MEMORANDUM

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

TO:	Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners	**DATE:**	September 1, 2011
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing the acceptance of a quitclaim deed from Silver Palm Plantation Homeowners Association, Inc.

The accompanying resolution was prepared by the General Services Administration Department and placed on the agenda at the request of Prime Sponsor Commissioner Lynda Bell.

R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum

MIAMI-DADE COUNTY

Date September 1, 2011

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: Alina T. Hudak
County Manager

Subject: Acceptance of a Quitclaim Deed from Silver Palm Plantation Homeowners Association, Inc., a Florida corporation, for conveyance of approximately 4,477 square feet of vacant land located at 11025 S.W. 80 Avenue, Miami, for the Park and Recreation Department South Dade Trail Mini Park Expansion Project

---

RECOMMENDATION

It is recommended that the Board accept the attached Quitclaim Deed from Silver Palm Plantation Homeowners Association, Inc., a Florida corporation, for the conveyance of approximately 4,477 square feet of vacant land located at 11025 S.W. 80 Avenue, Miami, for the Park and Recreation Department's South Dade Trail Mini Park Expansion Project. This item was prepared by General Services Administration at the request of the Miami-Dade Park and Recreation Department.

OWNER:	Silver Palm Plantation Homeowners Association, Inc., a Florida corporation Pamela Siegel, President Steve Wexler, Vice President Maribel Argomaniz, Secretary
TAX FOLIO NUMBER:	A portion of 30-5010-062-0220
SIZE:	4,477 square feet
LOCATION:	11025 S.W. 80 Avenue, Miami
COMMISSION DISTRICT:	8
COMMISSION DISTRICT IMPACTED:	8
ZONING:	EU-1 – Estates, Single-Family one (1) acre or more. According to the Miami-Dade County Department of Planning and Zoning, passive park open space is a permitted use under the current zoning.
ENVIRONMENTAL:	An environmental site assessment has been prepared by the Department of Environmental Resources Management (DERM) for the County and no evidence of contamination or violation is cited in the report.
TAXES:	Silver Palm Plantation Homeowners Association, Inc., a Florida corporation, is exempt from ad valorem taxes.

TRACK RECORD:	The County has no record of negative contract performance issues with Silver Palm Plantation Homeowners Association, Inc.
PURCHASE PRICE:	$10.00
BACKGROUND:	The South Dade Trail Mini Park is a one acre passive park located at S.W. 112 Street and S.W. 80 Avenue. It is in close proximity to the busway and the South Dade trail. There is a 4,477 square foot strip of land located between the park and the busway that is owned by the Silver Palm Plantation Homeowners Association. This strip of land is not utilized by the Association and they would like to convey it to the County for a nominal value of $10.00. Such conveyance would be subject to a closing, including documentation of updated title, no liens or encumbrances, and affidavits of ownership.
JUSTIFICATION:	The acceptance of this strip of land will not only increase the size of the park, but will also provide direct access to the busway and the South Dade Trail from the park. The additional public open space will benefit the surrounding Silver Palm and Kendall Green communities and the general public who utilize the busway and the South Dade trail.
DEVELOPMENT:	The vacant land will be maintained as passive open space as part of the existing park and no improvements are needed.
FISCAL IMPACT/ FUNDING SOURCES:	The land is being donated, therefore, there is no acquisition cost to the County. There will be no additional maintenance cost as the park is already maintained and the area is so small (0.1-acres).
MONITOR:	Shannon Clark, Real Estate Officer
DELEGATED AUTHORITY:	Authorizes the County Mayor or County Mayor's designee to take all actions necessary to accept the conveyance of the property.

Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: September 1, 2011

FROM: R. A. Cuevas, Jr. County Attorney

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

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous_____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(A)
9-1-11

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A QUITCLAIM DEED FROM SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR $10.00, FOR THE CONVEYANCE OF APPROXIMATELY 4,477 SQUARE FEET OF VACANT LAND, LOCATED AT 11025 S.W. 80 AVENUE, MIAMI, FOR THE PARK AND RECREATION DEPARTMENT'S SOUTH DADE TRAIL MINI PARK EXPANSION PROJECT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of 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 incorporates the prior recital, and hereby authorizes the acceptance of a Quitclaim Deed from Silver Palm Plantation Homeowners Association, Inc., a Florida corporation, for $10.00 attached hereto and made a part hereof, for the conveyance of approximately 4,477 square feet of vacant land, located at 11025 S.W. 80 Avenue, Miami, and legally described in Exhibit "A" attached; for the Park and Recreation Department's South Dade Trail Mini Park Expansion Project.

Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instruments of conveyance accepted herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of September, 2011. 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:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

Exhibit "A"

This instrument prepared by:
Caridad Rusconi, Esq.,
Siegfried Rivera Lerner DeLaTorre and Sobel P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, Florida 33134

After recording return to: Miami-Dade County

Shannon Clark
General Services Administration
111 N.W. 1st Street, Suite 2460
Miami, Florida 33128

Folio No.: a portion of 30-5010-062-0220
User Dept.: Park and Recreation

QUIT CLAIM DEED

This indenture made this 10th day of March, 2011 by **SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida Non Profit Corporation, (Grantor)** whose post office address is c/o The Foster Company of South Florida, Inc., The Coral Reef Professional Center, 9000 S.W. 152 Street, Suite 102, Miami, Florida 33157, to **MIAMI-DADE COUNTY, a political subdivision of the State of Florida, (Grantee)** whose post office address is 111 NW 1st Street, Miami, Florida 33128 c/o Miami-Dade County Park and Recreation Department, whose address is 275 N.W. 2nd Street, Miami, Florida 33128. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

WITNESSETH, that said Grantor, for an in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, grantors quit claim to said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being Miami-Dade County, Florida to wit:

A portion of Tract B of SILVER PALM PLANTATION, according to the Plat thereof as recorded in Plat Book 163 at Page 79 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the intersection point of the center lines of SW 80th Avenue and SW 112th Street (Killian Drive) as shown on said plat of Silver Palm Plantation; thence run North 02 degrees 08 minutes 01 seconds West for 238.00 feet; thence run N 87 degrees 39 minutes 55 seconds East for 25.00 feet to a point on the East right of way line of SW 80th Avenue; thence continue along the last described course for a distance of 236.72 feet to the Point of Beginning of the following described parcel of land; thence continue on the last described course for 22.05 feet to a point on the Westerly right of way line of Miami-Dade County Rapid Bus Lanes (Busway); thence run South 22 degrees 23 minutes 09 seconds West along said right of way line, for 223.78 feet to a point on the North right of way line of SW 112th Street; thence run S 87 degrees 39 seconds 55 seconds West along the North right of way line of SW 112th Street, for 22.05 feet; thence run North 22 degrees 33 minutes 09

seconds for 223.78 feet to the Point of Beginning. All of the above being and lying in Miami-Dade County, Florida, and containing 4,477 square feet.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or in equity, to the only property use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Print Name: Monica Rodriguez

Print Name: Danielle Perez

GRANTOR:
SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC.,
A Florida Non Profit Corporation

BY: Pamela R Siegel
Print Name: Pamela R. Siegel
Title: President

ATTEST:
SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC.,
A Florida Non Profit Corporation

Print Name: Monica Rodriguez

Print Name: Danielle Perez

BY: Maribel V. Argomaniz
Print Name: Maribel Argomaniz
Title: Secretary

The foregoing was approved by the Miami-Dade County Board of County Commissioners, pursuant to Resolution No. R-_____ dated _____, 2011.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this 10 day of March, 2011, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Pamela R. Siegel **as President of SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida Non Profit Corporation**, who is personally known to me, or who produced a Driver's License as identification, and who did take an oath and who acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of March, 2011.

Name: [signature]
Notary Public, State of Florida
Commission No. EE 49006

My commission expires:

[Notarial Seal]

LOURDES RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 27, 2015
Commission # EE 49006

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this 10 day of March, 2011, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Maribel Argomaniz **as Secretary of SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida Non Profit Corporation,** who is personally known to me, or who produced a Driver's License as identification, and who did take an oath and who acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of March, 2011.

