

# MEMORANDUM

Agenda Item No. 8(F)(2)

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


**DATE:** June 2, 2026

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

**SUBJECT:** Resolution authorizing the acceptance of a Special Warranty Deed from VC Station, LLC conveying to Miami-Dade County a 1.07 acre parcel, Folio Nos.: 30-6933-000-0680 and 30-6933-000-0700, located along Harriet Tubman Highway and SW 278 Street, unincorporated Miami-Dade County, for conservation purposes; authorizing the County Mayor to take all actions necessary to accomplish the acceptance of the parcel, to record the Special Warranty Deed in the public records of Miami-Dade County, and to exercise all other rights conferred therein

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The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.

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

GBK/ks

MDC001

# Memorandum



**Date:** June 2, 2026

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

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

**Subject:** Resolution Authorizing the Acceptance of a Special Warranty Deed from VC Station, LLC, Conveying to the County a 1.07 Acre Parcel Containing a Pine Rockland Preservation Area Located along Harriet Tubman Highway and SW 278 Street in Miami-Dade County  
Folio Numbers: 30-6933-000-0680 and 30-6933-000-0700

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## **Executive Summary**

This item seeks approval from the Miami-Dade County (County) Board of County Commissioners (Board) to authorize the acceptance of a Special Warranty Deed from VC Station, LLC for the conveyance of a parcel of land designated as a pine rockland preservation area. VC Station, LLC, wishes to donate the 1.07-acre pine rockland preservation area to the County for conservation purposes at no cost to the County. The subject property will be managed and maintained by the Department of Environmental Resources Management (DERM) with an estimated annual fiscal impact between \$5,000 to \$10,000 to the County. This donation represents a rare opportunity to conserve pine rockland habitat within a designated urban center. The County's benefits from accepting this property include maintenance of the urban forest, preservation of globally imperiled habitat, and stewardship of the survival of endangered species.

## **Recommendation**

It is recommended that the Board approve the attached Resolution, which accomplishes the following:

- Authorizes the acceptance of a Special Warranty Deed from VC Station, LLC conveying to the County a 1.07-acre parcel located along Harriet Tubman Highway and SW 278 Street, Miami-Dade County, (Folio Nos.: 30-6933-000-0680 and 30-6933-000-0700), for pine rockland preservation; and
- Authorizes the County Mayor or the County Mayor's designee to accept the conveyance by Special Warranty Deed (Exhibit 1 to the Resolution) from VC Station, LLC, and to record the instrument in the public records of the County and to exercise all other rights conferred therein.

## **Scope**

The property is located in Commission District 9, which is represented by Vice Chairman Kionne L. McGhee. Written notice of the proposed conveyance was provided to the District Commissioner's Office.

## **Fiscal Impact/Funding Source**

The property is being conveyed to the County for a nominal sum of \$10.00. Maintenance of the property will be funded through Tree Trust Funds (INFORMS Funds TF110 and TF111), which consist of permit earmarks collected as mitigation to offset impacts to tree and forest resources and are designated solely for the acquisition, maintenance, and restoration of pine rockland habitats.

The authority to expend these funds is provided through the FY 2025–26 Tree Trust Fund allocations, which are maintained outside of DERM's operating budget. As of December 31, 2025, sufficient balances are available within these funds to support the estimated long-term annual maintenance cost between \$5,000 to \$10,000.

**Track Record/Monitor**

Natalia Pastor of the Office of Real Estate and Development (ORED), within the People and Internal Operations (PIOD), is responsible for effectuating the conveyance, recordation, and closing of all documents in conjunction with this item. James Duncan, Division Chief within DERM's Urban Forest and Tree Division, will be responsible for the acceptance of the properties into the County inventory.

**Delegation of Authority**

This item authorizes the County Mayor or the County's Mayor's designee to accept the Special Warranty Deed for the conveyance of the 1.07-acre site and to exercise all other rights conferred therein.

