

## **MEMORANDUM**

Agenda Item No. 8(O)(1)

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

**DATE:** May 6, 2025

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing the conveyance of Perpetual Easement, referred to as Parcel 801.1, consisting of 272 square feet on a portion of County-owned property located at 8601 NW 186 Street, Miami, Florida, Folio No. 30-2003-025-0018, to the State of Florida Department of Transportation in accordance with section 125.38 of the Florida Statutes, for a nominal fee of \$1.00, in order to construct, install, and maintain a concrete sidewalk and underground conduits; authorizing the County Mayor to take all actions necessary to accomplish the conveyance of same; and authorizing the County Mayor to execute the Perpetual Easement and to exercise all rights contained therein

Resolution No. R-433-25

The accompanying resolution was prepared by the Water and Sewer Department and placed on the agenda at the request of Prime Sponsor Senator René García.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/ks

MDC001

**Date:** May 6, 2025

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

**From:** Honorable Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Authorizing the Conveyance of a Perpetual Easement Parcel 801.1 to Florida Department of Transportation (FDOT) located at 8601 N.W. 186 Street, Miami, Florida 33015 (Gardens Square Shopping Center) - Folio No. 30-2003-025-0018

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## **EXECUTIVE SUMMARY**

This item seeks approval from the Board of County Commissioners (the “Board”) to convey a Perpetual Easement to the Florida Department of Transportation (“FDOT”) on a County-owned property located at 8601 N.W. 186 Street, Miami, Florida, bearing Folio No. 30-2003-025-0018, in exchange for the nominal sum of \$1.00. The conveyance is for an FDOT roadway improvement project along State Road (“SR”) 860/Miami Gardens Drive/NW 186 Street from SR-93/175 to SR-823/NW 57 Avenue, in Miami-Dade County, as depicted in Attachment 1 and described in Attachment 2 (the “Perpetual Easement”) to this memorandum. The 272 square foot area is needed for the purpose of constructing and maintaining a concrete sidewalk and underground conduits on the north side of Miami Gardens Drive. 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 subject property is located at 8601 N.W. 186 Street, Miami, Florida 33015, in Commission District 13, which is represented by Senator Rene Garcia.

## **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 Easement.

## **TRACK RECORD/MONITOR**

Billie Jo McCarley, the Water and Sewer Department’s Deputy Director of Operations, will oversee the conveyance of this Perpetual Easement to FDOT.

## **DELEGATION OF AUTHORITY**

The item authorizes the County Mayor or County Mayor’s designee to : (1) execute and exercise any and all rights conferred in the Perpetual Easement and (2) record the necessary documents in the public records of Miami-Dade County.

## **BACKGROUND**

FDOT is planning a roadway project on SR 860/Miami Gardens Drive from SR-93/I-75 to SR-823/NW 57 Avenue in Miami-Dade County, Florida. The project consists of widening Miami Gardens Drive to accommodate an additional lane in each direction as well as a shared-use path along the north side of Miami

Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners  
Page 2

Gardens Drive. As part of the project, landscape cut-outs are proposed along the path to provide shade for bicyclists and pedestrians. The proposed project is located adjacent to the Miami-Dade Water and Sewer Department's ("WASD") Pump Station 390, which will not be affected by the proposed pathway.

In order to accommodate the project, FDOT has requested a perpetual easement from WASD over a 272 square foot portion of WASD property located at 8601 N.W. 186 Street, Miami, Florida 33015 (Gardens Square Shopping Center).

Section 337.25 of the Florida Statutes allows FDOT to request donations of County-owned property for public benefit. FDOT has requested this Perpetual Easement for the nominal price of \$1.00. Section 125.38 of the Florida Statutes authorizes the Board to convey County-owned property to the United States or State governments for public interest and welfare for nominal consideration, regardless of the actual value of the property.

In the event FDOT discontinues the use of said Perpetual Easement for transportation purposes, it will revert to the County. The anticipated construction start date is July 2025.



