

## MEMORANDUM

Agenda Item No. 8(L)(2)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** November 5, 2014

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

**SUBJECT:** Resolution declaring the acquisition of the designated property known as parcel 48 for the People's Transportation Plan (PTP) Project Number 20040348 entitled improvements on SW 216 Street from the Florida Turnpike to SW 127 Avenue, to be a public necessity and authorizing the use of Charter County Transportation Surtax Funds and rescinding Resolution R-112-14  
Resolution No. R-978-14

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 Dennis C. Moss.

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

RAC/cp

# Memorandum



**Date:** November 5, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the printed name of the Mayor.

**Subject:** Resolution Declaring the Acquisition of the Designated Property Known as Parcel 48 for Right-of-Way Needed for the PTP Project Number 20040348 Entitled Improvements to SW 216 Street from the Florida Turnpike to SW 127 Avenue to be a Public Necessity and Authorizing the use of Charter County Transportation Surtax Funds and Rescinding Resolution R-112-14.

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## Recommendation

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

- Declares the acquisition of Parcel 48 required for the road widening, beautification, and right-of-way improvements to SW 216 Street from the Florida Turnpike to SW 127 Avenue to be a public necessity;
- 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, right-of-way designation, purchase at values established by appraisals or tax assessed values whichever is the higher of the two, together with damages, reasonable attorneys' fees, expert fees and costs pursuant to Sections 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
- Rescinds Resolution R-112-14 adopted by the BCC on February 4, 2014.

This resolution is for the acquisition of Parcel 48, which is one of the final parcels needed by Public Works and Waste Management (PWWM) for programmed improvements to SW 216 Street from the Florida Turnpike to SW 127 Avenue. This parcel is one of several parcels for acquisition being presented for BCC approval on this agenda. Florida Statute Section 127.02 requires that there be a separate resolution for each individual property.

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 Commissioner Dennis C. Moss' District 9.

**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, and may be supplemented by other eligible funding sources. Funding is programmed within the adopted FY2013-2014 Capital Budget and the index code is CPEPTP709216. 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 a future ruling by the Court.

The total cost of the project (inclusive of construction, design and the right-of-way acquisition of all parcels) is estimated at \$14,956,000.00.

**Track Record/Monitor**

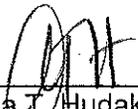
The Public Works and Waste Management Department is the entity overseeing this project and the person responsible for monitoring this acquisition project is Mr. Francisco Fernandez, Chief Real Estate Officer, Right-of-Way Division.

**Background**

PWWM has programmed the construction of SW 216 Street as part of the People's Transportation Plan Project Entitled Improvements to SW 216 Street from the Florida Turnpike to SW 127 Avenue. The proposed project includes roadway expansion, beautification and improvements consisting of reconstructing the existing roadway to include a raised landscaped median, bicycle facilities, sidewalks, curb and gutters, a continuous storm drainage system, signalization, pavement markings and signage, and roadway lighting.

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 "Exhibit B-3" attached herewith.

Resolution No. R-112-14, adopted by the BCC on February 4, 2014, authorized the acquisition of the property within the footprint of the subject parcel. However, this Resolution rescinds the previously adopted resolution in order to obtain clear title to potentially disputed areas of ownership. Accordingly, Resolution R-112-14 should be replaced and superseded by adoption of this Resolution.

  
\_\_\_\_\_  
Alina T. Hudak  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** November 5, 2014

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

**SUBJECT:** Agenda Item No. 8(L)(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 Mayor'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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(L)(2)  
11-5-14

RESOLUTION NO. R-978-14

RESOLUTION DECLARING THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 48 FOR THE PEOPLE'S TRANSPORTATION PLAN PROJECT NUMBER 20040348 ENTITLED IMPROVEMENTS ON SW 216 STREET FROM THE FLORIDA TURNPIKE TO SW 127 AVENUE, TO BE A PUBLIC NECESSITY; 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 NEGOTIATION, PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR TAX ASSESSED VALUES, WHICHEVER IS THE HIGHER OF THE TWO TOGETHER WITH REASONABLE ATTORNEYS' FEES AND COSTS PURSUANT TO SECTIONS 73.091 AND 73.092, FLORIDA STATUTES, OR BY EMINENT DOMAIN COURT PROCEEDING AS NECESSARY; RESCINDING RESOLUTION NO. R-112-14; 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 of Parcel 48 in fee simple as legally described in Exhibit "A" and shown on the project location map in Exhibit "B-3" attached hereto and made a part hereof, for the public purpose of roadway expansion and right-of-way improvements to SW 216 Street from the Florida Turnpike to SW 127 Avenue to be required or necessary to accomplish such construction; 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 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 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" and shown on project location map in "Exhibit B-3" all attached hereto and incorporated herein by reference, is needed for the public purpose of improvements to SW 216 Street from the Florida Turnpike to SW 127 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, including any businesses thereon, either by negotiation, donation, right of way designation, purchase at values established by appraisals or tax assessed value whichever is the higher of the two together with reasonable attorneys' fees, expert fees, business damages and costs pursuant to Sections 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.

