

MEMORANDUM

Agenda Item No. 8(N)(7)

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

DATE: June 2, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting two conveyances of property interests to Miami-Dade County for road purposes in portions of NW 21 Court at NW 99 Terrace and NW 99 Street and a portion of NW 23 Avenue at NW 82 Street; and authorizing the County Mayor to execute the acceptances of the instruments 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 Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Date: June 2, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting Two Conveyances 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 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 \$30.

Recommendation

The Department of Transportation and Public Works (DTPW) needs the property interests from these 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 2, which is represented by Commissioner Marleine Bastien.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$30 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 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 conveyance. Furthermore, the County Mayor or County Mayor's designee shall record the instruments of conveyance accepted therein in the Public Records of Miami-Dade County.


Background

These conveyances are 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. The individual sites are listed below outlining the specific requirement for each.

RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Right-of-Way Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 2120 Land Trust U/A/D 4/21/2025	RWD*	The Radius Return at the southeast corner of the intersection of NW 99th Terrace and NW 21st Court and the Radius Return at the northeast corner of the intersection of NW 99th Street and NW 21st Court	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20250075)
2.	Guzman Homes, LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 23rd Avenue and NW 82nd Street	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20250077)



Jimmy Morales
Chief Operating Officer

EXHIBIT 1

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:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3103-019-0525
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 R day of January A.D. 2025, by and between Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 2120 Land Trust U/A/D 4/21/2025, whose address is 700 NE 90 Street, Miami, FL 33138, 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:

That portion of Lot 6, Block 12, WOODLAND ADDITION, according to the plat thereof as recorded in Plat Book 6, at Page 85, of the Public Records of Miami-Dade County, Florida, that lies within the external area of a 25-foot-radius curve concave to the Southeast

and tangent to the North and West lines of said Lot 6; AND that portion of said Lot 6 that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the South and West lines of said Lot 6.

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)

Ivan Rabinovich Properties LLC,
as Trustee of the JG 2120 Land
Trust U/A/D 4/21/2025

Witness
Francisco Gaudin 700WC 9051
Printed Name & Address

[Signature] (Sign)
By: Member

Ivan Rabinovich
Printed Name

Witness
[Signature] 700WC 9051
Printed Name & Address

Address (if different)

Witness
Printed Name & Address

(Sign)
By: Member

Printed Name

Witness
Printed Name & Address

Address (if different)

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

I HEREBY CERTIFY, that on this 19 day of November, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization IVAN RABINOVICH and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 2120 Land Trust U/A/D 4/21/2025. 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.

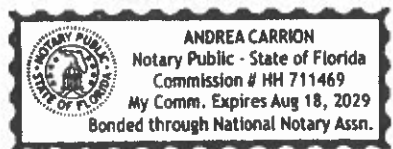
ANDREA CARRION

Notary Signature

ANDREA CARRION

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL
My commission expires: 08/18/2029
Commission/Serial No. HA 711469

