

MIAMI-DADE COUNTY, FLORIDA

Miami-Dade Back Bay

COASTAL STORM RISK MANAGEMENT

Final Integrated Feasibility Report and Environmental Assessment

Real Estate Plan

Appendix A-4

JULY 2024



US Army Corps
of Engineers®
Norfolk District



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1 STATEMENT OF PURPOSE

- a. Purpose – The Real Estate Plan (REP) is presented in support of the Miami-Dade Back Bay Coastal Storm Risk Management (CSRМ) Feasibility Study (referred to hereafter as Study) and describes the real estate requirements to implement the project. The purpose of the REP is to identify the Lands, Easements, Rights-of-Way, Relocations, and Disposal Areas (LERRDs) necessary to support construction, operation and maintenance of the proposed project elements described in the feasibility report, and to outline the costs and real estate considerations associated with project implementation. A previous REP was prepared for the Miami- Dade CSRМ Study completed in September 2022. However, this report focuses on different implementation measures and reflects a Recommended Plan (RP) that is fully separate and independent of the RP that was developed during the first iteration of the Study. Additional information on other ongoing studies in the area can be found in Section 1 of the main report.

This report is written to the level of detail of the main report and is intended for planning purposes only. Both the final real property lines and land value estimates are subject to change even after approval of this report. Additionally, there may be modifications to this plan that occur during Pre-construction, Engineering and Design (PED) phase, thus changing the final acquisition area(s) and/or administrative and land costs.

- b. Study Authorization – The study authority is Public Law 84-71, June 15, 1955, which authorizes an examination and survey of the coastal and tidal areas of the eastern and southern United States, with particular reference to areas where severe damage has occurred from hurricane winds and tides. It also authorizes the inclusion of data on the behavior and frequency of hurricanes, and of possible means of preventing loss of human lives and damage to property, with due consideration of the economics of proposed measures. This report is an interim response to the study authority consistent with HQ Study Guidance dated December 5, 2023 (see Appendix A-8). Notwithstanding Section 105(a) of the Water Resources Development Act (WRDA) of 1986 (33U.S.C. 2215(a)), which specifies the cost-sharing requirements generally applicable to feasibility studies, Title IV, Division B of the Bipartisan Budget Act of 2018, Public Law 115-123, enacted February 9, 2018 (hereinafter “BBA 2018”), authorizes the Government to conduct the Study at full Federal expense to the extent that appropriations provided under the Investigations heading of the BBA 2018 are available and used for such purpose.
- c. Non-Federal Sponsor – The nonfederal sponsor (NFS) for the Study is Miami-Dade County, Florida, who will also serve as the NFS for project construction. In accordance with their future executed PPA, the NFS will be responsible for acquiring or ensuring the acquisition of all the lands, easements, and rights-of-way (LER) required for the construction, operation, and maintenance of the RP.

2 REAL ESTATE REQUIREMENTS

- a. Recommended Plan – The RP targets six focus areas within Miami-Dade County: Biscayne Canal, Cutler Bay, Little River, Miami River, North Beach, and South Beach (Exhibit B). The RP consists of nonstructural measures applied to residential buildings, nonresidential buildings, and Critical Infrastructure (CI). The plan includes elevating 2,057 single-family and multi-family (up to four units) residential buildings, floodproofing 403 non-residential buildings, and floodproofing 27 CI.

The Study's main report also includes authorization requests for a Nature-Based Solutions (NBS) Pilot Program and a Nonstructural Program, both of which are fully separable and independent from the RP. If the programs are authorized by Congress, a separate study within each of the programs will undergo formulation with a separate REP prepared for the site-specific project. All discussions of real estate considerations, requirements, and costs in this REP reflect only the RP. For more information on the proposed authorization of the NBS Pilot Program and Nonstructural Program, see the Study's main report.

- b. Required Lands, Easements, and Rights-of-Way –The RP will require the NFS to obtain the following: approximately 2,057 Rights-of-Entry for Survey and Exploration (ROE-S) for private lands, 403 ROE-S' for public/CI properties, and 1 ROE-S for 21 parcels of land owned by the NFS (**Table 1**). These ROE-S' will be required to investigate any potential environmental and structural issues to aid in the eligibility determination of the structures.

