

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: January 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the acceptance of a Warranty Deed from Gables Storage Builders, LLC conveying to Miami-Dade County A 0.74 acre park site, Folio No.: 30-4108-133-0020, located at 4252 SW 9 Street, unincorporated Miami-Dade County in accordance with Miami-Dade County Community Zoning Appeals Board Resolution No. CZAB10-3-17; authorizing the County Mayor to take all actions necessary to accomplish the acceptance of the park site, to record the Warranty Deed in the public records of Miami-Dade County, and to exercise all other rights conferred therein

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Natalie Milian Orbis.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: January 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing Acceptance of a Warranty Deed from Gables Storage Builders, LLC, Conveying to the County a 0.74 Acre Park Site Located at 4252 SW 9 Street in Unincorporated Miami-Dade County, FL.
Folio No.: 30-4108-133-0020

Executive Summary

This item seeks approval from the Miami-Dade County (County) Board of County Commissioners (Board) to authorize the acceptance of a Warranty Deed from Gables Storage Builders, LLC (Developer) for the dedication of a 0.74-acre parcel located at 4252 SW 9 Street, in unincorporated Miami-Dade County, Florida, Folio No. 30-4108-133-0020 (Property) for public park use on behalf of the Parks, Recreation and Open Spaces Department (PROS) in accordance with the County's Community Zoning Appeals Board Resolution No. CZAB10-3-17. The parcel has been dedicated by plat as noted in the restrictions recorded in County Plat Book 175, Page 43. The conveyed park site will be managed and maintained by PROS with an estimated annual fiscal impact of \$40,000.00 to the County.

Recommendation

It is recommended that the Board approve the attached resolution, which accomplishes the following:

- Authorizes the acceptance of a Warranty Deed from the Developer conveying to the County a 0.74-acre parcel located at 4252 SW 9 Street, in Unincorporated Miami-Dade County, Florida, (Folio No.: 30-4108-133-0020), for public park purposes and in accordance with Resolution No. CZAB10-3-17; and
- Authorizes the County Mayor or the County Mayor's designee to accept the conveyance by Warranty Deed (Exhibit '1' to the Resolution) from the Developer, and to record the instrument of conveyance in the public records of the County and to exercise all other rights conferred therein.

Scope

The property is located in Commission District 6, which is represented by Commissioner Natalie Milian Orbis. Written notice of the proposed conveyance was provided to the District Commissioner's Office.

Fiscal Impact/Funding Source

The property is being conveyed to the County for a nominal sum of \$10.00. The maintenance of the park will be managed by PROS with an estimated annual fiscal impact of \$40,000.00 to be funded via General Fund. The authority to expend the funds is provided in the FY 2025-26 Proposed Budget and Multi-Year Capital Plan, Volume 2, Page 234, Other Operating Expenditures.

Track Record/Monitoring

Idania Barroso of the People and Internal Operations Department (PIOD) is responsible for effectuating the conveyance, recordation, and closing of all the documents in conjunction with this item. Alissa Turtleaub of PROS will be responsible for the acceptance of the property into the County Park inventory.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to accept the Warranty Deed for conveyance of the 0.74-acre park site and to exercise all other rights conferred therein.

Background

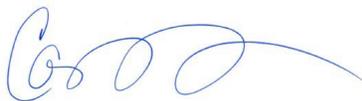
On March 17, 2017, the Board approved Resolution No. CZAB-10-3-17, for the development of a self-storage facility. As part of the approval, the developer, Gables Storage Builders, LLC, proffered to dedicate the 0.74-acre park site, and complete improvements for public use prior to acceptance by the County including a pedestrian pathway, sodding, landscaping, and access control fencing. The Department of Regulatory and Economic Resources (RER) has reviewed the plans and the 0.74-acre park dedication and has determined that the developer has satisfied the zoning requirements.

Prior to the acceptance of the warranty deed, the developer was required to complete improvements to the park site including:

- Clear, fill, and grade site as well as build fencing, and a walkway, all pursuant to the plans approved by PROS and RER;
- Provide certification from the Department of Environmental Resource Management (DERM) stating that the requirements have been met and that the site is free of hazardous materials and/or gases (Phase I and Phase II assessments);
- Provide an opinion of title and topographical survey; and
- Pay all taxes.

All of the aforementioned requirements have been completed to the satisfaction of PIOD, PROS, and RER.

Acceptance of the public park dedication by the County will support increased park access in accordance with the County's Recreation and Open Space Element of the Comprehensive Development Master Plan, which aims to provide a public park for enjoyment by residents within a ¼ - ½ mile walk of their homes. Furthermore, the acceptance of the park site into the County's inventory will be in support of Policy ROS-1B for providing local park service in unincorporated areas, and ROS-2A for maintaining park level of service standards.



