

MEMORANDUM

Agenda Item No. 8(F)(1)

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

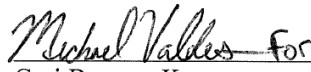
DATE: May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the conveyance of a 340 square foot permanent easement, referred to as Parcel 802, located at 15655 Biscayne Boulevard, North Miami Beach, Florida, being a portion of Folio No. 06-2216-000-0020, to the State of Florida Department of Transportation, pursuant to section 125.38, Florida Statutes, for the amount of \$37,100.00, to facilitate the construction, installation, and maintenance of a sidewalk, roadway pavement, a crosswalk with pavement markings, pedestrian signalization devices, pull boxes, conduits, conductors, and other roadway signalization features; authorizing the County Mayor to take all actions necessary to effectuate the conveyance; and authorizing the County Mayor to execute the permanent easement and to exercise all rights contained therein

Resolution No. R-366-26

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Micky Steinberg.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: May 5, 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 a 340 Square Foot Permanent Easement to the Florida Department of Transportation for Roadway and Pedestrian Safety Improvements, Identified as "Parcel 802" (Portion of Folio No. 06-2216-000-0020)

Executive Summary

This item authorizes the Miami-Dade County (County) Mayor to convey a Permanent Easement consisting of approximately 340 square feet of County-owned land located at 15655 Biscayne Boulevard, North Miami Beach (Property), identified by the Florida Department of Transportation (FDOT) as Parcel 802. The parent tract is identified by Folio No. 06-2216-000-0020 and is managed by the Miami-Dade Fire Rescue Department (MDFR). The Permanent Easement will be conveyed to FDOT in exchange for compensation in the amount of \$37,100, representing the appraised fair market value of the land and related improvements. The conveyance is necessary to facilitate FDOT's roadway project along State Road (S.R.) 5/Biscayne Boulevard, which will include the construction, installation, and maintenance of a sidewalk, roadway pavement, a crosswalk with pavement markings, pedestrian signalization devices, pull boxes, conduits, conductors, and other roadway signalization features. FDOT will be solely responsible for all costs associated with the project and for long-term maintenance of the improvements.

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 of County Commissioners (Board) approve the resolution authorizing the conveyance of a Permanent Easement to FDOT for roadway and pedestrian safety improvements. Approval of the resolution will allow 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:

- Authorizes the conveyance of a Permanent Easement to FDOT for roadway and pedestrian safety improvements;
- Authorizes the Chairperson or Vice Chairperson of the Board to execute the Permanent Easement document (Attachment 1);
- Authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise all rights set forth in the Permanent Easement; and
- Authorizes the County Mayor or County Mayor's designee to record the Permanent Easement in the public records of Miami-Dade County.

Scope

The Property is located in Commission District 4, which is represented by Commissioner Micky Steinberg. Written notice of the proposed conveyance has been provided to the District 4 Office.

Fiscal Impact/Funding Source

The County will receive compensation in the amount of \$37,100 for the conveyance of the Permanent Easement, which consists of \$36,000 attributed to land value and \$1,100 for improvements, with no severance damages to the remainder of the parcel. FDOT will be responsible for all recording fees, construction expenses, and long-term maintenance of the project. Accordingly, there is no negative fiscal impact to the County.

Track Record/Monitoring

Natalia Pastor of ORED is responsible for effectuating the conveyance and recordation of all documents in conjunction with 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 Permanent Easement. This item also authorizes the Chairperson or Vice Chairperson of the Board to execute the Easement document.

Background

On July 9, 2025, FDOT submitted a formal request to acquire a Permanent Easement on approximately 340 square feet of County-owned land located at 15655 Biscayne Boulevard, North Miami Beach, as part of its roadway improvement project along S.R. 5/Biscayne Boulevard. The easement will allow FDOT to construct, install, and maintain a sidewalk, roadway pavement, crosswalk, pedestrian signalization devices, and related infrastructure to improve traffic and pedestrian safety.

