

# MEMORANDUM

Agenda Item No. 8(N)(5)

---

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


**DATE:** February 18, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution accepting one conveyance of property interests in a portion of Ponce De Leon Road from approximately 338 feet south of the centerline of SW 72 Street south for approximately 169 feet for road purposes to Miami-Dade County, Florida; and authorizing the County Mayor to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same

---

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001

**Date:** February 18, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Accepting One Conveyance of Property Interests for Road Purposes to  
Miami-Dade County, Florida

---

## **Executive Summary**

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyance. Once this conveyance is accepted by the Board, the instrument will be recorded in the Public Records of Miami-Dade County. The grantors' names, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$40.

## **Recommendation**

The Department of Transportation and Public Works (DTPW) needs the property interests from this entity for road purposes and recommends that the Board accept the conveyance. The proposed conveyance is attached hereto as Exhibit 1 and is further described below.

## **Scope**

The property being conveyed is located within District 7, which is represented by Commissioner Raquel A. Regalado.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting this conveyance is estimated to be \$40 annually for maintenance costs associated with the subject 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 project and the person responsible for monitoring this acquisition is Maria D. Molina, P.E., Chief, Right-of-Way Division.

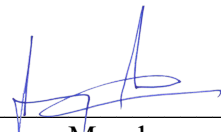
## **Delegated Authority**

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the acceptance of the instrument of conveyance. Furthermore, the County Mayor or County Mayor's designee shall record the instrument of conveyance accepted therein in the Public Records of Miami-Dade County.

## **Background**

This conveyance is 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.

	<b><u>GRANTOR</u></b>	<b><u>INSTRUMENT</u></b>	<b><u>LOCATION</u></b>	<b><u>REMARKS</u></b>
1.	Romie Chaudhari and Claudia Villar	<b>RWD*</b>	A portion of Ponce De Leon Road from approximately 338 feet south of the centerline of SW 72 Street south for approximately 169 feet	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20250045)



---

Jimmy Morales  
Chief Operating Officer



It is the intention of the parties 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.

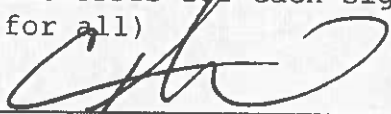
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do 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 parties of the first part, have hereunto set their hands and seals, the day and year first above written.

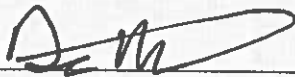
Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature or for all)

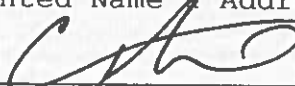
  
Witness  
Coby Thammann 2414 Coral Way.  
Printed Name & Address SR. B. MIAMI, FL. 33145

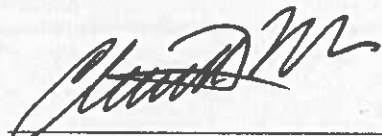
 (Sign)

Romie Chaudhari  
Printed Name

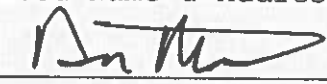
  
Witness  
Dave Thammann 2914 Coral Way  
Printed Name & Address SR. B. MIAMI, FL. 33145

7301 PONCE DE LEON RD. MIAMI, FL.  
Address (if different) 33143

  
Witness  
Coby Thammann 2914 Coral Way  
Printed Name & Address SR. B. MIAMI, FL. 33145

 (Sign)

Claudia Villar  
Printed Name

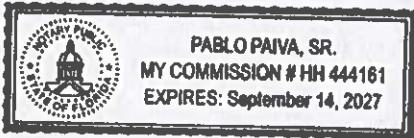
  
Witness  
Dave Thammann 2414 Coral Way  
Printed Name & Address SR. B. MIAMI, FL. 33145

7301 PONCE DE LEON RD. MIAMI, FL.  
Address (if different) 33143

STATE OF FLORIDA )  
 )SS  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 20 day of JUNE, 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Romie Chaudhari and Claudia Villar, personally known to me, or proven, by producing the following methods of identification: Dairen's License to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my signature and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]  
Notary Signature  
Pablo Paiva  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: 09/14/2027  
Commission/Serial No. HH 444161

