MEMORANDUM

Agenda Item No. 8(N)(8)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution accepting two conveyances of property interests to Miami-Dade County for road purposes in a portion of SW 89 Court North of SW 16 Street and a portion of the Southeast corner of the intersection of SW 108 Avenue and SW 36 Street; and authorizing the County Mayor to execute the acceptances of the instruments of conveyance and to take all actions to effectuate same

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez.

for
Geri Bonzon-Keenan
County Attorney

GBK/wm

Memorandum

Date: November 17, 2026

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

From: Daniella Levine Cava
Mayor

Subject: Resolution Accepting Two Conveyances of Property Interests for Public Purposes to Miami-Dade County, Florida

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Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. The grantors' names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be $20.

Recommendation

The Department of Transportation and Public Works (DTPW) needs the property interests from these entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Exhibits 1 and 2 and are further described below.

Scope

The properties being conveyed are located within District 10, which is represented by Commissioner Chairman Anthony Rodriguez.

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be $20 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 Omar Suarez, Chief, Right-of-Way Division.

Delegated Authority
The resolution delegates authority for the County Mayor or County Mayor's designee to execute the acceptances of the instruments of conveyance. Furthermore, the County Mayor or County Mayor's designee shall record the instruments of conveyance accepted therein in the Public Records of Miami-Dade County.

Background
These conveyances are being obtained to fulfill zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The individual sites are listed below outlining the specific requirement for each.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	Jose A. Gancedo and Doriliz De Jesus	**Right-of-Way Deed**	A portion of SW 89th Court from approximately 272 feet north of the centerline of SW 16th Street north for 60 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 20260023)
2.	Bent Tree Spanish Congregation of Jehovah's Witnesses, Inc.	**Right-of-Way Deed**	The Radius Return at the southeast corner of the intersection of SW 108th Avenue and SW 36th Street	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20260018)

Attachments:

- Exhibit 1 – Jose A. Gancedo and Doriliz De Jesus, Right-of-Way Deed with Location Maps

- Exhibit 2 - Bent Tree Spanish Congregation of Jehovah's Witnesses, Inc., Right-of-Way Deed with Location Maps

Roy Coley
Deputy Mayor

Return to:
Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970
Instrument prepared by:
Jeffrey Whitmore, P.S.M.
Folio No. 30-4009-002-0110
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 7 day of July, A.D. 2025, by and between **Jose A. Gancedo and Doriliz De Jesus**, husband and wife, whose address is 1511 SW 90 Avenue, Miami, FL 33174, *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 East 25 feet of Lot 17, in Block 3, of MIAMI WESTGATE TRACT, according to the plat thereof as recorded in Plat Book 5, at Page 118, of the Public Records of 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

Hector Acosta 280 Iroquis St Miami FL 33166
Printed Name & Address

(Sign)

Jose A. Gancedo
Printed Name

Witness

Diana Ramos 7701 SW 146 Rd Miami FL 33183
Printed Name & Address

Address (if different)

Witness

Hector Acosta 280 Iroquis St Miami FL 33166
Printed Name & Address

(Sign)

Doriliz De Jesus
Printed Name

Witness

Diana Ramos
Printed Name & Address

7701 SW 146 RD
MIAMI, FL 33183

Address (if different)

Page **2** of **3**

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

I HEREBY CERTIFY, that on this 7 day of July, 2025, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [✓]physical or []online notarization **Jose A. Gancedo and Doriliz De Jesus**, 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.

Olga Gonzalez
Notary Signature

Notary Public State of Florida
Olga Gonzalez
My Commission HH 337240
Expires 11/30/2026

