

Memorandum



Date: April 24, 2007

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

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

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of the County Manager.

Subject: Resolution Declaring Surplus County-owned Properties
Located Adjacent to the Douglas Road Metrorail Station
Portions of Folio Nos: 01-4120-059-0010, 01-4120-059-0020
and 01-4120-000-0080
Location: Adjacent to 3060 SW 37 Court, Miami

RECOMMENDATION:

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

MANAGING DEPARTMENT: Miami-Dade Transit (MDT)

JUSTIFICATION:

The subject parcels were acquired by Miami-Dade Transit (MDT) as part of the Metrorail right-of-way. A report was prepared and presented to the Board on January 25, 2007 to inform the Board of the current status of Miami-Dade Transit's (MDT) disposal of real property assets, the proceeds of which will be used to eliminate the Department's existing cash deficits in the operating and grant funds. MDT has identified a total of twenty-one (21) properties that are available for sale. MDT created a Property Task Force to review and recommend potential transit properties for disposition versus those which needed to be retained for transit use. Of the 21 properties, nine (9) parcel will require extensive preparation and due diligence, while the remaining twelve (12) have been identified as an asset portfolio for potentially prompt disposal and not needed for transit operations. The Douglas Road parcels are part of the properties identified for prompt disposal. The parcels are located adjacent to the Douglas Road Metrorail Station. MDT is confident that this property disposal plan, in combination with other efficiencies already undertaken by the Department, will allow for an expedient resolution to the existing cash deficits in the operating and grant funds.

PROPERTY DESCRIPTION:

The size of the properties to be sold will be approximately 7.52 acres minus the Metrorail Station, Metrorail guideway, access roads for buses, sidewalks for transit patrons and the pedestrian overpass structure. The

exact size of the properties to be conveyed under this solicitation will be adjusted on a per square foot pro-rata basis to reflect the subtraction of the above-mentioned transit structures and access. One successful bidder will be required to provide a minimum of 250 parking spaces on the property for use by transit customers. Although the successful bidder will be required to provide these parking spaces, the spaces will be operated and maintained by Miami-Dade Transit (MDT) and MDT will collect and retain all revenues generated by the use of the spaces. The above-mentioned 250 spaces may be incorporated as part of a multi-use facility that provides additional parking or developable space. The value of the land where the transit parking is located will be pro-rated based on any joint use plans the successful bidder may have for joint use of the property, if any.

Lot 1

Folio: Portion of 01-4120-059-0010 (Back)
Acreage: 2.82 acres
Location: Adjacent to 3060 SW 37th Court
Zoning: RTZ (Rapid Transit Zone)

Lot 2

Folio: Portion of 01-4120-059-0020 (Front)
Acreage: 4.28 acres
Location: Adjacent to 3060 SW 37th Court
Zoning: RTZ (Rapid Transit Zone)

Lot 3

Folio: Portion of 01-4120-000-0080 (Front)
Acreage: .42 acres
Location: Adjacent to 3060 SW 37th Court
Zoning: RTZ (Rapid Transit Zone)

Site Restrictions: The MDT Property Task Force is requiring that sidewalk access be preserved on Douglas Road as well as access to and from the pedestrian overpass elevator, station access and bus bay area.

Back Parcel: preserve from edge of fare collection canopy to first parking striping lanes from the Water and Sewer Department's building to Douglas.

MINIMUM SALE AMOUNT:

If approved for surplus, GSA will sell the properties via sealed bid for no less than their fair market value, to be determined by an independent state-certified appraiser.

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ACQUISITION AND INTENT: The larger front and back parcels were acquired as part of land acquisition for the Stage 1 Rapid Transit system. The smaller front parcel was deeded to Miami-Dade County by the State of Florida Department of Transportation.

AFFORDABLE HOUSING: The Douglas Road property is located in a prime location and, based on previous appraisals prepared for these properties; it is expected to be valued at or above \$150/square foot. In accordance with the Federal Transit Administration's (FTA) regulations, this property must be sold for no less than its Fair Market Value (FMV). While there are no regulations prohibiting affordable housing on this property, such projects are usually most successful when they are built on land which can be acquired at little or no cost. Due to the above-mentioned FTA regulations, which require the property to be sold at or above FMV, it is anticipated that the value of this land will be too high to make it cost effective for use as an affordable housing project.


