



**MEMORANDUM**

Agenda Item No. 8(M)(2)

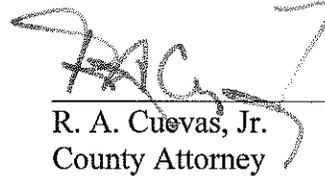
**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 1, 2012

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

**SUBJECT:** Resolution declaring the acquisition  
of the designated Property known as  
Parcel 2 for the People's Transportation  
Plan Project entitled improvements  
to Old Cutler Road

The accompanying resolution was prepared by the Public Works and Waste Management Department and placed on the agenda at the request of Prime Sponsor Commissioner Lynda Bell.



\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

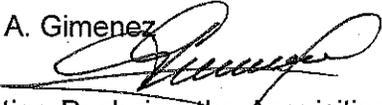
RAC/up

# Memorandum



**Date:** May 1, 2012

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Declaring the Acquisition of the Designated Property Known as Parcel 2 for Right-of-Way Needed for the People's Transportation Plan Project Entitled Improvements to Old Cutler Road from SW 97 Avenue to SW 87 Avenue to be a Public Necessity, and Authorizing the Use of Charter County Transportation Surtax Funds

---

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution which does the following:

- Declares the acquisition of Parcel 2 required for the road widening, beautification, and right-of-way improvements to Old Cutler Road from SW 97 Avenue to SW 87 Avenue to be a public necessity; and
- Authorizes the County Mayor or the County Mayor's designee and the County Attorney to employ appraisers, expert witnesses, obtain required environmental audits, and to take any and all appropriate actions to acquire the subject parcel in fee simple, either by negotiation, donation, purchase at values established by appraisal together with reasonable attorneys fees, experts fees and cost pursuant to Chapters 73.091 and 73.092 Florida Statutes or eminent domain court proceedings including a declaration of taking as necessary for and on behalf of Miami-Dade County. Proceeds from Charter County Transportation Surtax bond proceeds will be used to fund this Project, therefore, approval by the BCC and the Citizens' Independent Transportation Trust (CITT) is required.

This Resolution is for the acquisition of Parcel 2, needed by the Public Works and Waste Management Department (PWWM) for programmed improvements to Old Cutler Road from SW 97 Avenue to SW 87 Avenue. It is anticipated that the Project will require the acquisition of approximately three parcels, which are being presented for BCC consideration on this agenda. Pursuant to Florida Statute Section 127.02, each parcel must be approved by separate resolution.

Said Resolution is placed for Committee review pursuant to Miami-Dade County Code Section 29-124(f). This item may only be considered by the BCC if the CITT has forwarded a recommendation to the BCC prior to the date scheduled for BCC consideration, or forty-five (45) days have elapsed since the filing with the Clerk of the Board of this item. If the CITT has not forwarded a recommendation and forty-five (45) days have not elapsed since the filing of this item, I will request a withdrawal of this item.

## **SCOPE**

The impact of this Project is countywide; however, it is located within Commission District 8.

## **FISCAL IMPACT/FUNDING SOURCE**

Funding for the right-of-way acquisition, design and construction of this Project is from Charter County Transportation Surtax bond proceeds. This legislative item will be presented to the CITT for review prior to final consideration by the BCC. Funding is programmed within the adopted FY2011-12 Capital

Budget and the index code is CPEPTP608OLD. The index code for the right-of-way acquisition is subject to change; however, any need for additional funds would require further BCC approval.

The total cost of the Project (inclusive of construction, design, and right-of-way acquisition of all parcels) is estimated at \$7,500,000. The anticipated ongoing annual maintenance and operational costs will be approximately \$12,876.92 and \$7,783.06, respectively.

The initial acquisition costs have been budgeted, and no additional fiscal impacts are expected; however, in the event of litigation the ultimate acquisition costs would be subject to ruling by the Court.

**TRACK RECORD/MONITOR**

PWWM is the entity overseeing this Project, and the person responsible for monitoring this acquisition is Mr. Raul A. Pino, PLS., Chief, Land Development / Right-of-Way Division.

