

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: May 20, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of two property
interests for road purposes to
Miami-Dade County, Florida;
and authorizing the County
Mayor to execute the acceptances
of the instruments of conveyance
and to take all actions to
effectuate same

Resolution No. R-485-25

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



Geri Bonzon-Keenan
County Attorney

GBK/gh

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 Conveyances of Two 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 \$90.

Recommendation

The attached two instruments are being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interests from various 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 9, which is represented by Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$90 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 various 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 – Various Deeds with Location Maps

MDC002

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Ivan Rabinovich Properties LLC, as Trustee of the JG 0432 Land Trust u/a/d 08/25/2024	RWD*	A portion of SW 102 Place from 230 feet north of the centerline of SW 184 Street north for 40 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20250001)
2.	Bluenest Homes 4 LLC	RWD*	A portion of SW 172 Street from SW 105 Avenue west for approximately 143 feet, a portion of SW 105 Avenue from SW 172 Street south to SW 173 Street, the Radius Return at the southwest corner of the intersection of SW 172 Street and SW 105 Avenue, and the Radius Return at the northwest corner of the intersection of SW 173 Street and SW 105 Avenue (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to comply with the Perrine Community Urban Center zoning requirements and to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20250010)



Jimmy Morales
Chief Operating Officer

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. 30-5032-014-0432
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 9th day of January, A.D. 2025, by and between Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 0432 Land Trust u/a/d 08/25/2024, whose Post Office 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:

The East 5 feet of Lot 11, Block 5, PLAT OF BLOCKS 2-3-4 AND 5 OF MIDWAY, according to the plat thereof as recorded in Plat Book 6, at Page 109, 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
Arieh Alexander 760 NE 90th, Miami, FL
Printed Name & Address


Witness
Arieh Alexander 760 NE 90th Miami FL
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

Ivan Rabinovich Properties LLC,
as Trustee of the JG 0432 Land
Trust u/a/d 08/25/2024


By: Member (Sign)
Ivan Rabinovich
Printed Name

Address (if different)

By: Member (Sign)

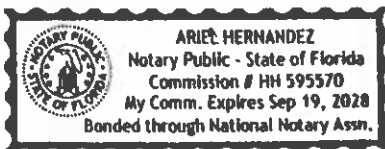
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 15 day of January, 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 0432 Land Trust u/a/d 08/25/2024. 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.



NOTARY SEAL/STAMP

Ariel Hernandez
Notary Signature

Ariel Hernandez
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 9/19/2028

Commission/Serial No. HH 595570

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

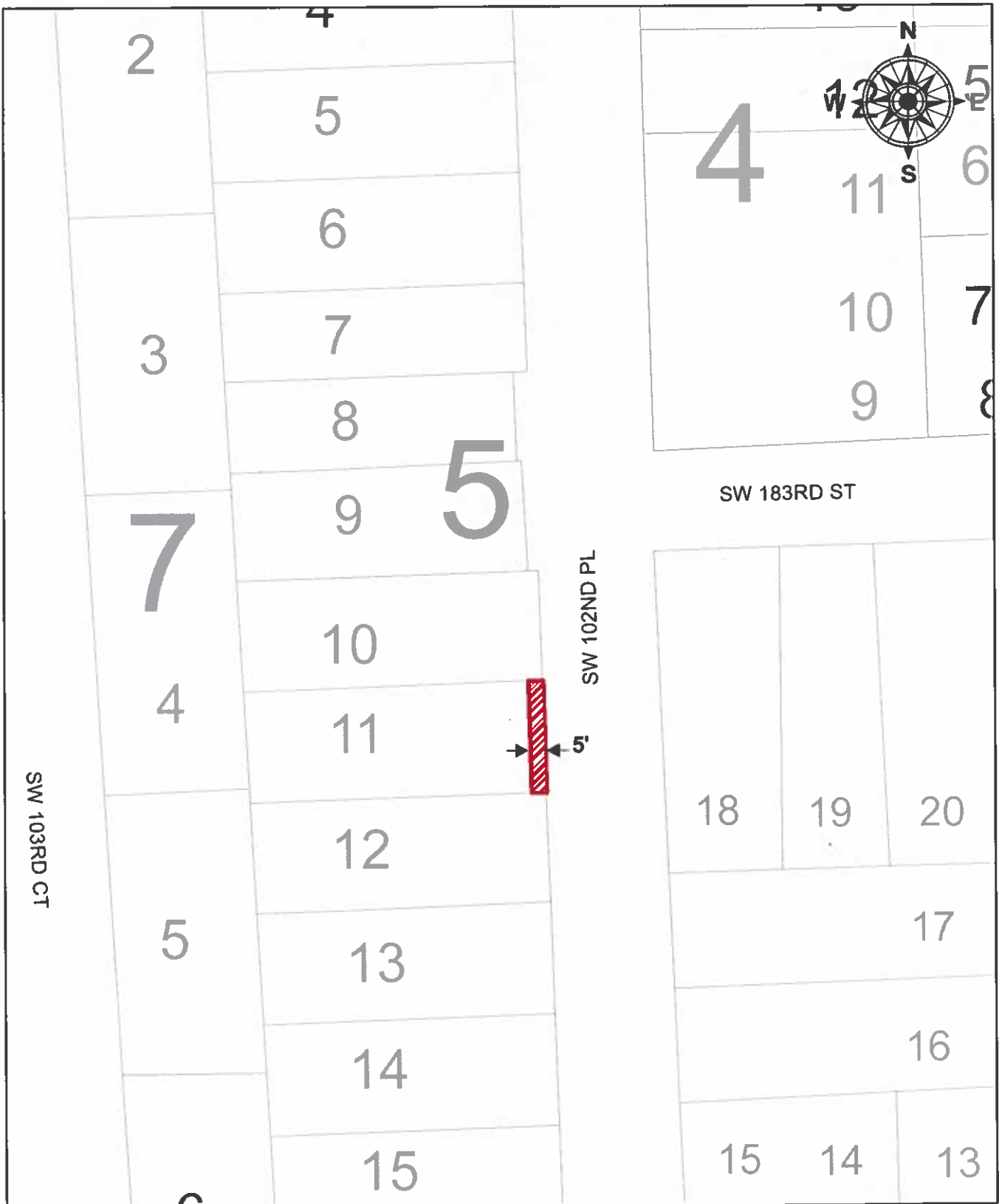
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY NOT TO SCALE

