

MEMORANDUM

Agenda Item No. 8(N)(1)


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

DATE: June 2, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the conveyance of perpetual easement parcels 800 and 801, located at the SW corner of the intersection of SR 860/Miami Gardens Drive with NW 37 Avenue, and at the SE corner of the intersection of SR 860/Miami Gardens Drive with NE 6 Avenue, to the State of Florida Department of Transportation, in accordance with section 125.38, Florida Statutes, for a nominal price of \$1.00, for a roadway improvement project; authorizing the County Mayor to take all actions necessary to accomplish the conveyance of the same; authorizing the County Mayor to execute the perpetual easements and to exercise all rights conferred therein

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: June 2, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing the Conveyance of Perpetual Easements 800 and 801, located at the southwest corner of the intersection of State Road 860 (Miami Gardens Drive) with NW 37th Avenue, and at the southeast corner of the intersection of State Road 860 (Miami Gardens Drive) with NE 6th Avenue to the Florida Department of Transportation (FDOT)

Executive Summary

This item seeks approval from the Board of County Commissioners (Board) to convey two Perpetual Easements to FDOT of approximately 2,414 square feet and 1,061 square feet, respectively, of County-owned property located at the intersections of State Road (SR) 860/Miami Gardens Drive with NW 37th Avenue, and State Road (SR) 860/Miami Gardens Drive with NE 6th Avenue, Miami, Florida, in exchange for the nominal sum of \$1.00. The conveyance is for an FDOT roadway improvement project along SR 860/Miami Gardens at NW 37th Avenue and NE 6th Avenue, in Miami-Dade County, as depicted in Attachment 1 as parcels 800, 801, and described in Attachment 2 (Roadway Plans) to this memorandum. The 2,414 square foot area is needed by FDOT for the purpose of modifying the corner's turning radius, realigning the pedestrian crosswalk, installing pedestrian signals, reconstructing the curb ramp and the sidewalk; the 1,061 square foot area is needed by FDOT for the purpose of constructing, installing and maintaining a control cabinet, service disconnect, pull boxes, conduits and service disconnect removal. A portion of the proposed sidewalk extends outside FDOT's existing right-of-way and onto County-owned right-of-way. FDOT will be solely responsible for the costs associated with the project.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the conveyance of the Perpetual Easement on a portion of County-owned property to FDOT.

Scope

The project is in District 1, which is represented by Commissioner Oliver Gilbert III.

Delegation of Authority

The resolution delegates authority for the County Mayor or County Mayor's designee to execute the conveyance of the road property as perpetual easements to FDOT. Furthermore, the County Mayor or County Mayor's designee shall record the instruments of conveyance of the road property as perpetual easements therein in the Public Records of Miami-Dade County.

Fiscal Impact/Funding Source

There is no fiscal impact to the County associated with this item. FDOT will be responsible for all expenses and maintenance related to this roadway improvement project. FDOT will pay a nominal sum of \$1.00 for the Perpetual Easements.

Attachment 1 – Perpetual Easement, Attachment 2 – Signalization Plan.

Track Record/Monitor

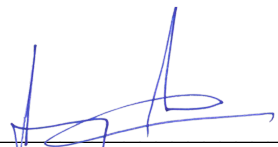
The Department of Transportation and Public Works (DTPW) is the entity overseeing this item and the person responsible for monitoring compliance is Maria D. Molina, P.E., Chief, Right-of-Way and Stormwater Planning and Design Division.

Background

FDOT is currently working on a project located at SR 860/Miami Gardens Drive at its intersections with NW 37th Avenue and NE 6th Avenue. Proposed improvements include installing new traffic signals and upgrading existing traffic signals at the intersection with NW 37th Avenue, and constructing, installing and maintaining a control cabinet, service disconnect, pull boxes, conduits and service disconnect removal at the intersection with NE 6th Avenue. A portion of the proposed sidewalk extends outside FDOT's existing right-of-way and onto County-owned right-of-way. To facilitate the completion of the project, FDOT is requesting a donation of said Perpetual Easements, designated as parcels 800.1 and 801.1, over these portions of County-owned properties.

Section 337.25 of the Florida Statutes allows FDOT to request donations of County-owned property for public benefit and to use the said donation for the planned improvements. FDOT is requesting these portions of County-owned right-of-way as easement interest donations, for a nominal price of \$1.00. Section 125.38 of the Florida Statutes authorizes the Board to convey County-owned property that is not needed for County purposes to the United States or State governments for public interest and welfare and for nominal consideration regardless of the actual value of the property.

In the event FDOT discontinues the use of said land for transportation purposes, it will automatically revert to the County.



Jimmy Morales
Chief Operating Officer

07-PE.03-2023

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq. _____

Attachment I

District Six Chief Counsel
Document prepared by: MF
State of Florida

Department of Transportation

1000 N.W. 111th Avenue

Miami, Florida 33172

July 31, 2024

Parcel No. : 800.1R(11/07/2025)MN
Item/Segment No. : 449362-1
Managing District : 6
Parcel Folio : N/A

PERPETUAL EASEMENT

THIS EASEMENT made effective the ____ day of _____, 20 ____, by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida, its successors and assigns, Grantee, whose address is 1000 NW 111th Avenue, Miami, Florida 33172.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement in, over, under, upon and through the Easement Area described below for the purpose of constructing, installing, accessing, and maintaining a mast arm, control cabinet, service disconnect, pedestrian ramps, pedestrian push buttons, light pole, pull boxes and conduits, and any appurtenant facilities (hereinafter collectively referred to as the "Work").

The Easement Area is legally described below, and depicted in Exhibit "A", attached hereto and made a part hereof;

Parcel 800

F.P. No. 449362-1

A portion of N.W. 183rd Street / Miami Gardens Drive and N.W. 37th Avenue / Douglas Road as shown on the Plat of CAROL CITY, according to the Plat thereof, as recorded in Plat Book 57, at Page 20 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

COMMENCE at the Northeast Corner of the Northeast one-quarter (N.E. 1/4) of Section 8, Township 52 South, Range 41 East; THENCE South 02°57'23" East, along the Easterly line of said Northeast one-quarter (N.E. 1/4) of Section 8 (for a Basis of Bearings) as shown on the Florida Department of Transportation Right of Way Monumentation Map for State Road 860 prepared by Maser Consulting P.A., reference Financial Project No. 427518-2, recorded in the Road Plat Book 154, at Page 21 of the Public Records of Miami-Dade County, Florida, a distance of 125.62 feet; THENCE South 87°02'37" West at right angles to the last described course, a distance of 40.00 feet to the point of intersection with the Westerly line of the 5 feet Parkway as shown on the above referenced Plat of CAROL CITY, also being the POINT OF BEGINNING; THENCE continue South 87°02'37" West, a distance of 25.00 feet to the point of intersection with the Westerly Right of Way line of N.W. 37th Avenue / Douglas Road, also being the Easterly line of Tract 1 as shown on the above referenced Plat of CAROL CITY; THENCE Northerly and Northwesterly, along said Westerly Right of Way line of N.W. 37th Avenue / Douglas Road, also being the Easterly and Northeasterly lines of Tract 1 for the following (2) courses; (1) THENCE North 02°57'23" West, a distance of 10.92 feet to a point of curvature of a circular curve concave to the Southwest having as its elements a radius of 25.00 feet and a central angle of 26°46'42", THENCE Northwesterly, along the arc of said curve for an arc distance of 11.68 feet; THENCE North 02°45'11" West, a distance of 48.66 feet to the point of intersection with the Southerly line of 5 feet Parkway as shown on the above referenced Plat of CAROL CITY, being a point of intersection with a circular curve concave to the West having as its elements a radius of 2.50 feet, a central angle of 180°00'00", and a tangent bearing of North 87°14'06" East; THENCE Northeasterly and Northwesterly along the arc of said curve being coincident with the Easterly edge of said 5 feet Parkway for an arc of distance of 7.85 feet; THENCE North 87°14'06" East, a distance of 27.88 feet to a point of intersection with a circular curve concave to

