

# MEMORANDUM

Agenda Item No. 8(N)(10)

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

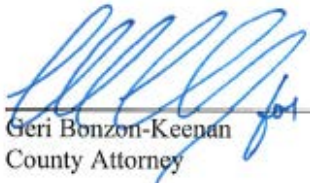
**DATE:** April 21, 2026

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

**SUBJECT:** Resolution accepting one conveyance of property interests to Miami-Dade County for road purposes in a portion of SW 216 Street West of SW 114 Court; and authorizing the County Mayor to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same

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The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Vice Chaiman Kionne L. McGhee.

  
Geri Bonzon-Keenan  
County Attorney

GBK/wm

MDC001

**Date:** April 21, 2026

**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 Public Purposes  
to Miami-Dade County, Florida

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## **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 grantors' names, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$40.

## **Recommendation**

The Department of Transportation and Public Works (DTPW) needs the property interests 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 9, which is represented by Vice Chairman Kionne L. McGhee.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting this conveyance is estimated to be \$40 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.

	<b><u>GRANTOR</u></b>	<b><u>INSTRUMENT</u></b>	<b><u>LOCATION</u></b>	<b><u>REMARKS</u></b>
1.	Bluenest Homes 5 L.L.C.	<b>RWD*</b>	A portion of SW 216th Street from SW 114th Court west for approximately 159 feet and the Radius Return at the northwest corner of the intersection of SW 216th Street and SW 114th Court	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 20250088)



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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:**  
Jeffrey Whitmore, P.S.M.  
Folio No. 30-6007-003-0160  
User Department: DTPW

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**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 18 day of Dec, A.D. 2025,  
by and between BLUENEST HOMES 5 L.L.C., a Florida limited liability  
company, whose address is 5301 Blue Lagoon Drive, Suite 180, Miami,  
FL 33126, 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 North 10 feet of the South 30 feet of Lot 20, of LA GREE SUBDIVISION,  
according to the plat thereof as recorded in Plat Book 38, at Page 37, of the Public Records of  
Miami-Dade County, Florida; AND that portion of said Lot 20 that lies within the external  
area of a 25-foot-radius curve concave to the Northwest and tangent to the North line of the**

South 30 feet, and the East line, of said Lot 20; LESS the portions thereof that lie within the lands previously conveyed to Miami-Dade County by the Warranty Deed recorded in Official Records Book 29356, at Page 645, 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)


  
Witness 6100 Waterford Dr  
Mana Bonce St 370 Miami, FL 33126  
Printed Name & Address

  
Witness 6100 Waterford Dr  
Diana Guitierrez St 370 Miami, FL 33126  
Printed Name & Address

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

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

BLUENEST HOMES 5 L.L.C.

  
\_\_\_\_\_  
By: Member (Sign)  
Salim Chraibi  
Printed Name

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

\_\_\_\_\_  
By: Member (Sign)  
\_\_\_\_\_  
Printed Name

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

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

I HEREBY CERTIFY, that on this 18 day of Dec, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of  physical or  online notarization Salim Chraïbi and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the Member(s) duly authorized on behalf of BLUENEST HOMES 5 L.L.C., 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.



MPO  
Notary Signature  
Maria Ponce  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL  
My commission expires: April 6 2027  
Commission/Serial No. HH384028

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_, 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

Assistant County Attorney

\_\_\_\_\_  
Date



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated  
 Commission District 9  
 Kionne L. McGhee

**Folio: 30-6007-003-0160**  
**Name: BLUENEST HOMES 5 L.L.C.**  
**Section: 7-56-40**

Date: 12-19-2025  
 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:** April 21 2026

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

**SUBJECT:** Agenda Item No. 8(N)(10)

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
- Requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) 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)(10)  
4-21-26

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

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 216 STREET WEST OF SW 114 COURT; 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**, Bluenest Homes 5 L.L.C., the property owner/grantor of a parcel of land located at 11451 SW 216th Street in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in a portion of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instrument of conveyance 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 \_\_\_\_\_, 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 21<sup>st</sup> day of April, 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.

YEM

Yuval E. Manor