Memorandum

MIAMI-DADE COUNTY

Date: October 7, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(A)(1)(D)

From: George M. Burgess
County Manager

Subject: Resolution declaring the acquisition of property located at 6600 NW 36th Street required for the widening and reconstruction of the intersections of NW 67th Avenue at Perimeter Road and NW 36th Street

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Recommendation

It is recommended that the Board approve the attached resolution declaring the acquisition of property required for the widening and reconstruction of the intersections of NW 67th Avenue at Perimeter Road and NW 36th Street, to be a public necessity and authorizing the County Mayor or the Mayor's designee and the County Attorney to take any and all appropriate actions to accomplish the acquisition of the subject property in fee simple by donation, purchase at values established by appraisal, or by eminent domain proceedings, including a Declaration of Taking as necessary.

Scope

The subject property is located within Commission District 12.

Fiscal Impact/Funding Source

Acquisition of this property will be funded equally by Aviation Department Improvement funds and by a Joint Participation Agreement with the Florida Department of Transportation (FDOT).

Track Record/Monitor

Not applicable

Background

Miami International Airport (MIA) is engaged in a Capital Improvement Program through 2010 to expand its passenger and air cargo facilities. Congestion-free access to the airport is important in maintaining MIA's cargo activity. Currently, Ludlam Road (NW 67th Avenue) at NW 36th Street provides a principal access point into the MIA cargo area. This location serves as a major entrance point into the MIA's cargo areas, including the United Parcel Service and the FedEx facilities. However, improvements are required in order for this entrance point to function to its greatest capacity. To address this need, MDAD, in cooperation with FDOT, has designed improvements to the subject intersections. Such improvements will improve capacity and help to provide safe and efficient access to and from the MIA's cargo areas while enhancing MIA's position in the rapidly growing and highly competitive cargo market.

The scope of the proposed project includes widening and repaving of NW 67th Avenue from approximately 500 feet south of Perimeter Road to NW 36th Street and widening of Perimeter Road from NW 67th Avenue to the east for approximately 700 feet. Additionally, NW 36th Street at 67th Avenue will include a total rebuilding of a southern leg of the intersection and the modification of the westbound to southbound left turn lane and median

of NW 36th Street. The project requires the acquisition of a privately owned property located at 6600 NW 36 Street, on the east side of NW 67th Avenue between NW 36th Street and Perimeter Road.

The attached resolution authorizes and directs the County Mayor or the Mayor's designee and the county attorney to employ appraisers, review appraisers and expert witnesses, obtain the required environmental audits, and take any and all appropriate actions to acquire the real property in fee simple as legally described in "Exhibit A" by donation, purchase, or by eminent domain court.

Subject Property

Tax Folio Number:	26-3025-001-0250
Location:	See attached Exhibit "A"

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: October 7, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(A)(1)(D)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(A)(1)(D)
10-7-08

RESOLUTION NO. _____

RESOLUTION DECLARING THE ACQUISITION OF PROPERTY LOCATED AT 6600 N.W. 36 ST., VIRGINIA GARDENS, FLORIDA, NEEDED FOR THE WIDENING AND RECONSTRUCTION OF THE INTERSECTIONS OF NW 67th AVENUE AT PERIMETER ROAD AND NW 36th STREET, TO BE A PUBLIC NECESSITY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE AND THE COUNTY ATTORNEY TO TAKE ANY AND ALL APPROPRIATE ACTIONS TO ACCOMPLISH ACQUISITION OF THE SUBJECT PROPERTY IN FEE SIMPLE BY DONATION, PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR BY EMINENT DOMAIN, INCLUDING A DECLARATION OF TAKING AS NECESSARY

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

WHEREAS, this Board finds and declares the acquisition of the subject property in fee simple, as legally described in "Exhibit A" and shown on the parcel sketch in "Exhibit B", attached hereto and made a part hereof, for the public use and purpose of widening and reconstruction of Ludlam Road (NW 67 Avenue) at the intersections with Miami International Airport Perimeter Road and with NW 36 Street to be required and necessary to accomplish such widening and reconstruction; and

WHEREAS, Miami-Dade County is authorized under the Constitution and Laws of Florida, including Chapters 73, 74, 125, 127 and 341, Florida Statutes, and Sections 1.01(A)(1),(2) and (21), of the Home Rule Chapter of Miami-Dade County, to acquire said property including by eminent domain proceedings,

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

Section 1. This Board ratifies and adopts those matters set forth in the foregoing recitals.

