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## **VIA E-MAIL**

September 11, 2023

Joe Gomez, Director  
Public Works Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

Re: Petition for the Abandonment of a Utility Easement  
Held by the City Located at 218 S. Hibiscus Drive, Miami  
Beach, Florida 33139

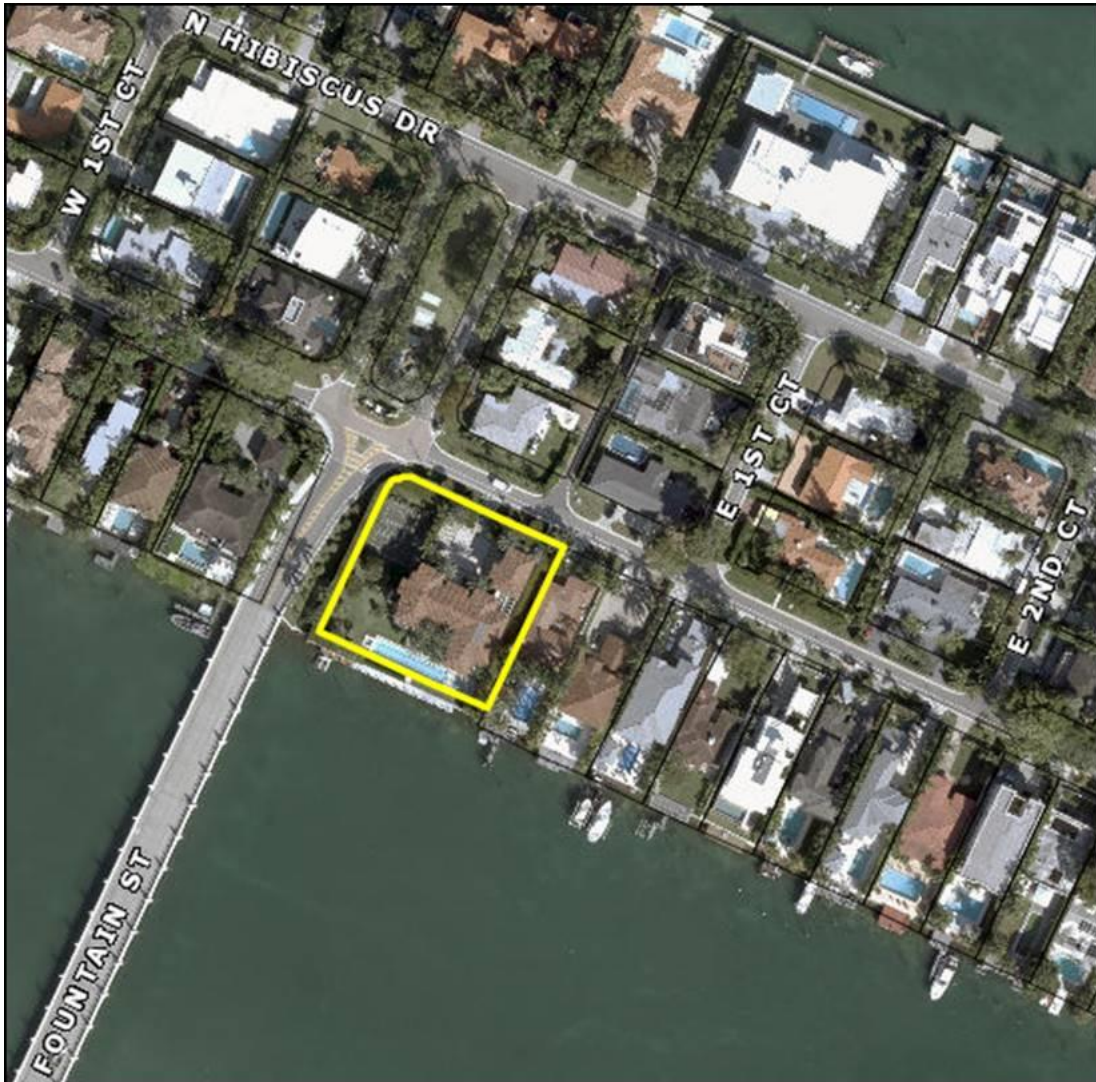
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Dear Mr. Gomez:

This law firm represents Ibrahim Al Rashid and Ryann al Rashid (collectively, the "Petitioner"), the owners of the Property located at 218 S. Hibiscus Drive (the "Property") in the City of Miami Beach (the "City"). Please allow this letter to serve as the required letter of intent in connection with the Petitioner's request for the abandonment of a stormwater utility easement located within the Property that is held by the City but is no longer in use or projected future use.