In accordance with IO 8-4, ORED completed the required due diligence, including circulation of the subject Property on August 4, 2025. No current or anticipated County needs or objections were identified through the circulation process. Additionally, a title review revealed no restrictions or impediments that would prohibit the conveyance of the proposed Permanent Easement for the intended transportation-related use.

An appraisal commissioned by FDOT determined the fair market value of the easement area and improvements to be \$37,100. FDOT's offer included \$36,000 for the land and \$1,100 for improvements consisting of sod, curbing, and related site work. No severance damages to the remaining property were identified, and the Permanent Easement will not interfere with MDFR's ongoing operations or use of the facility. Pursuant to Sections 337.25 and 125.38, Florida Statutes, FDOT may acquire or request property interests from counties for transportation purposes. The conveyance is in the public interest and promotes the welfare and safety of the community.

Construction on this segment of the project is currently scheduled to begin on or about February 10, 2030, and is projected to last approximately 300 days. These dates are preliminary and subject to change based on FDOT programming, permitting, and contractor scheduling.

Attachment



Carladenise Edwards
Chief Administrative Officer

Attachment 1

07-PE.03-2023

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

District Six Chief Counsel

Document prepared by: MF

State of Florida

Department of Transportation

1000 N.W. 111th Avenue

Miami, Florida 33172

February 27, 2025

Parcel No. : 802.1

Item/Segment No. : 451123-1

Managing District : 6

Parcel Folio : 06-2216-000-0020

PERPETUAL EASEMENT

THIS EASEMENT made effective the ____ day of _____, 20 ____, by **MIAMI-DADE COUNTY, FIRE RESCUE DEPARTMENT, 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 Ten Dollars (\$10.00) 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 (herein referred to as "Easement") in, over, under, upon and through the parcel described below (the "Easement Property") for the purpose of constructing, installing, and maintaining a sidewalk, roadway pavement, a crosswalk including pavement markings, pedestrian signalization devices, pull boxes, conduits, conductors, and other roadway signalization features (hereinafter collectively referred to as the "Work").

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

Parcel 802

F.P. No. 451123-1

A portion of Section 16, Township 52 South, Range 42 East, as shown on Florida Department of Transportation Right of Way Monumentation Map of State Road 5 (Biscayne Boulevard), Section 87030, recorded in Road Plat Book 153, Page 57 of the public records of Miami-Dade County, Florida and more particularly described as follows:

Commence at the Southwest Corner of Tract "A", of "Grovpac Subdivision", according to the plat thereof, as recorded in Plat Book 115, at Page 90, of the Public Records of Miami Dade County, Florida; Thence N 87°59'40" E for a distance of 25.21 feet to a point on the Existing Westerly Right of Way Line of State Road 5 (Biscayne Boulevard) as shown on said Florida Department of Transportation Right of Way Monumentation Map of State Road 5 (Biscayne Boulevard), Section 87030; Thence S 15°29'58" W along the previously described Right of Way line for a distance of 108.50 feet to a point of curvature of a circular curve concave to the Southeast, said point bears N 74°30'02" W from its center; Thence South, Southeasterly along the arc of said curve to the Left, having a Radius of 7,532.49 feet and a central angle of 02°32'32", for an arc distance of 334.20 feet, to THE POINT OF BEGINNING of the hereinafter described parcel; Thence S 78°07'59" E for a distance of 2.54'; Thence S 12°19'07" W for a distance of 12.84'; Thence S 78°07'59" E for a distance of 3.33'; Thence S 12°47'25" W for a distance of 20.66'; Thence N 77°12'35" W for a distance of 3.16'; Thence S 12°19'07" W for a distance of 61.37'; Thence S 86°56'49" W for a distance of 3.11' to a point on said Existing Westerly Right of Way Line of State Road 5 (Biscayne Boulevard) and the point curvature of a circular curve concave to the Southeast, said point bears N 77°46'12" W from its center; Thence North, Northeasterly along the arc of said curve to the Right, having a Radius of 7,532.49 feet and a central angle of 00°43'38", for an arc distance of 95.62 feet to THE POINT OF BEGINNING.

