

MEMORANDUM

Agenda Item No. 14(A)(2)

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

DATE: May 4, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving a
Transportation Concurrency
Proportionate Share Mitigation
Agreement between Miami-Dade
County and applicant, Lennar
Homes, LLC, to address
transportation concurrency
pursuant to section 163.3180,
Florida Statutes; providing that
Lennar Homes, LLC shall pay a
proportionate share payment of
\$21,407.27 to the County; and
authorizing the County Mayor to
execute said agreement, to
exercise all rights contained
therein, and to take all actions
necessary to effectuate same

Resolution No. R-480-21

The accompanying resolution was prepared by the Regulatory and Economic Resources 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: May 4, 2021

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

From: Daniella Levine Cava 
Mayor

Subject: Resolution Authorizing Miami-Dade County to Enter into a Transportation
Concurrency Proportionate Share Mitigation Agreement with Lennar Homes,
LLC

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or County Mayor’s designee to enter into a Transportation Concurrency Proportionate Share Mitigation Agreement (Agreement) attached as Exhibit “1” to this memorandum with Miami-Dade County and the Applicant Lennar Homes, LLC to construct 80 single family residential units.

Scope

The proposed Agreement will have an impact on Commission District 8, which is represented by Commissioner Danielle Cohen Higgins.

Delegation of Authority

There is no delegation of authority beyond that included in the resolution which delegates to the County Mayor or County Mayor’s designee to execute the Agreement.

Fiscal Impact/Funding Source

The proposed Agreement would require the Applicant to mitigate in the amount of \$21,407.27 that would contribute to the county roadway improvements that are detailed further in this memorandum.

Track Record/Monitor

The Platting and Traffic Review Division within the Department of Regulatory and Economic Resources will administer and monitor the implementation of the Agreement and the person responsible for this function is Raul A. Pino, P.L.S.

Background

Section 163.3180 of the Florida Statutes requires local governments that apply concurrency to transportation facilities to include principles, guidelines, standards and strategies, such as adopted levels of service, in their comprehensive plans. Miami-Dade County has adopted roadway levels of service standards for the unincorporated municipal service area. Objective TC-1 of the Transportation Element of Miami-Dade County’s Comprehensive Development Master Plan (CDMP) sets forth the County’s concurrency standards and Policies CIE-3C and TC-1B of the Miami-Dade County CDMP established level of service standards for all State and County roads in Miami-Dade County.

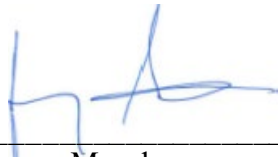
Section 33G-5 of the Code of Miami-Dade County (Code) requires review for traffic circulation concurrency when an application for development order is received. Lennar Homes, LLC filed a Tentative Plat, Plat No. 24478, seeking to develop 80 single family residential units in the vicinity of SW 134 Avenue and SW 184 Street, a location sketch of which is attached as Exhibit “2” to this memorandum. The Platting and Traffic Division within the Department of Regulatory and Economic Resources reviewed the impact the proposed development would have on the existing surrounding roadways and determined that the adopted roadway level of service standard would not be met. Adequate roadway capacity is not available for seven of the eighty-two PM peak hour trips anticipated to be generated by the proposed development, pursuant to the following:

- 1) Station F-1116 located on SW 200 Street/Quail Roost Drive west of SW 127 Avenue has a maximum Level of Service (LOS) “SUMA or D” of 1,600 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,447 vehicles and 174 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, Station F-1116 with its PHP and assigned vehicles is at LOS “F.” The seven vehicle trips generated by this development when combined with the 1,447 and those previously approved through Development Orders, 174, equal 1,628 vehicles and will cause this segment to remain at LOS “F” whose range is over 1,600 vehicles.

In accordance with Section 33G-5(6) of the Code, when trips generated by the proposed development result in a failure to achieve the adopted roadway level of service standard, the applicant may satisfy the level of service standard through proportionate share mitigation as provided in Section 163.3180(5)(h), Florida Statutes. In order to mitigate the impact and proceed with the development, the applicant has elected to execute the attached Agreement with the County.