Property Information. The Property is located on Hibiscus Island at the southeast corner of the intersection of Fountain Street and S. Hibiscus Drive. The Property fronts Biscayne Bay at the rear and is surrounded at the sides and across the streets by similar single-family homes. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3232-006-0880. See Exhibit A, Property Appraiser Summary Report.

The Property is platted and encompasses Lots 29 and 30 of Block 3 of the Hibiscus Island plat as recorded in Plat Book 8 at Page 15 of the Public Records of Miami-Dade County. See Exhibit B, Plat. The Property is approximately 31,500 square feet in size and is located within the RS-3, Single Family Residential Zoning District.



**Figure 1. Property Aerial**

Purpose and History of the Easement. At present, there exists a 5-foot easement on the eastern 5 feet of the Property (the "Easement"). The easement was created on January 18, 1948, in favor of the City with the stated purpose of laying and maintaining underground storm sewers. See Exhibit C, 1948 Easement Deed. See also Figure 2, below.



**Figure 2. Easement Location**

Present and Future Use of the Easement. A review of existing conditions and public records, reveals that due to recent work by the City on the stormwater system for the nearby area there is no current existing use of the Easement by the City for storm sewers purposes. See Exhibit D, 2015 City ROW Improvement Plans. Additionally, in late July and early August 2023, through meetings and communications with Alex Alvarez, Principal Engineer and Acting Right-of-Way Manager for the City, and Cristina Ortega Castineiras, City Engineer, it has been determined that the Easement is not needed and may be abandoned.

Conclusion. Therefore, due to the City's neither using nor projected future use, we respectfully request that the City abandon the Easement.

Should you have any questions or comments, please do not hesitate to phone me at 305.377. 6236.

Sincerely,



Matthew Amster

Attachments

cc: Alejandro J. Moreno, Esq.





# OFFICE OF THE PROPERTY APPRAISER

Exhibit A

## Summary Report

Generated On : 7/14/2023

Property Information	
Folio:	02-3232-006-0880
Property Address:	218 S HIBISCUS DR Miami Beach, FL 33139-5132
Owner	IBRAHIM AL RASHID RYANN AL RASHID
Mailing Address	200 BISCAYNE BLVD 7TH FLOOR MIAMI, FL 33131 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 6 / 1
Floors	2
Living Units	1
Actual Area	12,949 Sq.Ft
Living Area	9,628 Sq.Ft
Adjusted Area	10,300 Sq.Ft
Lot Size	31,500 Sq.Ft
Year Built	2013



Assessment Information				
Year	2023	2022	2021	
Land Value	\$17,435,250	\$12,899,250	\$10,489,500	
Building Value	\$3,749,200	\$3,790,400	\$3,831,600	
XF Value	\$140,859	\$142,386	\$143,916	
Market Value	\$21,325,309	\$16,832,036	\$14,465,016	
Assessed Value	\$12,202,678	\$11,847,261	\$11,502,196	

Benefits Information				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$9,122,631	\$4,984,775	\$2,962,820
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HIBISCUS ISLAND PB 8-75 LOT 29 & LOT 30 BLK 3 LOT SIZE 180.000 X 175	