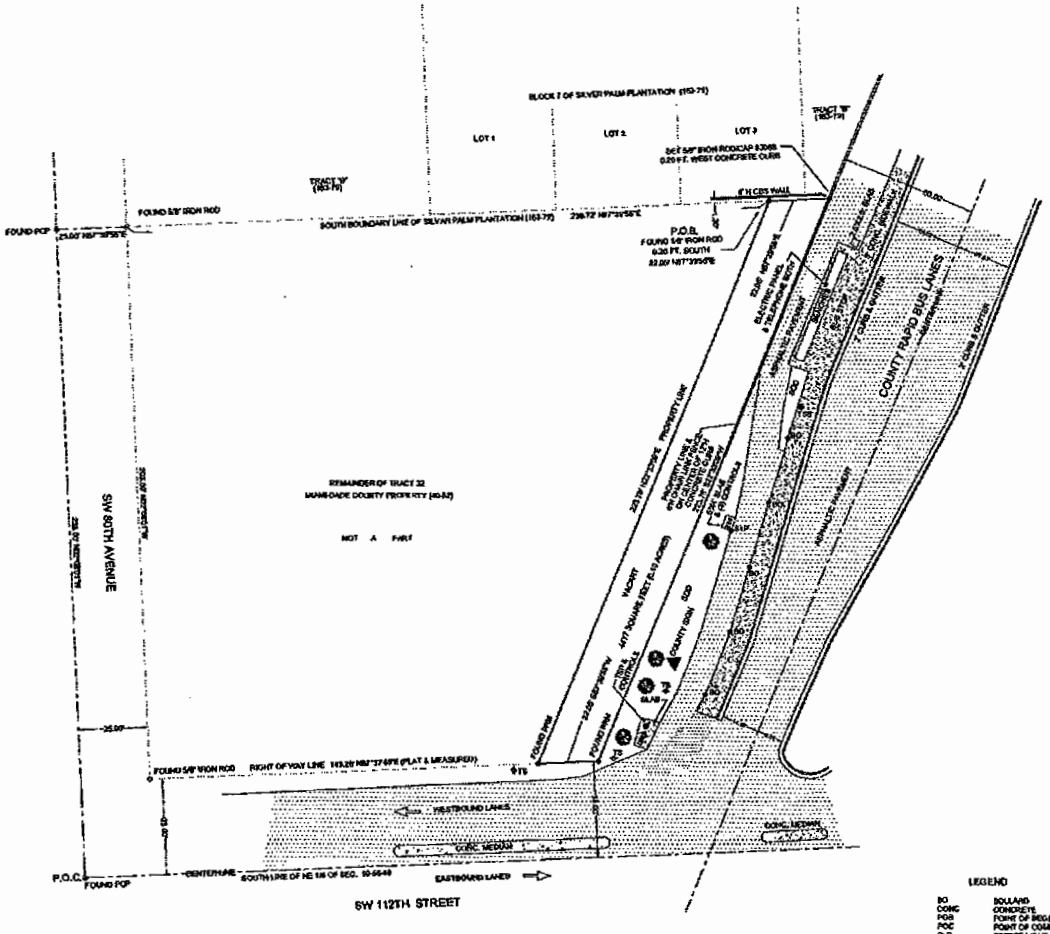
Name: [signature]
Notary Public, State of Florida
Commission No. EE 49006

My commission expires:

[Notarial Seal]

LOURDES RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 27, 2015
Commission # EE 49006

CAD FILE : SOUTHCADERES1810TKS
PAGE 1 OF 1



PLAN OF BOUNDARY SURVEY

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SURVEYOR'S EMBOSSED SEAL

NORTH

GRAPHIC SCALE

SCALE 1" = 20'

LEGAL DESCRIPTION:

A portion of Tract B of SILVER PALM PLANTATION, according to the Plat thereof as recorded in Plat Book 153 at Page 79 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the intersection point of the center lines of SW 80th Avenue and SW 112th Street (Killian Drive) as shown on said plat of Silver Palm Plantation, thence run North 02 degrees 09 minutes 01 seconds West for 235.00 feet, thence run N 87 degrees 39 minutes 50 seconds East for 25.00 feet to a point on the East right of way line of SW 80th Avenue; thence continue along the last described course for a distance of 236.72 feet to the Point of Beginning of the following described parcel of land, thence continue on the last described course for 22.05 feet to a point on the West left right of way line of Miami-Dade County Rapid Bus Lanes (Busway); thence run South 22 degrees 53 minutes 09 seconds West along said right of way line, for 225.72 feet to a point on the North right of way line of SW 112th Street, thence run S 87 degrees 39 seconds 50 seconds West along the North right of way line of SW 112th Street, for 22.05 feet, thence run North 22 degrees 53 minutes 09 seconds for 225.78 feet to the Point of Beginning.
All of the above being and lying in Miami-Dade County, Florida, and containing 4,477 square feet

NOTES:

Source of information: Recorded Plat Book 153 Page 79 and Plat Book 40 Page 52
Ownership is subject to opinion of title.
There may be additional restrictions that are not shown on this boundary survey, if any, that may be found in the Public Records of this County. The scope of title will have to be examined to determine such instruments.
Location and identification of underground utilities on, across or adjacent to the described property were not secured as such information was not requested.
Existing zoning, setbacks, underground, etc., must be checked before any design or construction begins in the process.
Attention is directed to the fact that this plan of boundary survey may have been enlarged or reduced by reproduction process when scaling objects. Written dimensions and angles take precedent over scale.
This line has not attempted to locate footings or foundations.
The horizontal position of the physical surveyed features have been placed to within 1/20 of an inch at the scale of the plan of boundary survey.

LEGEND

BO	BOLLARD
CONC	CONCRETE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SLP	STREET LIGHT POST
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POST
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT

K·M·E·C
engineers

18625 Atlantic Boulevard
Sunny Isles Beach, Fl 33160
Office : 305-792-7117
Fax : 305-493-2208
e-mail : jm@kmec.com

Certificate:

I hereby certify to Miami-Dade County that the attached Plan of Survey of the above described property is correct to the best of my knowledge, information and belief. This Plan of Survey complies with Chapter 472.027 and Chapter 5J-17 of the Statutes of the State of Florida.

By the Firm

Jose H. Pena, P.S.M.
Certificate No. 3088
State of Florida
August 8, 2019

SEAL

01

CORPORATE RESOLUTION OF THE BOARD OF DIRECTORS OF SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC., ("Association")

WHEREAS, Silver Palm Plantation Homeowners Association, Inc. ("Association") is the entity responsible for the operation and maintenance of the common areas of Silver Palm Plantation pursuant to Declaration of Covenants, Restrictions and Easements for Silver Palm Plantation and the exhibits attached thereto, recorded in Official Records Book 23696, at Page 2879, of the Public Records of Miami-Dade County, Florida (collectively the "Governing Documents").

WHEREAS, the Association desires to convey the following described land to Miami-Dade County, Florida:

> A portion of Tract B of SILVER PALM PLANTATION, according to the Plat thereof as recorded in Plat Book 163 at Page 79 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:
>
> Commence at the intersection point of the center lines of SW 80th Avenue and SW 112th Street (Killian Drive) as shown on said plat of Silver Palm Plantation; thence run North 02 degrees 08 minutes 01 seconds West for 238.00 feet; thence run N 87 degrees 39 minutes 55 seconds East for 25.00 feet to a point on the East right of way line of SW 80th Avenue; thence continue along the last described course for a distance of 236.72 feet to the Point of Beginning of the following described parcel of land; thence continue on the last described course for 22.05 feet to a point on the Westerly right of way line of Miami-Dade County Rapid Bus Lanes (Busway); thence run South 22 degrees 23 minutes 09 seconds West along said right of way line, for 223.78 feet to a point on the North right of way line of SW 112th Street; thence run S 87 degrees 39 seconds 55 seconds West along the North right of way line of SW 112th Street, for 22.05 feet; thence run North 22 degrees 33 minutes 09 seconds for 223.78 feet to the Point of Beginning. All of the above being and lying in Miami-Dade County, Florida, and containing 4,477 square feet.

WHEREAS, in accordance with Section 2.4 of Article II of the Declaration of Covenants, Restrictions and Easements for Silver Palm Plantation, the proposed conveyance of a portion of Tract B by the Association to Miami-Dade County must be approved by seventy five percent (75%) of the Board of Directors and seventy five percent (75%) of all the votes of the Association.

