

# Memorandum



**Date:** April 24, 2007

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

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

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "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 R#497-07

## 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 37<sup>th</sup> 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 37<sup>th</sup> Court  
Zoning: RTZ (Rapid Transit Zone)

Lot 3

Folio: Portion of 01-4120-000-0080 (Front)  
Acreage: .42 acres  
Location: Adjacent to 3060 SW 37<sup>th</sup> 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:**

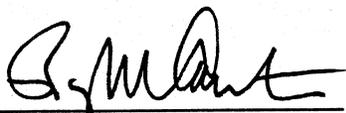
If approved for surplus, GSA will sell the properties via sealed bid for no less than their fair market value, to be determined by an independent state-certified appraiser.

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:** Amended  
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

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. 497-07

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 TO THE EXTENT SAID BID IS NO LESS THAN THE APPRAISED VALUE OF THE PROPERTIES; 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 to the extent said bid is no less than the appraised value of the properties; 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 24<sup>th</sup> 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 the County Attorney as  
To form and legal sufficiency. BT

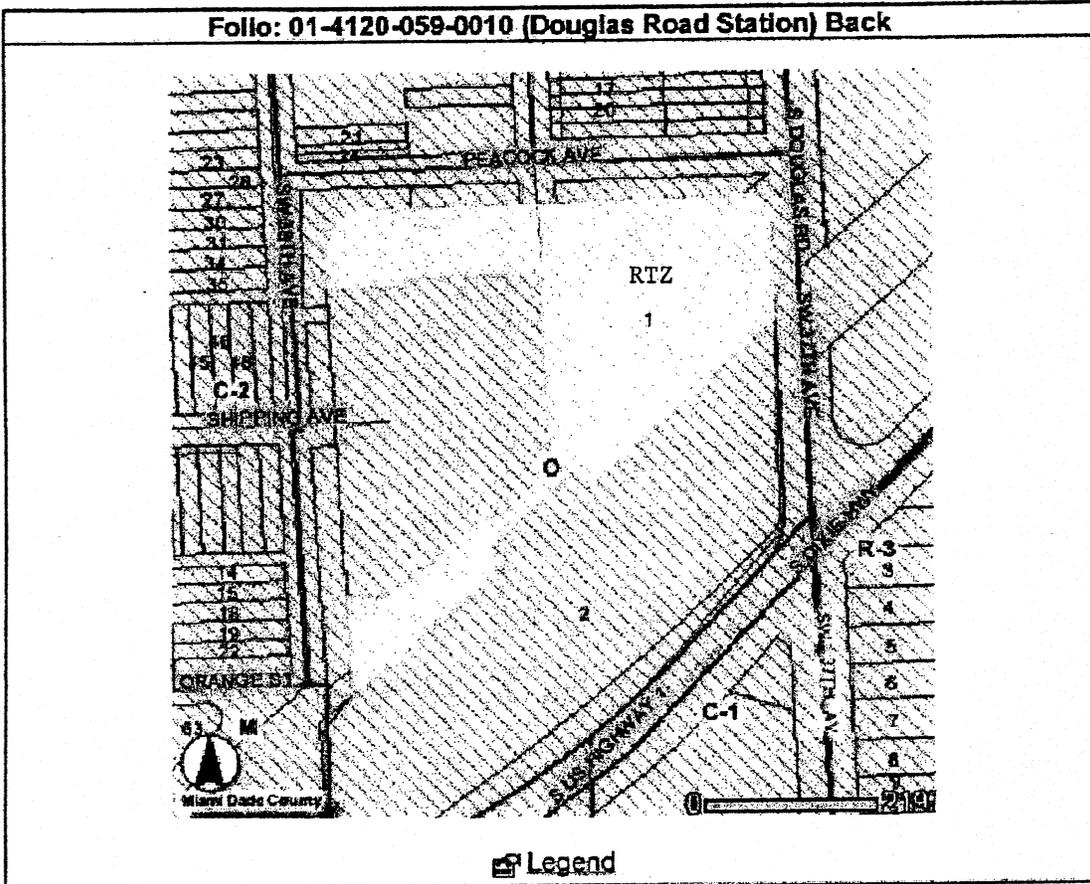
By: \_\_\_\_\_  
Deputy

eMaps Online  
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

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



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:

