Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(P)(1)(F)

01-25-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-54-07

RESOLUTION DECLARING THE ACQUISITION OF LAND FOR THE RIGHT-OF-WAY NEEDED FOR IMPROVEMENTS TO SW 127 AVENUE FROM SW 120 STREET TO SW 88 STREET (NORTH KENDALL DRIVE/STATE ROAD NO. 94) TO BE A PUBLIC NECESSITY; AND AUTHORIZING THE COUNTY MANAGER TO EMPLOY APPRAISERS AND EXPERT WITNESSES, OBTAIN ENVIRONMENTAL AUDITS, AND ACQUIRE THE RIGHT-OF-WAY AT VALUES ESTABLISHED BY THE APPRAISALS OR BY EMINENT DOMAIN PROCEEDINGS, 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 parcels of land in fee simple as legally described in "Exhibit A", and all as shown on the project location map in "Exhibit B", attached hereto and made a part hereof, to be a public necessity and in the best interest of Miami-Dade County to widen and improve SW 127 Avenue from SW 120 Street to SW 88 Street,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes and directs the County Manager 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 in fee simple the subject property as described in Exhibit "A" and depicted in Exhibit "B", by donations, purchase or eminent domain proceedings, including a declaration of taking, for and on behalf of Miami-Dade County, Florida.

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

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2007. This resolution shall become effective as follows: (1) 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, and (2) either i) the Citizens' Independent Transportation Trust (CITT) has approved same, or ii) in response to the CITT's disapproval, the County Commission re-affirms its award by two-thirds (2/3) vote of the Commission's membership and such reaffirmation becomes final.

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

HARVEY RUVIN, CLERK

By: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

MEMORANDUM

(Revised)

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

DATE: January 25, 2007

FROM: Murray A. Greenberg, County Attorney

SUBJECT: Agenda Item No. 8(P)(1)(F)

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**

Miami-Dade County
Public Works Dept.

EXHIBIT "A"
SW 127 AVENUE
PARCELS (FEE SIMPLE)

Parcel No.2: The West 35.00 feet of the SW 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida, LESS the South 320.00 feet thereof; AND LESS the North 60.00 feet thereof.

Parcel No.3: The West 35.00 feet of the NW 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying South of the Southerly right of way line of South Florida Water Management District Canal C-100 as described in Official Record Book 4174 at Page 688 of the Public Records of Miami-Dade County, Florida; and being more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 12; thence run N 02°15'22" W, along the West line of the NW 1/4 of said Section 12, for a distance of 60.05 feet to the **POINT OF BEGINNING;** thence continue N 02°15'22" W, along the West line of the NW 1/4 of said Section 12, for a distance of 462.96 feet to a point of intersection with the Southerly right of way line of the aforesaid Canal C-100; thence run N 87°36'10" E, along the Southerly right of way line of the aforesaid Canal C-100, for a distance of 35.00 feet to a point of intersection with the East line of the West 35.00 feet of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the East line of the West 35.00 feet of the NW 1/4 of said Section 12, for a distance of 463.04 feet to a point of intersection with the Northerly right of way line of SW 112 St as conveyed in Official Records Book 10397 at Page 160 of the Public Records of Miami-Dade County, Florida; thence run S 87°44'38" W, along said right of way line, for a distance of 35.00 feet to the **POINT OF BEGINNING, AND** that portion of the NW 1/4 of said Section 12 lying North of the Northerly right of way line of the aforesaid Canal C-100 and being more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the West line of the NW 1/4 of said Section 12, for a distance of 79.98 feet to the **POINT OF BEGINNING** being also a point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve, having a radius of 25.00 feet, through a central angle of 89°56'54", for an arc distance of 39.25 feet to a point of tangency with the South line of the North 55.00 feet of the NW 1/4 of said Section 12 ; thence run N 87°41'33" E, along the South line of the North 55.00 feet of the NW 1/4 of said Section 12, for a distance of 45.00 feet to a point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve, having a radius of 25.00 feet, through a central angle of 89°56'54", for an arc distance of 39.25 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 12; thence run N 87°44'38" W, for a distance of 8.00 feet to a point of intersection with the East line of the West 37.00 of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 12, for a distance of 671.99 feet to a point; thence run N 87°44'38" E, for a distance of 8.00 feet to a point of curvature of a circular curve concave to the Northeast; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°02'50", for an arc distance of 39.29 feet to a point of tangency with the Northerly right of way line of SW 106 Street as conveyed to Miami Dade County by Right of Way Deed dated 02-18-76 recorded in Official Records Book 9394 at Page 946; thence run S 87°41'48" W, along the said Northerly right of way line of SW 106 Street, for a distance of 5.00 feet to the point of curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°02'50", for an arc distance of 39.29 feet to a point of tangency with the East line of the west 40.00 feet of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the East line of the West 40.00 feet of the NW 1/4 of said Section 12, for a distance of 136.00 feet to a point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°57'10", for an arc distance of 39.25 feet to the point of tangency with the Southerly right of way line of SW 106 Street; thence run N 87°41'48" E, along the said Southerly right of way line of SW 106 Street, for a distance of 5.00 feet to the point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of

Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

Agenda Item No. 8(P)(1)(F)

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

From: George M. Burgess
County Manager

Subject: Resolution Declaring the Acquisition of Land for Right-of-Way Needed for Improvements along SW 127 Avenue, between SW 120 Street and SW 88 Street (North Kendall Drive State Road No. 94) Project No. 662360, to be a Public Necessity

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RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution declaring the acquisition of land for right-of-way needed for improvements along SW 127 Avenue, between SW 120 Street and SW 88 Street (North Kendall Drive State Road No. 94), to be a public necessity; and authorizing the County Manager and the County Attorney to employ appraisers and expert witnesses, obtain environmental audits and acquire the right-of-way by dedication, at values established by the appraisals or by Eminent Domain proceedings, including a Declaration of Taking as necessary.