**Background**

In 2024, VC Station, LLC obtained approval of Administrative Site Plan Review A202300078 to allow a mixed-use affordable housing development within the Leisure City Community Urban Center District. During the review, RER-DERM identified a portion of the site as globally imperiled pine rockland habitat. The developer agreed to preserve 1.07 acres as a separate tract (Tract B) and to donate it to the County for conservation.

On July 24, 2025, the property owner formally submitted a written offer to convey the pine rockland parcel, at no cost, to the County for perpetual preservation. The parcel is located along Harriet Tubman Highway and SW 278 Street and is currently in the platting process as Tract B of the Ambar Station subdivision.

An environmental review conducted by DERM (dated October 20, 2025) confirmed that minor soil and groundwater impacts have been identified near the northeastern boundary of the properties. These impacts are limited and are being addressed by the property owner through source removal. DERM determined that the site remains suitable for preservation, with no restrictions that would impede its conservation use.

The conveyance is considered time-sensitive, as the associated affordable housing development adjacent to the preservation parcel is already under construction. Early acceptance will allow DERM to conduct initial management activities on the site before construction completion limits access to the area.

Upon acceptance, DERM will prepare and implement a management plan to maintain and restore the pine rockland by removing invasive species and providing long-term ecological stewardship of the native community.



Carladenise Edwards  
Chief Administrative Officer



**MEMORANDUM**  
(Revised)

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

**DATE:** June 2, 2026

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

**SUBJECT:** Agenda Item No. 8(F)(2)

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 \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(2)  
6-2-26

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

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM VC STATION, LLC CONVEYING TO MIAMI-DADE COUNTY A 1.07 ACRE PARCEL, FOLIO NOS.: 30-6933-000-0680 AND 30-6933-000-0700, LOCATED ALONG HARRIET TUBMAN HIGHWAY AND SW 278 STREET, UNINCORPORATED MIAMI-DADE COUNTY, FOR CONSERVATION PURPOSES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE ACCEPTANCE OF THE PARCEL, TO RECORD THE SPECIAL WARRANTY DEED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND TO EXERCISE ALL OTHER RIGHTS CONFERRED THEREIN

**WHEREAS**, the Board desires to accomplish the purposes outlined in the accompanying County Mayor's memorandum, a copy of which is incorporated herein by reference,

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

**Section 1.** The foregoing recitals are incorporated into this resolution and are approved.

**Section 2.** This Board authorizes the acceptance of a Special Warranty Deed from VC Station, LLC, in substantially the form attached to this resolution as "Exhibit 1" and made a part hereof, conveying to the County 1.07 acres of pine rockland preservation area, (Folio Nos. 30-6933-000-0680 and 30-6933-000-0700) located along Harriet Tubman Highway and SW 278 Street in unincorporated Miami-Dade County, for conservation purposes.

**Section 3.** Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or County Mayor's designee to record the instrument of conveyance accepted herein in the public records of Miami-Dade County, Florida; and to provide a recorded copy of this instrument to the

Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to 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 2<sup>nd</sup> day of June, 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.



Cristina M. Rabionet

## Exhibit 1

This instrument prepared by and after  
recording return to:  
Terry M. Lovell, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, 23rd Floor  
Miami, FL 33131

(For Recorder's Use Only)

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Folio Nos. 30-6933-000-0700 and 30-6933-000-0680

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated as of \_\_\_\_\_, 2026, between **VC STATION, LLC**, a Florida limited liability company, with an address of 1649 Atlantic Boulevard, Jacksonville, Florida 32207 ("Grantor") and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, with an address at 111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor, Miami, Florida 33128 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee, and Grantee's successors and assigns forever, the land situate, lying and being in Miami-Dade County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO: real property taxes and assessments for the current year and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and agreements and easements of record that affect the land, all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.



