


**Date:** June 30, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Supplemental Information to Resolution Declaring as Surplus a County-Owned Property Located at 1280 NW 11 Street, Miami, Florida

Supplement to  
Agenda Item No. 11(A)2

This report provides the Board of County Commissioners (Board) with supplemental information on the resolution that declares a County-owned property at 1280 NW 11 Street as surplus and further authorizes its conveyance to the River Landing Foundation (Foundation). The report also serves to provide information requested by various Board members during previous discussions of the resolution.

**Supplemental Information for Board Consideration**

In accordance with Resolution No. R-333-15, the market value of the property was determined under different scenarios, as follows:

- 1) The market value set forth in the Property Appraiser's website is \$1,826,253.
- 2) One (1) independent appraisal was prepared by a Member of the Appraisal Institute (MAI) under the hypothetical condition that a restrictive covenant was in place, limiting the use of the site for a public park to enhance the river frontage along the Miami River, allowing public fairs and shows for no more than a total of 30 days per year, and requiring the developer to expend approximately \$4,000,000 in greenway and seawall improvements. Under such restrictions and conditions, the market value of the property was estimated at \$735,000.
- 3) Two (2) additional independent, MAI appraisals were prepared based upon the highest and best use, without development restrictions. The estimates of value in these two (2) appraisals based upon highest and best use were \$4,900,000 and \$2,950,000. It should be noted that the maximum development of a commercial use at this property could be reduced slightly because of an additional new lane of S.R. 836 being built at this location.

The Foundation will be required to spend a minimum of approximately \$4,000,000 for the greenway and seawall improvements, which is in the middle of the range of values at the property's highest and best use and greatly exceeds the value in light of the actual use under the restrictions set forth in the Declaration of Restrictions.

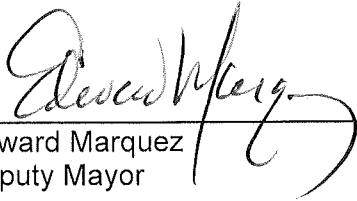
As explained previously, subsequent to the resolution's discussion at committee, the County became aware of the Miami Dade Expressway Authority's (MDX) need to acquire additional land at this property in order to comply with its plans to widen S.R. 836 at this location, which requires permanent and temporary construction easements (encompassing a total of approximately 25 feet in width on each side of S.R. 836). Therefore, the item will need to be amended to revise the legal description on the County Deed attached to the resolution so that the necessary easements for MDX are excluded. Such easements will be reserved by the County to allow for future conveyance to MDX in order for MDX to construct its roadway expansion project.

**Response to Inquiries**

For the Boards' reference, the Internal Services Department circulated the property to all County departments to determine whether the County has a present or future need for the property, in which none was determined. The property was formerly used as a small surface parking lot in poor condition containing 40 spaces, and is no longer needed by the County.

Additionally, the Foundation requested that the property be conveyed by deed, rather than leased, because the cost of the improvements that the Foundation is required to expend is over five (5) times the appraised value of the property under the use to which it is restricted pursuant to the Declaration of Restrictions.

Furthermore, the County seeks to expedite the completion of the project, particularly since the property is in disrepair due to a partially deteriorated seawall. The Foundation will be coordinating the seawall construction at the property with the seawall construction of the River Landing Development Company commercial project to the west and will hopefully be able to achieve some time and cost savings by unifying both projects under one contractor. Conveyance rather than lease may alleviate the necessity of obtaining separate approvals from the Federal, State, County and City governments that will be required if the County remained the owner of the property.



---

Edward Marquez  
Deputy Mayor