

MEMORANDUM

Agenda Item No. 8(N)(1)


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

DATE: October 16, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of two property interests for road purposes to Miami-Dade County, Florida; and authorizing the County Mayor to execute the acceptances of the instruments of conveyance

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/gh

MDC001

Date: October 16, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: Resolution Accepting Conveyances of Two 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 \$280.

Recommendation

The attached two 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 District 8, which is represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$280 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

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Coconut Palm TH LLC	RWD*	Portions of SW 240 Street from SR-821 east for approximately 329 feet and from approximately 496 feet east of SR-821 east for approximately 333 feet (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. (File 20240027)
2.	Coconut Palm TH LLC	RWD*	A portion of SW 248 Street from approximately 400 feet east of SR-821 east for 835 feet (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. (File 20240042)



Jimmy Morales
Chief Operations 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:

Nicole S. Wolfe, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 44th Floor
Miami, FL 33131
Folio Nos. 30-6020-000-0180, 30-6020-000-0210, 30-6020-000-0160
User Department: DTPW

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

THIS INDENTURE, Made this 27TH day of JUNE, A.D. 2024, by and between **Coconut Palm TH LLC**, a Delaware limited liability company, whose post office address is 8770 W. Bryn Mawr Ave., Ste 1350, Chicago, IL 60631, 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 Exhibit "A" attached hereto

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

ACTIVE 693490020v1

MDC004

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.

[Signature and notary appear on the following page]

IN WITNESS WHEREOF, the said party of the first part 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)

Connor Harmon
Signature of Witness

Connor Harmon
Witness Printed Name

8770 W. Brynmawr Ave Ste. 1350
Chicago, IL 60631
Address of Witness

[Signature]
Signature of Witness

David Tankers
Witness Printed Name

8770 W. Brynmawr Ave Ste 1350
Chicago, IL 60631
Address of Witness

STATE OF Illinois)
COUNTY OF DuPage) SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of JUNE, 2024, by Ryan Battistoni, the manager of TH Logistics Fund I Manager LLC, an Illinois limited liability company, the manager of Coconut Palm Investor LLC, a Delaware limited liability company, the sole member of Coconut Palm TH LLC, a Delaware limited liability company, on behalf of said limited liability company.

Personally Known or Produced Identification .

Type of Identification Produced N/A

ACTIVE 693490020v1

Coconut Palm TH LLC, a Delaware limited liability company

By: Coconut Palm Investor LLC, a Delaware limited liability company, its sole member

By: TH Logistics Fund I Manager LLC, an Illinois limited liability company, its manager

By: [Signature]
Name: Matthew Ryan Battistoni
Title: Manager

Karen Ann Bolognina



INSERT NOTARY SEAL:

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.

County Mayor or County Mayor's Designee

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

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**

BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: SW 240TH STREET RIGHT-OF-WAY

PARCEL 1

THE NORTH 35 FEET OF THE EAST ONE-QUARTER (E 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND:

PARCEL 2

THAT PORTION OF THE NORTH 35 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 20; THENCE NORTH 89°17'05" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 20 FOR 508.37 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE / STATE ROAD NO. 821 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°17'05" EAST ON SAID NORTH LINE 325.01 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 20; THENCE SOUTH 00°19'15" EAST ALONG SAID EAST LINE 35.00 FEET; THENCE SOUTH 89°17'05" WEST ALONG A LINE 35 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLE TO, SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) 328.95 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE BEING THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 83°43'58" WEST; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 00°20'37", FOR AN ARC DISTANCE OF 35.25 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 23,111 SQUARE FEET (0.5306 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF THE SW 1/4 OF SECTION 20-56-40 BEING N89°17'05"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: ARCO/MURRAY

