

MEMORANDUM

Non-Agenda Item No. 15(F)(1)

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

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to approve, exercise rights in, and execute documents conveying non-exclusive utility easements in accordance with the lease agreement with Wellspring, LLC for the development of affordable housing approved in Resolution No. R-705-23, subject to certain conditions

Resolution No. R-573-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/smm



MEMORANDUM (Revised)

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

DATE: June 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Non-Agenda Item No. 15(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 _____

Non-Agenda Item No. 15(F)(1)
6-3-25

RESOLUTION NO. R-573-25

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPROVE, EXERCISE RIGHTS IN, AND EXECUTE DOCUMENTS CONVEYING NON-EXCLUSIVE UTILITY EASEMENTS IN ACCORDANCE WITH THE LEASE AGREEMENT WITH WELLSRING, LLC FOR THE DEVELOPMENT OF AFFORDABLE HOUSING APPROVED IN RESOLUTION NO. R-705-23, SUBJECT TO CERTAIN CONDITIONS

WHEREAS, at the June 3, 2025 Board of County Commissioners meeting, a motion was made to authorize and direct the County Mayor or the County Mayor's designee to approve, exercise rights in, and execute documents conveying non-exclusive utility easements for the provision of water and sewer and utility services in accordance with the lease agreement with Wellspring, LLC for the development of affordable housing, approved in Resolution No. R-705-23, subject to approval by the County Attorney's Office for form and legal sufficiency, and provided that such easements are no larger in size and scope than necessary for the construction, operation and maintenance of such utilities to service the affordable housing development to be located thereon, and comply with Resolution No. R-504-15 to minimize any negative aesthetic impact to the public and Resolution No. R-974-09 requiring recordation,

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

Section 1. The foregoing recital is incorporated in this resolution and is approved.

Section 2. This Board authorizes and directs the County Mayor or the County Mayor's designee to approve, exercise rights in, and execute documents conveying non-exclusive utility easements for the provision of water and sewer and utility services in accordance with the lease

agreement with Wellspring, LLC for the development of affordable housing, approved in Resolution No. R-705-23, subject to approval by the County Attorney's Office for form and legal sufficiency, and provided that such easements are no larger in size and scope than necessary for the construction, operation and maintenance of such utilities to service the affordable housing development to be located thereon, and comply with Resolution No. R-504-15 to minimize any negative aesthetic impact to the public and Resolution No. R-974-09 requiring recordation.

The Prime Sponsor of the foregoing resolution is Commissioner Oliver G. Gilbert, III. It was offered by Commissioner **Oliver G. Gilbert, III** , who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of June, 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.

A handwritten signature in black ink, appearing to be "Debra Herman", written over a horizontal line.

Debra Herman