Section 2. This Board finds and declares that the acquisition of property located at 6600 N.W. 36th Street in fee simple, as legally described in Exhibit "A" attached hereto and incorporated herein by reference, is needed for the public purpose of the widening and reconstruction of the intersections of N.W. 67th Avenue with Perimeter Road and N.W. 36th Street at Miami International Airport.

Section 3. This Board authorizes and directs the County Mayor or County Mayor's designee and the County Attorney to employ appraisers, review appraisers and expert witnesses, to obtain required environmental audits, and to take any and all appropriate actions to acquire the real property in fee simple as legally described in "Exhibit A", by donation, purchase, or by eminent domain court proceedings, including a declaration of taking, as necessary for and on behalf of Miami-Dade County.

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:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of October, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

EXHIBIT "A"

AVIATION PARCEL
LEGAL DESCRIPTION

Commence at the point of intersection of the westerly extension of the North line of Tract 27, FLORIDA FRUIT LANDS SUBDIVISION OF SECTION 25, Township 53 South, Range 40 East as recorded in Plat Book 2 at page 17 of the Public Records of Miami-Dade County, Florida and the West line of said Section 25, Township 53 South, Range 40 East; thence run Easterly along said North line extension for a distance of 35 feet to the Point of Beginning; thence continue Easterly along the North line of said Tract 27 for a distance of 251.86 feet to a point on the North line of the right-of-way of N.W. 36th Street Access Road ; thence from the last described point run Southwesterly along the arc of a tangential curve, concave to the Southeast, said curve having a radius of 550 feet, through a central angle of 32°36' 23", for an arc distance of 312.95 feet to a point; thence Northwesterly along the arc of a curve concave to the Northeast, said curve having a radius of 34.50 feet, a central angle of 27°45'48", for an arc distance of 16.72 feet to a point; thence Northwest along a curve concave to the Northeast, said curve having a radius of 194.5 feet, through a central angle of 23°40'08" for an arc distance of 80.35 feet to a point of tangency; thence northerly along a line 35 feet East of and parallel to the West line of said Section 27 for a distance of 125.38 feet to the Point of Beginning.

Project No. 20080064 Date: 8/08/08

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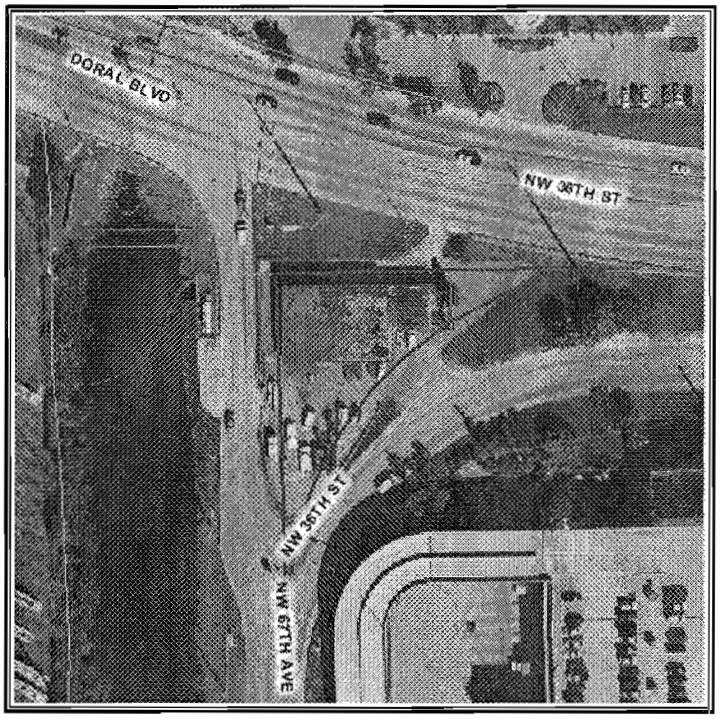
Property Appraiser Tax Estimator



