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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2007

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

From: George M. Burgess, County Manager

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

R-1310-07

Subject: Sale of County-owned property in lieu of condemnation to FDOT as part of the improvements to SR 933, at NW 12 Avenue Bridge
Portion of Folio No. 01-3135-000-0260, Parcel No. 111
Location: West of 1175 NW South River Drive

Recommendation

It is recommended that the Board adopt the attached resolution declaring surplus County-owned property located west of 1175 NW South River Drive (Parcel No.111), authorizing the waiver of Administrative Order 8-4 as it relates to the review by the Planning Advisory Board, and authorizing the private sale, in lieu of condemnation of same, in the amount of $208,450.00, to the State of Florida Department of Transportation (FDOT) as part of the improvements to SR 933 at NW 12 Ave Bridge.

Scope

MANAGING DEPARTMENT:	General Services Administration (GSA)
FOLIO NUMBER:	Portion of 01-3135-000-0260 (Parcel No. 111)
LOT SIZE:	4,629 square feet
COMMISSIONER DISTRICT:	5
COMMISSION DISTRICT (S) IMPACTED:	5 and 3
LOCATION:	1175 NW South River Drive
DATE ACQUIRED:	September 1990
ZONING:	SD-4 Waterfront Industrial
APPRAISED MARKET VALUE:	$208,450.00

Fiscal Impact/Funding Source

MINIMUM SALE AMOUNT: FDOT, as required by Article X Section 6 of the Florida Constitution, requested that Miami-Dade County donate without monetary compensation the subject property. However, staff insisted that the County be compensated for the property on the basis that the property was acquired for the specific use of a department and not

for public right of way. The negotiated sales price, in the amount of $208,450.00, was based on the price per square foot that FDOT paid the County for the parcel to the west (Parcel 107), and a recent appraisal of the County land to the east, which was valued at $45.00 per square foot.

JUSTIFICATION: The purchase of the subject property by FDOT will not in any way affect the functions and operations of GSA, which is currently using the remaining property to the east.

BACKGROUND:

HISTORY: On December 14, 2004 the Board of County Commissioners passed Resolution No. R-1464-04 approving the sale of Parcel No. 107 to FDOT for the expansion of the NW 12th Avenue bridge. In May 2007 FDOT requested the purchase of an additional 4,629 square feet, referred to as Parcel No. 111. It should be noted that the requested parcel is not part of the land being conveyed to Merrill Stevens for the Marine Redevelopment project planned on the adjacent County land. Said conveyance was authorized by Resolution No. R-888-07 passed by the Board on July 24, 2007.

TRACK RECORD/MONITOR

MONITOR: This property will be sold to FDOT as part of the improvement to SR 933 NW 12 Ave Bridge. The sale of this property will be handled by Mercedes Sanchez, General Services Administration, Real Estate Officer.

Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: December 4, 2007

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

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

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 _____

Agenda Item No. 8(F)(1)(J)
12-04-07

RESOLUTION NO. **R-1310-07**

RESOLUTION DECLARING COUNTY-OWNED PROPERTY LOCATED WEST OF 1175 NW SOUTH RIVER DRIVE (PARCEL NO 111), SURPLUS; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE PRIVATE SALE OF THE SAME, IN THE AMOUNT OF $208,450.00, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR ROAD IMPROVEMENTS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMIISIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.38 Florida Statutes, hereby declares surplus County-owned property located west of 1175 NW South River Drive (Parcel No. 111), in Miami-Dade County, authorizes the sale, in the amount of $208,450.00, of same via private sale to the State of Florida Department of Transportation; authorizes the Mayor or his designee to take all actions necessary to accomplish the sale of said property, legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached here to.

The foregoing resolution was offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Dorrin D. Rolle 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	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 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

By: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

Instrument prepared under the approval of:
Tom Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Portion of Folio No: 01-3135-000-0260

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:

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 Miami-Dade County, Florida:

LEGAL DESCRIPTION
"SEE EXHIBIT A"

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.

b

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

By: _____
Deputy Clerk

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Mayor

Approved for legal sufficiency. _____

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

LEGAL DESCRIPTION
"SEE EXHIBIT A"

