

MEMORANDUM

Agenda Item No. 8(N)(10)

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

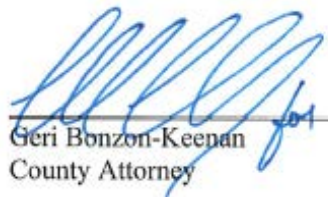
DATE: May 5, 2026

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 232 Street west of SW 118 Avenue, a portion of SW 184 Street west of SW 102 Place, a portion of SW 102 Place north of SW 184 Street, and a portion of SW 268 Street west of SW 143 Place; and authorizing the County Mayor to execute the acceptances of the instruments of conveyance and to take all actions to effectuate same

Resolution No. R-384-26

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: May 5, 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 Public
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. | Southeastern Conference Association of Seventh Day Adventists, Incorporated | RWD* | A portion of SW 232nd Street from approximately 339 feet west of the zoned centerline of SW 118th Avenue west for approximately 224 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 20260001) |
| 2. | Premier Developers, Corp | RWD* | A portion of SW 184th Street from SW 102nd Place west for approximately 107 feet, a portion of SW 102nd Place from SW 184th Street north for approximately 35 feet, and the Radius Return at the northwest corner of the intersection of SW 184th Street and SW 102nd Place | 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 20260004) |
| 3. | Naranja Development DE, LLC | RWD* | A portion of SW 268th Street from SW 143rd Place west for approximately 607 feet and the Radius Return at the northwest corner of the intersection of SW 268th Street and SW 143rd Place | 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 20260005) |



Jimmy Morales
 Chief Operating Officer

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

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. 30-6913-000-0900
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 18 day of DEC., A.D. 2025, by and between Southeastern Conference Association of Seventh-Day Adventists, Incorporated, a Florida not for profit corporation, whose address is 1701 Robie Avenue, Mt. Dora, FL 32757, 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 North 15 feet of the South 50 feet of the East 224 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 56 South, Range 39 East, 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, 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 authorized individual(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)

**Southeastern Conference Association of
Seventh-Day Adventists, Incorporated, a
Florida not for profit corporation**

WITNESSES:


Name: Keitha Hatcher
Address: 1701 Robie Ave
Mt Dora FL 32757


By: _____
Name: Pierre Francois
Title: Executive Secretary

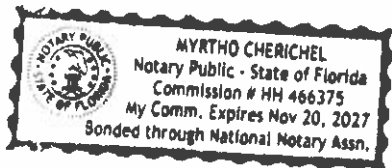

Name: NADINE CENAPIS
Address: 511 VICKS LANDING DR
APOPKA, FL 32712

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

I HEREBY CERTIFY, that on this 18 day of Dec., A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [] physical or [] online notarization, PIERRE FRANCOIS personally known to me, or proven, by producing the following forms of identification: _____ to be the person duly authorized on behalf of Southeastern Conference Association of Seventh-Day Adventists, Incorporated, a Florida not for profit corporation. Said person 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 SEAL/STAMP



Myrtho Cherichel
Notary Signature

MYRTHO CHERICHEL
Notary Printed Name

Notary Public, State of Florida

My Commission Expires: Nov. 20, 2027

Commission/Serial No. HH466375

The foregoing was accepted and approved on the ___ day of _____, 20___, A.D., by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Mayor or Designee