Section 5. This Resolution shall supersede Resolution No. R-112-14, which is hereby rescinded and replaced herewith.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	<b>aye</b>
	Lynda Bell, Vice Chair	<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan
Jean Monestime	<b>aye</b>	Dennis C. Moss
Sen. Javier D. Souto	<b>aye</b>	Xavier L. Suarez
Juan C. Zapata	<b>aye</b>	

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of November, 2014. 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: **Christopher Agrippa**  
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency.

Debra Herman

**LEGAL DESCRIPTION**  
(FEE SIMPLE)

Portions of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida lying within the land conveyed to William Randolph and described in the COUNTY OF DADE DEED NO. 642-00R dated May 23, 1942, filed June 29, 1943 and recorded in Deed Book 2301, Page 57 of the Public Records of said Miami-Dade County lying West of the West boundary of the land that is the subject of the FINAL JUDGMENT QUIETING TITLE dated November 29, 2005, filed December 1, 2005 and recorded in Official Records Book 24004, pages 2984 and 2985 of the Public Records of said Miami-Dade County, less that portion of land conveyed to Valuda Waters and described in the EXECUTRIX'S DEED dated August 9, 1965, filed August 26, 1965 and recorded in Official Records Book 4730, page 528 of the Public Records of said Miami-Dade County, said portions of land being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast 1/4 of said Section 13; THENCE South 89°05'46" West, along the North line of said Northeast 1/4 for 1089.91 feet to the POINT OF BEGINNING; THENCE South 00°54'14" East, perpendicular to the previous course and along the West line of the land described in the above mentioned FINAL JUDGMENT QUIETING TITLE, for 35.00 feet; THENCE South 89°05'46" West along the South line of the North 35.00 feet of the Northeast 1/4 of said Section 13 for 97.27 feet to the East line of the West 150 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13 also being the East line of the land conveyed to Valuda Waters; THENCE North 01°17'33" West along said East line for 35.00 feet to the North line of the Northeast 1/4 of said Section 13; THENCE North 89°05'46" East along the North line of the Northeast 1/4 of said Section 13 for 97.51 feet to the POINT OF BEGINNING,

AND

The North 35.00 feet of the West 75.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**EXHIBIT A**

PROJECT NO. 20040348

PARCEL 48

Page 1 of 2

AND

The West 30.00 feet of the North 110.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida. Less the North 35.00 feet thereof.

AND

The external area formed by an arc concave to the Southeast, having a radius of 25.00 feet, tangent to the South line of the North 35.00 feet of the Northeast 1/4 of said Section 13 and tangent to the East line of the West 30.00 thereof.