Parcel 111 **FIN. No: 2496401**

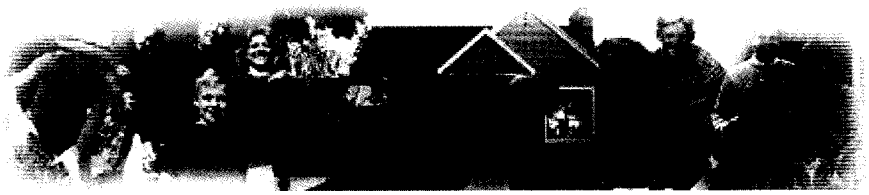
A portion of NOT SUBDIVIDED land lying in the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of Section 35, Township 53 South, Range 41 East Miami-Dade County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast quarter (SE ¼) of Section 35, Township 53 South, Range 41 East, lying upon the centerline of State Road 933 (N.W. 12th Avenue) as shown on the Florida Department of Transportation Right of Way Map Section 87085, as recorded in Road Map Book 112 at Page 83 of the Public Records of Miami-Dade County, Florida; THENCE run North 1°24'40" West along the West line of said Southeast one-quarter of Section 35, Township 53 South, Range 41 East and said centerline for a distance of 500.25 feet to the point of intersection with the Westerly extension of the North Right of Way line of NW South River Drive as shown on the above mentioned Right of Way map; THENCE run North 87°24'30" East along said Westerly extension and along said North Right of Way line for a distance of 83.91 feet to the Southeast corner of Parcel 107, as shown on the Florida Department of Transportation Right of Way Map Section 87085-2510, said point also being the **POINT OF BEGINNING;** THENCE North 04°56'51" East along the Easterly line of said Parcel 107 for a distance of 235.76 feet; THENCE South 68°31'36" East 20.86 feet; THENCE South 04°56'51" West 227.18 feet to its intersection with the Northerly Right of Way line of NW South River Drive, as shown in the aforementioned Right of Way Map; THENCE South 87°24'30" West along said Right of Way line 20.18 feet to the **POINT OF BEGINNING.**

Containing 4629 Square Feet of land, more or less.

CK/DD/08/08/2007 Rev.

My Home



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ACTIVE TOOL: SELECT

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Property Information

Search By:

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Text only

Property Appraiser Tax Estimator

Digital Orthophotography - 2006

0 126 ft

Summary Details:

Folio No.:	01-3135-000-0260
Property:	1175 NW 8 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT- CARPENTER SHOP 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	7703 MARINE ACTIVITY RELATED
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,945 SQ FT
Year Built:	0
Legal Description:	35 53 41 .182 AC BEG 132FTE & 500FTN OF SW COR OF SE1/4 N TO C/L OF MIA RIV NWLY ALG C/L OF RIV 68FT M/L S TO PT OPP POB E66FT TO POB LESS COMM SW COR OF SE1/4 TH N 01 DEG W

Sale Information:

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

Assessment Information:

Year:	2007	2006
Land Value:	$357,525	$357,525
Building Value:	$0	$0
Market Value:	$357,525	$357,525
Assessed Value:	$357,525	$357,525
Total Exemptions:	$357,525	$357,525
Taxable Value:	$0	$0

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If you experience technical difficulties with the Property Information application, please click here to let us know.

E-mail your comments, questions and suggestions to Webmaster

Web Site
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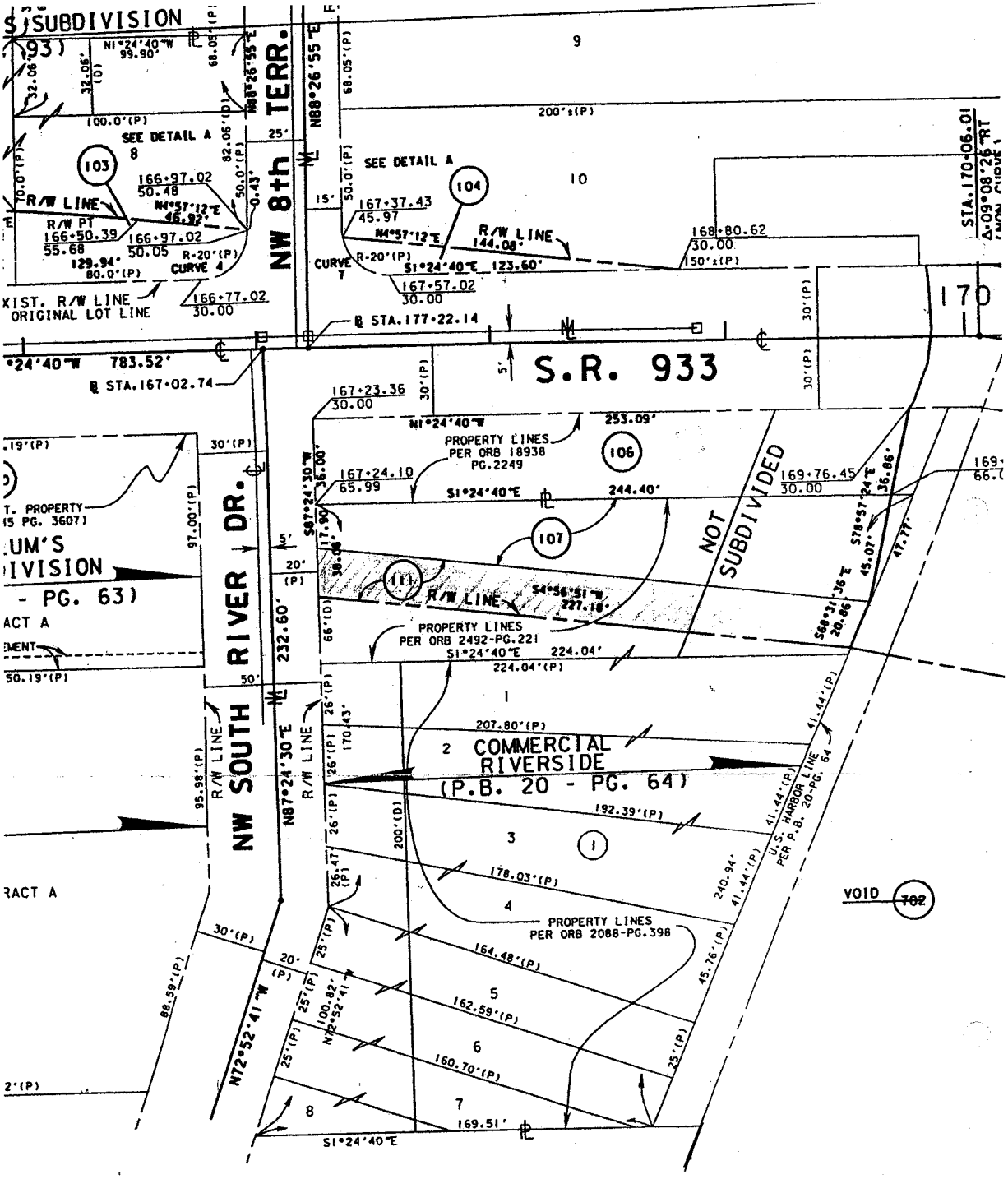

