



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 25-26 (Utilities)

DATE: May 13, 2025

SUBJECT: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, FINDING A MUNICIPAL AND PUBLIC PURPOSE AND PUBLIC NECESSITY OF ACQUIRING FEE SIMPLE TITLE TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY THE EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC., LOCATED IN COOPER CITY, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" (THE "PROPERTY") FOR THE PURPOSE OF CONSTRUCTING TRAFFIC SAFETY IMPROVEMENTS, INCLUDING A ROUNDABOUT, AT HIATUS ROAD AND NE LAKE BOULEVARD; AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO PURSUE THE ACQUISITION OF THE PROPERTY NEEDED TO IMPLEMENT THE TRAFFIC SAFETY IMPROVEMENTS, INCLUDING THE INITIATION OF EMINENT DOMAIN PROCEEDINGS PURSUANT TO SEC. 166.401, F.S., AND SEC. 166.411, F.S.; AUTHORIZING THE ENGAGEMENT OF OUTSIDE CONSULTANTS; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of this Resolution 25-26, authorizing the necessary acquisition of the fee simple title to a certain parcel of real property owned by the Embassy Lakes Master Owners' Association, Inc., as described in Exhibit A, by negotiated conveyance or acquisition via the City's statutory condemnation powers, for the construction of traffic safety improvements, including a roundabout, and other public improvements as deemed necessary, at the intersection of Hiatus Road and NE Lake Boulevard for the general health, safety, and welfare of the citizens and residents of the City of Cooper City.

BACKGROUND OF ITEM:

The City staff and traffic engineering consultants have identified the intersection of Hiatus Road and NE Lake Boulevard as a location in need of improved traffic flow, traffic calming and safety measures, and an enhanced level of service (LOS). Thus, the City submitted a FY2024 State Appropriations Request and was awarded \$370,000 to assist in funding the Design and Construction of Hiatus Road Traffic Safety Improvements Project. The City and the Florida Department of Transportation (FDOT) executed a State-Funded Grant Agreement for this Project

via Resolution 24-07. The total Project costs were estimated at \$520,000; State funds were awarded at \$370,000, and the City's local cost-share budgeted at \$150,000. The Project consists of the design and construction of a roundabout and related infrastructure upgrades to address long-standing traffic concerns and enhance public safety at the intersection of Hiatus Road and NE Lakes Boulevard.

With the support of the FDOT, the City is moving forward with the project, and the project necessitates the acquisition of a specific parcel of land, as described in Exhibit A, which is owned by the Embassy Lakes Master Owners' Association, Inc. A title search has confirmed ownership, but the appraisal has not yet been received.

ANALYSIS:

The City Manager recommends the necessary acquisition of the fee simple title to a certain parcel of real property owned by the Embassy Lakes Master Owners' Association, Inc., as described in Exhibit A, for the construction of traffic safety improvements, including a roundabout, and other public improvements as deemed necessary, at the intersection of Hiatus Road and NE Lake Boulevard. The accompanying Resolution formally declares the public necessity and municipal purpose for acquiring the property and outlines the City's intent to proceed with voluntary acquisition. In the event that negotiations are unsuccessful, the Resolution further authorizes the City to initiate eminent domain proceedings under the authority granted by Florida Statutes (Sections 166.401 and 166.411).

The City has taken the following preparatory steps:

- Conducted a title search and confirmed ownership by the Association.
- Commissioned a survey and legal description of the property.
- Engaged a state-certified appraiser to obtain a good-faith estimate of the fair market value.
- Coordinated with FDOT for technical and financial assistance on the project.

The resolution also authorizes the City Manager and City Attorney to:

- Negotiate with the property owner.
- Contract with necessary consultants (e.g., appraisers, engineers, legal counsel).
- Initiate legal proceedings if needed.

FISCAL IMPACT:

After this item is approved, the City will appraise the fee simple title and determine its value.

ATTACHMENTS:

- Resolution
- Location Map, Sketch & Legal Description