

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(L)
04-24-07

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION NO. R-496-07

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT N.W. 36th STREET EAST OF N.W. 12TH AVENUE; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST 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 PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE BY THE COUNTY MAYOR OR HIS DESIGNEE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum 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, pursuant to section 125.35 Florida Statutes, hereby declares surplus County-owned property located at N.W. 36th Street east of N.W. 12th Avenue, in Miami-Dade County, authorizes the sale of same via competitive bidding; authorizes conveyance to the successful high bidder; authorizes the County Manager to take all actions necessary to accomplish the sale of said property, legally described in the attached County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.



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)(L)

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

The foregoing resolution was offered by Commissioner Joe A. Martinez ,
who moved its adoption. The motion was seconded by Commissioner Rebeca Sosa
and upon being put to a vote, the vote was as follows:

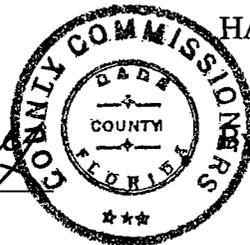
	Bruno A. Barreiro, Chairman	aye		
	Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	absent	
Carlos A. Gimenez	aye	Sally A. Heyman	absent	
Joe A. Martinez	aye	Dennis C. Moss	aye	
Dorriñ D. Rolle	aye	Natacha Seijas	absent	
Katy Sorenson	aye	Rebeca Sosa	aye	
Sen. Javier D. Souto	aye			

The Chairperson thereupon declared the resolution duly passed and adopted this 26th 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 County Attorney as
to form and legal sufficiency.



KAY SULLIVAN
Deputy Clerk

Thomas Goldstein

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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

Folio No.: 01-3123-020-0450 (Lot 11)
01-3123-020-0460 (Lot 12)

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:

LOT 11 BLOCK 5, CONVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida. (01-3123-020-0450)

LOT 12 BLOCK 5, CONVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida. (01-3123-020-0460)

Subject to the following restrictions:

- 1) That the property shall not be developed with a gas station.
- 2) That construction plans for this site must be submitted to Miami-Dade Transit for review and approval prior to development.

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.

Memorandum



Date: April 24, 2007

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

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

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 Vacant County-Owned Land for Miami-Dade Transit
Folio Nos. 01-3123-020-0450 and 01-3123-020-0460
Location: NW 36 Street east of NW 12 Avenue (Allapattah)

RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring surplus two (2) vacant County-owned parcels of land owned by Miami-Dade Transit, authorizing the waiver of Administrative Order 8-4 as it relates to the review by the Planning Advisory Board, and authorizing the sale of same through a competitive bidding process.

MANAGING DEPARTMENT: Miami-Dade Transit (MDT)

FOLIO NUMBERS: 01-3123-020-0450 and 01-3123-020-0460

LOT SIZE: 3,260 square feet (01-3123-020-0450), and
3,260 square feet (01-3123-020-0460)

LOCATION: North side of NW 36th Street, approximately 75 ft east of
NW 12th Avenue, Miami, Florida

ZONING: C-2 (Liberal Commercial)

MINIMUM SALE AMOUNT: If approved for surplus, the properties will be sold via
sealed bid for no less than \$195,000.00, which represents
their combined fair market value, as established by an
independent state-certified appraiser.

FISCAL IMPACT: An appraisal dated August 6, 2006 determined the two lots
have a market value of \$97,500.00 each. The sale of these
properties will eliminate MDT's obligation to maintain them
and will place the properties back onto the tax roll.

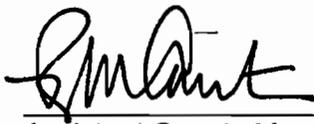
JUSTIFICATION: The parcels were acquired by MDT as part of the Metrorail
right-of-way and have been identified as good candidates
for asset disposal as part of MDT's deficit reduction plan.
The subject properties are small rectangular parcels that
are adjacent to the Metrorail right-of-way, with minimal
roadway frontage.

Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners
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The two Allapattah parcels will be sold with the restriction that they cannot be developed with a gas station. In addition, construction plans for this site must be submitted to Miami-Dade Transit for review and comment. These conditions will be noted as restrictions in the deed.