the Southwest having as its elements a radius of 26.66 feet, a central angle of 51°35'21", and a tangent bearing of South 55°03'44" East; THENCE Southeasterly along the arc of said circular curve for an arc distance of 24.00 feet; THENCE South 03°28'23" East, a distance of 21.73 feet; THENCE South 87°14'49" West, a distance of 5.87 feet to a point of intersection with the Easterly line of said 5 feet Parkway, also being a point of intersection with a circular curve concave to the South having as its elements a radius of 2.50 feet, a central angle of 180°00'00", and a tangent bearing of North 02°57'23" West; THENCE Northwesterly and Southwesterly along the arc of said circular curve being coincident with the Northerly edge of said 5 feet Parkway for an arc distance of 7.85 feet; THENCE South 02°57'23" East, along the Westerly line of said 5 feet Parkway, a distance of 33.24 feet to the POINT OF BEGINNING.

All of the foregoing lying in Section 8, Township 52 South, Range 41 East, City of Miami Gardens, Miami-Dade County, Florida and containing an area of 2,414 square feet more or less.

MB/IV/08/12/2024

Prepared by:

Biscayne Engineering Company, Inc. LB 0129

529 West Flagler Street, Miami, FL 33130

Tel (305) 324-7671, Fax (305) 324-0809

THIS EASEMENT is granted upon the condition that any Work performed upon the above-described Easement Area shall be in a good and workmanlike manner, and in accordance with all rules, regulations, codes, and ordinances of any state, local or municipal authorities having appropriate jurisdiction thereof.

THAT in the event the Grantee discontinues its use of the Easement Area for the purposes stated herein, Grantor shall deliver written notice to the Grantee at 1000 NW 111th Avenue, Room 6105B, Miami, Florida 33172, Attention: Right-of-Way Manager, and the Grantee shall have a period of thirty (30) days from receipt of such notice to resume its use of the Easement Area for the purposes stated herein. If Grantee fails to do so within thirty (30) days from receipt of said notice, the Grantor shall have the right to terminate this easement, and all property rights shall automatically revert to the Grantor without the necessity of any further action or proceeding.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

Clerk (or Deputy Clerk) of the Circuit Court

(Affix County Seal)

County of Miami-Dade, Florida,
By its Board of County Commissioners

By: _____

Its Chair (or Vice-Chair)

(Address)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

Notary Stamp

(Signature of person taking acknowledgment)

(Type, print or stamp name under signature)

Title or rank and serial number, if any: _____

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

PARCEL 800

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Bearings shown hereon are relative to the Baseline along State Road 860 (N.W. 183rd Street / Miami Gardens Drive) between stations 115+00.00 and 117+00.00, having a bearing of N 87°14'06" E and are based on the F.D.O.T. Right of Way Monumentation Map for S.R. 860 prepared by Maser Consulting P.A. Reference F.P. No. 427518-2, recorded in Road Plat Book 154, Page 21.
- Bearings and distances are calculated unless noted.
- R/W lines and Baseline were taken from Microstation file for F.D.O.T. Right of Way Monumentation Map for S.R. 860 prepared by Maser Consulting P.A. Reference F.P. No. 427518-2. Parcel geometry data was provided by FDOT in Microstation format.
- Additions and/or deletions to survey maps, sketches, or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of four (4) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Biscayne Engineering reviewed the Title Search prepared by American Government Services Corporation, Report No. 33156, effective through June 21, 2024 at 8:00 a.m. Plottable matters (if any) affecting the Subject Property have been shown hereon.
- Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
- This sketch to accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, Referenced in Rule 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

REFERENCES:

- F.D.O.T. R/W Transfer Map for Miami Gardens Dr, Sec. 87503-2608, dated 02-28-1978 (R.P.B. 101, Pg. 95).
- F.D.O.T. R/W Monumentation Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-2 (R.P.B. 154, Pg 21).
- F.D.O.T. R/W Map for S.R. 860, Sec. 87026-2517, dated 06-30-1998.
- F.D.O.T. R/W Maintenance Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-1-52-01 (R.P.B. 153, Pg. 4).

LEGEND:

- | | |
|---|-------------------------------|
| B - Baseline | PNC - Project Network Control |
| C.B. - Chord Bearing | R - Radius |
| C - Centerline | RGE. - Range |
| 800 - Parcel Identification Number | R.P.B. - Road Plat Book |
| D.B. - Deed Book | R/W - Right-of-Way |
| E. - East | S. - South |
| ESMT - Easement | SEC. - Section |
| EXIST. - Existing | STA. - Station |
| F.D.O.T.-Florida Department of Transportation | SQ. FT. - Square Feet |
| F.P. - Financial Project | S.R. - State Road |
| F.P.L. - Florida Power & Light | T.B. - Tangent Bearing |
| L - Length | TWP. - Township |
| LT - Left | P.O.B. - Point of Beginning |
| N. - North | P.O.C. - Point of Commence |
| NO. - Number | (P) - Plat |
| O.R.B. - Official Records Book | S.R. - State Road |
| P.B. - Plat Book | W. - West |
| PG. - Page | Δ - Delta |
| P.I. - Point of Intersection | |
| P.O.T.- Point of Termination | |

BISCAYNE ENGINEERING COMPANY, INC.
 529 W. FLAGLER ST, MIAMI, FL 33130
 TEL. (305) 324 7671
 STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE
 CERTIFICATE OF AUTHORIZATION LB0129

[Signature] DATE: 9/12/24
 MIKE BARTHOLOMEW, PSM, FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 5666

**THIS IS NOT
A SURVEY**

B.E.C. 03-87981
 DWG# 2641-SS-15

| | | | |
|----------|---------|---------------------------------------|--|
| | | FLORIDA DEPARTMENT OF TRANSPORTATION | |
| | | SKETCH TO ACCOMPANY LEGAL DESCRIPTION | |
| | | STATE ROAD NO. 860 | MIAMI-DADE COUNTY |
| | RF | DATE | PREPARED BY: BISCAYNE ENGINEERING COMPANY, INC. 1529 W FLAGLER STREET MIAMI, FLORIDA 33130 TEL. 305 324-7671 510339 |
| | DRAWN | LV. | DATE: 08/12/2024 |
| | CHECKED | MB | DATE: 08/12/2024 |
| REVISION | By | DATE | F.P. NO. 449362-1 SECTION 87026 SHEET 1 OF 4 |

Legal Description (Parcel 800):

A portion of N.W. 183rd Street / Miami Gardens Drive and N.W. 37th Avenue / Douglas Road as shown on the Plat of CAROL CITY, according to the Plat thereof, as recorded in Plat Book 57, at Page 20 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