Olga Gonzalez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 11-30-2026

Commission/Serial No. HH 337240

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

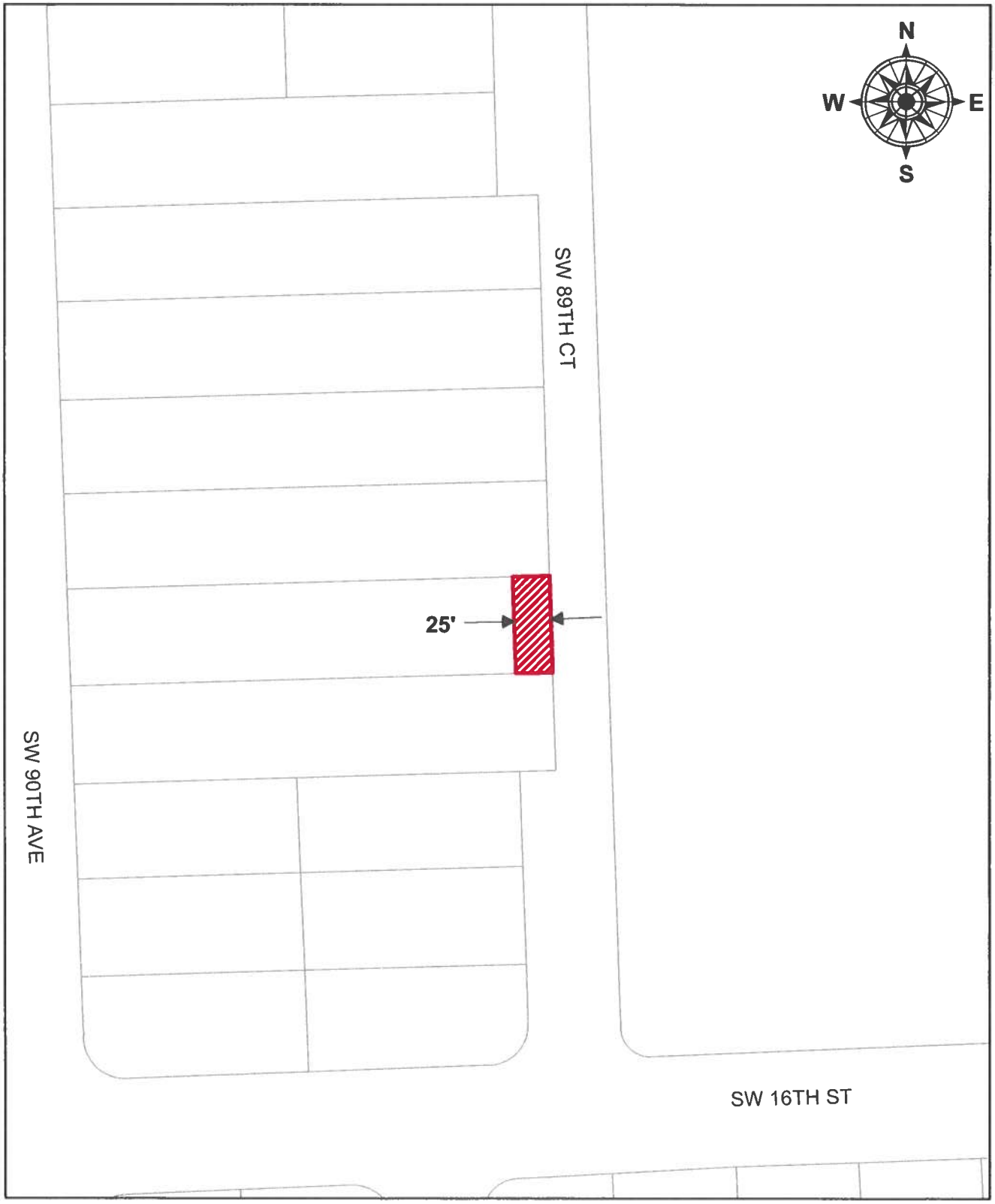
ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of the Court and Comptroller