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Roy Coley  
Chief Utilities and Regulatory Services Officer



# ATTACHMENT 2

This instrument prepared by, <sup>DS</sup> AT  
 or under the direction of,  
 Alicia Trujillo, Esq.  
 District Six Chief Counsel  
 Document prepared by: MF <sup>DS</sup> RTB  
 State of Florida  
 Department of Transportation  
 1000 N.W. 111<sup>th</sup> Avenue  
 Miami, Florida 33172  
 December 15, 2023

Parcel No. : 801. 1R(10/7/2024)RTB  
 Item/Segment No. : 438864-2  
 Managing District : 6  
 Parcel Folio : 30-2003-025-0018

## PERPETUAL EASEMENT

THIS EASEMENT Made 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** its successors and assigns, Grantee.

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 described parcel (the Easement Area) in Miami-Dade County, Florida, for the purpose of constructing, installing, and maintaining a concrete sidewalk, and underground conduits.

The Easement Area is legally described as follows:

Parcel 801 F.P. No. 438864-2

A portion of TRACT "A", of STILES HUNT PLAT, according to the plat thereof, as recorded in Plat Book 138, Page 85, of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

COMMENCE at the Southwest (SW) corner of the Southwest one-quarter (SW 1/4) of Section 3, Township 52 South, Range 40 East; thence N 89°38'42" E along the South line of said Southwest (SW) 1/4 of Section 3, also being the Baseline of Survey of State Road 860 / N.W. 186th Street, as shown on Dade County Public Works Department Right of Way Map for NW 186th Street, Project Number 662092 and recorded in Road Plat Book 112, Page 26, of the Public Records of Miami-Dade County, Florida, for a distance of 488.38 feet; thence N 00°21'18" W, departing from said baseline of survey at a right angle, for a distance of 55.00 feet to a point on the existing Northerly right of way line of said State Road 860, as per Official Records Book 8364, at Page 784 of the Public Records of Miami-Dade County, Florida, said point also being the POINT OF BEGINNING of the hereinafter described parcel:

Thence N 00°21'18" W, for a distance of 10.00 feet to a point on a parallel line and 10 feet North when measured at right angles to said existing Northerly right of way line of State Road 860; thence N 89°38'42" E, for a distance of 4.70 feet; thence S 45°21'18" E, for a distance of 4.24 feet; thence N 89°38'34" E, for a distance of 6.51 feet; thence N 44°38'42" E, for a distance of 3.27 feet; thence N 00°43'33" E, for a distance of 0.31 feet; thence S 88°45'24" E, for a distance of 0.30 feet; thence N 02°16'30" E, for a distance of 0.38 feet to a point on a said parallel line and 10 feet North; thence N 89°38'42" E, for a distance of 13.15 feet; thence S 00°21'18" E, for a distance of 10.00 feet to a point on the existing Northerly right of way line of State Road 860; thence S 89°38'42" W along said line for a distance of 30.00 feet to the POINT OF BEGINNING.

Said lands containing 272 square feet, more or less.

All of the foregoing lying in the Southwest one-quarter (SW 1/4) of Section 3, Township 52 South, Range 40 East Miami-Dade County, Florida.

Denis Denis, PSM  
License No. 7017, State of Florida  
Colliers Engineering & Design, Inc.  
Date: 11/22/2022  
Rev. by DD: 02/15/2023

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

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

GRANTOR AND GRANTEE further agree as follows:

THAT Grantee shall indemnify and hold Grantor harmless from any and all damages and/or liability, claims, demand, actions and/or suits of any nature arising out of, relating to, or resulting from negligent or wrongful act(s) of the Grantee's employees, agents, or instrumentalities, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Grantee hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes. However, nothing herein shall be deemed to indemnify Grantor from any liability or claim arising out of the negligent performance or failure of performance of Grantor.

THAT this Easement is solely for the purpose set forth herein, including any related and ancillary uses, and no other uses of the Easement Area are permitted.

