

Memorandum



Date: April 24, 2007

To: Honorable Chairman Bruno A. Barreiro and
Members, Board of County Commissioners

Agenda Item No. 8(F)(1)(L)

From: George M. Burgess
County Manager

Subject: Resolution Declaring Surplus Vacant County-Owned Land for Miami-Dade Transit
Folio Nos. 01-3123-020-0450 and 01-3123-020-0460
Location: NW 36 Street east of NW 12 Avenue (Allapattah)

RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring surplus two (2) vacant County-owned parcels of land owned by Miami-Dade Transit, authorizing the waiver of Administrative Order 8-4 as it relates to the review by the Planning Advisory Board, and authorizing the sale of same through a competitive bidding process.

MANAGING DEPARTMENT: Miami-Dade Transit (MDT)

FOLIO NUMBERS: 01-3123-020-0450 and 01-3123-020-0460

LOT SIZE: 3,260 square feet (01-3123-020-0450), and
3,260 square feet (01-3123-020-0460)

LOCATION: North side of NW 36th Street, approximately 75 ft east of
NW 12th Avenue, Miami, Florida

ZONING: C-2 (Liberal Commercial)

MINIMUM SALE AMOUNT: If approved for surplus, the properties will be sold via sealed bid for no less than \$195,000.00, which represents their combined fair market value, as established by an independent state-certified appraiser.

FISCAL IMPACT: An appraisal dated August 6, 2006 determined the two lots have a market value of \$97,500.00 each. The sale of these properties will eliminate MDT's obligation to maintain them and will place the properties back onto the tax roll.

JUSTIFICATION: The parcels were acquired by MDT as part of the Metrorail right-of-way and have been identified as good candidates for asset disposal as part of MDT's deficit reduction plan. The subject properties are small rectangular parcels that are adjacent to the Metrorail right-of-way, with minimal roadway frontage.

The two Allapattah parcels will be sold with the restriction that they cannot be developed with a gas station. In addition, construction plans for this site must be submitted to Miami-Dade Transit for review and comment. These conditions will be noted as restrictions in the deed.

COMMENTS:

The lots are zoned for commercial use and the surrounding area is commercial in nature. Therefore, they are not suitable for affordable housing. Staff has determined by circulation to County departments that these parcels are not needed for any County purpose.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(L)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 8(F)(1)(L)

Veto _____

04-24-07

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT N.W. 36th STREET EAST OF N.W. 12TH AVENUE; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MANAGER TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE BY THE COUNTY MAYOR OR HIS DESIGNEE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board, pursuant to section 125.35 Florida Statutes, hereby declares surplus County-owned property located at N.W. 36th Street east of N.W. 12th Avenue, in Miami-Dade County, authorizes the sale of same via competitive bidding; authorizes conveyance to the successful high bidder; authorizes the County Manager to take all actions necessary to accomplish the sale of said property, legally described in the attached County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

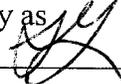
The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	
	Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz		Audrey M. Edmonson
Carlos A. Gimenez		Sally A. Heyman
Joe A. Martinez		Dennis C. Moss
Dorrin D. Rolle		Natacha Seijas
Katy Sorenson		Rebeca Sosa
Sen. Javier D. Souto		

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 

Thomas Goldstein

By: _____
Deputy Clerk

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney:
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No.: 01-3123-020-0450 (Lot 11)
01-3123-020-0460 (Lot 12)

COUNTY DEED

THIS DEED, made this _____ day of _____, 2007 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____ party of the second part, whose address is _____, Florida .