BACKGROUND

The Public Works Department (PWD) has programmed the construction of SW 127 Avenue, from SW 120 Street to SW 88 Street. The proposed improvement project consists of the construction of a five-lane roadway with left turn lanes, sidewalks, curb and gutters, traffic signalization and signage, pavement markings, storm drainage system, street lighting and frontage road. The area to be acquired by PWD for the proposed street improvements is legally described in Exhibit "A" and illustrated on the parcel location map in Exhibit "B" (attached).

In addition, the use of a Declaration of Taking ("Quick Take") is requested to acquire the property without delay in order for construction to proceed as scheduled. As is the case in all "Quick Take" proceedings, PWD is committed to acquire the land at a price ultimately established by jury trial.

Acquisition of right-of-way for this project was previously approved by the BCC by Resolution No. R-1332-94, adopted September 13, 1994. Said resolution authorized the County Manager and the County Attorney to acquire the fee simple title of the right-of-way needed by donations, purchase or eminent domain court proceedings, including a declaration of taking, as necessary. Subsequent to the approval of the aforementioned resolution, PWD proceeded to design the entire project as depicted in the Transportation Improvement Program (TIP), prepare the right-of-way engineering and hire appraisers for the acquisition of the parcels. Because funding was not available until FY 1998, the department could not proceed with construction until after October 1997. A public hearing was held by PWD in the affected neighborhood on November 13, 1997, to inform the public of the upcoming construction for the proposed roadway improvements within their neighborhood. The residents of the

area were opposed to the improvements. The funding for this project was originally allocated through the Road Impact Fees (RIF), however, when a consensus on the design could not be achieved, the project was put on hold. Funds were reprioritized to other projects in the RIF districts until 2001 when a new request was received from the Office of Commissioner Moss and the citizens of the area impacted by the referenced project.

At the Metropolitan Planning Organization (MPO) meeting of May 24, 2001, funding for this project was requested for the design to be included in the FY 01-02 TIP. However, due to the magnitude of the redesign and the cost associated with the project, funding was not allocated until FY 02-03. In August 2004, a work order was issued to a consultant to proceed with the master plan and design. On December 2, 2004 and February 23, 2005, public hearings were held to inform the public of the proposed roadway improvements within their neighborhood. As a result, the project was redesigned to address community input. At this time, PWD submitted a resolution for the County Manager and the County Attorney to authorize the acquisition of fee simple title of the right-of-way needed by donations, purchase or eminent domain court proceedings, including declaration of taking, as necessary. This resolution was approved by the BCC by Resolution No. R-1256-05, adopted November 1, 2005.

After the adoption of the aforementioned resolution, an offer to purchase the right-of-way was presented to Florida Power & Light (FP&L); however, said offer was not accepted. During additional negotiations with FP&L, they objected to the taking of the area because it would be detrimental to their transmission corridor and would limit their ability to provide future service to the North-Dade area. In an effort to cooperate with FP&L's request and not disrupt their transmission corridor, PWD has agreed to redesign the project from 100' feet to 92' feet. The land cost for this acquisition will be greatly lessened by the reduction of land needed for this project.

As noted above, the design for this project was originally funded from RIF, but funding for construction and right-of-way was re-prioritized to other projects in the RIF District when a consensus on the design could not be accorded. Since the original design of the project, PWD has been working with the community to develop a plan for road widening which addresses all of their concerns within the limitations of the right-of-way. Since funding was no longer programmed for right-of-way acquisition or construction of this project through RIF funds, these project phases were accounted for in the People's Transportation Plan (PTP) Ordinance. In the section titled, Board Requested Projects, SW 127 Avenue was included under Commission District 10 at the time the Ordinance was adopted by the BCC. There are several projects in the Ordinance which had funding for design from RIF, but needed PTP funding for construction only. Please note that a portion of this project is also within Commission District 8 and borders Commission District 9.

FISCAL IMPACT

The right-of-way acquisition and construction of this project will be funded from the Surtax. This site specific project is included in the PTP Ordinance under Board Requested Projects in Commission District 10.

Assistant County Manager

12/5/06
Date

89°57'10", for an arc distance of 39.25 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 12; thence run S 87°44'38" W, for a distance of 8.00 feet to a point of intersection with the East line of the West 37.00 of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 12, for a distance of 424.13 feet to the point of intersection with a non tangent circular curve concave to the Southeast from where the radius point bears S 89°53'19" W; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 2855.00 feet, through a central angle of 2°08'41", for an arc distance of 106.87 feet to a point of tangency with the East line of the West 35.00 feet of the NW 1/4 of said Section 12; thence run S 02°15'22" E, along the East line of the West 35.00 feet of the NW 1/4 of said Section 12, for a distance of 553.13 feet to the point of intersection with the Northerly right of way line of the aforesaid Canal C-100; thence run S 87°32'40" W, along the Northerly right of way line of the aforesaid Canal C-100, for a distance of 35.00 feet to a point of intersection with the West line of the NW 1/4 of said Section 12; thence run N 02°15'22" W, along the West line of the NW 1/4 of said Section 12, for a distance of 1892.19 feet to the **POINT OF BEGINNING.**

Parcel No.4A: A portion of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the point of intersection of the North line of the South 55.00 feet of the SW 1/4 of said Section 1 with the East line of the West 35.00 feet of the SW 1/4 of said Section 1; thence run N 02°07'31" W, along the East line of the West 35.00 feet of the SW 1/4 of said Section 1, for a distance of 564.65 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue N 02°07'31" W, along the East line of the West 35.00 feet of the SW 1/4 of said Section 1, for a distance of 41.53 feet to a point of intersection with the North line of the property conveyed by Warranty Deed dated May 15, 1992 recorded in Official Records Book 15529 at Page 3594 of the Public Records of Miami-Dade County, Florida; thence run N 87°41'32" E, along the said North line, for a distance of 2.00 feet to a point of intersection with the East line of the West 37.00 feet of the SW 1/4 of said Section 1; thence run S 02°07'31" E, along the East line of the West 37.00 feet of the SW 1/4 of said Section 1, for a distance of 121.53 feet to a point; thence run N 03°33'27" W for a distance of 80.02 to the POINT OF BEGINNING.

