

MEMORANDUM

Agenda Item No. 8(N)(3)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

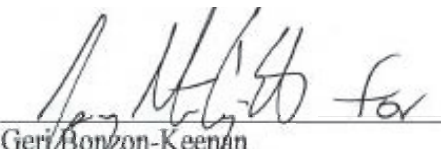
DATE: November 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring the acquisition of the designated property known as Parcel 1 for the construction of the Sunshine Station/ Golden Glades Multimodal Transportation Facility (GGMTF) Kiss-and-Ride and Pedestrian Bridge 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 qualifying relocation expenses and move costs and 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; authorizing the County Mayor to make an additional incentive offer to purchase Parcel 1 in a total amount not to exceed 15 percent over the appraised value; authorizing the County Mayor to enter into a leaseback agreement and protective rent agreements; and authorizing the use of Charter County Transportation Surtax Funds for this Project which was added to the People's Transportation Plan in January 2019

Resolution No. R-1070-25

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: November 4, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Declaring the Acquisition of the Designated Property Known as Parcel 1 to be a Public Necessity for the Project Entitled Sunshine Station/ Golden Glades Multimodal Transportation Facility (GGMTF) Kiss-and-Ride and Pedestrian Bridge and Authorizing the Use of Charter County Transportation Surtax Funds for Such Purposes.

Executive Summary

The purpose of this item is for the Miami-Dade County Board of County Commissioners (Board) to grant approval to acquire Parcel 1, which is necessary for the construction of the Sunshine Station/GGMTF Kiss-and-Ride and Pedestrian Bridge (Project).

This item is placed for Committee review pursuant to County Code Section 29-124(f). This item may only be considered by the Board if the Citizens Independent Transportation Trust (CITT) has forwarded a recommendation to the Board prior to the date scheduled for Board consideration or 45 days have elapsed since the filing of this item with the Clerk of the Board. If the CITT has not forwarded a recommendation and 45 days have not elapsed since the filing of this item, a withdrawal of this item will be requested.

Recommendation

It is recommended that the Board approve the attached resolution, which:

- Declares the acquisition of Parcel 1 to be a public necessity for the construction of the Project;
- Authorizes the County Mayor or the County Mayor's designee and the County Attorney to employ appraisers and expert witnesses, obtain environmental audits, and to take any and all appropriate actions to acquire Parcel 1 in fee simple, either by negotiation, donation, right-of-way designation, or by purchase at the higher of (a) values established by appraisals, or (b) tax assessed values, along with qualifying relocation expenses and move costs;
- Authorizes the County Mayor or County Mayor's designee to enter into post-closing lease agreement(s) with the property owner(s) if deemed necessary and appropriate for the period of time preceding the commencement of construction of the County's transportation project ("leaseback agreements"). Also, prior to closing or completing the acquisition, authorizes the County Mayor or County Mayor's designee to enter into lease agreement(s) for vacant units located on the subject property when doing so will be less costly than relocating potential tenants after the acquisition is completed ("protective rent agreements");

- Authorizes the County Mayor or County Mayor's designee to make an additional incentive offer for a total amount not to exceed 15% 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, this Project is specifically located within District 1 and District 2, which are represented by Commissioner Oliver G. Gilbert, III and Commissioner Marleine Bastien respectively.

Delegation of Authority

The resolution delegates authority to the County Mayor or the County Mayor's designee to take all necessary actions to acquire the subject parcel in fee simple, along with paying any qualifying relocation expenses and move costs, and to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to expend any funds received for qualifying business relocation expenses. The County Mayor or County Mayor's designee is further authorized to issue an incentive offer to purchase Parcel 1 in a total amount not to exceed 15 percent over the appraised value of Parcel 1.

Fiscal Impact/Funding Source

The estimated cost for the design, right-of-way acquisition, and construction of the Project is \$16,264,000.00, to be funded through the following sources:

Program	Adopted Budget	Funding Source(s)
2000000984 - SUNSHINE STATION - GOLDEN GLADES BIKE/PEDESTRIAN CONNECTOR	FY24-25 Adopted Budget & Multi-Year Capital Plan; Volume 2, Page 184	- FDOT - People's Transportation Plan

Upon completion of the Project, the annual maintenance and operational costs will be approximately \$683,426.00, which will be funded by Transit's Operating Fund.

Track Record/Monitor

DTPW is the entity overseeing this item and the person responsible for monitoring the project is Javier M. Bustamante, Assistant Director of Transit Project Management and Support Services.

Background

This Project includes the construction of a Sunshine Station/GGMTF Kiss-and-Ride and Pedestrian Bridge on the west side of the South Florida Rail Corridor (SFRC) just north of the Golden Glades Tri-Rail Station and a connection to the existing Golden Glades Tri-Rail Station and the GGMTF via a fully-covered and illuminated pedestrian and bicycle overpass. This proposed facility would increase the convenience and accessibility for the residents of Miami Gardens traveling to/from the Golden Glades Tri-Rail Station and the GGMTF via various

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 3

travel modes, including walking, bicycling, local transit circulator, local bus, and auto drop-off/pick-up.

The area to be acquired by DTPW for the construction of the Project is legally described in Exhibit "A" and illustrated in the boundary survey set forth in Exhibit "B," both of which are attached to the resolution.