Table 1. Right of Entry for Survey & Exploration

ROEs for Commercial/CI Parcels	ROEs for Residential Parcels	Total Required ROEs
403	2,057	2,460

All structure owners who agree to participate in the project will be required to convey a perpetual restrictive easement/deed covenant (for elevation or dry/wet floodproofing) over the portion of the property wherein the structure is located. Once a final determination is made that the structure is eligible to participate in the project, the structure owner has confirmed interest in continuing with the process and confirmed willingness to grant a perpetual restrictive easement/covenant to the NFS, the property owner will enter into a Participation Agreement with the NFS. The Participation Agreement will document the agreement of the structure owner to voluntarily participate in the project, document the nonstructural measure to be constructed and the cost associated with such, and will include a temporary Right-of-Entry to construct the nonstructural measure, among other things. Since the RP is a nonstructural project and nonstructural projects are voluntary projects for the structure owner to participate in, the number of perpetual restrictive easements/deed covenants and participation agreements obtained will depend on how many structures are determined to be eligible as well as how many owners decide to participate.

The NFS may also need to acquire Temporary Work Area Easements (TWAE) during the construction phase of the project. Some of the focus areas are in urban, highly developed, dense neighborhoods with very small parcels and property setbacks (i.e., the distance between the structure and the property line). If a structure is identified and the parcel itself is not sufficient to support a laydown area or access is needed through another parcel due to dense development, then additional TWAEs may be needed. Due to the low level design and limited data to fully assess the requirements of the TWAEs, the size and duration of the TWAEs is not known and will be determined in PED when additional site investigation work is completed (see paragraph 10 for additional discussion on real estate cost contingency). Once identified, a land value estimate may be needed to assess the value of the lands required. Where possible, every effort will be made to use lands already owned by the NFS for laydown areas if available in the nearby vicinity. However, if NFS owned lands are unavailable, too far from the subject property, or access through an adjacent parcel is necessary given the geographical circumstances, acquisition from third-party landowners may be required. Acquisition of TWAEs will only be pursued from willing third-party landowners.

- c. Land Value Estimate – The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) provides that Federal projects that do not involve the use of eminent domain and allow for voluntary participation, owners are not considered a “displaced person,” and therefore, not entitled to compensation. Additionally, for voluntary projects, the URA provides that while owners are not eligible to receive compensation for the value of the lands or real estate interest they provide, they are entitled to be informed of the market value. In accordance with the U.S. Army Corps of Engineers (USACE) interim guidance for nonstructural project planning and implementation, as a condition of the structure owner’s voluntary participation in the nonstructural project, the owner will be required to release the NFS from any requirement or obligation to be informed of the market value of the real estate interest they provide for elevating or floodproofing their structure since they are not entitled to compensation and are receiving the benefit as a result of the project measure being constructed at no cost to them. In essence, the owner will voluntarily donate the easement in exchange for the construction of the nonstructural measure. As such, no land value estimate was prepared for the perpetual restrictive easements/covenants required for the RP.

3 REAL ESTATE OWNED BY THE NON-FEDERAL SPONSOR

The NFS owns in fee five (5) of the 27 CI facilities identified for floodproofing in the RP. These are buildings such as emergency communication centers, fire stations, and police stations; a complete list of all 27 facilities is in Exhibit A and a map of those facilities is located in Exhibit B. The total acreage of the parcels on which the five NFS-owned structures are located is 20.58 acres. The fee interest owned by the NFS in these parcels is sufficient and available for the project. The process by which the NFS will make the lands available includes bringing the action before the County Council which takes approximately six (6) months. The mayor has the discretion to expedite this process. The CI facilities

owned by municipalities would require an inter-agency agreement between the municipality and the NFS which would also go through the County Council approval process. The NFS is supportive of the project and will provide the land and will grant an Authorization for Entry for Construction in these areas in accordance with ER 405-1-12, Chapter 12, and as per the future Project Partnership Agreement (PPA). The Government does not anticipate the residential structures identified for nonstructural measures to be located on NFS owned lands.