Approved as to legal sufficiency

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

The foregoing was accepted and approved on the \_\_\_\_ day of \_\_\_\_\_, 2026 A.D., by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
By County Mayor or Mayor's Designee

ATTEST: JUAN FERNANDEZ-BARQUIN,  
Clerk of said Board

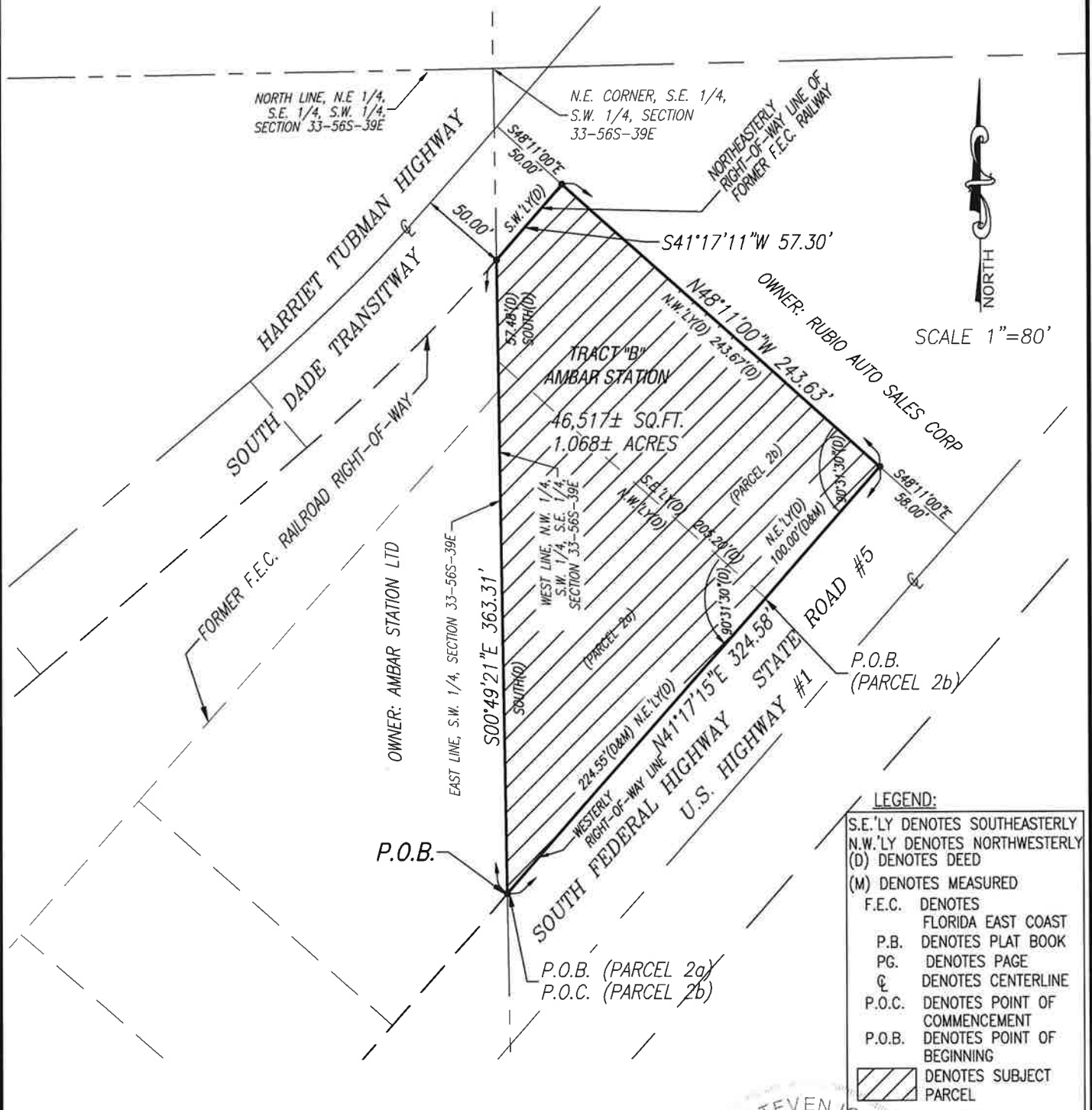
By: \_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The Property is described on the attached metes-and-bounds legal description for Tract "B," as shown on the survey titled "AMBAR STATION – PROPOSED TRACT B (Revised 11-14-2025)," prepared by Mark Steven Johnson, PSM No. 4775, which is incorporated herein by reference.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1"=80'