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A SURVEY**

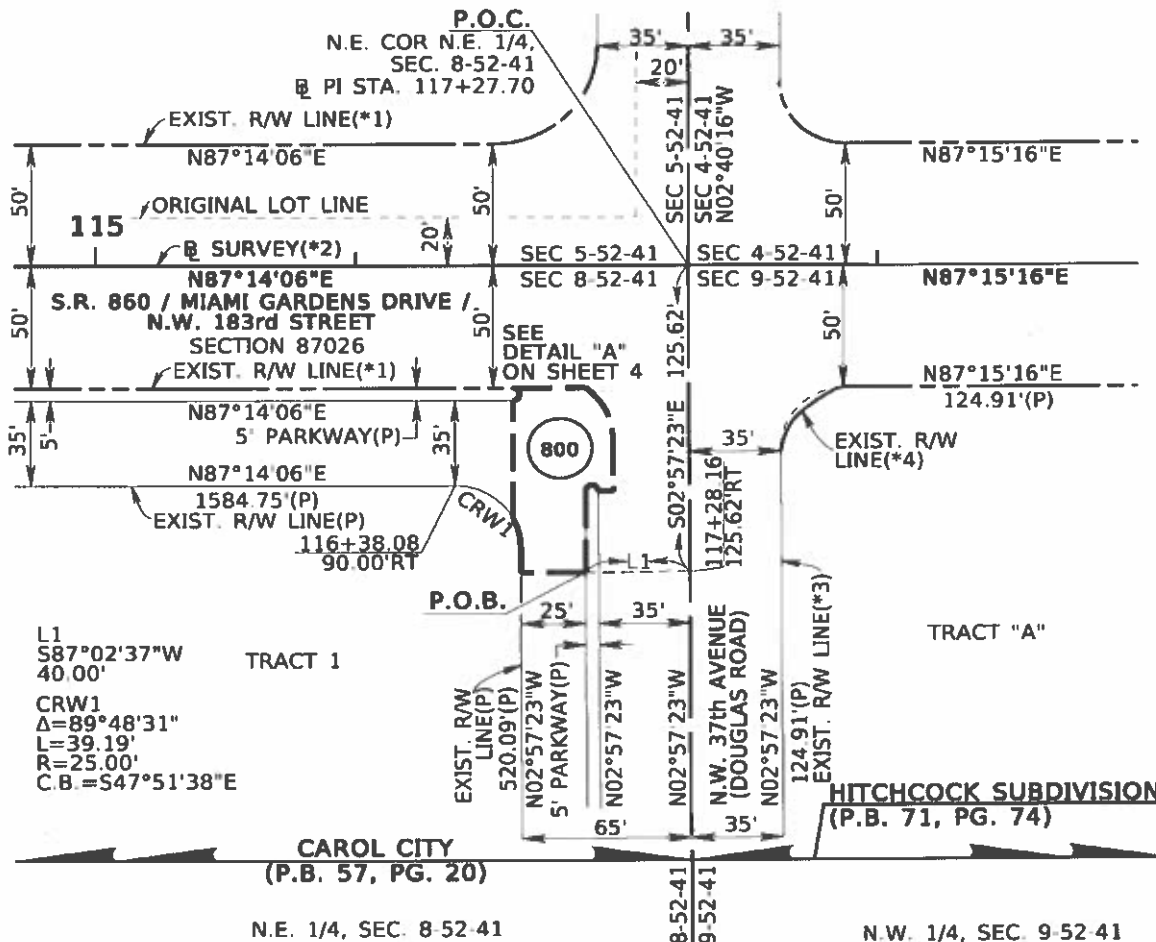
This document consists of four (4) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

| | | | | | | |
|-------------------------|-------------------|---------------------|--|---------------------|--|----------------------------------|
| | | | FLORIDA DEPARTMENT OF TRANSPORTATION | | | |
| | | | SKETCH TO ACCOMPANY LEGAL DESCRIPTION | | | |
| | | | STATE ROAD NO. 860 | | MIAMI-DADE COUNTY | |
| | | | <small>PREPARED BY BISCAYNE ENGINEERING COMPANY, Inc 520 W FLAGLER STREET MIAMI, FLORIDA 33130 TEL. 305-324-7871 (R0129)</small> | | <small>DATA SOURCE SEE GENERAL NOTES</small> | |
| | | | <small>DRAWN</small> | <small>I.V.</small> | <small>08/12/2024</small> | <small>F.P. NO. 449362-1</small> |
| <small>REVISION</small> | <small>BY</small> | <small>DATE</small> | <small>CHECKED</small> | <small>M.B.</small> | <small>08/12/2024</small> | <small>SECTION 87026</small> |
| | | | | | | SHEET 2 OF 4 |

LOCATION SKETCH
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FL.
SECTIONS 4, 5, 8, AND 9, TOWNSHIP 52 SOUTH, RANGE 41 EAST

S.E. 1/4, SEC. 5-52-41

S.W. 1/4, SEC. 4-52-41

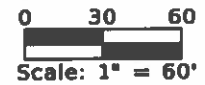


References:

- (*1) - As shown on F.D.O.T. R/W Transfer Map for Miami Gardens Dr, Sec. 87503-2608, dated 02-28-1978 (R.P.B. 101, Pg. 95).
- (*2) - As shown on F.D.O.T. R/W Monumentation Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-2 (R.P.B. 154, Pg. 21).
- (*3) - As shown on F.D.O.T. R/W Map for S.R. 860, Sec. 87026-2517, dated 06-30-1998.
- (*4) - As shown on F.D.O.T. R/W Maintenance Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-1-52-01 (R.P.B. 153, Pg. 4).

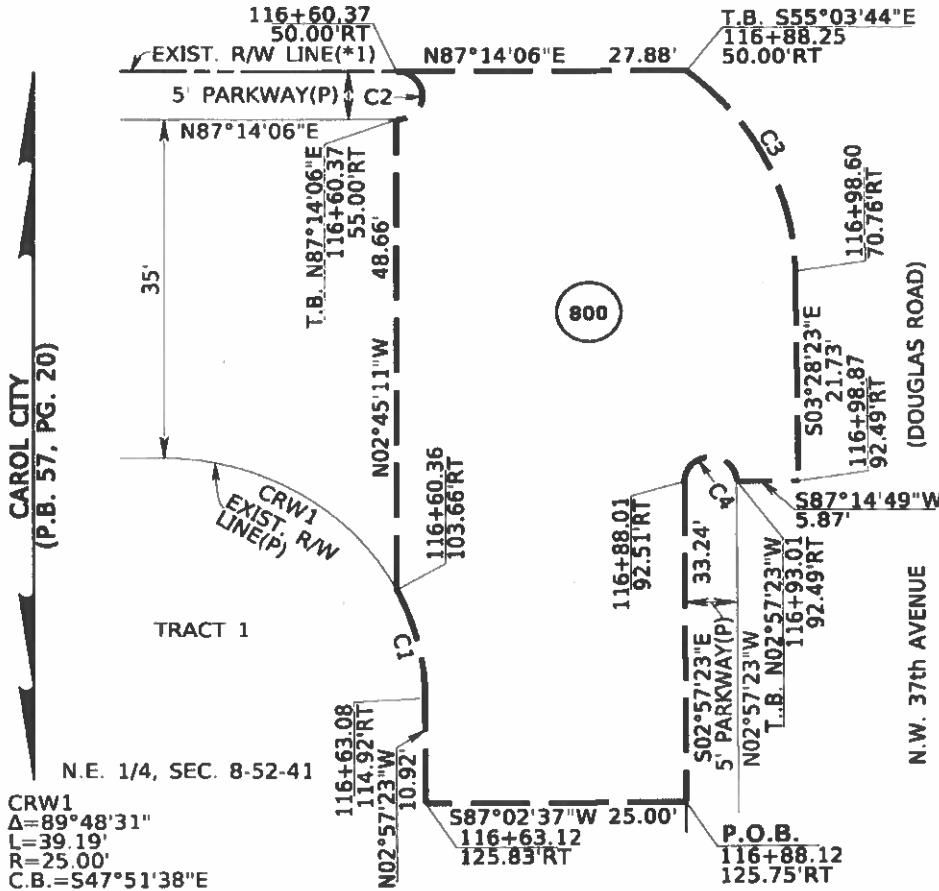
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THIS IS NOT A SURVEY



| | | | |
|--|------|--------------------------|---------------------|
| FLORIDA DEPARTMENT OF TRANSPORTATION | | | |
| SKETCH TO ACCOMPANY LEGAL DESCRIPTION | | | |
| STATE ROAD NO. 860 | | MIAMI-DADE COUNTY | |
| BY | DATE | PREPARED BY | DATA SOURCE |
| DRAWN | I.V. | 08/12/2024 | SEE GENERAL NOTES |
| CHECKED | M.B. | 08/12/2024 | F.P. NO. 449362-1 |
| REVISION | BY | DATE | SECTION 87026 |
| | | | SHEET 3 OF 4 |