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

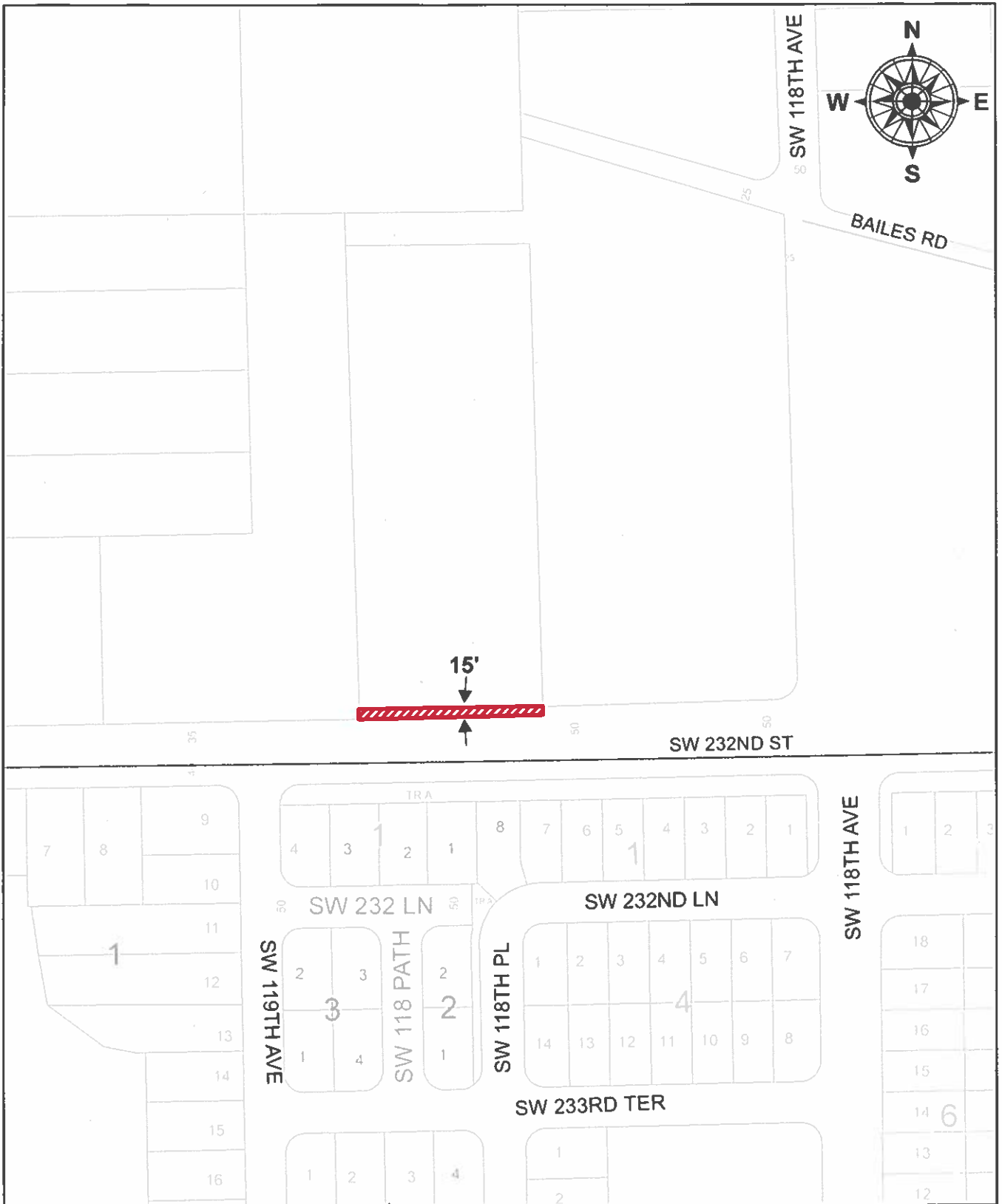
Approved as to form
and legal sufficiency

Attested by:

Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY
 Folio: 30-6913-000-0900

NOT TO SCALE

Name: Southeastern Conference Association of
 Seventh Day Adventists, Incorporated

Municipality: Unincorporated
 Commission District 9
 Kionne L. McGhee

Section: 13-56-39

Date: 1/15/2026

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-5032-014-0465

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 30 day of January, A.D. 2026 by and between PREMIER DEVELOPERS, CORP, a corporation under the laws of the State of Florida, and having its office and principal place of business at 19305 SW 79 Court, Miami, FL 33157, 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: **The East 5 feet of Lot 16, Block 5, PLAT OF BLOCKS 2-3-4 AND 5 OF MIDWAY**, according to the plat thereof as recorded in Plat Book 6, at Page 109, of the Public Records of Miami-Dade County, Florida; **AND the North 5 feet of the South 20 feet of said Lot 16; AND that portion of said Lot 16 that lies within the external area of a 25-foot-radius curve concave to the Northwest and tangent to the West line of the East 5 feet of said Lot 16 and the North line of the South 20 feet of said Lot 16; LESS the portions thereof previously dedicated to Miami-Dade County for 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 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).