Carladenise Edwards
Chief Administrative Officer



MEMORANDUM
(Revised)

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

DATE: January 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(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(F)(1)
1-21-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A WARRANTY DEED FROM GABLES STORAGE BUILDERS, LLC CONVEYING TO MIAMI-DADE COUNTY A 0.74 ACRE PARK SITE, FOLIO NO.: 30-4108-133-0020, LOCATED AT 4252 SW 9 STREET, UNINCORPORATED MIAMI-DADE COUNTY IN ACCORDANCE WITH MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD RESOLUTION NO. CZAB10-3-17; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE ACCEPTANCE OF THE PARK SITE, TO RECORD THE WARRANTY DEED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND TO EXERCISE ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying County Mayor’s memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The foregoing recitals are incorporated into this resolution and are approved.

Section 2. This Board authorizes the acceptance of a Warranty Deed from Gables Storage Builders, LLC, in substantially the form attached to the County Mayor’s memorandum as “Exhibit 1” and made a part hereof, conveying to the County 0.74 acres of land and park improvements, (Folio No.: 30-4108-133-0020) located at 4252 SW 9 Street in unincorporated Miami-Dade County, to be dedicated by plat and deed for park purposes in accordance with Miami-Dade County Community Zoning Appeals Board Resolution No. CZAB10-3-17 and as per plat restrictions recorded in Miami-Dade County’s Plat Book 175, Page 43.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or County Mayor's designee to record the instruments of conveyance accepted herein in the public records of Miami-Dade County, Florida; and to provide a recorded copy of the instruments to the Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy 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 | Vicki L. Lopez |
| Natalie Milian Orbis | Raquel A. Regalado |
| Micky Steinberg | |

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of January, 2026 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.

mjs

Melanie J. Spencer

EXHIBIT 1

Prepared by:

Vivian de las Cuevas-Diaz. Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Return to:

Miami-Dade County
People and Internal Operations Department
Office of Real Estate Development
111 N.W. 1st Street, 24th Floor
Miami, Fl. 33128-1907

Parcel Identification No.: 30-4108-133-0020

[Space Above This Line for Recording Data]

Warranty Deed

This Indenture is made this ___ day of _____, 2025 between **Gables Storage Builders LLC, a Delaware limited liability company**, whose post office address is 300 Crescent Court, Suite 700, Dallas, Texas 75201, Grantor, and **Miami-Dade County, a political subdivision of the State of Florida, c/o Parks, Recreation and Open Spaces Department**, whose post office address is 111 NW 1st Street, 23rd Floor, Miami, Florida, 33128, Grantee. *

Witnesseth that said Grantor, for and in consideration of (i) the sum of TEN AND NO/100 DOLLARS (\$10.00), (ii) Grantee's acknowledgment and agreement (as evidenced by its signature below) that Grantee's acceptance of this Deed satisfies any and all of Grantor's obligations pursuant to that certain Miami-Dade County Resolution No. _____, and (iii) other good and valuable considerations to said Grantor in hand paid by said Grantee, the sufficiency and receipt of which 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 **Miami-Dade County, Florida**, to-wit:

See Exhibit "A"

Property Address: 4252 SW 9 STREET, MIAMI, FL. 33134

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, subject to (a) real estate taxes for 2024 and thereafter, which are not yet due and payable; (b) conditions, easements, restrictions and reservations of record, if any, which are not specifically re-imposed or extended hereby; and (c) zoning ordinances and other restrictions and prohibitions imposed by applicable government authorities;

together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, to have and to hold the same, in Fee Simple, forever.

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

(Remainder of this page intentionally left blank. Signatures on following page.)

MDC008

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:

[Signature]
Witness #1 Name: Roly Harris
Address: 300 Crescent Ct. Suite 700
Dallas, TX 75201

[Signature]
Witness #2 Name: Taylor Colbert
Address: 300 Crescent Ct Suite 700
Dallas TX 75201

GABLES STORAGE BUILDERS, LLC
a Delaware limited liability company

By: **NSP RE BS HOLDCO LLC,**
a Delaware limited liability company,
its Manager

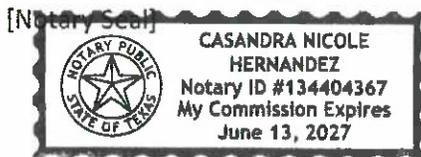
By: **NexPoint Storage Partners**
Operating Company, LLC,
a Delaware limited liability
company, its Manager

By: **NexPoint Storage Partners,**
Inc., a Maryland corporation,
its Manager

[Signature]
By: _____
Name: John Good
Title: Chief Executive Officer

STATE OF TEXAS }
COUNTY OF DALLAS }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of Sept., 2025, by **John Good** as Chief Executive Officer of NexPoint Storage Partners, Inc., a Maryland corporation, as Manager of NexPoint Storage Partners Operating Company, LLC, a Delaware limited liability company, as Manager of NSP RE BS Holdco LLC, a Delaware limited liability company, as Manager of Gables Storage Builders LLC, a Delaware limited liability company on behalf of the company, who is personally known, or has produced a driver's license as identification.



[Signature]
Notary Public
Printed Name: Casandra Hernandez

Approved as to form and legal sufficiency

Assistant County Attorney

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

By County Mayor or Mayor's Designee

ATTEST: JUAN FERNANDEZ-BARQUIN,
Clerk of said Board

By: _____
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT "B", TAMAMIAMI SELF STORAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.