

MEMORANDUM

Agenda Item No. 8(N)(5)

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

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting one conveyance of property interests for road purposes in a portion of NW 14 Street from NW 118 Place west for approximately 660 feet and NW 121 Avenue from NW 14 Street south for approximately 700 feet to Miami-Dade County, Florida; 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 Juan Carlos Bermudez.



Geri Bonzon-Keenan
County Attorney

GBK/smm

MDC001

Date: March 3, 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 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 \$250.

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 12, which is represented by Commissioner Juan Carlos Bermudez.

Fiscal Impact/Funding Source

The total fiscal impact of accepting this conveyance is estimated to be \$250 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 Maria D. Molina, P.E., Chief, Right-of-Way Division.

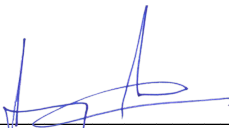
Delegated Authority

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.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Beacon Lakes Community Development District	RWD*	NW 14 Street from NW 118 Place west for approximately 660 feet and NW 121 Avenue from NW 14 Street south for approximately 700 feet	This right-of-way is being conveyed to the County as part of an interlocal agreement with the property owner and the Greater Miami Expressway Agency (GMX). (File 20250051)



Jimmy Morales
Chief Operating Officer

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 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).

Beacon Lakes Community Development District

Risette Goyanes
Witness
Yvette Goyanes - 8355 NW 12th St. Doral, FL 33126
Printed Name & Address

[Signature] (Sign)
By: Chairman

[Signature]
Witness
Diana T. Escobar - 8355 NW 12th St. Doral, FL 33126
Printed Name & Address

JASON TENEBALUM
Printed Name
8355 NW 12th St. Doral, FL 33126
Address if different

Risette Goyanes
Witness
Yvette Goyanes - 8355 NW 12th St. Doral, FL 33126
Printed Name & Address

[Signature] (Sign)
Attest: Secretary

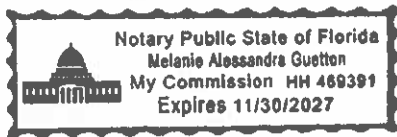
[Signature]
Witness
Diana T. Escobar - 8355 NW 12th St. Doral, FL 33126
Printed Name & Address

Sandra H. Demarcu
Printed Name
11555 Heron Bay Blvd #201 Coral Springs, FL 33076
Address if different

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 21st day of July, A.D. 2025, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [] physical or [] online notarization Jason Tenenbaum and Sandra H. Demarico, personally known to me, or proven, by producing the following identification: _____ to be the Chairman and Secretary of Beacon Lakes Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Jason Tenenbaum and Sandra Demarico executed said instrument acting under the authority duly vested by said Community Development District.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



NOTARY SEAL/STAMP

Melanie Alessandra Guetton
Notary Signature

Melanie Guetton
Printed Notary Name

Notary Public, State of FL

My commission expires: 11/30/2027

Commission/Serial No. HH 469391

The foregoing was accepted and approved on the _____ day of _____, A.D. 2025, 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

