

# MEMORANDUM

Agenda Item No. 8(N)(4)

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**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 SW 217 Street from 100 feet east of SW 122 Avenue east for 50 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

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

  
\_\_\_\_\_  
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

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## **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 grantor's name, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$10.

## **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 9, which is represented by Vice Chairman Kionne L. McGhee.

## **Fiscal Impact/Funding Source**

The total fiscal impact of accepting this conveyance is estimated to be \$10 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.	Habitat for Humanity of Greater Miami, Inc.	<b>RWD*</b>	A portion of SW 217 Street from 100 feet east of SW 122 Avenue east for 50 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 20250052)



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Jimmy Morales  
Chief Operating Officer

**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. 30-6912-008-1150  
User Department: DTPW

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**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES  
BY CORPORATION**

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

**THIS INDENTURE**, Made this 22 day of July, A.D. 2025, by and between **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a not-for-profit corporation under the laws of the State of Florida, and having its office and principal place of business at 3800 NW 22 Avenue, Miami, FL 33142, 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 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:

**The South five (5) feet of the East 50 feet of the West 150 feet of the South 1/2 of Tract 11, 2ND REVISED PLAT DIXIE PINES, according to the plat thereof as recorded in Plat Book 31, at Page 51, of the Public Records of Miami-Dade County, Florida.**

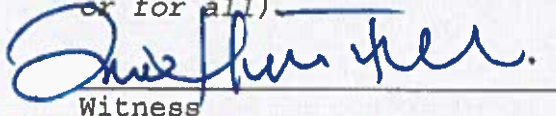
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when 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 successors and assigns, and it or they shall have the right to immediately re-possess the same.

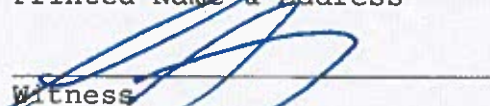
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

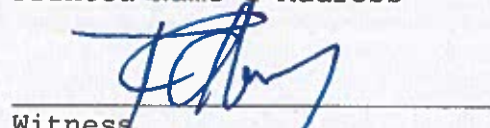
Signed, Sealed, Attested and delivered in our presence:  
(2 witnesses for each signature or for all)

  
Witness

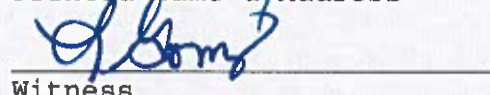
Francela Hernandez 3800 NW 22nd AVE  
Printed Name & Address

  
Witness

Luis Azan 3800 NW 22nd AVE  
Printed Name & Address

  
Witness

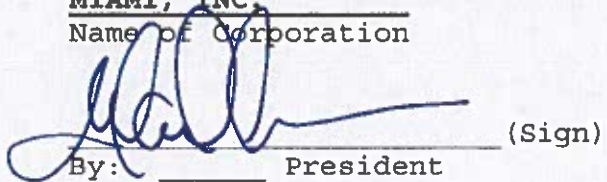
Frank Aboy 3800 NW 22nd AVE  
Printed Name & Address

  
Witness

Lissette Gomez 3800 NW 22nd AVE  
Printed Name & Address

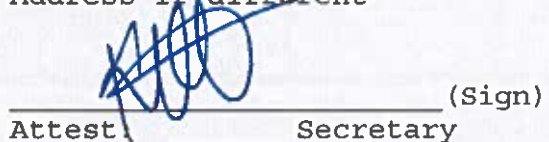
HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

Name of Corporation

 (Sign)  
By: \_\_\_\_\_ President

Mario Artecona  
Printed Name

3800 NW 22nd AVE, Miami, FL 33142  
Address if different

 (Sign)  
Attest \_\_\_\_\_ Secretary

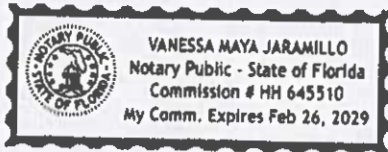
Karin Wright  
Printed Name

3800 NW 22nd AVE, Miami, FL 33142  
Address if different

STATE OF Florida )  
 ) SS  
COUNTY OF Miami Dade )

I HEREBY CERTIFY, that on this 22 day of July,  
A.D. 2025, before me, an officer duly authorized to administer  
oaths and take acknowledgments personally appeared by means of  
 physical or  online notarization Mario Artecona and  
Karin Wright, personally known to me, or proven, by  
producing the following identification: \_\_\_\_\_ to  
be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of **HABITAT  
FOR HUMANITY OF GREATER MIAMI, INC.**, a not-for-profit corporation  
under the laws of the State of Florida, and in whose name the  
foregoing instrument is executed and that said officer(s) severally  
acknowledged before me that \_\_\_\_\_ executed said instrument  
acting under the authority duly vested by said corporation.

