MEMORANDUM

Agenda Item No. 8(N)(7)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 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 37 Avenue north of SW 12 Street, a portion of the northeast corner of the intersection of SW 54 Court and SW 74 Street, and a portion of the southwest corner of the intersection of SW 112 Avenue and SW 95 Street; 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 Commissioner Raquel A. Regalado.

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 Three Conveyances 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 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 $40.

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 Exhibits 1, 2 and 3 and are further described below.

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be $40 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.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	Tanin Group 4 LLC	**Right-of-Way Deed**	A portion of SW 37th Avenue from SW 12th Street north for approximately 102 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 20260025)
2.	Sheldon Bruha and Ingrid Bruha	**Right-of-Way Deed**	The Radius Return at the northeast corner of the intersection of SW 54th Court and SW 74th Street	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet.

(File 20260031)

3.	Veronica Machin Moya	**Right-of-Way Deed**	The Radius Return at the southwest corner of the intersection of SW 112th Avenue and SW 95th Street	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20260035)

Attachments: Exhibits 1, 2 and 3 – Right-of-Way Deeds 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. 01-4109-023-0220
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 9 day of April, A.D. 2026, by and between **TANIN GROUP 4 LLC**, a Florida limited liability company, whose address is 2150 Coral Way, Suite 7B, Miami, FL 33145, 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 East one (1) foot of the West eleven (11) feet of Lots 28 and 29, ENGLEWOOD NORTH, according to the plat thereof as recorded in Plat Book 7, at Page 46, of the Public Records of Miami-Dade County, Florida; LESS the portion thereof previously conveyed for public right-of-way.**

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)

TANIN GROUP 4 LLC

Witness

Printed Name & Address

1104 Ponce de Leon blvd. Coral Gables, FL 33134

(Sign)

By: Member

Shaan Patel

Printed Name

Address (if different)

Witness

Kathleen Kotil 1104 Ponce de Leon Blvd Coral Gables, FL 33134

Printed Name & Address

Witness

Printed Name & Address

(Sign)

By: Member

Printed Name

Address (if different)

Witness

Printed Name & Address

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

I HEREBY CERTIFY, that on this 9th 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 Shaan Patel and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of **TANIN GROUP 4 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.

Notary Public State of Florida
Janelly Gonzalez
My Commission
HH 253091
Exp. 4/15/2026

_____
Notary Signature

Janelly Gonzalez
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: April 15, 2026

