

MEMORANDUM

Agenda Item No. 8(N)(8)

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

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting three conveyances of property interests to Miami-Dade County for road purposes in a portion of SW 360 Street east of SW 189 Avenue, a portion of SW 232 Street east of SW 217 Avenue, and a portion of Henderson Street east of US-1; and authorizing the County Mayor to execute the acceptances of the instruments 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 Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Date: March 3, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting Three Conveyances 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 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 \$200.

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$200 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

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Mahendra Raolji and Prafula Raolji	RWD*	A portion of SW 360th Street from SW 189th Avenue east for approximately 673 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 20250070)
2.	Mao Chhang and Ven Ork	RWD*	A portion of SW 232nd Street from approximately 332 feet east of the centerline of SW 217th Avenue east for approximately 332 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 20250073)
3.	14281 New Homes LLC	RWD*	A portion of Henderson Street from the centerline of vacated Parker Avenue southeasterly for 75 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 20250076)



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.

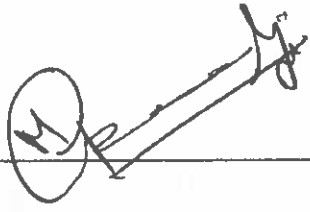
And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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
BHUVENPASHH VANSADIA
Printed Name & Address 1885 SW 360 ST
HomeSTEAD, FL 33034



Mahendra Raolji
Printed Name

(Sign)

Witness
Prema Vansadia
Printed Name & Address 1885 SW 360 ST
HomeSTEAD, FL 33034



Address (if different)



Prafula Raolji
Printed Name

(Sign)

Witness
BHUVENPASHH VANSADIA
Printed Name & Address 1885 SW 360 ST
HomeSTEAD, FL 33034

Witness
Prema Vansadia
Printed Name & Address 1885 SW 360 ST
HomeSTEAD, FL 33034

Address (if different)

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

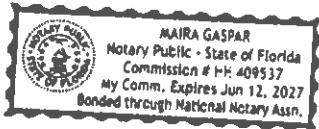
I HEREBY CERTIFY, that on this 5 day of NOVEMBER, 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Mahendra Raolji and Prafula Raolji, personally known to me, or proven, by producing the following methods of identification: _____ 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.

Maira Gaspar
Notary Signature

Maira Gaspar
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: JUN 12 2027

Commission/Serial No. 1112109537

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

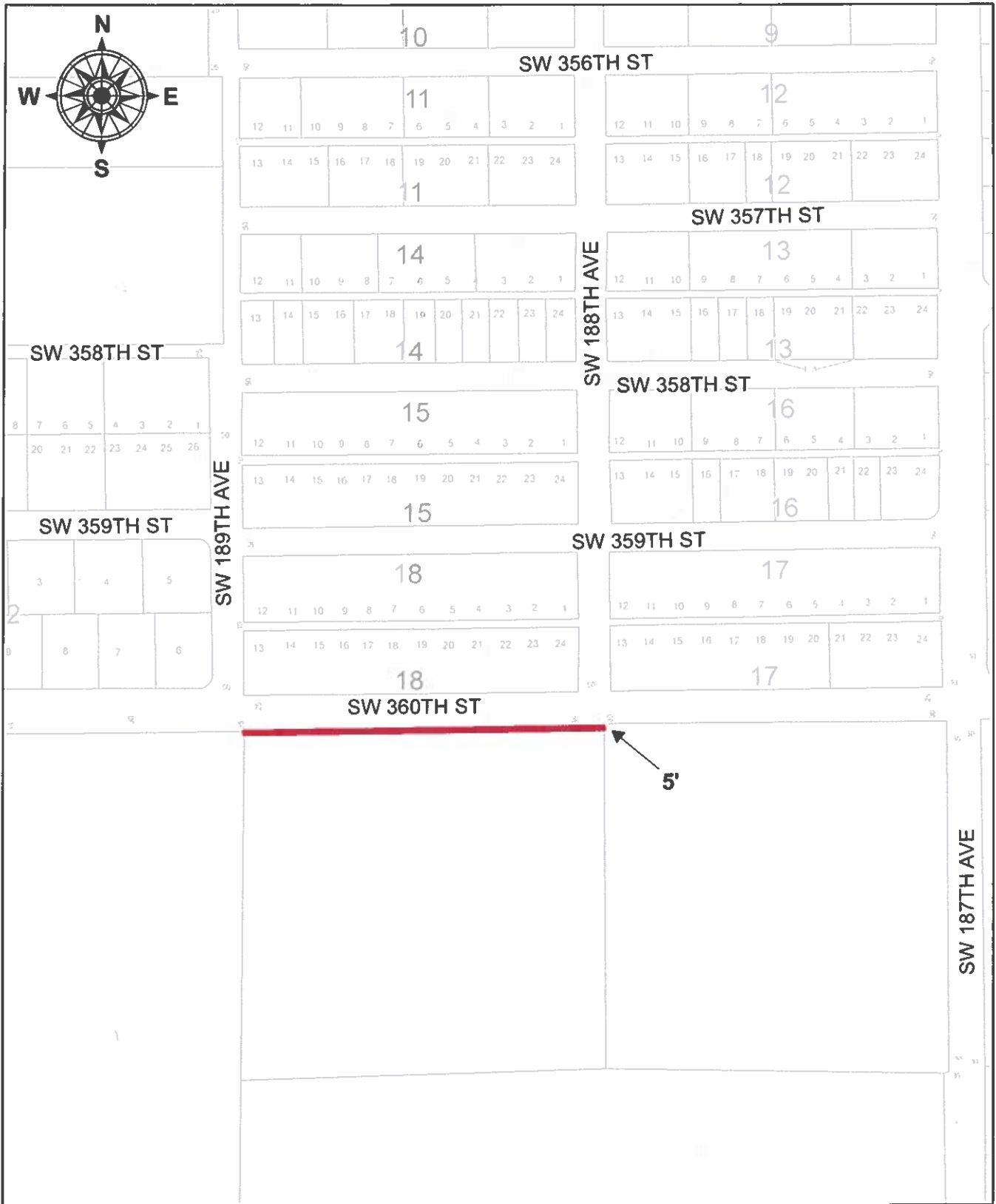
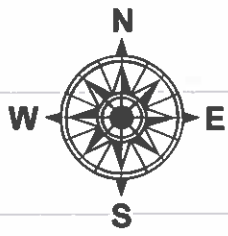
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-7835-000-0030