The Agreement requires the Applicant to provide a monetary proportionate share contribution in the amount of \$21,407.27 to mitigate the impacts of the proposed development. The contribution will be used to fund improvements to one or more of the following projects:

<u>RIF District</u>	<u>TIP Project No.</u>	<u>DTPW Project No.</u>	<u>Location</u>	<u>Type of work</u>
6	PW000092		SW 117 Avenue from US 1 to SW 184 Street	Road Improvements
6	PW000993	20180089	SW 137 Avenue from US 1 to SW 200 Street	Additional Lanes
6	PW0001115		SW 200 Street from Quail Roost Drive to US 1	Additional Lanes
6	PW000722	20180014	SW 216 Street from SW 127 Avenue to HEFT	Road Improvements
6	PW000950	20180004	SW 127 Avenue and SW 200 Street	Intersection Improvements
6	PW0001112	20190163	SW 147 Avenue and SW 216 Street	Traffic Signal
6	PW0001053	20180284	SW 184 Street and SW 157 Avenue	Traffic Signal
6	PW0001054	20180283	SW 184 Street and SW 152 Avenue	Traffic Signal
6	PW0001107		SW 107 Avenue from Quail Roost Drive to SW 160 Street	Additional Lanes



Jimmy Morales
Chief Operations Officer

EXHIBIT “ 1 ”

TRANSPORTATION CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

This Transportation Concurrency Proportionate Share Mitigation Agreement (hereinafter “Agreement”) is made and entered into this ____ day of _____, 20__, by and between Miami-Dade County, a political subdivision of the State of Florida (hereinafter “County”), and Lennar Homes, LLC (hereinafter the “Developer,” which shall include the Developer’s successors, grantees, and assigns) (collectively, the County and the Developer are referred to as the “Parties”).

WITNESSETH

WHEREAS, the Developer is the current fee owner of that certain real property being approximately +/- 17.088 acres in size, which is identified by the Property Appraiser’s Office as Folio Numbers 30-6902-001-0201, 30-6902-001-0200, 30-6902001-0190, and 30-6902-001-0210 and legally described in **Exhibit “A”** attached hereto (the “Property”);

WHEREAS, the Developer joins in and consents to this Agreement so that the requirements herein are binding upon and run with the land concerning the Property;

WHEREAS, the Developer desires to develop the Property with 80 single family residential units (the “Project”);

WHEREAS, on October 19, 2020, the Developer filed an application for subdivision approval for the Property, which is currently pending under Tentative Plat No. 24478, and is incorporated herein by reference;

WHEREAS, transportation impacts resulting from the Project have been evaluated and studied by the Developer and the County;

WHEREAS, the Parties agree that certain roadway intersections and other transportation facilities are impacted by the Project and that improvements to those transportation facilities are needed to accommodate the transportation impacts to be generated by the Project;

WHEREAS, pursuant to Section 163.3180(5)(h), Florida Statutes, Miami-Dade County has provided for a transportation concurrency program within its Comprehensive Development Master Plan, as set forth in the Transportation Improvement Program (TIP) in both the Transportation Element and Capital Improvement Element, and as further detailed in Chapter 33G of the County Code;

WHEREAS, while the transportation impacts associated with the Project would reduce level-of-service standards, as established in the transportation concurrency program, Section 33G-5(6) nonetheless allows the County to issue development orders for the Project if the Developer enters into a binding agreement to pay for or construct its proportionate share of required improvements to one or more regionally significant transportation facilities, in accordance with Section 163.3180, Florida Statutes;

WHEREAS, the Parties agree that transportation concurrency shall be satisfied by the Developer's execution of this legally binding Agreement and full compliance therewith, to provide mitigation proportionate to the transportation impacts to be created by the Project;

WHEREAS, to accommodate the Project's transportation impacts, the Developer has offered to make a proportionate share contribution toward a regionally significant transportation facility as defined in Section 3; and

WHEREAS, in accordance with the requirements of the transportation concurrency program, and Section 33G-5(6) of the Code, the County and the Developer agree to the conditions, rights and obligations established in this Agreement,

NOW, THEREFORE, in consideration of the promises, mutual covenants, and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals.