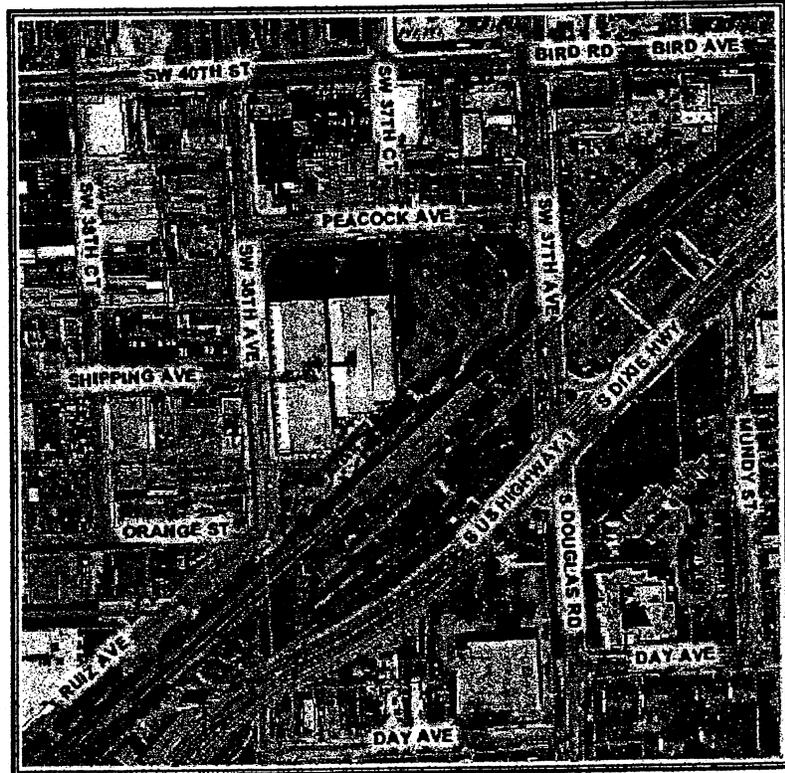
Primary Zone:	4800 OFFICE RTZ
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	122,931 SQ FT
Year Built:	0
Legal Description:	DOUGLAS ROAD STATION PB 158-32 T-20776 LOT 1 BLK 1 LOT SIZE 122931 SQFT ML FAU 01-4117-003-2720

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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8



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 85, 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

KNOW ALL MEN BY THESE PRESENTS:

That MIAMI-DADE COUNTY, Florida, a Political Subdivision of the State of Florida, has caused to be made the attached plat entitled "DOUGLAS ROAD STATION", the same being a replat and a subdivision of the following described property:

LEGAL DESCRIPTION:

All of Block "A", of BANNER TRACT, according to the plat thereof, as recorded in Plat Book 69, at Page 19, and all of Block "B", of FIRST ADDITION TO BANNER TRACT, according to the plat thereof, as recorded in Plat Book 81, at Page 78, and all of Block "C", of SECOND ADDITION TO BANNER TRACT, according to the plat thereof, as recorded in Plat Book 85, at Page 85, 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, and 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 of the aforementioned property being more particularly described as follows:

BEING at the Southwest Corner of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 20, Township 54 South, Range 41 East, a portion of the East 1/2 of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 20, Township 54 South, Range 41 East, 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, and 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 of the aforementioned property being more particularly described as follows:

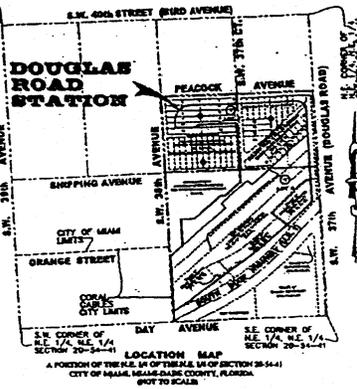
Containing 309,266.83 Square feet or 7.100 Acres more or less. All the above described parcels lying and being within the limits of the City of Miami, Miami-Dade County, Florida. An express provision of this plat is to show, locate, abandon and discontinue from public use a portion of the unnamed 15.00 foot Alley lying within the plat of REPLAT OF BLOCK 16 OF REALTY SECURITIES CORPORATION'S PLAT OF COCOANUT GROVE, and a portion of Shipping Avenue, a portion of S.W. 37th Court lying adjacent to the plat 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 of the Public Records of Dade County, Florida, lying within the limits of this plat.

MIAMI-DADE COUNTY PLAT RESTRICTIONS: That the Street and Avenues as shown on the attached plat together with all existing and future planting, trees, shrubbery, and the hydraulic system are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the abutters, their successors or assigns, the reversion or reversion thereof, whenever discontinued by law. That no electric and communication lines, except telecommunication lines, within this subdivision, shall be installed underground. No installation shall be permitted within this subdivision except for existing lines, and/or as a condition.

The use of public lands shall not be permitted within this subdivision, unless approved for temporary use, in accordance with the County and/or State regulations.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein, and shall be a true and correct copy of the same as recorded in the Public Records of this County. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

U.S. CORNER OF N.E. 1/4, S.E. 1/4, S.E. 1/4 SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST. S.W. 37th COURT (8100 AVENUE) PEACOCK AVENUE (DOUGLAS ROAD) SHIPING AVENUE (DOUGLAS ROAD) DAY AVENUE (DOUGLAS ROAD) U.S. CORNER OF N.E. 1/4, S.E. 1/4, S.E. 1/4 SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST. CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. LOCATION MAP A PORTION OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. NOT TO SCALE.



IN WITNESS WHEREOF: That said MIAMI-DADE COUNTY, Florida, a Political Subdivision of the State of Florida, has caused these presents to be signed on its behalf by its Board of County Commissioners acting by its Mayor, and its outside seal official and attested by the County Clerk of the Circuit Court in accordance with its Constitution on this 21st day of July, A.D. 2001.

MIAMI-DADE COUNTY, Florida, a Political Subdivision of the State of Florida. Mayor: ALEX FOMAS, Print Name. Attest: RAY SIVILLAN, County Clerk, Print Name.

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF MIAMI-DADE. I HEREBY CERTIFY: That on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Alex Fomas and Ray Sivillan, Mayor and County Clerk, respectively, of MIAMI-DADE COUNTY, Florida, a Political Subdivision of the State of Florida, who are personally known to me and who executed the foregoing instrument freely and voluntarily as such officers, after being duly authorized and directed on the one side and seal of said Board of County Commissioners of Miami-Dade County, Florida, for the purposes herein expressed and who did take an oath.

Printed Name of Acknowledger: Secretary F. Williams. Home of Public State of: Florida. Serial Number: 01-973515. My Commission Expires: Jan. 11, 2007.

CITY OF MIAMI APPROVALS: This is to certify that this plat appears to conform to all requirements of Chapter 28 of the Code of Miami-Dade County, Florida, and Chapter 28 of the Code of Miami-Dade County, Florida. Certified this 21st day of July, A.D. 2001. John H. Jackson, Director, Department of Public Works.

This Plat will not result in a reduction in the level of services for the affected Public facilities below the level of services provided in the Municipality's comprehensive plan. Therefore, it was approved and the foregoing declarations were completed and approved by Resolution No. 2001-185 of the Board of Commissioners of the City of Miami, Florida, this 21st day of July, A.D. 2001. City Manager: [Signature], City Clerk: [Signature].

