

MEMORANDUM

Agenda Item No. 14(A)(5)

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

DATE: October 20, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting an implied offer of dedication for a portion of SW 192 Avenue from approximately 502 feet south of the centerline of SW 336 Street south for approximately 167 feet, in Section 23, Township 57 South, Range 38 East, Miami-Dade County, Florida; authorizing the County Mayor to take all actions necessary to effectuate same

Resolution No. R-901-26

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



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: October 20, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting an Implied Offer of Dedication for a Portion
SW 192 Avenue South of its intersection with SW 336 Street
Section 23, Township 57 South, Range 38 East

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept an implied offer of dedication for roadway right-of-way purposes for the subject portion of land. This will cause the land to officially become incorporated into the County-maintained public road right-of-way for SW 192 Avenue. Annual maintenance costs associated with the acceptance of the subject portion of land for road right-of-way are estimated to be \$30.

Recommendation

It is recommended that the Board approve the attached resolution accepting an implied offer of dedication for a portion of SW 192 Avenue from approximately 502 feet south of the centerline of SW 336 Street south for approximately 167 feet, as illustrated in Exhibit 1 and more particularly described in Exhibit B, attached hereto and made a part hereof. The Department of Transportation and Public Works (DTPW) needs this portion of right-of-way for road purposes and recommends that the Board accept this implied offer of dedication.

Scope

The subject portion of land is located within District 9, which is represented by Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this implied offer of dedication is estimated to be \$30 annually for maintenance costs associated with the subject portion of right-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 item and the person responsible for monitoring it is Javier Bustamante, Assistant Director, Project Management & Support Division, DTPW.

Delegated Authority

The resolution delegates authority to the County Mayor or County Mayor's designee to take all actions necessary to effectuate the acceptance of the implied offer of dedication. Furthermore, the County Mayor or County Mayor's designee shall record the acceptance of this implied offer of dedication in the Public Records of Miami-Dade County.

Background

This section provides the historical and legal basis for the County's acceptance of an implied common law dedication of a 43-foot-wide strip of land along SW 192 Avenue (being a portion of the property currently bearing Folio Number 30-7823-002-0025 ("Parent Parcel")).

As evidenced by the Warranty Deed recorded in Official Records Book 23240, at Page 3015, of the Public Records of Miami-Dade County, Florida, a copy of which is attached hereto as Exhibit C, on March 28, 2005, Joyce Morrison, a widowed woman and owner of a 2.6-acre tract of land abutting SW 192 Avenue, granted the property to Thirteen Aqua Cats, LLC, a Florida Limited Liability Company, explicitly excluding "the East 43 feet for right-of-way" from the legal description. The exclusion of the east 43 feet for right-of-way expressed the owner's intent to dedicate that portion to the County for right-of-way purposes. A search of the public records did not find any documents indicating that a formal dedication of the subject 43-foot strip was ever made to the County, nor was any record found of the formal creation of an easement for right-of-way purposes over it.

However, common law dedication of property for public use may be made by the express declaration of a party or by its acts. The intent to offer the subject land for roadway purposes was reviewed and confirmed by an examination of title. Subsequent conveyances of the Parent Parcel have continued to acknowledge the original dedication intent, with various deeds in the chain of title containing the same language excluding the subject 43-foot strip from the legal description of the property. The latest conveyance on record is the Special Warranty Deed recorded at Official Records Book 35287, at Page

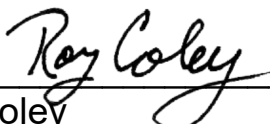
Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 3

1019, of the Public Records of Miami-Dade County, Florida, a copy of which is attached hereto as Exhibit D, which reaffirms the implied offer of dedication through the same exclusionary language.