The above recitals are true and correct and form a part of this Agreement.

Section 2. Project Impacts.

The Project is located on SW 134 Avenue and SW 184 Street. It is anticipated to generate eighty-two (82) PM peak hour trips. Roadway capacity is not available for seven (7) of these PM peak hour trips that will impact the following transportation facility: SW 200 Street west of SW 127 Avenue.

Section 3. Required Improvements to Regionally Significant Transportation Facilities.

The County has identified the following improvements to regionally significant transportation facilities within a three-mile radius of the Project that will mitigate the impacts of the Project:

<u>RIF District</u>	<u>TIP Project No.</u>	<u>DTPW Project No.</u>	<u>Location</u>	<u>Type of work</u>
6	PW000092		SW 117 Avenue from US 1 to SW 184 Street	Road Improvements
6	PW000993	20180089	SW 137 Avenue from US 1 to SW 200 Street	Additional Lanes
6	PW0001115		SW 200 Street from Quail Roost Drive to US 1	Additional Lanes
6	PW000722	20180014	SW 216 Street from SW 127 Avenue to HEFT	Road Improvements
6	PW000950	20180004	SW 127 Avenue and SW 200 Street	Intersection Improvements
6	PW0001112	20190163	SW 147 Avenue and SW 216 Street	Traffic Signal
6	PW0001053	20180284	SW 184 Street and SW 157 Avenue	Traffic Signal
6	PW0001054	20180283	SW 184 Street and SW 152 Avenue	Traffic Signal
6	PW0001107		SW 107 Avenue from Quail Roost Drive to SW 160 Street	Additional Lanes

Section 4. Proportionate Share Payment.

The Developer shall pay the following amount as its proportionate share payment for the required road improvement(s): Twenty-one thousand, four hundred seven dollars, and twenty-seven cents (\$21,407.27) (the “Proportionate Share Payment”), which amount was calculated in accordance with the methodology provided for in Section 163.3180(5)(h), Florida Statutes. The County shall apply such Proportionate Share Payment to one or more of the mobility improvements identified in Section 3.

The Developer shall make the Proportionate Share Payment to the County within 14 days of approval by the County. The effective date of this Agreement (the “Effective Date”) shall be the date the Proportionate Share Payment is received, unless otherwise extended in the County’s sole and absolute discretion, by Cashier’s Check or electronic payment. In the event the Developer fails to make the Proportionate Share Mitigation Payment as provided for herein, the County, in its sole and absolute discretion, may cancel this Agreement and revoke any development permits that have been issued in reliance on this Agreement.

Section 5. Term of Concurrency Approval.

In consideration for entering into this Agreement with the County, the Developer shall be deemed to have satisfied the transportation concurrency requirements; provided, however, that if the Developer fails to apply for a development permit within twenty-four (24) months of

the date of this Agreement, then this Agreement, and the certificate of concurrency approval, shall be considered null and void, and the Developer shall be required to reapply to demonstrate compliance with concurrency standards. In the event the County denies the development approval or permit application that gave rise to this Agreement, or if the Developer for any reason withdraws the development approval or permit application, then this Agreement, and the concurrency approval, shall be void and of no further force and effect. Notwithstanding Section 9 below, upon written request within ninety (90) days of the denial or withdrawal of such development approval or permit application, the County shall within sixty (60) days from the receipt of a request refund to the Developer the full amount of the Proportionate Share Payment.

Section 6. Development Approvals and Compliance.