Digital Orthophotography - 2007

0 55 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water

N W E S

Summary Details:

Folio No.:	26-3025-001-0250
Property:	6600 NW 36 ST
Mailing Address:	JESSE QUIROGA &W MARIA % MIAMI PURCHASING CORP LESSEE PO BOX 522232 MIAMI FL 33152-

Property Information:

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0032 LIGHT MANUFACTURING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	6,521
Lot Size:	23,969 SQ FT
Year Built:	1954
Legal Description:	25 53 40 .55 AC FLA FRUIT LAND CO PB 2-17 THAT PART TRACT 27 LYING W OF NW R/W LINE OF NW 36 ST ACCESS RD LESS W35FT FOR R/W & LESS A PORT OF TR 27 DESC BEG 1779.90FTS &

Sale Information:

Sale O/R:	000000000
Sale Date:	3/1975
Sale Amount:	$140,000

Assessment Information:

Year:	2008	2007
Land Value:	$587,241	$587,241
Building Value:	$24,000	$24,000
Market Value:	$611,241	$611,241
Assessed Value:	$611,241	$611,241
Total Exemptions:	$0	$0
Taxable Value:	$611,241	$611,241

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments

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If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

Web Site
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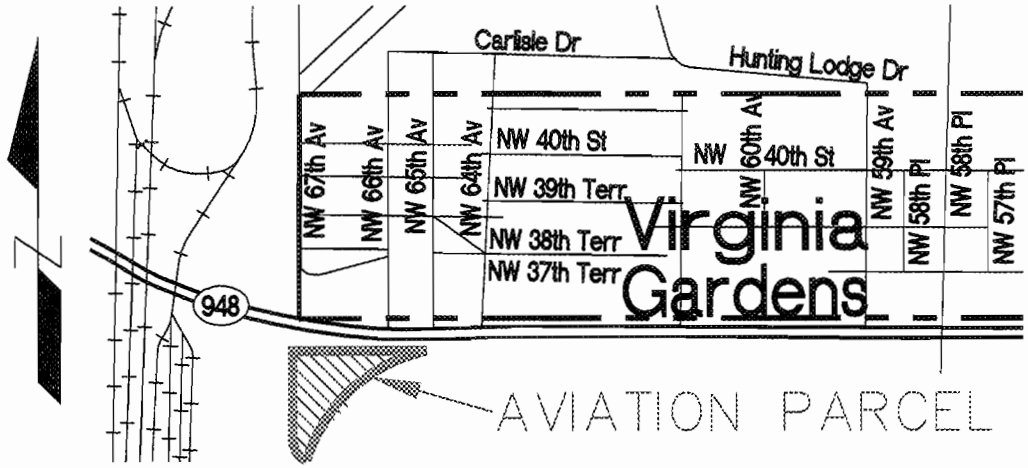
EXHIBIT "B"



SEC 25
TWP 53 S
RGE 40 E

LOCATION MAP Not to Scale

ABBREVIATIONS:
R = RADIUS
Δ = CENTRAL ANGLE
A = ARC
(R) = RECORD
(C) = CALCULATED
R/W = RIGHT-OF-WAY
SEC. = SECTION
℄ = CENTERLINE

GRAPHIC SCALE
1" = 80'

NOT A SURVEY

MIAMI-DADE

PUBLIC WORKS DEPT.
RIGHT-OF-WAY ENGINEERING DIVISION
111 N.W. 1ST ST. 16TH FLR.
MIAMI, FL. 33128

PROJECT NO. 20080064
AVIATION PARCEL
PREPARED BY: STEVEN B. BURTON, PSM
DATE: 6/19/08