**LEGEND:**

S.E.'LY	DENOTES SOUTHEASTERLY
N.W.'LY	DENOTES NORTHWESTERLY
(D)	DENOTES DEED
(M)	DENOTES MEASURED
F.E.C.	DENOTES FLORIDA EAST COAST
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
⊕	DENOTES CENTERLINE
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
	DENOTES SUBJECT PARCEL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775



**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY - MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010

ORDER NO. 218133  
 DATE: MAY 08, 2024

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS	
11-14-2025	

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

**LEGAL DESCRIPTION:**

(PARCEL 2a)

BEGIN AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5 INTERSECTS WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THEN GO IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 224.55 FEET; THENCE IN A NORTH WESTERLY DIRECTION AT AN ANGLE OF 90 DEGREES 31' 30" TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE-NAMED SECTION; THENCE DUE SOUTH ALONG SAID WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE ABOVE-NAMED SECTION TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

(PARCEL 2b)

ONE HUNDRED FEET (100') OF HIGHWAY FRONTAGE ON U.S. NO. 1, BEGIN AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5 (FORMERLY 4-A) INTERSECTS WITH WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THEN GO IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 224.55 FEET TO A POINT OF BEGINNING. FROM POINT OF BEGINNING CONTINUE IN A NORTHEASTERLY DIRECTION ALONG WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 100 FEET; THENCE IN A NORTHWESTERLY DIRECTION AT AN ANGLE OF 90 DEGREES 31' 30" A DISTANCE OF 243.67 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY; THENCE IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE SOUTH ALONG SAID LINE 57.48 FEET TO A POINT; THENCE IN A STRAIGHT LINE SOUTHEASTERLY TO POINT OF BEGINNING 205.20 FEET, THIS LAST LINE MAKING AN ANGLE OF 90 DEGREES 31' 30" WHERE IT MAKES CONTACT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ALL BEING AND SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

**ALSO KNOWN AS:**

TRACT "B" OF AMBAR STATION, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5 (FORMERLY 4-A) INTERSECTS WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 NORTH 41 DEGREES 17 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 324.58 FEET TO A POINT; THENCE NORTH 48 DEGREES 11 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 243.63 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FORMER FLORIDA EAST COAST RAILWAY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF FORMER FLORIDA EAST COAST RAILWAY, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF SOUTH DADE TRANSITWAY, SOUTH 41 DEGREES 17 MINUTES 11 SECONDS WEST FOR 57.30 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, SOUTH 00 DEGREES 49 MINUTES 21 SECONDS EAST FOR 363.31 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S89°10'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 280TH STREET (WALDIN DR.) BETWEEN S. MIAMI-DADE BUSWAY AND S. DIXIE HWY (STATE ROAD #5).
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) ORDERED BY: VC STATION LLC

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 3 OF 3 SHEETS

MARK STEVEN JOHNSON  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
P.S.M. 4775



**Schwabke - Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY - MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010