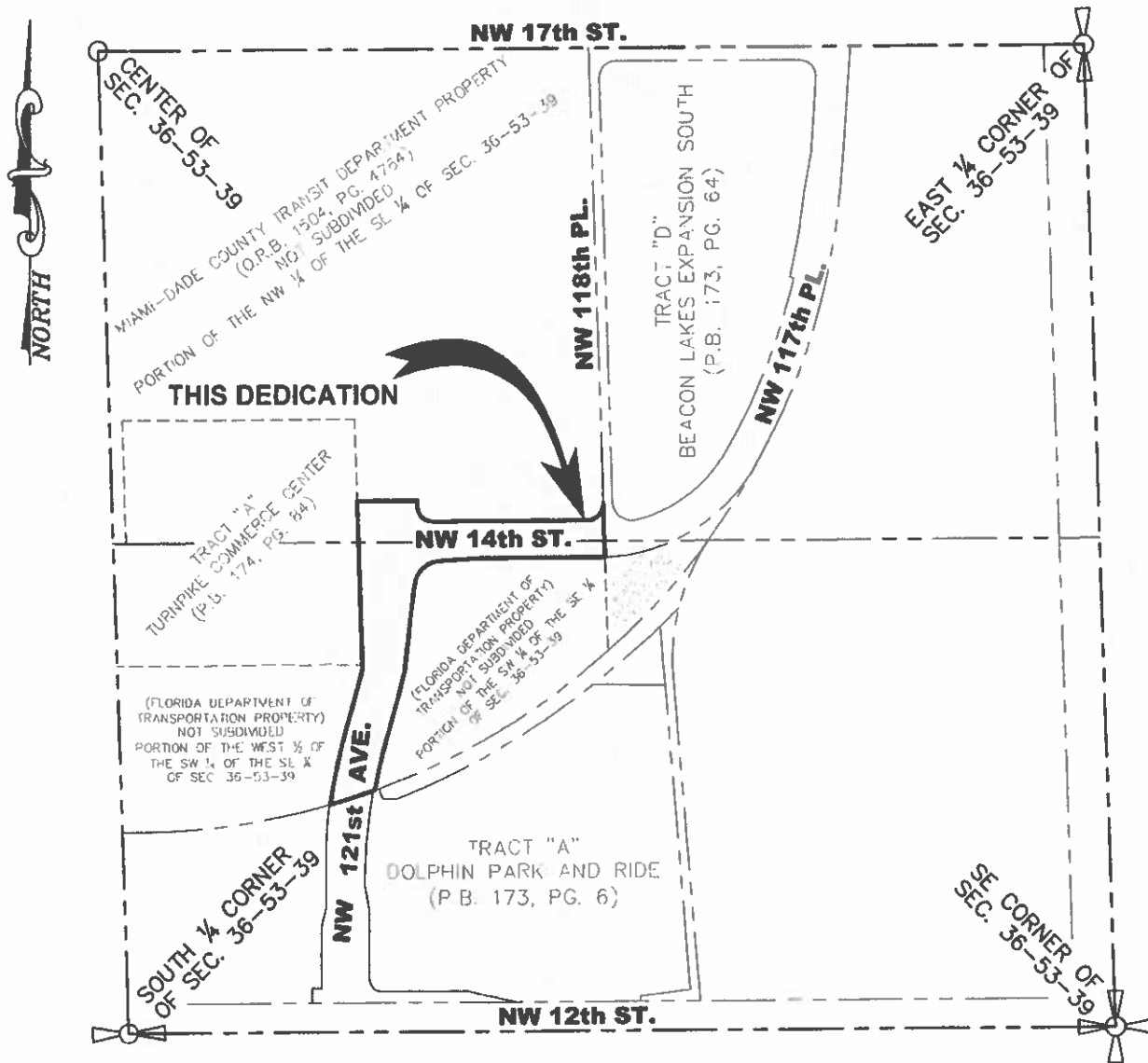
Date

Assistant County Attorney

**SKETCH AND LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
MIAMI-DADE COUNTY**

EXHIBIT "A"

(THIS IS NOT A BOUNDARY SURVEY)



LOCATION SKETCH

THE SE 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

See Sheet 2 for Legend and Abbreviations.

This document consists of four (4) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com



DRAWN:	A.J.
CHECKED:	A.A.S.
SCALE:	AS NOTED
DATE:	05-07-2025
PROJ. #:	2025 P4

SHEET:	1
OF 4 SHEETS	

SKETCH AND LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION MIAMI-DADE COUNTY

(THIS IS NOT A BOUNDARY SURVEY)

LEGEND AND ABBREVIATIONS:

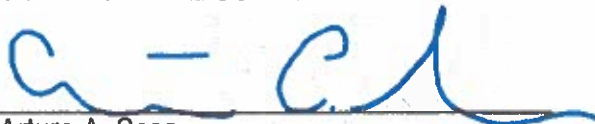
△	Central Angle of Curve
F.D.O.T.	Florida Department of Transportation
L	Length of Curve
N/A	Not Applicable
O.R.B.	Official Records Book
P.B.	Plat Book
PG.	Page
P.O.B	Point of Beginning
R	Radius
R/W	Right-of-Way
SQ. FT	Square Feet
SEC.	Section
SEC. 36-53-39	Section 36, Township 53 South, Range 39 East
○	Center of Section
	Quarter Section Corner
	Section Corner

SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless electronically signed.
- The sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of four (4) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the SKETCH AND LEGAL DESCRIPTION of the property described hereon was made under my supervision and that the SKETCH AND LEGAL DESCRIPTION meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
 CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537