DETAIL "A"
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FL.
SECTIONS 4, 5, 8, AND 9, TOWNSHIP 52 SOUTH, RANGE 41 EAST
S.R. 860 / MIAMI GARDENS DRIVE /
N.W. 183rd STREET



| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|--|--|---|---|--|--|--|---|--|--|--|---|---|---|---|---|---|---|---|---|---|---|
| CRW1 $\Delta=89^{\circ}48'31''$ $L=39.19'$ $R=25.00'$ $C.B.=S47^{\circ}51'38''E$ | C1 $\Delta=26^{\circ}46'42''$ $L=11.68'$ $R=25.00'$ $C.B.=S16^{\circ}20'44''E$ | CRW2 $\Delta=116^{\circ}60'37''$ $L=55.00'$ $R=48.66'$ $C.B.=N87^{\circ}14'06''E$ | C2 $\Delta=180^{\circ}00'00''$ $L=7.85'$ $R=2.50'$ $C.B.=N02^{\circ}45'54''W$ | CRW3 $\Delta=116^{\circ}60'36''$ $L=103.66'$ $R=103.66'$ $C.B.=N02^{\circ}45'11''W$ | C3 $\Delta=51^{\circ}35'21''$ $L=24.00'$ $R=26.66'$ $C.B.=S29^{\circ}16'03''E$ | CRW4 $\Delta=116^{\circ}63'08''$ $L=114.92'$ $R=10.92'$ $C.B.=N02^{\circ}57'23''W$ | C4 $\Delta=180^{\circ}00'00''$ $L=7.85'$ $R=2.50'$ $C.B.=S87^{\circ}02'37''W$ | CRW5 $\Delta=116^{\circ}63'12''$ $L=125.83'$ $R=125.83'$ $C.B.=S87^{\circ}02'37''W$ | CRW6 $\Delta=116^{\circ}88'01''$ $L=92.51'$ $R=33.24'$ $C.B.=N02^{\circ}57'23''W$ | C5 $\Delta=503^{\circ}28'23''E$ $L=21.73'$ $R=70.76'$ $C.B.=S03^{\circ}28'23''E$ | CRW7 $\Delta=116^{\circ}98'60''$ $L=70.76'$ $R=70.76'$ $C.B.=S03^{\circ}28'23''E$ | CRW8 $\Delta=116^{\circ}98'87''$ $L=92.49'$ $R=92.49'$ $C.B.=S03^{\circ}28'23''E$ | CRW9 $\Delta=116^{\circ}88'12''$ $L=125.75'$ $R=125.75'$ $C.B.=S87^{\circ}02'37''W$ | CRW10 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW11 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW12 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW13 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW14 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW15 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW16 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW17 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW18 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW19 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ | CRW20 $\Delta=116^{\circ}88'25''$ $L=50.00'$ $R=50.00'$ $C.B.=S55^{\circ}03'44''E$ |
|---|---|--|--|--|---|---|--|--|--|---|--|--|--|---|---|---|---|---|---|---|---|---|---|---|

| PARCEL NO. | OWNER'S NAME | PARCEL AREA | REMAINDER | COMMENTS |
|------------|-------------------|---------------|-----------|----------|
| 800 | MIAMI-DADE COUNTY | 2,414 SQ. FT. | | |

This document consists of four (4) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

References:

- (*1) - As shown on F.D.O.T. RW Transfer Map for Miami Gardens Dr, Sec. 87503-2608, dated 02-28-1978 (R.P.B. 101, Pg. 95).
- (*2) - As shown on F.D.O.T. RW Monumentation Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-2 (R.P.B. 154, Pg 21).
- (*3) - As shown on F.D.O.T. RW Map for S.R. 860, Sec. 87026-2517, dated 06-30-1998.
- (*4) - As shown on F.D.O.T. RW Maintenance Map for S.R. 860, Sec. 87026, Reference F.P. No. 427518-1-52-01 (R.P.B. 153, Pg. 4).

NOT TO SCALE
THIS IS NOT A SURVEY

| FLORIDA DEPARTMENT OF TRANSPORTATION | | | | MIAMI-DADE COUNTY | |
|---------------------------------------|----|------|-----------------------------------|--------------------|---------------|
| SKETCH TO ACCOMPANY LEGAL DESCRIPTION | | | | STATE ROAD NO. 860 | |
| REVISION | BY | DATE | CHECKED | M.B. | DATE |
| | | | | | |
| DRAWN | | | PREPARED BY | | |
| I.V. | | | BISCAYNE ENGINEERING COMPANY, Inc | | |
| 08/12/2024 | | | 529 W FLAGLER STREET | | |
| | | | MIAMI FLORIDA 33130 | | |
| | | | TEL. 305-324-7671 CBO129 | | |
| | | | DATA SOURCE | | |
| | | | SEE GENERAL NOTES | | |
| | | | F.P. NO. 449362-1 | | SECTION 87026 |
| | | | | | SHEET 4 OF 4 |

07-PE.03-2023

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq. _____
District Six Chief Counsel
Document prepared by: _____

State of Florida
Department of Transportation
1000 N.W. 111th Avenue
Miami, Florida 33172
January 8, 2026

Parcel No. : 801.1
Item/Segment No. : 449362-1
Managing District : 6
Parcel Folio : N/A

PERPETUAL EASEMENT

THIS EASEMENT made effective the ____ day of _____, 20 ____, by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Florida, its successors and assigns, Grantee, whose address is 1000 NW 111th Avenue, Miami, Florida 33172.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement in, over, under, upon and through the Easement Area described below for the purpose of constructing, installing, accessing, and maintaining a mast arm, control cabinet, service disconnect, pedestrian ramps, pedestrian push buttons, light pole, pull boxes and conduits, and any appurtenant facilities (hereinafter collectively referred to as the "Work").