NOTE: FOR FURTHER INFORMATION ON
SEE SPECIFIC PURPOSE SURVEY PREPA
ON JANUARY 29th, 2003.

1/4, SEC. 35, TWP. 53 S, RGE. 41 E

CITY OF MIAMI

11	C.KINMAN	05-15-07							
A PAR.107	C.KINMAN	05-15-07							
2, ADD PAR.705 RPLUS PAR.6000	C.KINMAN	12-06-04							
AND PAR.102	C.KINMAN	10-13-04	REV.PAR.103 & 107 PARENT TRACTS	C.KINMAN	06-13-03		BY	DATE	F.A.No. 6155010U
800, VOID P702, P703	C.KINMAN	09-22-04	REV.PAR.103 PARENT TRACT	C.KINMAN	05-28-03	PRELIM	C KINMAN	5-21-02	
CEL 101 TO A AND PARCEL 101B	C.KINMAN	08-16-04	REV.PAR.101&102 TO TOTAL TAKE, ADD TAKING LINES & REV.PAR 109 & 700	C.KINMAN	03-20-03	FINAL	C KINMAN	9-20-02	STATE ROAD NO. 933
ING LINES FROM P.102	C.KINMAN	08-11-04	ADD PAR.702, 703 & 800 INFO.	C.KINMAN	02-21-03	CHECKED	HERNANDEZ	9-24-02	
02,105,109,ADD P704	C.KINMAN	08-11-04	ADD Δ TO PI. BASELINE ADJUSTMENT	C.KINMAN	11-05-02				
6 AND 107	C.KINMAN	04-07-04	RENUMBER FORMER PAR 100 AS PAR. 109 & ADD ORIGINAL PAR 100 INFO						
9 PARENT TRACT	C.KINMAN	09-19-03							
REVISION	BY	DATE	REVISION	BY	DATE				

Sale of Parcel No. 111 to FDOT

8/30/2007

Parcel No. 111

Sale of County Owned property to FDOT.

Offered Price analysis:

On May 17, 2007 FDOT offered to purchase a parcel, FDOT named Parcel 111 which is adjacent east of the "Shops"

Parcel 111 is carved out of what is left of folio No. 01-3135-000-0260 after FDOT had previously purchased a portion called parcel 107 in 2004.

According to the latest legal description provided by FDOT the parcel they have to acquire (Parcel 111) is 4,629 Square Feet.

The offered Price is $ 208,450. or $ 45.03 Per SF..
According to FDOT this offer was based on a resent appraisal.

The Sale of the adjacent parcel, Parcel 107 also to FDOT sold for (Land Only) $351,100. or $45.81 Per SF..

On May 1, 2007 GSA received an appraisal done by Slack Johnston Magenheimer Real Estate Appraisers & Consultants as part of a project known as Merrill Stevens. This appraisal was done for the adjacent property, but because of its proximity and location the data obtained is relevant to the subject This appraisal estimated the Value of the parcel at $ 1,911,600. or $46.56 Per SF.

As part of the research for this appraisal the following comparables were offered.

Range of Comparables used in an appraisal done on May 2007 as part of a project called Merrill Stevens of which the adjacent parcel to Parcel 111 is a part.		
Subject Parcel 111 Offered Price	$45.81	Per SF
Adjacent Property "The Shops" as appraised	$46.56	Per SF
Comp No. 1	$45.20	Per SF
Comp No. 2	$51.02	Per SF
Comp No. 3	$47.91	Per SF
Comp No. 4	$59.58	Per SF
Comp No. 5	$45.08	Per SF

The subject parcels is a non-buildable site with very limited use. This would place it at the button of the range of comparable sales price. Base on this analysis it seems that the offered price by FDOT is fair.

Prepared by
Miguel de la Torre
GSA Asset Management and Development Officer