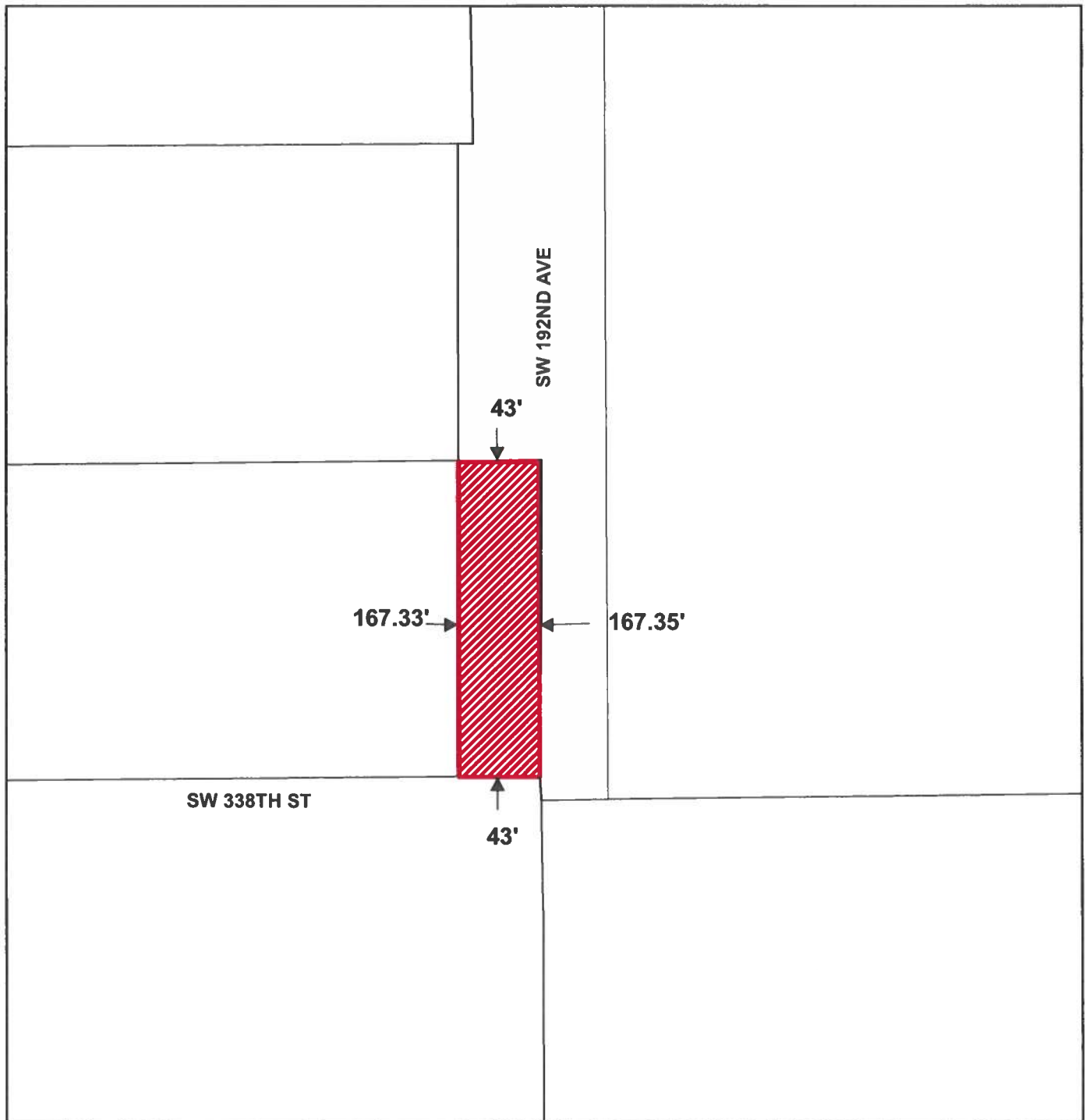
In order for the owner to comply with development requirements for the abutting land, the County requires the subject 43-foot strip to be formally dedicated for public right-of-way along SW 192 Avenue. Accordingly, the owner of the Parent Parcel is seeking the County's formal acceptance of this implied offer of dedication. No information was found in the public records that would withdraw, revoke, or impair this implied offer.

Attachments:

- Exhibit 1 – Location and Aerial Maps
- Exhibit B – Legal Description
- Exhibit C – Warranty Deed, Official Records Book 23240, Page 3015
- Exhibit D – Special Warranty Deed, Official Records Book 35287, Page 1019



Roy Coley
Deputy Mayor



THIS IS NOT A SURVEY
NOT TO SCALE

Implied Offer of R/W Dedication

MIAMI-DADE COUNTY
Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, 1610
Miami, Florida 33128
PH (305) 375-2714