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

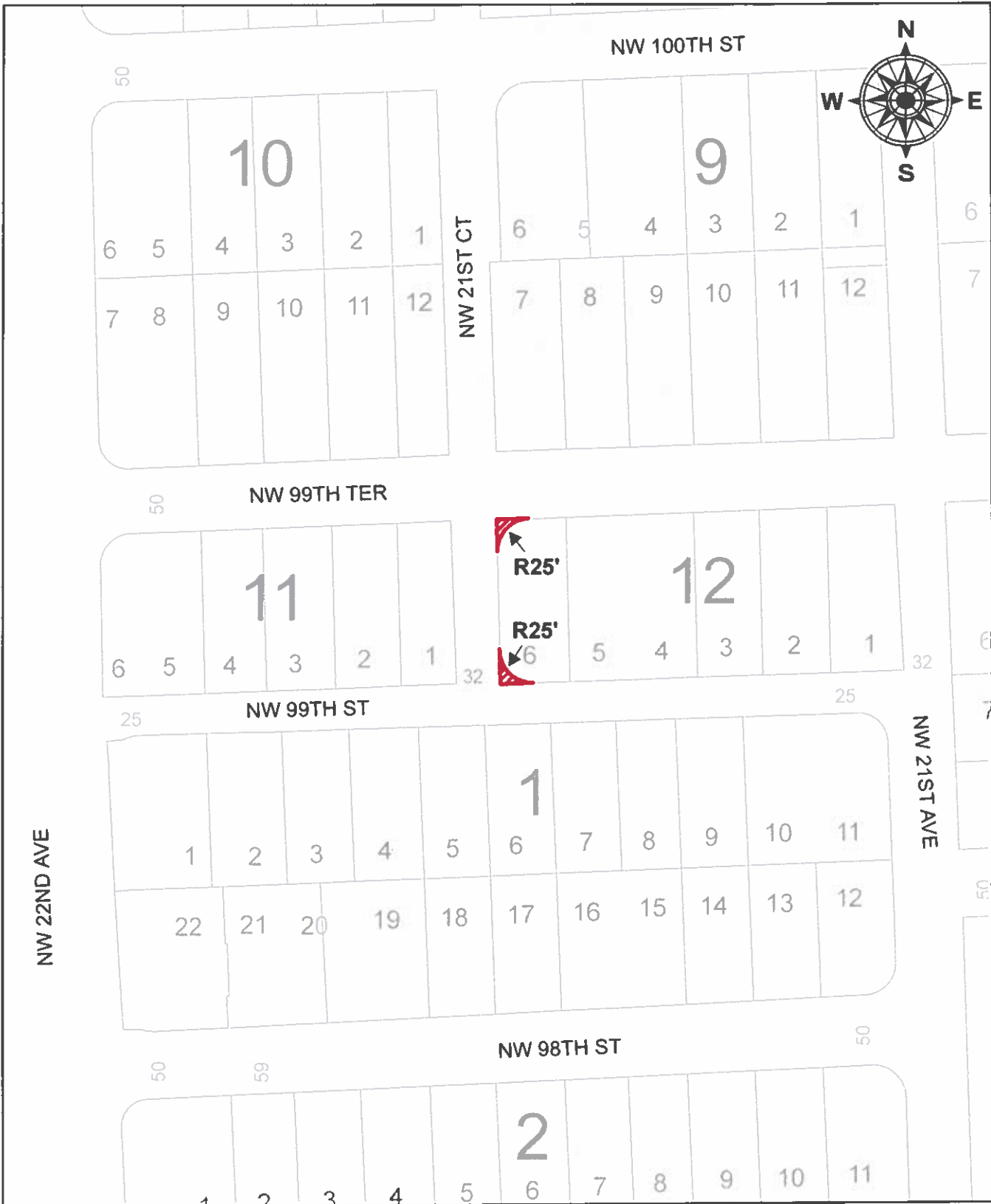
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3103-019-0525

Name: Ivan Rabinovich Porperities LLC

Section: 03-53-41

Municipality: Unincorporated

Commission District 2

Marleine Bastien

Date: 11-20-2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

EXHIBIT 2

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:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3110-025-0530
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 25 day of November A.D. 2025, by and between GUZMAN HOMES, LLC, a Florida limited liability company, whose address is 5950 Hancock Road, Southwest Ranches, FL 33330, 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:

That portion of Lot 1, in Block 10, AVACADO PARK, according to the plat thereof as recorded in Plat Book 6, at Page 11, of the Public Records of Miami-Dade County, Florida, that lies within the external area of a 25-foot-radius curve concave to the Southwest and tangent to the North and East lines of said Lot 1.

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)

Marta March
Witness
Marta March 5324 W 24th Ave
Printed Name & Address FL 33016

[Signature]
Witness
Robinson Guzman 5450 Hancock Rd
Printed Name & Address Dunwoody FL 33122

Witness

Printed Name & Address

Witness

Printed Name & Address

GUZMAN HOMES, LLC

[Signature] (Sign)
By: Member

Mildred March
Printed Name
5450 Hancock Rd, Davie FL 33332
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 25 day of November, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Milena March and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of GUZMAN HOMES, 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.



Renato Arana
Notary Signature

Renato Arana
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 3/20/2026

Commission/Serial No. HH 233250

The foregoing was accepted and approved on the _____ day of _____, A.D. 2022, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

