

MEMORANDUM

Agenda Item No. 8(N)(1)

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

DATE: June 16, 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 264 Street from approximately 660 feet east of SW 222 Avenue east for approximately 330 feet; and authorizing the County Mayor to execute the acceptance of the instrument of conveyance and to take all actions to effectuate same

Resolution No. R-536-26

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.



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: June 16, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting One Conveyance 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 conveyance. Once this conveyance is accepted by the Board, the instrument will be recorded in the Public Records of Miami-Dade County. The grantors' names, property location, and reason for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyance are estimated to be \$70.

Recommendation

The attached instrument is being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interest 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 \$70 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 Ms. 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 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

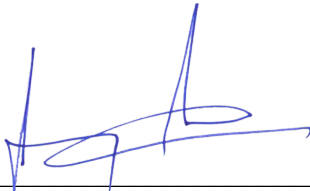
This conveyance is being obtained to fulfill zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards.

RWD* Right-of-Way Deed

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

MDC002

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Brian Rin Nhem and Kanica Nhem	RWD*	A portion of SW 264 Street from approximately 660 feet east of SW 222 Avenue east for approximately 330 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way. (File 20240060)



Jimmy Morales
Chief Operating Officer

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. 30-6829-000-0140
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 9 day of SEPTEMBER, A.D. 2024
by and between Brian Rin Nhem and Kanica Nhem, husband and wife,
whose post office address is 31513 SW 208 Court, Homestead, FL
33030, 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:

**The South 40 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the
Southeast 1/4 of Section 29, Township 56 South, Range 38 East, in Miami-Dade County,
Florida.**

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

Spencer Castro 1870 NW 147-1
Printed Name & Address Homestead, FL
33030

Witness

Printed Name & Address

Witness

Franc Castro, 2822-15-168 Ct
Printed Name & Address Homestead, FL
33031

Witness

Printed Name & Address

 (Sign)

Brian Rin Nhem
Printed Name

Address (if different)

 (Sign)

Kanica Nhem
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 9 day of September, 2024
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of ☒ physical or
☐ online notarization Brian Rin Nhem and Kanica Nhem, personally
known to me, or proven, by producing the following methods of
identification: Drivers license 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.



HISELDA GONZALEZ
Commission # HH 155166
Expires November 18, 2025
Bonded Thru Budget Notary Services

[Signature]
Notary Signature

Hiselda Gonzalez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: November 18, 2025

Commission/Serial No. HH 155166

The foregoing was accepted and approved on the _____ day of
_____, A.D. 2024, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