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)(M)

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)(M)

Veto _____

04-24-07

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTIES LOCATED ADJACENT TO THE DOUGLAS ROAD METRORAIL STATION, PURSUANT TO SECTION 125.35 FLORIDA STATUTES, AUTHORIZING THE PUBLIC SALE OF SAME TO ONE HIGH 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 PROPERTIES; AND AUTHORIZING EXECUTION OF A COUNTY DEED BY THE MAYOR FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the properties identified in the attachments to the accompanying County Deeds, copies of which are 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 Properties located adjacent to the Douglas Road Metrorail Station, in Miami-Dade County, and legally described in Composite Exhibit A, attached and incorporated herein; authorizes conveyance to one successful high bidder; waives administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizes the County Manager to take all actions necessary to accomplish the sale of said Properties; and authorizes the Mayor or his designee to execute a County Deed for said property, in substantially the form attached hereto as Exhibit B.

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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

By: _____ Clerk
Deputy

Approved by the County Attorney  as
To form and legal sufficiency _____

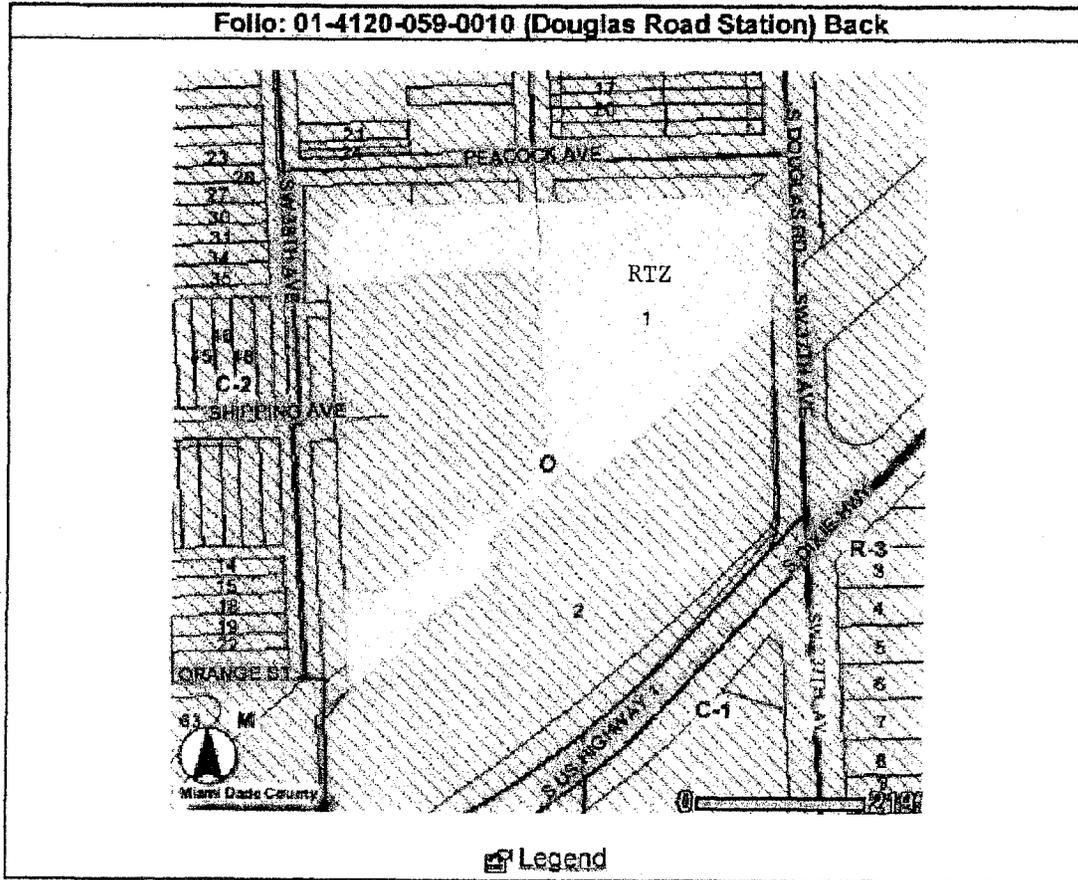
Thomas Goldstein

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Folio: 01-4120-059-0010 (Douglas Road Station) Back



Legend

FOLIO NUMBER: 01 4120 059 0010

PROPERTY ADDRESS: 3060 SW 37 CT

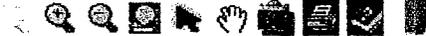
LEGAL DESCRIPTION:

01 DOUGLAS ROAD STATION
02 PB 158-32 T-20776
03 LOT 1 BLK 1
04 LOT SIZE 122931 SQFT M/L
05 FAU 01-4117-003-2720

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ACTIVE TOOL: SELECT



Show Me:

Property Information

Search By:

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Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-4120-059-0010
Property:	3060 SW 37 CT
Mailing Address:	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT AGENCY 111 NW 1 ST STE 910 MIAMI FL 33128-1903

Property Information:

Primary Zone:	RTZ
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	122,931 SQ FT
Year Built:	0
Legal Description:	DOUGLAS ROAD STATION PB 158-32 T-20778 LOT 1 BLK 1 LOT SIZE 122931 SQFT M/L FAU 01-4117-003- 2720

Sale Information:

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

Assessment Information:

Year:	2006	2005
Land Value:	\$5,531,895	\$2,581,551
Building Value:	\$0	\$0
Market Value:	\$5,531,895	\$2,581,551
Assessed Value:	\$5,531,895	\$2,581,551
Total Exemptions:	\$5,531,895	\$2,581,551
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 165 ft

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E-mail your comments, questions and suggestions to [Webmaster](#)

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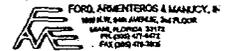
8

DOUGLAS ROAD STATION

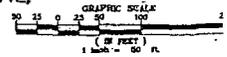
P.B. 158 PG. 24

SHEET 2 OF 2

A REPLAT AND A SUBDIVISION OF: ALL OF TRACT "A", OF BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, AT PAGE 19, AND ALL OF TRACT "B", OF FIRST ADDITION TO BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, AT PAGE 78, AND ALL OF TRACT "C", OF SECOND ADDITION TO BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, AT PAGE 65, AND A PORTION OF LOTS 3, 6, 7, 9 AND 10, AND ALL OF LOTS 4, 5 AND 8, BLOCK 15, OF REALTY CORPORATION'S PLAT OF COCOANUT GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 85, AND A PORTION OF LOTS 1, 24 AND 25, AND ALL OF LOTS 2 THROUGH 23 INCLUSIVE, OF REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 50, ALL OF SAID PLATS BEING RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, AND A PORTION OF THE UNNAMED 15.00 FOOT ALLEY WITHIN SAID PLAT OF REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, A PORTION OF S.W. 37th COURT LYING ADJACENT TO SAID BLOCK 15 AND SAID PLAT OF REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, AND A PORTION OF SHIPPING AVENUE LYING ADJACENT TO SAID BLOCK 15 AND SAID PLAT OF REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, ALL LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



JUNE, 2001

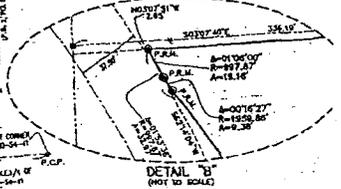
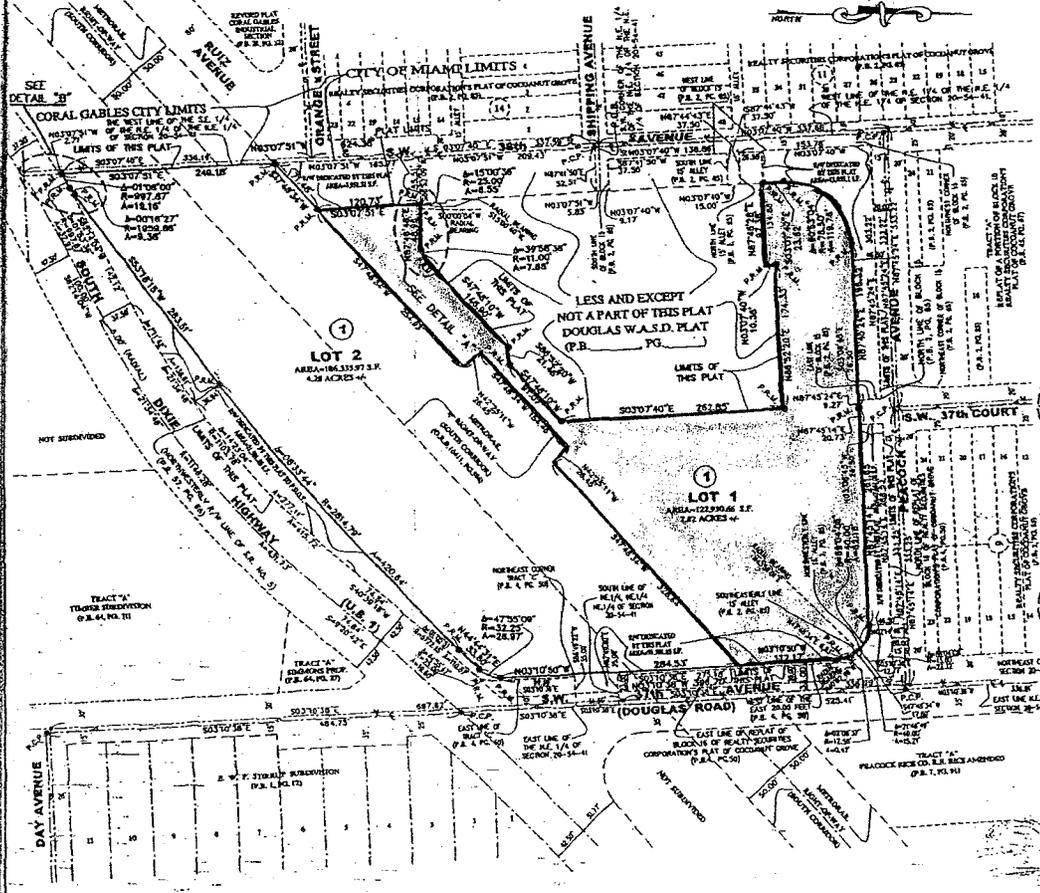