Name: Mahendra Raolji and Prafula Raolji

Section: 35-57-38

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Date: 11-5-2025

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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.

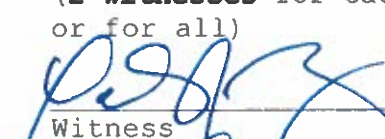
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

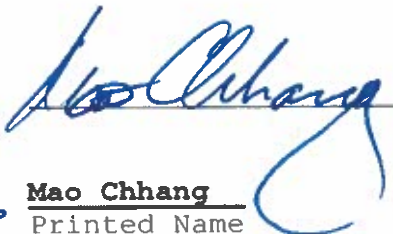
And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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
Yolanda S. Gomez 1000 N Hiatus Rd
Printed Name & Address #103
Pembroke Pines, FL 33026


Mao Chang
Printed Name

Witness
Maria Julieta gadban 1000 N Hiatus Rd #103
Printed Name & Address Pembroke Pines FL 33026

Address (if different)


Witness
Yolanda S. Gomez 1000 N Hiatus Rd #103
Printed Name & Address
Pembroke Pines, FL 33026


Ven Ork
(Sign)

Ven Ork
Printed Name

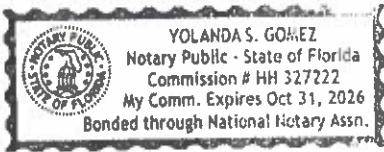
Witness
Maria Julieta gadban 1000 N Hiatus Rd #103
Printed Name & Address
Pembroke Pines FL 33026

Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this 9 day of September, 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Mao Chhang and Ven Ork, personally known to me, or proven by producing the following methods of identification: P.A. Drivers Licenses 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
YOLANDA S GOMEZ
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 10/31/26
Commission/Serial No. HH. 327222