THAT in the event the Grantee discontinues its use of the property for the purposes stated, Grantee's perpetual easement shall terminate and Grantor shall have the right to immediately repossess same and all property rights shall automatically revert to the Grantor without the necessity of any further action or proceeding.

THAT at all times, including but not limited to during the construction of any improvements, Grantee shall provide continuous vehicular and pedestrian ingress and egress to and from the Grantor's abutting property.

THAT during construction, Grantee shall require its construction contractor(s) to maintain Commercial General Liability insurance providing continuous coverage for all work or operations performed under the construction contract. Such insurance shall be no more restrictive than that provided by the latest occurrence from edition of the standard Commercial General Liability Coverage Form as filed for use in the state of Florida. The limits of coverage shall not be less than \$1,000,000 for occurrence and not less than a \$5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy, or such other minimum insurance coverage that may be required by the Department for the construction of the project, in accordance with the Florida Department of Transportation's Standards and Specifications for Road Construction.

THAT Grantee shall promptly repair any damage resulting from Grantee's exercising its rights hereunder at its sole expense.

THAT Grantor retains all rights on the land subject to the Easement Area that are not inconsistent with the rights conveyed to Grantee herein.

THAT Grantor makes no representations as to the title or condition of the property within the Easement Area or the suitability of the Easement Area property for the use set forth herein.

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: JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT AND  
COMPTRROLLER

MIAMI-DADE COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
County Mayor

Date: \_\_\_\_\_

(Affix County Seal)

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 \_\_\_\_\_, County Mayor, 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: \_\_\_\_\_

# EXHIBIT "A"

**SURVEYOR NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT.
3. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE SOUTH LINE OF THE SW 1/4 OF SECTION 3-52-40 BEARS N89°38'42"E. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. 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.
7. BASELINE OF SURVEY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON R/W MAP, FOR STATE ROAD 860/ MIAMI GARDENS DRIVE (N.W. 186TH STREET), SECTION 87026 F.P. No. 438864-2, DATED DECEMBER 8TH, 2022.
8. ALL STATIONS AND OFFSETS REFER TO THE BASELINE OF SURVEY OF STATE ROAD 860/ MIAMI GARDENS DRIVE (N.W. 186TH STREET).
9. SOURCES OF DATA:
  - a. PLAT BOOK 138, PAGE 25 (MIAMI DADE PUBLIC RECORDS)
  - b. PLAT BOOK 112, PAGE 26 (MIAMI DADE PUBLIC RECORDS)
  - c. PLAT BOOK 85, PAGE 71 (MIAMI DADE PUBLIC RECORDS)
  - d. PLAT BOOK 141, PAGE 49 (MIAMI DADE PUBLIC RECORDS)
  - f. O.R.B. 15242, PAGE 1145
  - g. O.R.B. 16560, PAGE 1767
  - h. O.R.B. 17802, PAGE 1553
  - i. RIGHT OF WAY MAP FOR STATE ROAD 860/MIAMI GARDENS DRIVE (N.W. 186TH STREET SECTION 87026 DATED DECEMBER 8TH, 2022.
  - j. LEGAL DESCRIPTION PREPARED BY DENIS DENIS, PSM LICENSE NUMBER 7017, STATE FLORIDA, COLLIER'S ENGINEERING & DESIGN, INC. DATED 11/22/2022 AND REVISED ON 02/15/2023 AS SHOWN ON INSTRUMENT PREPARED BY OR UNDER THE DIRECTION OF Mrs. ALICIA TRUJILLO (FDOT DISTRICT SIX CHIEF COUNSEL), AND PROVIDED BY Mrs. QUIVENIA S. LEE (R/W CONSULTANT AGENT WITH FDOT) ON 10/02/2023.

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.



