



**MEMORANDUM**

Agenda Item No. 8(L) (2)

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

**DATE:** December 6, 2011

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

**SUBJECT:** Resolution authorizing the County Mayor to accept vacant land conveyed to Miami-Dade County by Quit Claim Deed from Brownsville Homeowners pursuant to the Brownsville Tornado Relief Project

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

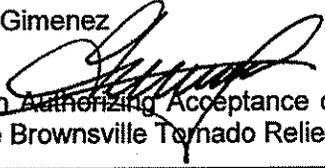
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# Memorandum

MIAMI-DADE  
COUNTY

**Date:** December 6, 2011

**To:** Honorable Chairperson Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Authorizing Acceptance of Quit Claim Deeds from Brownsville Homeowners  
as per the Brownsville Tornado Relief Project Agreement

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## Recommendation

It is recommended that the Board of County Commissioners (BCC) authorize the County Mayor or the County Mayor's designee to accept conveyances of vacant land in the Brownsville community. This vacant land is being or may be conveyed by the property owners to Miami-Dade County (County) pursuant to Brownsville Tornado Relief Project Agreements entered with Miami-Dade County once each homeownership loan is executed. In 2003, a tornado hit the northern end of the County in the Brownsville neighborhood and damaged 14 homes located throughout the Brownsville community. As a result of the storm, the BCC adopted Resolution R-355-03 to create the Brownsville Tornado Relief Project to assist in the recovery efforts.

## Scope

As part of the Brownsville Tornado Relief Project Agreements between Miami-Dade County and Brownsville homeowners, those homeowners that have elected to purchase County-owned rehabilitated properties in lieu of reconstructing their existing homes, have agreed to execute a Quit Claim Deed transferring their property to the County, upon the BCC's approval of a resolution accepting the property.

## Fiscal Impact/Funding Source

There are four properties in the Brownsville area, which will be conveyed to the County pursuant to this resolution. The land will be conveyed to the County for nominal (\$10) consideration, pursuant to Brownsville Tornado Relief Project Agreements between Miami-Dade County and Brownsville Tornado Relief Project homeowners; therefore, there is no acquisition cost to the County. Only parcels which are free and clear of any encumbrances and liens will be accepted pursuant to this resolution, so there will be no costs necessary to remove liens from property. It is estimated that the yearly maintenance of each parcel will be \$600.00 per year and thus, the maximum maintenance costs for all of the Brownsville properties which can possibly be conveyed to the County pursuant to this resolution will be \$2,400.00.

## Track Record/Monitor

A Quit Claim Deed will be executed by the homeowners transferring the properties to DHCD (See Attachment A). DHCD will ensure that the Deeds are properly filed and recorded with the Clerk of the Courts.

## Background

In March 2003, a tornado hit the northern end of the County in the Brownsville neighborhood and damaged 14 homes located throughout the Brownsville community. Many of the residents in these neighborhoods did not have the necessary resources for recovery since many were uninsured or underinsured. The impacted areas were older, densely populated, inner city residential and commercial neighborhoods, including single-family homes, businesses, and

apartments. As a result of the storm, the BCC adopted Resolution R-355-03 to create the Brownsville Tornado Relief Project to assist in the recovery efforts. Originally there were 14 homeowners slated to participate in the Brownsville Tornado Relief Project, however four homeowners decided not participate; reducing the number of participants to ten. Of the remaining ten, three homes have been completed; construction will begin for four homes by December 2011; and three have elected to purchase County-owned rehabilitated properties in lieu of reconstruction of their properties.

The approval of this item will authorize the acceptance of properties from Federico Rodriguez and Maria P. St. Clair (2967 NW 59 Street and 5700 NW 31 Avenue, respectively - see Attachment B) to replace the County-owned properties. Additionally, it is anticipated that there are two additional parcels of property that will be conveyed to the County by quit claim deed over the next two years, and this resolution would authorize acceptance of those properties. A complete list of all of the addresses, legal descriptions, and other pertinent information of the properties which are ready to be conveyed to the County are attached to this memorandum.

