

RESOLUTION No. 2007-99-606

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, ACCEPTING AN OFFER FROM THE TURNPIKE EXPRESSWAY AUTHORITY IN THE AMOUNT OF \$2,160,000 FOR THE PURCHASE OF PROPERTY OWNED BY THE CITY OF MIAMI GARDENS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO FOR CONSTRUCTION OF THE MIAMI GARDENS TOLL PLAZA PROJECT; DETERMINING SAID PROPERTY TO BE SURPLUS PROPERTY; AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT AND TO TAKE ALL NECESSARY STEPS TO CONSUMMATE THE SALE; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Turnpike has engaged in the process of acquiring property for use for the Miami Gardens Toll Plaza Project ("Project"), and

WHEREAS, the Florida Turnpike has the authority to condemn property for its use, however, has agreed to negotiate with the City of Miami Gardens to make an outright purchase of property owned by the City, that is necessary for construction of the Project, and

WHEREAS, the Property to be conveyed has been appraised at \$1,647,900, and

WHEREAS, the Turnpike has agreed to pay the City \$2,160,000 for the property which is more than the appraised value, and

WHEREAS, the City Council of the City of Miami Gardens has determined that the property is surplus and is not necessary for any municipal public purpose, and

WHEREAS, the City Council would like to authorize the City Manager and City Attorney to accept the offer from the Turnpike, and enter into whatever agreements may be necessary for the transfer of the property to the Florida Turnpike Enterprise,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. SURPLUS DETERMINATION: The City Council of the City of Miami Gardens hereby determines that the property more particularly described in Exhibit A attached hereto ("Property"), is surplus property and not needed for any municipal purpose.

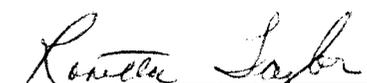
Section 3. ACCEPTANCE OF OFFER: The City Council of the City of Miami Gardens hereby accepts an offer of \$2,160,000 from the Turnpike for the transfer of the "Property."

Section 4. AUTHORIZATION: The City Council of the City of Miami Gardens hereby authorizes the City Manager and the City Attorney to take any and all steps that may be necessary to consummate a transfer of the property from the City of Miami Gardens to the Florida Turnpike Enterprise.

Section 5. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JUNE 27, 2007.

ATTEST:

  
\_\_\_\_\_  
RONETTA TAYLOR, CMC, CITY CLERK

  
\_\_\_\_\_  
SHIRLEY GIBSON, MAYOR

Prepared by SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

Resolution No. 2007-99-606

MOVED BY: Councilwoman Pritchett  
SECONDED BY: Vice Mayor Braynon

**VOTE:** 6-0

Mayor Shirley Gibson	<u>  x  </u> (Yes)	<u>    </u> (No)	
Vice Mayor Oscar Braynon, II	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilman Melvin L. Bratton	<u>    </u> (Yes)	<u>    </u> (No)	Not present
Councilman Aaron Campbell	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilman André Williams	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilwoman Sharon Pritchett	<u>  x  </u> (Yes)	<u>    </u> (No)	
Councilwoman Barbara Watson	<u>  x  </u> (Yes)	<u>    </u> (No)	

SKD/teh  
260611\_1.DOC

# City of Miami Gardens

1515-200 NW 167<sup>th</sup> Street  
Miami Gardens, Florida 33169



Mayor Shirley Gibson  
Vice Mayor Oscar Braynon II  
Councilman Melvin L. Bratton  
Councilman Aaron Campbell Jr.  
Councilwoman Sharon Pritchett  
Councilwoman Barbara Watson  
Councilman André Williams

## Agenda Cover Page

Date: June 27, 2007

Fiscal Impact: No  Yes

(If yes, explain in Staff Summary)

Funding Source: Equipment Bond

Contract/P.O. Requirement: Yes  No

Sponsor Name/Department:

Danny Crew, City Manager

Public hearing

Ordinance

1st Reading

Advertising requirement:

RFP/RFQ/Bid

Quasi-Judicial

Resolution

2nd Reading

Yes  No

## Title

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## Staff Summary

Late last year, City staff was contacted by the Florida's Turnpike in reference to the purchase of a portion of the City's property adjacent to Rolling Oaks Park for the completion of the Miami Gardens Toll Plaza projects. In an effort to ensure that the City's interests as it relates to the development and future growth of the park were protected, City staff held a series of meetings with the Turnpike engineers, appraisers, and administrative staff to discuss the terms of this transfer.