4 NONSTANDARD ESTATES

As of the date of this REP, USACE’s interim guidance for nonstructural project planning and implementation provides a sample Perpetual Restrictive Easement for Residential (Elevation/Basement In-Fill) (PRER). Although not yet formally a “standard estate,” since it is provided as part of USACE’s interim nonstructural guidance, the PRER will be the estate utilized for the residential structure elevation without seeking further review or approval from USACE Headquarters (HQ). However, no easement language is provided in the nonstructural interim guidance for floodproofing nonresidential buildings. Until standard language is otherwise provided, the required perpetual restrictive easement for floodproofing nonresidential structures will be pursued as a nonstandard estate. Once the study is authorized and moves into PED, in coordination with the NFS, a nonstandard perpetual restrictive easement for floodproofing non-residential structures will be drafted and submitted to HQ for review and approval prior to the start of real estate acquisition.

5 EXISTING FEDERAL PROJECTSREGIONAL GEOLOGY

There are numerous Federal projects located within Miami-Dade County. The six focus areas for the RP are not located in areas that are a part of other Federal projects.

6 FEDERALLY OWNED LAND

The RP does not include any Federally owned lands as part of its LER requirements.

7 FEDERAL NAVIGATION SERVITUDE

Since the RP is a nonstructural plan with no real estate interests required located below the mean high watermark, the Federal Navigation Servitude is not available for the proposed project.

8 REAL ESTATE MAPPING

A map of the RP focus areas is provided in Exhibit C. The GIS tax parcel data and ownership was obtained from the Miami-Dade County Assessor Office in March 2024. The tax parcel boundaries depicted on the maps are for the 2024 tax year and was the currently published statewide parcel composite at the time the maps were prepared.

The parcel data set retrieved are not intended for use as tax maps. The lot boundaries delineated in the real estate maps do not represent legal boundaries and should not be used to provide a legal determination of land ownership. The parcel boundaries are not survey data and should not be used as such. There may be boundary discrepancies between what is shown on the real estate maps and the property's actual deeded boundary. The GIS tax parcel data obtained is intended for planning purposes only to provide a reasonable representation of parcel boundaries and project features.

9 INDUCED FLOODING

There is no anticipation of flooding by the RP containing elevations of residential structures, floodproofing of non-residential buildings, and floodproofing of CI facilities.

10 BASELINE COST ESTIMATE FOR REAL ESTATE

The Baseline Cost Estimate for Real Estate (BCERE) establishes the estimated financial costs (for both the Government and NFS) that are attributed to the RP's real estate requirements. The NFS' estimated real estate costs are recorded in the 01-Lands & Damages project cost account with the federal administrative real estate cost included in the 30-Planning, Engineering and Design project cost account.

The RP's total estimated real estate cost is \$164,487,296. This cost includes a general contingency to account for typical uncertainties related to the acquisition of real estate, availability of short-term housing for tenants, and the number of tenants per eligible household. Due to the low level of design and limited data available to fully assess the requirement for TWAEs, an additional contingency was included to account for real estate costs attributable to acquiring temporary easements to support construction. The additional contingency was derived from a review of the focus areas and an assumption that some of the structures may require additional work area or access based on short property setback, dense development patterns in the focus area, and/or access challenges.

Additionally, for planning purposes, the RP's economic analysis assumes 100% of the structure owners will participate in the project. Therefore, the BCERE developed also assumes 100% structure owner participation. However, it is recognized in the main report that, once the project moves toward construction, it is highly unlikely to achieve a 100% participation rate. While the actual expected participation rate is unknown, the additional cost for the real estate incidentals for those structure owners who decide not to participate in the project and structures who may be determined ineligible to participate will also help offset and provide a hedge to the uncertainty and lack of a real estate cost estimate for the acquisition of any potential TWAE. **Table 2** provides a summary of the BCERE for the RP.