CITY OF MIAMI PUBLIC WORKS DEPARTMENT. 675 South W. 12th Street, Miami, Florida 33135. Professional Surveyor and Mapper No. 3009 State of Florida.

MIAMI-DADE COUNTY APPROVALS: This is to certify that this plat appears to conform to all requirements of Chapter 28 of the Code of Miami-Dade County, Florida. Certified this 21st day of July, A.D. 2001. [Signature], Director.

RECORDING STATEMENT: Filed for Record this 31st day of January, A.D. 2001, at 11:23 AM, in Book 158, Page 321, 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. 2001010111. Deputy Clerk.

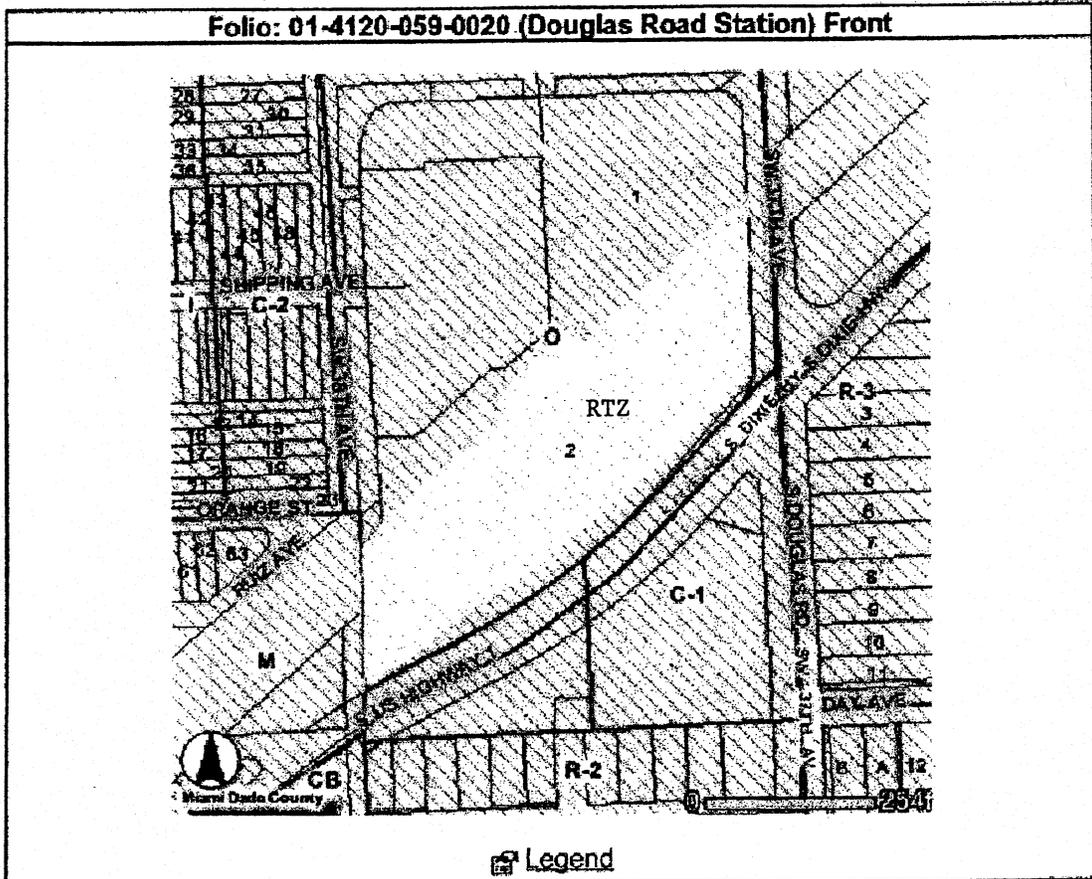
SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY: That the attached Plat entitled "DOUGLAS ROAD STATION" is a true and correct representation of the land described herein as recently surveyed and plotted under my direct supervision; also that the Permanent Reference Monuments were set in place on January 25, 2001, and that the Survey date shown herein is in accordance with Chapter 177, Parts I and II, of the Laws of the State of Florida.