Parcel No.5: The East 2.00 feet of the West 37.00 feet of the South 1/2 of the SW 1/4 of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, LESS the South 661.18 feet and LESS the North 25.00 feet thereof, TOGETHER WITH that portion of the North 1/2 of the SW 1/4 of said Section 1, being more particularly described as follows: COMMENCE at the Northwest corner of the North 1/2 of the SW 1/4 of said Section 1, thence run S02°07'31"E, along the West line of the North 1/2 of the SW 1/4 of said Section 1, for a distance of 34.82 feet to a point; thence run N87°52'29"E, perpendicular to the last course, for a distance of 35.00 feet to the point of intersection of the South line of the North 35.00 feet with the East line of the West 35.00 feet of the North 1/2 of the SW 1/4 of said Section 1 being also the **POINT OF BEGINNING**; thence run N87°34'53"E, along the South line of the North 35.00 feet of the North 1/2 of the SW 1/4 of said Section 1, for a distance of 34.87 feet to a point of cusp of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°42'24", for an arc distance of 39.14 feet to a point of intersection with the East line of the West 45.00 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run S87°52'29"W, for a distance of 8.00 feet to the East line of the West 37.00 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run S02°07'31"E, along the East line of the West 37.00 feet of the North 1/2 of the SW 1/4 of said Section 1, for a distance of 1230.56 feet to the point of intersection with the North line of the South 25.00 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run S87°38'13"W, for a distance of 2.00 feet to the East line of the West 35.00 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run N02°07'31"W, along the East line of the West 35.00 feet for a distance of 1255.39 to the **POINT OF BEGINNING.**

EXHIBIT "A"
SW 127 AVENUE
PARCELS (FEE SIMPLE)

Parcel No.6: All that portion of Block 20 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run N87°34'53"E , along the South line of the NW 1/4 of said Section 1, for a distance of 210.00 feet to the point of intersection with the East line of the West 210.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W, along the East line of the West 210.00 feet of the NW 1/4 of said Section 1, for a distance of 25.00 feet to a point of intersection with the North line of the South 25.00 feet of the NW 1/4 of said Section 1 being also the **POINT OF BEGINNING**; thence run S87°34'53"W, along the North line of the South 25.00 feet of the NW 1/4 of said Section 1, for a distance of 159.88 feet to a point of curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'30", for an arc distance of 39.39 feet to a point of tangency with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 164.04 feet to a point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 58°40'04", for an arc distance of 25.60 feet to a point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 175.30 feet to a point; thence run N87°51'23"E, perpendicular to the previous course, for a distance of 8.00 feet to the point of curvature of a circular curve concave to the Northeast; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'30", for an arc distance of 39.39 feet to a point of tangency with the North line of the South 35.00 feet of the NW 1/4 of said Section 1; thence run N87°34'53"E , along the North line of the South 35.00 feet of the NW 1/4 of said Section 1, for a distance of 139.88 feet to the point of intersection with the East line of the West 210.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 210.00 feet of the NW 1/4 of said Section 1, for a distance of 10.00 feet to a point of intersection with the North line of the South 25.00 feet of the NW 1/4 of said Section 1 and the **POINT OF BEGINNING**.

Parcel No.7: That portion of Block 17 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, which lies within the West 37.00 feet of the NW 1/4 of Section 1 Township 55 South, Range 39 East, in Miami-Dade County, Florida.
Parcel No.8: That portion of Block 16 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run N02°08'37"W , along the West line of the NW 1/4 of said Section 1, for a distance of 528.09 feet to a point of intersection with the center line of Taft Street as shown on the aforesaid plat of RESUBDIVISION OF CORAL MANORS; thence run N87°34'53"E, along the said center line of Taft Street, for a distance of 25.00 feet to the point of intersection with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 50.12 feet to a point of intersection with the West line of said Block 16 being also the **POINT OF BEGINNING**; thence continue N02°08'37"W, along the West line of said Block 16, for a distance of 65.51 feet to a point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°59'56", for an arc distance of 39.27 feet to a point of reverse curvature of a circular curve concave to the North; thence run Easterly along the arc of said circular curve concave to the North, having a radius of 335.00 feet, through a central angle of 3°11'09", for an arc distance of 18.63 feet to a point of cusp from where the radius point bears