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

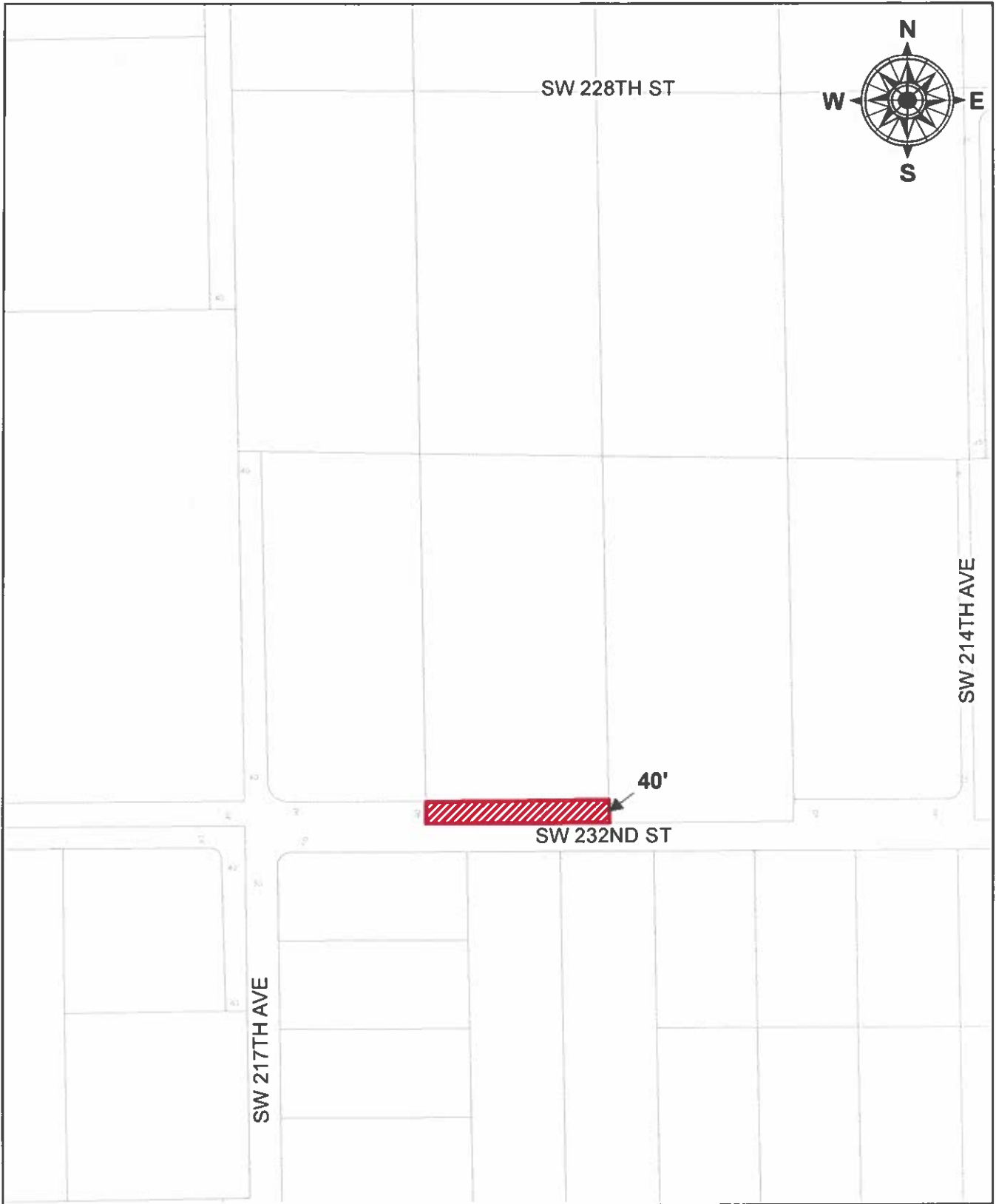
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6816-000-1690

Name: Mao Chhang and Ven Ork

Section: 16-56-38

Municipality: Unincorporated
 Commission District 9
 Kionne L. McGhee

Date: 11/19/2025

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-6927-004-0160
User Department: DTPW

**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 24 day of Nov, A.D. 2025, by and between 14281 NEW HOMES LLC, a Florida limited liability company, whose address is 7791 NW 46 Street, Suite 108, Doral FL 33166, 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 1st 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:

**The Southwesterly six (6) feet of the following described lands:
Lot 1, Block 4, NARANJA TERRACE, according to the plat thereof as recorded in Plat Book 21, at Page 13, of the Public Records of Miami-Dade County, Florida, together with the**

Southeasterly half of vacated Parker Avenue lying Northwesterly of said Lot 1, vacated by Miami-Dade County Resolution No. R-781-07, recorded in Official Records Book 25824, at Page 3417, 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 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)

[Signature]
Witness

Luis Calvino 7791 NW 46 St Miami FL 33166
Printed Name & Address

[Signature]
Witness

Sahilya Cropeza 2301 W Preserve Way, Miramar FL 33025
Printed Name & Address

Witness

Printed Name & Address

Witness

Printed Name & Address

14281 NEW HOMES LLC
Name of LLC

[Signature] (Sign)

By: Member

Herman Molina
Printed Name

7791 NW 46 St, suite 100 Doral
Address (if different)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 24 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 HERNAN MOLINA and _____ personally known to me, or proven, by producing the following forms of identification: ID to be the Member(s) duly authorized on behalf of 14281 NEW 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.

