

MEMORANDUM

Agenda Item No. 8(N)(7)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: April 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring the acquisition of the designated property known as Parcel 7 for improvements to the intersections of Old Cutler Road, with SW 152 Street and SW 184 Street, to be a public necessity; authorizing the County Mayor and the County Attorney to take any and all appropriate actions to accomplish acquisition of the subject property in fee simple, 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 reasonable attorney's fees and costs pursuant to sections 73.091 and 73.092, Florida Statutes, or by eminent domain court proceeding including declarations of taking, as necessary; and authorizing the County Mayor to make an additional incentive offer to purchase Parcel 7 in a total amount not to exceed 15 percent over the appraised value

Resolution No. R-307-21

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: April 20, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Resolution Declaring the Acquisition of the Designated Property Known as Parcel 7 to be a Public Necessity Needed for the Project Entitled Intersection Improvements Along Old Cutler Road at SW 152 Street and at SW 184 Street

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution declaring the acquisition of Parcel 7 to be a public necessity for new roundabouts with sidewalks, curb and gutters, storm drainage system, irrigation, pavement markings and signage, and roadway lighting along Old Cutler Road at the intersection with SW 152 Street and at the intersection with SW 184 Street. The resolution authorizes the County Mayor or the County Mayor's Designee and the County Attorney to employ appraisers, expert witnesses, obtain 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 higher of the two. The resolution authorizes the administration to make an additional incentive offer for a total amount not to exceed fifteen percent over the appraised value, together with business damages and reasonable attorney fees and costs, pursuant to Sections 73.091 and 73.092 Florida Statutes, or by eminent domain court proceedings, including a declaration of taking as necessary for and on behalf of Miami-Dade County.

Scope

This project is located within District 8, which is represented by Commissioner Danielle Cohen Higgins; however, the impact is Countywide.

Fiscal Impact/Funding Source

Funding for the construction and right-of-way acquisition of all parcels is estimated at \$4,565,754.00. Funding for these improvements will be from Road Impact Fee District 5 (RIF) programmed within the FY 2020-21 Adopted Budget and Multi-year Capital Plan. Once the project is built out, annual maintenance and operational cost of approximately \$14,556.04 are anticipated and will be funded through the General Fund.

Track Record/Monitor

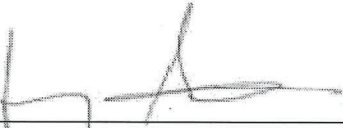
The Department of Transportation and Public Works (DTPW) is the entity overseeing this item and the person responsible is Mr. Alejandro Barrios, Manager, Stormwater Engineering and Right-of-Way Division.

Background

The project consists of the design of new roundabouts with sidewalks, curb and gutters, storm drainage system, irrigation, pavement markings and signage, and roadway lighting along Old Cutler Road at the intersection with SW 67 Avenue, at the intersection with SW 136 Street, at the intersection with SW 152 Street and at the intersection with SW 184 Street. The objective of the project is to provide safety and operational improvements to help traffic flow smoothly at the subject intersections. The proposed improvements will not detract from the historical features of the road and will enhance safety for area residents and other users.

The area to be acquired by DTPW for the street improvements is legally described in Exhibit "A" and illustrated in the parcel location map set forth in Exhibit "B", both of which are attached to the resolution. The project will provide safety and operational improvements to help traffic flow smoothly at the subject intersections.

In order to reduce project time, cost, and to avoid the expense of litigation, it is recommended that the administration be granted authorization to issue an incentive offer added to the initial offer to purchase Parcel 7. The total amount of the initial offer plus the incentive offer shall be no more than fifteen percent over the appraised value of Parcel 7.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: April 20, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(7)

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
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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(N)(7)
4-20-21

RESOLUTION NO. _____ R-307-21

RESOLUTION DECLARING THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 7 FOR IMPROVEMENTS TO THE INTERSECTIONS OF OLD CUTLER ROAD, WITH SW 152 STREET AND SW 184 STREET, 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, DONATION, RIGHT-OF-WAY DESIGNATION, PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR TAX ASSESSED VALUES WHICHEVER IS THE HIGHER OF THE TWO, TOGETHER WITH REASONABLE ATTORNEY'S FEES AND COSTS PURSUANT TO SECTIONS 73.091 AND 73.092, FLORIDA STATUTES, OR BY EMINENT DOMAIN COURT PROCEEDING INCLUDING DECLARATIONS OF TAKING, AS NECESSARY; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO MAKE AN ADDITIONAL INCENTIVE OFFER TO PURCHASE PARCEL 7 IN A TOTAL AMOUNT NOT TO EXCEED 15 PERCENT OVER THE APPRAISED VALUE

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 7 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 constructing improvements to the intersection of Old Cutler Road with SW 152 Street and SW 184 Street, to be required and necessary to accomplish such improvements; 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 recital.