In order to reduce Project time and cost, and to avoid the expense of potential litigation, it is recommended that the administration be granted authorization to issue an incentive offer added to the offer to purchase Parcel 1. The total amount of the offer plus the incentive offer shall be no more than 15 percent over the appraised value of Parcel 1.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(3)

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 ____, majority plus one ____, 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) ____, 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)(3)
11-4-25

RESOLUTION NO. R-1070-25

RESOLUTION DECLARING THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 1 FOR THE CONSTRUCTION OF THE SUNSHINE STATION/ GOLDEN GLADES MULTIMODAL TRANSPORTATION FACILITY (GGMTF) KISS-AND-RIDE AND PEDESTRIAN BRIDGE 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 QUALIFYING RELOCATION EXPENSES AND MOVE COSTS AND 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; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO MAKE AN ADDITIONAL INCENTIVE OFFER TO PURCHASE PARCEL 1 IN A TOTAL AMOUNT NOT TO EXCEED 15 PERCENT OVER THE APPRAISED VALUE; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENTER INTO A LEASEBACK AGREEMENT AND PROTECTIVE RENT AGREEMENTS; AND AUTHORIZING THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS FOR THIS PROJECT WHICH WAS ADDED TO THE PEOPLE'S TRANSPORTATION PLAN IN JANUARY 2019

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 1 as legally described in Exhibit "A" and shown on the Boundary Survey in Exhibit "B" attached hereto and made a part hereof, for the public purpose of building the Sunshine

Station/ GGMFTF Kiss-and-Ride and Pedestrian Bridge Project to be required and necessary to accomplish such improvements; and authorizes the use of Charter County Transportation Surtax Funds; 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 building the Sunshine Station/ GGMFTF Kiss-and-Ride and Pedestrian Bridge Project.

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, and provide compensation (including relocation and move costs) to all interested parties for such acquisition including any businesses thereon, either by negotiation, donation, right-of-way designation, or by purchase at value established by appraisals or tax assessed value, whichever is the higher of the two, together with reasonable attorney’s 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; authorizes the County Mayor or County Mayor's designee to enter into post-closing lease agreement(s) with the property owner(s) if deemed necessary and appropriate for the period of time preceding the commencement of construction of the County's transportation project ("leaseback agreements"); prior to closing or completing the acquisition, authorizes the County Mayor or County Mayor's designee to enter into lease agreement(s) for vacant units located on the subject property when doing so will be less costly than relocating potential tenants after the acquisition is completed ("protective rent agreements"); and authorizes the use of Charter County Transportation Surtax Funds. 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 1, in a total amount not to exceed 15 percent over the appraised value of Parcel 1.

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 (a) provide a recorded copy of the instrument to the Clerk of the Board within 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.

Section 5. This Board authorizes the use of Charter County Transportation Surtax Funds for the Department of Transportation and Public Works included in the FY24-25 Adopted Capital Budget and the FY19-24 Five-Year Implementation Plan of the People's Transportation Plan.

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

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of November, 2025. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

AGM

Andrea Gonzalez Mateo

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 18 AND 19, BLOCK 6, OF SUNSHINE STATE INDUSTRIAL PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY AND CONTAINING 60.000,00 SQUARE FEET OR 1.37 ACRES MORE OR LESS.



Memorandum



Date: October 23, 2025

To: Honorable Anthony Rodriguez
and Members, Board of County Commissioners

From: Javier A. Betancourt, Executive Director

Re: CITT AGENDA ITEM 7A:

RESOLUTION BY THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST (CITT) RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS DECLARE THE ACQUISITION OF THE DESIGNATED PROPERTY KNOWN AS PARCEL 1 FOR THE CONSTRUCTION OF THE SUNSHINE STATION/ GOLDEN GLADES MULTIMODAL TRANSPORTATION FACILITY (GGMTF) KISS-AND-RIDE AND PEDESTRIAN BRIDGE TO BE A PUBLIC NECESSITY; AUTHORIZE 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, OR PURCHASE AT VALUES ESTABLISHED BY APPRAISALS OR TAX ASSESSED VALUES, WHICHEVER IS THE HIGHER OF THE TWO, TOGETHER WITH QUALIFYING RELOCATION EXPENSES AND MOVE COSTS AND 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; AUTHORIZE THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO MAKE AN ADDITIONAL INCENTIVE OFFER TO PURCHASE PARCEL 1 IN A TOTAL AMOUNT NOT TO EXCEED 15 PERCENT OVER THE APPRAISED VALUE; AUTHORIZE THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO ENTER INTO A LEASEBACK AGREEMENT AND PROTECTIVE RENT AGREEMENTS; AND AUTHORIZE THE USE OF CHARTER COUNTY TRANSPORTATION SURTAX FUNDS FOR THIS PROJECT WHICH WAS ADDED TO THE PEOPLE'S TRANSPORTATION PLAN IN JANUARY 2019 (**DTPW – LEGISLATIVE FILE NO. 251913**)

On October 22, 2025, the CITT voted (9-3) to forward a favorable recommendation to the Board of County Commissioners (BCC) for the approval of the above referenced item, CITT Resolution No. 25-018. The vote was as follows:

Mary Street, Esq., Chairperson – Aye
Hon. Peggy Bell, 1st Vice-Chairperson – Aye
Meg Daly, 2nd Vice-Chairperson – Aye

Omar K. Bradford, Esq. – Nay
Harry Hoffman – Nay
David Marin – Aye
Robert Ruano – Aye
Robert Wolfarth – Aye

Qjuezari Harvey – Aye
Kenneth Kilpatrick – Nay
Miguel Murphy – Aye
Paul J. Schwiep, Esq. – Aye

c: Bruce Libhaber, Assistant County Attorney

MDC012