

# MEMORANDUM

Agenda Item No. 8(N)(4)

---

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

**DATE:** May 20, 2025

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution accepting one conveyance of property interests 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

---

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

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/jp

MDC001

# Memorandum



**Date:** May 20, 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 \$25.

## **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 4, which is represented by Commissioner Micky Steinberg.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting this conveyance is estimated to be \$25 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. Got Room Aventura II, LLC	RWD*	A portion of NE 186 Terrace from approximately 275 feet east of the centerline of NE 26 Avenue east for approximately 128 feet (Commissioner Micky Steinberg, District 4)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20250005)

  
\_\_\_\_\_  
Jimmy Morales  
Chief Operating Officer

**Return to:**

Miami-Dade County Department of  
Transportation and Public Works  
Right-of-Way Division  
111 NW 1<sup>st</sup> Street, Suite 1620  
Miami, FL 33128-1970

**Instrument prepared by:**

Jerry B. Proctor, Esq.  
Folio No. 30-2203-020-0860  
User Department: DTPW

---

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

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

**THIS INDENTURE**, Made this 11 day of ~~DECEMBER~~ 4 A.D. 2024, by and between GOT ROOM AVENTURA II, LLC, a Florida limited liability company, whose address is One Alhambra Plaza, Suite 1450, Coral Gables, FL 33134, 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 1<sup>st</sup> 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:

**The South 10.50 feet of Lots 6 and 7, Block K, OJUS, according to the plat thereof as recorded in Plat Book 3, at Page 95, of the Public Records of Miami-Dade County, Florida.**

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 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.

**IN WITNESS WHEREOF**, the said party of the first part, by its Member(s), 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)

Fritz Loewy  
Witness  
Fritz Loewy, 155 Ocean Lane Dr, Key Biscayne  
Printed Name & Address 33149

Vera Socolsky  
Witness  
Vera Socolsky, 9840 W Suburban Dr,  
Printed Name & Address Pinecrest, FL  
33156

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed Name & Address

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed Name & Address

GOT ROOM AVENTURA II, LLC

\_\_\_\_\_  
Name of LLC

[Signature] (Sign)

By: Member

Sergio Socolsky  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(Sign)

By: Member

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

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

I HEREBY CERTIFY, that on this 11<sup>th</sup> day of December, A.D. 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Sergio Socolsky and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the Member(s) duly authorized on behalf of GOT ROOM AVENTURA II, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



ACHILLES PEREZ  
Commission # HH 193950  
Expires November 26, 2025  
Bonded Thru Budget Notary Services

\_\_\_\_\_  
Notary Signature

Achilles Perez  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: NOV 26, 2025

Commission/Serial No. HH 193950

The foregoing was accepted and approved on the 11<sup>th</sup> day of December, A.D. 2024, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

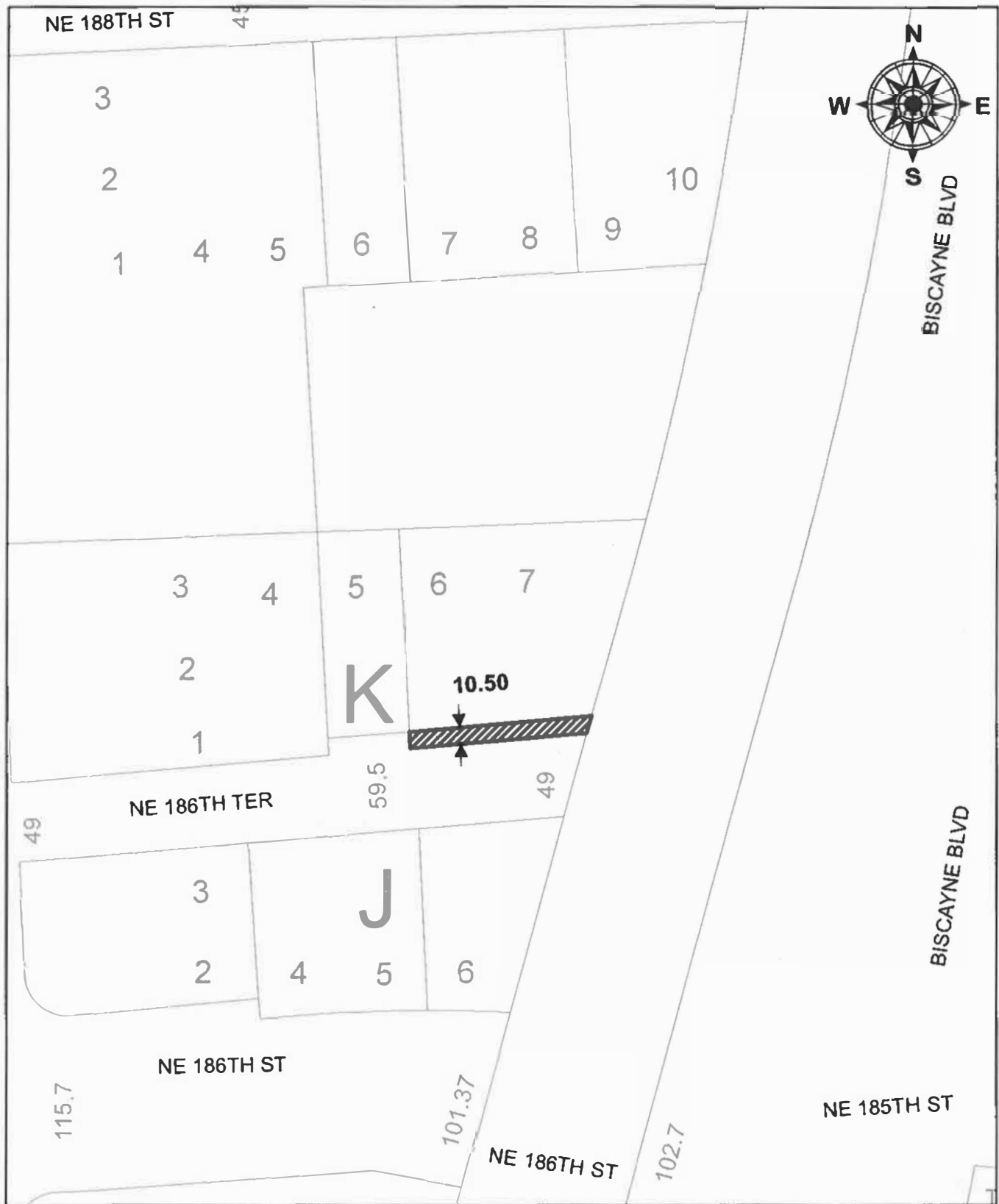
By: \_\_\_\_\_  
County Mayor or Designee

**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: 30-2203-020-0860**

**Name: GOT ROOM AVENTURA II, LLC**

**Section: 03-52-42**

Municipality: Unincorporated  
Commission District 4  
Micky Steinberg

Date: 1/21/2025

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:** May 20, 2025

**FROM:**   
Glen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(4)

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)(4)  
5-20-25

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING ONE CONVEYANCE OF  
PROPERTY INTERESTS 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 following property owner/grantor has 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:

Property Owner/Grantor

1. Got Room Aventura II, 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  
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 \_\_\_\_\_ ,  
who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_  
and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 20<sup>th</sup> day of May, 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Debra Herman  
Yuval E. Manor