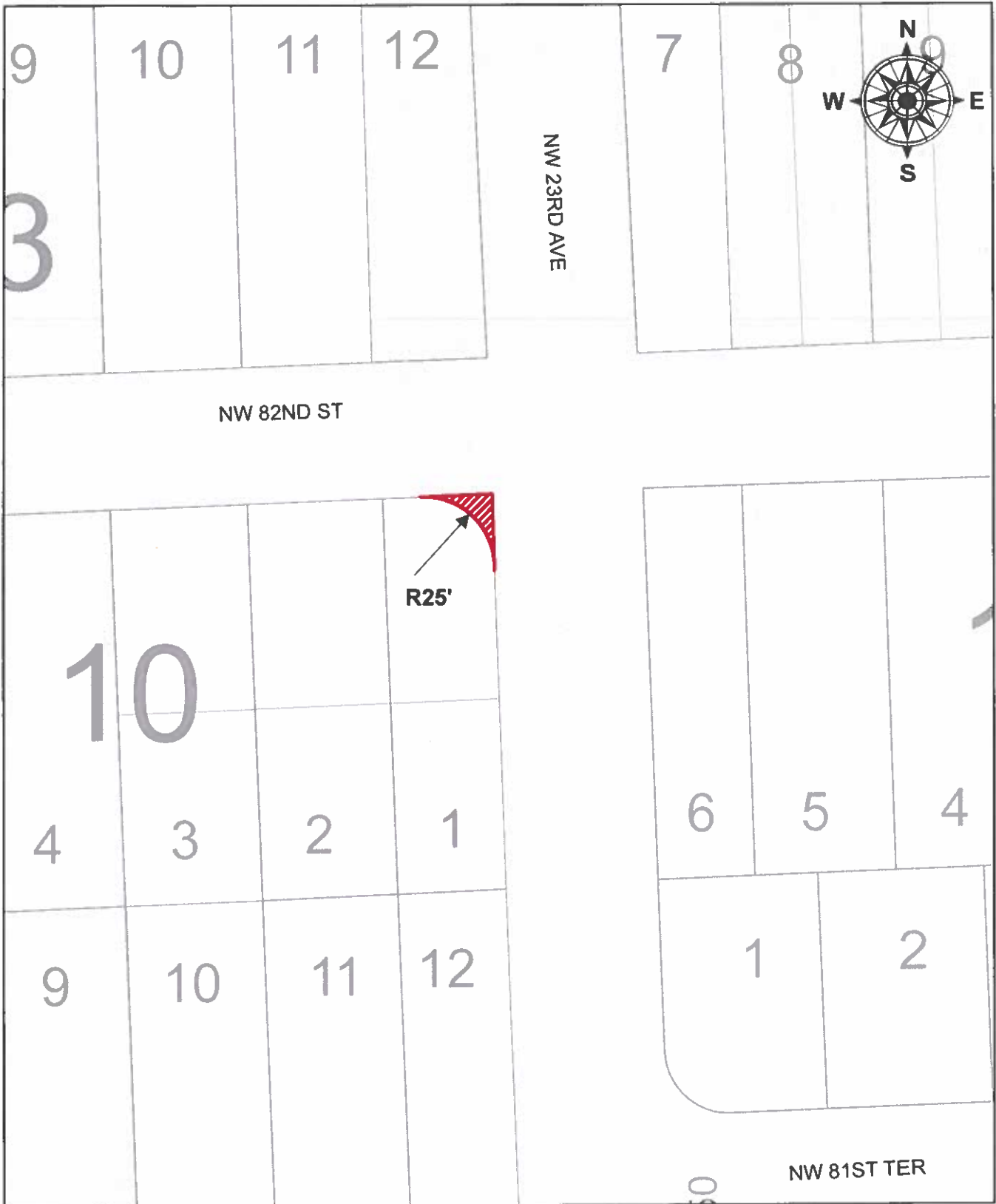
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-3110-025-0530

Name: GUZMAN HOMES, LLC

Section: 10-53-41

Municipality: Unincorporated
 Commission District 2
 Marleine Bastien

Date: 12-5-2025

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: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(7)

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)(7)
6-2-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING TWO CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN PORTIONS OF NW 21 COURT AT NW 99 TERRACE AND NW 99 STREET AND A PORTION OF NW 23 AVENUE AT NW 82 STREET; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS 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, Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 2120 Land Trust U/A/D 4/21/2025, the property owner/grantor of a parcel of land located at 2140 NW 99 Terrace in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in portions of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, Guzman Homes, LLC, the property owner/grantor of a parcel of land located at 2302 NW 82 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 instruments of conveyance attached as Exhibit 2 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 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 Miami-Dade County is not obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes.

Section 3. The County Mayor or County Mayor's designee is authorized to execute the acceptances of the instruments 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 instruments of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of these instruments 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 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:

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 2nd day of June, 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