
E. B. LEATHERMAN
Notary Public, State of Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence.

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared HELMUT GORDE and ALMA GORDE, his wife,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that the foregoing was their act and deed. Witness my hand and official seal for the County and State last aforesaid this 27th day of October 1969.

My commission expires:



Notary Public



MDC008

EXHIBIT D
IMAGE OF WARRANTY DEED
RECORDED AT
OFFICIAL RECORDS BOOK 27992-3274 and
IMAGE OF WARRANTY DEED
RECORDED AT
OFFICIAL RECORDS BOOK 29392-1393

Fabian A. Pal, Esq.
Fowler White Burnett P.A.
1395 Brickell Ave.
Miami, Florida 33131

Special Warranty Deed

-----TEN DOLLARS (\$10)----- DOLLARS.
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit:
The South 3/4 of the Southwest 1/4 of the Southeast 1/4, less the West 50 feet and the South 35 feet for road, in Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Page 1 of 1

DOCUMENT COVER PAGE

For those documents not providing the **required** space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title: Special Warranty Deed
(Mortgage, Deed, Construction Lien, Etc.)

Executing Party: Matilde Canals

Legal Description: The South 3/4 of the Southwest 1/4 of the Southeast 1/4,
(If Applicable) less the West 50 feet and the South 35 feet for road, in
Section 18, Township 56 South, Range 40 East, lying and being in
Miami Dade County, Florida
As more fully described in above described document.

Return Document To / Prepared By: Alberto J. Parlade, Esq.
Parlade Law Firm, P.A.
7050 S.W. 86th Avenue
Miami, FL 33143
Tel.: (305) 595-2300

**F.S. 695.26 Requirements for recording instruments affecting real property—
(Relevant excerpts of statute)**

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

(e) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court...

Original

CFN 2012R0095106
 OR 8k 27992 Pg 3274; (109)
 RECORDED 02/09/2012 15:17:14
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Prepared by:

Fabian A. Pal, Esq.
 Fowler White Burnett P.A.
 1395 Brickell Ave.
 Miami, Florida 33131

Parcel ID Number: 30-6018-000-0691

Special Warranty Deed

This Indenture, Made this 7th day of February, 2012 A.D., Between
 Matilde Canals, an unmarried widow

of the County of Miami-Dade, State of Florida, grantor, and
 UL112, LLC, a Florida limited liability company

whose address is: 2225 E. 10 Ave., Hialeah, FL 33013

of the County of Miami-Dade, State of Florida, grantee.
 Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of Miami-Dade, State of Florida, to wit:
 The South 3/4 of the Southwest 1/4 of the Southeast 1/4, less the
 West 50 feet and the South 35 feet for road, in Section 18, Township
 56 South, Range 40 East, lying and being in Miami-Dade County, *me*
 Florida.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
 good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
 defend the same against the lawful claims of all persons claiming by through or under grantor

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Fabian A. Pal

Witness

Matilde Canals

P.O. Address: 2225 E. 10 Ave., Hialeah, FL 33013

(Seal)

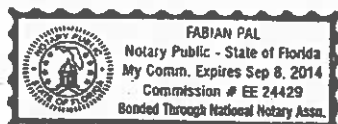
Printed Name: Daniel Frank

Witness

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of February, 2012 by
 Matilde Canals, an unmarried widow

she is personally known to me or she has produced her Florida driver's license as identification



Printed Name: Fabian A. Pal

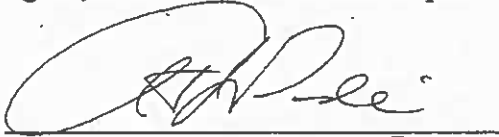
Notary Public

My Commission Expires:

**RE-EXECUTION AND ACKNOWLEDGMENT OF SPECIAL WARRANTY DEED
RECORDED IN OR Book 27992 at Page 3274 of the Public Records of Miami-Dade
County, Florida.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Alberto J. Parlade



Witness Name: Ana L. Perez



(Seal)
MATILDE CANALS A/K/A MATILDE M.
CANALS
2225 E. 10 Ave., Hialeah, FL 33013

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of November, 2014 by MATILDE CANALS A/K/A MATILDE M. CANALS, who ☒ is personally known or ☐ has produced N/A as identification.

[Notary Seal]





Notary Public

Printed
Name: _____

My Commission
Expires: _____

EXHIBIT E
RIGHT-OF-WAY EXHIBIT



MEMORANDUM (Revised)

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

DATE: October 9, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(7)

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)(7)
10-9-25

RESOLUTION NO. R-955-25

RESOLUTION ACCEPTING AN IMPLIED OFFER OF DEDICATION FOR A PORTION OF SW 232 STREET FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST NORTH FOR 35 FEET, IN SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD THE ACCEPTANCE OF THE IMPLIED OFFER OF DEDICATION IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

WHEREAS, an implied offer is formally acknowledged by the owners of the property lying North of and abutting the 35-foot less-out along the North side of SW 232 Street from the South line of the Southwest ¼ of Section 18, Township 56 South, Range 40 East North for 35 feet, said property having been conveyed to UL112, LLC, a Florida limited liability company, and UL112 LLC requesting and agreeing to such implied offer,

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

Section 1. The foregoing recitals are approved and incorporated by reference.

Section 2. This Board, upon consideration of the Transportation and Public Works Department's recommendation, finds and determines that the acceptance of this implied offer of dedication is in the public's best interest.

Section 3. This Board hereby approves and accepts the implied offer of dedication, as illustrated in Exhibit A, as legally described in Exhibit B, and as expressed in Exhibits C and D, all such exhibits being attached to the Mayor’s Memorandum, and authorizes the County Mayor or County Mayor’s designee to take all actions necessary to effectuate same.

Section 4. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor’s designee within 30 days shall record this acceptance herein in the Public Records of Miami-Dade County and shall provide a recorded copy of to the Clerk of the Board; and the Clerk of the Board shall permanently store a recorded copy of this acceptance.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** 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
Sen. René García	aye
Roberto J. Gonzalez	aye
Danielle Cohen Higgins	aye
Natalie Milian Orbis	aye
Micky Steinberg	aye
Juan Carlos Bermudez	aye
Oliver G. Gilbert, III	aye
Keon Hardemon	aye
Eileen Higgins	aye
Raquel A. Regalado	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 9th day of October, 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.

A handwritten signature in cursive script, appearing to read "LAM", is written over a horizontal line.

Lauren E. Morse
Andrea Gonzalez Mateo