

MEMORANDUM

Agenda Item No. 8(H)(2)

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

DATE: December 2, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting a warranty deed conveying Tract "C" of the Bailes Commons Second Addition Subdivision to Miami-Dade County, Florida and authorizing the County Mayor to execute the acceptance of the warranty deed and to take all actions necessary to accomplish acceptance of the property

Resolution No. R-1150-25

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: December 2, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Conveyance of a Portion of Real Property Reserved as a Tract for Recreational Purposes
to Miami-Dade County

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution accepting a warranty deed that conveys to Miami-Dade County (County) a tract for recreational purposes (Tract "C") located in the Bailes Commons Second Addition Subdivision and maintained by the Bailes Common Second Addition Multipurpose Maintenance Special Taxing District (Special Taxing District). This conveyance of land within this Special Taxing District was a subdivision requirement pursuant to Resolution No. R-1162-17, which approved the underlying plat of the Bailes Commons Second Addition Subdivision.

Scope

This agenda item is for the conveyance of real property to Miami-Dade County within Commission District 9, which is represented by Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

Acceptance of this conveyance will result in no economic impact to the County budget, and there will be no increase or decrease in County staffing. The developer, pursuant to the Special Taxing District's creating Ordinance No. 17-68, maintained Tract "C" until October 2020, when the Special Taxing District maintenance services commenced.

Social Equity Statement

If approved, property owners within the Special Taxing District will continue to pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's service, regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit.

Track Record/Monitor

Tract "C" is maintained by the Special Taxing District which is managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

Delegated Authority

The resolution delegates authority to the County Mayor or County Mayor's designee to execute the acceptance of the warranty deed provided herein to Miami-Dade County. Furthermore, the County Mayor or County Mayor's designee shall record the warranty deed in the Public Records of Miami-Dade County.

Background

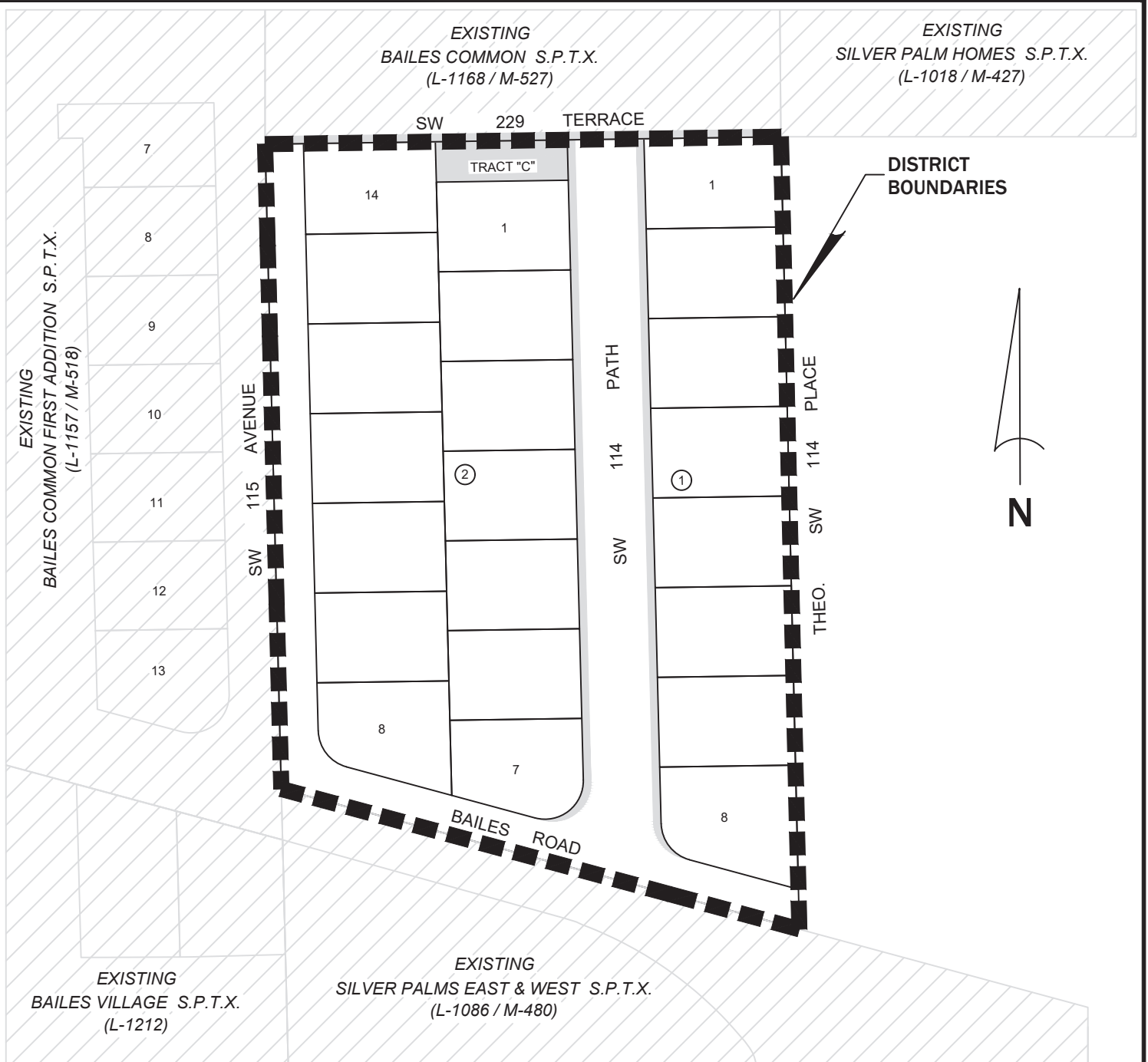
Pursuant to Resolution No. R-1162-17, adopted by the Board on December 5, 2017, approval of the plat of