Folio: 30-5032-014-0432

Name: Ivan Rabinovich Properties LLC, as Trustee
of the JG 0432 Land Trust u/a/d 08/25/2024

Section: 32-55-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 1/7/2025
Drawn By: A. Santelices

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. 30-5032-013-0950
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 7 day of Feb, A.D. 2025, by and between BLUENEST HOMES 4 LLC, 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 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:

The South 9 feet of the North 34 feet of Lot 1, in Block 6, WEST PERRINE ADDITION, according to the plat thereof as recorded in Plat Book 44, at Page 19, of the Public Records of Miami-Dade County, Florida; (continued on following page)

AND, the East 8 feet, LESS the North 34 feet thereof, of said Lot 1;

AND, that portion of said Lot 1 that lies within the external area of a 25-foot-radius curve concave to the Southwest and tangent to the South line of the North 34 feet of said Lot 1 and the West line of the East 8 feet of said Lot 1;

AND, that portion of said Lot 1 that lies within the external area of a 25-foot-radius curve concave to the Northwest and tangent to the South line of said Lot 1 and the West line of the East 8 feet 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 Manager, 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)

By:

SALIM CHRAIBI

As Manager of:

BLUENEST DEVELOPMENT LLC

As Manager of:

BLUENEST HOMES 4 LLC

Witness

Printed Name & Address

Witness

DIANA GOBITZ / 5301 BLUE LAGOON DR

Printed Name & Address

Dr. St. 100

MIAMI, FL 33126

Address (if different)

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

I HEREBY CERTIFY, that on this 7 day of Feb, 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 CHRAIBI personally known to me, or proven, by producing the following forms of identification: _____ to be the Manager duly authorized on behalf of BLUENEST DEVELOPMENT LLC, a Florida limited liability company whose address is 5301 Blue Lagoon Drive, Suite 180, Miami, FL 33126, Manager of BLUENEST HOMES 4 LLC, a Florida limited liability company. Said SALIM CHRAIBI 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.



[Signature]
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 7 day of Feb, A.D. 2025, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

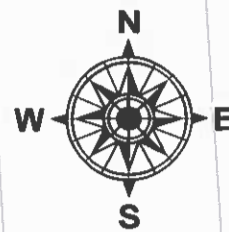
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



7

8

SW 172ND ST

2

1

9'

R25'

SW 105TH AVE

8'

R25'

SW 173RD ST

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5032-013-0950

Name: BLUENEST HOMES 4 LLC

Section: 32-55-40

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 2/13/2025

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MDC011



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)(3)

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)(3)
5-20-25

RESOLUTION NO. R-485-25

RESOLUTION ACCEPTING CONVEYANCES OF TWO
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA; 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, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instruments of conveyance, all of which are attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof:

Property Owners/Grantors

1. Ivan Rabinovich Properties LLC, as Trustee of the JG 0432 Land Trust u/a/d
08/25/2024
2. Bluenest Homes 4 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 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 neither this Board nor Miami-Dade County is obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

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 each instrument 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 each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado**, who moved its adoption. The motion was seconded by Commissioner **Micky Steinberg** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 20th 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

YEM

Debra Herman
Yuval E. Manor