**BACKGROUND**

PWWM has programmed the construction of Old Cutler Road as part of the People's Transportation Plan Project Entitled Improvements to Old Cutler Road from SW 97 Avenue to SW 87 Avenue. The proposed Project includes roadway expansion, beautification, and improvements to include curb and gutters, a continuous storm drainage system, enhancements to existing shared use paths, enhanced street lighting, signalization, and landscaping. In addition, the Project will also provide for two (2) traffic circles on Old Cutler Road, one replacing the current signalized intersection at SW 87 Avenue, and the second at the intersection with SW 97 Avenue.

The area to be acquired by Miami-Dade County is necessary for the proposed roadway improvements, and is legally described in "Exhibit A", and illustrated on the parcel location map in "Exhibit B", attached herewith.

  
County Manager/Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 1, 2012

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

**SUBJECT:** Agenda Item No. 8(M)(2)

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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

14

Approved \_\_\_\_\_ Mayor

Agenda Item No. 8(M)(2)

Veto \_\_\_\_\_

5-1-12

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 2 FOR THE PEOPLE'S TRANSPORTATION PLAN (PTP) PROJECT ENTITLED IMPROVEMENTS ON OLD CUTLER ROAD FROM SW 97 AVENUE TO SW 87 AVENUE, TO BE A PUBLIC NECESSITY; AND AUTHORIZING THE COUNTY MAYOR OR THE 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 COURT PROCEEDING INCLUDING DECLARATIONS OF TAKING, AS NECESSARY AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS

**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 in fee simple of the property known as Parcel 2 as legally described in "Exhibit A" and shown on the project location map in "Exhibit B" attached hereto and made a part hereof, for the public purpose of improvements to Old Cutler Road from SW 97 Avenue to SW 87 Avenue, to be required and necessary to accomplish such improvements; and authorizes the use of Charter County Transportation Surtax Funds; 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 charter of Miami-Dade County, to acquire said property through 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 these matters set forth in the foregoing recitals.

**Section 2.** This Board finds and declares that the acquisition of the subject parcel, as legally described in "Exhibit A" attached hereto and incorporated herein by reference, is needed for the public purpose of improvements to Old Cutler Road, from SW 97 Avenue to SW 87 Avenue.

**Section 3.** This Board authorizes and directs the County Mayor or County Mayor's designee and County Attorney to employ appraisers, review appraisers and expert witnesses, to obtain required environmental audits and to take any action to acquire the subject parcel, as legally described in "Exhibit A" in fee simple, either by donation, purchase at values established by appraisals together with reasonable attorneys' fees, expert fees and costs pursuant to Chapters 73.091 and 73.092, Florida Statutes, or eminent domain court proceedings including a declaration of taking as necessary for and on behalf of Miami-Dade County and authorizes the use of Charter County Transportation Surtax Funds.

**Section 4.** Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or County Mayor's designee to record the instruments of conveyance accepted herein 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 thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy 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:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of May, 2012. 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