the Bailes Commons Second Addition Subdivision (a copy of which is attached hereto) required Folio No. 30-6018-039-0230 as identified by the attached Warranty Deed, to be transferred to the County. This Folio is identified in the Plat as Tract "C" and is reserved as a tract for recreational purposes to be preserved and owned by the County and maintained in accordance with the Special Taxing District's maintenance schedule. I recommend accepting this deed as this conveyance is in accordance with the plat requirement for this parcel.



Roy Coley

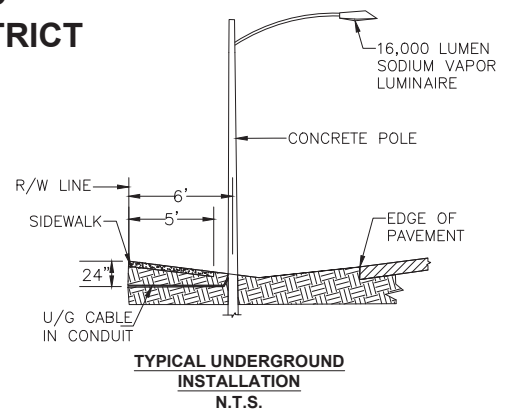
Chief Utilities and Regulatory Services Officer



BAILES COMMON SECOND ADDITION MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT

- 6 - 16,000 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES.

SHADING DENOTES AREAS TO BE MAINTAINED.
SEE ATTACHED SHEET FOR SERVICE DESCRIPTIONS
AND LOCATIONS.



ATTACHMENT TO EXHIBIT "A"
BAILES COMMON SECOND ADDITION
MULTIPURPOSE MAINTENANCE AND
STREET LIGHTING SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

Green space common area, including all landscaping, lying on the southernmost end of SW 114 Path and on the northern boundary of the parcel.

MAINTENANCE SCHEDULE:

A) Lawn/Grass

- 1) Cut bi-monthly as required
- 2) Fertilize and weed control as needed
- 3) Treat for pests/diseases as needed
- 4) Irrigate with automatic system and electrical service for same

B) Trees/Shrubs

- 1) Trim, fertilize and treat for pests as needed
- 2) Replace as required



MEMORANDUM

(Revised)

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

DATE: December 2, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(2)

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 Danielle Lemie Carr Mayor
Veto _____
Override _____

Agenda Item No. 8(H)(2)
12-2-25

RESOLUTION NO. R-1150-25

RESOLUTION ACCEPTING A WARRANTY DEED
CONVEYING TRACT "C" OF THE BAILES COMMONS
SECOND ADDITION SUBDIVISION TO MIAMI-DADE
COUNTY, FLORIDA AND AUTHORIZING THE COUNTY
MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE
THE ACCEPTANCE OF THE WARRANTY DEED AND TO
TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH
ACCEPTANCE OF THE PROPERTY

WHEREAS, this 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. This Board incorporates and approves the foregoing recital and County
Mayor's memorandum as if fully set forth herein.

Section 2. The Chairperson or Vice Chairperson of this Board is authorized to execute
the acceptance of the warranty deed to Miami-Dade County in substantially the form attached
hereto as Exhibit 1, and is authorized to take all actions necessary to accomplish acceptance of
this property.

Section 3. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor
or County Mayor's designee shall record the deed provided herein in the Public Records of Miami-
Dade County, Florida and shall provide a recorded copy of the instrument to the Clerk of the Board
within 30 days. This Board directs the Clerk of the Board to attach and permanently store a recorded
copy of the deed together with this resolution.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** ,
 who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee**
 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	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 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.

RC

Ryan Carlin

Prepared by:
Lourdes Martinez
Law Office of Alexis Gonzalez, P.A.
3162 Commodore Plaza Suite 3E
Coconut Grove, FL 33133
305-223-9999
File Number: 16-0902T

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of December, 2022 between Mountain Cove Homes at Southland V, LLC, a Florida limited liability company, whose post office address is 4878 SW 74th Court, Miami, FL 33155 grantor, and Miami-Dade County, a political subdivision of the State of Florida, whose post office address is 111 NW 1st Street, 15th Floor, Miami, FL 33128, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof 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:

Tract C, Bailes Common Second Addition, according to the plat thereof, as recorded in Plat Book 172, Page(s) 062, Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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 Name: Anelis Leon

[Signature]
Witness Name: Rosa Iba Curbia

Mountain Cove Homes at Southland V, LLC, a Florida limited liability company

By: [Signature]
Victor F. Solorzano, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me via online or X physician presence this 28 day of December 2022 by Victor F. Solorzano, manager of Mountain Cove Homes at Southland V, LLC, a Florida limited liability company. He [X] is personally known to me or [] has produced [Signature] as identification.

[Notary Seal]



ALICIA E. QUINONES
Notary Public
State of Florida
Comm# HH193748
Expires 2/5/2026

[Signature]
Notary Public

Printed Name: Alicia E. Quinones

My Commission Expires: 2/5/2026