SCALE: N/A

DRAWN: DCW

ORDER NO.: 71478B

DATE: 6/21/23

SW 240TH ST. R/W DEDICATION

MIAMI-DADE COUNTY, FLORIDA

FOR: COCONUT PALM TRUCK PARKING

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by

John F Pulice

Date: 2023.06.22

14:04:26 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

MDC000



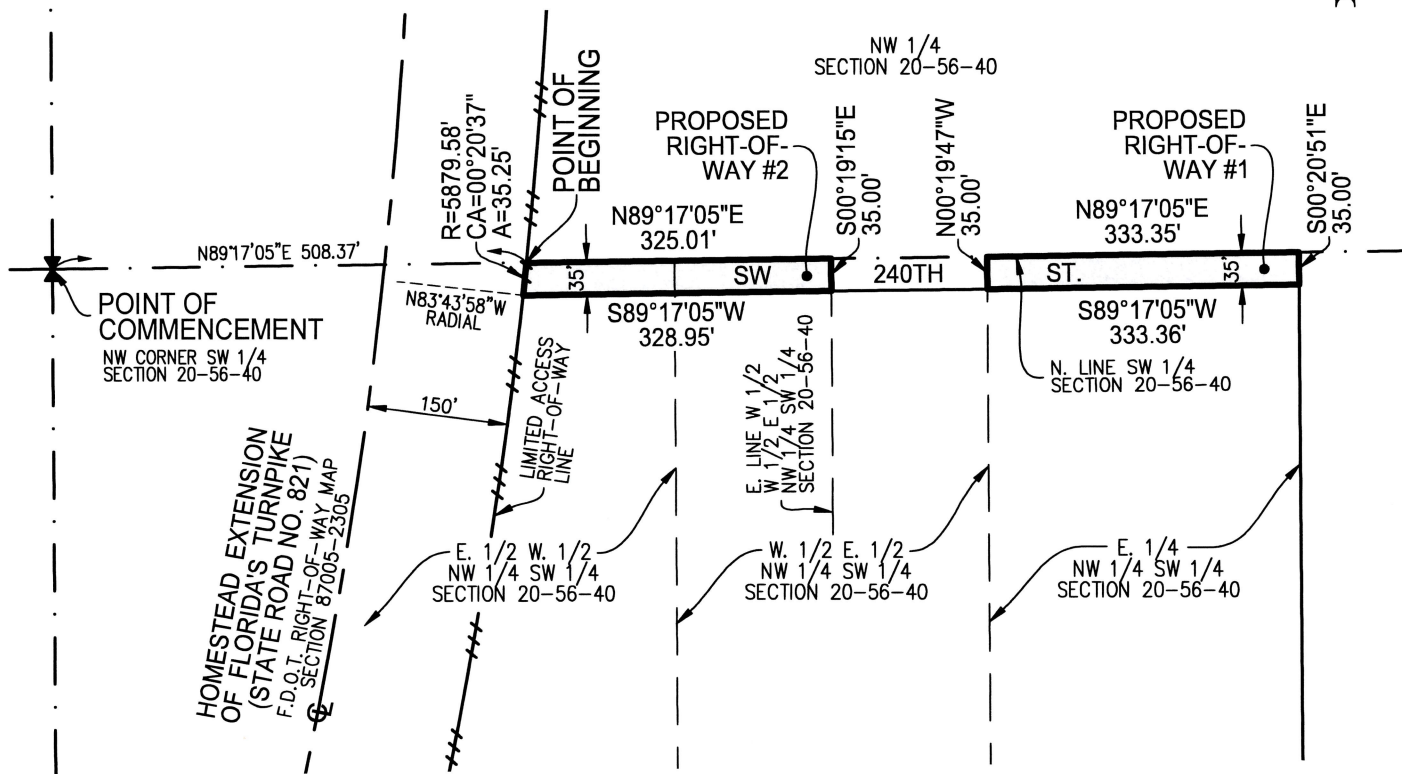
SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**

BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: ARCO/MURRAY

SCALE: 1"=200'