COMMENTS:

The lots are zoned for commercial use and the surrounding area is commercial in nature. Therefore, they are not suitable for affordable housing. Staff has determined by circulation to County departments that these parcels are not needed for any County purpose.



Assistant County Manager

Folio Nos: 01-3123-020-0450 (Lot 11)
01-3123-020-0460 (Lot 12)

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. _____

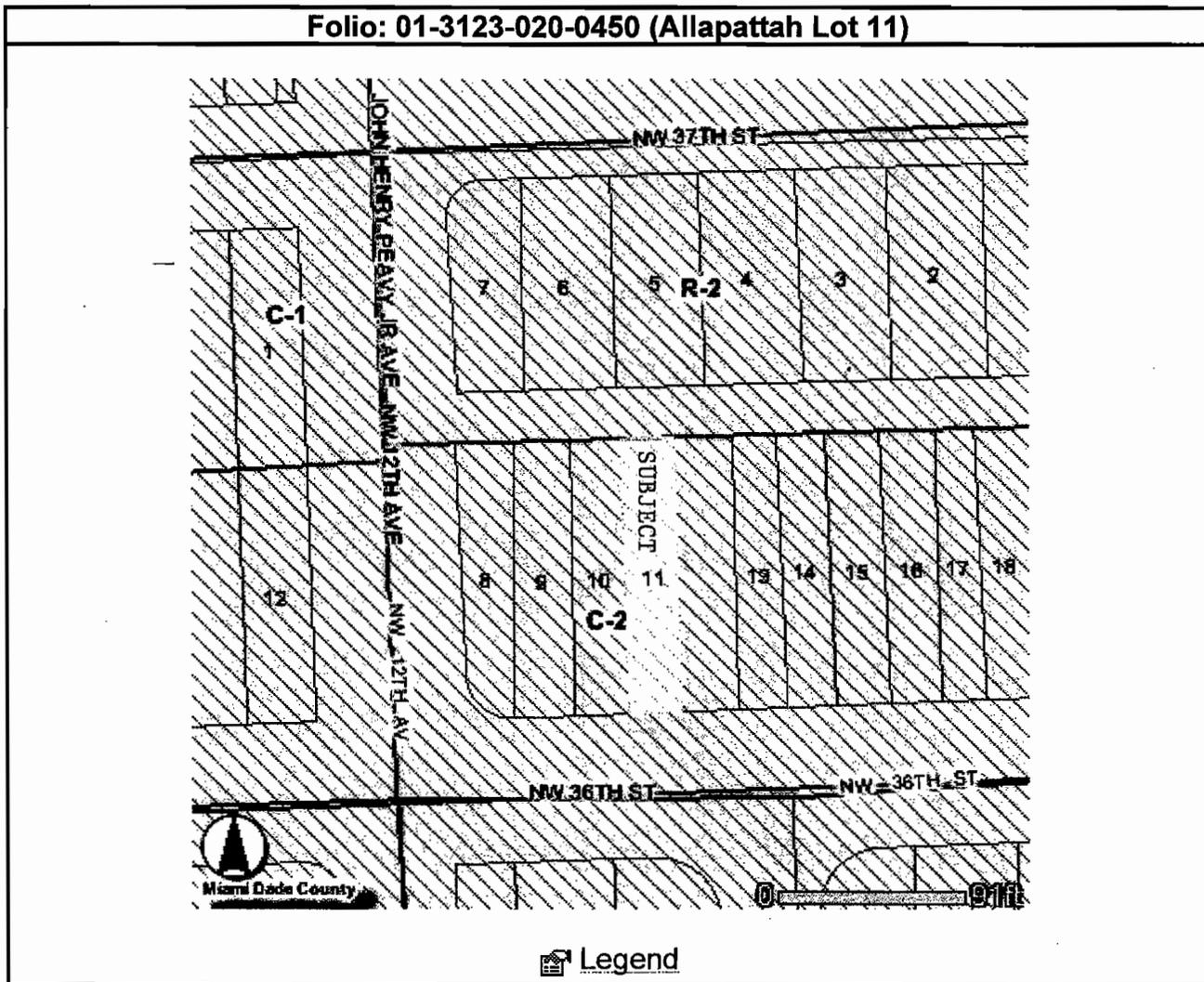
The foregoing was authorized and approved by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2007.