Approved as to form and legal sufficiency

Attested By: _____
Deputy Clerk
Date

_____
Assistant County Attorney
Date

Page 3 of 3
Page 3 of 3



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4009-002-0110

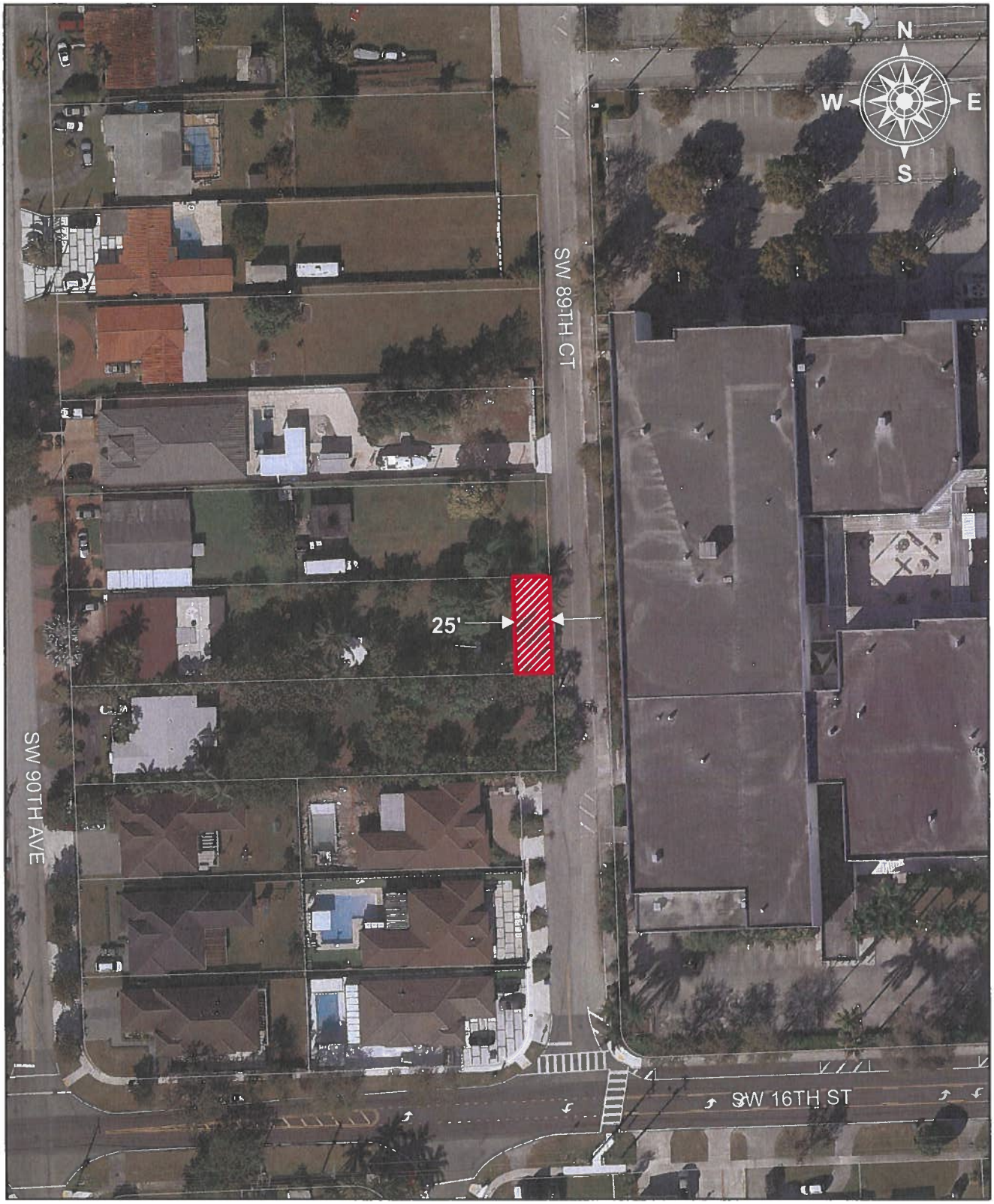
Name: Jose A. Gancedo and Doriliz De Jesus

Section: 09-54-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 4-14-2026
Drawn By: A.Santelices



THIS IS NOT A SURVEY NOT TO SCALE

Folio: 30-4009-002-0110
Name: Jose A. Gancedo and Doriliz De Jesus
Section: 09-54-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 4-14-2026
Drawn By: A.Santelices

Return to:
Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970
Instrument prepared by:
Jeffrey Whitmore, P.S.M.
Folio No. 30-4018-000-1121
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 21 day of MARCH, A.D. 2026, by and between **BENT TREE SPANISH CONGREGATION OF JEHOVAH'S WITNESSES, INC.**, a not-for-profit corporation under the laws of the State of Florida, and having its office and principal place of business at 10790 SW 36 Street, Miami, FL 33165, 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 external area of a 25-foot-radius curve concave to the Southeast and tangent to the South line of the North 25 feet, and the East line of the West 25 feet, of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 54 South, Range 40 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 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).