Arturo A. Sosa
 Professional Surveyor and Mapper No. 2629
 State of Florida
 asosa@clinesurvey.com



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 SURVEYORS AND MAPPERS, LLC
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 19860 NW 65th Court, Hialeah, FL 33015
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SHEET:	2
OF 4 SHEETS	

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
MIAMI-DADE COUNTY**

(THIS IS NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

A portion of the West ½ of the SE ¼ of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Tract "A" of "BEACON LAKES EXPANSION SOUTH", according to the Plat thereof, as recorded in Plat Book 173, Page 64 of the Public Records of Miami-Dade County, Florida, said point also being the point of beginning of a curve to the right, a radial line to said point bears S02°06'10"E; thence 14.68 feet along the arc of said curve, having a radius of 478.00 feet and a central angle of 01°45'33" to the point of intersection with a tangent line, said tangent line being 43 feet South of and parallel to the South line of the North ½ of said SE ¼ of Section 36; thence S89°39'23"W along said tangent line for a distance of 319.89 feet; thence S85°50'32"W for a distance of 109.55 feet to the point of intersection with a tangent curve to the left; thence 99.27 feet along the arc of said tangent curve, having a radius of 73.00 feet and a central angle of 77°54'58" to the point of intersection with a tangent line; thence S07°55'34"W along said tangent line for a distance of 39.63 feet to the point of intersection with a non-tangent curve to the right, a radial line to said point bears S84°23'29"E; thence 30.29 feet along the arc of said non-tangent curve, having a radius of 1,576.00 feet and a central angle of 01°06'04" to the point of intersection with a non-tangent line; thence S06°25'52"W along said non-tangent line for a distance of 109.52 feet; thence S05°23'25"W for a distance of 52.20 feet to the point of intersection with a non-tangent curve to the right, a radial line to said point bears S77°26'18"E; thence 82.26 feet along the arc of said non-tangent curve, having a radius of 1,586.00 feet and a central angle of 02°58'18" to the point of intersection with a tangent line; thence S15°32'00"W along said tangent line for a distance of 114.72 feet to the point of intersection with a tangent curve to the left; thence 138.12 feet along the arc of said tangent curve, having a radius of 1,464.55 feet and a central angle of 05°24'13" to the point of intersection with a non-tangent curve to the right, said non-tangent curve being a limited access right-of-way, as shown in FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 836 RIGHT OF WAY MAP, SECTION 87200-2574, a radial line to said point bears S19°57'51"E; thence 125.84 feet along the arc of said non-tangent curve, having a radius of 1,906.00 feet and a central angle of 03°46'58" to the point of intersection with a non-tangent curve to the right, a radial line to said point bears N82°01'54"W; thence 208.16 feet along the arc of said non-tangent curve, having a radius of 1,576.55 feet and a central angle of 07°33'54" to the point of intersection with a tangent line; thence N15°32'00"E along said tangent line for a distance of 114.72 feet to the point of intersection with a tangent curve to the left; thence 54.98 feet along the arc of said tangent curve, having a radius of 1,474.00 feet and a central angle of 02°08'14" to the point of intersection with a non-tangent line; thence N01°46'15"W along said non-tangent line and along the East line of Tract "A" of TURNPIKE COMMERCE CENTER, according to the Plat thereof, as recorded in Plat Book 174, Page 84 of the Public Records of Miami-Dade County, Florida, for a distance of 448.92 feet; thence N89°39'23"E for a distance of 161.89 feet; thence S00°20'37"E for a distance of 15.26 feet to the point of intersection with a tangent curve to the left; thence 62.83 feet along the arc of said tangent curve, having a radius of 40.00 feet and a central angle of 90°00'00" to the point of intersection with a tangent line, said tangent line being 55 feet North of and parallel to the South line of the North ½ of said SE ¼ of Section 36; thence N89°39'23"E along said tangent line for a distance of 413.39 feet to the point of intersection with a tangent curve to the left; thence 71.80 feet along the arc of said tangent curve, having a radius of 45.00 feet and a central angle of 91°24'56" to the point of intersection with the East line of the West ½ of said SE ¼ of Section 36; thence S01°45'33"E along said line for a distance of 143.93 feet to the POINT OF BEGINNING. Containing 156,295 square feet or 3.59 acres, more or less.

