

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, DESIGNATING A PORTION OF ALEYDA MAS PARK LOCATED AT 11855 SW 60 AVENUE AS A VILLAGE-OWNED RIGHT-OF-WAY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the Village of Pinecrest, Florida (the “Village”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, on November 14, 2023, the Village Council adopted Resolution No. 2023-88, ratifying the Village Manager’s execution of a Contract for Sale and Purchase of the property located at 11855 SW 60 Avenue (the “Mas Property”), and approved the purchase; and

WHEREAS, on September 10, 2024, the Village Council adopted Ordinance No. 2024-5, amending the Village Comprehensive Development Master Plan Future Land Use Map designation for the Mas Property from EU-1z, Residential Estate, to PR, Parks and Recreational Facilities; and

WHEREAS, on September 10, 2024, the Village Council adopted Ordinance No. 2024-6, amending the Village Zoning Map by rezoning the Mas Property’s from EU-1, Residential Estate, to PR, Parks and Recreational Facilities; and

WHEREAS, the Village desires to designate a portion of the Mas Property as a public right of way (the “Mas Right-of-Way”), as further identified in the right-of-way designation map attached hereto as Exhibit “A”; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the citizens of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. **Designation.** The Village hereby designates the Mas Right-of-Way identified in the right-of-way designation map, attached hereto as Exhibit “A,” as a public right-of-way.

Section 3. **Implementation.** The Village Manager is authorized to execute any and all documentation and take all action necessary to designate the Mas Right-of-Way designation for purposes of this Resolution.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 9th day of December, 2025.

Joseph M. Corradino, Mayor

Attest:

Priscilla Torres, MMC
Village Clerk

Approved as to Form and Legal Sufficiency:

Mitchell A. Bierman
Village Attorney

EXHIBIT A
RIGHT-OF-WAY DESIGNATION MAP

EXHIBIT " _ "

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DESIGNATION

SECTION 12, TOWNSHIP 55S, RANGE 40E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.



SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY
- EASEMENTS AND/OR RESTRICTIONS OF RECORD ARE NOT SHOWN HEREON.
- THIS INSTRUMENT IS INTENDED TO DESCRIBE THE LIMITS OF A LEGAL DESCRIPTION DETERMINED BY THE CLIENT.
- THIS SITE LIES IN SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL SHOWN HEREON FORMS A CLOSED GEOMETRIC FIGURE WITH NO GAPS, GORES OR HIATUSES
- PARCEL CONTAINS 13,743 SQUARE FEET (0.315 ACRES) MORE OR LESS.



LOCATION SKETCH

SCALE: (1" = 500')

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

ATWELL, LLC
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0007832

ABBREVIATIONS:

FL =Florida
LB =Licensed Business
NO. =Number
P.B. =Plat Book
PG. =Page
R =Radius
SEC. =Section
C =Centerline

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS
VALID ONLY WHEN ALL SHEETS ARE COMBINED,
FORMING THE COMPLETE DOCUMENT.

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



PREPARED BY:

ATWELL

866.850.4200 www.atwell.com
529 WEST FLAGLER STREET
MIAMI, FL 33130
(305) 324-7671

BISCAYNE ENGINEERING IS NOW ATWELL

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ALEYDA MAS PARK
RIGHT-OF-WAY DESIGNATION

PREPARED FOR:
VILLAGE OF PINECREST

THIS IS NOT A SURVEY

DATE: 11/13/25	REVISIONS:
DR.: L.M.	
CH.: A.S.	
P.M.: A.J.R.	
JOB: 25009742	DRAWING No.:
SHEET NO.: 1 OF 3	2646-SS-23

EXHIBIT " _ "

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DESIGNATION

SECTION 12, TOWNSHIP 55S, RANGE 40E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.

LEGAL DESCRIPTION:

THE WEST 25 FEET OF LOT 11 AND THE WEST 25 FEET OF THE SOUTH 137.26 FEET OF LOT 10, AVOCADO LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE SOUTH 35 FEET THEREOF;

TOGETHER WITH:

THE EXTERNAL AREA OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET, BEING TANGENT TO THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 11, AND BEING TANGENT TO THE NORTH LINE OF THE SOUTH 35 FEET OF SAID LOT 11, ALSO BEING A LINE LYING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS
VALID ONLY WHEN ALL SHEETS ARE COMBINED,
FORMING THE COMPLETE DOCUMENT.