Table 2. BCERE Summary of Estimated Costs

Project Cost Account	Estimated Cost	General Contingency	Special Contingency	Total
01-Lands and Damages	\$105,055,926	\$41,121,824	\$5,874,546	\$152,052,296
30-Planning, Engineering & Design	\$12,435,000	-	-	-
Total Project BCERE	\$117,490,923	\$41,121,824	\$5,874,546	\$164,487,296

11 UNIFORM RELOCATION ASSISTANCE (PUBLIC LAW 91-646)

Public Law 91-646 provides uniform equitable treatment of persons and businesses displaced by a Federal or Federally assisted project. Along with the PPA, it requires the NFS to provide assistance and certain benefits to be paid to all persons and businesses that are displaced and must be relocated from their residence or place of business due to a Federally funded project. For residential elevations, the cost incurred by the NFS to provide temporary relocation assistance is part of its LERRD responsibilities. The proposed nonstructural measures for elevation are voluntary, and as a result, only tenants displaced would be eligible for relocation assistance. Based upon census data research of percentage of owner-occupants (51.9%) and tenants (48.1%) with 2,057 structures, it is assumed approximately 989 structures in the RP house tenants and may require temporary relocation assistance for implementation. As there are no proposed buyouts in the RP and all the relocation benefits will be temporary, there is not a foreseeable need for last resort housing benefits. The total estimated temporary relocation assistance benefits to be paid to displaced tenants is \$62,155,176. The cost is incorporated into the 01-Lands and Damages project cost account as shown in the BCERE table above.

Table 3. Summary of Displacements

Displacement	Number Displaced	Estimated URA Cost
Owners	0	0
Tenants	989	\$62,155,176
Businesses	0	0
Farms	0	0
Non-Profit Orgs	0	0
Total	989	\$62,155,176

12 MINERALS AND TIMBER ACTIVITY

There are no known present or anticipated mineral extraction or timber harvesting activities within the LER required for the RP.

13 NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT

The NFS's assessment of their real estate acquisition capabilities is provided in Exhibit D. The NFS has been identified as fully capable of performing or ensuring the performance of its real estate responsibilities. They possess the professional capability to acquire the real estate for the RP and have sufficient general and legal authority to do so. The NFS can obtain outside contracting services for assistance with real estate acquisitions, if necessary. The NFS has been advised of Public Law 91-646 requirements and the requirements for documenting expenses for credit purposes.

14 LAND USE ZONING

No application or enactment of local zoning ordinances is anticipated in lieu of or to facilitate the RP's LERRD requirements.

15 REAL ESTATE ACQUISITION SCHEDULE

The real estate acquisition schedule (**Table 4**) represents the schedule for the RP's planned first construction contract, which is for the CI consisting of 27 structures. The CI schedule has been coordinated with the PDT and NFS and is consistent with the current interim guidance for nonstructural project planning and implementation. In no case will a contractor be permitted to initiate any construction activities on a structure until after USACE certifies the real estate and notifies the contractor in writing to proceed with construction. Using a phased construction approach through multiple construction contracts, the estimate to complete the acquisition of all the real estate interests for the entire project is approximately 10 years. Further development of a phased acquisition and construction schedule for the six residential focus areas under the RP will be completed during the project's PED phase.

Table 4. Forecasted Real Estate Acquisition Schedule for CI

Milestone	Date
Execution of Project Partnership Agreement with NFS	DEC 2025
USACE Awards Design-Build Contract	MAR 2026
USACE Provides Notice to Proceed with Real Estate Acquisition to NFS	JUN 2026
Owner Application / ROE-S for Structure Eligibility Inspections Obtained	SEP 2026
Owner & NFS Execute Participation Agreement	JAN 2027
USACE Issues 1 st NTP to Contractor for Design of Nonstructural Measure	FEB 2027
Owner & NFS Execute Perpetual Restrictive Easements	JUL 2027
USACE receives Authorization for Entry from NFS	AUG 2027
USACE Certifies the Real Estate Acquired	AUG 2027
USACE Issues 2 nd NTP to Contractor for Construction	SEP 2027

16 FACILITY AND UTILITY RELOCATIONS

Based on information available at the current ten percent design level, there are currently no facility/utility relocations planned as part of the RP.