**Municipality: Unincorporated
Commission District 9
Kionne L. McGhee**

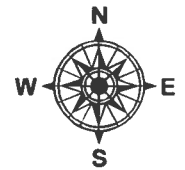
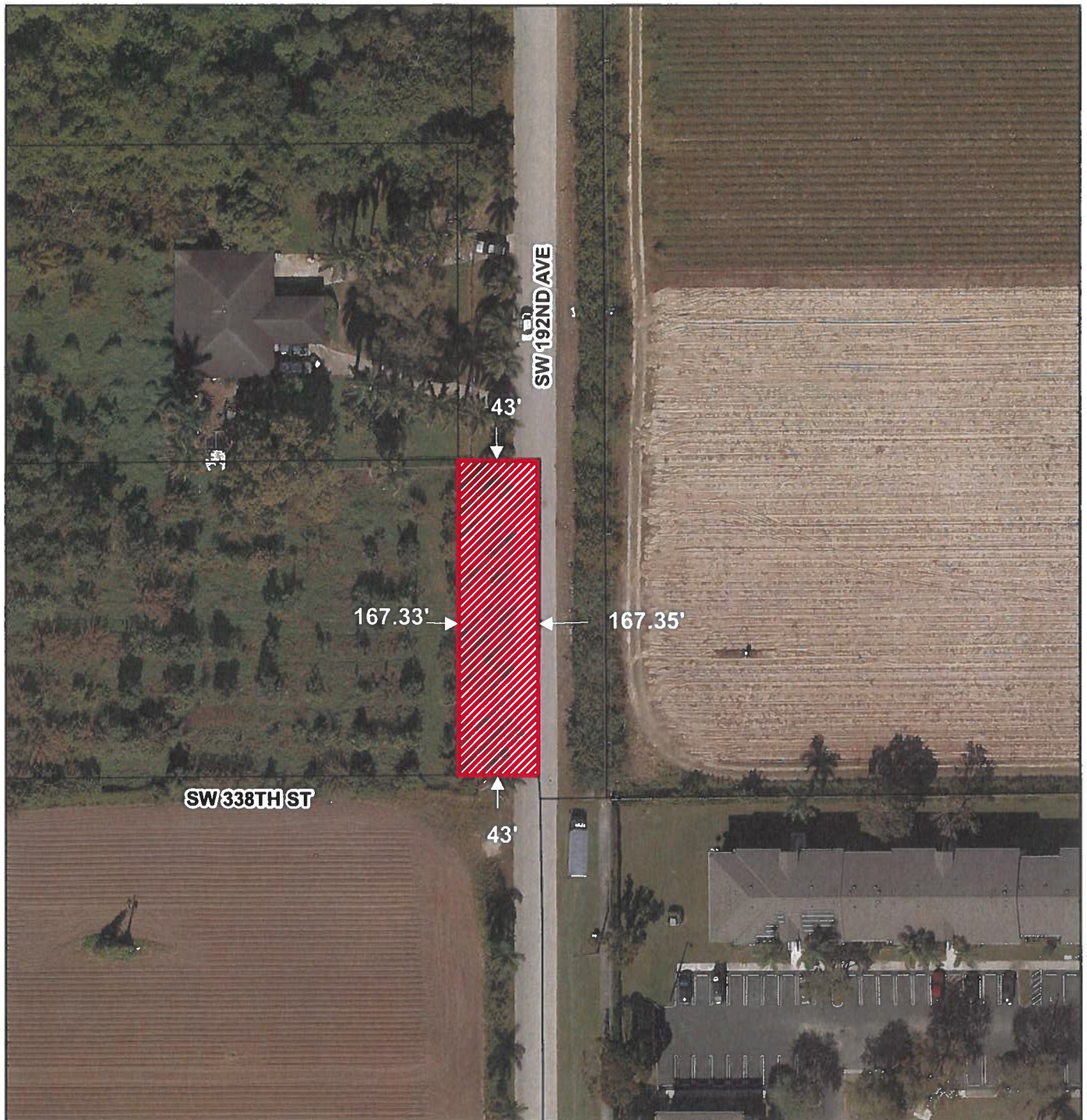
Date: 5-19-2026
Drawn By: A.Santelices

Legend

Area of Implied Offer of Dedication

MDC005

Location & Aerial Map
SECTION 23 TOWNSHIP 57S RANGE 38E
EXHIBIT 1 (Page 2 of 2)



THIS IS NOT A SURVEY
 NOT TO SCALE

Implied Offer of R/W Dedication

MIAMI-DADE COUNTY
 Department of Transportation and Public Works
 Right-of-Way Division
 111 NW 1st Street, 1610
 Miami, Florida 33128
 PH (305) 375-2714

Municipality: Unincorporated
 Commission District 9
 Kionne L. McGhee

Legend

Area of Implied Offer of Dedication

Date: 5-19-2026
 Drawn By: A.Santelices

MDC006

EXHIBIT B
LEGAL DESCRIPTION

The East 43 feet of the South $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Of the SW $\frac{1}{4}$ of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing 7195.76 feet or 0.16 acres, more or less .