Containing 340 Square Feet more or less.

Carlos E. Alonso Date: 10.16.2025
Professional Surveyor & Mapper
State of Florida No.6669

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

THIS EASEMENT is granted upon the condition that any Work performed upon the Easement Property 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.

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

GRANTOR and GRANTEE further agree as follows:

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 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 sixty (60) 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 sixty (60) 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.

THAT at all times, including but not limited to during the construction of any traffic improvements, Grantee shall maintain continuous vehicular and pedestrian ingress and egress to and from the Grantor's abutting property existing as of the Effective Date of this Easement.

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 form 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 each 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 and Bridge Construction. The Department shall further cause its Contractor to name the Grantor and the Department as additional insureds on the abovementioned policies, and to provide evidence of Workers' Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefit of the Florida Workers' Compensation law for all employees. Automobile Liability Insurance covering all owned, non-owned and hired vehicles in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

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

THAT Grantor retains all rights 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 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 the County Mayor, 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)

Ther foregoing was accepted and approved on the _____ day of _____ A.D. 2026, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

EXHIBIT "A"

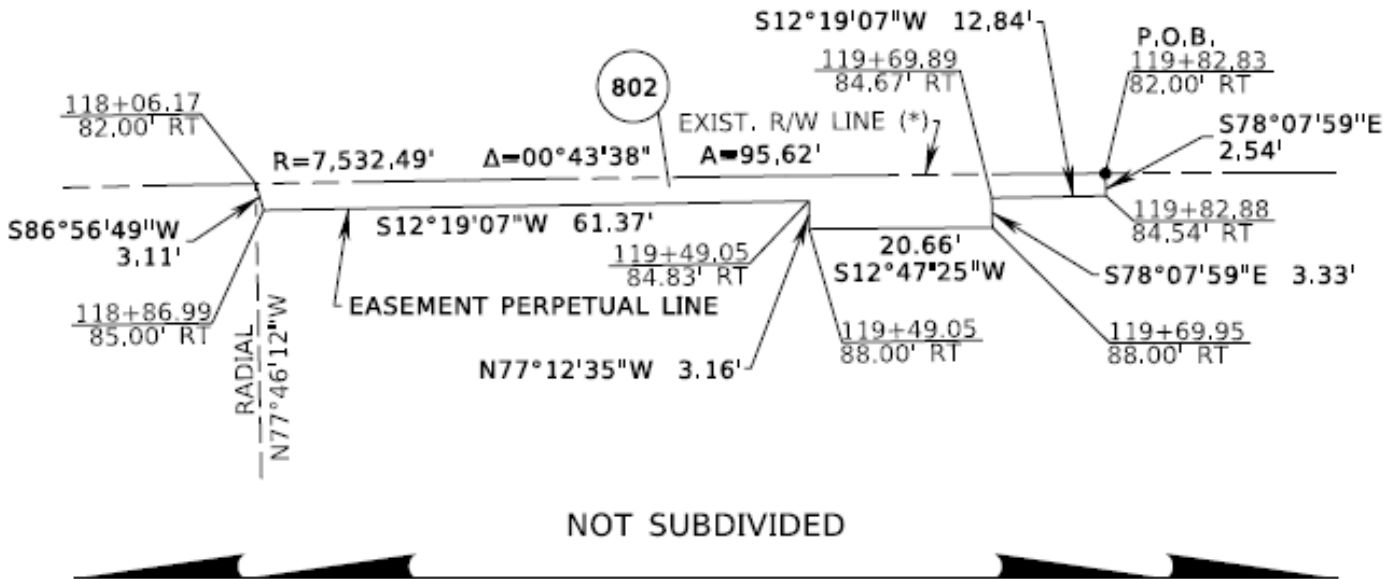
SECTION 16, TOWNSHIP 52 S., RANGE 42 E, MIAMI-DADE COUNTY, FLORIDA