SURVEYOR'S NOTES:

- P.M. - Dashed Permanent Reference Monument L.R. No. 6557
- P.C.P. - Dashed Permanent Control Point L.R. No. 6557
- - Dashed City of Miami Monument
- - Dashed City of Miami Monument
- P.B. - Indicates Plat Book
- P.G. - Indicates Page
- Sq. Ft. - Indicates Square Feet
- L.R. - Indicates Florida Authorization Number
- ⊕ - Indicates Center Line
- ⊖ - Indicates City of Miami Monument Line
- F.D.S.T. - Florida Department of Transportation

Readings shown herein are based on an assumed value of 1033mg/1000mm along the West Line of the N.E. 1/4 of the N.E. 1/4 of Section 20, Township 54 South, Range 41 East, Miami-Dade County, Florida.

NOTICE:
This plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and it is, in all circumstances, to be controlled by any other graphic or digital form of the plat. There may be additional modifications that are not recorded on this plat that may be found in the Public Records of this County.



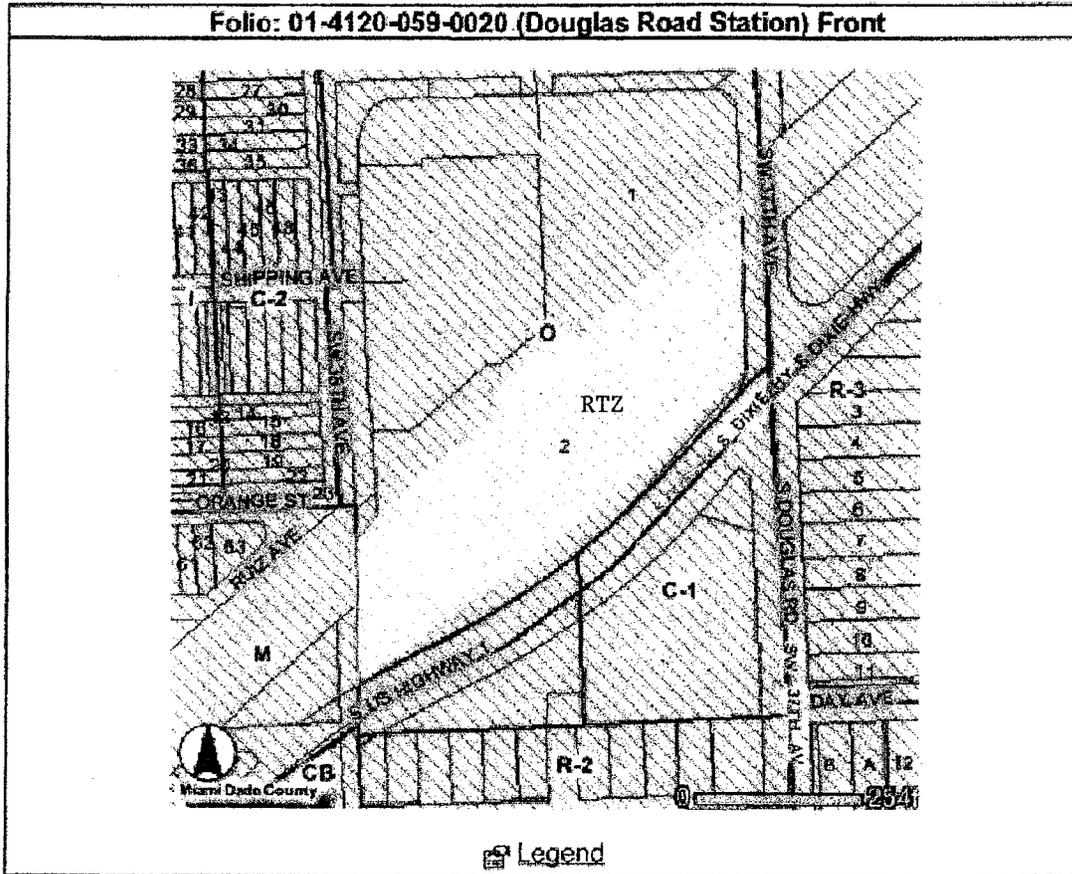
RECORDING STATEMENT:

Filed for Record this 11th day of January, A.D. 2001, at 11:02 A.M. in Book 158 of Plats, at Page 24 of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUBIN, CLERK OF THE CIRCUIT COURT

30824061114 By: [Signature] Deputy Clerk

Folio: 01-4120-059-0020 (Douglas Road Station) Front



FOLIO NUMBER: 01 4120 059 0020

PROPERTY ADDRESS:

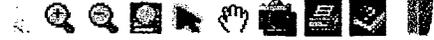
LEGAL DESCRIPTION:

- 01 DOUGLAS ROAD STATION
- 02 PB 158-32 T-20776
- 03 LOT 2 BLK 1
- 04 LOT SIZE 186336 SQFT M/L
- 05 FAU 01-4117-003-2720

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Property Information

Search By:

Select Item

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Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-4120-059-0020
Property:	
Mailing Address:	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT AGENCY 111 NW 1 ST STE 910 MIAMI FL 33128-1903

Property Information:

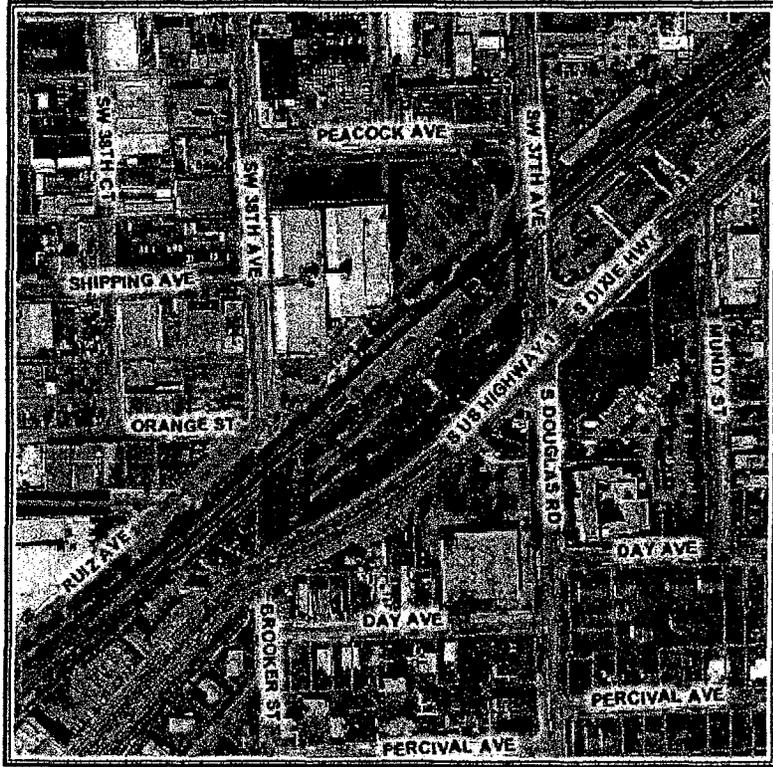
Primary Zone:	VACANT LAND	RTZ
CLUC:	0081 VACANT LAND	
Beds/Baths:	0/0	
Floors:	0	
Living Units:	0	
Adj Sq Footage:	0	
Lot Size:	186,336 SQ FT	
Year Built:	0	
Legal Description:	DOUGLAS ROAD STATION PB 158-32 T-20776 LOT 2 BLK 1 LOT SIZE 186336 SQFT M/L FAU 01-4117-003-2720	

Sale Information:

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

Assessment Information:

Year:	2006	2005
Land Value:	\$3,913,056	\$3,913,056
Building Value:	\$0	\$0
Market Value:	\$3,913,056	\$3,913,056
Assessed Value:	\$3,913,056	\$3,913,056
Total Exemptions:	\$3,913,056	\$3,913,056
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 175 ft