S05°19'46"E; thence run Southwesterly along the arc of a circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 86°48'51", for an arc distance of 37.88 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S87°51'23"W for a distance of 8.00 feet to the point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 87.42 feet to a point of intersection with a circular curve concave to the Northeast from where the radius point bears N29°11'19"E; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 58°40'04", for an arc distance of 25.60 feet to the **POINT OF BEGINNING. TOGETHER WITH** that portion of Block 16 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run N02°08'37"W, along the West line of the NW 1/4 of said Section 1, for a distance of 792.13 feet to a point of intersection with the center line of Roosevelt Street as shown on the aforesaid plat of RESUBDIVISION OF CORAL MANORS; thence run N87°34'53"E, along the said center line of Roosevelt Street, for a distance of 45.00 feet to the point of intersection with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 45.00 feet of the NW 1/4 of said Section 1, for a distance of 25.48 feet to the **POINT OF BEGINNING**; thence continue S02°08'37"E, along the East line of the West 45.00 feet of the NW 1/4 of said Section 1, for a distance of 2.19 feet to the point of curvature of a circular curve concave to the Northeast; thence run Southeasterly , along the arc of said circular curve to the Northeast, having a radius of 25.00 feet, through a central angle of 94°46'49", for an arc distance of 41.36 feet to a point of cusp with a circular curve concave to the North from where the radius bears N06°55'26"W; thence run Westerly along the arc of said circular curve concave to the North, having a radius of 265.00 feet, through a central angle of 4°46'49", for an arc distance of 22.11 feet to a point of compound curvature with a circular curve concave to the Northeast from where the radius point bears N02°08'37"W; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 64°34'32", for an arc distance of 28.18 feet to a point of intersection with a circular curve concave to the Southeast whose radius point bears N66°43'09"W; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 53°02'19", for an arc distance of 23.14 feet to the point of intersection with the East line of the West 45.00 feet of the NW 1/4 of said Section 1 from where the radius point bears S13°40'50"E, and the **POINT OF BEGINNING.**

Parcel No.9: That portion of Block 13 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, which lies within the West 37.00 feet of the NW 1/4 of Section 1, Township 55 South, Range 39 East, in Miami-Dade County, Florida.
Parcel No.10: That portion of Block 12 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, which lies within the West 37.00 feet of the NW 1/4 of Section 1, Township 55 South, Range 39 East, in Miami-Dade County, Florida.
Parcel No. 11: That portion of Block 9 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run N02°08'37"W, along the West line of the NW 1/4 of said Section 1, for a distance of 1320.22 feet to a point of intersection with the center line of Grant Street as shown on the aforesaid plat of RESUBDIVISION OF CORAL MANORS; thence run N87°34'53"E, along the said center line of Grant Street, for a distance of 25.00 feet to the point of intersection with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 50.12 feet to a point of intersection with the West line of said Block 9 being also the

EXHIBIT "A"
SW 127 AVENUE
PARCELS (FEE SIMPLE)

POINT OF BEGINNING; thence continue N02°08'37"W, along the West line of said Block 9, for a distance of 164.04 feet to a point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'30", for an arc distance of 39.15 feet to a point of tangency with the Southerly right of way line of Jackson Street as shown on the aforesaid plat of RESUBDIVISION OF CORAL MANORS; thence run N87°34'53"E, along the Southerly right of way line of Jackson Street, for a distance of 20.00 feet to a point of cusp; thence run Southwesterly along the arc of a circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'30", for an arc distance of 39.15 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S87°51'23"W for a distance of 8.00 feet to the point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 185.49 feet to a point of intersection with a circular curve concave to the Northeast from where the radius point bears N29°11'19"E; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 58°40'04", for an arc distance of 25.60 feet to the **POINT OF BEGINNING.**

Parcel No.12: Those portions of Block 5 and 8 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run S02°08'37"E, along the West line of the NW 1/4 of said Section 1, for a distance of 728.80 feet to a point of intersection with the center line of SW 90 Terrace Right of Way as conveyed to Miami-Dade County by Right-of-Way Deed dated September 26, 1986 recorded in Official Records Book 13348 Page 498 of the Public Records of Miami-Dade County, Florida; thence run N87°34'38"E, along the center line of SW 90 Terrace, for a distance of 25.00 feet to the point of intersection with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 49.88 feet to the **POINT OF BEGINNING** said point being also the point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'15", for an arc distance of 39.15 feet to a point of tangency with the Southerly right of way line of SW 90 Terrace; thence run N87°34'38"E, along the Southerly right of way line of SW 90 Terrace, for a distance of 20.00 feet to a point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'15", for an arc distance of 39.15 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S87°51'23"W for a distance of 8.00 feet to the point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E , along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 231.25 feet; thence run N87°51'23"E for a distance of 8.00 feet to the point of intersection with the East line of the West 45.00 feet of the NW 1/4 of said Section 1 being also a point of curvature of a circular curve concave to the Northeast; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'30", for an arc distance of 39.39 feet to a point of tangency with the Northerly right of way line of Jackson Street as shown on the aforesaid plat of RESUBDIVISION OF CORAL MANORS; thence run S87°34'53"W, along the Northerly right of way line of Jackson Street, for a distance of 20.00 feet to a point of curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'30", for an arc distance of 39.39 feet to a point of tangency with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W , along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 231.25 feet to the **POINT OF BEGINNING.**

EXHIBIT "A"
SW 127 AVENUE
PARCELS (FEE SIMPLE)

