

MEMORANDUM

Agenda Item No. 8(N)(5)

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

DATE: March 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring the acquisition of the designated property known as Parcel 4 for improvements to Harriet Tubman Highway from NE 164 Street to NE 173 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, or purchase at values established by appraisals or tax assessed values, whichever is the higher of the two, together with reasonable attorneys' fees and costs pursuant to sections 73.091 and 73.092, Florida Statutes, or by eminent domain court proceedings including declarations of taking, as necessary; and authorizing the County Mayor to make an additional incentive offer to purchase Parcel 4 in a total amount not to exceed 15 percent over the appraised value

Resolution No. R-210-22

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.



Geri Bonzon-Keenan
County Attorney


GBK/jp

Memorandum



Date: March 1, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Resolution Declaring the Acquisition of the Designated Property Known as Parcel 4 to be a Public Necessity for the Project Entitled Improvements to Harriet Tubman Highway from NE 164 Street to NE 173 Street

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution declaring the acquisition of Parcel 4 to be a public necessity for the road widening, beautification, and right-of-way improvements to Harriet Tubman Highway from NE 164 Street to NE 173 Street. The resolution authorizes the County Mayor or the County Mayor’s designee and the County Attorney to employ appraisers and expert witnesses; to 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; or by 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 reasonable attorney fees and costs, pursuant to Sections 73.091 and 73.092 of the Florida Statutes, or by eminent domain court proceedings, including a declaration of taking as necessary for and on behalf of Miami-Dade County.

SCOPE

The impact of this project is Countywide; however, it is located within District 4, which is represented by Commissioner Sally A. Heyman.

FISCAL IMPACT/FUNDING SOURCE

Funding for the construction and right-of-way acquisition of all parcels is estimated at \$10,303,000.00 and is funded by Road Impact Fees (RIF3) programmed within the FY 2020-2021 Adopted Budget and Multi-year Capital Plan. Once the project is built out, annual maintenance and operational cost of approximately \$8,948.62 is 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 Ms. Maria D. Molina, P.E., Chief, Right of Way Division.

DELEGATED AUTHORITY

The resolution delegates authority to the County Mayor or the County Mayor’s designee to take any and all appropriate actions to acquire the subject parcel in fee simple and to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County. The County Mayor’s

designee is further authorized to issue an incentive offer to purchase Parcel 4 in a total amount not to exceed fifteen percent over the appraised value of Parcel 4.

BACKGROUND

The project consists of widening Harriet Tubman Highway from two (2) to four (4) lanes from NE 164 Street to NE 173 Street. The proposed improvements include raised landscape medians, bicycle facilities, continuous sidewalks, curb and gutter, existing signalization improvements, pavement markings and signing, decorative lighting, continuous storm drainage system, and replacement and widening of the existing bridge crossing over the Snake Creek Canal. The project length is approximately 0.70 miles.

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 improve traffic mobility and drainage along Harriet Tubman Highway from NE 164 Street to NE 173 Street.

In order to reduce project time and 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 4. The total amount of the initial offer plus the incentive offer shall be no more than fifteen percent over the appraised value of Parcel 4.



Jimmy Morales
Chief Operations Officer



MEMORANDUM
(Revised)

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

DATE: March 1, 2022

FROM: 
Gen Bonzon-Kecnan
County Attorney

SUBJECT: Agenda Item No. 8(N)(5)

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)(5)
3-1-22

RESOLUTION NO. _____ R-210-22

RESOLUTION DECLARING THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 4 FOR IMPROVEMENTS TO HARRIET TUBMAN HIGHWAY FROM NE 164 STREET TO NE 173 STREET TO BE A PUBLIC NECESSITY; AUTHORIZING THE COUNTY MAYOR OR 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, OR PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR TAX ASSESSED VALUES, WHICHEVER IS THE HIGHER OF THE TWO, TOGETHER WITH REASONABLE ATTORNEYS' FEES AND COSTS PURSUANT TO SECTIONS 73.091 AND 73.092, FLORIDA STATUTES, OR BY EMINENT DOMAIN COURT PROCEEDINGS INCLUDING DECLARATIONS OF TAKING, AS NECESSARY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO MAKE AN ADDITIONAL INCENTIVE OFFER TO PURCHASE PARCEL 4 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 4 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 Harriet Tubman Highway from NE 164 Street to NE 173 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 recitals.