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 constructing improvements to the intersections along Old Cutler Road with SW 152 Street and SW 184 Street in order to promote and assure safe travel on Old Cutler Road.

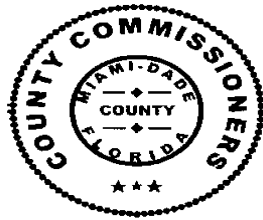
Section 3. This Board authorizes and directs the County Mayor or County Mayor’s designee and County Attorney to employ appraisers, expert witnesses, obtain environmental audits, and to take any and all appropriate actions to acquire the subject parcel, as legally described in Exhibit “A” in fee simple, including business damages and any businesses thereon, either by negotiations, donation, right-of-way designation, purchase at value established by appraisals or tax assessed value whichever is the higher of the two together with reasonable attorney fees, expert fees and cost 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. In order to potentially reduce project time and to avoid the expense of litigation, the County Mayor or County Mayor’s designee is further authorized to issue an incentive offer to purchase Parcel 7, in a total amount not to exceed fifteen percent over the appraised value of Parcel 7.

Section 4. Pursuant to Resolution R-974-09, this Board directs the County Mayor or County Mayor’s designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County, Florida; and provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and (b) direct the Clerk of the Board to attach and permanently store a recorded copy of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa** , who moved its adoption. The motion was seconded by Commissioner **Eileen Higgins** and upon being put to a vote, the vote was as follows:

	Jose “Pepe” Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	aye	
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of April, 2021. 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

HARVEY RUVIN, CLERK

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse
Debra Herman

LEGAL DESCRIPTION
(Parcel 7)

A portion of Lot 1, Block 1 of THE OLD CUTLER PINES, according to the plat thereof recorded in Plat Book 77 at Page 87 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

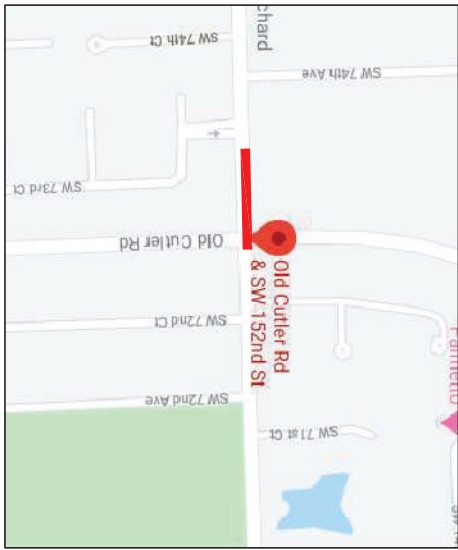
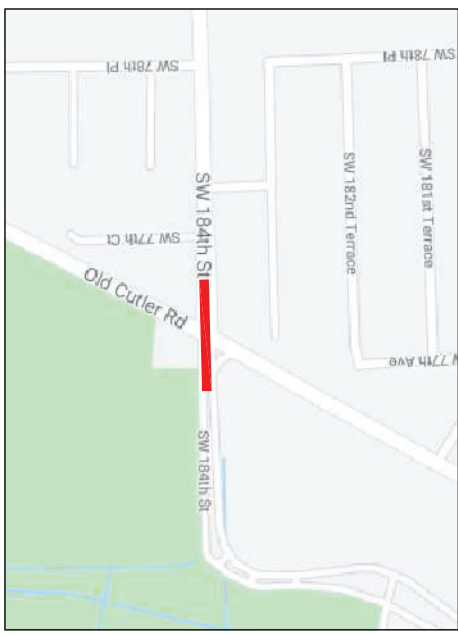
COMMENCE at the Northwest corner of the E 1/2, of the NE 1/4 , NW 1/4 of Section 26, Township 55 South, Range 40 East, Miami-Dade Florida, thence run S02°07'01"E, along the North line thereof being also the centerline of Old Cutler Road, for a distance of 99.90 feet to a point; thence run N86°57'24"E, perpendicular to the last described course, for a distance of 50.00 feet, to a point on the East Right-of-Way line of said Old Cutler Road, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence run N03°02'36"W, for a distance of 25.82 feet, to the point of curvature with a circular curve concave to the Southeast; thence run Northeasterly along the arc of said curve to the right, having a Radius of 25.00 feet, through a Central Angle of 91°06'35", for an arc distance of 39.75 feet, to a point of tangency with the South Right-of-Way line of SW 152 Street; thence run N88°03'59"E, along said South Right-of-Way line, for a distance of 6.10 feet; thence run S43°09'36"W, leaving previous direction, for a distance of 29.71 feet to a point; thence run S15°33'23"W, leaving previous direction, for a distance of 31.79 feet to the **POINT OF BEGINNING**.