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollars and no/100 (\$ _____) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida:

LOT 11 BLOCK 5, CONVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida. (01-3123-020-0450)

LOT 12 BLOCK 5, CONVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida. (01-3123-020-0460)

Subject to the following restrictions:

- 1) That the property shall not be developed with a gas station.
- 2) That construction plans for this site must be submitted to Miami-Dade Transit for review and approval prior to development.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

Folio Nos: 01-3123-020-0450 (Lot 11)
01-3123-020-0460 (Lot 12)

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

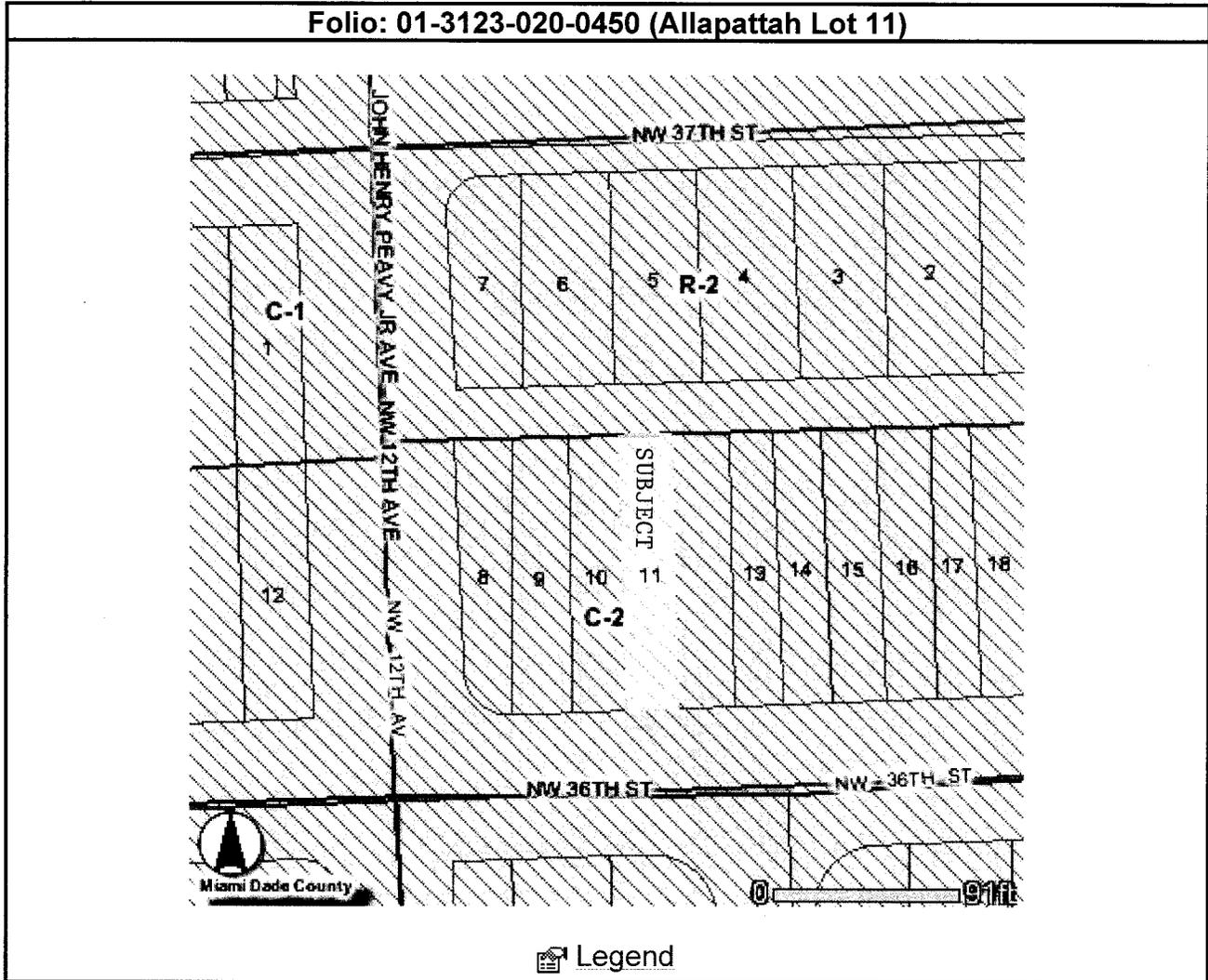
The foregoing was authorized and approved by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2007.

