MEMORANDUM

Agenda Item No. 8(N)(6)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution accepting one conveyance of property interests to Miami-Dade County for road purposes in a portion of SW 157 Avenue north of SW 264 Street and a portion of SW 264 Street east of SW 157 Avenue; 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 Danielle Cohen Higgins.

for
Geri Bonzon-Keenan
County Attorney

GBK/smm

Memorandum

Date: November 17, 2026

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

From: Daniella Levine Cava
Mayor

Subject: Resolution Accepting One Conveyance of Property Interests for Public 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 $200.

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 8, which is represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this conveyance is estimated to be $200 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 Omar Suarez, 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.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	Buckhead Capital Corporation	**Right-of-Way Deed**	A portion of SW 157th Avenue from the centerline of SW 264th Street north for approximately 457 feet, a portion of SW 264th Street from the centerline of SW 157th Avenue east for approximately 580 feet, and the Radius Return at the northeast corner of the intersection of SW 157th Avenue and SW 264th Street	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20260026)

Attachment: Exhibit 1 – Right-of-Way Deed with Location Maps

Roy Coley
Deputy Mayor

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. 30-6928-000-0382
User Department: DTPW

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 8 day of April, A.D. 2026, by and between **BUCKHEAD CAPITAL CORPORATION**, a corporation under the laws of the State of Nevada, and having its office and principal place of business at 12380 NW 116 Avenue, Miami, FL 33178, 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 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:

Those portions of the North 5 feet of the South 40 feet, AND the West 40 feet, of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 56 South, Range 39 East, in Miami-Dade County, Florida, that lie Southwesterly of the South Florida Water Management District Canal C-103N right-of-way; AND the external area of a 25-foot-radius curve concave to the Northeast and tangent to the East line of the West 40 feet, and the North line of the South 40 feet, of the Southwest 1/4 of said Section 28.

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).*

x WAYNE STRUDWICK
Witness
221 ROMANO, CORAL GABLES FL. 33134
Printed Name & Address

x JAMES KAHLE
Witness
1861 MONTE CARLO WAY
Printed Name & Address
Coral Springs, FL 33071

BUCKHEAD CAPITAL CORPORATION

x _____ (Sign)

By: **Jonathan Brown, President**

_____
Address if different

STATE OF Florida)
)SS
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 8 day of April, A.D. 2026, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of []physical or []online notarization **Jonathan Brown**, personally known to me, or proven, by producing the following identification: FDL to be the President of **BUCKHEAD CAPITAL CORPORATION**, a corporation under the laws of the State of Nevada, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he 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.

Lucas Borges
Comm.: HH 630565
Expires: Jan. 26, 2029
Notary Public - State of Florida

Notary Signature

Lucas Borges
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 1/26/2029

Commission/Serial No. HH630565

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

Attested by: _____
Deputy Clerk

_____
Date

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6928-000-0382

Name: Buckhead Capital Corporation

Section: 28-56-39

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Date: 4/21/2026
Drawn By: A.Santelices



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NOT TO SCALE

Folio: 30-6928-000-0382
Name: Buckhead Capital Corporation
Section: 28-56-39

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Date: 4/21/2026
Drawn By: A.Santelices

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(6)

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(N)(6)
11-17-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 157 AVENUE NORTH OF SW 264 STREET AND A PORTION OF SW 264 STREET EAST OF SW 157 AVENUE; 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, Buckhead Capital Corporation, the property owner/grantor of a parcel of land located at 26295 SW 157th Avenue in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in portions of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instrument 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 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 17th day of November, 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