This document consists of four (4) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN:	A.J.
CHECKED:	A.A.S.
SCALE:	N/A
DATE:	05-07-2025
PROJ. #:	2025 P4

SHEET:	3
	OF 4 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION MIAMI-DADE COUNTY

(THIS IS NOT A BOUNDARY SURVEY)

NOT TO SCALE

MIAMI-DADE COUNTY TRANSIT DEPARTMENT PROPERTY
(O.R.B. 21504, PG. 4764)
NOT SUBDIVIDED

PORTION OF THE NW ¼ OF THE SE ¼ OF SEC. 36-53-39

East line of the West ½ of the SE ¼ of SEC. 36-53-39

Line 55' North of and parallel to the South line
of the North ½ of the SE ¼ of SEC. 36-53-39.
S00°20'37"E 15.26'

R=45.00'
L=71.80'
Δ=91°24'56"

N89°39'23"E
161.89'

R=40.00'
L=62.83'
Δ=90°00'00"
N89°39'23"E 413.39'

NW 14th ST. South line of the North ½ of
the SE ¼ of SEC. 36-53-39

TOTAL AREA
156,295 SQ. FT.
(3.59 ACRES ±)

S85°50'32"W 109.55' **S02°06'10"E (RADIAL) 143'**

S89°39'23"W 319.89'

R=73.00'
L=99.27'
Δ=77°54'58"

R=478.00'
L=14.68'
Δ=1°45'33"

S07°55'34"W 39.63'

R=1576.00'
L=30.29'
Δ=1°06'04"

Line 43' South of and parallel to the South line
of the North ½ of the SE ¼ of SEC. 36-53-39.

S05°23'25"W 52.20'

(FLORIDA DEPARTMENT OF
TRANSPORTATION PROPERTY)
NOT SUBDIVIDED
PORTION OF THE SW ¼ OF THE SE ¼
OF SEC. 36-53-39

R=1586.00'
L=82.26'
Δ=2°58'18"

R=1464.55'
L=138.12'
Δ=5°24'13"

Limited Access Right-of-Way
F.D.O.T. R/W Map, Section 87200-2574

TRACT "A"
DOLPHIN PARK AND RIDE
(P.B. 173, PG. 6)

See Sheet 2 for Legend and Abbreviations.

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(FLORIDA DEPARTMENT OF
TRANSPORTATION PROPERTY)
NOT SUBDIVIDED
PORTION OF THE WEST ½ OF THE SW ¼
OF THE SE ¼ OF SEC. 36-53-39

R=1576.55'
L=208.16'
Δ=7°33'54"

S84°23'29"E
R=1474.00'
L=54.98'
Δ=2°08'14"

S77°26'18"E
(RADIAL)

TRACT "A"
TURNPIKE COMMERCE CENTER
(P.B. 174, PG. 84)

East line of TRACT "A" (P.B. 174, PG. 84)

N01°46'15"W 448.92'
N01°15'19"E (RADIAL) 114.72'
N15°32'00"E 114.72'

NW 121st AVE.
S15°32'00"W 114.72'

N82°01'54"W
(RADIAL)
R=1906.00'
L=125.84'
Δ=3°46'58"

NW 118th PL.
S01°45'33"E 143.93'

TRACT "D"
BEACON LAKES EXPANSION SOUTH
(P.B. 173, PG. 64)

P.O.B.
NW Corner of TRACT
(P.B. 173, PG. 64)
TRACT "A"
"BEACON LAKES
EXPANSION SOUTH"
(P.B. 173, PG. 64)