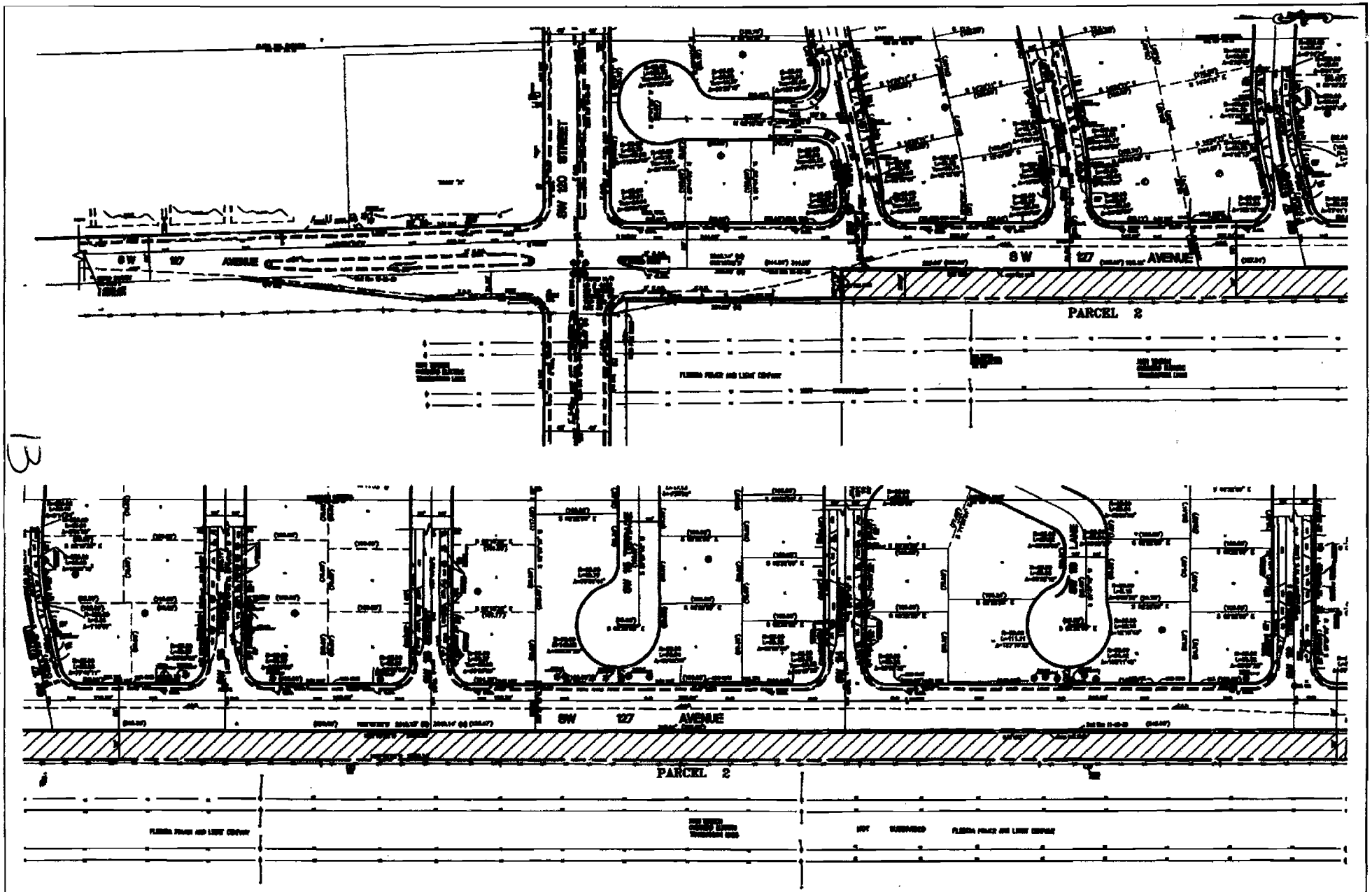
Parcel No.13: Those portions of Blocks 4 and 5 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run S02°08'37"E, along the West line of the NW 1/4 of said Section 1, for a distance of 456.70 feet to a point of intersection with the center line of SW 89 Terrace Right of Way as conveyed to Miami-Dade County by Right-of-Way Deed dated September 26, 1986 recorded in Official Records Book 13348 Page 498 of the Public Records of Miami-Dade County, Florida; thence run N87°34'38"E, along the center line of SW 89 Terrace, for a distance of 25.00 feet to the point of intersection with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 49.88 feet to the **POINT OF BEGINNING** said point being also the point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'15", for an arc distance of 39.15 feet to a point of tangency with the Southerly right of way line of SW 89 Terrace; thence run N87°34'38"E, along the Southerly right of way line of SW 89 Terrace, for a distance of 20.00 feet to a point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°43'15", for an arc distance of 39.15 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S87°51'23"W for a distance of 8.00 feet to the point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E , along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 172.10 feet to a point; thence run N87°51'23"E for a distance of 8.00 feet to the point of intersection with the East line of the West 45.00 feet of the NW 1/4 of said Section 1 being also a point of curvature of a circular curve concave to the Northeast; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'45", for an arc distance of 39.39 feet to a point of tangency with the Northerly right of way line of SW 90 Terrace as conveyed on the aforesaid Right-of-Way Deed; thence run S87°34'38"W, along the Northerly right of way line of SW 90 Terrace, for a distance of 20.00 feet to a point of curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'45", for an arc distance of 39.39 feet to a point of tangency with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W , along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 172.10 feet to the **POINT OF BEGINNING.**

Parcel No.14: Those portions of Blocks 1 and 4 of RESUBDIVISION OF CORAL MANORS, according to the plat thereof recorded in Plat Book 28 at Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of the NW 1/4 of Section 1, Township 55 South, Range 39 East in Miami-Dade County, Florida; thence run S02°08'37"E , along the West line of the NW 1/4 of said Section 1, for a distance of 456.70 feet to a point of intersection with the center line of SW 89 Terrace Right of Way as conveyed to Miami-Dade County by Right-of-Way Deed dated September 26, 1986 recorded in Official Records Book 13348 Page 498 of the Public Records of Miami-Dade County, Florida; thence run N87°34'38"E, along the center line of SW 89 Terrace, for a distance of 25.00 feet to the point of intersection with the East line of the West 25.00 feet of the NW 1/4 of said Section 1; thence run N02°08'37"W, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 50.12 feet to the **POINT OF BEGINNING**; thence continue N02°08'37"W, along the East line of the West 25.00 feet of the NW 1/4 of said Section 1, for a distance of 326.59 feet to the point of curvature of a circular curve concave to the Southeast; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 27°50'36", for an arc distance of 12.15 feet to a point from where the radius point bears S64°18'02"E being also the point of intersection with the Southerly right of way line of SW 88 Street as conveyed to the State of Florida Department of

Miami-Dade County
Public Works Dept.