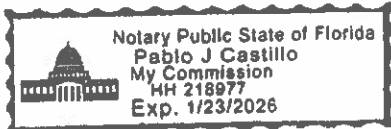
Pablo Castillo

Notary Signature

Pablo Castillo

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 1/23/2026

Commission/Serial No. 218977

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

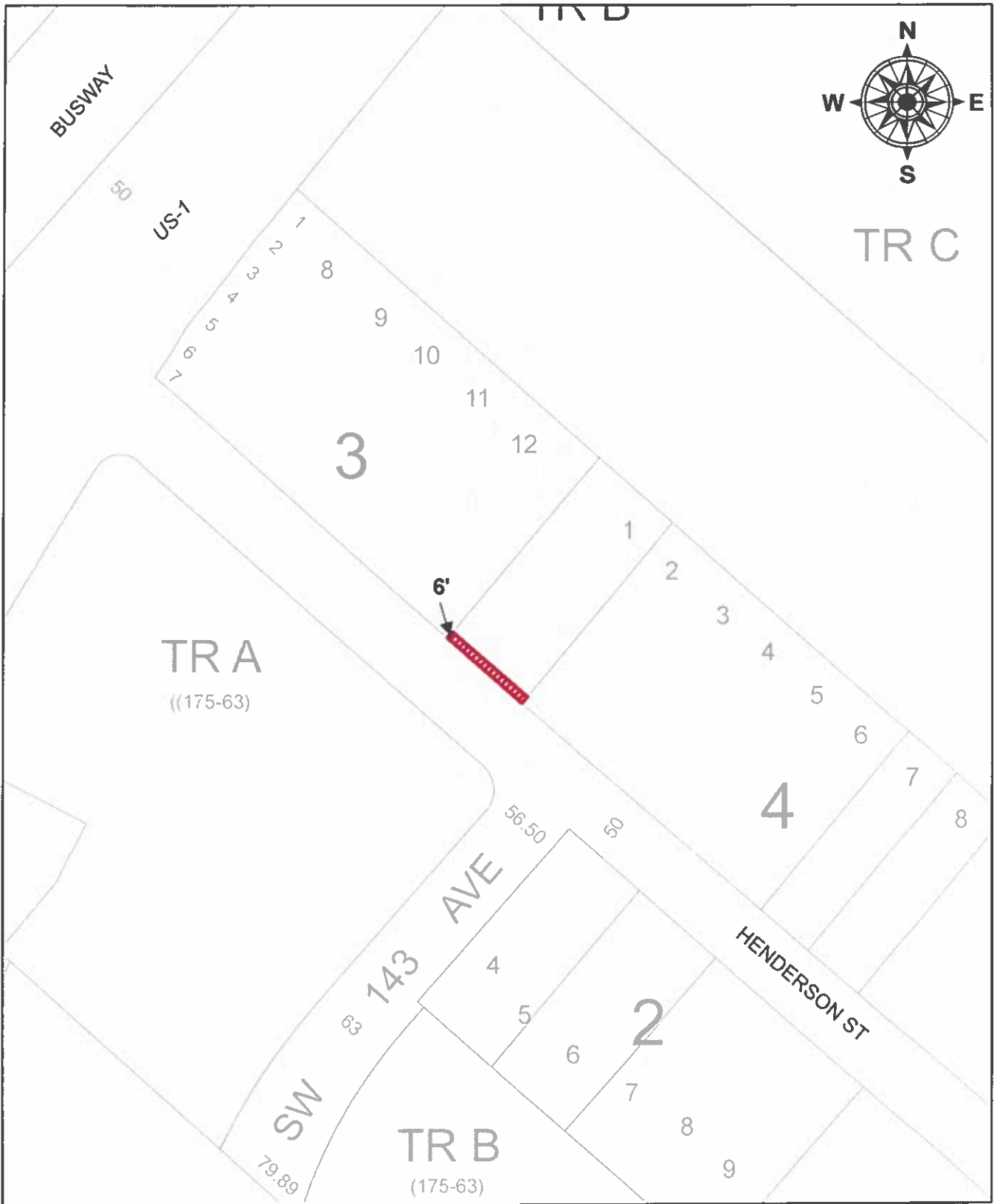
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated
 Commission District 9
 Kionne L. McGhee

Folio: 30-6927-004-0160
Name: 14281 NEW HOMES LLC
Section: 27-56-39

Date: 12/1/2025
 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: March 3, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(8)

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)(8)
3-3-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING THREE CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 360 STREET EAST OF SW 189 AVENUE, A PORTION OF SW 232 STREET EAST OF SW 217 AVENUE, AND A PORTION OF HENDERSON STREET EAST OF US-1; 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, Mahendra Raolji and Prafula Raolji, the property owners/grantors of a parcel of land located at 18850 SW 360th Street in Miami-Dade County, Florida, have tendered an instrument conveying their property interests in 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, Mao Chhang and Ven Ork, the property owners/grantors of a parcel of land located at 21525 SW 232nd Street in Miami-Dade County, Florida, have tendered an instrument conveying their property interests in 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, 14281 New Homes LLC, the property owner/grantor of a parcel of land located at 14281 Henderson Street in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in 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, 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
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 3rd day of March, 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