Commission/Serial No. HH 253091

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

Exhibit 1



THIS IS NOT A SURVEY

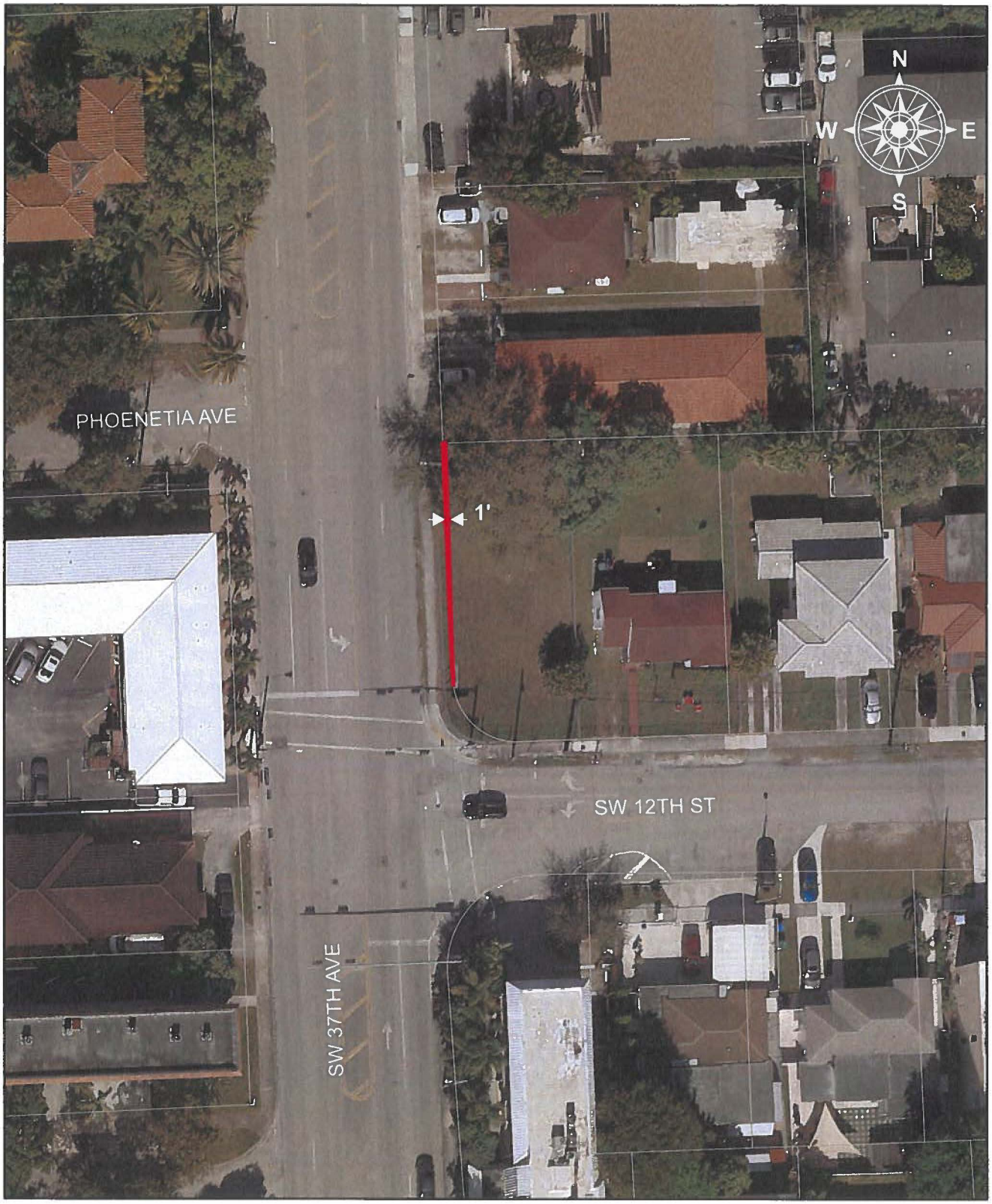
NOT TO SCALE

Folio: 01-4109-023-0220
Name: Tanin Group 4 LLC
Section: 09-54-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Miami
Commission District 7
Raquel A. Regalado

Date: 4-16-2026
Drawn By: A.Santelices



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 01-4109-023-0220
Name: Tanin Group 4 LLC
Section: 09-54-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Miami
Commission District 7
Raquel A. Regalado

Date: 4-16-2026
Drawn By: A.Santelices

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. 30-4131-019-0560
User Department: DTPW

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

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

THIS INDENTURE, Made this 28 day of April, A.D. 2026, by and between **Sheldon Bruha and Ingrid Bruha**, husband and wife, whose address is 7345 SW 54 Court, Miami, FL 33143, *parties* 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 *parties* of the first part, for and in consideration of the sum of One Dollar ($1.00) to them 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, *do* 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 *parties* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

That portion of Tract 6, REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the plat thereof as recorded in Plat Book 31, at Page 57, of the Public Records of Miami-Dade County, Florida, that lies within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the South and West lines of said Tract 6.