Section 2. This Board finds and declares that the acquisition of the subject parcel, as legally described in Exhibit “A” attached hereto and incorporated herein by reference, is needed for the public purpose of constructing improvements to Harriet Tubman Highway from NE 164 Street to NE 173 Street.

Section 3. This Board authorizes and directs the County Mayor or County Mayor’s designee and County Attorney to employ appraisers and expert witnesses, to 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 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 attorneys’ fees, expert fees, and costs pursuant to Sections 73.091 and 73.092, Florida Statutes, or eminent domain court proceedings, including a declaration of taking as necessary for and on behalf of Miami-Dade County. 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 4, in a total amount not to exceed 15 percent over the appraised value of Parcel 4.

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.

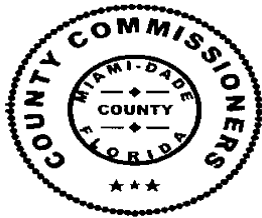
The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

	Jose "Pepe" Diaz, Chairman	aye		
	Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye	
Sally A. Heyman	absent	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	absent			

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of March, 2022. 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



Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

LEGAL DESCRIPTION
(FEE SIMPLE)

A portion of Tract "A", GREYNOLDS PARK GARDENS as recorded in Plat Book 47 at Page 32 of the Public Records of Miami-Dade County, Florida, and a portion of the Northeast 1/4 of Section 16, Township 52 South, Range 42 East, Miami-Dade County, Florida, being more particularly described as follows:

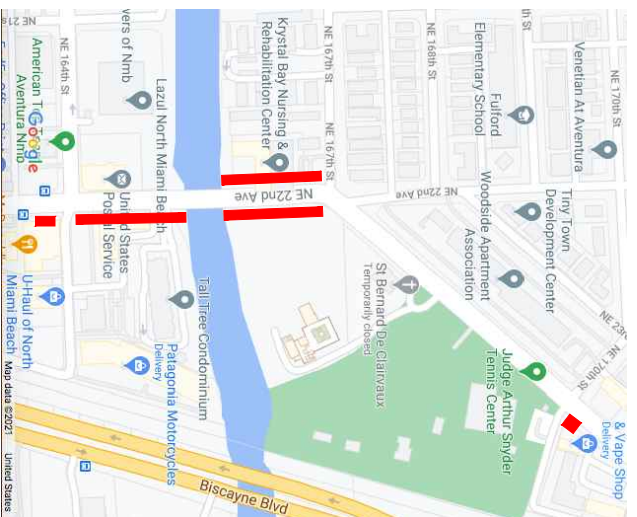
COMMENCE at the Northwest corner of the Northeast 1/4 of Section 16, Township 52 South, Range 42 East, Miami-Dade Florida, thence run N86°46'10"E, along the North section line of the Northeast 1/4 of said Section 16, for a distance of 62.15 feet, to a point on the Easterly Right-of-Way line of Harriet Tubman Highway (F.K.A. as West Dixie Highway) as shown on the Florida Department of Transportation Right-of-Way map for Section 87550-2155, dated October 1955, sheet 1 of 3, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence continue N86°46'10"E, along said North section line, and Easterly Right-of-Way line, for a distance of 7.88 feet, to a point on the Southwest corner of aforementioned Tract A; thence run N41°12'33"E, departing said section line, but continuing along the Easterly Right-of-Way line of Harriet Tubman Highway, for a distance of 101.46 feet, to a point on a circular curve concave to the Southeast, having a radial bearing of S58°17'40"E; thence run Southwesterly and Southerly, along the arc of said circular curve to the left, having a Radius of 510.00 feet, through a Central Angle of 34°35'03", for an arc distance of 307.84 feet, to a point of tangency; thence run S02°52'42"E, for a distance of 144.28 feet, to a point on the North Right-of-Way line of Royal Glades/Snake Creek (C-9) Canal; thence run S73°47'02"W, along said canal Right-of-Way line, for 26.21 feet, to the aforesaid Easterly Right-of-Way line of Harriet Tubman Highway; thence run N02°52'42"W, along the last described Right-of-Way line, for a distance of 202.33 feet, to a point of curvature of a circular curve concave to the Southeast; thence run North and Northeasterly, along the arc of said circular curve to the right, having a Radius of 383.06 feet, through a Central Angle of 25°26'25", for a distance of 170.09 feet to the **POINT OF BEGINNING**.