EXHIBIT C
IMAGE OF WARRANTY DEED
RECORDED AT
OFFICIAL RECORDS BOOK 23240 - PAGE 3015



CFN 2005R0337708
OR Bk 23240 Pg 3015f (1pg)
RECORDED 04/06/2005 09:31:21
DEED DOC TAX 1,410.00
SURTAX 1,057.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

Prepared by and return to:

John P. Maas, Attorney at Law
44 N.E. 16th Street
Homestead, FL 33030
305-247-7132
File Number: 12119-04

Parcel Identification No. 30-7823-002-0025

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of March, 2005 between Joyce Morrison, a widowed woman whose post office address is 19500 SW 264th Street, Homestead, FL 33031 of the County of Miami-Dade, State of Florida, grantor*, and Thirteen Aqua Cats, LLC, a Florida limited liability company whose post office address is 2950 SW 27th Avenue, Miami, FL 33133 of the County of Miami-Dade, State of Florida, grantee*,

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:

The South 1/4 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida

A/K/A

The East 1/2 of the South 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida, less the East 43 feet for right-of-way.

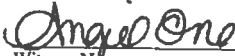
Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Witness Name: Angie Oro


Witness Name: Glenn W. Williams


Joyce Morrison (Seal)

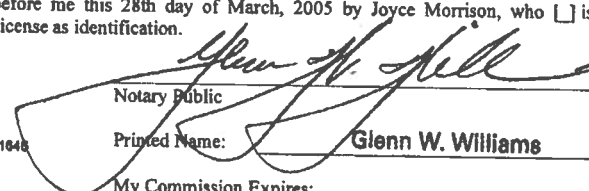
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 28th day of March, 2005 by Joyce Morrison, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Glenn W Williams
My Commission DD131648
Expires July 05, 2008


Notary Public

Printed Name:

Glenn W. Williams

My Commission Expires:

DoubleTime

EXHIBIT D
IMAGE OF WARRANTY DEED
RECORDED AT
OFFICIAL RECORDS BOOK 35287- PAGE 1019

THIS INSTRUMENT PREPARED BY:

David B. Galle, Esq.
Fox Rothschild LLP
33 South 6th Street, Suite 3600
Minneapolis, MN 55402-3338
(612) 607-7000

WHEN RECORDED RETURN TO:

TPG EHC E (LEN) Multi State 1, LLC
c/o Essential Housing Asset Management, LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255

Space Above This Line Reserved for Recorder's Use

SPECIAL WARRANTY DEED

Date: APRIL 27, 2026

FOR VALUABLE CONSIDERATION, **DRP SOLARIS FL 1, LLC**, a Delaware limited liability company (hereinafter called the "Grantor"), whose address is 520 Madison Avenue, 21st Floor, New York, NY 10022, Attn: Chris Bornemann, hereby conveys and quitclaims to **TPG EHC E (LEN) MULTI STATE 1, LLC**, a Delaware limited liability company (hereinafter called the "Grantee"), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255 (mail tax bills to: Lennar Homes, LLC, 5505 Waterford District Drive, Suite 500, Miami, Florida 33126), legally described on Exhibit "A" attached hereto (the "Property"):

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real property taxes and other assessments and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat referenced above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, to Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed on the date above.