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Folio: 01-3123-020-0450 (Allapattah Lot 11)



Print

Close

LOT 11 BLOCK 5, COVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida.

Folio: 01-3123-020-0450
Lot size: 3,260 square feet
Location: NW 36 Street and NW 12 Avenue
Zoning: C-2

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ALLAPATTAH LOT 11

My Home

miamidade.gov

ACTIVE TOOL: SELECT



N

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-3123-020-0450
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

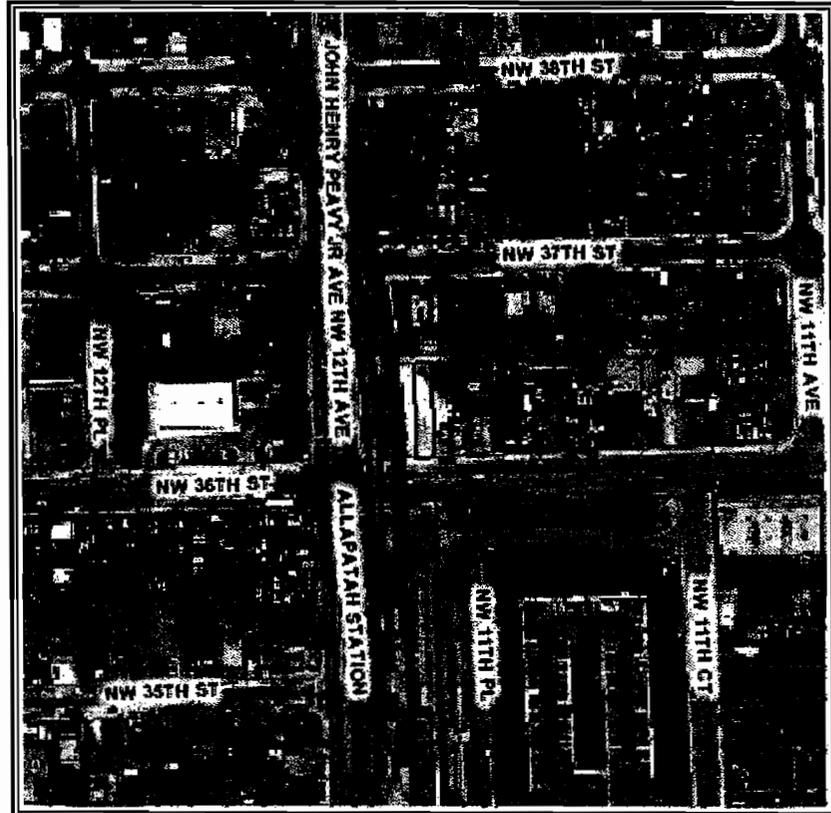
Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,260 SQ FT
Year Built:	0
Legal Description:	23 53 41 COVINGTON MANOR PB 13-32 LOT 11 BLK 5 LOT SIZE 3260 SQ FT FAU 01 0100 000 0022

Sale Information:

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

Assessment Information:

INFORMATION NOT AVAILABLE



Digital Orthophotography - 2006

0 — 113 ft

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E-mail your comments, questions and suggestions to Webmaster