EXHIBIT "A"
SW 127 AVENUE
PARCELS (FEE SIMPLE)

Transportation by Warranty Deed dated April 2, 1990 recorded in Official Records Book 14698 Page 3019 of the Public Records of Miami-Dade County, Florida; thence run N87°43'30"E, along the Southerly right of way line of SW 88 Street, for a distance of 42.05 feet to a point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 25.00 feet, through a central angle of 89°52'07", for an arc distance of 39.21 feet to a point of tangency with the East line of the West 45.00 feet of the NW 1/4 of said Section 1; thence run S87°51'23"W for a distance of 8.00 feet to the point of intersection with the East line of the West 37.00 feet of the NW 1/4 of said Section 1; thence run S02°08'37"E, along the East line of the West 37.00 feet of the NW 1/4 of said Section 1, for a distance of 313.27 feet to a point; thence run N87°51'23"E for a distance of 8.00 feet to the point of intersection with the East line of the West 45.00 feet of the NW 1/4 of said Section 1 being also a point of curvature of a circular curve concave to the Northeast; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'45", for an arc distance of 39.39 feet to a point of tangency on the Northerly right of way line of SW 89 Terrace as conveyed to Miami-Dade County by Right-of-Way Deed dated September 26, 1986 recorded in Official Records Book 13348 Page 498 of the Public Records of Miami-Dade County, Florida; thence run S87°34'38"W, along the Northerly right of way line of SW 89 Terrace, for a distance of 20.00 feet to a point of curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of said circular curve concave to the Northeast, having a radius of 25.00 feet, through a central angle of 90°16'45", for an arc distance of 39.39 feet to a point of tangency with the East line of the West 25.00 feet of the NW 1/4 of said Section 1 and the **POINT OF BEGINNING.**



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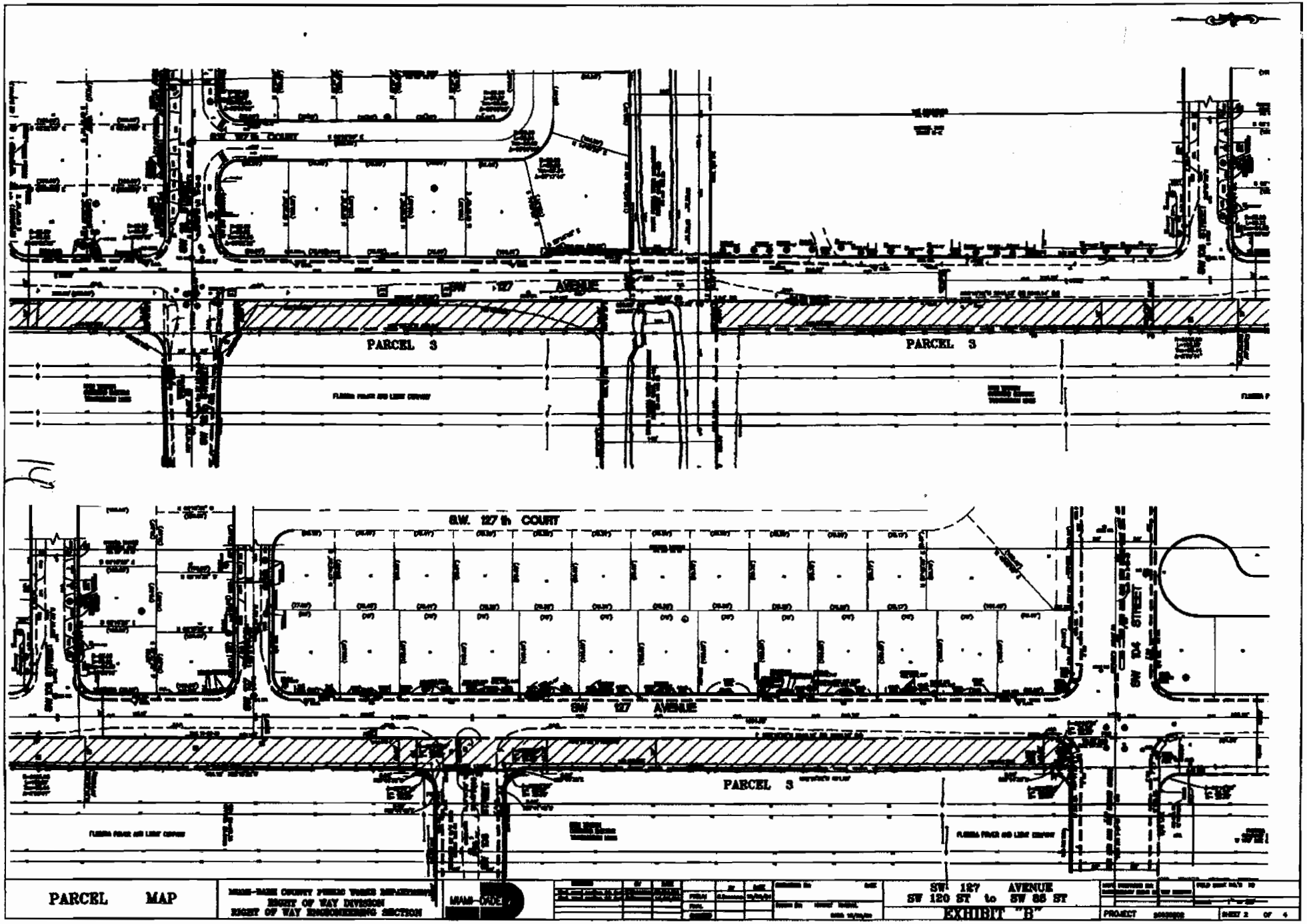
PARCEL MAP	MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY DIVISION	EXHIBIT "B"					SW 127 AVENUE SW 120 ST to SW 88 ST		1" = 50'
								PROJECT	SHEET 1 OF 4