Witnesses:

Mila Ignette Sunie
 Print Name: Mila Ignette Sunie
 Address: 520 Madison Ave, 21st Fl
New York, NY 10022

Giabella Centrella
 Print Name: Giabella Centrella
 Address: 520 Madison Ave, 21st Fl
New York, NY 10022

GRANTOR:

DRP SOLARIS FL 1, LLC,
 a Delaware limited liability company

By: Domain Solaris Holdings, LLC,
 a Delaware limited liability company,
 its Manager

By: Houdin Honarvar
 Name: Houdin Honarvar
 Its: Authorized Signatory

State of New York

County of New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of April, 2026, by Houdin Honarvar, as Authorized Signatory of Domain Solaris Holdings, LLC, as Manager of DRP SOLARIS FL 1, LLC, a Delaware limited liability company, on behalf of the company. He/~~She~~ ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)



Deborah Brazier
 (Notary Signature)
Deborah Brazier
 (Notary Name Printed)
 NOTARY PUBLIC
 Commission No. 01BR0041391

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and is described as follows:

Parcel 1:

The North 1/2 of the South 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East; A/K/A the East 1/2 of the North 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida, less the East 43 feet for right-of-way.

Parcel 2:

The South 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East;

A/K/A the West 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the plat thereof, as recorded in Plat book 1, Page 163, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

The South 1/4 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

A/K/A

The East 1/2 of the South 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida, less the East 43 feet for right-of-way.

Memorandum



Date: October 19, 2026

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners

From: Stacy L. Miller, P.E., Director and CEO
Department of Transportation and Public Works 

Subject: Request to Process Late Departmental Agenda Item

I respectfully request that the following item be placed on the October 20, 2026 meeting agenda of the Board of County Commissioners (Board):

LEGISTAR NO. 261850 - RESOLUTION ACCEPTING AN IMPLIED OFFER OF DEDICATION FOR A PORTION OF SW 192 AVENUE FROM APPROXIMATELY 502 FEET SOUTH OF THE CENTERLINE OF SW 336 STREET SOUTH FOR APPROXIMATELY 167 FEET, IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

This item was submitted timely to the Agenda Coordination Office for placement on the November 17, 2026 meeting agenda; however, the Administration is seeking late placement on the October 20, 2026 agenda so that this item can travel as a companion item to agenda item 5D - File No. 261737 - Resolution Approving the Plat of Reto West which is required for approvals related to platting and permitting.

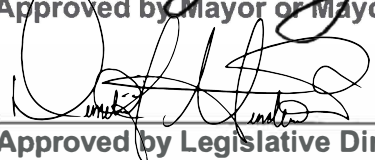
Accordingly, I respectfully request that this item be processed notwithstanding the potential applicability of the Four-Day Rule. I understand that placement of this item on the agenda is subject to your approval as Chairman of the Board and review by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee

Roy Coley

Print Name



Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM (Revised)

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

DATE: October 20, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(5)

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 Danielle Leme Carr Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(5)
10-20-26

RESOLUTION NO. R-901-26

RESOLUTION ACCEPTING AN IMPLIED OFFER OF DEDICATION FOR A PORTION OF SW 192 AVENUE FROM APPROXIMATELY 502 FEET SOUTH OF THE CENTERLINE OF SW 336 STREET SOUTH FOR APPROXIMATELY 167 FEET, IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

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; and

WHEREAS, such implied offer is formally acknowledged by the owner of the property lying west of and abutting the 43-foot less-out along the west side of SW 192 Avenue from approximately 502 feet south of the centerline of SW 336 Street south for approximately 167 feet, said property having been conveyed to TPG EHC E (LEN) MULTI STATE 1, a Delaware limited liability company, by Warranty Deed dated April 27, 2026 and recorded in Official Records Book 35287, at Page 1019, of the Public Records of Miami-Dade County, Florida,

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

Section 1. The foregoing recitals are approved and incorporated by reference.

Section 2. This Board, upon consideration of the Department of Transportation and Public Works' recommendation, finds and determines that the acceptance of this implied offer of dedication is in the public's best interest.

Section 3. This Board hereby approves and accepts the implied offer of dedication, as illustrated in Exhibit 1, as legally described in Exhibit B, and as expressed in Exhibits C and D (all such exhibits being attached to the County Mayor’s memorandum) and authorizes the County Mayor or County Mayor’s designee to take all actions necessary to effectuate same.

Section 4. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor’s designee shall within 30 days record this acceptance in the Public Records of Miami-Dade County and shall provide a recorded copy of to the Clerk of the Board. This Board directs the Clerk of the Board to permanently store a recorded copy of this acceptance along with this resolution.

The foregoing resolution was offered by Commissioner **Vicki L. Lopez** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

	Anthony Rodriguez, Chairman	absent	
	Kionne L. McGhee, Vice Chairman	absent	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	absent	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	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 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.

A handwritten signature in dark ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. M. Alvarez