Nothing in this Agreement shall allow, or be construed to allow, the Developer to avoid or delay compliance with any or all provisions of the County's Comprehensive Plan, the County Code, County ordinances, resolutions, conditions of development orders or permits, and other requirements pertaining to the use and development of the Property. Nothing in this Agreement shall constitute or be deemed to constitute or require the County to issue any approval by the County of any rezoning, comprehensive plan amendment, variance, special exception, final site plan, preliminary subdivision plan, final subdivision plan, final plat, construction plan approval, site plan approval, building permit, concurrency certificate, grading permit, stormwater drainage permit, access permit, or any other land use or development approval. No building permits may be issued for the Property until the Proportionate Share Payment has been received.

Section 7. Increase in Project Trips.

The Developer acknowledges and agrees that any change or modification to the Project may result in an increase in transportation impacts to the County's transportation facilities. The Developer acknowledges and agrees that it shall be precluded from asserting that the additional transportation impacts are vested or otherwise permitted under this Agreement. In addition, Developer acknowledges and agrees that any such changes resulting in an increase in transportation impacts may cause this Agreement to be null and void, or may require additional traffic analysis and documentation, and the execution of an additional Proportionate Share Mitigation Agreement, along with the payment of additional mitigation.

Section 8. Road Impact Fee Credit.

Pursuant to Section 163.3180(5)(h)(2)(e), Florida Statutes, the amount of the Proportionate Share Payment shall entitle the Developer to a dollar-for-dollar credit against the road impact fees that will be assessed by the County in connection with the development of the Project under Chapter 33E of the County Code, regardless of how the County ultimately uses the Proportionate Share Payment. The Developer acknowledges and agrees that in no event shall the Developer be entitled to road impact fee credit in excess of the Proportionate Share Payment, and in the event the Proportionate Share Payment exceeds the amount of road impact fees owed in connection with the Project through buildout, the Developer shall not be entitled to a refund for the excess of the Proportionate Share Payment over the amount of the road impact fees.

Section 9. No Refund.

Except as provided in Section 5 of this Agreement, the Proportionate Share Payment is non-refundable.

Section 10. Governing Laws.

The Agreement and the rights and obligations created hereunder shall be interpreted, construed and enforced in accordance with the laws of the United States and the State of Florida. If any litigation should be brought in connection with this Agreement, venue shall lie in Miami-Dade County, Florida.

Section 11. Attorneys' Fees and Costs.

The Parties agree that, if it becomes necessary for either party to defend or institute legal proceedings as a result of the failure of either party to comply with the terms and provisions of this Agreement, each party in such litigation shall bear its own costs and expenses incurred and expended in connection therewith, including, but not limited to, reasonable attorneys' fees and court costs through all trial and appellate levels.

Section 12. Severability.

If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

Section 13. Entire Agreement.

This Agreement contains the entire agreement between the parties. No rights, duties or obligations of the parties shall be created unless specifically set forth in this Agreement.

Section 14. Amendment.

No modification or amendment of this Agreement shall be of any legal force or effect unless it is in writing and executed by both Parties.

Section 15. Binding Agreement.

This Agreement shall inure to the benefit of and shall bind the parties, their heirs, successors and assigns.

Section 16. Assignment.

This Agreement may not be assigned without the prior written consent of the other party, and all the terms and conditions set forth herein shall inure to the benefit of and shall bind all future assignees.

Section 17. Waiver.

Failure to enforce any provision of this Agreement by either party shall not be considered a waiver of the right to later enforce that or any provision of this Agreement.

Section 18. Covenant Running with the Land.

The rights conferred and obligations imposed pursuant to this Agreement upon the Developer and upon the Property shall run with and bind the Property as covenants running with the land, and this Agreement shall be binding upon and enforceable by and against the Developer and its successors, grantees, and assigns.

Section 19. Notices.

Any notice, request, demand, instruction or other communication to be given to either party under this Agreement shall be in writing and shall be hand delivered, sent by Federal Express or a comparable overnight mail service, or by U.S. Registered or Certified Mail, return receipt requested, postage prepaid, to County and to Developer at their respective addresses below:

As to County:

Deputy Director, Department of Regulatory and Economic
Resources

With a copy to Assistant County Attorney:

Dennis Kerbel

*With a copy to Platting and Traffic Review Section, Department
of Regulatory and Economic Resources:*

Raúl A. Pino

As to Developer:

Mr. Carlos Gonzalez, President
Southeast Florida Division
Lennar Homes, LLC
730 NW 107 Avenue, 3rd Floor
Miami, Florida 33172

With a copy to Developer's Legal Representative:

Juan J. Mayol, Jr.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Section 20. Counterparts.