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Folio: 01-3123-020-0450 (Allapattah Lot 11)



Legend

Print

Close

LOT 11 BLOCK 5, COVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida.

Folio: 01-3123-020-0450
Lot size: 3,260 square feet
Location: NW 36 Street and NW 12 Avenue
Zoning: C-2

8

ALLAPATTAH LOT 11

My Home

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ACTIVE TOOL: SELECT



M

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-3123-020-0450
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

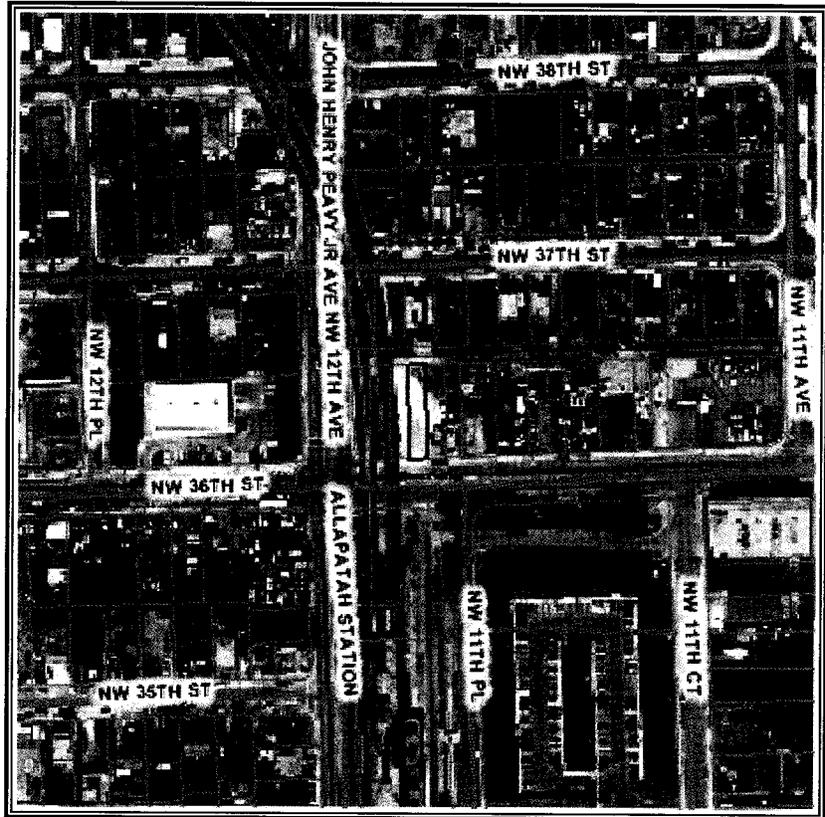
Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,260 SQ FT
Year Built:	0
Legal Description:	23 53 41 COVINGTON MANOR PB 13-32 LOT 11 BLK 5 LOT SIZE 3260 SQ FT FAU 01 0100 000 0022

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

INFORMATION NOT AVAILABLE



Digital Orthophotography - 2006

0 ——— 113 ft

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E-mail your comments, questions and suggestions to Webmaster