**JOSE R. BATISTA, P.S.M.**  
 Professional Surveyor and Mapper  
 State of Florida - License No. 8777  
 3575 S. Le Jeune Rd. Miami, FL  
 33146 WASD (786) 268-5196  
 Date: \_\_\_\_\_

**LEGEND:**

- |                                             |                               |
|---------------------------------------------|-------------------------------|
| ARC = ARC LENGTH                            | (P) = PLAT                    |
| ⊖ = BASELINE                                | PB = PLAT BOOK                |
| ⊕ = CENTER LINE                             | P.O.B = POINT OF BEGINNING    |
| (C) = CALCULATED                            | P.O.C = POINT OF COMMENCEMENT |
| D = DEGREE                                  | PG. = PAGE                    |
| EXIST. = EXISTING                           | ℓ = PROPERTY LINE             |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION | P.T. = POINT OF TANGENCY      |
| F.P. No. = FINANCIAL PROJECT NUMBER         | R. = RADIO                    |
| LT = LEFT                                   | (R) = RECORD                  |
| No. = NUMBER                                | RGE. = RANGE                  |
| O.R.B. = OFFICIAL RECORDS BOOK              | RT = RIGHT                    |
| (P) = PLAT                                  | R/W = RIGHT OF WAY            |
| PB = PLAT BOOK                              | STA = STATION                 |
| P.O.B = POINT OF BEGINNING                  | SEC. = SECTION                |
| P.O.C = POINT OF COMMENCEMENT               | TWP. = TOWNSHIP               |
|                                             | SR = STATE ROAD               |
|                                             | SO.FT = SQUARE FEET           |

This item has been digitally signed and sealed by Jose Batista on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**THIS IS NOT A BOUNDARY SURVEY**

THIS DOCUMENT CONSISTS OF FIVE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b> <b>SKETCH AND LEGAL DESCRIPTION</b>							
<b>S.R. 860/MIAMI GARDENS DRIVE</b> <b>(N.W. 186TH STREET)</b>				<b>MIAMI-DADE COUNTY</b>			
			BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	E.M.P.	11/01/23	MDWASD	SEE SURVEYORS NOTES
REVISION	BY	DATE	CHECKED	J.B	11/01/23	F.P. No. 438864-2 SECTION 87026 SHEET 01 OF 05	

## EXHIBIT "A"

### LEGAL DESCRIPTION - PARCEL 107

A PORTION OF TRACT "A", OF STILES HUNT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 40 EAST; THENCE N 89°38'42"E ALONG THE SOUTH LINE OF SAID SOUTHWEST (SW) 1/4 OF SECTION 3, ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD 860 / N.W. 186TH STREET, AS SHOWN ON DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP FOR NW 186TH STREET, PROJECT NUMBER 662092 AND RECORDED IN ROAD PLAT BOOK 112, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 488.38 FEET; THENCE N 00°21'18"W, DEPARTING FROM SAID BASELINE OF SURVEY AT A RIGHT ANGLE, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 860, AS PER OFFICIAL RECORDS BOOK 8364, AT PAGE 784 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL:

THENCE N 00°21'18"W, FOR A DISTANCE OF 10.00 FEET TO A POINT ON A PARALLEL LINE AND 10 FEET NORTH WHEN MEASURED AT RIGHT ANGLES TO SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 860; THENCE N 89°38'42"E, FOR A DISTANCE OF 4.70 FEET; THENCE S 45°21'18"E, FOR A DISTANCE OF 4.24 FEET; THENCE N 89°38'34"E, FOR A DISTANCE OF 6.51 FEET; THENCE N 44°38'42"E, FOR A DISTANCE OF 3.27 FEET; THENCE N 00°43'33"E, FOR A DISTANCE OF 0.31 FEET; THENCE S 88°45'24"E, FOR A DISTANCE OF 0.30 FEET; THENCE N 02°16'30"E, FOR A DISTANCE OF 0.38 FEET TO A POINT ON A SAID PARALLEL LINE AND 10 FEET NORTH; THENCE N 89°38'42"E, FOR A DISTANCE OF 13.15 FEET; THENCE S 00°21'18"E, FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 860; THENCE S 89°38'42" W ALONG SAID LINE FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 272 SQUARE FEET, MORE OR LESS.

