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

# Memorandum

MIAMI-DADE COUNTY

**Date:** January 22, 2009

**To:** Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

**From:** George M. Burgess
County Manager

Agenda Item No. 5(G)

**Resolution No. R-09-09**

**Subject:** Significant Modification to Building Better Communities Bond Program Project No. 44 – "Trail Glades Range - Area-Wide Park Improvements"

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**Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving a significant modification to the project description for Building Better Communities-General Obligation Bond (BBC-GOB) program Project No. 44, "Trail Glades Range - Area-Wide Park Improvements" following a public hearing pursuant to Resolution No. R-913-04 ("Authorizing Resolution"). The significant modification formalizes the use of BBC-GOB funding for land acquisition. BBC-GOB was identified as the funding source within the resolution approving the contract for sale for lands acquired in 2006. If the BCC elects not to approve this resolution, then other funding source(s) will need to be identified for the land acquisition.

| Item | Original BBC Project | Modified BBC Project |
|---|---|---|
| Project Name | Trail Glades Range | Trail Glades Range |
| Project Number | 44 | 44 |
| Project Description | "Area-wide park improvements including building and range construction and renovation, and mitigation" | "Area-wide park improvements including building and range construction and renovation, mitigation, and land acquisition" |
| Amount and schedule of BBC funding allocation | $8.0 Million<br>Allocation available through fiscal year 2011-2012 | No change |

**Scope**

The scope is limited to Trail Glades Range located in Commission District 12 and solely to this project. The park is located at 17601 S. W. 8th Street.

**Fiscal Impact/Funding Source**

There is no fiscal impact on the existing BBC-GOB allocation due to this modification. However, if the resolution is not approved, an alternate funding source in the amount of $1,444,830.43 will be required to fund the land acquisition (including associated fees). The source of those funds will be determined in the event of failure of this resolution.

**Track Record/Monitor**

The agency responsible for implementing the project is the Miami-Dade County Park and Recreation Department (MDPR) and the project manager is Barbara Falsey, Chief, Planning, Research and Real Property Division.

**Background**

On November 2, 2004 voters overwhelmingly approved the referendum to fund more than 300 capital improvements throughout the County over the next 15 to 20 years. Appendix "A" to Resolution R-913-04 (Attachment 1) lists projects eligible for funding from the BBC-GOB Bond Program by number, name and project description. All additions, deletions and significant modifications to individual projects require a majority vote of the BCC following a public hearing.

Trail Glades Range is a regional special activity park and an asset to Miami-Dade County. The BCC approved expenditure of BBC-GOB funds in the amount of $1,390,000 for acquisition of approximately 20 acres of land to expand the park to a total of approximately 699 acres, pursuant to Resolution R-253-06 (Attachment 2). This significant modification enumerates land acquisition within the project description for clarity.

The additional 20 acres will provide for the proposed "Sporting Clay Field" and an additional buffer of range activity from adjacent land uses consistent with Trail Glades Range General (Master) Plan approved by the BCC on December 18, 2007. The purchase cost is expected to be replenished by other funding sources or potentially be made available through the GOB interest earnings allocation process restoring the allocation for development to its original $8.0 million for development improvements. The proposed improvements are currently in the design phase.

Due to high land values, limited availability of funding options when needed for this acquisition and the long-term property owners' interest in selling to the County and the compliance with Park's General Plan, the use of BBC-GOB allocated funds is vital for the successful long-term expansion plans.

MDPR was authorized to use BBC-GOB funding for the land acquisition. However, a subsequent review by the County Attorney's Office determined that a technical correction, in the form of this Significant Modification, was needed. This item was reviewed by the Building Better Communities Citizens' Advisory Committee at their meeting on June 26, 2008 and was forwarded for consideration by the BCC with a favorable recommendation.

Attachments

Alex Muñoz
Assistant County Manager

# MEMORANDUM
**(Revised)**

**TO:** Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

**DATE:** January 22, 2009

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

**SUBJECT:** Agenda Item No. 5(G)

**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. 5(G)
1-22-09

RESOLUTION NO. **R-09-09**

RESOLUTION APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 44 - "TRAIL GLADES RANGE" AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-913-04 AFTER A PUBLIC HEARING

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** that:

Section 1. The foregoing recital is incorporated in this resolution and is approved.

Section 2. This Board hereby approves the significant modification to Building Better Communities General Obligation Bond Program Project No. 44 – "Trail Glades Range" as identified in Appendix A to Resolution No. R-913-04 after a public hearing, all as more particularly described in the accompanying memorandum.

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

Dennis C. Moss, Chairman **aye**
Jose "Pepe" Diaz, Vice-Chairman **aye**

| | | | |
|---|---|---|---|
| Bruno A. Barreiro | **absent** | Audrey M. Edmonson | **absent** |
| Carlos A. Gimenez | **aye** | Sally A. Heyman | **aye** |
| Barbara J. Jordan | **aye** | Joe A. Martinez | **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 22nd day of January, 2009. 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. GBK

Geri Bonzon-Keenan

Approved _____ Mayor
Veto _____
Override _____

ATTACHMENT 1

Amended
Special Item No. 2
7-20-04

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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R- 913-04

RESOLUTION PROVIDING FOR HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $680,258,000 GENERAL OBLIGATION BONDS OF SAID COUNTY TO CONSTRUCT AND IMPROVE PARK AND RECREATIONAL FACILITIES

**WHEREAS**, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") finds it necessary and appropriate and in the best interest of the County to hold a special election to authorize the issuance of General Obligation Bonds (the "Bonds") of Miami-Dade County in an amount not to exceed $680,258,000, as needed, in series from time to time, which Bonds will be secured by the full faith and credit of the County; and

**WHEREAS**, proceeds from such Bonds will be used for various, unfunded capital projects that have been identified and delineated in Appendix A, attached to this Resolution; and

**WHEREAS**, issuing such Bonds will stimulate the County economy and provide employment; and

**WHEREAS**, upon approval by the electors of the County to issue the Bonds, the Board will enact Bond ordinances authorizing the issuance of the Bonds so approved; and

**WHEREAS**, the Board intends, to the extent possible, that the debt service millage required to pay the debt service on the Bonds shall not exceed the current debt service millage in any year while the Bonds are outstanding and the total principal amount of the Bonds has been fixed with that intention in mind,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** The preamble to this Resolution and the County Manager's memorandum accompanying this Resolution are approved and incorporated by reference in this Resolution.

**Section 2.** A General Obligation Bond Special Election shall be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of the County the questions stated in the Notice of General Obligation Bond Special Election set forth below in Section 3 of this Resolution.