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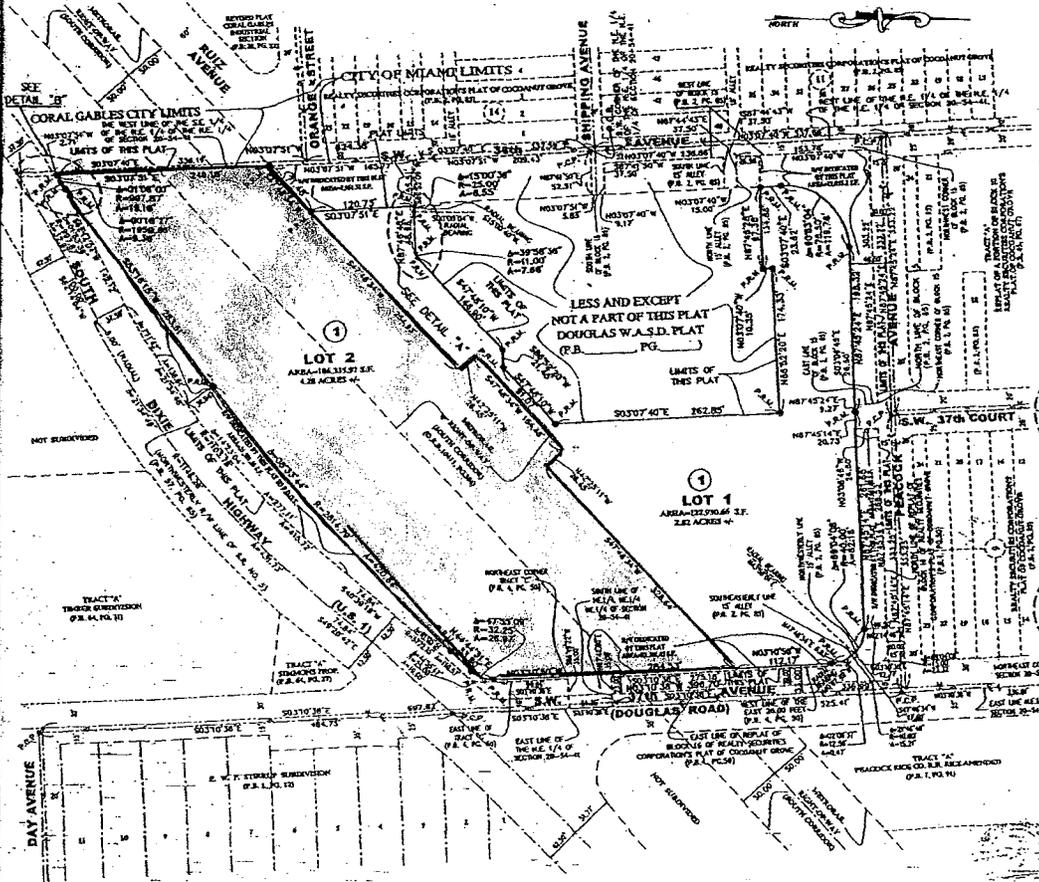
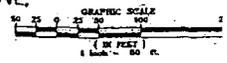
DOUGLAS ROAD STATION

P.B. 158 PG. 32

SHEET 2 OF 2

A REPLAT AND A SUBDIVISION OF: ALL OF TRACT "A", OF BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, AT PAGE 19, AND ALL OF TRACT "B", OF FIRST ADDITION TO BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, AT PAGE 78, AND ALL OF TRACT "C", OF SECOND ADDITION TO BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, AT PAGE 65, AND A PORTION OF LOTS 3, 6, 7, 9 AND 10, AND ALL OF LOTS 4, 5 AND 8, BLOCK 15, OF REALTY CORPORATION'S PLAT OF COCOANUT GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 85, AND A PORTION OF LOTS 1, 24 AND 25, AND ALL OF LOTS 2 THROUGH 23 INCLUSIVE, OF REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 50, ALL OF SAID PLATS BEING RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, AND A PORTION OF THE UNNAMED 15.00 FOOT ALLEY WITHIN SAID PLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, A PORTION OF S.W. 37th COURT LYING ADJACENT TO SAID BLOCK 15 AND SAID PLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, AND A PORTION OF SHIPPING AVENUE LYING ADJACENT TO SAID BLOCK 15 AND SAID PLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, ALL LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