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



Vanessa Maya Jaramillo.  
Notary Signature

Vanessa Maya Jaramillo  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Feb 26, 2029

Commission/Serial No. HH 645510

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

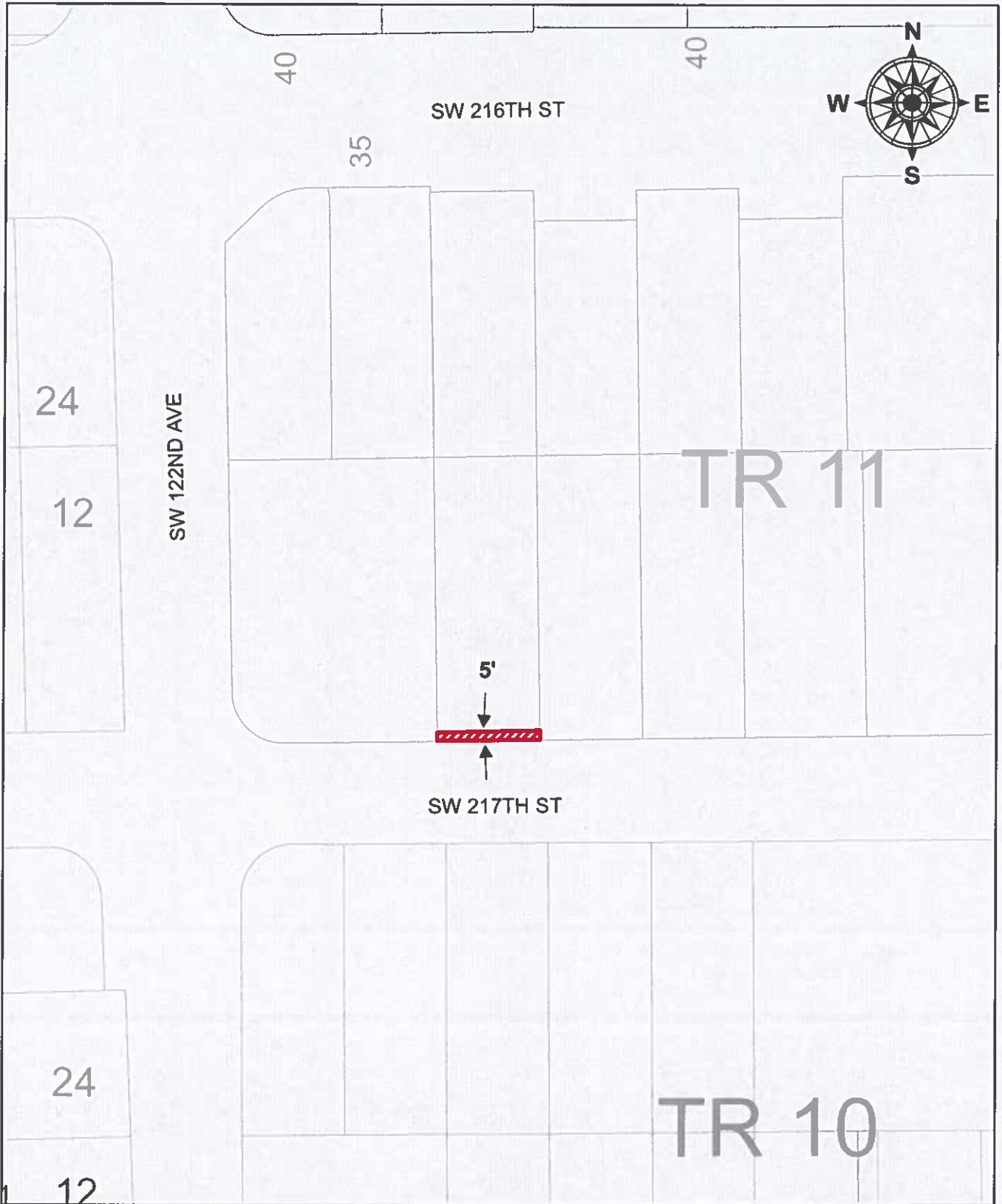
ATTEST: **JUAN FERNANDEZ-BARQUIN**  
Clerk of the Court and Comptroller

Approved as to form  
and legal sufficiency

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

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

\_\_\_\_\_  
Date



THIS IS NOT A SURVEY

NOT TO SCALE

**Folio: 30-6912-008-1150**

**Name: Habitat for Humanity of Greater Miami, INC.**

**Section: 12-56-39**

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

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)(4)

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)(4)  
2-18-26

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

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS IN A PORTION OF SW 217 STREET FROM 100 FEET EAST OF SW 122 AVENUE EAST FOR 50 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 owner/grantor, Habitat for Humanity of Greater Miami, Inc., has tendered an instrument conveying to Miami-Dade County the property interests in a portion of land at SW 217 Street from 100 feet east of SW 122 Avenue east for 50 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 owner/grantor 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