**Section 3.** Notice of said General Obligation Bond Special Election shall be published in The Miami Herald, a newspaper of general circulation in Miami-Dade County, Florida, at least twice, once in the fifth week and once in the third week prior to the week in which the election is to be held, the date of first publication in said newspaper to be at least thirty days before said election, which notice shall be substantially in the following form:

NOTICE OF GENERAL OBLIGATION BOND SPECIAL ELECTION
BUILDING BETTER COMMUNITIES
To be Held On
TUESDAY, NOVEMBER 2, 2004
MIAMI-DADE COUNTY, FLORIDA

A General Obligation Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of Miami-Dade County, Florida, the following question:

**BUILDING BETTER COMMUNITIES**
**CONSTRUCT AND IMPROVE PARKS AND RECREATIONAL FACILITIES**

To construct and improve neighborhood and regional parks and other recreational areas to include athletic fields and gymnasiums, courts, pools, playgrounds, marinas, restore beaches, and the preservation of endangered lands described in Resolution No. 913-04, adopted July 20, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $680,258,000, bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

_____FOR BONDS

_____AGAINST BONDS

The polls at said election will be open from 7:00 o'clock A.M. until 7:00 P.M. of the same day. All qualified electors of the County shall be entitled to vote at said special election.

Said General Obligation Bond Special Election will be held at the established polling places in the several precincts, respectively, in the County as established for County-wide general elections.

Miami-Dade County shall be authorized to issue the bonds covered by the question hereinabove set forth if such issuance as to such question shall have been approved by vote of a majority of the qualified electors of Miami-Dade County voting thereon.

By order of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Clerk of the Board of County Commissioners of
Miami-Dade County, Florida

**Section 4.** Touch Screen Voting Machines shall be used at such special election, and the ballot question shall appear in substantially the form set forth in the Notice of General Obligation Bond Special Election in Section 3 of this Resolution.

**Section 5.** The question shall appear on the touch screens ballot as a separate question. Those qualified electors desiring to approve the issuance of bonds shall be instructed to vote "FOR BONDS". Those qualified electors desiring to disapprove the issuance of bonds shall be instructed to vote "AGAINST BONDS".

**Section 6.** Absentee paper ballots may be used by qualified electors of the County for voting on the question at said election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "FOR BONDS" or "AGAINST BONDS" following the statement of the question aforesaid.

**Section 7.** A sample ballot showing the manner in which the question aforesaid shall appear on the touch screen ballot at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.

**Section 8.** This special election on the question aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this Resolution. This special election shall be a nonpartisan election. Inspectors and clerks to serve as election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.

**Section 9.** This special election shall be canvassed by the County Canvassing Board as provided under the election laws of this State, in accordance with the provisions of Section 2.07 of the Home Rule Charter.

**Section 10.** All proceeds of the sale of the Bonds shall be delivered to the Finance Director of the County who shall deposit those proceeds in appropriate construction fund trust accounts, not to be commingled with other funds of the County, to be disbursed solely for the purposes set forth in this Resolution. The County, itself or through independent auditors, shall have the right at all times to audit the books and records of all beneficiaries who receive proceeds from the sale of the Bonds.

Some projects listed in Appendix A of this Resolution may be the subject of contractual agreements between the County and the external agencies receiving the Bond proceeds to pay the cost of such projects. Such agreements shall provide the terms and conditions for the County to release Bond proceeds to the agency and such other requirements as the County shall deem appropriate. In the event that an agency fails, without adequate reason, to commence acquisition, planning, design or construction of a project within six (6) months of the receipt of County approval to proceed with such project, the County shall have the option of reallocating the Bond proceeds earmarked for such project to any other projects listed in Appendix A falling within the same ballot category.

All additions, deletions and significant modifications to individual projects or to Appendix A shall require a majority vote of the Board after public hearing.

**Section 11.** Bond proceeds in an amount not to exceed 3% of the principal amount of the Bonds shall be used to pay administrative expenses associated with managing the Bond program. The Finance Director will deposit these funds in a separate Bond Administrative Expense Fund.

**Section 12.** The Bonds are part of an overall Bond Program pursuant to which the County is proposing to issue up to $2,925,750,000 in General Obligation Bonds ("Bond

Program") upon voter approval. The intent of the County is to include a combined municipal and UMSA component ("Municipal Component") in the Bond Program totaling 10% of the Bond proceeds, net of issuance costs. The formula used for distribution of proceeds is based on a weighted formula 75% on population and 25% on contribution to the tax roll (based on June 1, 2004 figures) as compared to the total population and property tax roll figures for the entire County. The data for this distribution was based upon most recent Census figures as provided by the Miami-Dade County Planning Department and tax roll figures as provided by the Miami-Dade County Property Appraiser. Should a municipality incorporate after passage of this Bond program, it may petition the Board for a portion of any unallocated Bond proceeds that had been apportioned to local projects in the UMSA area then contained in such municipality. Not all of the individual components of the Bond Program will include a Municipal Component but in the aggregate, the overall Bond Program will include a Municipal Component that equals 10% of the Bond Program.

It is the intent of the County that the balance of the bond proceeds from the Bond Program net of cost of issuance (90%) shall be used for projects of countywide and/or regional significance.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Katy Sorenson and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson **aye**
Katy Sorenson, Vice-Chairperson **aye**

| | | | |
|---|---|---|---|
| Bruno A. Barreiro | **aye** | Jose "Pepe" Diaz | **aye** |
| Betty T. Ferguson | **aye** | Sally A. Heyman | **aye** |
| Joe A. Martinez | **absent** | Jimmy L. Morales | **aye** |
| Dennis C. Moss | **aye** | Dorrin D. Rolle | **aye** |
| Natacha Seijas | **nay** | Rebeca Sosa | **absent** |
| Sen. Javier D. Souto | **absent** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of July, 2004. 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.