Witness
JOSE DANIEL LUIS 2811 SW 122 AV Miami, FL 33175
Printed Name & Address

Witness
Jorge Pinzon
Printed Name & Address
1451 SW 52 St. Mia. Fl. 33175

Witness
ROBERTO LAZO 111 NW FIRST ST. MIAMI, FL 33128
Printed Name & Address

Witness
JOSE MERA 111 NW FIRST ST. MIAMI, FL 33128
Printed Name & Address

BENT TREE SPANISH CONGREGATION OF JEHOVAH'S WITNESSES, INC.

(Sign)
By: _____ President
CARLOS ESTRADA
Printed Name
3765 SW 149 AVE, MIAMI, FL 33185
Address if different

(Sign)
Attest: _____ Secretary
Alexis Perez-Ibañez
Printed Name
10150 SW 66 ST Miami Fl 33173
Address if different

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

I HEREBY CERTIFY, that on this 21ST day of MARCH, 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 CARLOS ESTRADA and ALEXIS PEREZ-IBANEZ, personally known to me or proven, by producing the following identification: _____ to be the ✓ President and ✓ Secretary of **BENT TREE SPANISH CONGREGATION OF JEHOVAH'S WITNESSES, INC.**, a not-for-profit 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 THEY 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.

ARTURO A. OBREGON
MY COMMISSION # HH 575368
EXPIRES: August 16, 2028

_____
Notary Signature

ARTURO A. OBREGON
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: AUGUST 16, 2028