Containing 11,650 Square Feet or 0.267 acres more or less

EXHIBIT A

PROJECT NO. 20140020
PARCEL 4

SEC 16
TWP 52 S
RGE 42 E



LOCATION MAP
NOT TO SCALE

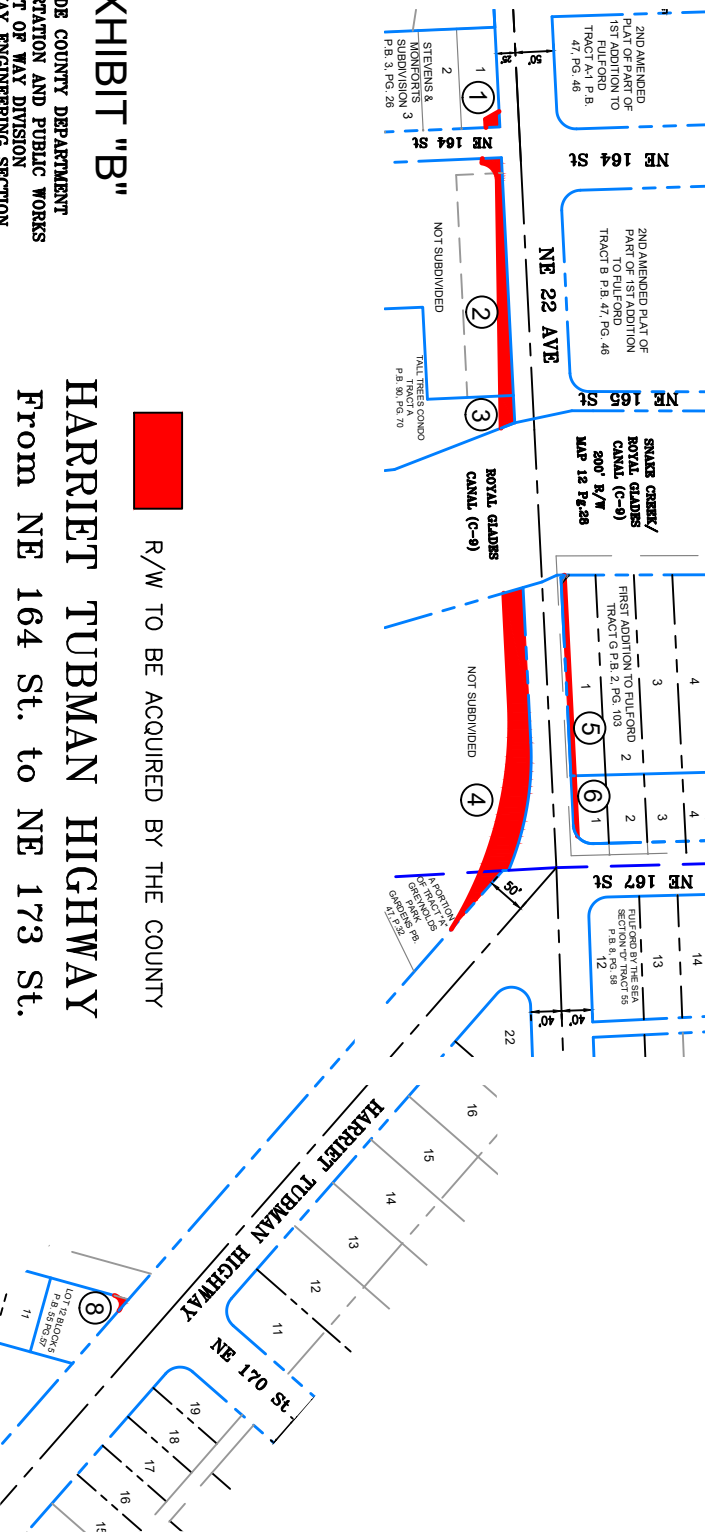


EXHIBIT "B"

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

HARRIET TUBMAN HIGHWAY
From NE 164 St. to NE 173 St.



R/W TO BE ACQUIRED BY THE COUNTY

SCALE 1" = 250'
PREPARED BY: L.E.
DATED: 01-05-21