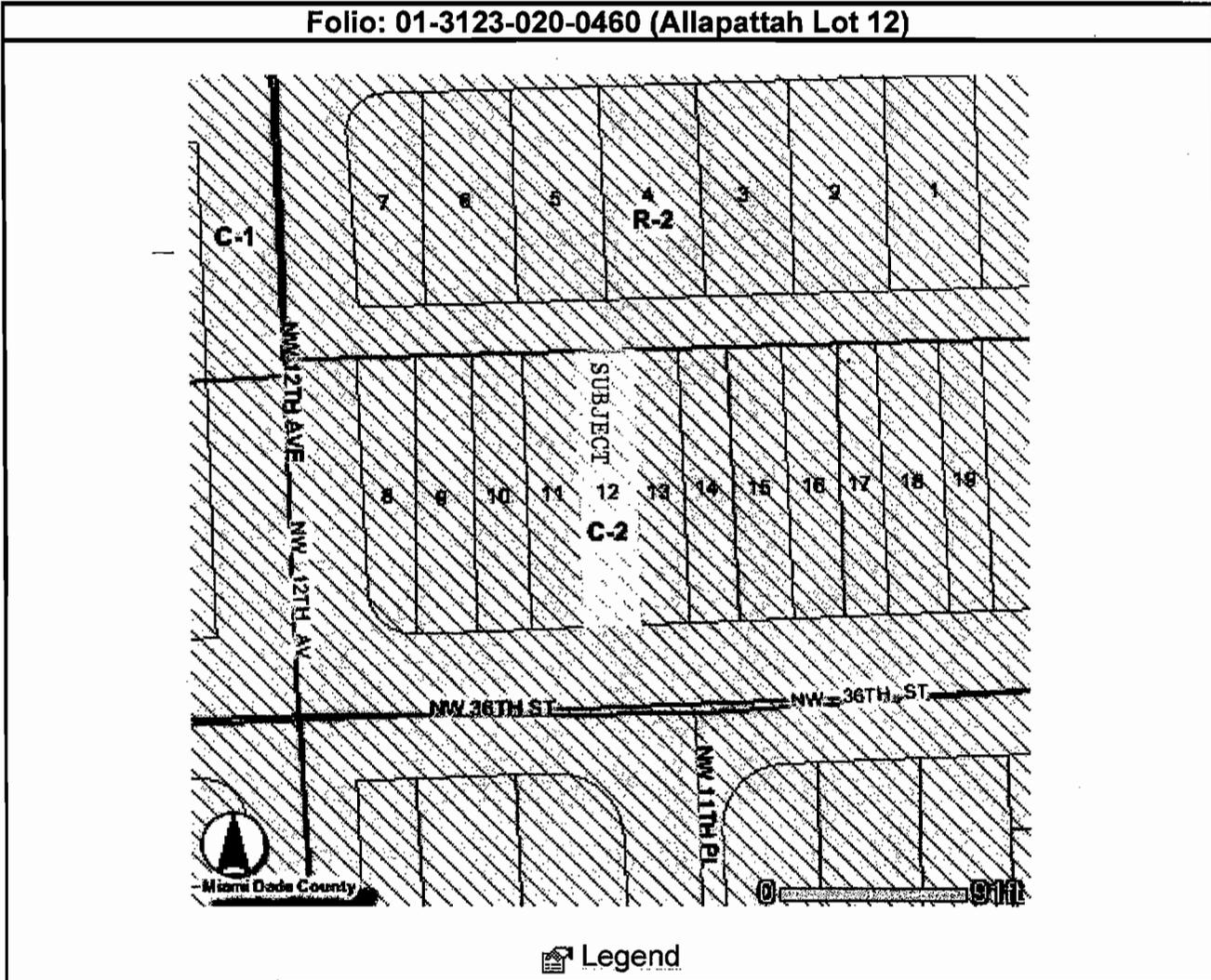
Web Site
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eMaps Online
Miami-Dade County, Florida

miamidade.gov



Folio: 01-3123-020-0460 (Allapattah Lot 12)



Print

Close

LOT 12 BLOCK 5, COVINGTON MANOR, according to the Plat thereof recorded in Plat Book 13 at Page 32 of the Public Records of Miami-Dade County, Florida

Folio: 01-3123-020-0460
Lot size: 3,260 square feet
Location: NW 36 Street and NW 12 Avenue
Zoning: C-2

//

ALLAPATTAH LOT 12

My Home



miamidade.gov

ACTIVE TOOL: SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-3123-020-0460
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