Gerald T. Heffernan

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

13

## CONSTRUCT AND IMPROVE PARK AND RECREATIONAL FACILITIES

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 18 | UMSA | 1 | **Ives Estates District Park** | Area-wide park improvements including building construction, athletic fields, maintenance facility, vehicle and pedestrian circulation; landscaping and picnic area. | 1475 Ives Dairy Road | **$20,000** |
| 317 | CW | 1 | **Parks Improvements in District 1** | General improvements to existing local parks include renovation, and upgrades. | Various | **$3,000** |
| 19 | North Miami | 2 | **Recreational Facility** | GOB funds to compliment other funding sources to construct a recreational facility to house an olympic sized pool, martial arts facilities and fencing facilities. | TBD | **$5,000** |
| 20 | UMSA | 4 | **Haulover Park** | Area-wide park improvements that include building construction and renovations; vehicle and pedestrian circulation; beach area; great lawn; landscaping; boat slips; and jetty pier. | 10800 Collins Avenue | **$23,000** |
| 21 | North Miami Beach | 4 | **Greynolds Park** | Area-wide park improvements that include building construction and restoration; pedestrian circulation; natural areas restoration and landscaping. | 17530 W Dixie Hwy. | **$7,000** |
| 22 | Miami Beach | 5 | **Lummus Park** | Provide improvements to Lummus Park and the Art Deco Visitors Center. | Ocean Drive (5 St-15 St) | **$7,000** |
| 23 | Miami Beach | 5 | **South Pointe Park** | Provide improvements to South Pointe Park. | 1 Washington Street | **$5,000** |
| 24 | UMSA | 6 | **A.D. Barnes Park** | Area-wide park improvements include leisure access expansion; maintenance facility; enhancements to facilities for the disabled, shelter renovations and vehicle and pedestrian circulation. | 3401 SW 72 Avenue | **$4,000** |
| 25 | UMSA | 7 | **Crandon Park** | Area-wide improvements that include master plan time certain conditions; building construction and renovation; tennis center renovation; cart pathways; landscaping; vehicle and pedestrian circulation; beach area; enhance amusement area; landscaping; natural area restoration; utilities; and marina improvements. | 4000 Crandon Blvd. | **$23,000** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 26 | Coral Gables | 7 | **Matheson Hammock Park** | Area-wide park improvements that include building restoration; maintenance center relocation; vehicle and pedestrian circulation; natural area restoration; and landscaping. | 9610 Old Cutler Road | **$6,000** |
| 27 | Palmetto Bay | 7 | **Chapman Field Park** | Area-wide park improvements include vehicle and pedestrian circulation; building construction; trails; signage; landscaping; and utilities and park lighting. | 13601 Old Cutler Road | **$5,000** |
| 28 | Palmetto Bay | 8 | **Charles Deering Estate** | Area-wide park improvements that include rehydration; south addition improvements, fencing, vehicular and pedestrian circulation; landscaping. | 16701 SW 72 Avenue | **$5,000** |
| 29 | UMSA | 8 | **Black Point Park and Marina** | Area-wide park improvements include jetty development; and vehicle and pedestrian circulation. | 24775 SW 87 Avenue | **$1,800** |
| 30 | UMSA | 8 | **Redland Fruit and Spice Park** | Area-wide park improvements include lake, pergola, pedestrian and vehicular circulation; teahouse; and landscaping. | 24801 SW 187 Avenue | **$4,000** |
| 31 | UMSA | 8 | **Camp Owaissa Bauer** | Area-wide park improvements include building renovation; pedestrian circulation; trails; and landscaping. | 17001 SW 264 Street | **$1,000** |
| 32 | UMSA | 8 | **Lakes by the Bay Park** | Area-wide park improvements include building construction; athletic fields and courts; vehicle and pedestrian circulation; natural areas restoration; and utilities. | SW 216 St and 87 Avenue | **$4,500** |
| 33 | UMSA | 9 | **Homestead Bayfront Park** | Area-wide park improvements that include building construction & renovation; atoll pool improvements, enhanced picnic areas; vehicular and pedestrian circulation; landscaping. | 9698 NW Canal Drive | **$4,000** |
| 34 | UMSA | 9 | **Homestead Air Reserve Park** | Area-wide park improvements include building construction; dog park; athletic fields and courts; playgrounds; vehicular & pedestrian circulation; picnic areas; and landscaping and related site improvements. | SW 268 St and SW 127 Avenue | **$15,057** |
| 35 | UMSA | 9 | **Southridge Park** | Area-wide park improvements include stadium completion; building construction, aquatic center, courts, playgrounds, vehicle and pedestrian circulation; and landscaping. | 19355 SW 114 Court | **$7,600** |
| 36 | UMSA | 9 | **Larry and Penny Thompson Park** | Area-wide park improvements to include campground renovations; trails; aquatic facility; beach and lake picnic facilities. | 12451 SW 184 Street | **$6,600** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 106 | UMSA | 9 | **West Perrine Park** | Local park improvements include aquatic center; athletic fields and courts; vehicle and pedestrian circulation; landscaping and irrigation. | 17121 SW 104 Avenue | **$5,000** |
| 108 | UMSA | 9 | **Sgt Joseph Delancy Park** | Local park improvements include pool renovation and expansion and irrigation. | 14450 Boggs Drive | **$2,500** |
| 109 | UMSA | 9 | **Goulds Park** | Local park improvements include pool renovation and expansion, irrigation and vehicular circulation. | 21840 SW 114 Avenue | **$1,243** |
| 306 | UMSA | 9 | **Colonial Drive Park** | Local park improvements include building renovations, athletic field upgrades, irrigation upgrades, and a playground. | 10750 SW 156 Terrace | **$1,325** |
| 307 | UMSA | 9 | **Sharman Park** | Local park improvements includes development of the general plan, irrigation and renovations of facilities. | SW 219 Street and SW 123 Avenue | **$600** |
| 37 | UMSA | 10 | **Kendall Soccer Park** | Area-wide park improvements include building construction; athletic fields; playgrounds; pedestrian circulation; picnic areas; and landscaping. | SW 80 St and 127 Avenue | **$4,000** |
| 38 | UMSA | 10 | **Tropical Park** | Area-wide park improvements include equestrian and boxing center expansion; stadium upgrades; dog park; vehicle and pedestrian circulation improvements; landscaping; and utilities. | 7900 SW 40 Street | **$15,000** |
| 39 | UMSA | 10 | **Kendall Indian Hammocks Park** | Area-wide park improvements include recreation center construction; athletic fields; dog park, vehicular and pedestrian circulation; and utilities. | 11395 SW 79 Street | **$6,000** |
| 41 | UMSA | 10 | **Tamiami Park** | Area-wide park improvements include building upgrades; athletic fields and courts, vehicle and pedestrian circulation; aquatic center; landscaping; and utilities. | 11201 SW 24 Street | **$8,000** |
| 40 | UMSA | 11 | **West Kendall District Park** | Area-wide park improvements include lake excavation; building construction; athletic fields and courts; dog park; playgrounds; vehicle and pedestrian circulation; picnic areas; and landscaping. | SW 120 St and SW 167 Avenue | **$23,000** |
| 42 | UMSA | 11 | **Boystown (Camp Matecumbe)** | Area-wide park improvements include building demolition, renovations, and construction; playground; athletic fields and courts; vehicle and pedestrian circulation; landscaping; and utilities. | SW 120 St and SW 137 Avenue | **$6,000** |
| 43 | UMSA | 11 | **Tree Islands Park** | Area-wide park development to include environmental mitigation; recreation center buildings; walkways; vehicle circulation; landscaping; and picnic area. | SW 24 St and 142 Avenue | **$5,000** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 44 | UMSA | 12 | **Trail Glades Range** | Area-wide park improvements include building and range construction and renovation, and mitigation. | US 41 and Krome Avenue | **$8,000** |
| 45 | Hialeah | 13 | **Amelia Earhart Park** | Construct an aquatic center or provide area-wide park improvements that include completion of sports complex; mountain biking course; recreation center building construction; vehicle and pedestrian circulation; utilities upgrades; and landscaping. | 11900 NW 42 Avenue | **$23,000** |
| 46 | UMSA | CW | **Miami MetroZoo** | Construction of Phase IV - Lakes and Australia Exhibit. | 12400 SW 152 Street | **$31,000** |
| 47 | UMSA | CW | **Miami MetroZoo** | Construction of Phase V - Florida Exhibit. | 12400 SW 152 Street | **$31,000** |
| 48 | UMSA | CW | **Miami MetroZoo** | Construction of Phase III - Zoo wide improvements and entry. | 12400 SW 152 Street | **$12,000** |
| 313 | UMSA | CW | **Miami MetroZoo** | Additional improvements to MetroZoo. | 12400 SW 152 Street | **$13,000** |
| 2 | CW | CW | **Environmentally Endangered Lands (EEL) Program** | Purchase lands at various sites throughout Miami-Dade County to support environmental protection initiatives. | Various | **$40,000** |
| 10 | CW | CW | **Purchase Development Rights (PDR)** | Purchase greenspace including development rights to maintain agricultural lands and protect well fields. | Various | **$30,000** |
| 49 | Miami Beach | CW | **Beach Maintenance Facility** | Renovate/replace area-wide beach maintenance facility at Northshore Open Space Park. | Collins Ave and 72 Street | **$500** |
| 50 | Miami | CW | **Renovate the Orange Bowl** | Provide needed renovations to the Orange Bowl. | 1501 NW 3 Street | **$50,000** |
| 51 | UMSA | Various - 1, 8, 9 | **South Dade and North Dade Greenway and Trail** | Area-wide continued development of South Dade Greenway, and North Dade Greenway. | South Dade Greenway | **$7,000** |
| 52 | Various - Miami & UMSA | Various - 4, 5, 7 | **Beach Erosion Mitigation and Renourishment Project** | Beach renourishment projects for eroded portions of Miami-Dade County beaches. | Various | **$17,500** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 53 | Opa-locka | 1 | **Opa-locka - Community Swimming Pool and Gymnasium** | GOB funds will compliment other funding for the acquisition of land, design and construction of new community swimming pool/gymnasium to provide recreational activities for youth and young adults in the City of Opa-locka. | TBD | **$609** |
| 54 | Miami Gardens | 1 | **Miami Gardens - Park Renovations and Improvements** | Park improvements to all 16 parks in the City of Miami Gardens to include; renovations and new construction of stadiums, field centers, recreational centers, athletic fields and facilities, pedestrian and vehicle access, irrigation, and pool improvements. | Various | **$9,831** |
| 55 | El Portal | 3 | **El Portal - Acquire Land for Park** | GOB funds will compliment other funding for land acquisition for a new park in the Village of El Portal. | TBD | **$249** |
| 56 | Sunny Isles | 4 | **Sunny Isles - Redesign Active Park** | GOB funds will compliment other funding for revamping of Active Park to provide for amenities, inclusive of a community center, gymnasium, playground, and little league baseball field in City of Sunny Isles Beach. | 181 Dr and N Bay Road | **$347** |
| 57 | Aventura | 4 | **Aventura - Purchase Land for Parks/Public Facilities** | GOB funds will compliment other funding to purchase vacant land in the City of Aventura to be used for parks or other public facilities. | TBD | **$4,714** |
| 58 | West Miami | 6 | **West Miami - Recreational Building** | GOB funds will compliment other funding for construction of new multi-purpose recreation center building in City of West Miami. | TBD | **$131** |
| 59 | Miami Springs | 6 | **Miami Springs - Recreation Complex** | GOB funds will compliment other funding to renovate existing and/or build a new gym, new competition swimming pool, tennis courts, plus parking lot and access road on the golf course in the City of Miami Springs. | 1401 Westward Drive | **$1,520** |
| 60 | South Miami | 7 | **South Miami - Green Space Park** | GOB funds will compliment other funding to acquire 10 acres for Green Space park. | TBD | **$1,343** |
| 61 | Palmetto Bay | 8 | **Palmetto Bay - Acquisition and Improvements of Parks** | GOB funds will compliment other funding for the acquisition and improvement of parks and the construction of a new recreational community center in the Village of Palmetto Bay. | TBD | **$3,026** |
| 62 | Florida City | 9 | **Florida City - Construct Youth Activity Center** | GOB funds will compliment other funding for the construction of a Youth Activity Center in Florida City. | TBD | **$846** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A** 8