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
802	MIAMI-DADE COUNTY	± 340 SQ. FT.	N/A	N/A

DETAIL "A"



STATE ROAD 5 (BISCAYNE BOULEVARD)



LINE TYPES:

SECTION LINE	—————
EXISTING RIGHT OF WAY LINE	—————
BASE OR SURVEY LINE	—————
RIGHT OF WAY LINE	—————
SUBDIVISION LIMITS	—————
CITY LIMITS	—————
EASEMENT LINE	—————



Scale: 1" = 20'

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

NOTE: (*) EXISTING RIGHT OF WAY LINE PER MONUMENTATION MAP STATED ON NOTE 4 OF THE GENERAL NOTES ON SHEET ONE

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
		STATE ROAD 5 / BISCAYNE BOULEVARD		MIAMI-DADE COUNTY	
		BY	DATE	PREPARED BY MANUEL G. VERA AND ASSOCIATES INC. LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
Update Parcel	CEA	10/16/25	DRAWN	DH	10-25
REVISION	BY	DATE	CHECKED	CEA	10-25
				F.P. No. 451123-1	SECTION 87030
				SHEET 01 OF 03	



MEMORANDUM
(Revised)

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

DATE: May 5, 2026

FROM: 
Geni Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(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(F)(1)
5-5-26

RESOLUTION NO. R-366-26

RESOLUTION AUTHORIZING THE CONVEYANCE OF A 340 SQUARE FOOT PERMANENT EASEMENT, REFERRED TO AS PARCEL 802, LOCATED AT 15655 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA, BEING A PORTION OF FOLIO NO. 06-2216-000-0020, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, FOR THE AMOUNT OF \$37,100.00, TO FACILITATE THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF A SIDEWALK, ROADWAY PAVEMENT, A CROSSWALK WITH PAVEMENT MARKINGS, PEDESTRIAN SIGNALIZATION DEVICES, PULL BOXES, CONDUITS, CONDUCTORS, AND OTHER ROADWAY SIGNALIZATION FEATURES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE CONVEYANCE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE PERMANENT 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 Permanent Easement consisting of approximately 340 square feet of County-owned property located at 15655 Biscayne Boulevard, North Miami Beach, identified as a portion of Folio No. 06-2216-000-0020, as depicted and described in Exhibit “A” to the Permanent Easement attached to the County Mayor’s memorandum and referred to as Parcel 802 (“Permanent Easement”); and

WHEREAS, FDOT requires the Permanent Easement for the purpose of constructing, installing, and maintaining a sidewalk, roadway pavement, a crosswalk with pavement markings, pedestrian signalization devices, pull boxes, conduits, conductors, and other roadway signalization features; and

WHEREAS, this Board finds that the conveyance of the Permanent Easement to FDOT is necessary to facilitate roadway and pedestrian safety improvements along State Road 5/Biscayne Boulevard, will be utilized for the benefit of the public and community welfare, and is consistent with the County's public purpose; and

WHEREAS, the Permanent Easement will automatically revert to the County in the event that FDOT discontinues the use of the Permanent Easement for transportation purposes; and

WHEREAS, the County desires to convey the Permanent Easement to FDOT pursuant to Sections 125.38 and 337.25, Florida Statutes, for the amount of \$37,100.00, representing the appraised fair market value of the easement,

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 Permanent Easement to the Florida Department of Transportation (FDOT), pursuant to Section 125.38, Florida Statutes, for the amount of \$37,100.00, in substantially the form attached to the County Mayor's memorandum, for the purpose of constructing, installing, and maintaining a sidewalk, roadway pavement, a crosswalk with pavement markings, pedestrian signalization devices, pull boxes, conduits, conductors, and other roadway signalization features.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance, to execute the Permanent Easement, and to exercise any rights contained therein.

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

The foregoing resolution was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Vicki L. Lopez** 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	Roberto J. Gonzalez	aye
Oliver G. Gilbert, III	absent	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 5th day of May, 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

YEM

Yuval E. Manor