By: _____
County Mayor or Designee

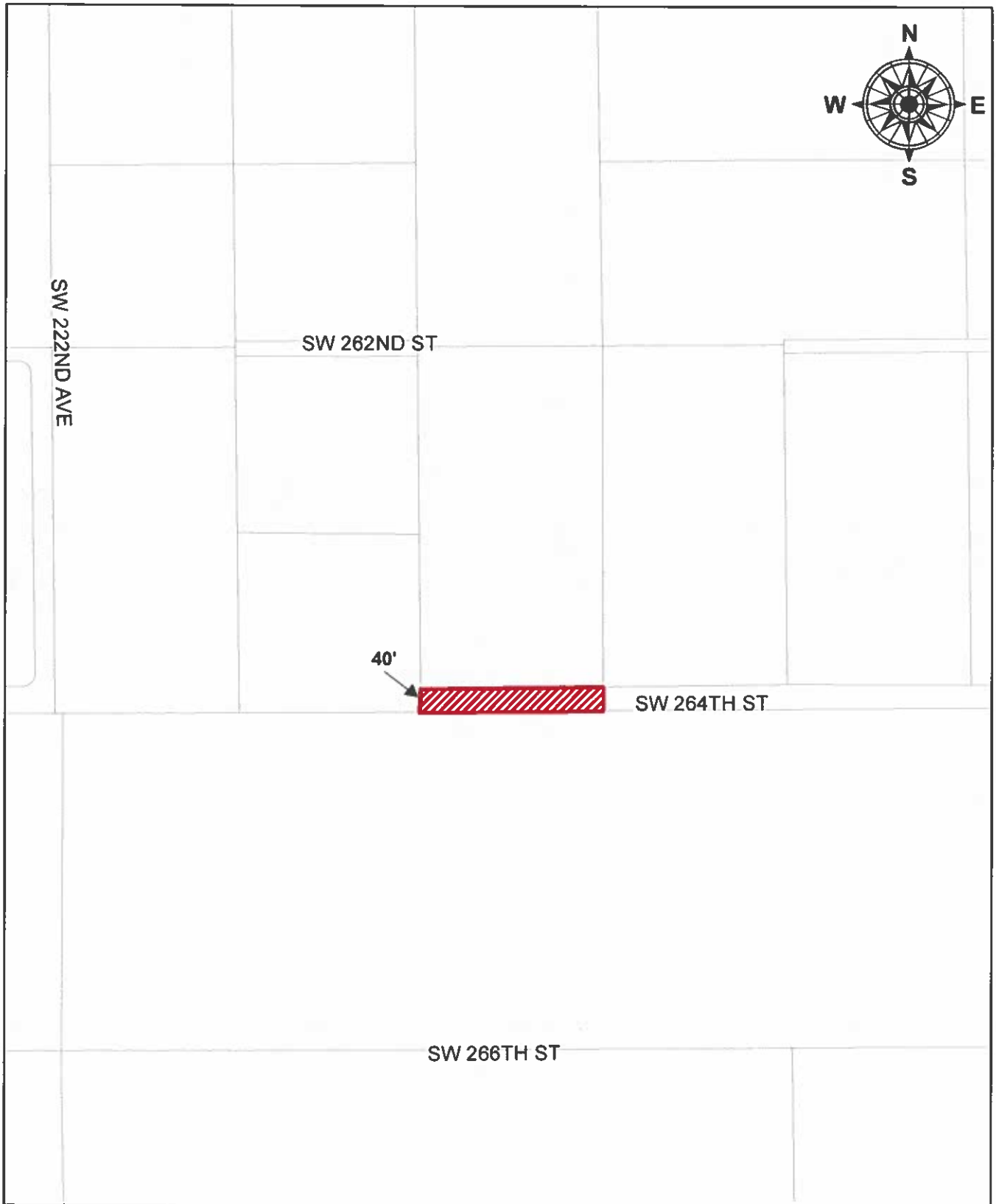
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and
Comptroller

Approved as to form
and legal sufficiency

Attested By: _____
Deputy Clerk

Date

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6829-000-0140

Name: Brian Rin Nhem and Kanica Nhem

Section: 29-56-38

Municipality: Unincorporated
Commission District 8
Danielle Cohen Higgins

Date: 9-24-2024

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: June 16, 2026

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)

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)(1)
6-16-26

RESOLUTION NO. R-536-26

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 264 STREET FROM APPROXIMATELY 660 FEET EAST OF SW 222 AVENUE EAST FOR APPROXIMATELY 330 FEET; 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, Brian Rin Nhem and Kanica Nhem, the property owners/grantors of a parcel of land comprising a portion of SW 264th Street from approximately 660 feet east of SW 222nd Avenue east for approximately 330 feet, located in Miami-Dade County, Florida, have tendered an instrument conveying their property interests in that portion of 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 owners/grantors 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 **Kionne L. McGhee** ,
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
Sen. René García	absent
Roberto J. Gonzalez	aye
Danielle Cohen Higgins	aye
Natalie Milian Orbis	aye
Micky Steinberg	aye
Juan Carlos Bermudez	aye
Oliver G. Gilbert, III	aye
Keon Hardemon	aye
Vicki L. Lopez	aye
Raquel A. Regalado	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 16th 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "JEM", written over a horizontal line.

Yuval E. Manor