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 63 | Sweetwater | 12 | **Sweetwater - Improvements to Dominoes Park & Carlow Park** | Addition to tot lot with equipment and gazebo at Dominoes Park and restoration of gazebos at Carlow Park in the City of Sweetwater. | 10650 SW 4 Street | **$100** |
| 64 | Sweetwater | 12 | **Sweetwater - Improvements to Youth Center Building** | Install a new roof, new field lights, new playground equipment, grounds and field improvements at the Youth Center Building in the City of Sweetwater. | TBD | **$500** |
| 65 | Hialeah Gardens | 12 | **Hialeah Gardens - Passive Park Improvements** | Improvements to walking path and gazebo at Passive Park. | TBD | **$300** |
| 66 | Hialeah Gardens | 12 | **Hialeah Gardens - Bernie Wilson Park Improvements** | Purchase playground equipment for Bernie Wilson Park in the Town of Hialeah Gardens. | 10300 NW 87 Avenue | **$80** |
| 67 | Doral | 12 | **Doral - Acquisition and Development of Municipal Parks** | GOB funds will compliment other funding to acquire and develop municipal parks. | 3000 NW 87 Avenue | **$4,607** |
| 68 | Miami Lakes | 13 | **Miami Lakes - Royal Oaks Park Development Project** | Construction of Royal Oaks Park Community Center/Clubhouse facility in Town of Miami Lakes. | 16500 NW 87 Avenue | **$2,000** |
| 69 | North Miami Beach | Various - 1 & 4 | **North Miami Beach - Renovate Various City Facilities** | GOB funds will compliment other funding for repairs and upgrades to public facilities owned by the City of North Miami Beach including pools, recreation centers, and parks. | Various | **$4,321** |
| 70 | North Miami | Various - 1, 2, 4 | **North Miami - Construct Recreational Community Center at Claude Pepper Park** | GOB funds will compliment other funding for the construction of a new recreational Community Center with teen lounge and gymnasium in City of North Miami. | 1400 NW 135 Street | **$5,937** |
| 71 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Convert Milander Stadium Playing Surface** | Milander Stadium conversion of playing surface to artificial turf and new press box. | 4700 Palm Avenue | **$899** |
| 72 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Reconstruct Walker Park** | Demolition and reconstruction of recreation building with the addition of e-library, police sub-station, outdoor restrooms, aquatic facility & indoor soccer field at Walker Park. | 2825 W 8 Avenue | **$3,702** |
| 73 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Reconstruct Wilde Park & Wilde Adult Center** | Wilde Park & Wilde Adult Center renovation of buildings, field, court and lighting. | 5405 W 18 Avenue | **$529** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A** 19