**J-2) CONSENT AGENDA  
RESOLUTION  
TURNPIKE EXPRESSWAY**

Although the Florida Turnpike has the authority to condemn property for its use, they have agreed to negotiate with the City of Miami Gardens to make an outright purchase of property. The property consists of a portion of the 3 acre site purchased last year for the expansion of Rolling Oaks Park, as well as a 50 ft right of way along the eastern portion of the park that runs along the Turnpike (see Exhibit A).

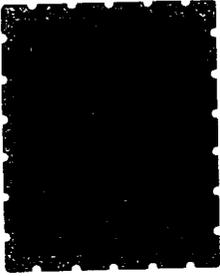
The above-mentioned property has been appraised at \$1,647,900; staff has provided a copy of the full appraisal to the Assistant to the Mayor and Council for review. However, there were additional losses that the City could experience with the transfer of the property, they are as follows:

Parks re-design Costs	\$30,300.00
2006 Construction Cost Estimate	\$207,271.20
<u>Loss of Planned Park Improvement</u>	<u>\$375,608.70</u>
Estimated Loss Total	\$ 613,179.90
Loss plus land value	\$2,261,079.90

The Turnpike has agreed to pay the City \$2,160,000 for the property and anticipated damages.

**Recommendation:**

That the City Council approve the attached resolution authorizing the City Manager and City Attorney to accept the offer from the Turnpike, and enter into whatever agreements may be necessary for the transfer of the property to the Florida Turnpike Enterprise.



June 7, 2007

City of Miami Gardens  
Attn: Antranette Pierre  
1515 NW 167<sup>th</sup> St., Bldg. 5, Ste. 200  
Miami Gardens, FL 33169-5145

ITEM/SEGMENT NO.: 415462-2  
STATE ROAD NO.: 91  
COUNTY: Miami-Dade  
PARCEL NO.: 100

**Statement of Offer**

*Operates the statewide  
Turnpike System as  
part of the Florida  
Department of  
Transportation*

CHARLIE CRIST  
Governor

STEPHANIE C. KOPELOUSOS  
Secretary of  
Transportation

JAMES L. ELY  
Executive Director

Turnpike Headquarters:  
Milepost 263, Bldg. 5315  
Turkey Lake Service Plaza  
Ocoee, FL 34761

Mailing Address:  
P.O. Box 613069  
Ocoee, FL 34761

Tel: 407.532.3999

www.floridasturnpike.com

Dear Ms. Pierre:

The Florida Turnpike Enterprise is interested in acquiring property owned by you for the Miami Gardens Toll Plaza project. A determination has been made that your property will be needed for this transportation project. We are requesting to enter into negotiations to acquire fee simple interest in your property.

The Turnpike has received an appraisal valuing the land. The Turnpike is making you this offer of \$2,160,000.00 based on the approved appraised value. Please note that this offer is not less than the approved appraised value.

Personal property, such as furnishings, personal effects, and small appliances are typically not acquired. However, if this becomes necessary, one of our Right-of-Way agents will assist in making any determination.

This statement of offer is not a contract; if we reach an agreement, a purchase agreement will be executed by both parties. If you require additional information, please contact me at 407-264-3630 at Florida's Turnpike Enterprise Headquarters, P.O. Box 613069, Milepost 263, Building 5315, Ocoee, Florida 34761.

Sincerely,

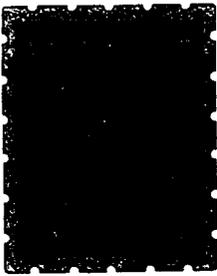
  
Adam R. Stern  
Right of Way Project Manager

Delivered by

Date

Receipt Acknowledged by

Date



June 7, 2007

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Miami Gardens, FL 33169-5145

ITEM/SEGMENT NO.: 415462-2  
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PARCEL NO.: 100

### Purchase Agreement

This AGREEMENT is made by and between:

City of Miami Gardens

hereinafter referred to as SELLER and the STATE OF FLORIDA for the use and benefit of the State of Florida Department of Transportation, Turnpike Enterprise, hereinafter referred to as PURCHASER.

#### WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, SELLER hereby agrees to sell and PURCHASER hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

#### I. Description

- (a) Real estate or interest therein, identified as parcel 100 and shown on Right of Way Maps for ITEM/SEGMENT NO.: 415462-2 incorporated herein by reference.
  - Fee Simple
  - Permanent Easement (Section III.(b) does not apply)
  - Temporary Construction Easement (Sections III.(b), III.(c) and III.(d) do not apply)
  - Leasehold Interest (Sections III.(b) and c) do not apply)
- (b) Personal property identified as follows:
  - Outdoor Advertising structure identified by permit number: (Sections III.(b) and c) do not apply)

#### II. Purchase Price

(a) Amount to be paid by PURCHASER to SELLER at closing including fees and costs	\$ 2,460,000.00
(b) Amount to be paid by PURCHASER to SELLER upon surrender of possession	
(c) Itemized purchase price, fees and costs	
Land and Improvements	\$ 1,530,900.00
Real Estate Damages (Severance/Cost-to-Cure)	\$ 250,700.00
Business Damages	
Attorney Fees	
Appraiser Fees	
ODA/Structural	
Other	
(Specify)	
(Specify)	
<b>TOTAL PURCHASE PRICE INCLUDING FEES AND COSTS</b>	<b>\$ 2,460,000.00</b>

#### III. Conditions and Limitations:

- (a) This mutually understood final execution of this Purchase Agreement by PURCHASER constitutes conditional acceptance and is subject to final agency acceptance. Final agency acceptance shall denote final approval of the purchase price and all terms and conditions contained in this Purchase Agreement and constitutes the effective date of this agreement. A closing on this contract shall not be transacted prior to final agency acceptance. Notice of final agency acceptance shall be evidenced by the signature of the Purchaser in Section VII hereof and delivery to SELLER not sooner than 30 days from the date of the negotiator's signature on Section VI.
- (b) SELLER is responsible for all taxes due and owing on the property as of the date of closing.
  - SELLER agrees that all current taxes for the year in which this agreement is made on the property acquired shall be prorated and SELLER agrees to pay his and/or her share of said prorated taxes as of the date of closing.
  - SELLER agrees to pay all taxes for the current year.





Operates the statewide Turnpike System as part of the Florida Department of Transportation

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Secretary of Transportation

JAMES L. ELY  
Executive Director

Turnpike Headquarters:  
Milepost 263, Bldg. 5315  
Turkey Lake Service Plaza  
Ocoee, FL 34761

Mailing Address:  
P.O. Box 613069  
Ocoee, FL 34761

Tel: 407.532.3999

www.floridasturnpike.com

June 7, 2007

City of Miami Gardens  
Attn: Antranette Pierre  
1515 NW 167th St., Bldg. 5, Ste. 200  
Miami Gardens, FL 33169-5145

ITEM/SEGMENT NO.: 415462-2  
STATE ROAD NO.: 91  
COUNTY: Miami-Dade  
PARCEL NO.: 100

**Re: Eminent Domain Proceedings**

Dear Ms. Pierre:

Section 286.23, Florida Statutes (F.S.), provides that any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust or in any form of representative capacity, with few exceptions, shall make a written disclosure under oath, under penalty of perjury, of the name and address of every person having a beneficial interest in the real property held in such capacity and sold, leased or taken by eminent domain by the State. This disclosure shall be made within 48 hours after the time when the required sum is deposited in the registry of the court in eminent domain cases.

Exempted from Section 286.23, F.S., are the following:

- A. Stocks in corporations registered with the Federal Securities and Exchange Commission or Corporations registered with the Florida Department of Banking and Finance pursuant to Chapter 517, F.S., and whose stock is for sale to the general public.
- B. An entity or person, other than a public officer or public employee, holding real property in the form of a trust that was created more than 3 years prior to the deposit of the required sum in the registry of the court in the case of eminent domain takings.

Enclosed are affidavit forms: Public Disclosure Affidavit, Public Disclosure Exemption Affidavit (Corporate - Exempt) and Public Disclosure Exemption Affidavit (Trust - Exempt Condemnation).

If eligible for exemption under "A," please execute the Public Disclosure Exemption Affidavit (Corporate - Exempt).

If eligible for exemption under "B," please execute the Public Disclosure Exemption Affidavit (Trust - Exempt Condemnation).

If you cannot claim exemption under either "A" or "B," please execute the Public Disclosure Affidavit and furnish us the name and address of every person having a beneficial interest in the property and file this affidavit for the purpose of complying with the provision of Section 286.23, F.S.

Under the provisions of Section 286.23, F.S., you will be advised as to the date of deposit of the required funds in the registry of the court.