FORD, ARMENTEROS & MANUELY, INC. 180 S.W. 4th Avenue, 2nd Floor, Miami, Florida 33137. L.S. No. 5557. RICARDO RODRIGUEZ, Professional Surveyor and Mapper No. 3634 June 22, 2001.

History Seal

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



FOLIO NUMBER: 01 4120 059 0020

PROPERTY ADDRESS:

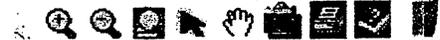
LEGAL DESCRIPTION:

- 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:

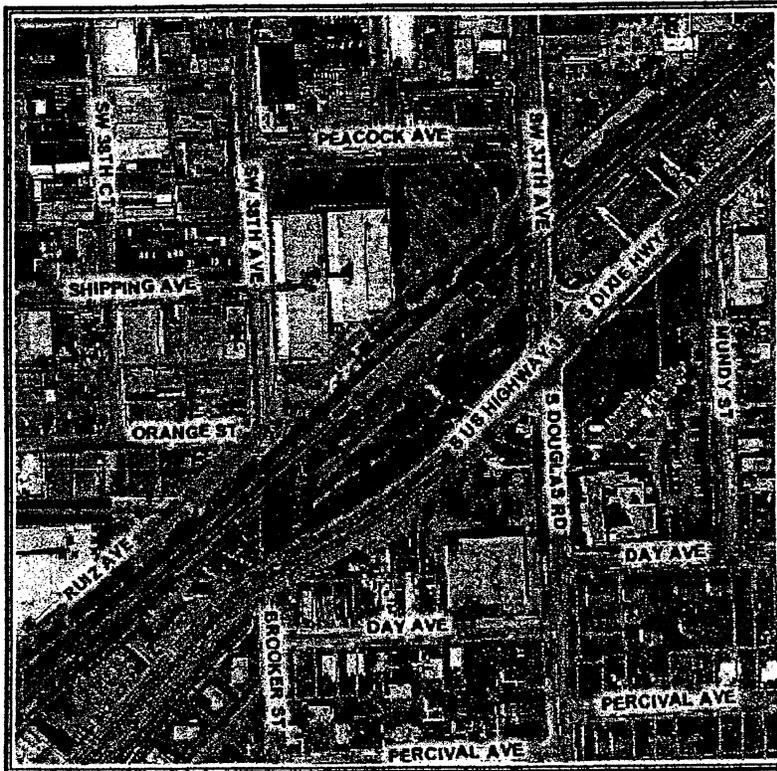
Primary Zone:	4008 OFFICE RTZ
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	186,336 SQ FT
Year Built:	0
Legal Description:	DOUGLAS ROAD STATION PB 158-32 T-20776 LOT 2 BLK 1 LOT SIZE 186336 SQFT M/L FAU 01-4117-003-2720

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

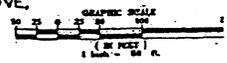
Web Site  
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12

# DOUGLAS ROAD STATION

A REPLAT AND A SUBDIVISION OF: ALL OF TRACT "A", OF BANNER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 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.