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
ISABELLE DZIADZIO
Printed Name & Address
270 RIDGEWOOD ROAD
KEY BISCAYNE 33149

Witness
O. Brandicourt
Printed Name & Address
OLIVIER BRANDICOURT
220 ISLAND DR
KEY BISCAYNE FL 33149

Witness
ISABELLE DZIADZIO
Printed Name & Address
270 RIDGEWOOD ROAD
KEY BISCAYNE 33149

Witness
O. Brandicourt
Printed Name & Address
OLIVIER BRANDICOURT
220 ISLAND DR
KEY BISCAYNE FL 33149

(Sign)

Sheldon Bruha
Printed Name

Address (if different)

(Sign)

Ingrid Bruha
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28 day of April, 2026 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☑physical or []online notarization **Sheldon Bruha and Ingrid Bruha**, personally known to me, or proven, by producing the following methods of identification: FLDL 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.

Notary Signature

Jessica Acosta
Printed Notary Name

NOTARY SEAL/STAMP

JESSICA ACOSTA
Commission # HH 668927
Expires May 13, 2029

Notary Public, State of Florida
My commission expires: 5/13/29
Commission/Serial No. HH 668927

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: 30-4131-019-0560

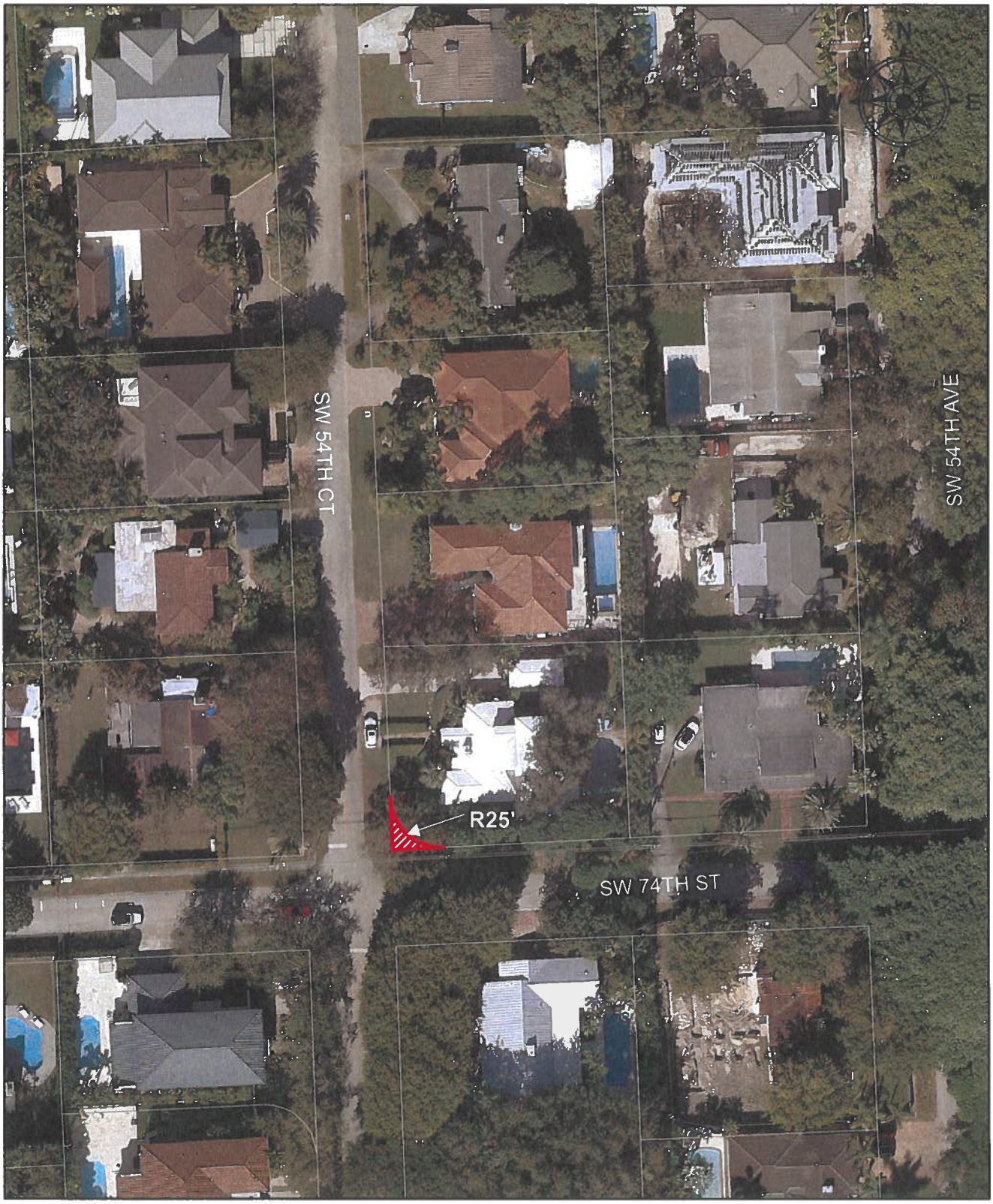
Name: Sheldon Bruha and Ingrid Bruha

Section: 31-54-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 7
Raquel A. Regalado

Date: 4-30-2026
Drawn By: A.Santelices



THIS IS NOT A SURVEY NOT TO SCALE

Folio: 30-4131-019-0560
Name: Sheldon Bruha and Ingrid Bruha
Section: 31-54-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 7
Raquel A. Regalado

Date: 4-30-2026
Drawn By: A.Santelices

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. 30-5006-000-0690
User Department: DTPW

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

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