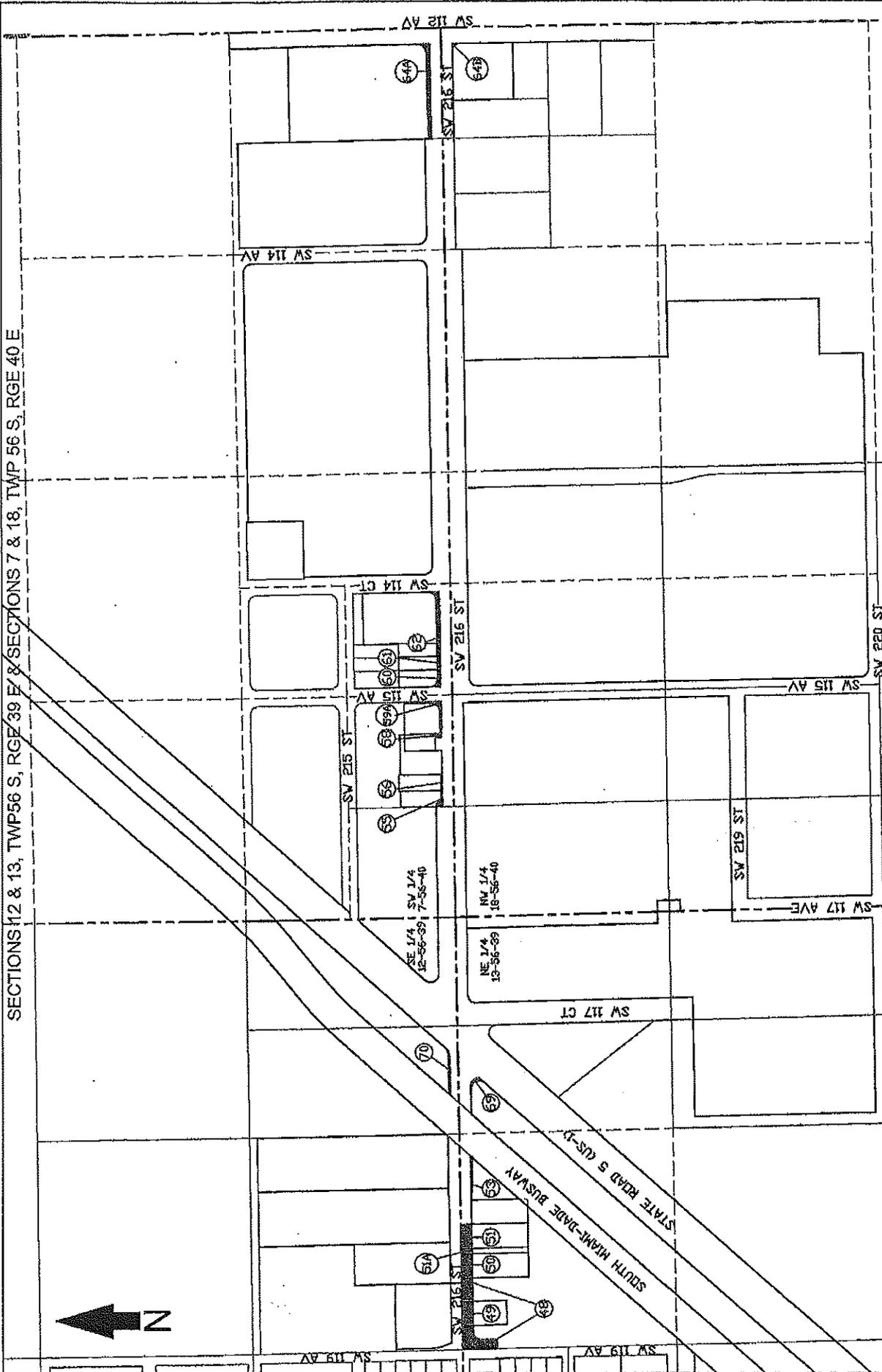
**EXHIBIT A**

PROJECT NO. 20040348

PARCEL 48

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SECTIONS 12 & 13, TWP 56 S, RGE 39 E & SECTIONS 7 & 18, TWP 56 S, RGE 40 E.



PROJECT NUMBER 20040348

RIGHT-OF-WAY TO BE ACQUIRED

① PARCEL NUMBER

NOT A SURVEY

SW 216 STREET  
FROM SW 127 AVE. TO H.E.F.T.

EXHIBIT "B-3"

NOT TO SCALE  
PHASE 3



Memorandum



To: Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

From: Charles Scurr, Executive Director *Charles Scurr*

Date: October 23, 2014

Re: **CITT AGENDA ITEM 5A:**  
RESOLUTION BY THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST (CITT) RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS (BCC), DECLARE THE ACQUISITION OF 7 PARCELS (P48, P49, P50, P51, P51A, P58, AND P59A) FOR THE PEOPLE'S TRANSPORTATION PLAN (PTP) PROJECT NUMBER 20040348 ENTITLED IMPROVEMENTS ON SW 216 STREET FROM THE FLORIDA TURNPIKE TO SW 127 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 NEGOTIATION, PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR TAX ASSESSED VALUES, WHICHEVER IS THE HIGHER OF THE TWO TOGETHER WITH REASONABLE ATTORNEYS' FEES AND COSTS PURSUANT TO SECTIONS 73.091 AND 73.092, FLORIDA STATUTES, OR BY EMINENT DOMAIN COURT PROCEEDING AS NECESSARY; RESCINDING RESOLUTION R-112-14; AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS (PWWM – BCC Legislative File No. 142076, 142077, 142078, 142079, 142080, 142081, 142082)

On October 23, 2014, 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. 14-072. The vote was as follows:

Paul J. Schwiep, Esq., Chairperson – Aye  
Hon. Anna E. Ward, Ph.D., 1st Vice Chairperson – Aye  
Glenn J. Downing, CFP®, 2nd Vice Chairperson – Aye

Joseph Curbelo – Aye  
Alfred J. Holzman – Aye  
Jonathan Martinez – Aye  
Miles E. Moss, P.E. – Absent  
Marilyn Smith – Aye

Peter L. Forrest – Aye  
Prakash Kumar – Aye  
Alicia Menardy, Esq. – Aye  
Hon. James A. Reeder – Aye  
Hon. Linda Zilber – Aye

cc: Alina Hudak, Deputy Mayor/Director Public Works & Waste Management Department  
Bruce Libhaber, Assistant County Attorney