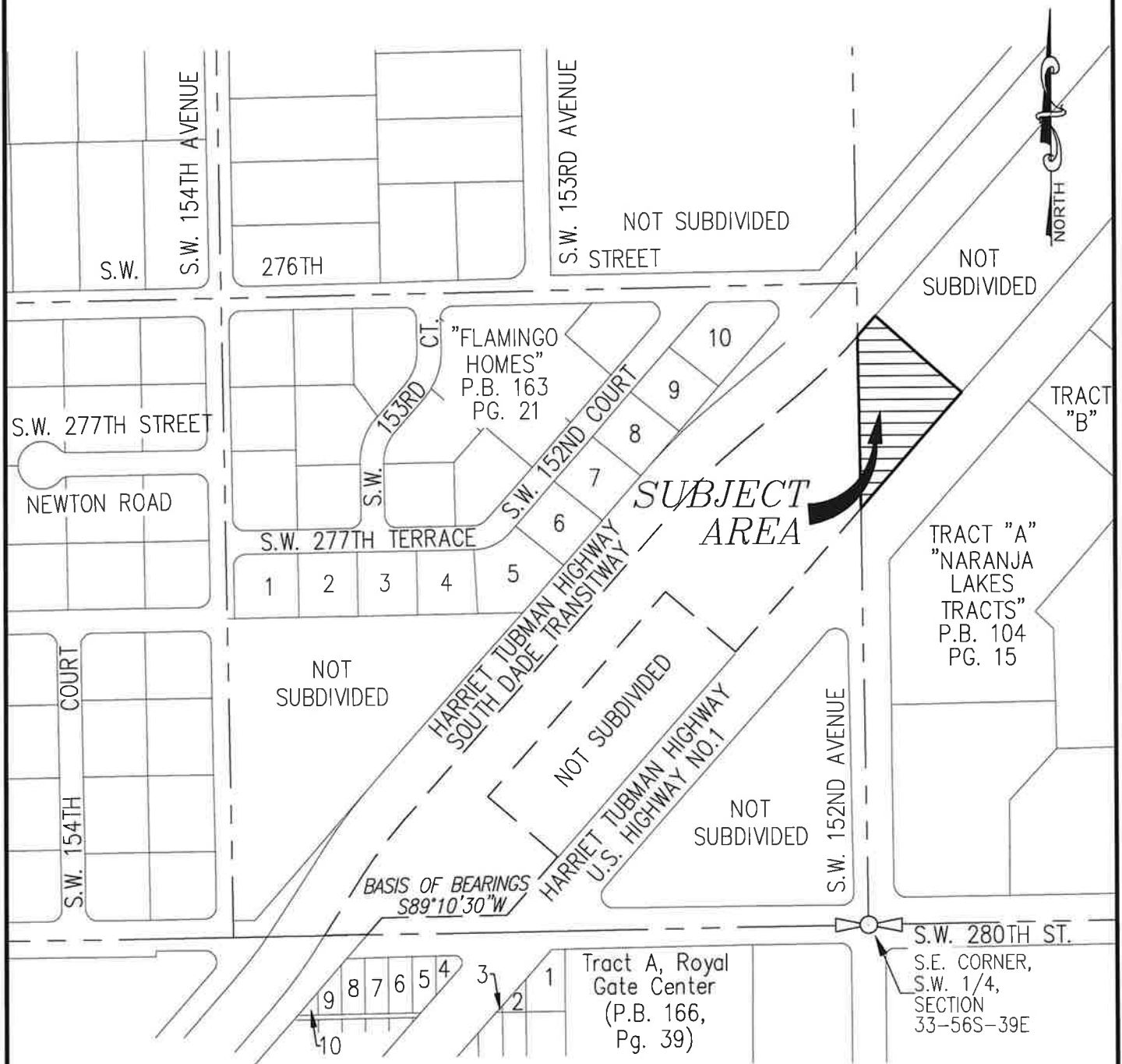
ORDER NO. 218133  
 DATE: MAY 08, 2024

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION: STATE OF  
Mark Steven Johnson  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
11-14-2025

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



### LOCATION MAP

A PORTION OF THE SOUTH 1/2,  
SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.  
SCALE 1"=300'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

	<h2 style="margin: 0;">Schwebke-Shiskin &amp; Associates, Inc.</h2> <p style="margin: 0;">LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010</p>	<p style="margin: 0;">MARK STEVEN JOHNSON LICENSED SURVEYOR SHEET 1 OF 3 SHEETS</p>
	<p>ORDER NO. <u>218133</u> DATE: <u>MAY 08, 2024</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>