Attachments



Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** December 6, 2011

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

**SUBJECT:** Agenda Item No. 8(L) (2)

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

Agenda Item No. 8(L)(2)

Veto \_\_\_\_\_

12-6-11

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO ACCEPT VACANT LAND CONVEYED TO MIAMI-DADE COUNTY BY QUIT CLAIM DEED FROM BROWNSVILLE HOMEOWNERS PURSUANT TO THE BROWNSVILLE TORNADO RELIEF 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 adopts the foregoing recitals and hereby authorizes the County Mayor or the County Mayor's designee to accept Quit Claim Deeds from Brownsville Homeowners pursuant to the Brownsville Homeowners Tornado Project, in substantially the form attached hereto, subject to approval by the County Attorney.

The Board directs the County Mayor or County Mayor's designee to record the Quit Claim Deeds accepted hereby in the public records of Miami-Dade County, provide a recorded copy of each Quit Claim Deed to the Clerk of the Board within thirty (30) days of execution, and further directs the Clerk of the Board to attach and permanently store a recorded copy of each Quit Claim Deed accepted pursuant to this resolution together with this resolution.

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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:

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	

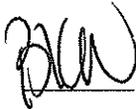
The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of December, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.



Brenda Kuhns Neuman

Attachment A

Instrument Prepared by and Return To:  
\_\_\_\_\_, County Attorney's Office  
Miami-Dade County  
111 NW 1 St., Suite 2800  
Miami, Florida 33136

Folio No.

**QUIT CLAIM DEED**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by and between Federico Rodriguez, party of the first part, whose address is \_\_\_\_\_ and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, party of the second part, whose address is HCD, 701 N.W. 1st Court, 14<sup>th</sup> Floor, Miami, Florida, 33136.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby release and forever quit claim unto the party of the second part, and its successors in interest, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

**Legal Description**

**IN WITNESS WHEREOF**, the said party of the first part, has signed and sealed these presents the day and year first above written.

Signed, Sealed, Attested and  
delivered in our presence:

Brownsville Homeowner

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

Attachment A

STATE OF FLORIDA        }

COUNTY OF MIAMI-DADE  }

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that \_\_\_\_\_ executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Printed: Notary Name

NOTARY SEAL / STAMP

Notary Public, State of Florida

My commission expires: \_\_\_\_\_

Commission/Serial No: \_\_\_\_\_

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**Attachment B**

**Property Addresses of Brownsville Homeowners**

**Current Addresses:**

Federico Rodriguez

- A. 2967 NW 59 St. (Folio Number 30-3116-009-4740)  
HIALEAH HGTS PB 28-24 LOT 26 BLK 19 LOT SIZE 40.00 X 129 OR 20496-1940 0602  
1 OR 20496-1940 0602 00

Marie St. Clair

- B. 5700 NW 31 Ave. (Folio Number 30-3116-009-1240)  
16 53 41 HIALEAH HGTS PB 28-24 LOT 18 BLK 5 LOT SIZE 40.000 X 129 OR 18361-  
2840 1098 1 OR 18361-2840 1098 00

**Future Addresses:**

Meryl Gardner  
2910 NW 59 Street  
Miami, FL 33142

HIALEAH HGTS PB 28-24 LOT 14 BLK 20 LOT SIZE 40.000 X 129 OR 14269-1867 0989 4 OR  
00000-0000 0889 01 (Folio Number 30-3116-009-4890)

Louise Lowe  
2710 NW 48 St.  
Miami, FL 33142

AMD PL OF BROWNS SUB PB 5-98 E44FT LOT 3 & W15FT LOT 2 BLK 2 PR ADD 2710 NW  
48 ST LOT SIZE 59.000 X 152 OR 13763-2614 0788 4 OR 13763-2614 0788 01 (Folio Number  
30-3121-023-0400)