The Easement Area is legally described below, and depicted in Exhibit "A", attached hereto and made a part hereof;

Parcel 801 F.P. No. 449362-1

Portion of the Right of Way of NE 181st Street of "HIGHLAND MANOR SECTION THREE" according to the plat thereof, as recorded in Plat Book 57, at Page 95, of the Public Records of Miami Dade County, Florida all lying on the Northeast one quarter (NE ¼) of Section 7, Township 52 South, Range 42 East and more particularly described as follows:

Commence at the intersection of the Baseline of Survey of State Road 860 (NE 183rd Street / Miami Gardens Drive) and the Center Line of State Road 915 (NE 6th Avenue), said point also being the West One Quarter (1/4) Corner of the North half (1/2) of the Northeast one quarter (NE ¼) of said Section 7, as shown on Florida Department of Transportation Transfer Map for State Road 860 (NE 183rd Street / Miami Gardens Drive) Section 87503-2603, recorded in Road Plat Book 101, Page 99 of the Public Records of Miami-Dade County, Florida; Thence N86°42'17"E along said Baseline of Survey of State Road 860 (NW 183rd Street / Miami Gardens Drive), for a distance of 34.23 feet; Thence S03°17'43"E when measured at Right angles from the previously described baseline of survey for a distance of 50.00 feet to a point on The Existing Southerly Right Of Way Line of said State Road 860 (NW 183rd Street / Miami Gardens Drive) as shown on said Road Plat Book 101, Page 99, said point also being THE POINT OF BEGINNING of the hereinafter described parcel; Thence N86°42'17"E along said Existing Southerly Right Of Way Line for a distance of 31.03 feet; Thence S03°17'43"E for a distance of 10.00 feet; Thence S86°42'17"W for a distance of 10.49 feet; Thence S02°24'30"E for a distance of 30.31 feet to point of curvature of a circular curve concave to the Southeast, said point bears N12°19'49"W from the center of said curve, having for its elements a Radius of 25.00 feet and a central angle of 80°04'41"; Thence West, Southwesterly along the arc of said curve to the Left for a distance of 34.94 feet to a point on the Existing Easterly Right of Way line of said State Road 915 (NE 6th Avenue); Thence N02°24'30"W for a distance of 64.62 feet to THE POINT OF BEGINNING.

Containing 1,061 Square Feet more or less.

THIS EASEMENT is granted upon the condition that any Work performed upon the above-described Easement Area shall be in a good and workmanlike manner, and in accordance with all rules, regulations, codes, and ordinances of any state, local or municipal authorities having appropriate jurisdiction thereof.

THAT in the event the Grantee discontinues its use of the Easement Area for the purposes stated herein, Grantor shall deliver written notice to the Grantee at 1000 NW 111th Avenue, Room 6105B, Miami, Florida 33172, Attention: Right-of-Way Manager, and the Grantee shall have a period of thirty (30) days from receipt of such notice to resume its use of the Easement Area for the purposes stated herein. If Grantee fails to do so within thirty (30) days from receipt of said notice, the Grantor shall have the right to terminate this easement, and all property rights shall automatically revert to the Grantor without the necessity of any further action or proceeding.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____
Clerk (or Deputy Clerk) of the Circuit Court

(Affix County Seal)

County of Miami-Dade, Florida,
By its Board of County Commissioners

By: _____
Its Chair (or Vice-Chair)

(Address)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

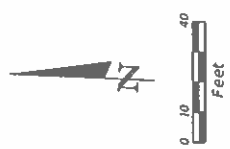
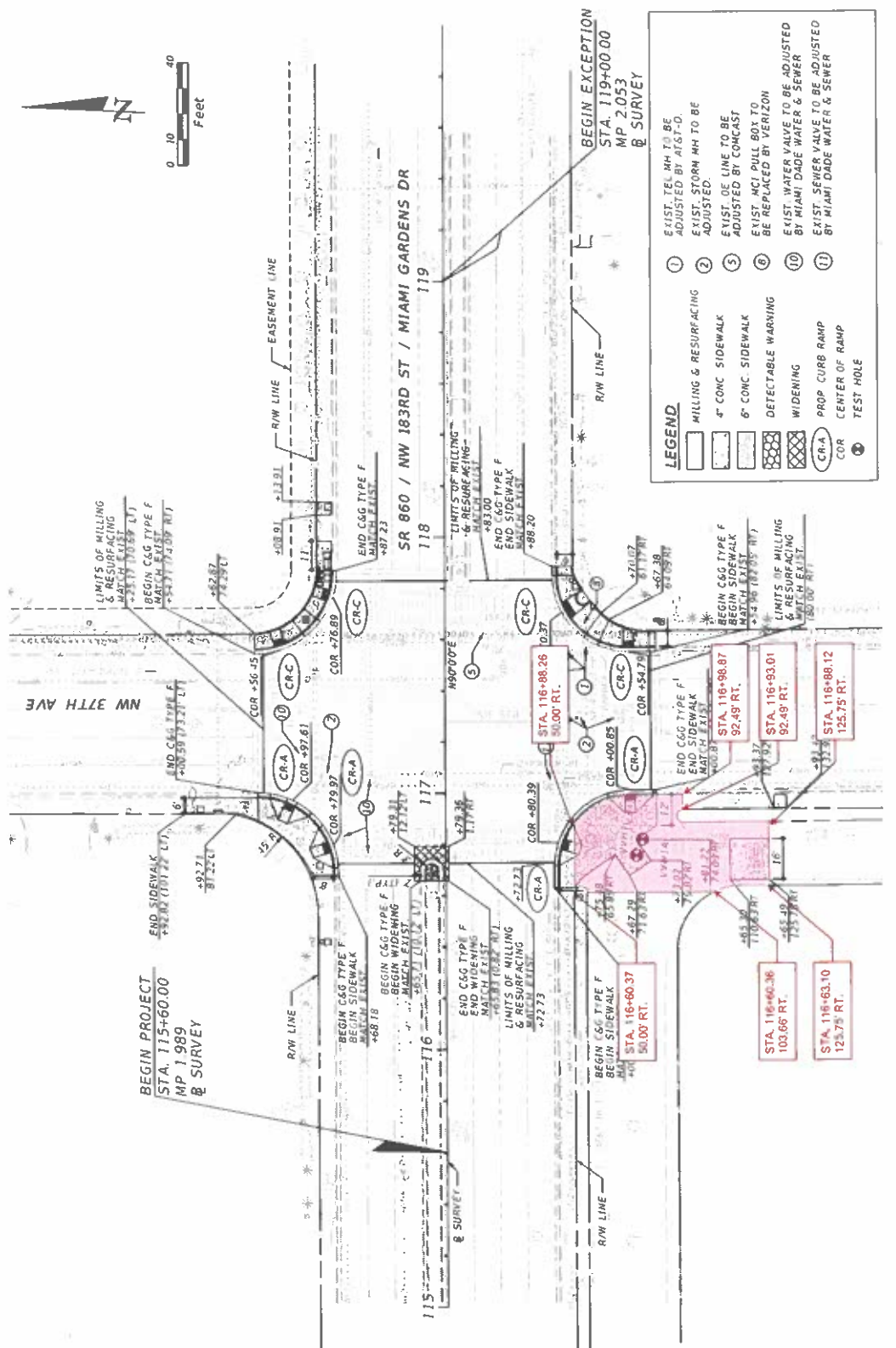
Notary Stamp

(Signature of person taking acknowledgment)

(Type, print or stamp name under signature)
Title or rank and serial number, if any: _____

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Attachment 2



LEGEND

- ① EXIST. TEL. MH TO BE ADJUSTED BY AT&T-D.
- ② EXIST. STORM MH TO BE ADJUSTED.
- ③ EXIST. OE LINE TO BE ADJUSTED BY CONCAST.
- ④ EXIST. MCI PULL BOX TO BE REPLACED BY VERIZON.
- ⑤ EXIST. WATER VALVE TO BE ADJUSTED BY MIAMI DADE WATER & SEWER.
- ⑥ EXIST. SEWER VALVE TO BE ADJUSTED BY MIAMI DADE WATER & SEWER.
- ⑦ MILLING & RESURFACING
- ⑧ 4" CONC. SIDEWALK
- ⑨ 6" CONC. SIDEWALK
- ⑩ DETECTABLE WARNING
- ⑪ WIDENING
- ⑫ PROP. CURB RAMP
- ⑬ CENTER OF RAMP
- ⑭ TEST HOLE