Containing 451 Square Feet/ 0.010 acres more or less.

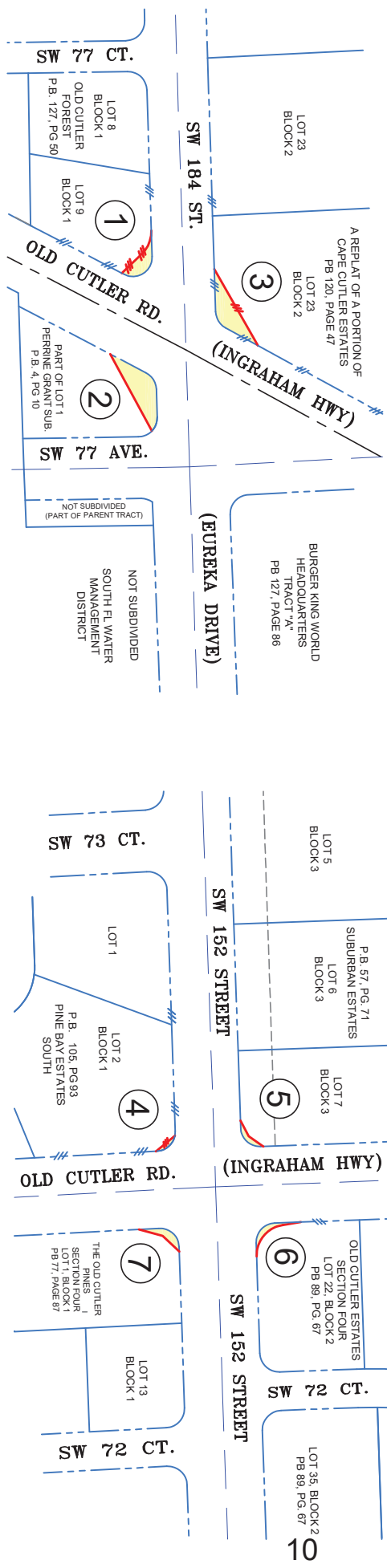
EXHIBIT "A"

PROJECT NO. 20200119
PARCEL 7

SEC 23, 26, 34 & 35
TWP 55 S RGE 40 E
SEC 2 & 3
TWP 56 S
RGE 40 E



LOCATION MAPS
NOT TO SCALE



 R/W TO BE ACQUIRED BY THE COUNTY

EXHIBIT "B"

MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS
STORMWATER ENGINEERING & RIGHT OF WAY DIVISION
RIGHT OF WAY ENGINEERING SECTION

OLD CUTLER ROAD (INGRAHAM HIGHWAY)

At SW 152 St. and SW 184 St.