17 ENVIRONMENTAL CONTAMINATION

Based upon the review of the Florida Department of Environmental Protection Geospatial Open Data, none of the sites on the Known Contaminated Sites list or the Superfund site are located within or adjacent to the LER required for the RP. No elevation or floodproofing will occur on structures with HTRW materials if the proposed actions may affect any HTRW material. Prior to the initiation of any construction, any HTRW material that may be disturbed by the elevation or floodproofing activity must be removed by the property owner at their sole cost and expense, and they must do so in compliance with all applicable local, state, and federal laws and regulations. Upon completion of the structure's investigation and eligibility inspections, the owner will be notified in writing whether the property has been identified as containing contaminants and any required remediation.

18 PROJECT PUBLIC SUPPORT

The RP was announced and released to the public in April 2024 by the public release of the draft feasibility report. The NFS, stakeholders, municipalities, and members of the public voiced their support for the proposed project acknowledging that further feasibility analyses will be conducted for separable CSRM solutions post-WRDA 2024 and consistent with the HQ Study Guidance (Appendix A-8).

19 NON-FEDERAL SPONSOR RISK NOTIFICATION

By letter dated October 29, 2021, a formal written notice was provided to the NFS on the risks associated with acquiring the real estate for the RP in advance of signing a PPA and before the issuance from USACE of the written notice to proceed with real estate acquisition. Those risks include, but may not be limited to, the following:

- a. Congress may not appropriate funds to construct the RP;
- b. The RP may otherwise not be funded or approved for construction;
- c. A PPA mutually agreeable to the NFS and the Government may not be executed and implemented;
- d. The NFS may incur liability and expense by virtue of its ownership of contaminated lands, or interests therein, whether such liability should arise out of local, state, or Federal laws or regulations including liability arising out of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended;

- e. The NFS may acquire interests or estates that are later determined by USACE to be inappropriate, insufficient, or otherwise not required for the RP;
- f. The NFS may initially acquire insufficient or excessive real property acreage, which may result in additional negotiations and or benefit payments under P.L. 91-646 as well as the payment of additional fair market value to affected landowners which could have been avoided by delaying acquisition until after PPA execution and USACE's NTP; and
- g. The NFS may incur costs or expenses in connection with its decision to acquire or perform LERRD in advance of the executed PPA and USACE's NTP Letter, which may not be creditable under the provisions of Public Law 99-662 or the PPA.

20 OTHER PERTINENT INFORMATION

The complex nature and accelerated study timeline of this study lends itself to several immediate and substantial risks. Due to the amount of information available and the abbreviated timeline of this study, the primary risk to the RP's real estate requirements is cost. One such area of uncertainty is the estimate used for temporary relocation assistance. Since Miami-Dade County is a densely populated area, it is likely that temporarily relocated tenants will require hotel accommodations due to the scarcity of short-term, affordable rentals. If there are schedule delays due to construction or other outside factors, extended stays in these arrangements may increase the cost significantly. Additionally, due to lack of site-specific information on a parcel-by-parcel basis, no real estate costs were prepared for the temporary work areas easements that may be required for project construction. In addition to the increased cost, acquisition of these easements has the potential to impact the schedule if lengthy negotiations with third-party property owners ensues. Further, there may be a lack of nearby areas to accommodate construction laydown in a densely populated setting. While cost contingency was included in the BCERE for general issues as well as a special contingency to account for the potential temporary work areas, it is important to note that the limited information available presents a high risk.

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Exhibit A. Critical Infrastructure List

CI	Description	Municipality
County Fire Stations	Miami-Dade Fire Rescue (MDFR) Firehouse 34	Cutler Bay
	MDFR Firehouse 8	Aventura
	MDFR Station 22	North Miami
	MDFR Firehouse 76	Bay Harbor Islands
	MDFR Firehouse 20	North Miami
Municipal Fire Station	Fire Station No. 1	Miami Beach
	Fire station headquarters	Miami Beach
	Miami Beach Fire Department – Station 4	Miami Beach
	Miami Fire Rescue Department	Miami
County Police Station	Miami-Dade Police Department Intracoastal District Station	Aventura
	Miami-Dade Police Department South District Station	Cutler Bay
Municipal Police Stations	Indian Creek Village Police	Indian Creek
	Surfside Police Department – Surfside Towers	Surfside
	Bay Harbor Islands Police Station	Bay Harbor Islands
	Bal Harbour Village Police	Bal Harbour
	Miami Beach Police Department	Miami Beach
	Miami Beach Police Substation	Miami
EOC	Scott Rakow Youth Center	Miami Beach
	North Shore Community Center	Miami Beach
	Miami Beach Senior High School	Miami Beach
	Miami Beach Convention Center	Miami Beach
EOC / Police Station	Municipal Police Station – Cutler Bay Town Hall	Cutler Bay
	EOC / City of Miami Police Department	Miami
EOC / Fire Station	EOC / Miami Beach Fire Rescue Station #2	Miami Beach
Pump Station	WASD Pump Station 1 (4th Street)	Miami
Shelter	Private data – Cannot disclose	-
Communication	Miami Beach City Hall	Miami Beach

