

# 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

Resolution No. R-483-26

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

# Memorandum



**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

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## **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**

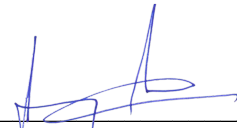
These conveyances are being obtained to fulfill zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The individual sites are listed below outlining the specific requirement for each.

RWD\* Right-of-Way Deed

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

MDC002

|    | <b><u>GRANTOR</u></b>                                                                                                     | <b><u>INSTRUMENT</u></b> | <b><u>LOCATION</u></b>                                                                                                                                                                                   | <b><u>REMARKS</u></b>                                                                                                                                                                         |
|----|---------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Ivan Rabinovich Properties LLC, a Florida limited liability company, as Trustee of the JG 2120 Land Trust U/A/D 4/21/2025 | <b>RWD*</b>              | 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                                                                                                         | <b>RWD*</b>              | 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 1<sup>st</sup> Street, Suite 1620  
Miami, FL 33128-1970

**Instrument prepared by:**

Jeffrey Whitmore, P.S.M.  
Folio No. 30-3103-019-0525  
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 R day of March 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 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:

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 90st  
Printed Name & Address

[Signature] (Sign)

By: Member

Ivan Rabinovich  
Printed Name

Witness

ANNE'S CAMPBELL 700WC 90st  
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)

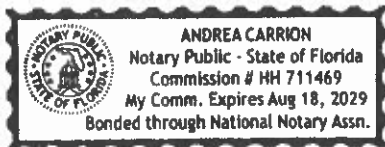
I HEREBY CERTIFY, that on this 19 day of November, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization IVAN RABINOVICH and \_\_\_\_\_ personally known to me, or proven, by producing the following 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. 2025, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

By: \_\_\_\_\_  
County Mayor or Designee

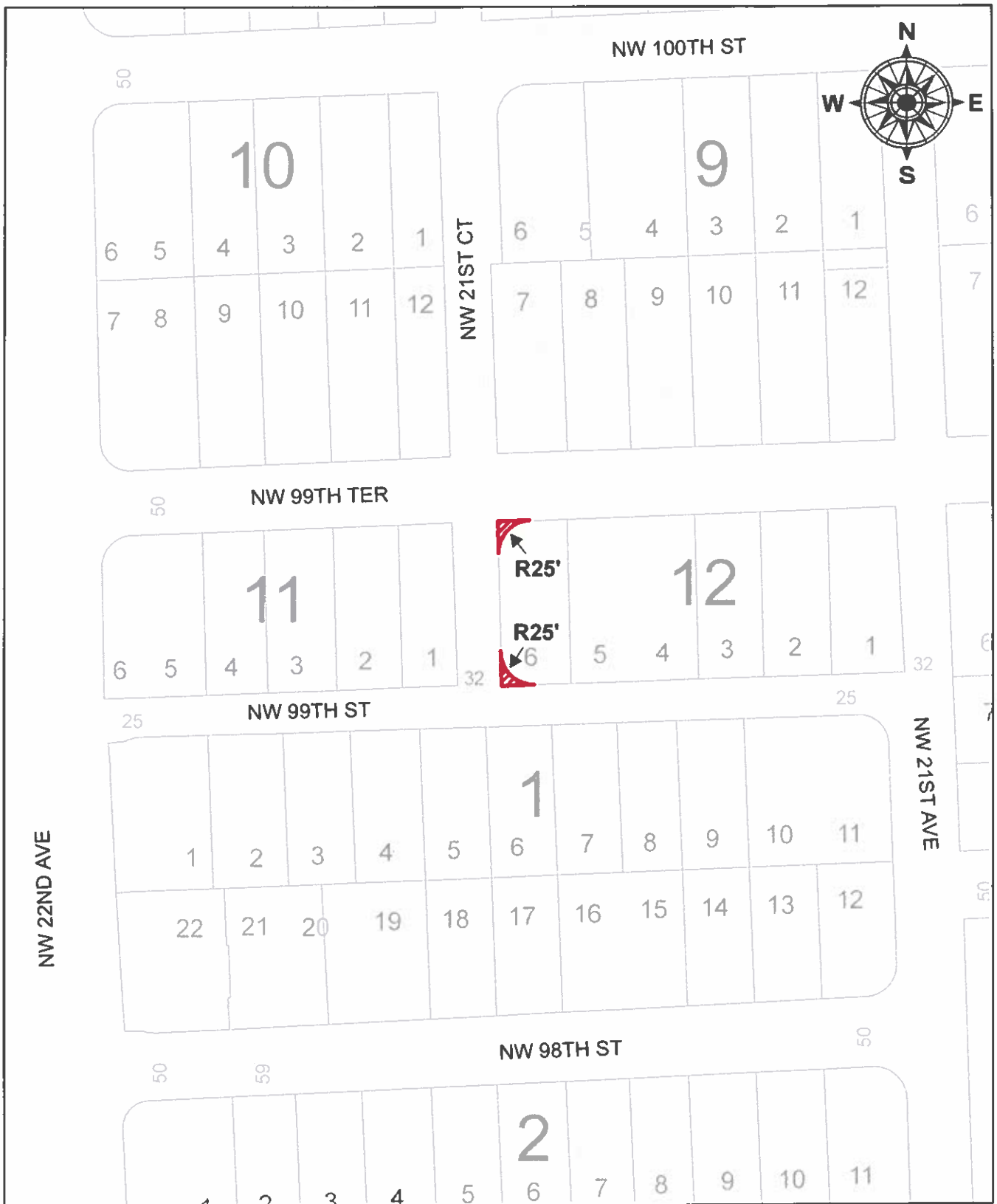
ATTEST: JUAN FERNANDEZ-BARQUIN  
Clerk of the Court and Comptroller