SCALE 1" = 200'
PREPARED BY: L.E.
DATED: 08-18-20

Prepared by: Raul O. Ballina
Return to: Raul O. Ballina
Miami-Dade County
Department of Transportation
and Public Works
111 NW 1 Street, Ste 1610
Miami, FL 33128-1970
A Portion of Folio No. 33-5026-007-0010

User Dept: Department of Transportation
and Public Works



CFN 2022R0499565
OR BK 33251 Pgs 395-397 (3Pgs)
RECORDED 06/21/2022 14:17:51
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Project No. 20200119
Parcel No. 7
Section 26-55-40

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THIS INDENTURE, made this 6 day of JUNE, 2022, between **Luis Castro Trejo, and Fabiana De Leis Andrade, his wife**, (Grantor) whose address is 15225 SW Old Cutler Road, Palmetto Bay, FL 33158, FL 33157, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, received from **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, and its successors in interest, (Grantee) whose post office address is 111 N. W. 1st Street, Miami, Florida 33128-1970, of the County of Miami-Dade, State of Florida, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, and assigns forever, lying and being in Miami-Dade County, Florida, to-wit:

See Exhibit "A" attached.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE includes, without limitation, all timber rights and water rights; all mineral rights and gas rights except those previously reserved, transferred or severed by third parties; all Grantor's right, title and interest in roads, streams, canals, banks, ditches and other water bodies located on the Premises or which may provide access to the Premises; all riparian rights; and all Grantor's right, title and interest in alleys, roads, streets and easements included within the Premises, or which may provide access to the Premises.

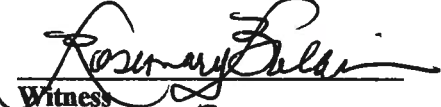
SUBJECT TO: Easements, dedications and restrictions of record, if any, but any such interests that may have been terminated are not hereby reimposed and subject to applicable zoning ordinances, taxes and assessments for the year 2022 and subsequent years.

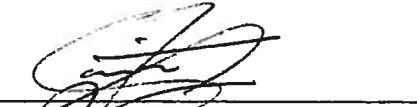
TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

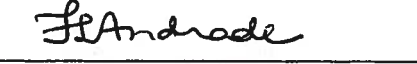


IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal, the day and year first above written.
Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).


Witness
Rosemary Ballina
Witness Printed Name


Luis Castro Trejo

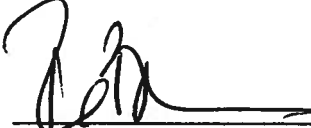

Witness
PAUL BALLINA
Witness Printed Name


Fabian De Lelis Andrade

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6/6/2022 by Luis Castro Trejo, and Fabiana De Lelis Andrade, who are personally known to me, or proven, by producing the following identification: FL DRIVEN LICENSE to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

[Notary Seal]


Notary Public
PAUL BALLINA



RAULO O. BALLINA
Commission # GG 241087
Expires July 23, 2022
Bonded Thru Budget Notary Services

Name typed, printed or stamped
My Commission Expires: 7/23/2022

THE FOREGOING is accepted and approved Pursuant to Resolution No. R-307-21 adopted by the Board of County Commissioners of Miami-Dade County, Florida on April 20, 2021.



Exhibit "A"

A portion of Lot 1, Block 1 of THE OLD CUTLER PINES, according to the plat thereof recorded in Plat Book 77 at Page 87 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

COMMENCE at the Northwest corner of the E 1/2, of the NE 1/4, NW 1/4 of Section 26, Township 55 South, Range 40 East, Miami-Dade Florida, thence run S02°07'01"E, along the North line thereof being also the centerline of Old Cutler Road, for a distance of 99.90 feet to a point; thence run N86°57'24"E, perpendicular to the last described course, for a distance of 50.00 feet, to a point on the East Right-of-Way line of said Old Cutler Road, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence run N03°02'36"W, for a distance of 25.82 feet, to the point of curvature with a circular curve concave to the Southeast; thence run Northeasterly along the arc of said curve to the right, having a Radius of 25.00 feet, through a Central Angle of 91°06'35", for an arc distance of 39.75 feet, to a point of tangency with the South Right-of-Way line of SW 152 Street; thence run N88°03'59"E, along said South Right-of-Way line, for a distance of 6.10 feet; thence run S43°09'36"W, leaving previous direction, for a distance of 29.71 feet to a point; thence run S15°33'23"W, leaving previous direction, for a distance of 31.79 feet to the **POINT OF BEGINNING**.

Containing 451 Square Feet/ 0.010 acres more or less.

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on JUN 21 2022 day of
AD 20

WITNESS my hand and Official Seal.
HARVEY RUVIN, Clerk of Circuit and County Courts
By TANASHIA ARNOLD D.C.

TANASHIA ARNOLD #201144