THIS INDENTURE, Made this 13 day of MAY, A.D. 2026, by and between **Veronica Machin Moya**, whose address is 9500 SW 112 Avenue, Miami, FL 33176, *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 her 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 external area of a 25-foot-radius curve concave to the Southwest, said curve being tangent to the West line of the East 35 feet of the NW 1/4 of Section 6, Township 55 South, Range 40 East and tangent to the South line of the North 25 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of the NW 1/4 of said Section 6, in 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, her heirs and assigns, and they shall *have* the right to immediately re-possess 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, *has* hereunto set her *hand and seal*, the day and year first above written.

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

111 NW FIRST ST.
MIAMI, FL 33128

Witness
JEFFREY D. WHITMORE
Printed Name & Address

(Sign)

Veronica Machin Moya
Printed Name

Witness
Scylon Saavia
Printed Name & Address
9500 SW 112 AVE.
MIAMI, FL 33176

Address (if different)

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

I HEREBY CERTIFY, that on this 13 day of MAY, 2026 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [X] physical or [] online notarization **Veronica Machin Moya,** personally known to me, or proven, by producing the following methods of identification: _____ to be the person 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.

E. A. M.
Notary Signature

ESTHER MEJIA MORGAN
Notary Public-State of Florida
Commission # HH 720729
My Commission Expires
September 16, 2029

Esther Mejia Morgan
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: September 16 2029