FORD, ARMENTROS & HANCOCK, P.A.
REAL ESTATE ATTORNEYS
MIAMI, FLORIDA 33132
PLAT BOOK 158
PAGE 32
JUNE, 2001

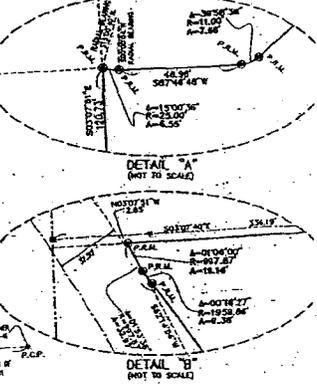


SURVEYOR'S NOTES:

- P.A.M. - Deed Permanent Reference Monument L.R. No. 6557
- P.C.P. - Deed Permanent Control Point L.R. No. 6557
- D.M. - Division City of Miami Monument
- P.A. - Indicates Plat Book
- P.G. - Indicates Page
- S.P. - Indicates Survey Point
- L.R. - Indicates Florida Authorization Number
- C.L. - Indicates Center Line
- M.M.L. - Indicates City of Miami Monument Line
- F.D.O.T. - Florida Department of Transportation

Bearings shown herein are based on an assumed value of $N103^{\circ}07'30.00''E$ along the West line of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 of Section 20, Township 54 South, Range 41 East, Miami-Dade County, Florida.

NOTE:
This plat, as reported in its graphic form, is the official depiction of the individual lands described herein and all in no circumstances be considered in authority by any other graphic or digital form of the plat. There may be additional conditions that are not recorded in this plat that may be found in the Public Records of this County.

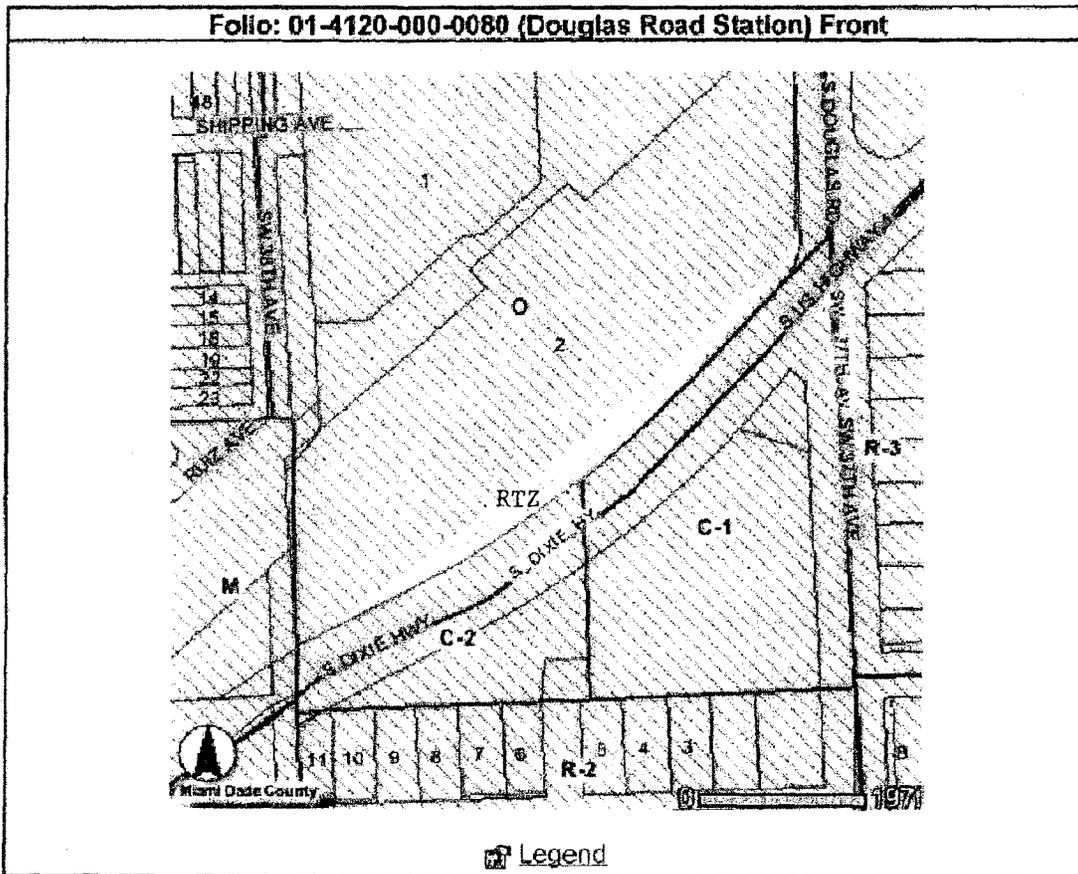


RECORDING STATEMENT:
Filed for Record into the 31st day of February A.D. 2001, at 12:02 P.M. in Book 158 of Plats, at Page 32, of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUMAL, CLERK OF THE CIRCUIT COURT
2482106114
By: *[Signature]* Harvey Rumal