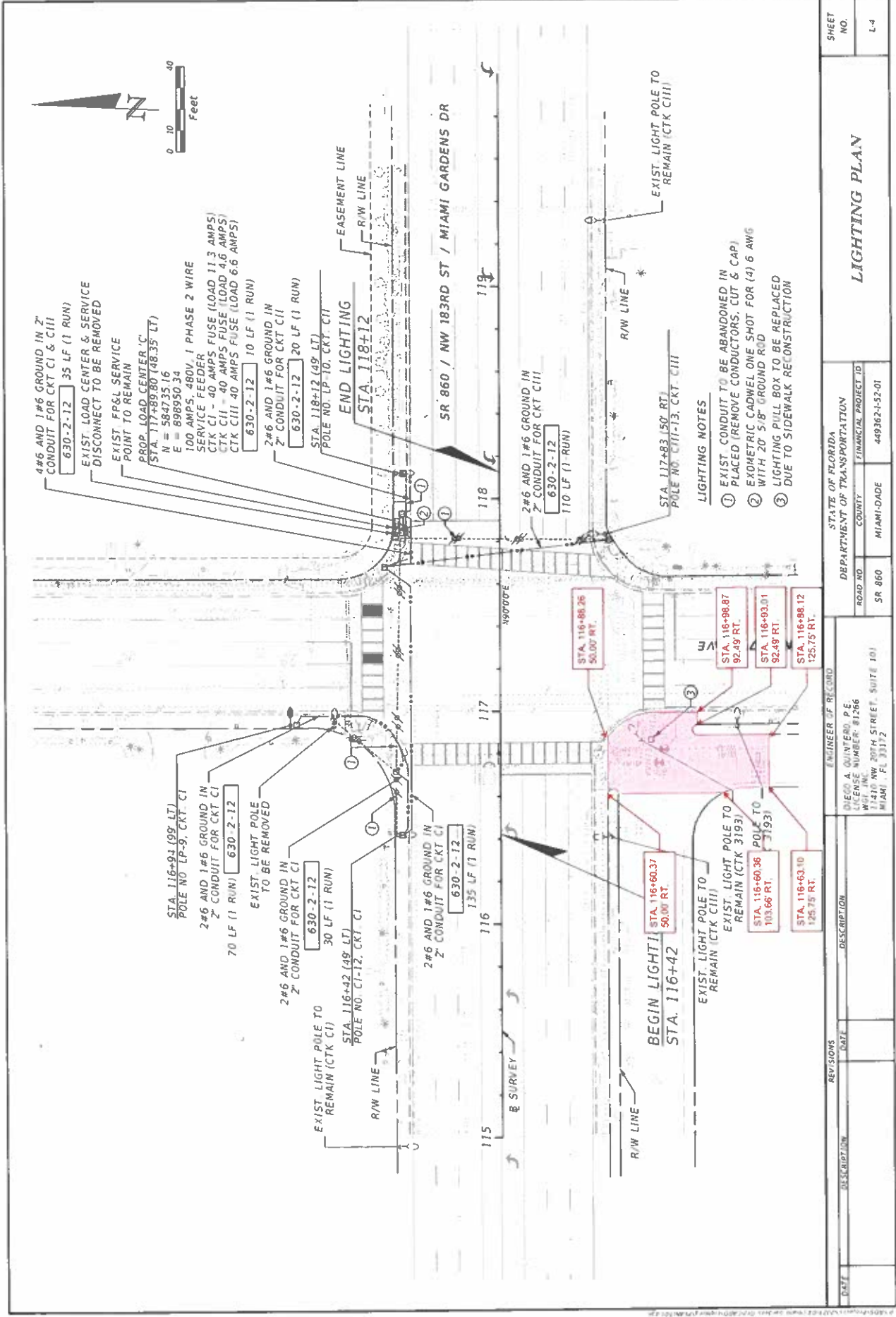
| REVISIONS | | DESCRIPTION | |
|-----------|-------------|-------------|-------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

| | | | |
|------------------|------------|------------------------------|--|
| STATE OF FLORIDA | | DEPARTMENT OF TRANSPORTATION | |
| ROAD NO. | COUNTY | FINANCIAL PROJECT ID | |
| SR 860 | MIAMI-DADE | 449362-152-01 | |

| | |
|---------------------------------|--|
| ENGINEER OF RECORD | |
| DIEGO A. QUINTERO, P.E. | |
| LICENSE NUMBER: B1266 | |
| WGL, INC. | |
| 17410 NW 30TH STREET, SUITE 101 | |
| MIAMI, FL 33122 | |

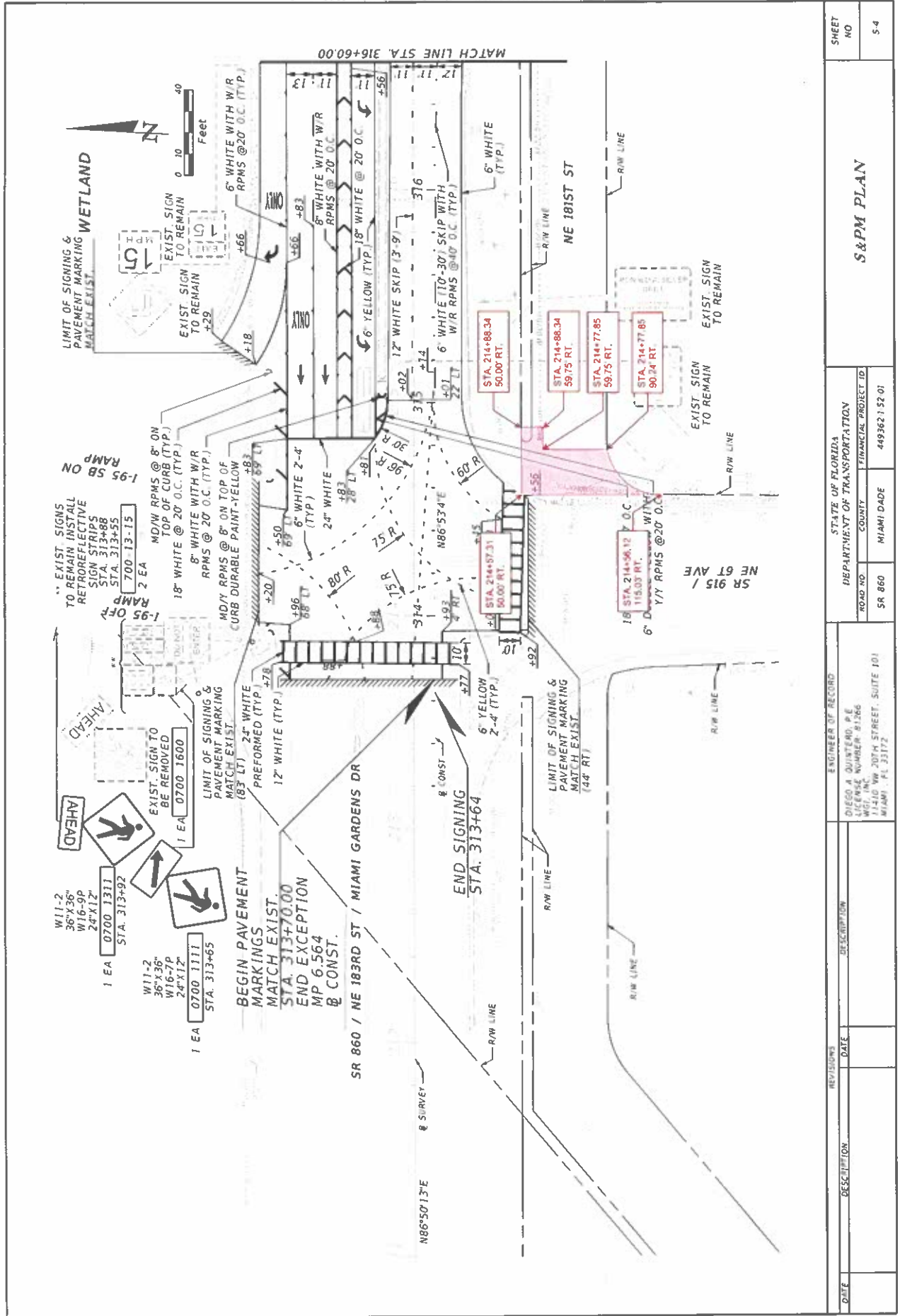
| | |
|---------------------|----|
| ROADWAY PLAN | |
| SHEET NO. | 12 |