Approved as to form  
and legal sufficiency

Attested by: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney

\_\_\_\_\_  
Date



THIS IS NOT A SURVEY

NOT TO SCALE

**Folio: 30-3103-019-0525**

**Name: Ivan Rabinovich Porperties 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

MDC007

## EXHIBIT 2

**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. 30-3110-025-0530  
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 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 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:

**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 44th Ave  
Printed Name & Address FL 33016

[Signature]  
Witness  
Robinson Guzman 5450 Hancock Rd  
Printed Name & Address Davie FL 33330

GUZMAN HOMES, LLC

[Signature] (Sign)  
By: Member

Mildred March  
Printed Name  
5450 Hancock Rd, Davie FL 33330  
Address (if different)

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

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

\_\_\_\_\_  
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.



NOTARY SEAL/STAMP

Renato Arana  
Notary Signature

Renato Arana  
Printed Notary Signature

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

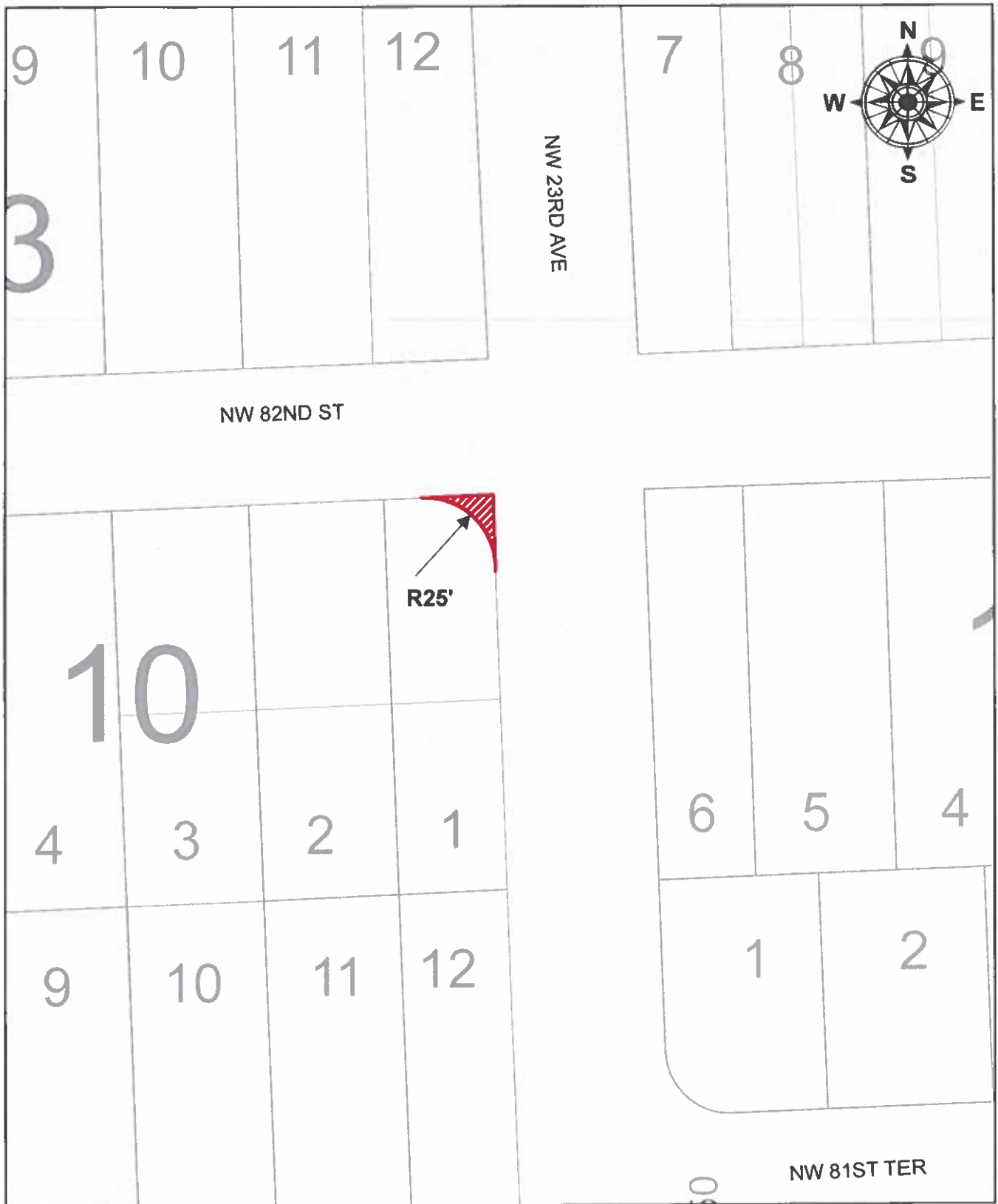
ATTEST: JUAN FERNANDEZ-BARQUIN  
Clerk of the Court and Comptroller

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:**   
Glen 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. R-483-26

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 **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Natalie Milian Orbis** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> 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: **Basia Pruna**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

YEM

Yuval E. Manor