This Agreement may be executed by the parties in any number of counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to be one and the same Agreement.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement on the date and year first above written.

ATTEST:

MIAMI-DADE COUNTY, FLORIDA, BY ITS
COUNTY MAYOR OR MAYOR'S DESIGNEE

Witness

Print Name _____

By: _____

County Mayor or Designee

Print Name _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Assistant County Attorney

Lauren Morse

ATTEST:

DEVELOPER

3

Witness
Print Name ZACHARY GERRIN

[Signature]
By: _____
Print Name GREG McPHERSON, V.P.

NOTARY CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization [] by GREG MCPHERSON for LENNAR HOMES, LLC, who is personally known to me or have produced _____, as identification. Witness my signature and official seal this 29th day of MARCH, 2021, in the County and State aforesaid.



[Signature]

Notary Public-State of FLORIDA

Print Name REBECCA ZULUAGA-CORTES

My Commission Expires: 5/12/2024

EXHIBIT “A”

PROPERTY LEGAL DESCRIPTION

CAPLE FARMS NORTH

PARCEL 1:

THE WEST 720.19 FEET OF LOT 1, LESS THE NORTH 20 FEET THEREOF, AND THE NORTH 21.69 FEET OF THE WEST 720.19 FEET OF LOT 4, ALL LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED JUNE 25, 2003, IN OFFICIAL RECORDS BOOK 21368, PAGE 4039, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, TANGENT TO THE WEST LINE OF SAID LOT 1, AND TANGENT TO THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 1.

AND

THAT PORTION OF LOT 1 IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, TANGENT TO THE EAST LINE OF SAID LOT 1, AND TANGENT TO THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 1.

PARCEL 2:

ALL OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE SUBDIVISION OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 547 FEET OF WEST 782 FEET THEREOF, AND LESS THE WEST 195 FEET AND THE NORTH 20 FEET THEREOF.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, BY WARRANTY DEED DATED DECEMBER 14, 1960, RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOTS 2, 3, 6 AND 7, TROPICO, A SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 57, MIAMI-DADE COUNTY, FLORIDA, PUBLIC RECORDS, LYING WESTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

FROM THE NORTHWEST (NW) CORNER OF SAID SECTION 2, BEAR NORTH 87 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 195.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 1.01 FEET; THENCE SOUTH 0 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 1199.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 31 SECONDS AND A RADIUS OF 320.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID LOT 7 AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

LESS, HOWEVER, THE NORTH 20 FEET OF SAID LOT 2 AND ALSO LESS THE WEST 35 FEET OF SAID LOTS 2, 3, 6 AND 7.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED JUNE 25, 2003, IN OFFICIAL RECORDS BOOK 21368, PAGE 4036, O F THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, TANGENT TO THE EAST LINE OF SAID LOT 2, AND TANGENT TO THE SOUTH LINE OF THE NORTH 20 FEET OF THE SAID LOT 2.

PARCEL 3:

THE EAST 547 FEET OF THE WEST 782 FEET OF LOT 2 IN THE NORTHWEST 1/2 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE SUBDIVISION OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED DATED MARCH 2, 1939, RECORDED IN DEED BOOK 1950, PAGE 436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH TWENTY (20) FEET OF LOTS ONE (1) AND TWO (2) IN NORTHWEST 1/4 OF TROPICO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA, IN SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, BY WARRANTY DEED DATED DECEMBER 14, 1960, RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOTS 2, 3, 6 AND 7, TROPICO, A SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 57, MIAMI-DADE COUNTY, FLORIDA, PUBLIC RECORDS, LYING WESTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