DRAWN: DCW

ORDER NO.: 71478B

DATE: 6/21/23

SW 240TH ST. R/W DEDICATION

MIAMI-DADE COUNTY, FLORIDA

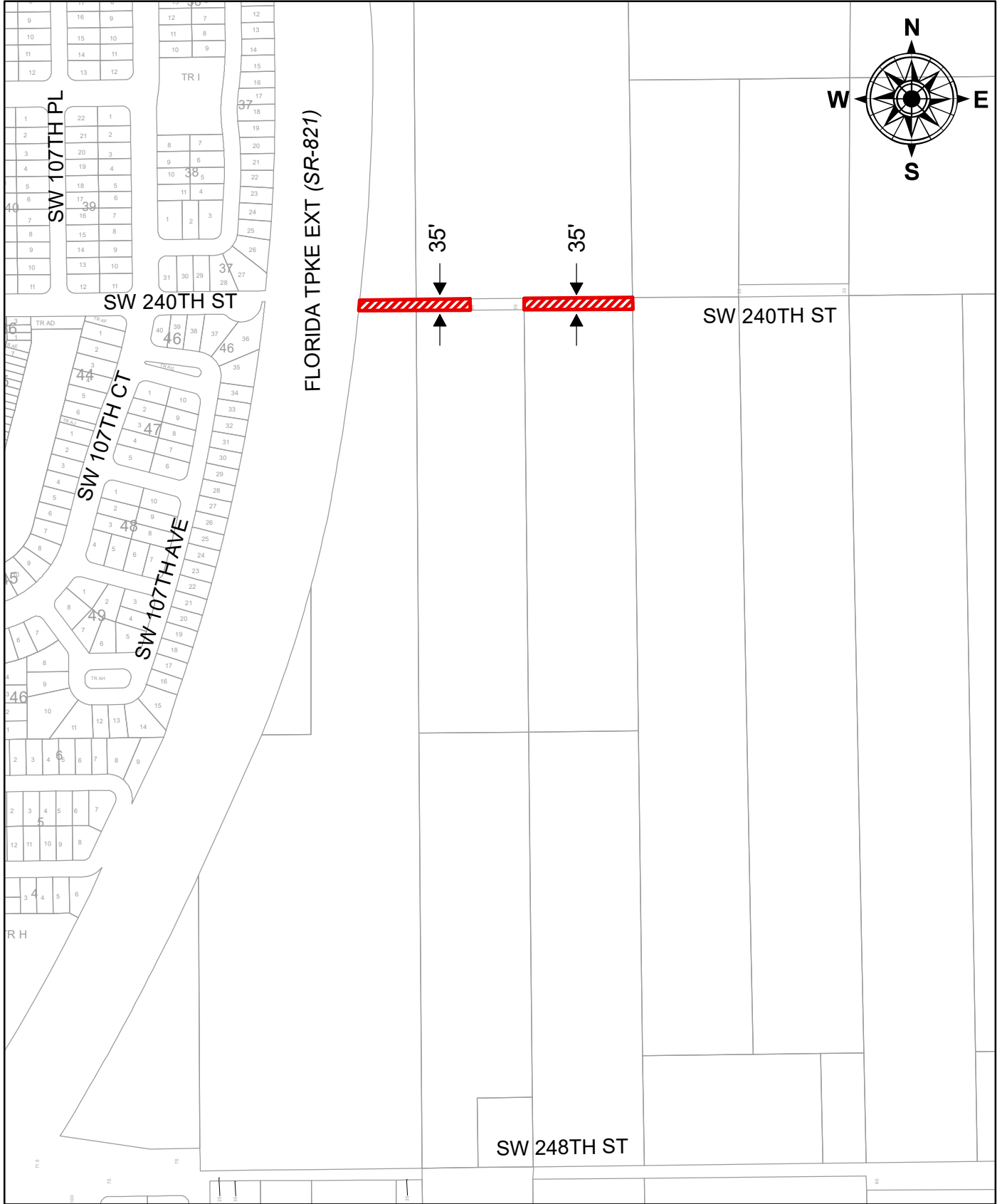
FOR: COCONUT PALM TRUCK PARKING

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- ⊕ CENTERLINE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6020-000-0180 / 0210 / 0160

Name: Coconut Palm TH LLC

Section: 20-56-40

Municipality: Unincorporated
 Commission District 8
 Danielle Cohen Higgins

Date: 4/23/2024

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC010

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:

Nicole S. Wolfe, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 44th Floor
Miami, FL 33131
Folio Nos. 30-6020-000-0180 and 30-6020-000-0205
User Department: DTPW

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

THIS INDENTURE, Made this 25 day of JUNE, A.D. 2024, by and between **Coconut Palm TH LLC**, a Delaware limited liability company, whose post office address is 8770 W. Bryn Mawr Ave, Ste 1350, Chicago, IL 60631, 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 Exhibit "A" attached hereto

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

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MDC011

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.