FORD, ARMENTROS & MANLEY, P.A.  
REGISTERED PROFESSIONAL SURVEYORS  
1000 BAYVIEW BLVD., SUITE 100  
MIAMI, FLORIDA 33134  
PHONE: 305-358-1111  
FAX: 305-358-1112  
JUNE, 2001

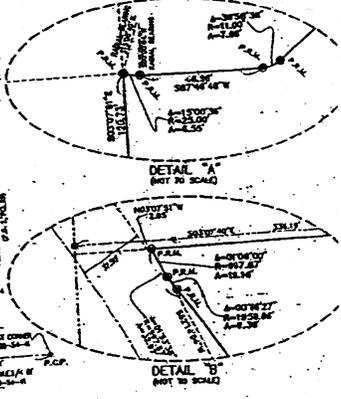
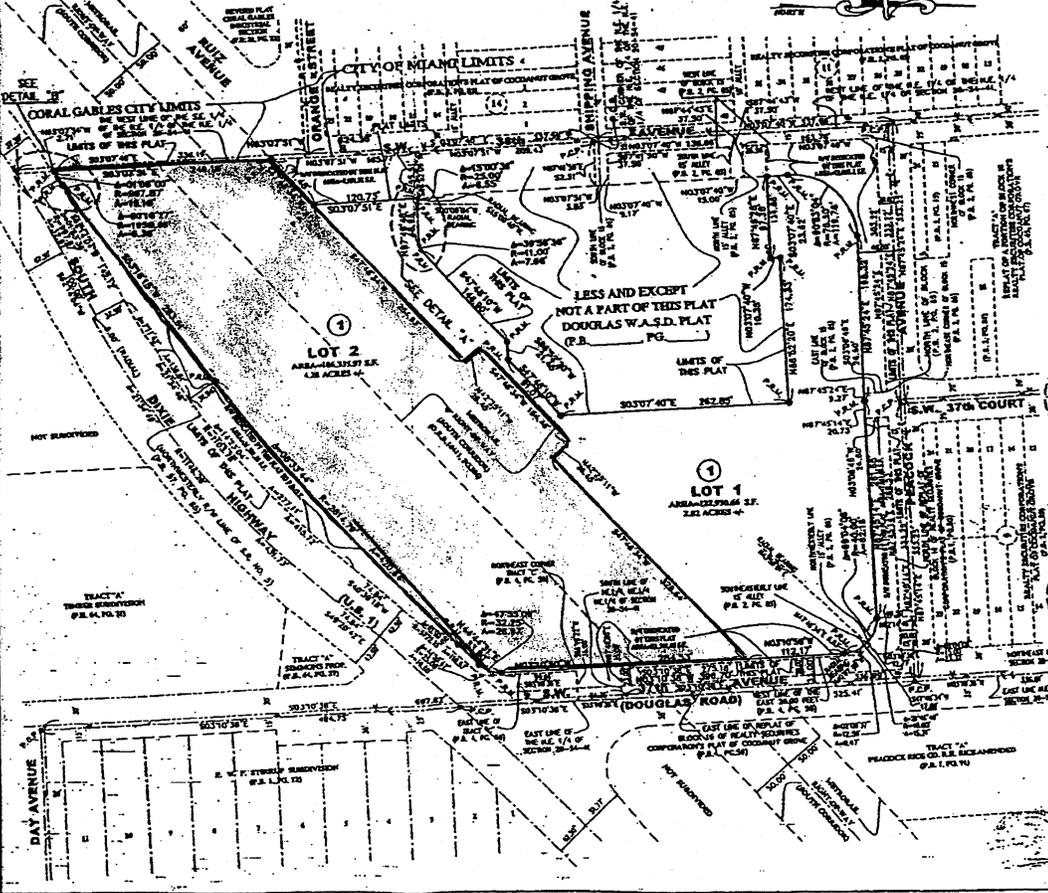


**SURVEYOR'S NOTES:**

- P.A.M. - Deed Permanent Reference Monument U.S. No. 6787
- P.C.P. - Deed Permanent Control Point U.S. No. 6557
- - Boundary City of Miami Monument
- P.A. - Indefinite Plat Book
- P.C. - Indefinite Page
- S.F. - Indefinite Square Foot
- L.S. - Indefinite Marker Authentication Number
- C - Indefinite Center Line
- I - Indefinite City of Miami Monument Line
- F.D.A.L. - Florida Department of Transportation

Boundaries shown herein are based on an assumed value of 114.599 feet for the length of the S.E. 1/4 of the S.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 definition of the subdivided lands described herein and will be an authoritative reference in all cases, and no other graphic or digital form of the plat shall be used in the Public Records of this County.