Commission/Serial No. HH 720729

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

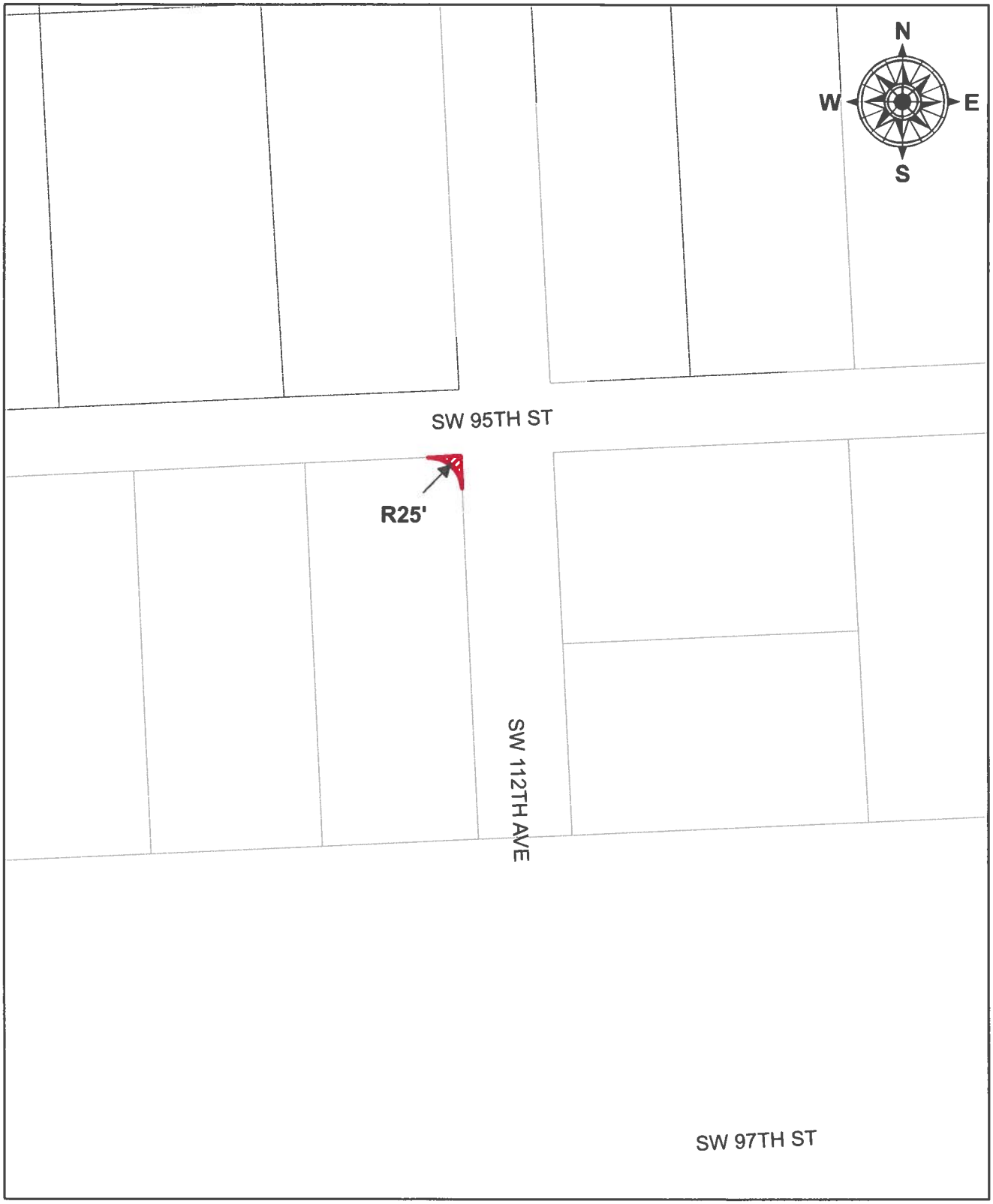
ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