Will Molina
Witness 23660 SW 120 AVE
WILL MOLINA HOMESTEAD, FL 33032
Printed Name & Address

Debra Page
Witness 8645 SW 127 ST
Debra Page Miami FL 33156
Printed Name & Address

Diego Carrion
Witness 7643 SW 193 ST
Diego Carrion Cutler Bay, FL 33157
Printed Name & Address

Witness

Printed Name & Address

PREMIER DEVELOPERS, CORP

[Signature] (Sign)
By: President

Andres Rivas
Printed Name

Address if different

Attest: _____ Secretary

Printed Name

Address if different

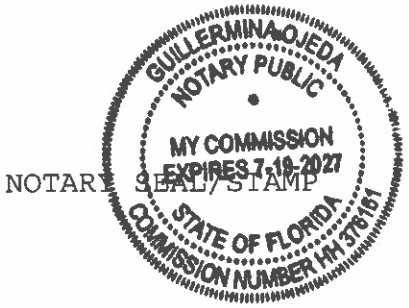
STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 30 day of January, A.D. 2026, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of physical or online notarization ANDRES RIVAS and _____, personally known to me, or proven, by producing the following identification: Drivers License to be the President and _____ Secretary of PREMIER DEVELOPERS, CORP, a 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 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.

Guillermina Ojeda
Notary Signature

GUILLERMINA OJEDA
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: 7-19-2027

Commission/Serial No. HH376161

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

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. 30-6934-009-0010/0020
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 27 day of January A.D. 2026, by and between NARANJA DEVELOPMENT DE, LLC, a Delaware limited liability company, whose address is 1108 Kane Concourse, Suite 309, Bay Harbor Islands, FL 33154, 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 South 15 feet of Tract A, MOODY SHOPPING CENTER, according to the plat thereof as recorded in Plat Book 92, at Page 97, of the Public Records of Miami-Dade County, Florida; AND that portion of said Tract A bounded by the North line of the South 15 feet of said Tract A, bounded by the**

Northeasterly boundary of said Tract A, and bounded on the West by a 25-foot-radius curve concave to the West, said curve being tangent to the said North line of the South 15 feet of said Tract A and tangent to the curve that forms the Northeasterly boundary of said Tract A.

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)

NARANJA DEVELOPMENT DE, LLC

Sarah Arref
Witness

[Signature] (Sign)

[Signature]
Printed Name & Address
1108 Kane Canoe
Bay Harbor Islands
33154

By: Member
Julien Haccoun
Printed Name

Julien Haccoun, 1108 Kane Canoe
Printed Name & Address
Bay Harbor Islands
33154

Address (if different)
33154

Witness

(Sign)

Printed Name & Address

By: Member

Witness

Printed Name

Printed Name & Address

Address (if different)

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

I HEREBY CERTIFY, that on this 27 day of January, A.D. 2026 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~X~~ physical or []online notarization Julien Haroun and _____ personally known to me, or proven, by producing the following forms of identification: Driver License to be the Member(s) duly authorized on behalf of NARANJA DEVELOPMENT DE, LLC, a Delaware 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.