The appropriate affidavit should be executed promptly and returned to the undersigned.

Should you need additional information, please contact this office.

Sincerely,

Adam R. Stehly  
Right of Way Project Manager





June 7, 2007

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[www.floridasturnpike.com](http://www.floridasturnpike.com)

Dear Ms. Pierre:

The 1974 Florida State Legislature enacted legislation, Section 286.23, Florida Statutes (F.S.), providing that persons or entities, with few exceptions, holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity, shall make a written public disclosure under oath subject to the penalties prescribed for perjury of the name and address of every person having a beneficial interest in the real property before the property held in such capacity is conveyed to the State.

A copy of Section 286.23, F.S., is attached for reference. It will be noted that certain corporations are exempted from the provisions of this Section:

- A. Stocks in corporations registered with the Federal Securities and Exchange Commission or Stocks registered with the Florida Department of Banking and Finance pursuant to Chapter 517, F.S.

Enclosed are the Public Disclosure Affidavit and Public Disclosure Exemption Affidavit (Corporate - Exempt) and Public Disclosure Exemption Affidavit (Trust - Exempt) Confirmation forms. You must execute and return one of these forms. If you claim exemption under A above, please execute the Public Disclosure Affidavit (Corporate - Exempt) and furnish us the pertinent data specified therein. If you are not exempt, please execute the Public Disclosure Affidavit form.

Should you need additional information, please contact this office.

Sincerely,

Adam R. Stealy  
Right-of-Way Project Manager



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**Public Disclosure Affidavit**

The undersigned authority affirms that he/she is:

- a) This is to advise that I hereby authorize \_\_\_\_\_ Corporation authorized to do business under the laws of Florida; or,
- b) A Partner (or Limited Partner) of the firm of \_\_\_\_\_, composed of \_\_\_\_\_ and \_\_\_\_\_, doing business under the name of \_\_\_\_\_; or,
- c) Trustee of \_\_\_\_\_ Trust; or,
- d) Other \_\_\_\_\_

holding title to real property described in Exhibit "A" attached hereto and by this reference made a part hereof hereby certify that the names and addresses listed on Exhibit "B" attached hereto and by this reference made a part hereof are the name and addresses of every person having a beneficial interest in said real property, however small or minimal, and do hereby file this Affidavit for the purpose of complying with provisions of Section 286.23, Florida Statutes, Public Disclosure.

(Affix. Corp. Seal)

Affiant's Signature

Print or type name of Affiant

Affiant's Address

State of \_\_\_\_\_  
County of Miami-Dade

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_

(Individual) \_\_\_\_\_ (Name of Corporation, Partnership or Trust)  
or (Name of the Corporation, Partnership or Trust, who is personally known to me or who has produced \_\_\_\_\_ as identification)

Notary's Signature

(Print type of stamp name of notary public)

(SEAL)



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**Public Disclosure Exemption Affidavit  
(Corporate – Exempt)**

I, the undersigned (President, Vice President) of \_\_\_\_\_  
(Corporate Name)

which Corporation holds title to various real properties in the State of Florida, hereby certify that the stock of said Corporation is registered with the Federal Securities and Exchange Commission or with the State of Florida Department of Banking and Finance, pursuant to Chapter 517, Florida Statutes, or with both agencies, and said stock is currently for sale to the general public. Affiant files this affidavit for the purpose of claiming an exemption for said corporation from the disclosure requirements of Section 286.23, Florida Statutes, as provided therein.

In the event the corporate stock should cease to be registered as stated herein, affiant agrees to immediately notify the State of Florida Department of Transportation.

\_\_\_\_\_  
President or Vice President's Signature

\_\_\_\_\_  
ATTEST: (Secretary or Assistant Secretary if Affiant is Officer of Corporation)

\_\_\_\_\_  
Print or type name of President or Vice President

\_\_\_\_\_  
Print or type name of Secretary or Assistant Secretary

State of \_\_\_\_\_  
County of \_\_\_\_\_

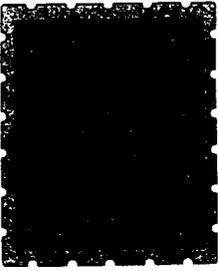
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

(Individual) \_\_\_\_\_ (Name of Corporation, Partnership or Trust)  
on behalf of the Corporation, Partnership or Trust, who is personally known to me or who has produced \_\_\_\_\_  
as identification.