Exhibit B. Critical Infrastructure Map

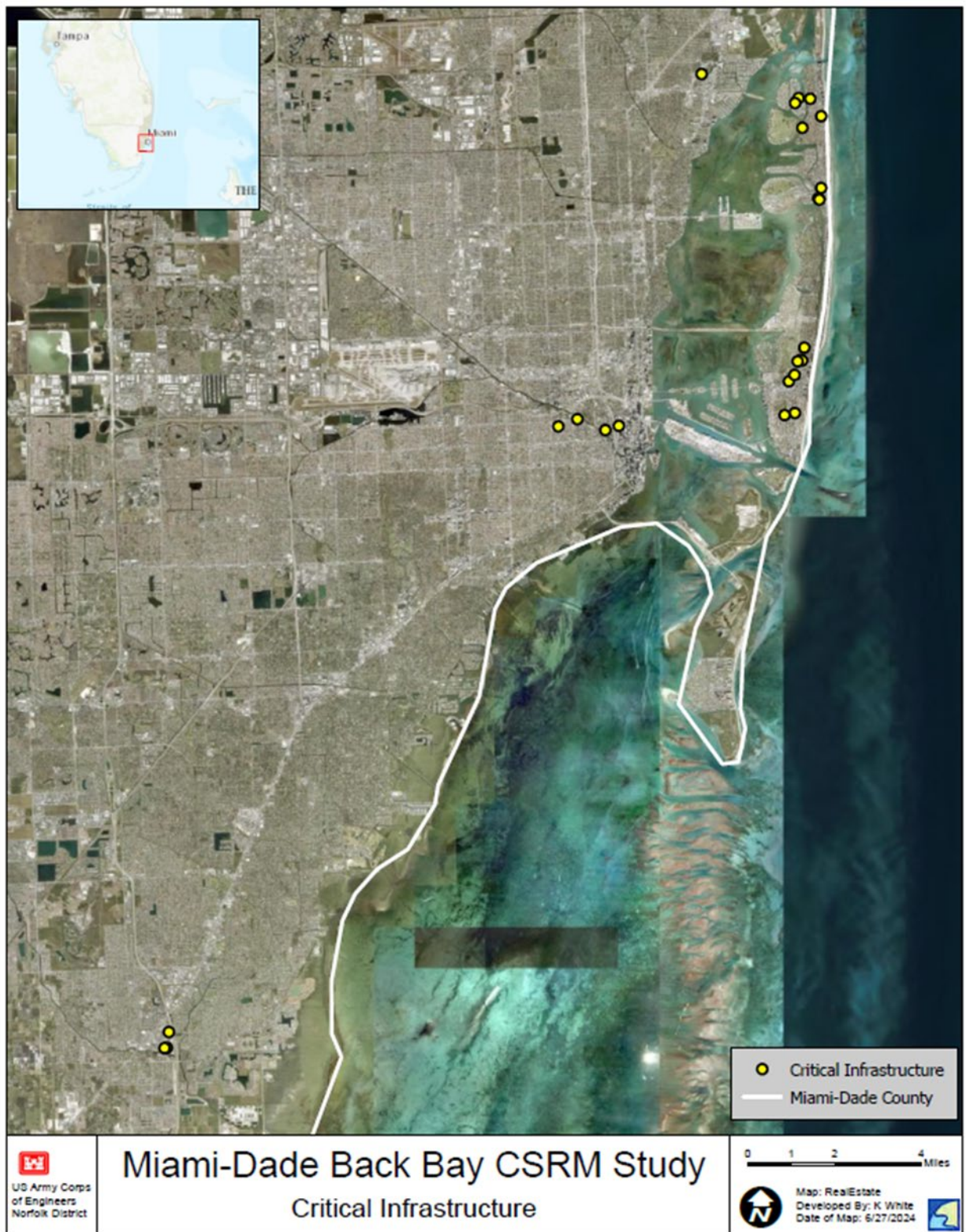


Exhibit C. Focus Area Map

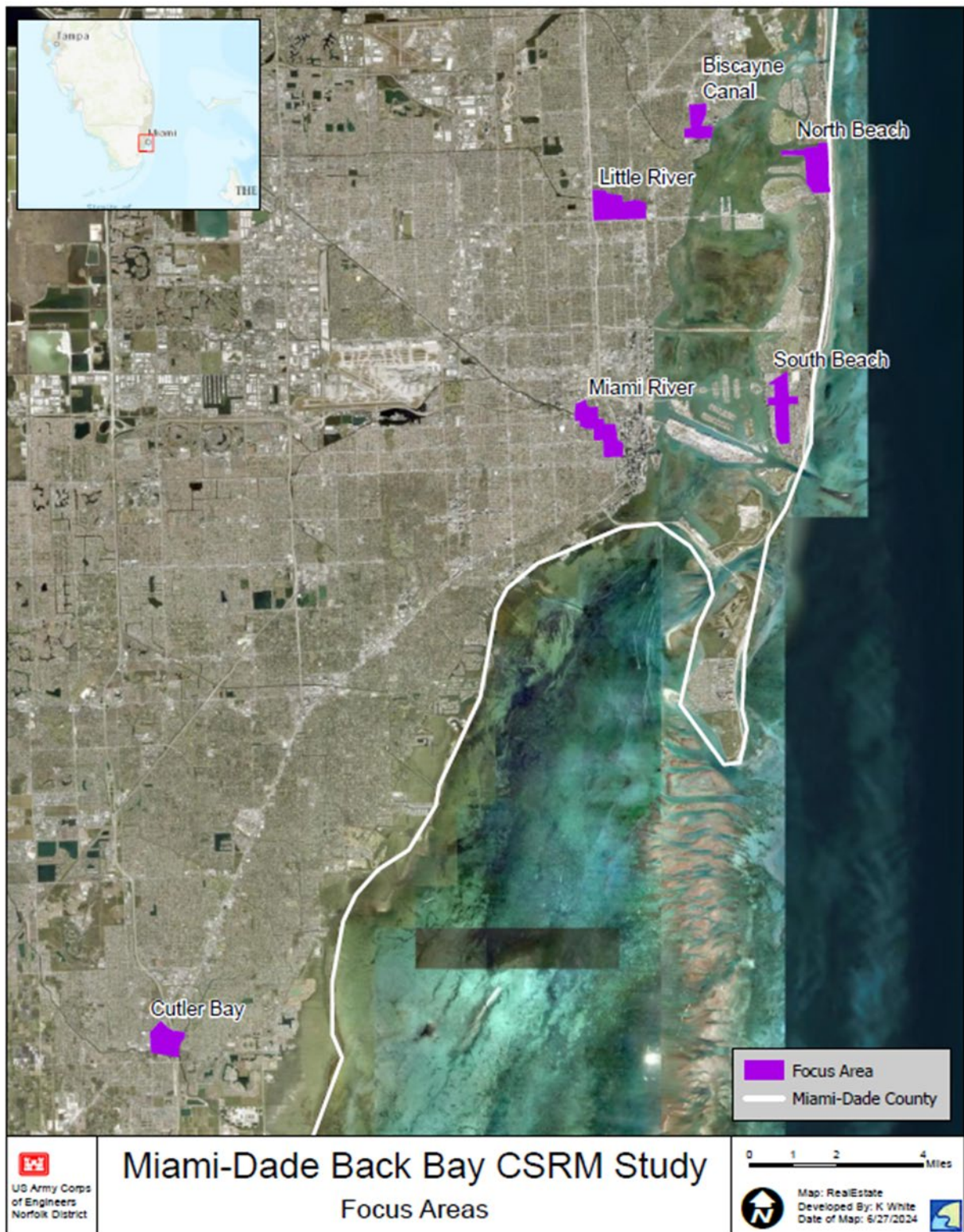


Exhibit D. Non-Federal Sponsor's Real Estate Acquisition Capability

ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? (yes/no)

