

MEMORANDUM

Agenda Item No. 8(N)(8)

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

DATE: October 9, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting one conveyance of property interests in a portion of land at SW 128th Avenue from SW 200th Street North for approximately 637 feet and the radius return at the Northwest corner of the intersection of SW 128th Avenue and SW 200th Street for road purposes to Miami-Dade County, Florida; 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-956-25

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 *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 grantor's name, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$130.

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 8, which is represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this conveyance is estimated to be \$130 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.

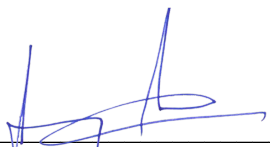
Delegated Authority

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.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Apostolic Alliance Church of the Lord Jesus Christ, Inc.	RWD*	A portion of SW 128 Avenue from SW 200 Street north for approximately 637 feet and the Radius Return at northwest corner of the intersection of SW 128 Avenue and SW 200 Street (Commissioner Danielle Cohen Higgins, District 8)	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 20250022)



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. 30-6902-001-0601
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

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

THIS INDENTURE, Made this 21 day of March, A.D. 2025, by and between APOSTOLIC ALLIANCE CHURCH OF THE LORD JESUS CHRIST, INC., a not-for-profit corporation under the laws of the State of Florida, and having its office and principal place of business at 12825 Quail Roost Drive, Miami, FL 33177, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

Legal Description on following page.

That portion of the East 25 feet of Lot 14, TROPICO, according to the plat thereof as recorded in Plat Book 2, at Page 57, of the Public Records of Miami-Dade County, Florida, in the Southeast 1/4 of Section 2, Township 56 South, Range 39 East, in Miami-Dade County, Florida, that lies within the following described parcel of land: The South 5 Acres of said Lot 14, lying North of a line which is 35 feet North of and parallel to the South line of Section 2, Township 56 South, Range 39 East, said South line being the center line of Quail Roost Drive; said South 5 acres also being South 651.57 feet of said Lot 14, lying North of a line, which is 35 feet North of and parallel to the South line of Section 2, Township 56 South, Range 39 East, said South line being the Center of Quail Roost Drive; LESS the portion thereof that lies within the South 50 feet of the Southeast 1/4 of said Section 2;

AND that portion of said Lot 14, in the Southeast 1/4 of said Section 2, that lies within the external area of a 25-foot-radius curve concave to the Northwest and tangent to the West line of the East 25 feet of said Lot 14 and the North line of the South 50 feet of the Southeast 1/4 of said Section 2.

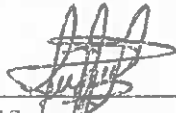
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

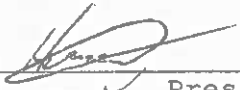
Witness 
Juan Berrios 1175 NE 32 AVE
MIAMI, FL
Printed Name & Address HOMESTEAD
33033

Witness 
Edith Munoz 11301 SW 200 ST
Printed Name & Address MIAMI, FL
33157

Witness 
Juan Berrios 1175 NE 32 AVE
MIAMI, FL 33033
Printed Name & Address

Witness 
Edith Munoz 11301 SW 200 ST
Printed Name & Address MIAMI, FL
33157

APOSTOLIC ALLIANCE CHURCH OF
THE LORD JESUS CHRIST, INC.
Name of Corporation

By:  (Sign)
President

Hernando Cortes-Diaz
Printed Name

20170 SW 113 St Miami 33173
Address if different

 (Sign)
Attest: ☒ Secretary

VILADAD HERNANDEZ
Printed Name

11301 SW 200 ST 33157
Address if different

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

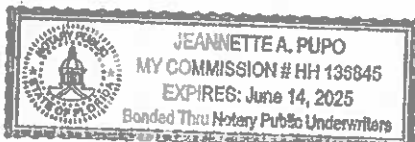
I HEREBY CERTIFY, that on this 21 day of March, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [physical or [online notarization Hernando Cortes-Díaz and VILDAD HERNANDEZ, personally known to me, or proven, by producing the following identification: FL Drivers License to be the Hernando Cortes-Díaz President and VILDAD HERNANDEZ Secretary of APOSTOLIC ALLIANCE CHURCH OF THE LORD JESUS CHRIST, INC., a not-for-profit corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Hernando Cortes y Vildad Hernandez executed said instrument acting under the authority duly vested by said corporation.