ALL OF THE FOREGOING LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA.

### THIS IS NOT A BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF FIVE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>				
			<b>SKETCH AND LEGAL DESCRIPTION</b>				
			S.R. 860/MIAMI GARDENS DRIVE (N.W. 186TH STREET)		MIAMI-DADE COUNTY		
			BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	E.M.P.	11/01/23	MDWASD	SEE SURVEYORS NOTES
REVISION	BY	DATE	CHECKED	J.B	11/01/23	F.P. No. 438864-2 SECTION 87026 SHEET 02 OF 05	

EXHIBIT "A"

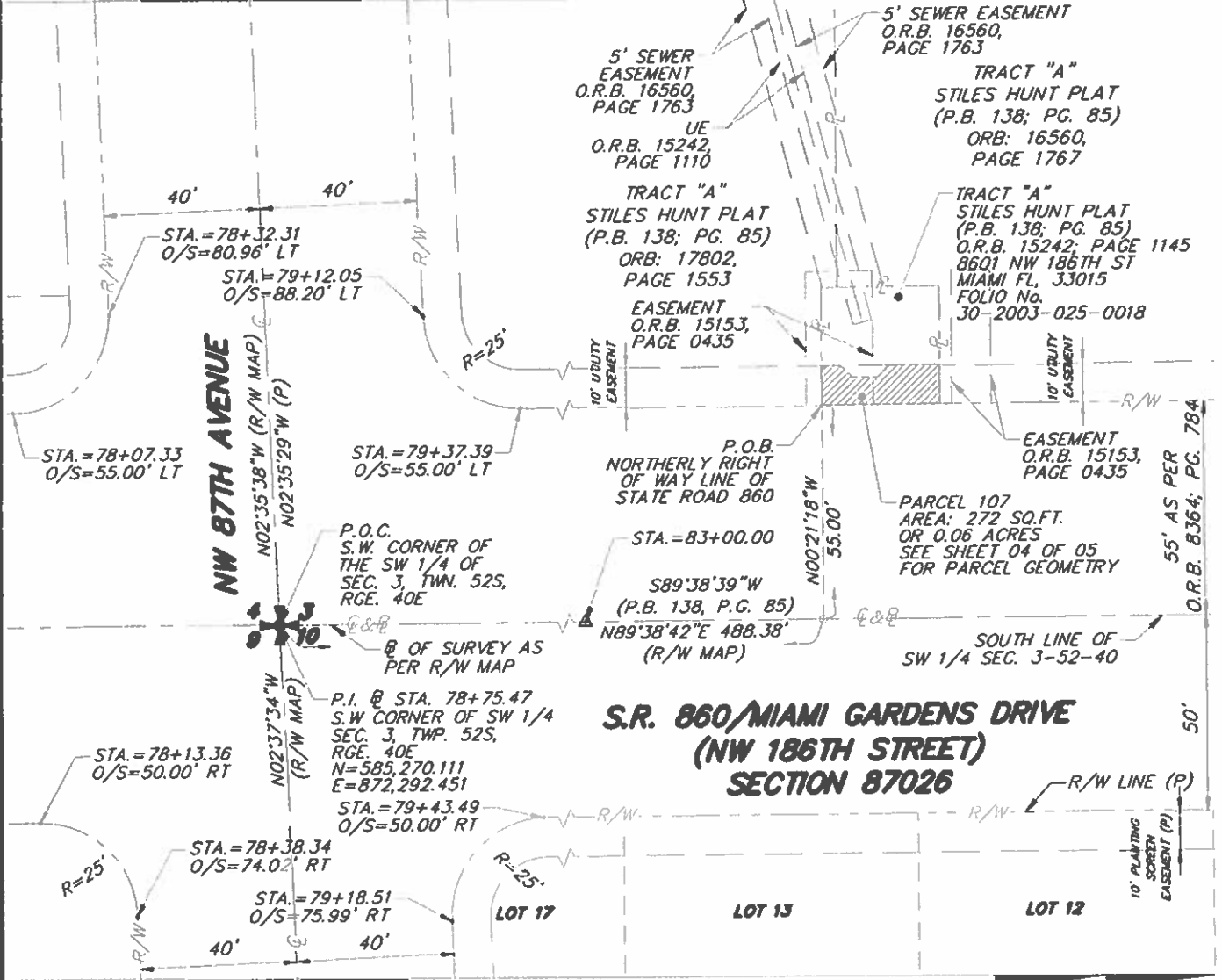
SECTION 03, TOWNSHIP 52 S, RANGE 40 E, MIAMI-DADE COUNTY, FLORIDA