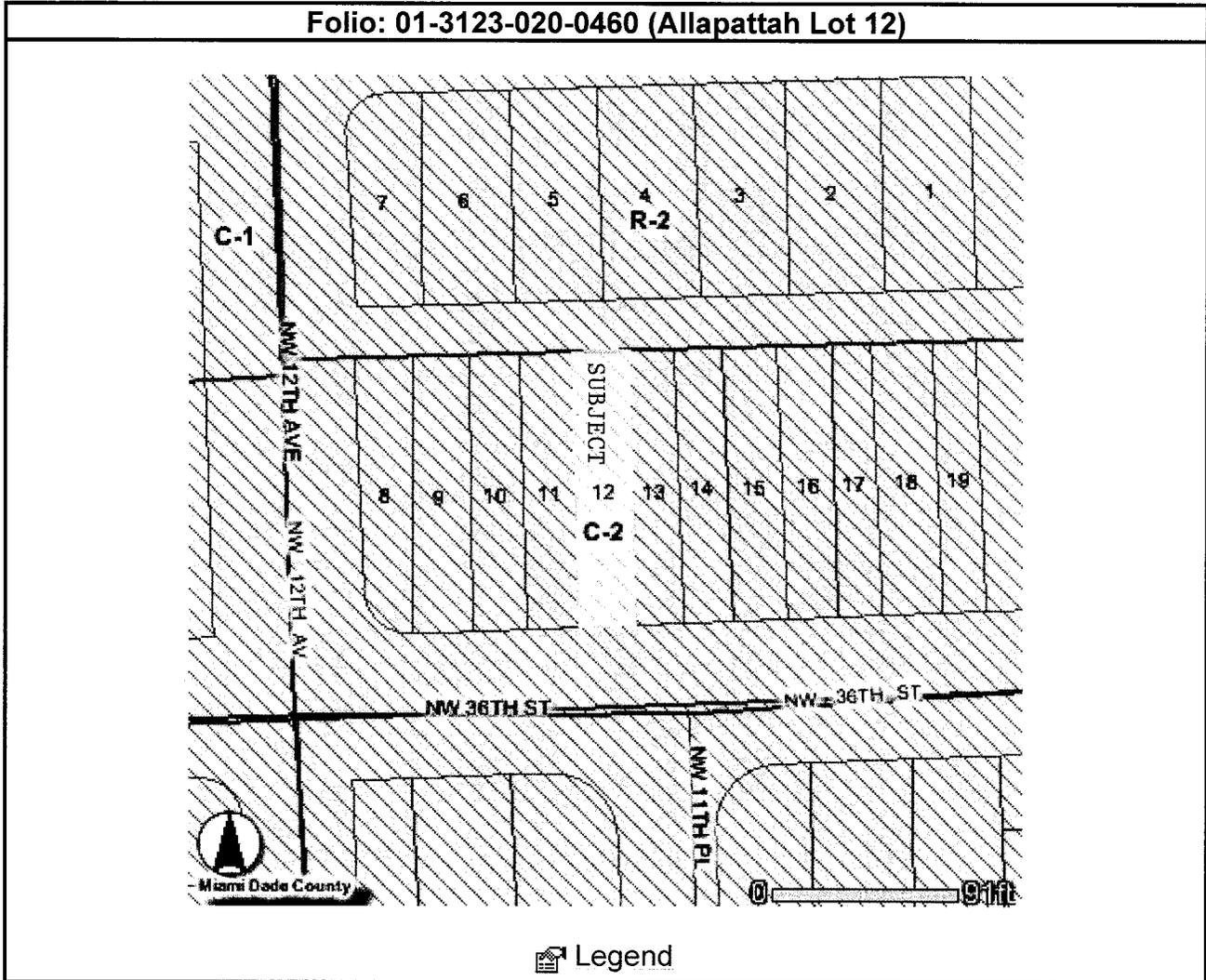
Web Site
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Miami-Dade County, Florida

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Folio: 01-3123-020-0460 (Allapattah Lot 12)



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LOT 12 BLOCK 5, COVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida

Folio: 01-3123-020-0460
Lot size: 3,260 square feet
Location: NW 36 Street and NW 12 Avenue
Zoning: C-2

//

ALLAPATTAH LOT 12

My Home

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ACTIVE TOOL: SELECT



N

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-3123-020-0460
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