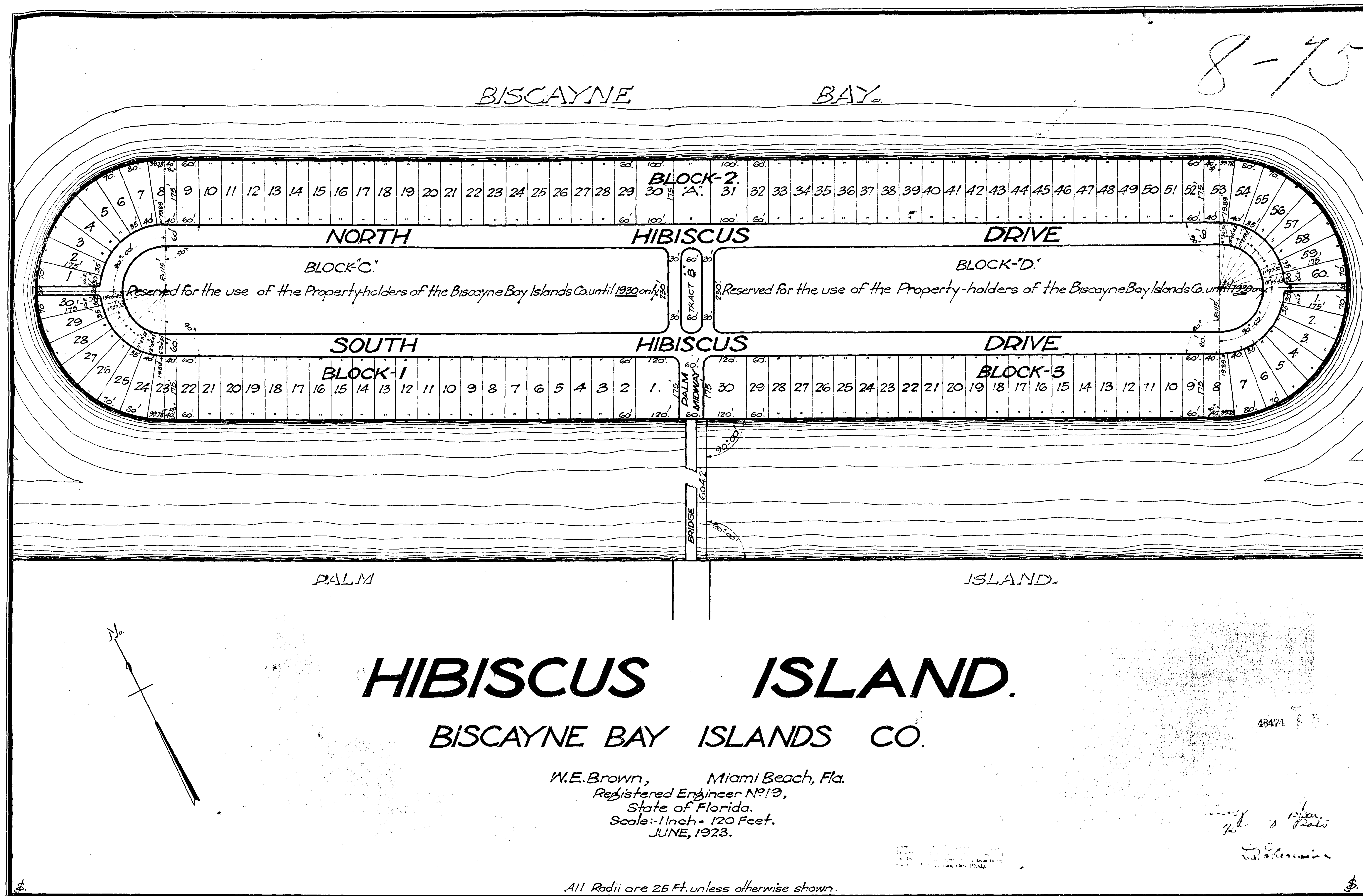
Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$12,152,678	\$11,797,261	\$11,452,196
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$12,177,678	\$11,822,261	\$11,477,196
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$12,152,678	\$11,797,261	\$11,452,196
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$12,152,678	\$11,797,261	\$11,452,196

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/02/2023	\$100	33611-2069	Corrective, tax or QCD; min consideration
07/24/2019	\$100	31541-3079	Corrective, tax or QCD; min consideration
12/29/2014	\$100	29445-2562	Corrective, tax or QCD; min consideration
11/24/2010	\$2,925,000	27501-4359	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