[Signature]
Notary Signature

Jonathan Aserraf
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 4/1/26

Commission/Serial No. HH248406

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

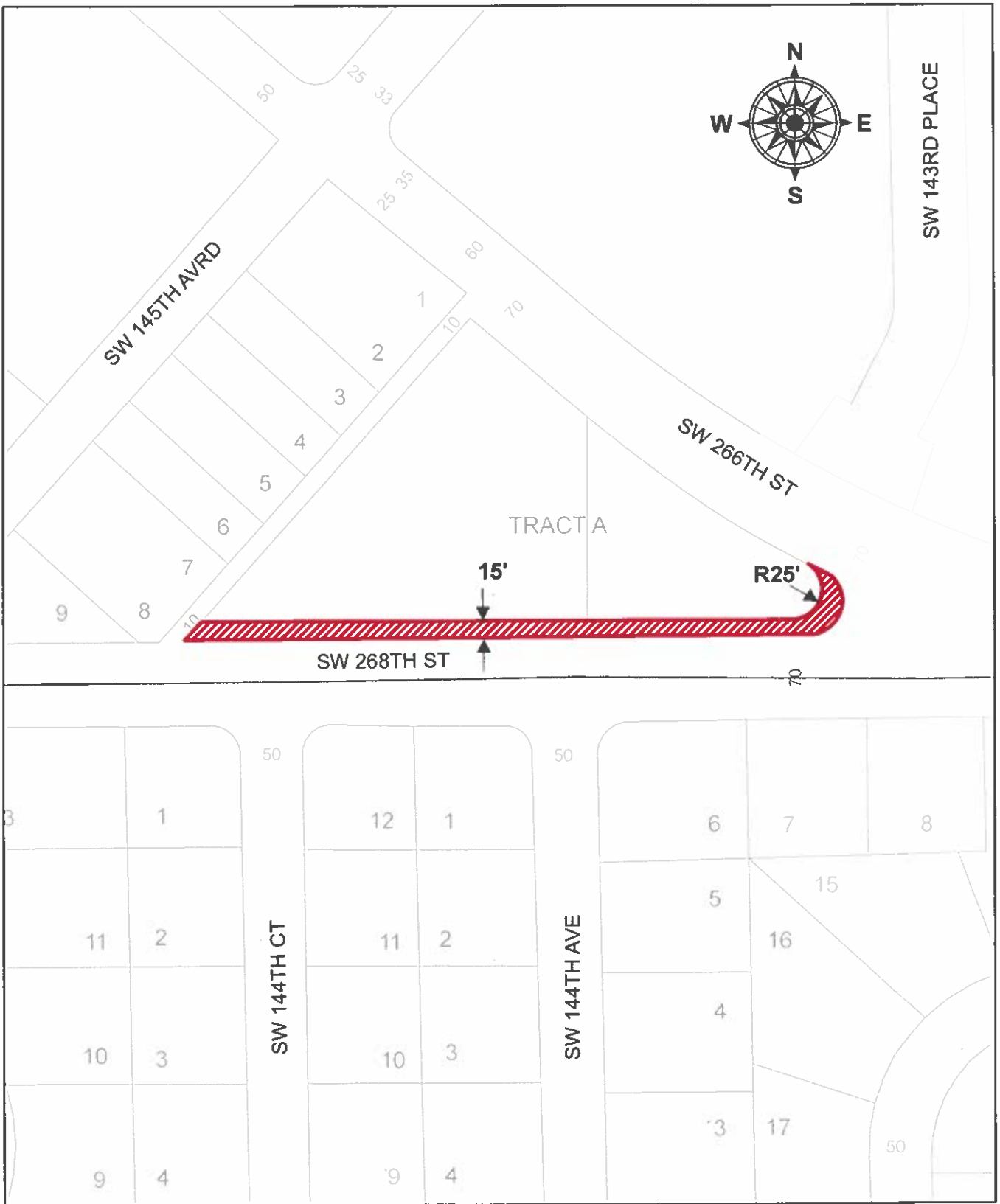
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and Comptroller

Approved as to form
and legal sufficiency

Attested by: _____
Deputy Clerk

Assistant County Attorney

Date



THIS IS NOT A SURVEY NOT TO SCALE

Folio: 30-6934-009-0010/0020 Name:
Naranja Development DE, LLC
Section: 34-56-39

Municipality: Unincorporated
 Commission District 9
 Kionne L. McGhee

Date: 2-4-2026
 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: May 5, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(10)

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)(10)
5-5-26

RESOLUTION NO. R-384-26

RESOLUTION ACCEPTING THREE CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 232 STREET WEST OF SW 118 AVENUE, A PORTION OF SW 184 STREET WEST OF SW 102 PLACE, A PORTION OF SW 102 PLACE NORTH OF SW 184 STREET, AND A PORTION OF SW 268 STREET WEST OF SW 143 PLACE; 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, Southeastern Conference Association of Seventh Day Adventists, Incorporated, the property owner/grantor of a parcel of land located at 11855 SW 232 Street 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, Premier Developers, Corp, the property owner/grantor of a parcel of land located at the intersection of SW 184 Street and SW 102 Place 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 instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, Naranja Development DE, LLC, the property owner/grantor of a parcel of land located at 14410 SW 266 Street 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 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 **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Vicki L. Lopez** and upon being put to a vote, the vote was as follows:

| | | | |
|------------------------|---------------------------------|------------------------|------------|
| | Anthony Rodriguez, Chairman | aye | |
| | Kionne L. McGhee, Vice Chairman | aye | |
| Marleine Bastien | aye | Juan Carlos Bermudez | aye |
| Sen. René García | aye | Oliver G. Gilbert, III | aye |
| Roberto J. Gonzalez | absent | Keon Hardemon | aye |
| Danielle Cohen Higgins | aye | Vicki L. Lopez | aye |
| Natalie Milian Orbis | aye | Raquel A. Regalado | aye |
| Micky Steinberg | aye | | |

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of May, 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

YEM

Yuval E. Manor