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

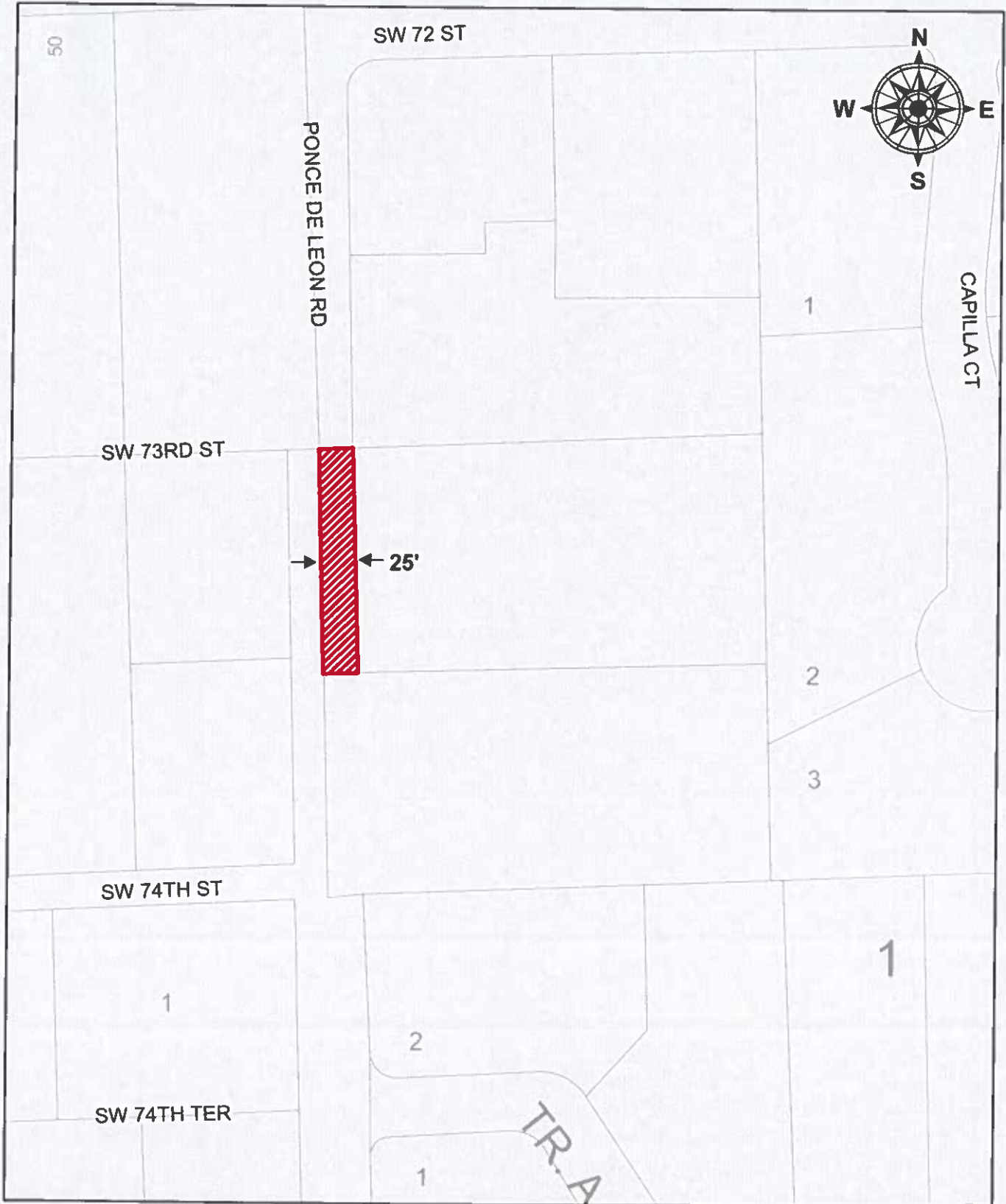
By: \_\_\_\_\_  
County Mayor or Designee

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

Approved as to form  
and legal sufficiency

Attested By: \_\_\_\_\_  
Deputy Clerk  
\_\_\_\_\_  
Date

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



THIS IS NOT A SURVEY

NOT TO SCALE

**Folio: 30-4131-000-0060**

**Name: Romie Chaudhari and Claudia Villar**

**Section: 31-54-41**

Municipality: Unincorporated  
 Commission District 7  
 Raquel A. Regalado

Date: 8-4-2025

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:** February 18, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(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**
- 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 \_\_\_\_\_

Agenda Item No. 8(N)(5)  
2-18-26

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS IN A PORTION OF PONCE DE LEON ROAD FROM APPROXIMATELY 338 FEET SOUTH OF THE CENTERLINE OF SW 72 STREET SOUTH FOR APPROXIMATELY 169 FEET FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF THE INSTRUMENT 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**, the property owners/grantors, Romie Chaudhari and Claudia Villar, have tendered an instrument conveying to Miami-Dade County the property interests in a portion of Ponce De Leon Road from approximately 338 feet south of the centerline of SW 72 Street south for approximately 169 feet, located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instrument of conveyance, which is attached as Exhibit 1 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 conveyance 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 conveyance by the above-described property owners/grantors is 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 property tendered for road right-of-way or other purposes.

**Section 3.** The County Mayor or County Mayor's designee is authorized to execute the acceptance of the instrument 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 instrument of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of this instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) the Clerk of the Board shall attach and permanently store a recorded copy of said instrument together with this resolution.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 18<sup>th</sup> day of February, 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

*YEM*

Yuval E. Manor