PREPARED BY:

ATWELL

866.850.4200 www.atwell.com
529 WEST FLAGLER STREET
MIAMI, FL 33130
(305) 324-7671

BISCAYNE ENGINEERING IS NOW ATWELL

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ALEYDA MAS PARK
RIGHT-OF-WAY DESIGNATION

PREPARED FOR:
VILLAGE OF PINECREST

THIS IS NOT A SURVEY

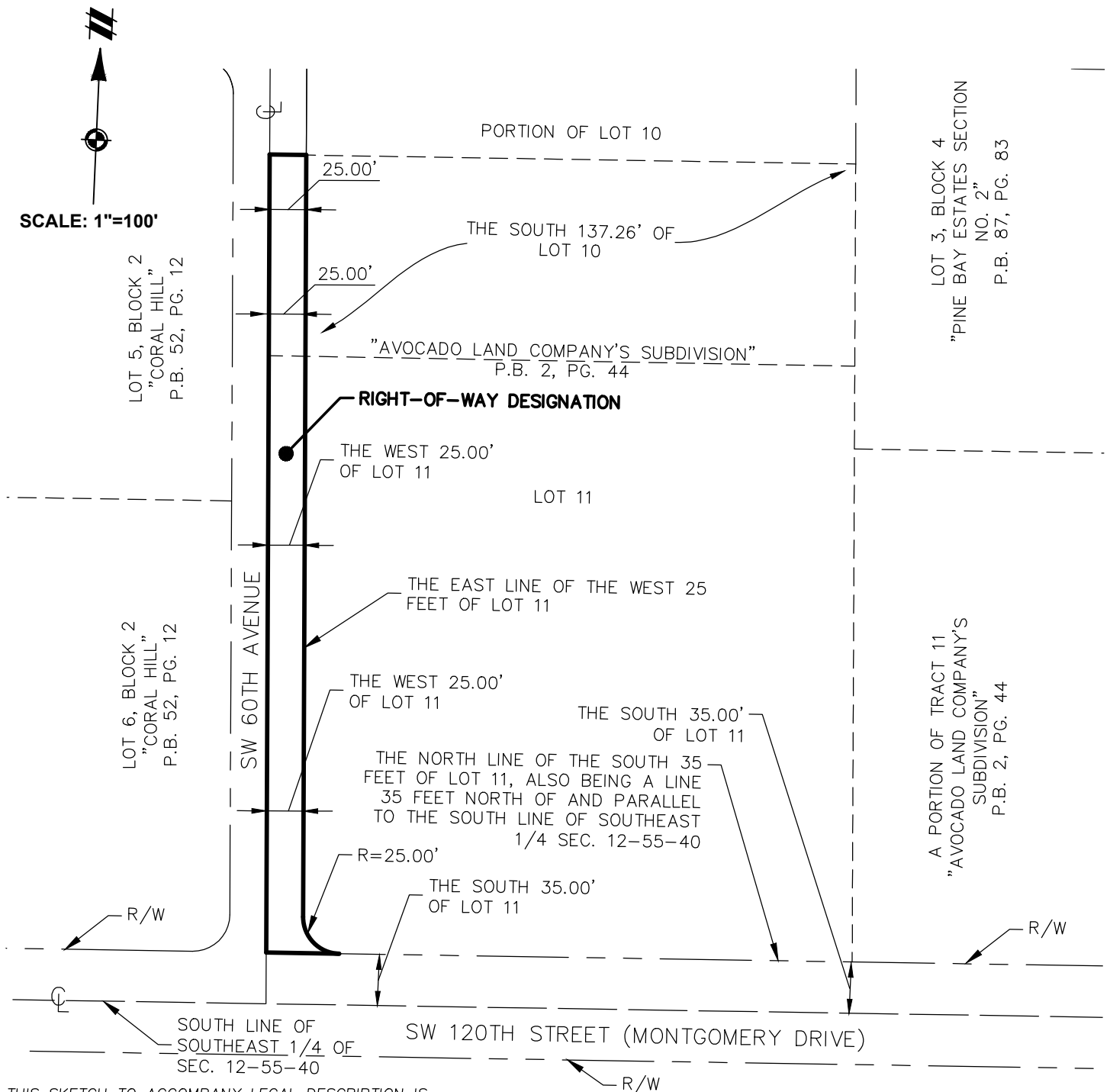
DATE: 11/13/25	REVISIONS:
DR.: L.M.	
CH.: A.S.	
P.M.: A.J.R.	
JOB: 25009742	DRAWING No.:
SHEET NO.: 2 OF 3	2646-SS-23

EXHIBIT " _ "

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DESIGNATION

SECTION 12, TOWNSHIP 55S, RANGE 40E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.

F:\SURVEY\PROJECTS - ATWELL\2025\25009742 VILLAGE OF PINECREST - URBAN ROBOT- ALEYDA MAS PARK DEDICATION TO RIGHT OF WAY SKETCH AND LEGAL\DWG\RIGHT-OF-WAY DESIGNATION S&L.DWG 11/20/2025 11:09 AM LEONARDO MANEIRA



THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS
VALID ONLY WHEN ALL SHEETS ARE COMBINED,
FORMING THE COMPLETE DOCUMENT.



PREPARED BY:

ATWELL

866.850.4200 www.atwell.com
529 WEST FLAGLER STREET
MIAMI, FL 33130
(305) 324-7671

BISCAYNE ENGINEERING IS NOW ATWELL

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ALEYDA MAS PARK
RIGHT-OF-WAY DESIGNATION

PREPARED FOR:
VILLAGE OF PINECREST

THIS IS NOT A SURVEY

DATE: 11/13/25

REVISIONS:

DR.: L.M.

CH.: A.S.

P.M.: A.J.R.

JOB: 25009742

SHEET NO.: 3 OF 3

DRAWING No.:

2646-SS-23