

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY FLORIDA GENERAL JURISDICTION DIVISION CIVIL ACTION NO: 2024-000882 CA-01 Div. 25 FM NO.: 423251-4 PARCEL NO.: 124 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Plaintiff vs. THE SCHOOL BOARD OF MAMI-DADE COUNTY, FLORIDA, ET AL. Defendants

**NOTICE TO SHOW CAUSE AND NOTICE OF SUIT**

**STATE OF FLORIDA TO:** INTEREST IF ANY OF: ALL KNOWN AND UNKNOWN OWNERS, LESSEES, E X E C U T O R S, A D M I N I S T R A T O R S, TRUSTEES, MORTGAGEES, CREDITORS, LIEN HOLDERS, PERSONS IN POSSESSION, AND ALL PERSONS, ESTATES, HEIRS, SUCCESSORS OR ASSIGNS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY. PARCEL 124

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouses, heirs, devisees, legatees, grantees, creditors, lienors or other parties claiming by, through, under or against any such deceased Defendant or Defendants, if alive, and if dead, their unknown spouses, heirs, devisees, legatees, grantees, creditors, lienors or other parties claiming by, through, under or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title or interest in and to the property described in the Petition, to wit:

SECTION: N/A (ITEM SEGMENT: 423251-4) STATE ROAD: 25 (OKEECHOBEE ROAD / US 27 HIGHWAY) MIAMI-DADE COUNTY DESCRIPTION: FEE SIMPLE Parcel 124 Project No. 423251-4 A portion of Tract 25 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION

NO.1, according to the plat thereof as recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, lying in the Northwest (NW) 1/4 of Section 3, Township 53 South, Range 40 East, Miami-Dade County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Northwest (NW) 1/4 of Section 3; Thence South 01°48'01" East along the West line of

said Northwest (NW) 1/4 for a distance of 2,309.43 feet to a point; Thence North 88°11'59" East at Right angle from the previously described line for a distance of 40.00 feet to the point of intersection with the North line of said Tract 25, same being a point on the Existing East Right of Way line for N.W. 87th Avenue as recorded in Official Records Book 30107 at Page 4378 of the Public Records of Miami-Dade County, Florida and the POINT OF BEGINNING of the hereinafter - described parcel; Thence North 89°31'17" East along the North line of said Tract 25 for a distance of 56.26 feet; Thence South 01°48'01" East for a distance of 249.07 feet to the point of curvature of a circular curve concave to the Northeast, Thence Southeasterly along the arc of said curve to the Left having a radius of 15.00 feet and a central angle of 88°41'50" for an arc distance of 23.22 feet to a point on a line 66.00 feet North off and parallel with the South line of said Tract 25; Thence South 89°30'09" West along said line 66.00 feet North off and parallel with the South line of said Tract 25 for a distance of 70.93 feet to a point on said Existing East Right of Way line for N.W. 87th Avenue; Thence North 01°48'01" West along said Existing East Right of Way line for N.W. 87th Avenue and along a line being 40.00 feet East off and parallel with the West line of said Northwest (NW) % for a distance of 263.76 feet to the POINT OF BEGINNING. Containing 14,882 square feet more or less.

SECTION: N/A (ITEM SEGMENT: 423251-4) STATE ROAD: 25 (OKEECHOBEE ROAD / US 27 HIGHWAY) MIAMI-DADE COUNTY DESCRIPTION: FEE SIMPLE

Parcel 124 Project No. 423251-4 OWNED BY: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, A BODY CORPORATE AND POLITIC EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA. SUBJECT TO: NON-EXCLUSIVE TRAFFIC SIGNAL EASEMENT AGREEMENT IN FAVOR OF THE TOWN OF MEDLEY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED JUNE 9, 2016, AT O.R. BOOK 30107, PAGE 4385, IN MIAMI-DADE COUNTY. INTEREST IF ANY: MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

You are each notified that the Petitioner filed its sworn Petition and its Declaration of Taking in this Court against you, as Defendants, seeking to condemn by eminent domain proceedings the

property located in the State of Florida, County of Miami-Dade. You are further notified that the Petitioner will apply to the Honorable Valerie R. Manno Schurr, one of the Judges of this Court, on the 9th day of May, 2024, at 10 o'clock A.M., Room DCC 1111, in the Miami-Dade County Courthouse, Miami, Florida for an Order of Taking in this cause. All Defendants to this suit may request a hearing and will be heard at the time and place designated. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking. AND Each Defendant is hereby required to request a hearing, if desired, and serve written defenses, if any, to said Petition on:

State of Florida Department of Transportation 1000 N.W. 111 Avenue Miami, FL 33172 PHONE NUMBER: (305) 470-5435 FAX NUMBER: (305) 470-5104 c/o Alberto Alonso, Esq. Primary Email: Alberto.Alonso@dot.state.fl.us Secondary Email: Janise.Hassanos@dot.state.fl.us Tertiary Email: D6Eservice@dot.state.fl.us

on or before the March 1, 2024. and file the originals with the Clerk of this Court on or before that date, to show what right, title, interest or lien you, or any of you, have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking, you shall waive any right to object to said Order of Taking.

WITNESS my hand and the seal of this Court at County, Florida, this 23rd day of January, 2024. JUAN FERNANDEZBARQUIN CLERK OF THE COURT AND COMPTROLLER MIAMI-DADE COUNTY By Wilfred Clark DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Allean Simpldins, the Eleventh Judicial Circuit Court's ADA Coordinator, Lawson E. Thomas Courthouse Center, 175 NW 1st Ave., Suite 2400, Miami, FL 33128, Telephone (305) 349-7175; TDD (305) 349-7174, Fax (305) 349-7355, Email: ADA@jud11.flcourts.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time be appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Published on 02/05/2024 and 02/12/2024