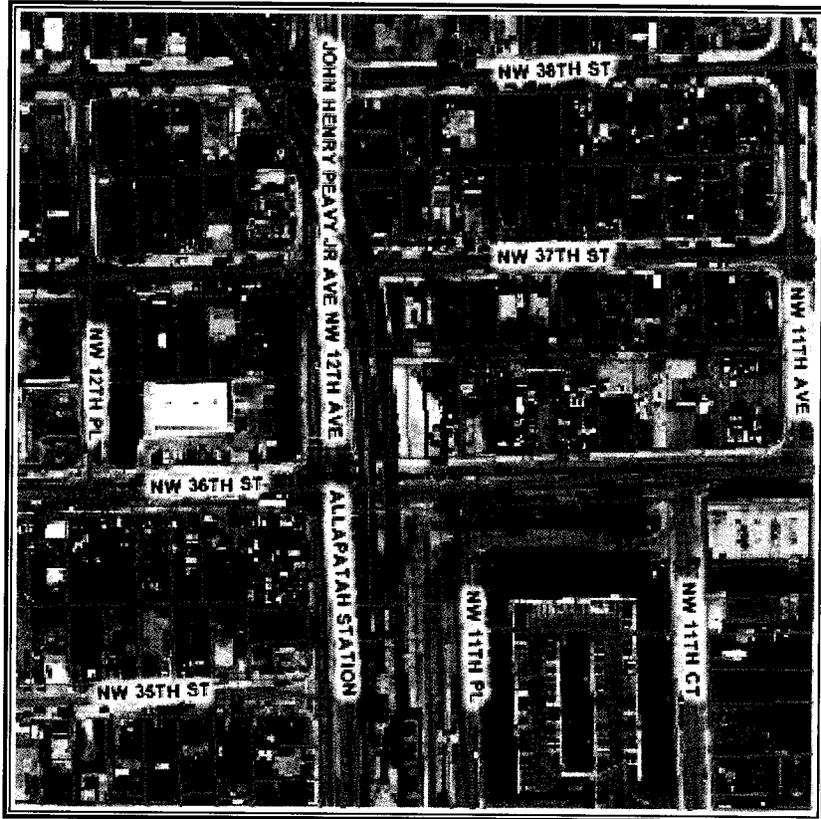
Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,260 SQ FT
Year Built:	0
Legal Description:	23 53 41 COVINGTON MANOR PB 13-32 LOT 12 BLK 5 LOT SIZE 3260 SQ FT FAU 01 0100 000 0022

