

MEMORANDUM

Agenda Item No. 3(B)(1)

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

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus and authorizing the donation and conveyance of a 1,169 square foot portion of Miami-Dade County-owned property, located along the west side of SR 985/SW 107 Avenue, north of SW 80 Street, identified as Parcel 100, to the Florida Department of Transportation (FDOT) in accordance with sections 125.38, 337.25, and 337.29, Florida Statutes, for the nominal amount of \$1.00; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed

Resolution No. R-1202-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez.



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: December 16, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Declaring Surplus and Authorizing the Conveyance of 1,169 Square Feet Portion of County-owned Land to the Florida Department of Transportation for ADA-Compliant Sidewalks and Pedestrian Safety Improvements ("Parcel 100")

Executive Summary

This item is for the Board of County Commissioners (Board) to approve a 1,169 square feet portion of County-owned land located along the west side of SR 985 / SW 107 Avenue, north of SW 80 Street (Property) as surplus, and authorize the conveyance of the Property to the Florida Department of Transportation (FDOT) for ADA-compliant safety improvements as part of FDOT Project No. 449948-1, consistent with Sections 125.38, 337.25 and 337.29, Florida Statutes. The parent tract consists of approximately 6,889,677.24 square feet and is located in unincorporated Miami-Dade County, identified by Folio No. 30-4031-000-0170. The Property is managed by the Community Services Department (CSD).

In accordance with Implementing Order 8-4 (IO 8-4), the Office of Real Estate and Development (ORED), within the People and Internal Operations Department (PIOD), conducted the necessary due diligence in response to FDOT's request for the conveyance of the Property and found no issues with the Property or title that would preclude its conveyance.

Recommendation

It is recommended that the Board approve the resolution declaring the Property as surplus and authorizing its conveyance through the execution of a County deed between the County and FDOT. Declaring the Property surplus will enable FDOT to proceed with ADA-compliant pedestrian improvements and related roadway safety upgrades, providing a direct public benefit to the community.

More specifically, the Resolution does the following:

- Declares the Property as surplus;
- Authorizes the Chairperson or Vice Chairperson of the Board to execute the County Deed (Attachment 1);
- Authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise all rights set forth in the County Deed, including but not limited to exercising the County's reversionary interest, if and when applicable; and
- Authorizes the County Mayor or County Mayor's designee to record the County Deed in the public records of Miami-Dade County.

Scope

The Property is located in Commission District 10, which is represented by Chairman Anthony Rodriguez.

Fiscal Impact/Funding Source

The Property will be donated in lieu of proceeding with condemnation by eminent domain. FDOT will be responsible for recording fees associated with the conveyance.

Track Record/Monitoring

Natalia Pastor, ORED, is responsible for effectuating the conveyance, recordation, and closing of all the documents related to this item.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed, including but not limited to exercising the County's reversionary interest when applicable. This item also authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed.

Background

On May 22, 2025, FDOT submitted a formal request to convey approximately 1,169 square feet of County-owned land from a larger parcel (Folio No. 30-4031-000-0170) located along the west side of SR 985 / SW 107 Avenue, north of SW 80 Street. The proposed conveyance will facilitate ADA-compliant sidewalk upgrades and pedestrian safety improvements, including upgraded curb ramps, signage, street lighting, and other related infrastructure as part of FDOT Project No. 449948-1. FDOT has confirmed that ingress and egress to the adjacent County park located west of the project site will not be blocked during construction.

The segment of sidewalk and pavement requested for conveyance was originally constructed by the County as part of the SW 107 Avenue roadway section. However, this segment was omitted when roadway jurisdiction was transferred from the County to FDOT. FDOT is therefore requesting the donation of the identified 1,169-square-foot portion to allow for its continued maintenance as part of the overall roadway corridor.

Pursuant to Sections 337.25 and 337.29, Florida Statutes, FDOT may accept donations of land for use as transportation rights-of-way or for transportation purposes along the State Highway System. In lieu of pursuing condemnation by eminent domain, FDOT requested that the necessary portion of the parcel be declared surplus and donated for right-of-way purposes, which is permissible under Section 125.38, Florida Statutes.

ORED circulated the Property on May 29, 2025, to County departments to determine whether there were any planned uses or anticipated needs. No objections or departmental needs were identified. CSD, which manages the larger parcel, issued a letter of concurrence confirming no objection to the conveyance. The narrow strip is not separately assessed for buildability and does not affect the functionality or development potential of the remainder of the parcel.

In adherence with IO 8-4, ORED staff completed its due diligence requirements and title review confirming County ownership and found no restrictions that would preclude the conveyance of the Property. Therefore, it is recommended that the County donate the Property to FDOT.

Attachment



Carladenise Edwards
Chief Administrative Officer

Attachment 1

Instrument prepared by:
Miami-Dade County
People and Internal Operations Department
Office of Real Estate and Development
111 NW 1 Street, 24th Floor
Miami, Florida 33128-1907

Folio No. A portion of 30-4031-000-0170

COUNTY DEED

THIS DEED, made this day of , 202__ A. D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street, 24th Floor, Miami, Florida 33128-1963, and STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter "FDOT") party of the second part, whose address is 1000 N.W. 111TH Avenue, Miami, Florida 33172.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$1.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida:

Parcel 100

F.P. No.: 449948-1

A portion of the Northeast 1/4 (NE 1/4) of Section 31, Township 54 South, Range 40 East in Miami-Dade County, Florida and more particularly described as follows:

Commence at the Southeast (SE) corner of Northeast one quarter (NE) 1/4 of Section 31, Township 54 South, Range 40 East Miami-Dade County, Florida; Thence S87°37'28"W along the South line of said Northeast one quarter (NE) 1/4 of Section 31 for a distance of 40.01 feet to a point on The Existing Westerly Right of Way line of SR-985 / SW 107th Avenue as per Miami-Dade County Transfer Map Section 87072, as recorded in Road Map Book 112, Page 80 of the Public Records of Miami Dade County, Florida; Thence N01°26'03"W along said Existing Right of Way line for a distance of 84.36 feet to the POINT OF BEGINNING of the hereinafter described parcel; Thence S88°33'57"W for a distance of 8.00 feet; Thence N01°26'03"W for a distance of 70.01 feet; Thence N88°33'57"E for a distance of 3.00 feet; Thence N01°26'03"W for a distance of 97.84 feet to a point on a circular curve concave to the Southeast, having a radial bearing of S88°33'57"W from the center of said curve; Thence along said curve to the Right, having a radius of 120.00 feet, a central angle of 12°14'19", for an arc distance of 25.63 feet to the point of reversed curvature of a circular curve concave to the northwest; Thence along said curve to the Left, having a radius of 100.00 feet, a central angle of 12°14'20", for an arc distance of 21.36 feet to the point of cusp; Thence S01°26'03"E along said Existing Westerly Right of Way line of SR-985 / SW 107th Avenue for a distance of 214.49 feet to the POINT OF BEGINNING.

Containing 1,169 square feet more or less.

THIS CONVEYANCE IS SUBJECT TO existing public purpose utility and government easements and other matters of record, and the following restrictions:

That the Property shall be utilized as a right-of-way dedication for transportation purposes. If, in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth herein, the County shall deliver written notice to FDOT at 1000 NW 111th Avenue, Room 6105B, Miami, Florida 33172, Attention: Right-of-Way Manager, and FDOT shall have a period of thirty (30) days from receipt of such notice to resume its use of the Property for the purposes stated herein. If Grantee fails to do so within thirty (30) days from receipt of said notice, title shall revert to the County, at the sole option of the County, upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice from the County to the Florida Department of Transportation is received by FDOT (the "Effective Reverter Date"). The County, at its sole option, shall have the right to immediate possession of the Property with any and all improvements thereon, at no cost to the County, on the Effective Reverter Date and the County may file a Notice of Reverter in the public records. In the event the County exercises the reverter, FDOT, upon written request from the County, shall immediately provide the County with a deed of conveyance of the Property back to the County. However, failure to provide such deed of conveyance shall not impact the County's right of reversion, which shall become effective as set forth herein.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same. IN WITNESS WHEREOF the said party of the first part 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.

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

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

By: _____
Deputy Clerk

By: _____
Chairman or Vice Chairman

Approved for legal sufficiency. _____
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of County
Commissioners of Miami-Dade County, Florida, on the _____ day of _____ .



MEMORANDUM (Revised)

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

DATE: December 16, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 3(B)(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. 3(B)(1)
12-16-25

RESOLUTION NO. R-1202-25

RESOLUTION DECLARING SURPLUS AND
AUTHORIZING THE DONATION AND CONVEYANCE
OF A 1,169 SQUARE FOOT PORTION OF MIAMI-DADE
COUNTY-OWNED PROPERTY, LOCATED ALONG THE
WEST SIDE OF SR 985/SW 107 AVENUE, NORTH OF SW
80 STREET, IDENTIFIED AS PARCEL 100, TO THE
FLORIDA DEPARTMENT OF TRANSPORTATION
(FDOT) IN ACCORDANCE WITH SECTIONS 125.38,
337.25, AND 337.29, FLORIDA STATUTES, FOR THE
NOMINAL AMOUNT OF \$1.00; AUTHORIZING THE
CHAIRPERSON OR VICE-CHAIRPERSON OF THE
BOARD TO EXECUTE A COUNTY DEED

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 a portion of
County-owned property located along the west side of SR 985/SW 107 Avenue, north of SW 80
Street, described in Attachment 1 to the County Mayor's memorandum and identified by FDOT
as Parcel 100; and

WHEREAS, FDOT requires said property for purposes of constructing and maintaining
ADA-compliant sidewalk and pedestrian safety improvements, including upgraded curb ramps,
sidewalk enhancements, signage, and lighting, and has applied to the County to convey the same
for such use and purpose; and

WHEREAS, the Board finds that the property is not needed for County purposes and the
conveyance of the property to FDOT for these pedestrian infrastructure improvements would be
for the benefit of the public, community interest, and welfare, and is consistent with the County's
public purpose; and

WHEREAS, the County desires to convey Parcel 100 to FDOT pursuant to section 125.38, Florida Statutes, for a nominal price of \$1.00; and

WHEREAS, the acceptance of the property by FDOT is in accordance with sections 337.25 and 337.29, Florida Statutes, governing FDOT's acceptance of property by way of donation for transportation facilities; and

WHEREAS, in accordance with the County Deed that conveys the property to FDOT, the Property will revert back to the County in the event that FDOT discontinues the use of said land for transportation purposes, at no cost to the County,

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

Section 1. The foregoing recitals are incorporated into this resolution and are approved.

Section 2. This Board hereby (i) declares the property described herein as surplus; (ii) authorizes the Chairperson or Vice-Chairperson of this Board to execute the County Deed in substantially the form attached to the County Mayor's memorandum as Attachment 1; and (iii) this Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance and to exercise all rights set forth in the County Deed, including the reverter provisions, other than those reserved to this Board therein.

Section 3. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or County Mayor's designee to record the County Deed in the public records of Miami-Dade County, Florida, and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy of the County Deed together with this resolution.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of December, 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.

Andrea Gonzalez