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Folio: 01-4120-000-0080 (Douglas Road Station) Front



FOLIO NUMBER: 01 4120 000 0080

PROPERTY ADDRESS:

LEGAL DESCRIPTION:

01 20 54 41 .42 AC M/L
02 BEG 284.53FTS OF NE COR OF LOT 2
03 BLK 1 OF PB 158-32 TH N 86 DEG E
04 3FT S 03 DEG E 11.05FT SWLY AD
05 19.60FT SWLY AD 110.57FT S 40 DEG
06 W 74.84FT SWLY AD 415.72FT S 62
07 DEG W 142.12FT SWLY AD 13.56FT

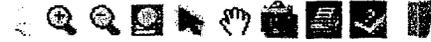
8 NELY AD 9.38FT N 53 DEG E
9 283.51FT NELY AD 420.64FT
10 N 44 DEG E 33.89FT NELY-NLY
11 AD 26.97FT

15

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Property Information

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Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-4120-000-0080
Property:	
Mailing Address:	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT AGENCY 111 NW 1 ST STE 910 MIAMI FL 33128-1903

Property Information:

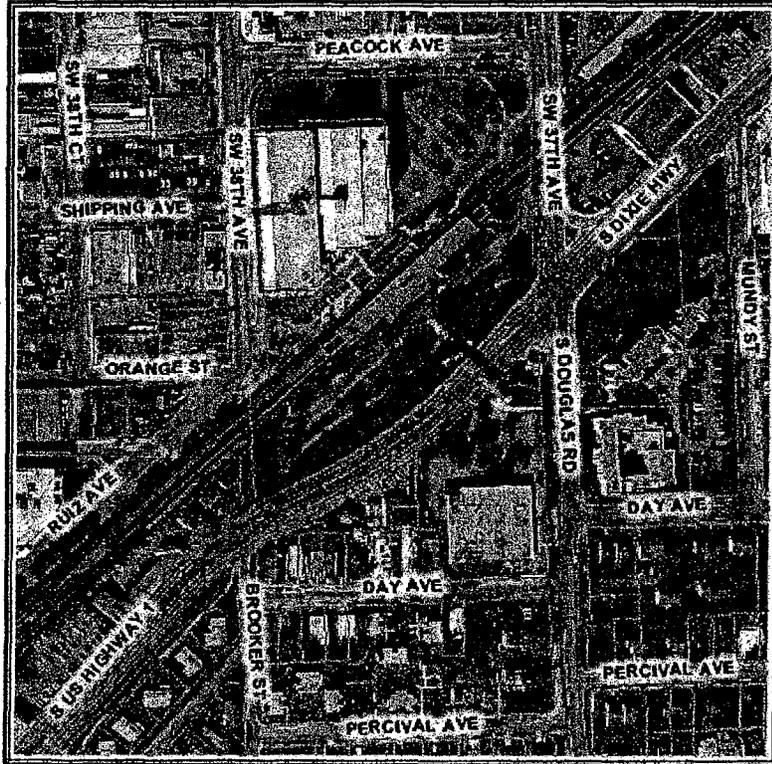
Primary Zone:	0000000000 RTZ
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	18,429 SQ FT
Year Built:	0
Legal Description:	20 54 41 .42 AC M/L BEG 284.53FTS OF NE COR OF LOT 2 BLK 1 OF PB 158-32 TH N 86 DEG E 3FT S 03 DEG E 11.05FT SWLY AD 19.60FT SWLY AD 110.57FT S 40 DEG W 74.84FT SWLY AD 415.72FT S 62

Sale Information:

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

Assessment Information:

Year:	2006	2005
Land Value:	\$387,009	\$387,009
Building Value:	\$0	\$0
Market Value:	\$387,009	\$387,009
Assessed Value:	\$387,009	\$387,009
Total Exemptions:	\$387,009	\$387,009
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 158 ft

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

Portions of Folios: 01-4120-059-0010
01-4120-059-0020
01-4120-000-0080

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:

**LEGAL DESCRIPTION TO BE DETERMINED
RESTRICTIONS TO BE DETERMINED**

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.

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.