Approved as to form and legal sufficiency

Attested By: _____
Deputy Clerk

_____
Assistant County Attorney

_____
Date



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5006-000-0690

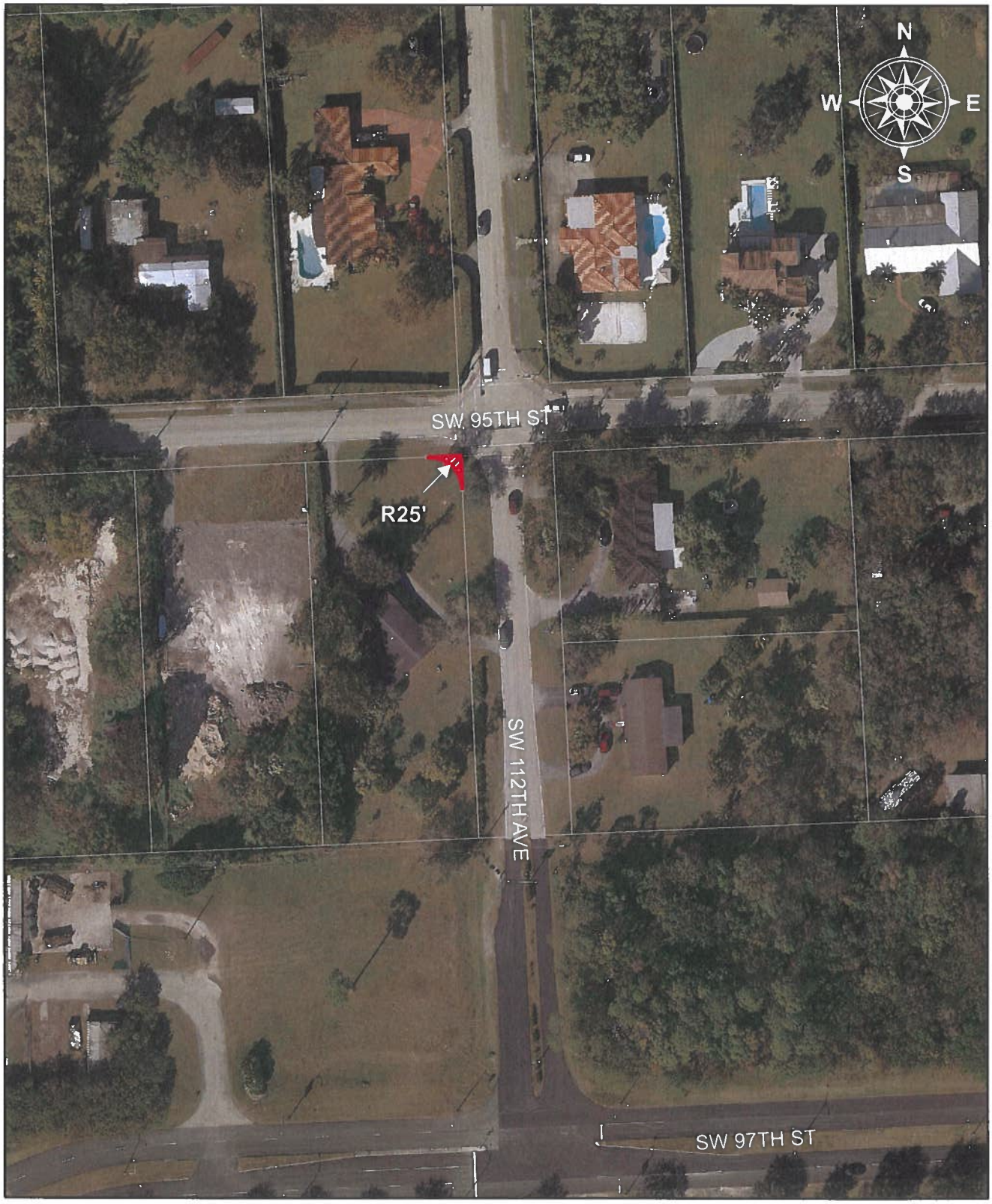
Name: Veronica Machin Moya

Section: 06-55-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 7
Raquel A. Regalado

Date: 5-18-2026
Drawn By: A.Santelices



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-5006-000-0690
Name: Veronica Machin Moya
Section: 06-55-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 7
Raquel A. Regalado

Date: 5-18-2026
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)(7)

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)(7)
11-17-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING THREE CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 37 AVENUE NORTH OF SW 12 STREET, A PORTION OF THE NORTHEAST CORNER OF THE INTERSECTION OF SW 54 COURT AND SW 74 STREET, AND A PORTION OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SW 112 AVENUE AND SW 95 STREET; 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, Tanin Group 4 LLC, the property owner/grantor of a parcel of land located at 1119 SW 37th Avenue in Miami-Dade County, Florida, has tendered an instrument conveying its property interests in a portion of 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, Sheldon Bruha and Ingrid Bruha, the property owners/grantors of a parcel of land located at 7345 SW 54th Court in Miami-Dade County, Florida, have tendered an instrument conveying their property interests in a portion of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 2 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, Veronica Machin Moya, the property owner/grantor of a parcel of land located at 9500 SW 112th Avenue in Miami-Dade County, Florida, has tendered an instrument conveying her property interests in a portion of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 3 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 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