[Signature and notary appear on the following page]

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

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

[Signature]
Signature of Witness

Connor Harmon
Witness Printed Name

8770 W. Bryn Mawr Ave ste 1350
Chicago, IL 60642
Address of Witness

Coconut Palm TH LLC, a Delaware limited liability company

By: Coconut Palm Investor LLC, a Delaware limited liability company, its sole member

By: TH Logistics Fund I Manager LLC, an Illinois limited liability company, its manager

By: [Signature]
Name: Ryan Battistoni
Title: Manager

Colleen A Fitzgerald
Signature of Witness

Colleen A Fitzgerald
Witness Printed Name

8770 W. Bryn Mawr Avenue, Suite 1350
Chicago, IL 60631
Address of Witness

STATE OF Illinois)
)SS
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of June, 2024, by Ryan Battistoni, the manager of TH Logistics Fund I Manager LLC, an Illinois limited liability company, the manager of Coconut Palm Investor LLC, a Delaware limited liability company, the sole member of Coconut Palm TH LLC, a Delaware limited liability company, on behalf of said limited liability company.

Personally Known or Produced Identification .

Type of Identification Produced N/A

ACTIVE 699514696v1 Karen Ann Bologna



INSERT NOTARY SEAL:

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.

County Mayor or County Mayor's Designee

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

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SKETCH AND LEGAL DESCRIPTION *EXHIBIT "A"*

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: SW 248TH STREET RIGHT-OF-WAY

THE NORTH 52 FEET OF THE SOUTH 75 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4); AND THE NORTH 52 FEET OF THE SOUTH 75 FEET OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), LESS THE EAST 168 FEET THEREOF; OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 43,392 SQUARE FEET (0.9961 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 20-56-40 BEING S89°19'17"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: ARCO/MURRAY

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 72991B

DATE: 6/13/24

SW 248TH ST. R/W DEDICATION

MIAMI-DADE COUNTY, FLORIDA

FOR: COCONUT PALM TRUCK PARKING

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F. Pulice Digitally signed by John F. Pulice
Date: 2024.06.13 11:28:07 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION **EXHIBIT "A"**