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 74 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovate Edgar J. Hall Recreational Center** | Renovation of the Edgar J. Hall Special Population Recreational Center building. | 2250 W 60 Street | **$212** |
| 75 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovate O'Quinn Park** | Renovation of building, courts, fields, parking lot and playground at O'Quinn Park. | 6041 W 2 Avenue | **$317** |
| 76 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovate Slade Park** | Conversion of field #2 to soccer field and addition of batting cages at Slade Park. | 2501 W 74 Street | **$159** |
| 77 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovate Southeast Park** | Renovation of basketball courts, playgrounds, buildings and new irrigation system at Southeast Park. | 1015 SE 9 Avenue | **$132** |
| 78 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovate Sparks Park** | Renovation of building, courts and fields at Sparks Park. | 1301 W 60 Street | **$264** |
| 79 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovations to Bucky Dent Park** | Renovations of the softball fields and concession/restroom building at Bucky Dent Park. | 2250 W 60 Street | **$846** |
| 80 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Renovations to Goodlet Park** | Conversion of hockey rink to indoor soccer area, construction of outdoor restroom/concession building, additional field drainage, additional wiring and sound in cultural arts theatre, renovation of Tennis Center at Goodlet Park. | 4200 W 8 Avenue | **$635** |
| 81 | Hialeah | Various - 2, 6, 12, 13 | **Hialeah - Upgrade Graham Park** | Installation of batting cages, renovation of dugouts and miscellaneous repairs at Graham Park. | 455 W 60 Street | **$106** |
| 82 | Miami | Various - 3, 5, 6, 7 | **Miami - Parks and Facility Improvements** | Provide the following: Grapeland Water Park, Little Haiti Soccer Park, Linear Parks/Greenways/Baywalk. | Various | **$26,761** |
| 83 | Miami Beach | Various - 4 & 5 | **Miami Beach - Beachfront Restrooms** | To construct eight ADA compliant, beachfront restrooms. | Various | **$250** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 84 | Miami Beach | Various - 4 & 5 | **Miami Beach - Flamingo Park** | Renovation of Park. | 11 Street and Jefferson Avenue | **$3,099** |
| 85 | Miami Beach | Various - 4 & 5 | **Miami Beach - Normandy Shores Golf Course** | Elevate entire course, re-build bunkers, re-grass fairways, continuous cart path, upgrade irrigation system for pas palum, pas palum grass, laser grade tees. | 2401 Biarritz Avenue | **$1,000** |
| 86 | Miami Beach | Various - 4 & 5 | **Miami Beach - Band Shell Park** | Renovation of historic band shell and surrounding park, which is on the beach walk corridor. | 7275 Collins Avenue | **$1,500** |
| 87 | Miami Beach | Various - 4 & 5 | **Miami Beach - Scott Rakow Youth Center** | Renovation to Youth Center, including gymnasiums, ice rink into multi-purpose room, adding fitness center, ADA accessibility and exterior improvements. | 2700 Sheridan Avenue | **$1,000** |
| 88 | Coral Gables | Various - 6 & 7 | **Coral Gables - Enhancement/expansion of Public Parks and Plazas** | Creation of new parks (land acquisition), restoration and improvements. | TBD | **$5,000** |
| 89 | Homestead | Various - 8 & 9 | **Homestead - Humpty Dumpty Park** | GOB funding will compliment other funding for the development of a park in the City of Homestead. | Palm Dr. & Farmlife Road | **$3,509** |
| 90 | UMSA | 1 | **Unincorporated Municipal Service Area - Country Village Park** | Local park improvements include athletic fields and courts and pedestrian circulation. | NW 186 St and NW 67 Avenue | **$1,578** |
| 91 | UMSA | 1 | **Unincorporated Municipal Service Area - North Glades Park** | Local park improvements including building replacement. | NW 52 Ave and NW 173 Drive | **$1,400** |
| 92 | UMSA | 2 | **Unincorporated Municipal Service Area - Arcola Lakes Park** | Local park improvements include building and aquatic construction; picnic shelter; vehicle and pedestrian circulation; landscaping; and utilities. | 1301 NW 83 Street | **$6,000** |
| 93 | UMSA | 2 | **Unincorporated Municipal Service Area - Oak Grove Park** | Local park improvements include building renovation, playground, picnic area, pedestrian circulation improvements and landscaping. | 690 NW 159 Street | **$618** |
| 314 | CW | 2 | **Unincorporated Municipal Service Area - Local Park Improvements** | General improvements to existing local parks include renovation, and upgrades. | Various | **$4,000** |
| 94 | UMSA | 3 | **Unincorporated Municipal Service Area - North Shorecrest and Military Trail Park** | Local park improvements include shelter, exercise station, pedestrian circulation, natural area re-development and landscaping. | 825 NE 89 Street | **$500** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 95 | UMSA | 3 | **Unincorporated Municipal Service Area - Olinda Park** | Local park improvements include pedestrian circulation, seating, and utilities upgrade. | 2101 NW 51 Street | **$250** |
| 96 | UMSA | 3 | **Unincorporated Municipal Service Area - Marva Bannerman Park** | Local park improvements include irrigation, lighting, and seating. | 4830 NW 24 Avenue | **$150** |
| 97 | UMSA | 3 | **Unincorporated Municipal Service Area - Local Parks** | General improvements to existing local parks include renovation, and upgrades. | Various | **$184** |
| 98 | UMSA | 3 | **Unincorporated Municipal Service Area - Jefferson Reaves Sr. Park** | Local park improvements include court and picnic area. | 3100 NW 50 Street | **$200** |
| 99 | UMSA | 4 | **Unincorporated Municipal Service Area - Biscayne Shores Park** | Local park improvements include building construction; vehicle and pedestrian circulation; picnic area, landscaping; and utilities. | NE 116 St and 14 Avenue | **$1,500** |
| 100 | UMSA | 4 | **Unincorporated Municipal Service Area - Local Parks** | General improvements to existing local parks include renovation, and upgrades. | Various | **$327** |
| 101 | UMSA | 8 | **Unincorporated Municipal Service Area - Southdade Park** | Local park improvements include aquatic facility. | 16350 SW 280 Street | **$5,000** |
| 102 | UMSA | 8 | **Unincorporated Municipal Service Area - Leisure Lakes Park** | Local park improvements include building renovations. | 29305 Illinois Road | **$600** |
| 103 | UMSA | 8 | **Unincorporated Municipal Service Area - Medsouth Park** | Local park improvements include courts, playground, vehicular and pedestrian circulation, picnic area, exercise station, and landscaping. | SW 208 Street and 130 Avenue | **$700** |
| 104 | UMSA | 8 | **Unincorporated Municipal Service Area - Continental Park** | Local park improvements include building expansion and playground replacement. | 10000 SW 82 Avenue | **$1,000** |
| 315 | UMSA | 8 | **Gloria Floyd - Pineshore Pineland Preserve** | General improvements to existing local parks include renovation, and upgrades. | 128 Street and 122 Avenue | **$250** |
| 316 | UMSA | 8 | **Unincorporated Municipal Service Area - Briar Bay Park** | General improvements to existing local parks include renovation, and upgrades. | SW 128 Street and 90 Avenue | **$250** |
| 105 | UMSA | 9 | **Unincorporated Municipal Service Area - Chuck Pezoldt Park** | Local park improvements include building construction; athletic fields and courts; vehicle and pedestrian circulation; playground; landscaping; irrigation; picnic area; and utilities. | SW 168 Street and SW 157 Avenue | **$4,350** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 107 | UMSA | 9 | **Unincorporated Municipal Service Area - Royal Colonial Park** | Local park improvements include picnic area; vehicle and pedestrian circulation; landscaping; and utilities. | SW 149 Avenue and SW 280 Street | **$1,400** |
| 110 | UMSA | 9 | **Unincorporated Municipal Service Area - Naranja Park** | Local park improvements include building renovations, irrigation, pool renovation and expansion, and site improvements. | 14150 SW 264 Street | **$2,000** |
| 308 | UMSA | 9 | **Unincorporated Municipal Service Area - Deerwood Park** | Local park improvements includes development of the general plan and irrigation. | SW 144 Street and SW 122 Avenue | **$775** |
| 309 | UMSA | 9 | **Unincorporated Municipal Service Area - Domino Park (West Perrine)** | Local park improvements includes development of the general plan and irrigation. | TBD | **$218** |
| 111 | UMSA | 10 | **Unincorporated Municipal Service Area - Local Park Improvements** | General improvements to existing local parks include renovation, and upgrades. | Various | **$4,000** |
| 112 | UMSA | 11 | **Unincorporated Municipal Service Area - Westwind Lakes Park** | Local park improvements include building construction; athletic fields and courts; pedestrian circulation; and utilities. | SW 69 St and 152 Avenue | **$2,400** |
| 113 | UMSA | 11 | **Unincorporated Municipal Service Area - Wild Lime Park** | Local park improvements include courts, vehicular and pedestrian circulation, playground, picnic area, and landscaping. | 11341 SW 147 Avenue | **$1,500** |
| 114 | UMSA | 11 | **Unincorporated Municipal Service Area - Eden Lakes Park** | Local park improvements include open play field, courts, playground, picnic area, pedestrian circulation, and landscaping. | SW 167 Ave and 47 Street | **$1,500** |
| 115 | UMSA | 11 | **Unincorporated Municipal Service Area - Olympic Park** | Local park improvements include building construction and vehicular circulation. | 8601 SW 152 Avenue | **$1,600** |
| 116 | UMSA | 11 | **Unincorporated Municipal Service Area - Bird Lakes Park** | Local park improvements include athletic field and park lighting. | SW 144 Ave. & SW 47 Street | **$283** |
| 117 | UMSA | 11 | **Unincorporated Municipal Service Area - Lago Mar Park** | Local park improvements include restroom building, shelter construction and vehicular circulation. | SW 162 Ave. & 80 Street | **$1,000** |
| 118 | UMSA | 11 | **Unincorporated Municipal Service Area - International Gardens Park** | Local park improvements include completion of pedestrian circulation. | SW 18 St. & SW 123 Court | **$100** |
| 119 | UMSA | 11 | **Unincorporated Municipal Service Area - Local Park Improvements** | General improvements to existing local parks include renovation, and upgrades. | Various | **$3,500** |