FROM THE NORTHWEST (NW) CORNER OF SAID SECTION 2, BEAR NORTH 87 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 195.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 1.01 FEET; THENCE SOUTH 0 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 1199.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 31 SECONDS AND A RADIUS OF 320.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID LOT 7 AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

LESS, HOWEVER, THE NORTH 20 FEET OF SAID LOT 2 AND ALSO LESS THE WEST 35 FEET OF SAID LOTS 2, 3, 6 AND 7.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED DATED JUNE 23, 1971, RECORDED IN OFFICIAL RECORDS BOOK 7371, PAGE 455, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 547.00 FEET OF THE WEST 782.00 FEET OF LOT 2, OF "PLAT OF A PORTION OF TROPICO", AS RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES WITHIN THE SOUTH 5.00 FEET OF THE NORTH 40.00 FEET OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED DATED AUGUST 30, 2001, IN OFFICIAL RECORDS BOOK 21368, PAGE 4036, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, TANGENT TO THE EAST LINE OF SAID LOT 2 AND TANGENT TO THE SOUTH LINE OF THE NORTH 20 FEET OF THE SAID LOT 2.

PARCEL 4:

THE WEST 1/2 OF LOT 3 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, PLAT OF PORTION OF TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS BLACK CREEK CANAL R/W.

AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCELOF LAND CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED DATED MARCH 2, 1939,

RECORDED IN DEED BOOK 1950, PAGE 436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST THIRTY FIVE (35) FEET OF THE WEST 1/2 OF LOTS THREE (3), SIX (6) AND SEVEN (7) IN NORTHWEST 1/4 OF TROPICO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

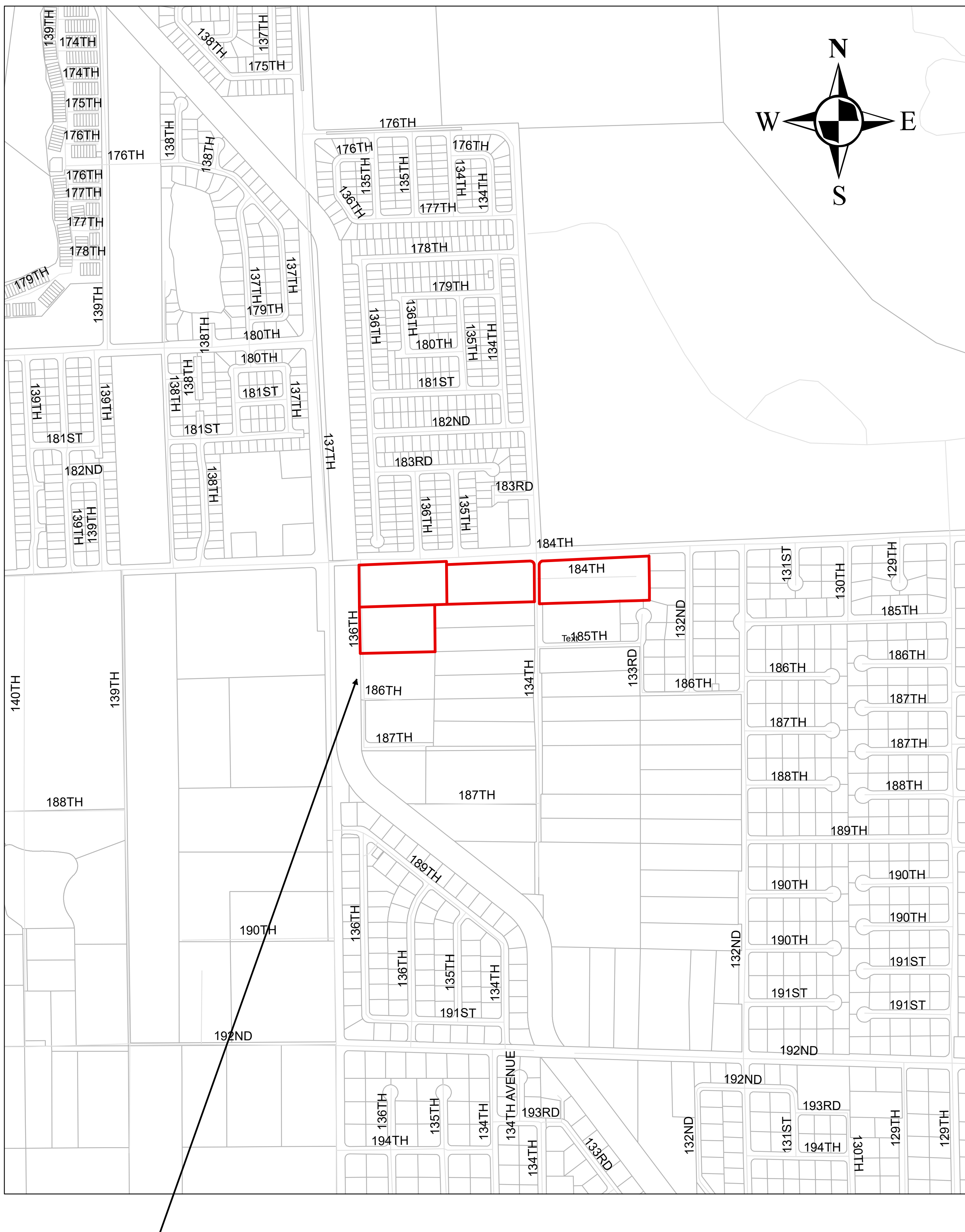
AND FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED TO THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, BY WARRANTY DEED DATED DECEMBER 14, 1960, RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOTS 2, 3, 6 AND 7, TROPICO, A SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 57, MIAMI-DADE COUNTY, FLORIDA, PUBLIC RECORDS, LYING WESTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