PARCEL MAP

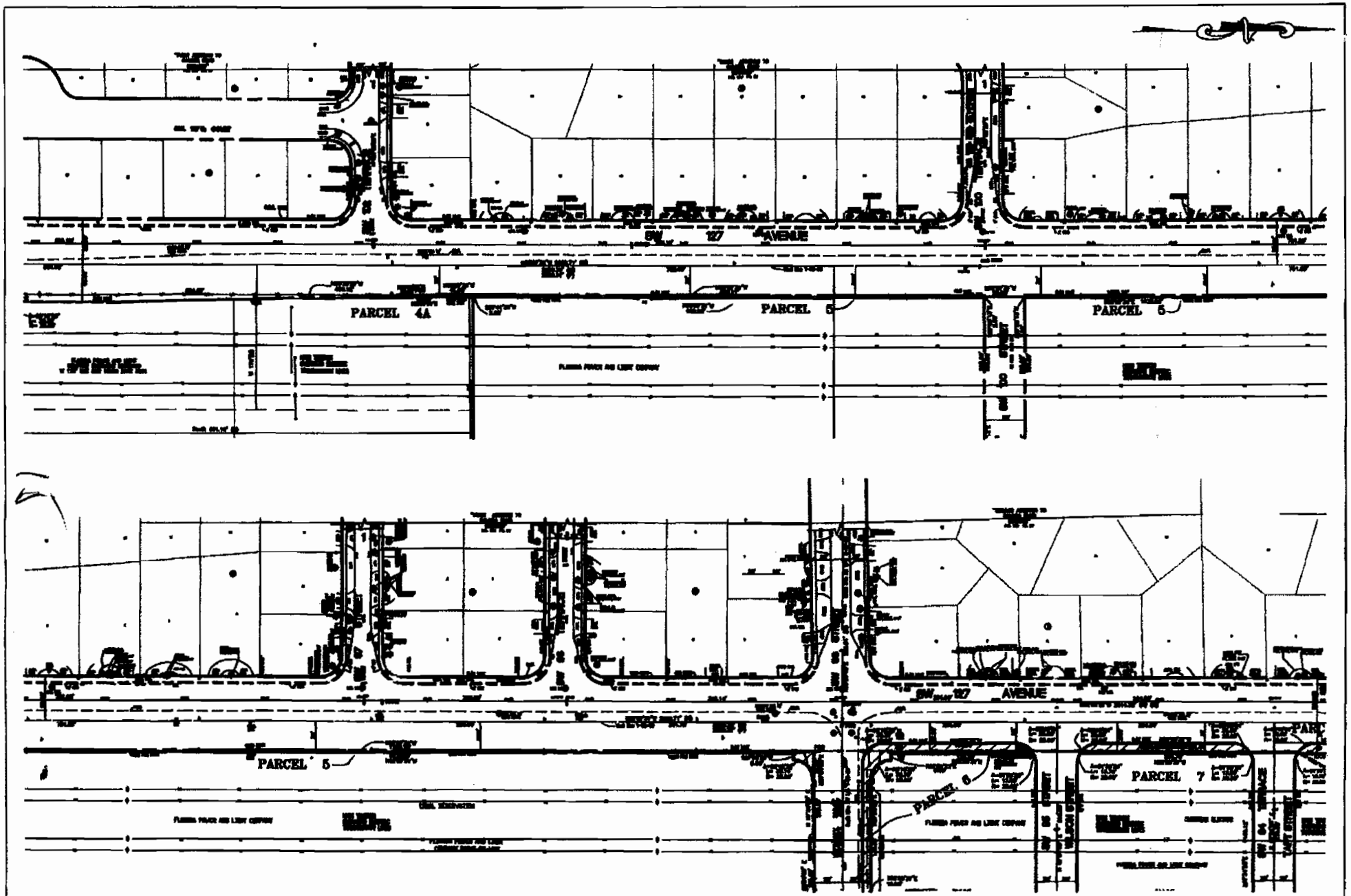
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT OF WAY DIVISION
RIGHT OF WAY ENGINEERING SECTION

MIAMI-DADE

SW 127 AVENUE
SW 120 ST to SW 88 ST
EXHIBIT "B"