Commission/Serial No. HH 575368

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

Attested by: _____
Deputy Clerk

_____
Date

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

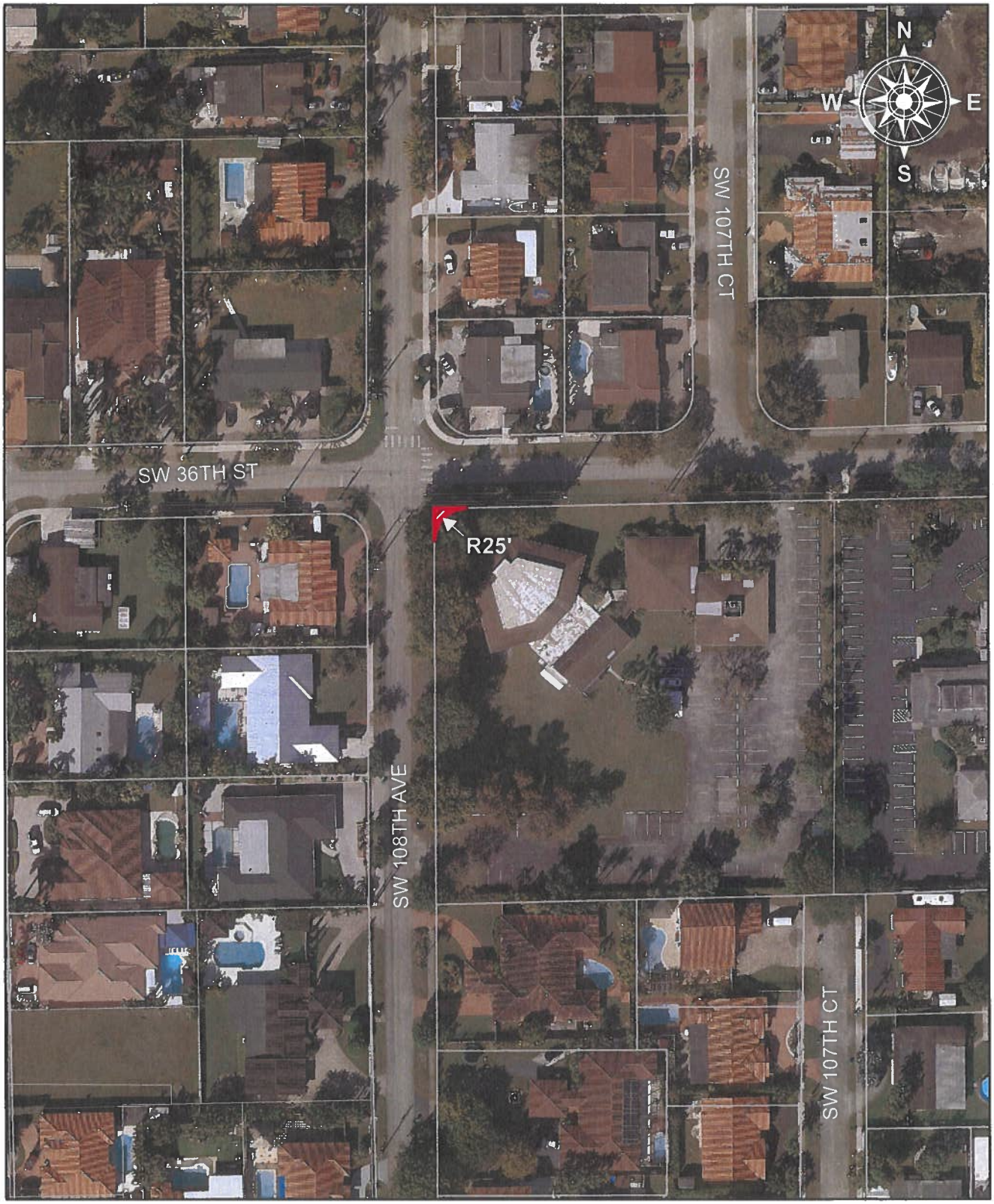
Folio: 30-4018-000-1121
Name: Bent Tree Spanish Congregation of Jehovah's Witnesses
Section: 18-54-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 3-27-2026
Drawn By: A.Santelices

Exhibit 2



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4018-000-1121
Name: Bent Tree Spanish Congregation of Jehovah's Witnesses
Section: 18-54-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: Unincorporated
Commission District 10
Anthony Rodriguez

Date: 3-27-2026
Drawn By: A.Santelices

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

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

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)(8)
11-17-26

RESOLUTION NO. _____

RESOLUTION ACCEPTING TWO CONVEYANCES OF PROPERTY INTERESTS TO MIAMI-DADE COUNTY FOR ROAD PURPOSES IN A PORTION OF SW 89 COURT NORTH OF SW 16 STREET AND A PORTION OF THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 108 AVENUE AND SW 36 STREET; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS OF CONVEYANCE AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME

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

WHEREAS, Jose A. Gancedo and Doriliz De Jesus, the property owners/grantors of a parcel of land located at 1511 SW 90th Avenue in Miami-Dade County, Florida, have tendered an instrument conveying their property interests in a portion of that land to Miami-Dade County for public purposes identified in the County Mayor's memorandum and the instruments of conveyance attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, Bent Tree Spanish Congregation of Jehovah's Witnesses, Inc., the property owner/grantor of a parcel of land located at 10790 SW 36th 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 2 to the County Mayor's memorandum and made a part thereof; and

WHEREAS, upon consideration of the recommendation of the Department of Transportation and Public Works, this Board finds and determines that the acceptance of such conveyances would be in the public's best interest,

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

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

Section 2. The conveyances by the above-described property owners/grantors are hereby approved and accepted; provided, however, that it is specifically understood that Miami-Dade County is not obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes.

Section 3. The County Mayor or County Mayor's designee is authorized to execute the acceptances of the instruments of conveyance and to take all actions to effectuate same.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the instruments of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of these instruments to the Clerk of the Board within 30 days of execution of said instruments; and (b) the Clerk of the Board shall attach and permanently store a recorded copy of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of November, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. YEM

Yuval E. Manor