FROM THE NORTHWEST (NW) CORNER OF SAID SECTION 2, BEAR NORTH 87 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 195.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 1.01 FEET; THENCE SOUTH 0 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 1199.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 31 SECONDS AND A RADIUS OF 320.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID LOT 7 AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

LESS, HOWEVER, THE NORTH 20 FEET OF SAID LOT 2 AND ALSO LESS THE WEST 35 FEET OF SAID LOTS 2, 3, 6 AND 7.

Exhibit " 2 "



Project Site



MEMORANDUM

(Revised)

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

DATE: May 4, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(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
- ☐ 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 _____
Veto _____
Override _____

Daniella Levine Carr
Mayor

Agenda Item No. 14(A)(2)
5-4-21

RESOLUTION NO. R-480-21

RESOLUTION APPROVING A TRANSPORTATION CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN MIAMI-DADE COUNTY AND APPLICANT, LENNAR HOMES, LLC, TO ADDRESS TRANSPORTATION CONCURRENCY PURSUANT TO SECTION 163.3180, FLORIDA STATUTES; PROVIDING THAT LENNAR HOMES, LLC SHALL PAY A PROPORTIONATE SHARE PAYMENT OF \$21,407.27 TO THE COUNTY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAID AGREEMENT, TO EXERCISE ALL RIGHTS CONTAINED THEREIN, AND TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

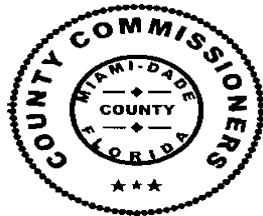
WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Transportation Concurrency Proportionate Share Mitigation Agreement, in substantially the form attached to the County Mayor's Memorandum as Exhibit "1," between Miami-Dade County, Florida, and the Applicant, Lennar Homes, LLC, to address transportation concurrency, and by which Lennar Homes, LLC shall pay a proportionate share payment of \$21,407.27 to the County, which the County shall apply to one or more of the mobility improvements specified in the Agreement; and authorizes the County Mayor or County Mayor's designee to execute said agreement, exercise all rights contained therein, and take all actions necessary to effectuate same.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**,
 who moved its adoption. The motion was seconded by Commissioner **Kionne McGhee**
 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 4th day of May, 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 be "LEM" or similar, written over a horizontal line.

Lauren E. Morse