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



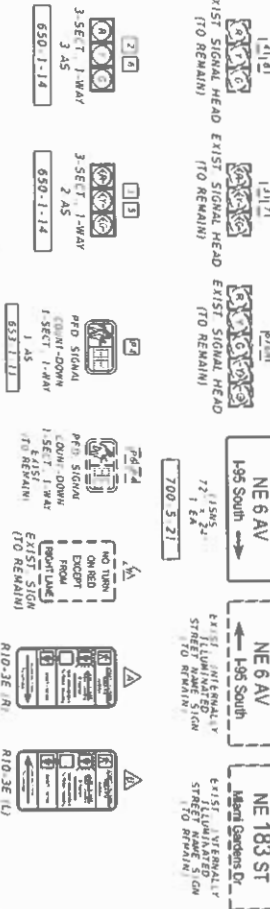
- LIGHTING NOTES**
- ① EXISTING CONDUIT TO BE ABANDONED IN PLACED (REMOVE CONDUCTORS, CUT & CAP)
 - ② EXOMETRIC CADWEL ONE SHOT FOR (4) 6 AWG WITH 20" 5/8" GROUND ROD
 - ③ LIGHTING PULL BOX TO BE REPLACED DUE TO SIDEWALK RECONSTRUCTION

| DATE | DESCRIPTION | REVISIONS | ENGINEER OF RECORD | ROAD NO | COUNTY | FINANCIAL PROJECT ID | SHEET NO. |
|----------------------|-------------|-----------|---|---------|------------|----------------------|-----------|
| | | | DIEGO A. QUINTERO, P.E. LICENSE NUMBER: 81266 W&J, INC. 11410 NW 20TH STREET, SUITE 101 MIAMI, FL 33172 | SR 860 | MIAMI-DADE | 449362-152-01 | L-4 |
| LIGHTING PLAN | | | | | | | |



| DATE | DESCRIPTION | REVISIONS | ENGINEER OF RECORD | STATE OF FLORIDA | SHEET NO |
|----------------------|-------------|-----------|---|----------------------------------|----------|
| | | | DIEGO A. BUSTARD, P.E. LICENSE NUMBER: 81266 WGL, INC. 11-110 NW 20TH STREET, SUITE 101 MIAMI, FL 33112 | DEPARTMENT OF TRANSPORTATION | 5-4 |
| | | | SR 860 | COUNTY MIAMI DADE | |
| | | | | FINANCIAL PROJECT ID 44936213201 | |
| S&PM PLAN | | | | | |

SIGNAL HEAD AND SIGN DETAILS



CONTROLLER OPERATIONS:

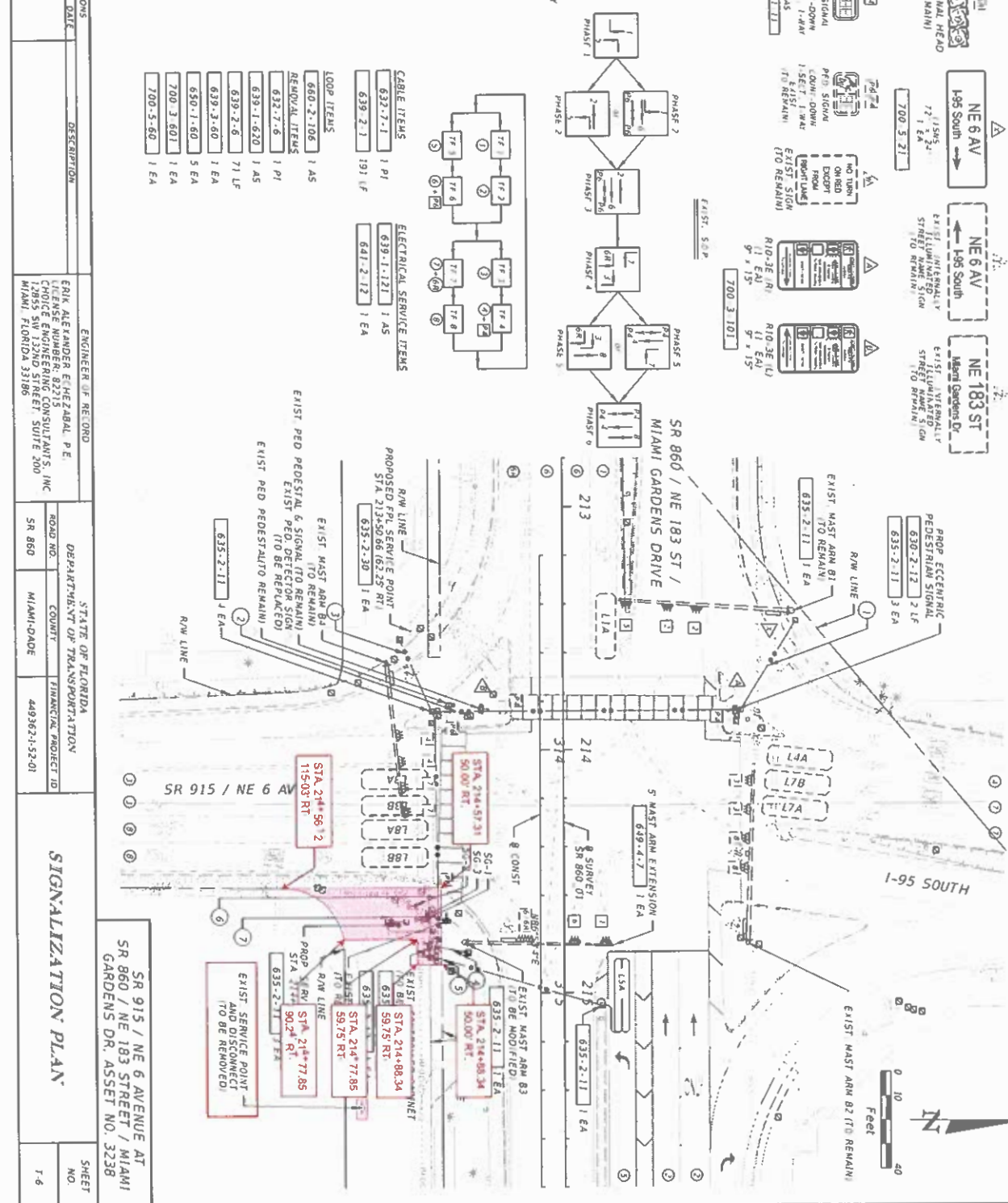
1. MAJOR STREET, SR 860 / NE 183 STREET / MIAMI GARDENS DRIVE AND MINOR STREET, SR 915 / NE 6 AVENUE AND I-95 SOUTH OFF-RAMP
2. PHASE 1, 2, 4, 5, 6 - ACTUATED
3. PHASE 2 - RECALL
4. FLASHING OPERATIONS: MOVEMENTS 2 & 6 - YELLOW MOVEMENTS 1, 3, 4, 5, 7, 6 & 8 - RED
5. MOVEMENT P6 - RECALL
6. MOVEMENT P4 - ACTUATED
7. MOVEMENTS 1, 3, 5, 6 & 7 ARE PROTECTED ONLY
8. EXIST. CABINET MODEL IS MD-552A
9. EXIST. CONTROLLER MODEL IS 2010LX