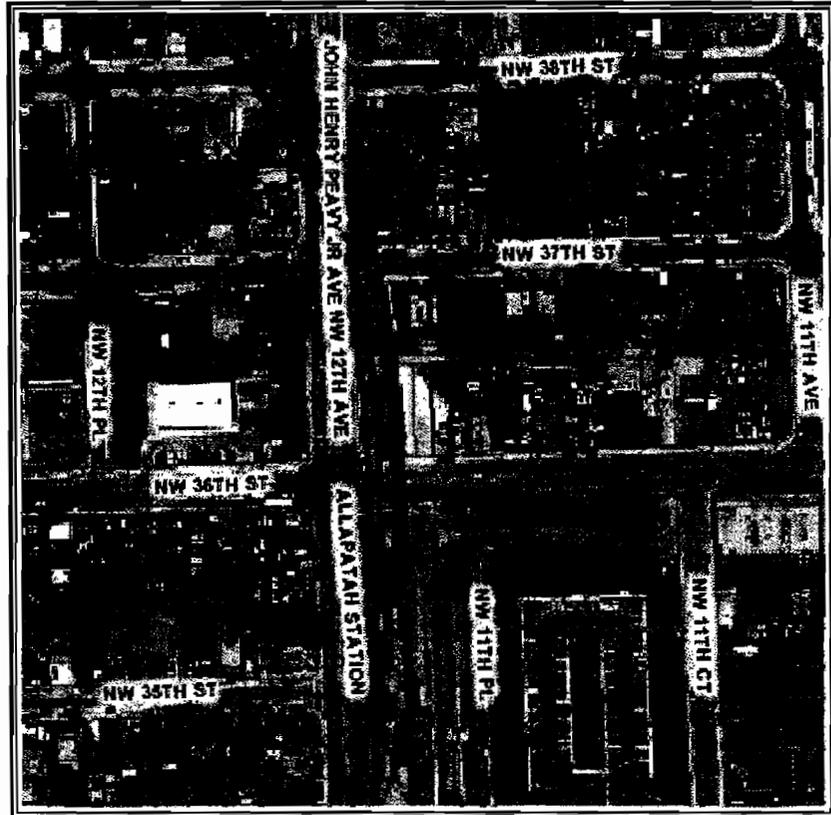
Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,260 SQ FT
Year Built:	0
Legal Description:	23 53 41 COVINGTON MANOR PB 13-32 LOT 12 BLK 5 LOT SIZE 3260 SQ FT FAU 01 0100 000 0022

Sale Information:

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

Assessment Information:

INFORMATION NOT AVAILABLE



Digital Orthophotography - 2006

0 — 113 ft

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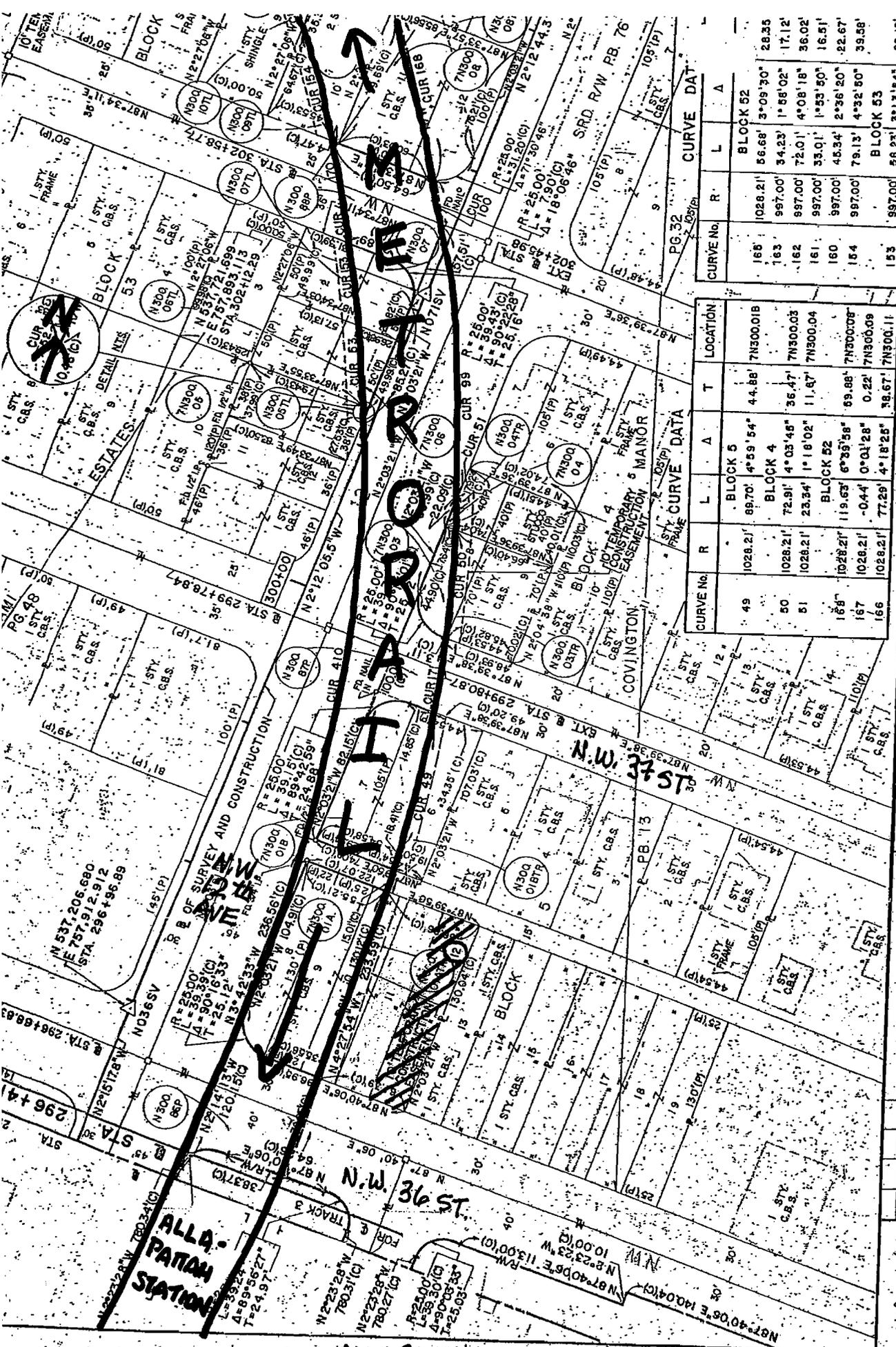
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ALLAPATTAH LOT 12 (01-3123-020-0460)

CURVE NO.	R	L	A	T	LOCATION
49	1028.21'	89.70'	4°59'54"	44.88'	7N300.01B
50	1028.21'	72.91'	4°03'48"	36.47'	7N300.03
51	1028.21'	23.34'	1°18'02"	11.67'	7N300.04
158	1028.21'	119.63'	6°59'58"	59.88'	7N300.08
157	1028.21'	-0.44'	0°01'28"	0.22'	7N300.09
156	1028.21'	77.29'	4°18'25"	38.67'	7N300.11

CURVE NO.	R	L	A	CURVE DATA
155	1028.21'	56.68'	3°09'30"	BLOCK 52
163	997.00'	34.23'	1°58'02"	17.12'
162	997.00'	72.01'	4°08'18"	36.02'
161	997.00'	33.01'	1°53'50"	16.51'
160	997.00'	45.34'	2°36'20"	22.67'
154	997.00'	79.13'	4°32'50"	39.58'
153	997.00'	56.23'	3°13'54"	28.13'

Dade County Transportation Improvement Program

METROPOLITAN DADE COUNTY
OFFICE OF TRANSPORTATION
ADMINISTRATION

APPROVED: *[Signature]* DATE: 9-1-99

THE KAISER TRANSIT GROUP a joint venture
KAISER ENGINEERS
Kaiser Engineers & Associates, Inc.
HARRY WIEBE & ASSOCIATES, LTD.
SCHAEFFER-CORRADO

POST: BLICKLEY, SCHUM AJ
CLAR SMITH AND ASSOCIATES
SCHAEFFER-CORRADO

APPROVED: *[Signature]* DATE: 5-27-97

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