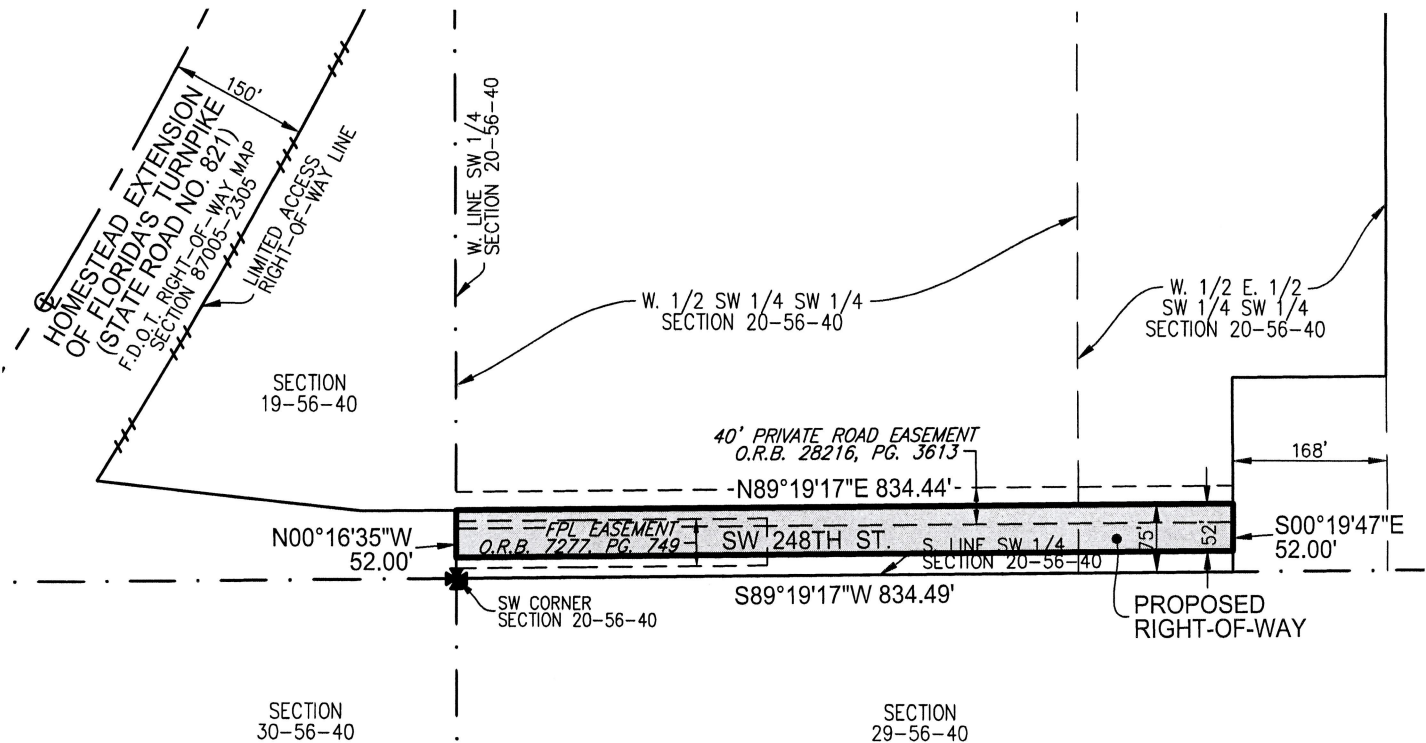
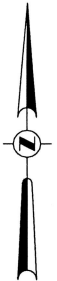
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: ARCO/MURRAY

SCALE: 1"=200'

DRAWN: L.S.

ORDER NO.: 72991B

DATE: 6/13/24

SW 248TH ST. R/W DEDICATION

MIAMI-DADE COUNTY, FLORIDA

FOR: COCONUT PALM TRUCK PARKING

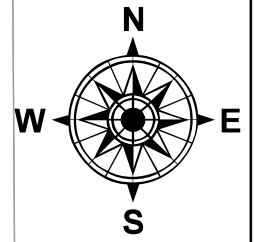
SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

- CENTERLINE
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- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE

MDC016

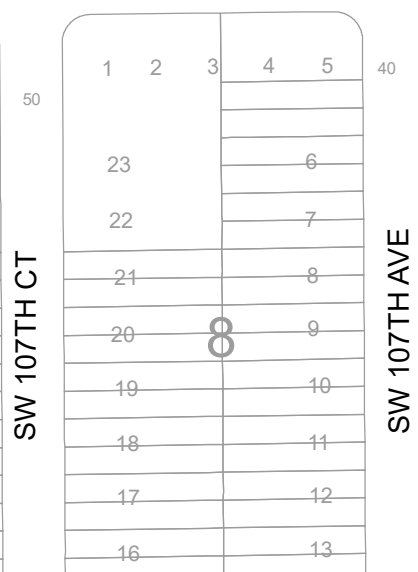


HOMESTEAD EXTENSION
OF THE FLORIDA TURNPIKE

52'



SW 248TH ST



THIS IS NOT A SURVEY NOT TO SCALE Municipality: Unincorporated
Folio: 30-6020-000-0180 / 0205 Commission District 8
Name: Coconut Palm TH LLC Danielle Cohen Higgins
Section: S20-T56-R40
 Date: 7-23-2024
 Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MEMORANDUM
(Revised)

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

DATE: October 16, 2024

FROM: 
Gen 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)
10-16-24

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF TWO 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

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. Coconut Palm TH LLC
2. Coconut Palm TH 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.

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 _____,
who moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

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

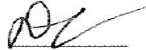
The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of October, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Debra Herman