WHEREAS, at a duly noticed Special Meeting of the Members and Board of Directors of Silver Palm Plantation Homeowners Association, Inc., held on Monday, January 31, 2011, seventy-five percent (75%) of all the votes of the Association and seventy-five percent (75%) of the Board of Directors approved the proposed conveyance of a portion of the above described portion of Tract B to Miami-Dade County, Florida.

NOW THEREFORE, the undersigned officers of the Association hereby certify that the following resolution has been adopted by the Association:

BE IT RESOLVED, that Pamela Siegel, as President of the Association and Maribel Argomaniz, as Secretary of the Association, are hereby authorized to execute and deliver on behalf of the Association a Quit Claim Deed conveying the above described portion of Tract B to Miami-Dade County, Florida.

IT IS HEREBY CERTIFIED that the foregoing resolution has been duly adopted at a meeting of the Association's Board of Directors held on January 31, 2011, which meeting was

duly noticed and held in accordance with the provisions of the Governing Documents and in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Resolution has been executed this 10th day of March, 2011.

WITNESSES:

Print Name: Monica Rodriguez

Print Name: Danielle Perez

SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC.
a Florida corporation not-for-profit

By: Pamela R. Siegel

Print Name: Pamela R. Siegel

Title: President

Print Name: Monica Rodriguez

Print Name: Danielle Perez

By: Maribel Argomaniz

Print Name: Maribel Argomaniz

Title: Secretary

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE COUNTY)

The foregoing instrument was acknowledged before me this 10 day of March, 2011 by Pamela Siegel, as President and Maribel Argomaniz, as Secretary, of **SILVER PALM PLANTATION HOMEOWNERS ASSOCIATION, INC,** a Florida corporation not-for-profit, on behalf of the corporation not-for-profit. They (who are personally known to me)/(who have produced D.L as identification) and (did)/(did not) take an oath.

Signature:

Name: Lourdes Rodriguez

My Commission Expires:

H:\LIBRARY\CASES\5786\2090753\2GW8581.DOC

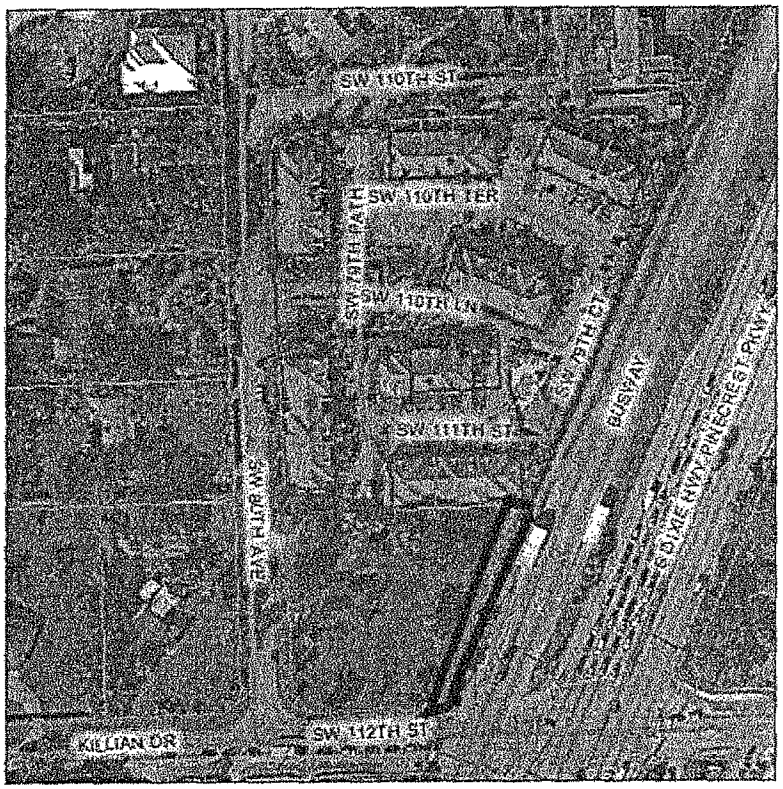
LOURDES RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 27, 2015
Commission # EE 49006