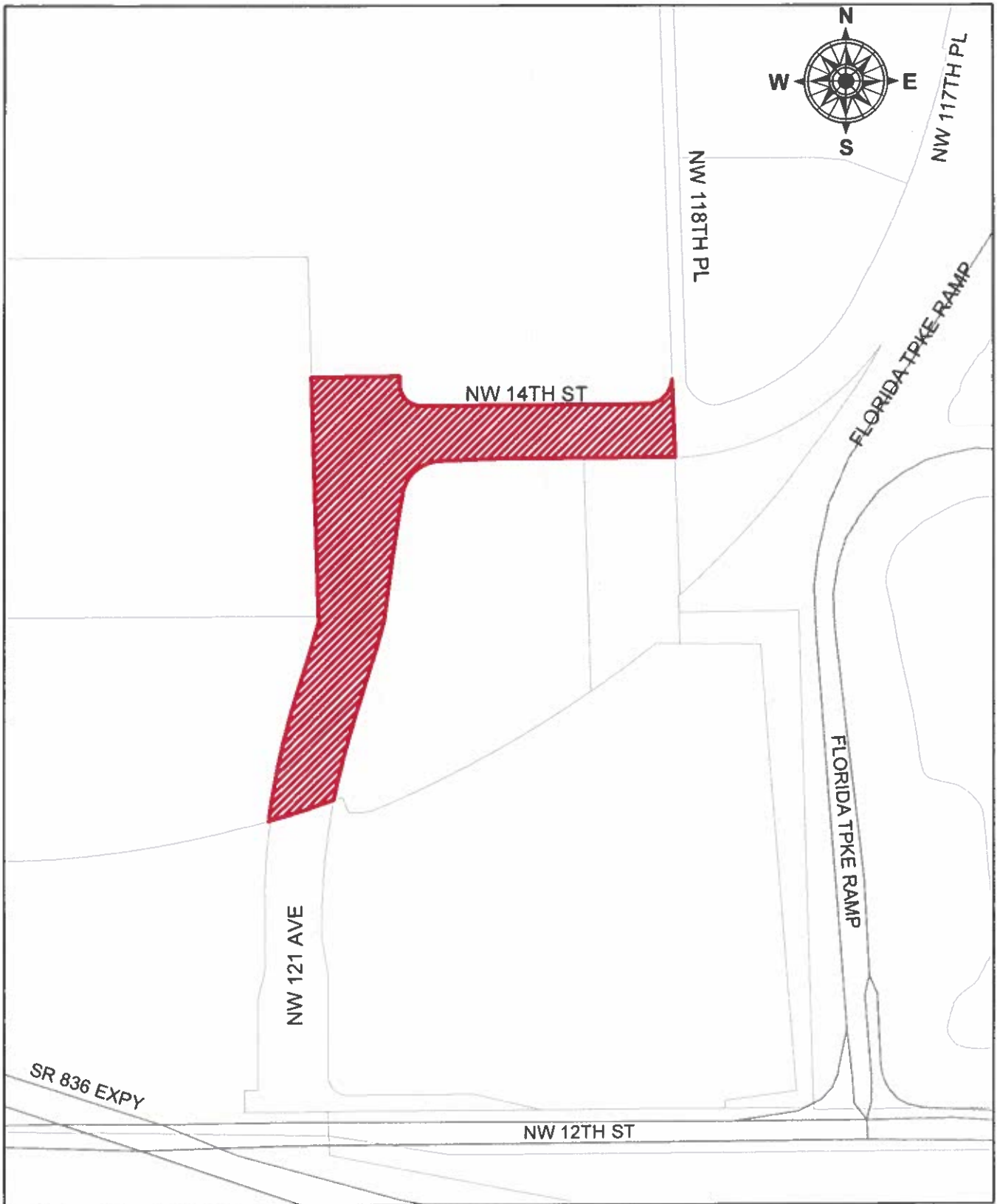
NORTH
SEC: 36-53-39



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SCALE: AS NOTED
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PROJ. #: 2025 P4

SHEET:
4
OF 4 SHEETS



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 25-3936-000-0107

Name: Beacon Lakes Community Development District

Section: 36-53-39

Municipality: Sweetwater
 Commission District 12
 Juan Carlos Bernudez

Date: 8-4-2025

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: March 3, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(5)

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**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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)(5)
3-3-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING ONE CONVEYANCE OF PROPERTY INTERESTS FOR ROAD PURPOSES IN A PORTION OF NW 14 STREET FROM NW 118 PLACE WEST FOR APPROXIMATELY 660 FEET AND NW 121 AVENUE FROM NW 14 STREET SOUTH FOR APPROXIMATELY 700 FEET TO MIAMI-DADE COUNTY, FLORIDA; 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, the property owner/grantor, Beacon Lakes Community Development District, has tendered an instrument conveying to Miami-Dade County the property interests in a parcel of land at NW 14th Street from NW 118th Place west for approximately 660 feet and NW 121st Avenue from NW 14th Street south for approximately 700 feet, located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instrument of conveyance, which is 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 3rd day of March, 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