

M E M O R A N D U M

TO: Governing Board Members

FROM: Maricruz R. Fincher, Office of Counsel

DATE: October 9, 2025

SUBJECT: Initiation of a Lawsuit Against 7th Terrace Property Owners, LLC, Its Assigns, Successors, and/or Beneficiaries, Regarding the Construction of an Apartment Building on a Portion of the Right-of-Way Along the C-4 Canal in Miami-Dade County Without a Release or Payment

Agenda Item Background:

On March 10, 2022, the District conditionally approved the release of a portion of the C-4 right-of-way in Miami-Dade County through Resolution No. 2022-0301, which required payment to the District for the appraised value of the land to be released. Despite numerous attempts by the District to collect payment for the value of the land to be released, 7th Terrace Property Owners, LLC refuses to pay and completed construction on District property in the summer of 2023.

Staff Contact and/or Presenter:

Maricruz R. Fincher, mfincher@sfwmd.gov, 561-682-6457

ATTACHMENTS:

[Resolution No. 2025-1010](#)