Yes. See Florida Statute 127.01: "Counties delegated power of eminent domain; recreational purposes, issue of necessity of taking; compliance with limitations.— (1)(a) Each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose. The absolute fee simple title to all property so taken and acquired shall vest in such county unless the county seeks to condemn a particular right or estate in such property."

- b. Does the sponsor have the power of eminent domain for this project? (yes/no)

Yes. See Florida Statute 127.01: "Counties delegated power of eminent domain; recreational purposes, issue of necessity of taking; compliance with limitations. (1)(a) Each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose. The absolute fee simple title to all property so taken and acquired shall vest in such county unless the county seeks to condemn a particular right or estate in such property."

- c. Does the sponsor have "quick take" authority for this project? (yes/no)

Yes. See Florida Statute 74.031... "Declaration of taking; contents.—Those having the right to take possession and title in advance of the entry of final judgment in eminent domain actions, as provided by law, may file, either with the petition or at any time prior to the entry of final judgment, a declaration of taking signed by the petitioner, or its duly authorized agent or attorney, stating that the property sought to be appropriated is thereby taken for the use set forth in the petition. The petitioner shall make a good faith estimate of value, based upon a valid appraisal of each parcel in the proceeding, which shall be made a part of the declaration of taking"

- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? (yes/no)

No, all lands/interests are located within or proposed to be within Miami-Dade County.

- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? (yes/no)

No, the RP does not include any lands or interests in land owned by an entity whose property the sponsor cannot condemn.

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? (yes/no)

Yes, training of the sponsor's in-house staff will be conducted leading up to PED to ensure familiarity with and understanding of the requirements of P.L. 91-646.

- b. If the answer to II. A. is "yes," has a reasonable plan been developed to provide such training? (yes/no)

No training plan has been developed at this time. The plan will be developed as soon as necessary working with the USACE to ensure the adequate training is provided to fulfill the required acquisitions.

- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (yes/no)

No, however, the sponsor will be hiring staff and training current staff to meet the responsibilities of the project.

- d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? (yes/no)

No, however, the sponsor will be hiring staff and training current staff to meet the responsibilities of the project prior to PED.

- e. Can the sponsor obtain contractor support, if required in a timely fashion? (yes/no)

Yes. The sponsor does have the ability for contractor support for the project.

- f. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no) (If "yes," provide description)

No, the sponsor is not requesting USACE assistance and does not anticipate requesting assistance in acquiring real estate.

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (yes/no)

Yes. The sponsor's staff are located within Miami-Dade County and within a reasonable proximity to the project site(s).

- b. Has the sponsor approved the project/real estate schedule/milestones? (yes/no)

Yes. The County is aware of the current proposed schedule and supports the schedule at this time.

IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects?
(yes/no/not applicable)

Yes. The sponsor has performed satisfactorily on other USACE projects in the area, including Port Miami Deepening and Miami Beach Renourishment.

- b. With regard to this project, the sponsor is anticipated to be highly capable/fully capable/moderately capable/ marginally capable/

Insufficiently capable. (If sponsor is believed to be "insufficiently capable," provide explanation)

The sponsor is currently assessed as fully capable. The Sponsor has not been rated as highly capable because the current staff will require additional training on P.L. 91-646 and hiring up will be required to meet the project acquisition needs. The Sponsor has the resources and capability to complete these tasks prior to the PED phase at which time it is anticipated that they will be highly capable.

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? (yes/no) Yes, this assessment was coordinated with the sponsor.
- b. Does the sponsor concur with this assessment? (yes/no) (If "no," provide explanation.)

Yes, the sponsor has concurred with this assessment.

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