PROJECT

SHEET 2 OF 4



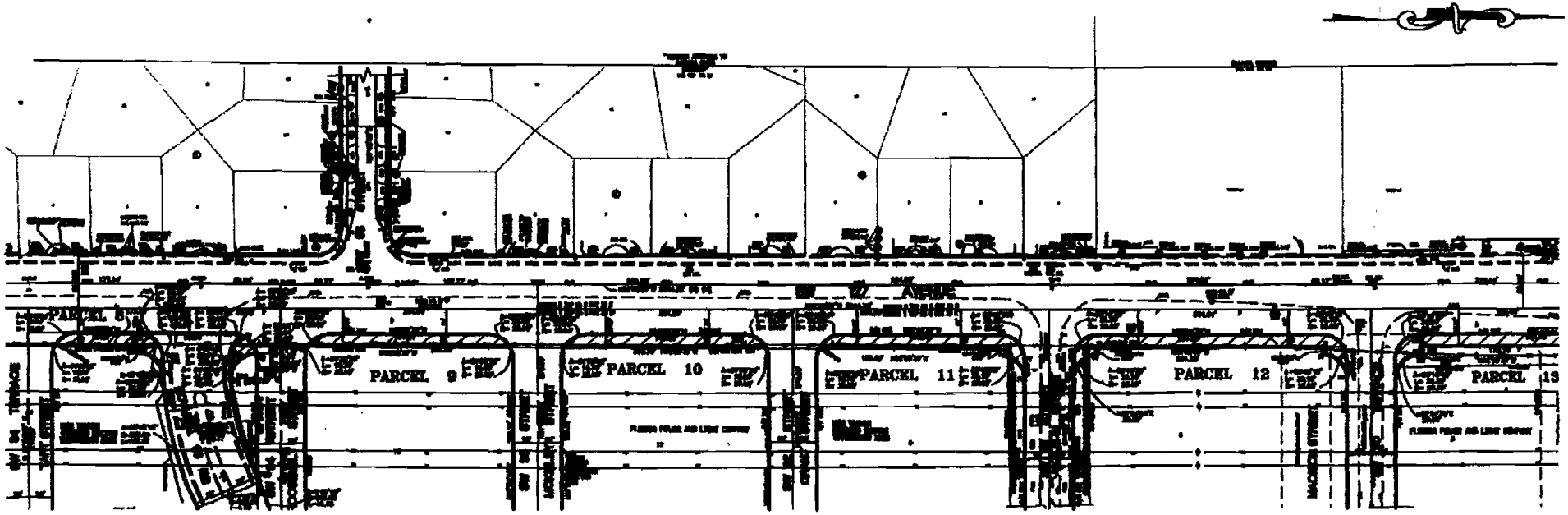
PARCEL MAP

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT OF WAY DIVISION
RIGHT OF WAY ENGINEERING SECTION

SW 127 AVENUE
SW 120 ST to SW 88 ST
EXHIBIT "B"

PROJECT

SHEET 3 OF 4



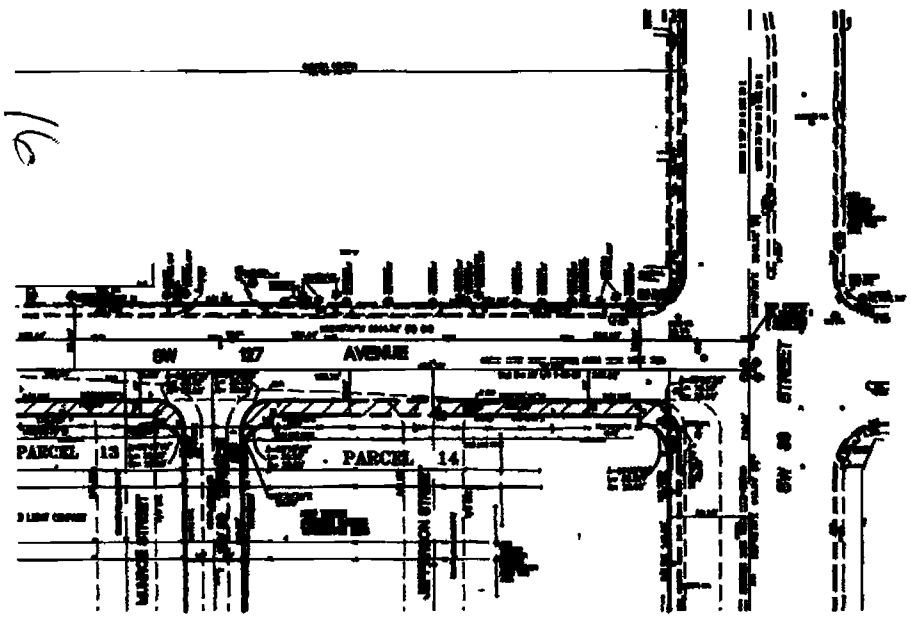


TABLE OF OWNERSHIPS

PARCEL NO.	FEE SIMPLE STREET NO.	NAME	AREA TAKEN	PARENT	REMAIND	FOLIOS
1	VOID	VOID	VOID	VOID	VOID	VOID
2		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	29,165 SQ.FT.	880,467 SQ.FT.	11.809 AC.	30-5913-000-0060
3		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	23,855 SQ.FT.	805,348SQ.FT.	11.813 AC.	30-5913-000-0050
4A		FRANK AMOS AND NORMA AMOS, HIS WIFE	2,415 SQ.FT.	176,697SQ.FT.	3.978 AC.	30-5901-000-0120
5		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	18,247SQ.FT.	568,048SQ.FT.	12.584 AC.	30-5901-000-0170
6		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	6,788SQ.FT.	39,339 SQ.FT.	0.770 AC.	30-5901-000-0300
7		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	4,014 SQ.FT.	39,339 SQ.FT.	0.811 AC.	30-5901-000-0170
8		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	2837 SQ.FT.	35,847 SQ.FT.	0.534 AC.	30-5901-000-0180
9		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	4,014 SQ.FT.	39,339 SQ.FT.	0.811 AC.	30-5901-000-0130
10		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	4,014 SQ.FT.	39,339 SQ.FT.	0.811 AC.	30-5901-000-0120
11		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	4,146 SQ.FT.	39,330 SQ.FT.	0.808 AC.	30-5901-000-0090
12		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	6,655 SQ.FT.	61,795 SQ.FT.	1.099 AC.	30-5901-000-0060
13		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	6,443 SQ.FT.	49,880 SQ.FT.	0.835 AC.	30-5901-000-0050
14		FLORIDA POWER & LIGHT, A FLORIDA CORPORATION	7,369 SQ.FT.	67,042 SQ.FT.	1.388 AC.	30-5901-000-0010

PARCEL MAP	MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY DIVISION	EXHIBIT "B"		SW 127 AVENUE SW 120 ST to SW 88 ST		SHEET 4 OF 4