1. THE EXISTING CONTROLLER CABINET IS EQUIPPED WITH WIRELESS COMMUNICATION EQUIPMENT.
2. ESTIMATED TOTAL ELECTRICAL LOAD: 534 W
3. ESTIMATED INTERSECTION AMPERAGE: 4.95 A

- CONDUITS:**
1. 43 LF (1 RUN, 1 SIGNAL)
 2. 126 LF (2 RUNS, 2 SIGNAL)
 3. 33 LF (1 RUN, 1 SIGNAL)
 4. 13 LF (1 RUN, 1 SIGNAL)
 5. 74 LF (3 RUNS, 2 SIGNAL, 1 ELECTRICAL)
 6. 68 LF (1 RUN, 1 ELECTRICAL)

- NOTES:**
1. THE EXISTING CONTROLLER CABINET IS EQUIPPED WITH WIRELESS COMMUNICATION EQUIPMENT.
 2. ESTIMATED TOTAL ELECTRICAL LOAD: 534 W
 3. ESTIMATED INTERSECTION AMPERAGE: 4.95 A

| DATE | DESCRIPTION | REVISIONS | DATE |
|------|-------------|-----------|------|
| | | | |



CABLE ITEMS

| | | | |
|---------|--------|-----------|------|
| 632-7-1 | 1 P1 | 639-1-121 | 1 AS |
| 639-2-1 | 191 LF | 641-2-12 | 1 EA |

ELECTRICAL SERVICE ITEMS

| | |
|-----------|-------|
| 660-2-106 | 1 AS |
| 632-7-6 | 1 P1 |
| 639-1-620 | 1 AS |
| 639-2-6 | 71 LF |
| 639-3-60 | 1 EA |
| 630-1-60 | 5 EA |
| 700-3-601 | 1 EA |
| 700-5-60 | 1 EA |

LOOP ITEMS

| | |
|-----------|------|
| 660-2-106 | 1 AS |
|-----------|------|

NEEDLUM ITEMS

| | |
|-----------|-------|
| 632-7-6 | 1 P1 |
| 639-1-620 | 1 AS |
| 639-2-6 | 71 LF |
| 639-3-60 | 1 EA |
| 630-1-60 | 5 EA |
| 700-3-601 | 1 EA |
| 700-5-60 | 1 EA |

ENGINEER OF RECORD

ERIK ALEXANDER ELHIZABAL, P.E.
 LICENSE NUMBER: 82215
 CHOICE ENGINEERING CONSULTANTS, INC.
 12855 SW 122ND STREET, SUITE 200
 MIAMI, FLORIDA 33186

DEPARTMENT OF TRANSPORTATION

ROAD NO. SR 860
 COUNTY MIAMI-DADE
 FINANCIAL PROJECT ID 4493621-52-01

STATE OF FLORIDA

SIGNALIZATION PLAN

SR 915 / NE 6 AVENUE AT SR 860 / NE 183 STREET / MIAMI GARDENS DR. ASSET NO. 3238

SHEET NO. 16



MEMORANDUM
(Revised)

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

DATE: June 2, 2026

FROM: 
Gen 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)
6-2-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF PERPETUAL EASEMENT PARCELS 800 AND 801, LOCATED AT THE SW CORNER OF THE INTERSECTION OF SR 860/MIAMI GARDENS DRIVE WITH NW 37 AVENUE, AND AT THE SE CORNER OF THE INTERSECTION OF SR 860/MIAMI GARDENS DRIVE WITH NE 6 AVENUE, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES, FOR A NOMINAL PRICE OF \$1.00, FOR A ROADWAY IMPROVEMENT PROJECT; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF THE SAME; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE PERPETUAL EASEMENTS AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the Florida Department of Transportation (FDOT) desires the conveyance of perpetual easements upon two portions of certain County-owned property located at the SW corner of the intersection of SR 860/Miami Gardens Drive with NW 37 Avenue, and at the SE corner of the intersection of SR 860/Miami Gardens Drive with NE 6 Avenue, as identified, depicted, and described by Exhibit "A" in Attachment 1 to the County Mayor's memorandum, referred to as Parcel No. 800 and Parcel 801 (the "Perpetual Easements"); and

WHEREAS, FDOT requires perpetual easements for purposes of constructing, installing, accessing, and maintaining a mast arm, control cabinet, service disconnect, pedestrian ramps, pedestrian push buttons, light pole, pull boxes and conduits, and any appurtenant facilities as depicted in Attachment 2 to the County Mayor's memorandum identified as Signalization Plan, and has applied to the County to convey the same for the use and purpose mentioned before; and

WHEREAS, the Board finds the conveyance of the perpetual easements to FDOT would be necessary in order to construct, install, access, and maintain a mast arm, control cabinet, service disconnect, pedestrian ramps, pedestrian push buttons, light pole, pull boxes, and any appurtenant facilities, and the Board finds that this conveyance would be utilized for the benefit of the public and community interest and welfare, and is consistent with County public purpose; and

WHEREAS, the County desires to convey the Perpetual Easements to FDOT pursuant to Section 125.38, Florida Statutes, for a nominal price of \$1.00; and

WHEREAS, the acceptance of the Perpetual Easements by the FDOT is in accordance with Sections 337.25, Florida Statutes, governing FDOT's acceptance of the donation for transportation facilities; and

WHEREAS, the perpetual easements will automatically revert to the County in the event that the use by the FDOT for transportation purposes ceases,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board adopts and incorporates the foregoing recitals and County Mayor's memorandum with attachments as if fully set forth herein.

Section 2. This Board authorizes the conveyance of the perpetual easements to FDOT, pursuant to Section 125.38, Florida Statutes, for a nominal price of \$1.00, in substantially the form attached to the County Mayor's memorandum as Attachment 1, solely to construct, install, access, and maintain a mast arm, control cabinet, service disconnect, pedestrian ramps, pedestrian push buttons, light pole, pull boxes and conduits, and any appurtenant facilities in a County-owned property located at the SW corner of the intersection of SR 860/ Miami Gardens Drive and NW 37th Avenue, and at the SE corner of the intersection of SR 860/ Miami Gardens Drive and NE 6th Avenue.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to take all actions necessary to accomplish the conveyance of same, to execute the perpetual easements, and to exercise all rights conferred therein.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the perpetual easements in the public records of Miami-Dade County, Florida and shall provide a copy of the recorded instruments to the Clerk of the Board within 30 days of the recordation the easements; and (b) the Clerk of the Board shall attach and permanently store a copy of the recorded 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 | |

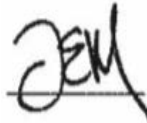
The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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 HERNANDEZ BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. M. Alvarez