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

Jeannette Pupo
Notary Signature

Jeannette Pupo
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 6/14/25

Commission/Serial No. HH/136845

The foregoing was accepted and approved on the _____ day of _____, A.D. 2025, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

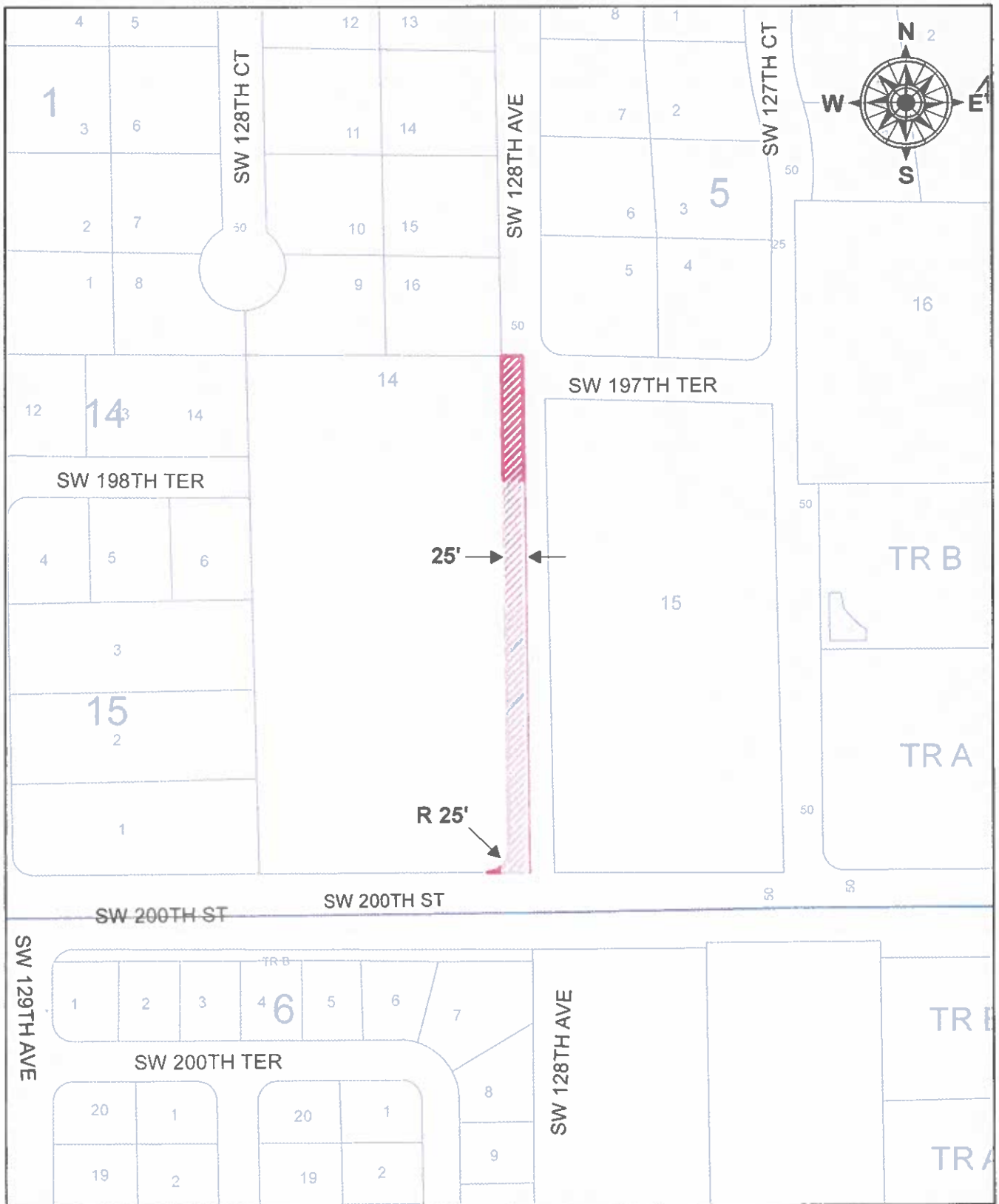
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6902-001-0601

**Name: Apostolic Alliance Church
of The Lord Jesus Christ, Inc.**

Section: 02-56-39

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 3-24-2025

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: October 9, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

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

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)(8)
10-9-25

RESOLUTION NO. R-956-25

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS IN A PORTION OF LAND AT SW 128TH AVENUE FROM SW 200TH STREET NORTH FOR APPROXIMATELY 637 FEET AND THE RADIUS RETURN AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 128TH AVENUE AND SW 200TH STREET FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; 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 owner/grantor, Apostolic Church of the Lord Jesus Christ, Inc., has tendered an instrument conveying to Miami-Dade County the property interests in a parcel of land at SW 128th Avenue from SW 200th Street north for approximately 637 feet and the Radius Return at the northwest corner of the intersection of SW 128th Avenue and SW 200th Street, 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 owner/grantor 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 **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.

YEM

Yuval E. Manor