**KNOW ALL MEN BY THESE PRESENTS:-**

That The Biscayne Bay Islands Co. have caused to be made the attached Plat of property to be known as "HIBISCUS ISLAND," the same being a subdivision of parts of the South-Half of Section 32, Township 53 South, Range 42 East 1/2 Sec. 32-53-42-1, North-Half of Section 5, Township 54 South, Range 42 East 1/2 Sec. 5-54-42-1 and the West-Half of North-West Quarter of Section 4, Township 54 South, Range 42 East 1/2 Sec. 4-54-42-1.

The Streets shown hereon and designated as "North Hibiscus Drive," "Palm Midway," "South Hibiscus Drive" and other streets not designated by name, are hereby dedicated to the perpetual use of the Public, for proper purposes, reserving to ourselves, our successors and assigns, the reversion and reversions thereof whenever designated by law and reserving further the riparian rights in submerged lands adjacent and appurtenant to the foot of all streets, and further reserving to ourselves, our successors and assigns, the right to approve the connecting of "HIBISCUS ISLAND" with any island or the mainland, by any causeway, bridge or roadway and should "HIBISCUS ISLAND" be connected with any island or the mainland through any lot or through the foot of any streets, without the consent of the Biscayne Bay Islands Co., the title to said lot, street or streets, shall immediately revert to the Biscayne Bay Islands Co.

Executed in the Presence of:-

Francis M. Miller By L.T. Highleyman  
Lolo Small Attest Alfred J. Little  
President. Assistant Secretary.

STATE OF FLORIDA S.S.  
COUNTY OF DADE

Before me, a Notary Public, personally appeared L.T. Highleyman and Alfred J. Little, President and Assistant Secretary respectively of the Biscayne Bay Islands Company, a Corporation, and known to me to be the above-named officials, who, being by me first duly sworn, say:- That the instrument of dedication and Plat was executed by them as the aforesaid officials of said Corporation, passed on the 12th day of June, A.D. 1923 and as the free act and deed of said Corporation.

WITNESS my hand and official seal of Miami, Florida, this 17th day of June, A.D. 1923.

My Commission Expires:- Nov. 17-1923 Notary Public.

This is to certify that the attached Plat was made in conformity with a survey of the property recently made by me and is accurate and correct to the best of knowledge and belief.

Examined and approved for record. Registered Engineer No. 19, State of Florida.

This Plat was approved by Res. No. 408 of the City Council of Miami Beach, Florida this 12th day of June, A.D. 1923.

Attest:- C.W. Tomlinson  
City Clerk.

O.K.:- R.M. Pennington  
City Engineer.



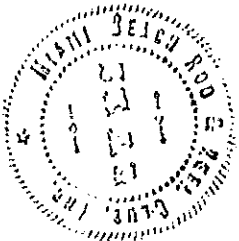
KNOW ALL MEN BY THESE PRESENTS, that we, in consideration of the benefits accruing to us by reason of convenient access and a lesser cost of construction of sewers and the desirability of having the things hereinafter specified placed in the locations noted below, and in consideration of \$1.00, receipt of which is hereby acknowledged, do hereby give and grant unto the City of Miami Beach, Florida, its successors and assigns and its grantees operating public utilities, the perpetual right and easement to lay and maintain storm sewers underground in the following described property:

The easterly five (5) feet of Lot Twenty-nine (29), Block Three (3), Hibiscus Island, as per Plat recorded in Plat Book Eight (8), Page Seventy-five (75), of the Public Records of Dade County, Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Miami Beach County of Dade State of Florida this 18 day of January A. D. 1942 9  
 MIAMI BEACH ROD & REEL CLUB, INC.  
 By Conrad C. Lohman Pres. (SEAL)  
 Attest: Barbara M. Davis (SEAL) Secy.

ATTEST:

Stanley H. Crane  
John M. Luck



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HOLLY P. KREMER  
LICENSE  
No. 68130  
STATE OF