\_\_\_\_\_  
Notary's Signature (Print or type or stamp name of notary/public)

SEAL

For execution by corporations claiming exemption for the reason that corporate stocks are registered with the Federal Securities Exchange Commission or registered with Florida Department of Banking and Finance pursuant to Chapter 517, Florida Statutes.



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**Public Disclosure Exemption Affidavit  
(Trust – Exempt Condemnation)**

I, the undersigned Trustee of \_\_\_\_\_, filed  
with \_\_\_\_\_, holding title to real property described in  
Exhibit "A" attached hereto and by this reference made a part hereof, hereby certify that said Trust was created on  
\_\_\_\_\_, which was a minimum 3 years prior to the deposit of the required sum in the registry  
of the court and further certify that under penalty of perjury, that no public officer or public employee has any  
beneficial interest whatever in said Trust, and additionally certify that I have disclosed any and all changes that  
occurred in the 3 years prior to the deposit of the deposit of the required sum in the Registry of the Court and do  
hereby file this Affidavit for the public purpose of claiming an exemption for said Trust pursuant to the provisions of  
Section 286.23, Florida Statutes, Public Disclosure.

Trustee's Signature

Print or type name of Trustee

State of  
County of Miami-Dade

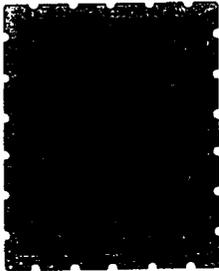
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

by \_\_\_\_\_ (Name of Trustee)  
on behalf of the Corporation, Partnership or Trust who is personally known to me or who has produced  
\_\_\_\_\_ as identification

Notary's Signature \_\_\_\_\_  
(Print type or stamp name of Notary Public)

[SEAL]

For execution by Trustee claiming exemption under the provision of the "three years prior existence" clause.



June 7, 2007

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### Request for Taxpayer Identification Number

Dear Ms. Pierre:

The Florida Department of Transportation, Turnpike Enterprise, will be acquiring or has acquired property owned by you for a transportation project. Because this transaction will involve the purchase of real property federal regulations require that we make an annual report to the Internal Revenue Service of the compensation paid. As part of this reporting, we are required to provide the notice and request, which is contained below. Please be assured that this reporting process will in no way affect the amount of compensation you will receive for your property.

In accordance with the Internal Revenue Service Code, Section 6045(e), you are required by law to provide the Department of Transportation with your correct Taxpayer Identification Number or Social Security Number.

If you do not provide the correct number, you may be subject to civil or criminal penalties imposed by law. This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INFORMATION: (Please Print)  
Seller information is to be completed and signed by the Property Owner.

NAME	
ADDRESS	OWNERSHIP INTEREST <input type="radio"/> Sole Owner <input type="radio"/> Part Owner of _____ %
CITY, STATE, AND ZIP CODE	

### TAXPAYER IDENTIFICATION NUMBER (TIN)

Enter your taxpayer identification number in the appropriate box. For individuals and sole proprietors, this is your social security number. For other entities, it is your employer identification number.

Social Security Number						OR	Employer Identification Number					

**Certification** - Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).

Taxpayer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### THE FOLLOWING INFORMATION IS TO BE COMPLETED BY FDOT PERSONNEL ON THE DATE OF THE CLOSING OR FINAL JUDGMENT

Address of Property or a Brief Legal Description: \_\_\_\_\_

Date of Closing: \_\_\_\_\_ Date of Final Judgment: \_\_\_\_\_ Gross Proceeds: \$ \_\_\_\_\_

Respectfully submit this information in accordance with the Internal Revenue Service Code, Section 6045(e).

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TYPE OR PRINT NAME AND TITLE



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Mailing Address:  
P.O. Box 613069  
Ocoee, FL 34761

Tel: 407.532.3999

www.floridasturnpike.com

ITEM/SEGMENT NO.: 415462-2  
STATE ROAD NO.: 91  
COUNTY: Miami-Dade  
PARCEL NO.: 100

**Representative Authorization**

Attention:  
Dear Ms. Joest, Right of Way Manager:

This is to advise you that I hereby authorize \_\_\_\_\_  
of \_\_\_\_\_

who was hired by me as of \_\_\_\_\_ to (indicate extent of authorization by marking one  
(date)  
or both boxes as applicable):

- Represent me in all future dealings in the above-referenced project and parcel(s).
- Accept service of process on my behalf concerning any legal proceedings in eminent domain,  
which may ensue.