PARCEL No.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
107	MIAMI-DADE COUNTY	±272 SQ.FT.	N/A	N/A

LAKES ON THE GREEN  
BUSINESS PARK  
SECTION TWO  
(P.B. 148, PG. 24)

STILES HUNT PLAT (P.B. 138, PG. 85)



P.O.C.  
S.W. CORNER OF  
THE SW 1/4 OF  
SEC. 3, TWP. 52S,  
RGE. 40E

**S.R. 860/MIAMI GARDENS DRIVE  
(NW 186TH STREET)  
SECTION 87026**

PALM SPRINGS NORTH SECTION-R (P.B. 85, PG. 71)

FLORIDA FRUIT LAND  
COMPANY SUBDIVISION No.1  
(P.B. 2, PG. 17)

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FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH AND LEGAL DESCRIPTION

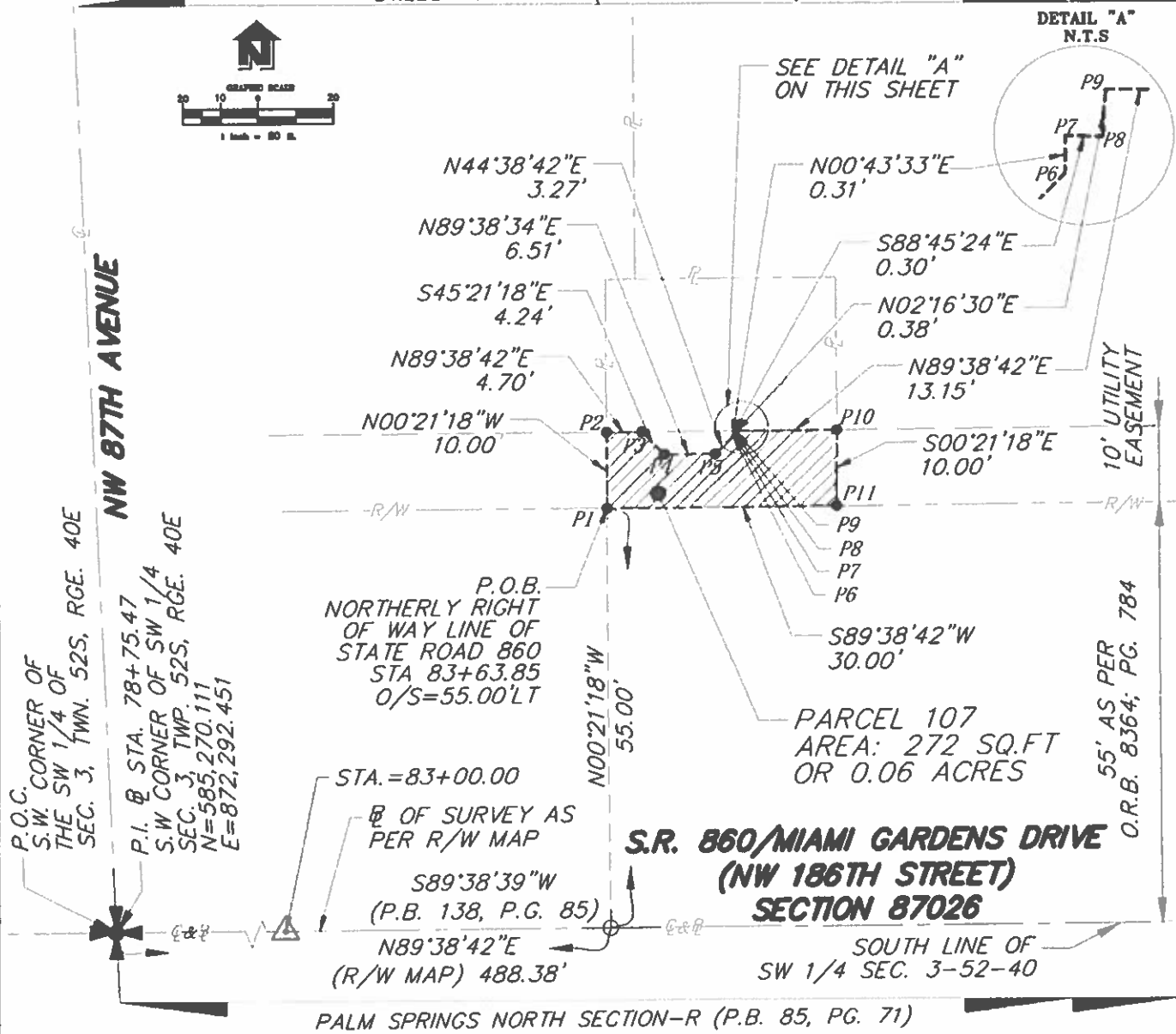
S.R. 860/MIAMI GARDENS DRIVE (N.W. 186TH STREET) MIAMI-DADE COUNTY