**LEGAL DESCRIPTION**  
(FEE SIMPLE)

**PARCEL 2**

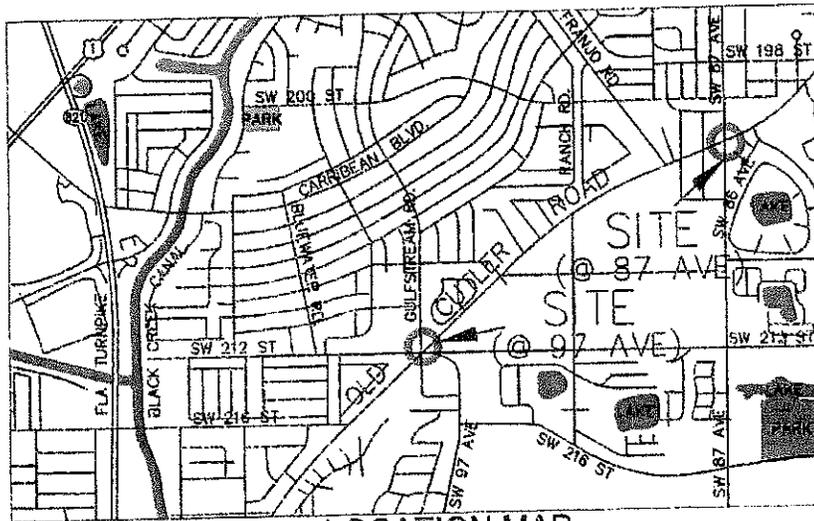
A portion of Tract "I" of THE RIDGES AMENDED according to the plat thereof recorded in Plat Book 136, Page 43 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the Southeast corner of Lot 7, Block 5, of said THE RIDGES AMENDED; THENCE South  $42^{\circ}41'27''$  East along the Southeasterly extension of the Southerly line of said Lot 7 for a distance of 53.21 feet to the Southeasterly boundary of said Tract "I", also being the Northwesterly right of way line of Old Cutler Road (Ingraham Highway) as shown on said THE RIDGES AMENDED; THENCE South  $47^{\circ}18'33''$  West along said Southeasterly boundary line and Northwesterly right of way line for a distance of 38.62 feet to a point of curvature of said right of way line also being a circular curve concave to the Northeast; THENCE Southwesterly and Northwesterly along the arc of said curve to the right, having a radius of 25.00 feet through a central angle of  $10^{\circ}27'31''$  for a distance of 4.56 feet to the POINT OF BEGINNING of the herein described parcel of land; THENCE continue along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of  $79^{\circ}32'29''$  for a distance of 34.71 feet to a point of tangency on the Northeasterly right of way line of SW 97 Avenue as shown on said THE RIDGES AMENDED; THENCE North  $42^{\circ}41'27''$  West, along said right of way line for a distance of 37.55 feet to a point of curvature of a circular curve concave to the Northeast; THENCE Northwesterly along said Northeasterly right of way line and circular curve to the right, having a radius of 1105.92 feet, through a central angle of  $5^{\circ}40'39''$ , for an arc distance of 109.59 feet; THENCE South  $42^{\circ}22'32''$  East for a distance of 129.91 feet to a point of curvature of a circular curve concave to the Northeast; thence Southeasterly along said curve to the left, having a radius of 62.00 feet through a central angle of  $42^{\circ}04'37''$  for an arc distance of 45.53 feet to the POINT OF BEGINNING.