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009

0 ——— 81 ft

This map was created on 2/18/2011 4:20:38 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

Summary Details:

Folio No.:	30-5010-062-0220
Property:	11025 SW 80 AVE
Mailing Address:	SILVER PALM PLANTATION HOMEOWNERS 9000 SW 152 ST STE 102 THE CORAL REEF PROFESSIONAL CENTE MIAMI FL 33157-

Property Information:

Primary Zone:	2800 TOWNHOME RESIDENTIAL
CLUC:	0051 PRIVATE PARK
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	0
Year Built:	0
Legal Description:	SILVER PALM PLANTATION PB 163-079 T-21640 TR B COMMON AREAS LOT SIZE 150060 SQ FT FAU 30-5010-007-0610-0620 OR 27195-1865 0210 11

Assessment Information:

INFORMATION NOT AVAILABLE

Sale Information:

Sale Date:	2/2010
Sale Amount:	$100
Sale O/R:	27195-1865
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.

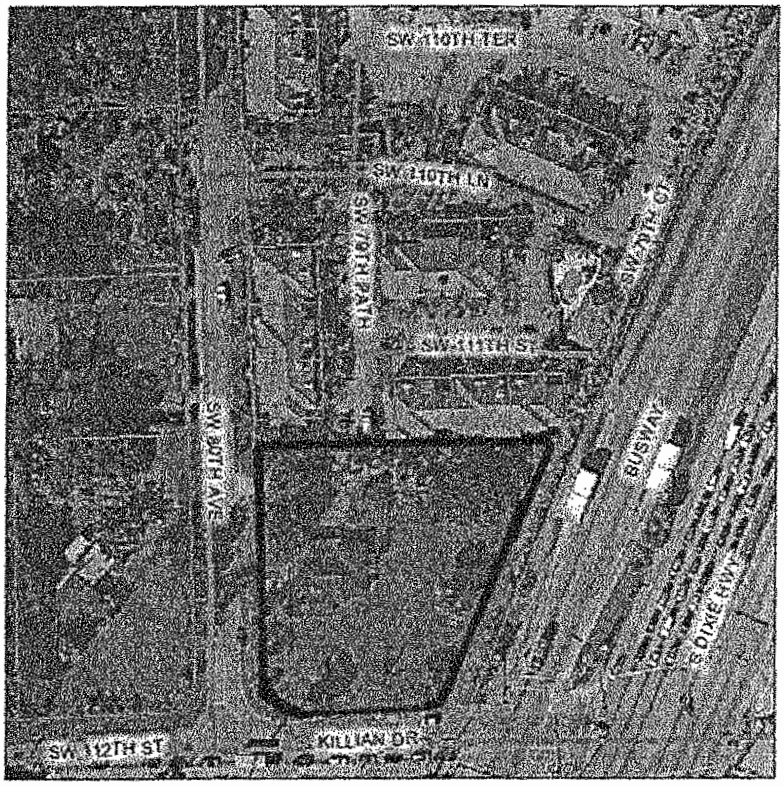
View Additional Sales

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 62 ft

This map was created on 2/18/2011 4:17:58 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

Summary Details:

Folio No.:	30-5010-007-0600
Property:	7975 SW 112 ST
Mailing Address:	MIAMI-DADE COUNTY PARKS & RECREATION 275 NW 2 ST STE 542 MIAMI FL 33128-1929

Property Information:

Primary Zone:	2300 ESTATE RESIDENTIAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	~~2,119~~ removed 11/09
Lot Size:	43,560 SQ FT
Year Built:	1953
Legal Description:	KENDAL GREEN HOMESITES PB 40-52 S203FT OF LOT 32 LESS ELY 20FT A/K/A SO DADE ALCOHOL REHAB CTR LOT SIZE 1 AC

Assessment Information:

Year:	2010	2009
Land Value:	$270,000	$413,000
Building Value:	$42,782	$46,143
Market Value:	$312,782	$459,143
Assessed Value:	$312,782	$459,143

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$312,782/$0	$459,143/$0
County:	$312,782/$0	$459,143/$0
School Board:	$312,782/$0	$459,143/$0