***Note: Allocation shown in nominal value.***

# 2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
# RECOMMENDED LIST OF PROJECTS

**APPENDIX A**

| PROJECT NUMBER | MUNICIPAL PROJECT LOCATION | BCC DISTRICT | PROJECT NAME | PROJECT DESCRIPTION | STREET ADDRESS | ALLOCATION (000's) |
|---|---|---|---|---|---|---|
| 120 | UMSA | 12 | **Unincorporated Municipal Service Area - North Trail Park** | Local park improvements include picnic area; athletic fields and courts; pedestrian circulation; and landscaping. | SW 8 St and SW 127 Avenue | **$1,759** |
| 121 | UMSA | 12 | **Unincorporated Municipal Service Area - Country Lake Park** | Local park improvements include building construction; athletic field and courts, playground, and landscaping. | NW 195 St and NW 87 Avenue | **$2,500** |
| 122 | UMSA | 13 | **Unincorporated Municipal Service Area - Ferri Property** | Local park improvements include building construction and vehicle and pedestrian circulation improvements. | Miami Gardens Dr. and Old Elm Road | **$2,100** |
| 123 | UMSA | 13 | **Unincorporated Municipal Service Area - Local Park Improvements** | Park improvements to existing local parks to include renovation and upgrades. | NW 194 St and NW 82 Avenue | **$1,283** |
| | | | **Bond Issuance Cost To Construct and Improve Park and Recreational Facilities** | The costs to issue bonds for park and recreational facilities. | | **$34,877** |
| | | | | | **TOTAL** | **$680,258** |

***Note: Allocation shown in nominal value.***

# ATTACHMENT 2

Approved _____ _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(A)
3-7-06

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

RESOLUTION NO. R-253-06

RESOLUTION APPROVING THE CONTRACT FOR SALE AND PURCHASE OF 19.789 ACRES OF VACANT LAND, FOR THE PURCHASE PRICE OF $1,390,000.00, LOCATED AT SW 8TH STREET AND KROME AVENUE, FROM THE TRUST FOR PUBLIC LAND, A NOT-FOR-PROFIT CALIFORNIA CORPORATION, FOR THE EXPANSION OF TRAIL GLADES RANGE, FOR THE PURPOSE OF PROVIDING A BUFFER TO THE SURROUNDING AREA; AUTHORIZING THE COUNTY MANAGER TO EXECUTE SAME FOR AND ON BEHALF OF MIAMI-DADE COUNTY; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN

**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 hereby authorizes a Contract for Sale and Purchase between The Trust for Public Land, a not-for-profit California Corporation, and Miami-Dade County as buyer of approximately 19.789 acres of vacant land located at SW 8th Street and Krome Avenue for the purchase price of $1,390,000.00, for the expansion of Trail Glades Range for the purpose of providing a buffer to the surrounding areas; authorizing the County Manager to execute same for and on behalf of Miami-Dade County, and authorizing the County Manager to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner Dennis C. Moss, 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:

# MEMORANDUM
(Revised)

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

**DATE:** March 7, 2006

**FROM:** Murray A. Greenberg
County Attorney

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

**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**

| | | | |
|---|---|---|---|
| Joe A. Martinez, Chairman | aye | | |
| Dennis C. Moss, Vice-Chairman | aye | | |
| Bruno A. Barreiro | absent | Jose "Pepe" Diaz | aye |
| Audrey M. Edmonson | aye | Carlos A. Gimenez | aye |
| Sally A. Heyman | aye | Barbara J. Jordan | 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 7th day of March, 2006. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

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

HARVEY RUVIN, CLERK

COUNTY COMMISSIONERS DADE COUNTY FLORIDA

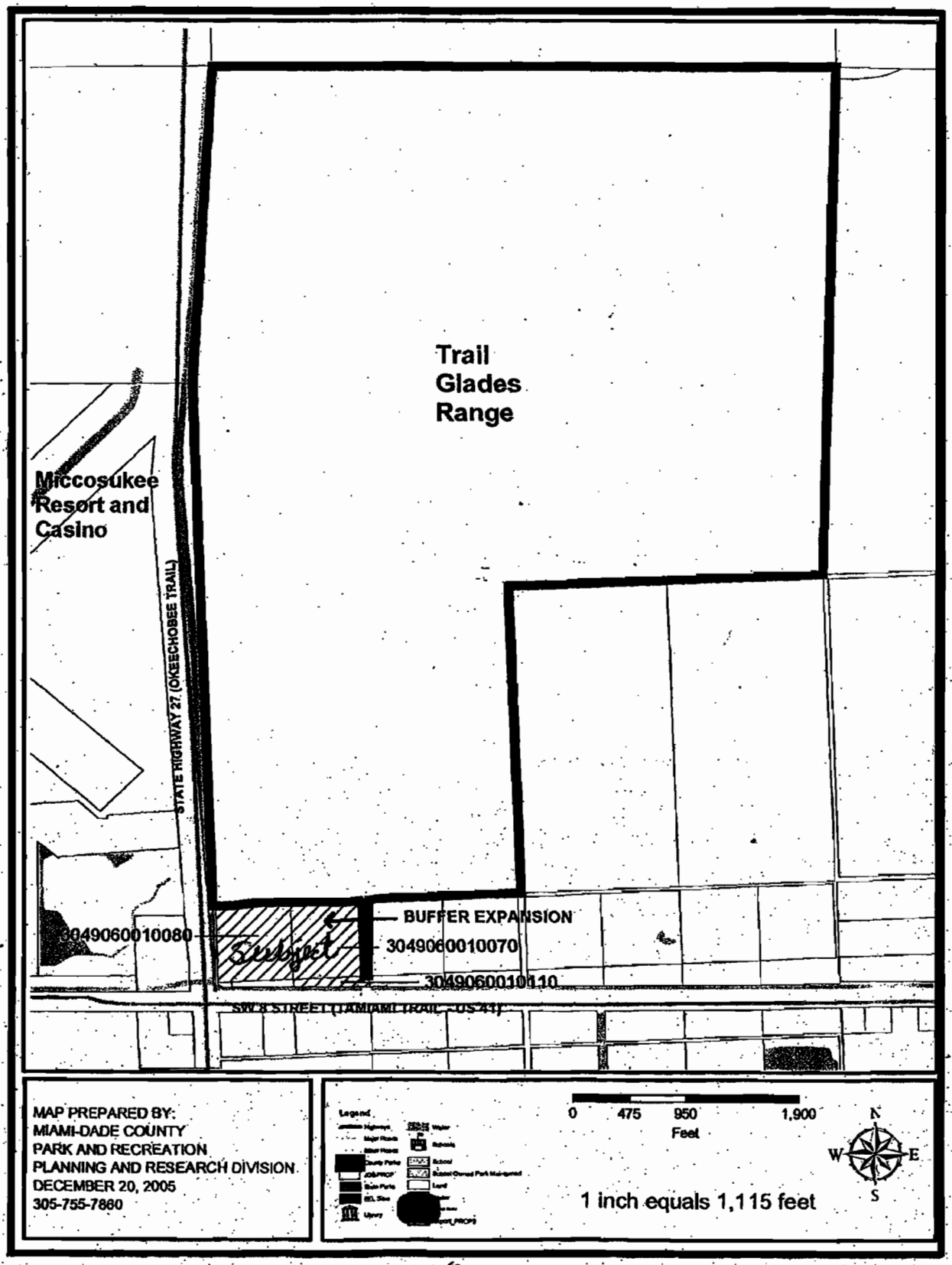
By: KAY SULLIVAN
Deputy Clerk

Approved by the County Attorney as
to form and legal sufficiency.

Thomas Goldstein

MIAMI-DADE COUNTY

# MIAMI-DADE COUNTY
# PARK AND RECREATION DEPARTMENT
# TRAIL GLADES RANGE BUFFER EXPANSION
# LOCATION MAP



# Memorandum

MIAMI-DADE COUNTY

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

**Date:** March 7, 2006

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

**From:** George M. Burgess
County Manager

**Subject:** Acquisition of 19.789 acres of vacant land located at SW 8th Street and Krome Avenue, Miami Dade County, for the Park and Recreation Department Trail Glades Range Expansion Project

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It is recommended that the Board of County Commissioners approve the attached Contract for Sale and Purchase for the acquisition of 19.789-acres of vacant land for the Trail Glades Range Expansion Project. This item was prepared by General Services Administration at the request of the Park and Recreation Department and is recommended for approval.

| | |
|---|---|
| SELLER: | The Trust for Public Land, a not-for-profit California Corporation |
| TAX FOLIO NUMBERS: | 30-4906-001-0070, 30-4906-001-0080, and 30-4906-001-0110 |
| SIZE: | 19.789 acres |
| LOCATION: | SW 8th Street and Krome Avenue, in southwest Miami-Dade County, Florida. |
| COMMISSION DISTRICT: | 12 |
| ZONING: | GU-Interim Use (Zoning), Open Lands (Land Use).<br><br>A Governmental Facilities hearing will not be required for this acquisition since the proposed buffer and conservation use is permitted under the current land use plan. Should the Parks Department elect to develop the site in the future, they will be required to proceed with the public hearing process pursuant to Section 33-303 of the Miami-Dade County Code. The property is located within Commission District 12 and outside the Urban Development Boundary (UDB). |
| PURCHASE PRICE: | $1,390,000.00 |
| APPRAISED VALUE: | Appraisals were performed by two independent appraisers: One appraiser valued the property between $65,000 and $70,000 per acre, which equated to a total estimated property value between $1,286,285 and $1,385,230. The second determined the value at $70,000 per-acre, and conclusively rounded the value up to a market value of $1,390,000.00. The Seller's original asking price was $1,450,000.00. |

BACKGROUND: The Trail Glades property was acquired in 1952 and later developed as a shooting range. The 675-acre property serves as a Special Activity Park, providing a variety of rifle, pistol and shotgun ranges. The Department intends to utilize the property recommended for acquisition to expand the existing Trail Glades Range site, by providing a substantial buffer between the range and developing commercial areas to the south and west.