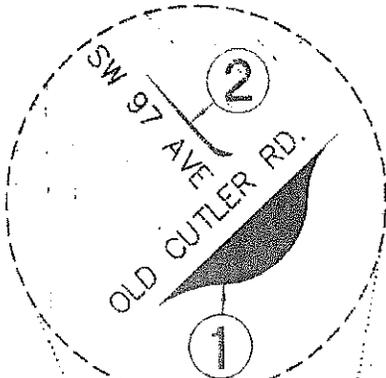
**EXHIBIT A**

*J*

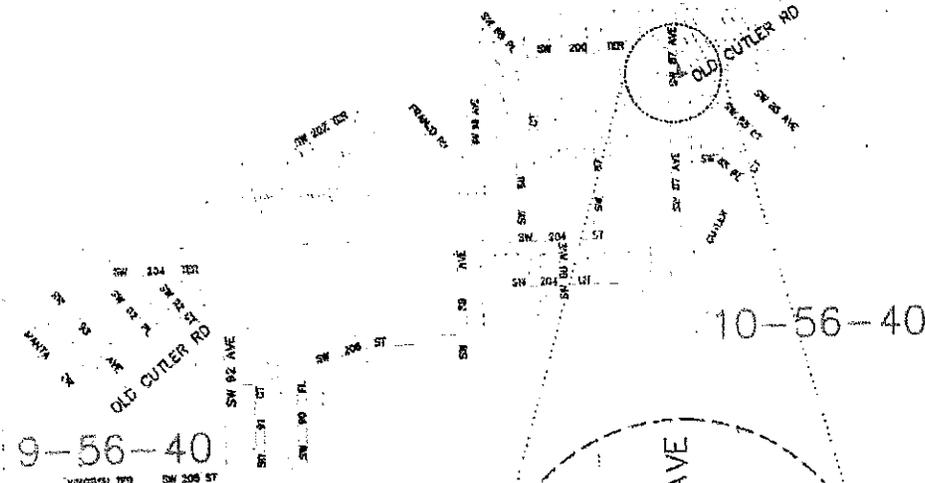
SEC 9-10  
TWP 56 S  
RGE 40 E



LOCATION MAP  
(NOT TO SCALE)

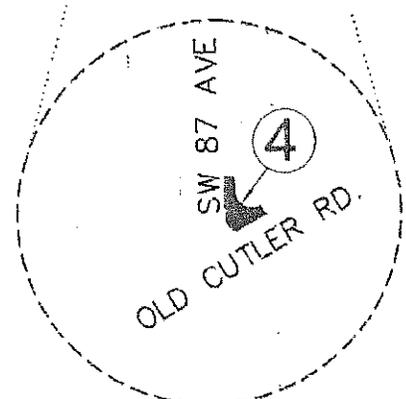


DETAIL A  
(NOT TO SCALE)



10-56-40

9-56-40



DETAIL B  
(NOT TO SCALE)



PUBLIC WORKS & WASTE MANAGEMENT DEPT.  
LAND DEVELOPMENT/RIGHT-OF-WAY DIVISION  
ENGINEERING SECTION  
111 N.W. 1ST ST., 16TH FLR.  
MIAMI, FL. 33128

TO BE ACQUIRED FOR  
RIGHT OF WAY

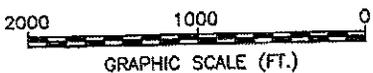


EXHIBIT "B"  
( NOT TO SCALE)

9

PROJ. NO. 20060366  
PREP. BY: S. BURTON 10/26/10  
REVISED BY: R.B./L.E. 11/09/11

NOT A SURVEY



Memorandum



**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Charles Scurr, Executive Director *Cscurr*

**Date:** April 20, 2012

**Re: CITT AGENDA ITEM 5C:**

RESOLUTION BY THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST (CITT) RECOMMENDING THAT THE BOARD OF COUNTY COMMISSIONERS (BCC), DECLARE THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 2 FOR THE PEOPLE'S TRANSPORTATION PLAN (PTP) PROJECT ENTITLED IMPROVEMENTS ON OLD CUTLER ROAD FROM SW 97 AVENUE TO SW 87 AVENUE, TO BE A PUBLIC NECESSITY; AND AUTHORIZING THE COUNTY MAYOR OR THE 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 COURT PROCEEDING INCLUDING DECLARATIONS OF TAKING, AS NECESSARY AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS (**PWWM – BCC Legislative File No. 120564**)

On April 18, 2012, the CITT voted (9-0) to forward a favorable recommendation to the Board of County Commissioners (BCC) for the approval of the above referenced item, CITT Resolution No. 12-039. The vote was as follows:

Hon. Linda Zilber, Chairperson – Aye  
Paul J. Schwiep, Esq., 1st Vice Chairperson – Absent  
Hon. Anna E. Ward, Ph.D., 2nd Vice Chairperson – Aye

Christopher Benjamin, Esq. – Absent  
David Concepcion – Absent  
Glenn J. Downing, CFP® – Aye  
Alfred J. Holzman – Aye  
Miles E. Moss, P.E. – Aye  
Marilyn Smith – Absent

Harold Braynon, Jr. – Absent  
Joseph Curbelo – Aye  
Peter L. Forrest – Aye  
Prakash Kumar – Aye  
Hon. James A. Reeder – Aye

cc: Alina Hudak, Deputy Mayor/County Manager  
Bruce Libhaber, Assistant County Attorney  
Alexander Bokor, Assistant County Attorney

10