**RECORDING STATEMENT:**

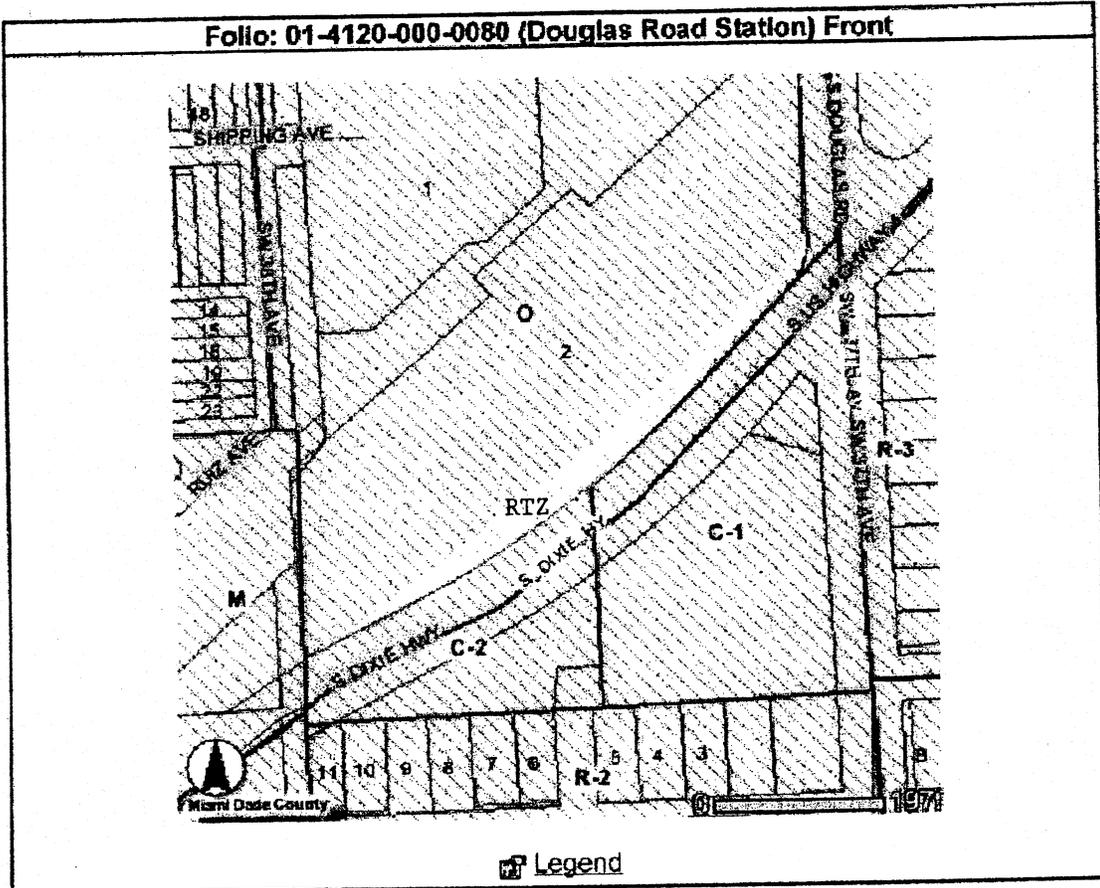
Filed for Record this 21<sup>st</sup> day of January, A.D. 2001, at 11:02 A.M. in Book 278 of Plats, at Page 1122 of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RIVALL, CLERK OF THE CIRCUIT COURT  
262106114 By: *[Signature]* County Clerk

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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

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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.