**OWNER(S)/TENANT(S)**

Signature _____	Date _____	Signature _____	Date _____
Printed Name _____		Printed Name _____	
SS/Fed. I.D. No. _____		SS/Fed I.D. No. _____	

This is to advise you that I am authorized to represent \_\_\_\_\_  
of \_\_\_\_\_ in the  
capacity(ies) set forth above.  I am  am not a member of the Florida Bar.  I will accept service of  
process by certified mail. **NOTE: This document must be notarized if the agent is not a member of the  
Florida Bar but is authorized to accept service of process.**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_, who is  
(Name of Affiant)  
personally known to me or has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.  
Representative's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Representative's Printed Name \_\_\_\_\_  
Representative's Address \_\_\_\_\_

Notary's Signature \_\_\_\_\_  
(Print, type or stamp name of notary public)  
SEAL \_\_\_\_\_  
Phone: \_\_\_\_\_

Prepared by: Angel M. Bosque  
DATE: August 24, 2006

Parcel No. 100  
FPID No. 415462-2  
State Road No. 91  
County: Miami-Dade

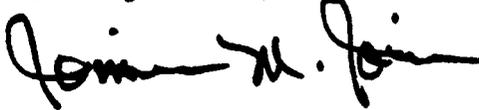
Fee Simple Limited Access Right-of-Way

A parcel of unplatted land lying in the southwest quarter of Section 2, Township 52 South, Range 41 East of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the south quarter corner of said Section 2, thence South 87°07'57" West along the south line of the said southwest quarter of Section 2 for 1021.62 feet; thence North 2°52'03" West for 50.00 feet to the **POINT OF BEGINNING**, said point being on the northerly right of way of State Road 860 (Miami Gardens Drive); thence North 2°40'34" West for 270.30 feet to the point of curvature of a curve concave to the northeast and having a chord bearing of North 38°35'02" West, a central angle of 00°40'16", and a radius of 7839.44 feet; thence along said curve northwesterly for an arc length of 91.82 feet; thence continuing along the curve concave to the northeast, having a chord bearing of North 35°16'45" West and a central angle of 5°56'20" for an arc length of 812.60 feet; thence North 24°56'24" West for 526.30 feet to a point on the westerly limited access right of way of State Road 91 (Florida's Turnpike / Sunshine State Parkway), said point being a point of curvature of a curve concave to the northeast and having a chord bearing of South 33°29'19" East and a radius of 7789.44 feet; thence southeasterly along the said westerly limited access right of way for an arc length of 1365.32 feet; thence continuing along the curve concave to the northeast, having a chord bearing of South 40°06'12" East and a central angle of 3°11'12" for an arc length of 433.22 feet to a point on the said northerly right of way of State Road 860; thence South 87°07'57" West along the said northerly right of way for 270.82 feet to the **POINT OF BEGINNING**.

Together with all rights of ingress, egress, light, air, and view between the grantor's remaining property and any facility constructed on the above described property.