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

INFORMATION NOT AVAILABLE



Digital Orthophotography - 2006

0 — 113 ft

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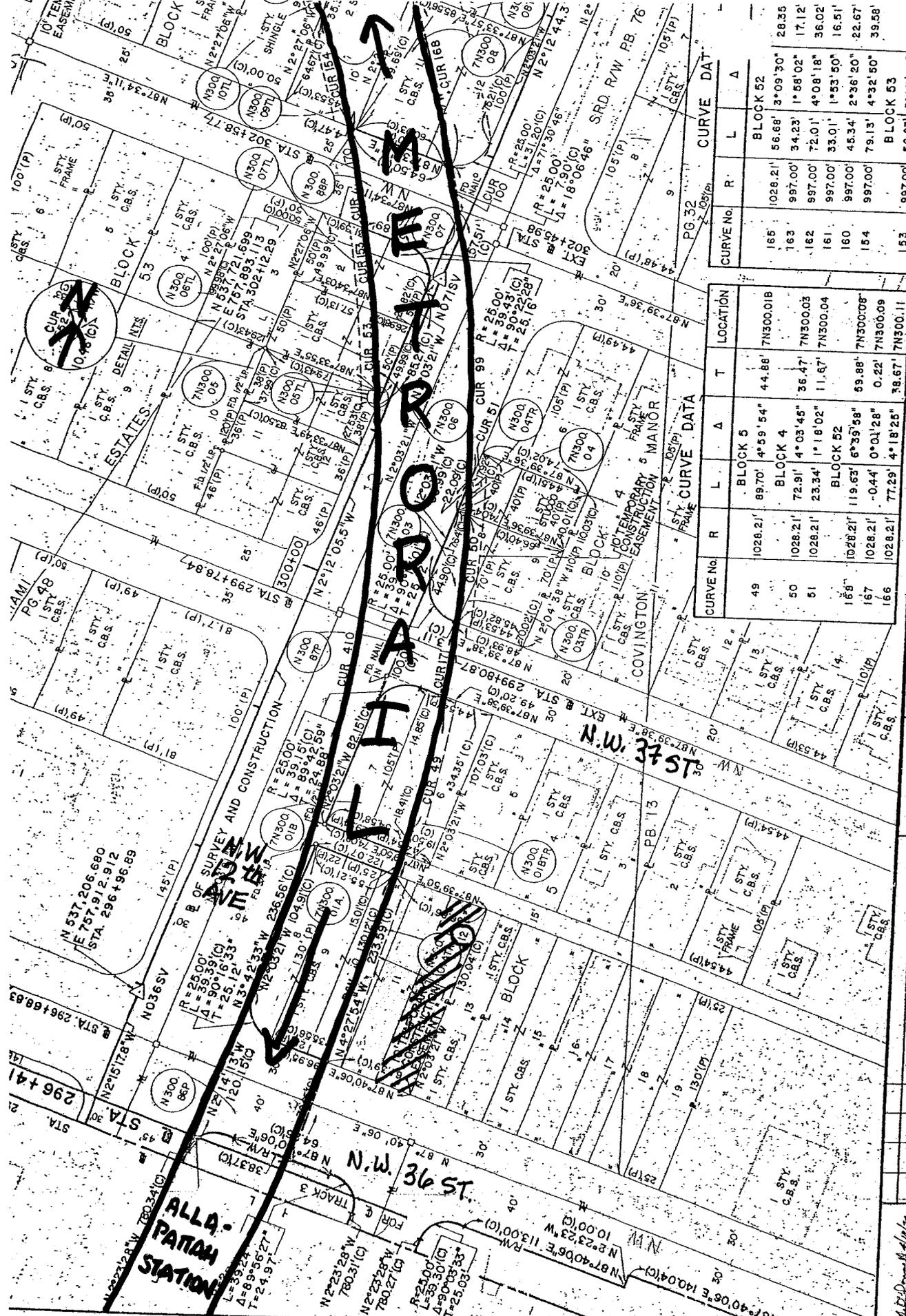
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E-mail your comments, questions and suggestions to Webmaster

Web Site
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12



CURVE DATA		CURVE DATA	
CURVE No.	LOCATION	CURVE No.	LOCATION
49	BLOCK 5	165	BLOCK 52
50	BLOCK 4	163	BLOCK 51
51	BLOCK 3	162	BLOCK 50
168	BLOCK 2	161	BLOCK 49
167	BLOCK 1	160	BLOCK 48
166	BLOCK 0	154	BLOCK 47
		153	BLOCK 46

Dade County Transportation Improvement Program

METROPOLITAN DADE COUNTY OFFICE OF TRANSPORTATION ADMINISTRATION

APPROVED: *[Signature]* DATE: 9-1-79

APPROVED: *[Signature]* DATE: 8-29-79

THE KAISER TRANSIT GROUP - a joint venture
 KAISER ENGINEERS
 HARRY WEESE & ASSOCIATES, LTD.
 POST: BUCKLEY SCHUNK & J. SCHAMPEL - CORRALGROVE

NO.	DATE	APP.	CHK.	REVISION
1	8/29/79	[Signature]	[Signature]	ISSUED FOR PERMIT
2	9/1/79	[Signature]	[Signature]	CONSTRUCTION PERMIT
3	9/1/79	[Signature]	[Signature]	TEMPORARY CONSTRUCTION EASEMENT ARREAR NUMBER

ALLAPATTAN LOT 12 (01-3123-020-0460)