REVISION	BY	DATE	DRAWN	BY	DATE	PREPARED BY: MDWASD	DATA SOURCE: SEE SURVEYORS NOTES
				E.M.P.	11/01/23		
			CHECKED	J.B.	11/01/23	F.P. No. 438864-2 SECTION 87026	SHEET 03 OF 05

**EXHIBIT "A"**

SECTION 03, TOWNSHIP 52 S, RANGE 40 E, MIAMI-DADE COUNTY, FLORIDA

STILES HUNT PLAT (P.B. 138, PG. 85)



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**FLORIDA DEPARTMENT OF TRANSPORTATION  
 SKETCH AND LEGAL DESCRIPTION**

S.R. 860/MIAMI GARDENS DRIVE  
 (N.W. 186TH STREET)

MIAMI-DADE COUNTY

BY E.M.P. DATE 11/01/23  
 DRAWN

PREPARED BY: MDWASD

DATA SOURCE: SEE SURVEYORS NOTES

REVISION BY DATE

CHECKED J.B. 11/01/23

F.P. No. 438864-2 SECTION 87026

SHEET 04 OF 05

**EXHIBIT "A"**

**SECTION 03, TOWNSHIP 52 S, RANGE 40 E, MIAMI-DADE COUNTY, FLORIDA**

PARCEL No.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
107	MIAMI-DADE COUNTY	±272 SQ.FT.	N/A	N/A

PARCEL BOUNDARY POINTS STATIONS AND OFFSETS		
POINT #	STATION	OFFSET
P1	STA 83+63.85	55.00' LT
P2	STA 83+63.85	65.00' LT
P3	STA 83+68.56	65.00' LT
P4	STA 83+71.56	62.00' LT
P5	STA 83+78.07	62.00' LT
P6	STA 83+80.38	64.31' LT
P7	STA 83+80.39	64.63' LT
P8	STA 83+80.69	64.62' LT
P9	STA 83+80.70	65.00' LT
P10	STA 83+93.85	65.00' LT
P11	STA 83+93.85	55.00' LT

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**FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH AND LEGAL DESCRIPTION**