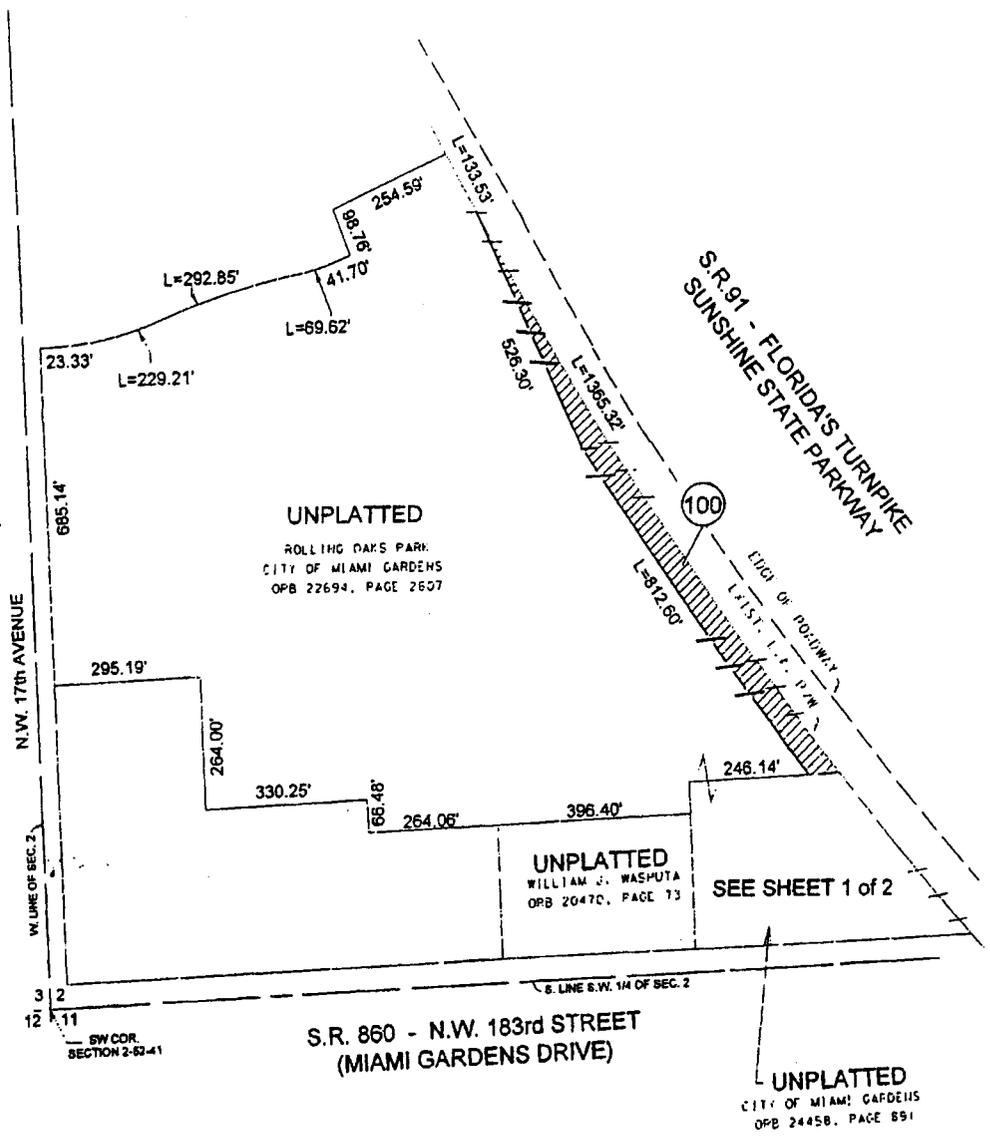
Containing 2.343 Acres, more or less.



James M. Joiner  
PSM No. 3908  
State of Florida  
Date: August 24, 2006



TOWNSHIP 52 SOUTH,  
RANGE 41 EAST



LEGEND:

- SEC. SECTION
- S.R. STATE ROAD
- ORB OFFICIAL RECORDS BOOK
- L.A. LIMITED ACCESS
- RAW RIGHT OF WAY
- EXIST. EXISTING
- L ARC LENGTH
- COR CORNER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- L.A. R/W LINE

THIS IS NOT A SURVEY  
FOR APPRAISAL INFORMATION ONLY

SHEET 2 of 2

DATE 06/29/06		
PARCEL NUMBER 100		
F.P. NO. 415462-2		
STATE ROAD NUMBER: 91		
COUNTY: MIAMI-DADE		
COMB. PARCELS 100, 101	AMB	8/14/06
REVISION	BY	DATE

PARENT TRACT = 33.686 AC.

TAKE = 2.343 AC.

REMAINDER = 31.343 AC.

TOWNSHIP 52 SOUTH,  
RANGE 41 EAST

1" = 100'

S.R. 91 - FLORIDA'S TURNPIKE  
SUNSHINE STATE PARKWAY

SEE SHEET 2 of 2



S.R. 860 - N.W. 183rd STREET  
(MIAMI GARDENS DRIVE)

LEGEND:

- SEC. SECTION
- S.R. STATE ROAD
- ORB OFFICIAL RECORDS BOOK
- L.A. LIMITED ACCESS
- R/W RIGHT OF WAY
- EXIST. EXISTING
- L ARC LENGTH
- COR CORNER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊕ PROPERTY LINE
- L.A. R/W LINE
- X- CHAIN LINK FENCE

SHEET 1 of 2

THIS IS NOT A SURVEY  
FOR APPRAISAL INFORMATION ONLY

COMB PARCELS 100, 101	AMB	8/14/06	DATE 06/29/06
			PARCEL NUMBER 100
			F.P. NO. 415462-2
			STATE ROAD NUMBER: 91
REVISION	BY	DATE	COUNTY: MIAMI-DADE