**S.R. 860/MIAMI GARDENS DRIVE  
(N.W. 186TH STREET)**

**MIAMI-DADE COUNTY**

BY	DATE
E.M.P.	11/01/23

**PREPARED BY:  
MDWASD**

**DATA SOURCE:  
SEE SURVEYORS NOTES**

REVISION	BY	DATE
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CHECKED	J.B	11/01/23
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**F.P. No. 438864-2 SECTION 87026 SHEET 05 OF 05**



**MEMORANDUM**  
(Revised)

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

**DATE:** May 6, 2025

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(O)(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**
- 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(O)(1)  
5-6-25

RESOLUTION NO. R-433-25

RESOLUTION AUTHORIZING THE CONVEYANCE OF PERPETUAL EASEMENT, REFERRED TO AS PARCEL 801.1, CONSISTING OF 272 SQUARE FEET ON A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 8601 NW 186 STREET, MIAMI, FLORIDA, FOLIO NO. 30-2003-025-0018, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 125.38 OF THE FLORIDA STATUTES, FOR A NOMINAL PRICE OF \$1.00, IN ORDER TO CONSTRUCT, INSTALL, AND MAINTAIN A CONCRETE SIDEWALK AND UNDERGROUND CONDUITS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAME; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE PERPETUAL EASEMENT AND TO EXERCISE ALL RIGHTS CONTAINED 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 a Perpetual Easement consisting of 272 square feet on a portion of County-owned property located at 8601 NW 186 Street, Miami, Florida 33015, Folio No. 30-2003-025-0018, as identified, depicted, and described in Exhibit “A” to Attachment 2 to the County Mayor’s memorandum, referred to as Parcel No. 801.1 (the “Perpetual Easement”); and

**WHEREAS**, FDOT requires the Perpetual Easement for the purpose of constructing, installing, and maintaining a concrete sidewalk and underground conduits, and has applied to the County to convey the same for such use and purpose; and

**WHEREAS**, this Board finds that the conveyance of the Perpetual Easement to FDOT would be necessary in order to construct, install, and maintain a concrete sidewalk and underground conduits, 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 Easement to FDOT pursuant to section 125.38, Florida Statutes, for a nominal price of \$1.00; and

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

**WHEREAS**, the Perpetual Easement will automatically revert to the County in the event that FDOT discontinues the use of the Perpetual Easement for constructing, installing, and maintaining a concrete sidewalk and underground conduits,

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

**Section 1.** Adopts and incorporates the foregoing recital and County Mayor's memorandum with attachments as if fully set forth herein.

**Section 2.** Authorizes the conveyance of the Perpetual Easement 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 2, for the purpose of constructing, installing, and maintaining a concrete sidewalk and underground conduits. The Perpetual Easement consists of 272 square feet on a portion of County-owned property located at 8601 NW 186 Street, Miami, Florida 33015, Folio No. 30-2003-025-0018.

**Section 3.** Authorizes the County Mayor or County Mayor’s designee to take all actions necessary to accomplish the conveyance of same, to execute the Perpetual Easement, and to exercise any rights contained therein.

**Section 4.** Directs the County Mayor or County Mayor’s designee, pursuant to Resolution No. R-974-09, to record the easement in the public records of Miami-Dade County and provide a recorded copy to the Clerk of the Board within 30 days of execution of the easement and directs the Clerk of the Board to attach and permanently store a copy of the recorded instrument with this resolution.

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

Anthony Rodriguez, Chairman	<b>aye</b>		
Kionne L. McGhee, Vice Chairman	<b>aye</b>		
Marleine Bastien	<b>aye</b>	Juan Carlos Bermudez	<b>aye</b>
Sen. René García	<b>aye</b>	Oliver G. Gilbert, III	<b>aye</b>
Roberto J. Gonzalez	<b>aye</b>	Keon Hardemon	<b>aye</b>
Danielle Cohen Higgins	<b>aye</b>	Eileen Higgins	<b>aye</b>
Raquel A. Regalado	<b>aye</b>	Micky Steinberg	<b>aye</b>
District 6 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 6<sup>th</sup> day of May, 2025. 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 be "JO", is written over a horizontal line.

Jose I. Ortega