The Trust for Public Land, a not-for-profit California Corporation, has secured the purchase of the property through an Option Agreement with the current property owners, Ben Avick & Miriam Avick, husband and wife. By means of a simultaneous closing with the owners and the County, TPL will transfer title of the property to Miami-Dade County by Warranty Deed, for the aforementioned purchase price.

JUSTIFICATION: The subject property is located on the northeast corner of the intersection of SW 8th Street and Krome Avenue and is currently undeveloped. The existing Trail Glades Range abuts the property to the north, to the west, on the northwest corner of Krome Avenue and Tamiami Trail, the Miccosukee Indian Tribe operates its hotel and casino. To the east and south are additional vacant lands owned by the Miccosukee Indian Tribe. The site is a jurisdictional wetland, dominated by exotic melaleuca trees. This site is the only property adjacent to Trail Glades Range that is not publicly owned and dedicated to the Comprehensive Everglades Restoration Plan (CERP) initiatives, or part of the Miccosukee Indian Reservation.

FUNDING SOURCE: The acquisition of the expansion property for the Trail Glades Range is funded in the Building Better Communities Bond Program.

Denis T. Hadak
Assistant County Manager

CONTRACT FOR SALE AND PURCHASE

Project: Trail Glades Range Expansion Acquisition
Folio No: 30-4906-001-0070; 30-4906-001-0080; 30-4906-001-0110

This Contract for Sale and Purchase is entered into as of the day of ,2006 by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "Buyer" and THE TRUST FOR PUBLIC LAND, a non-profit California corporation, whose address is 306 North Monroe Street, Tallahassee, Florida 32301, Florida, hereinafter referred to as "Seller."

WITNESSETH, that for and in consideration of the mutual covenants contained herein, the Buyer and Seller agree as follows:

1. REALTY. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller that certain real property, located in Miami-Dade County, Florida, which real property is legally and more specifically described in Exhibit A, together with all tenements, hereditaments, privileges, servitudes, and other rights appurtenant to real property, if any (collectively, the "Real Property"), and all buildings, fixtures, and other improvements thereon, if any, all fill and top soil thereon, if any, all oil, gas and mineral rights possessed by Seller, if any, and all right, title and interest of Seller in and to any and all streets, roads, highways, easements, drainage rights, or rights-of-way, appurtenant to the Real Property, if any, and all right, title and interest of Seller in and to any and all covenants, restrictions, agreements and riparian rights as same may apply to and benefit the Real Property, if any.

2. PURCHASE PRICE. Buyer agrees to pay a purchase price for the real property of $1,390,000.00 (One Million Three Hundred Ninety Thousand Dollars and NO/100), by County check or wire transfer of U.S. funds. The purchase price shall be adjusted according to the acreage as determined by the final survey as referred to in Paragraph 7 herein, up or down to the extent the survey provided for herein certifies there are 19.789 acres of vacant land, and exclusive of any dedicated rights-of-way located, thereon. The purchase price to be paid at closing shall be subject to other adjustments and prorations provided for herein and will be paid at closing by County check for the Property referenced above.

3. INTEREST CONVEYED. Seller is the record owner of the fee simple title to the subject Property and agrees to convey good, marketable and insurable title by Warranty Deed.

4. AD VALOREM TAXES. Buyer hereby covenants that it is a political subdivision of the State of Florida and is exempt from payment of ad valorem taxes. Therefore, it shall be Seller's responsibility to comply with Section 196.295, Florida Statutes by placing the appropriate amount of pro rata taxes to the day of closing and any delinquent taxes in escrow with the Miami-Dade County Tax Collector.

5. TITLE INSURANCE. Buyer may, within ten (10) business days of the effective date of this Contract, obtain a marketable title insurance commitment and furnish a copy to the Seller. Said commitment shall show a good, marketable and insurable title to the Property in the Seller's name. Buyer shall have ten (10) business days from receipt of title commitment to inspect said

title documents and report defects, if any, in writing to the Seller. Buyer may at Buyer's expense obtain an owner's marketable title insurance policy (ALTA Form "B") from a title insurance company licensed by the State of Florida ("Title Company") in the amount of the purchase price. In addition, the policy shall insure title to the Real Property for the period between closing and recording of the Statutory Warranty Deed. If the title commitment shows title to the Property to be unmarketable and uninsurable, then this Contract shall be rendered null and void and both Buyer and Seller shall be released of all obligations hereunder, except that Buyer may waive any defects and proceed with closing at Buyer's option.

6. INSPECTIONS/HAZARDOUS MATERIALS. Seller shall, at Sellers sole cost and expense and at least thirty (30) days from the effective date of this Contract, furnish to Buyer an environmental site assessment of the Property. Seller shall use the services of competent, professional consultants with expertise in the environmental site assessing process to determine the existence and extent, if any, of Hazardous Materials on the Property. The environmental site assessment shall be certified to Buyer and the date of certification shall be within 45 days before the date of closing. The Buyer shall obtain a Letter of Current Enforcement Status of the Property by the Miami-Dade County Department of Environmental Resources Management (DERM) and conduct a review of the environmental site assessment as required or recommended by DERM to determine the existence and extent, if any, of hazardous materials or toxic substances and hazardous waste on the Property in violation of any laws, ordinances, rules or restrictions of any governmental authority having jurisdiction. The term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste, it shall also include solid waste or debris of any kind. Should such inspections show defects to the Property, including the presence of hazardous material and/or excessive development cost, which Buyer is unable or unwilling to accept, Buyer may elect to terminate its processing of this Contract by giving Sellers written notice prior to the expiration of the Inspection Period, whereupon both Buyer and Sellers shall be released from all further obligations hereunder, except those which expressly survive the termination hereof, unless Sellers in Sellers' sole discretion elect in writing to repair such defects to Buyer's satisfaction. If Sellers agree to repair such defects by Closing or unwilling to repair such defects to Buyer's satisfaction, Buyer may waive all such defects and proceed to closing at Buyers option without adjustment to the Purchase Price such option to be exercised in writing within fifteen (15) days of Sellers' notice to Buyer that they are unable or unwilling to repair such defects. If Buyer does not waive such defects, this Contract shall terminate as above set forth. If the Letter of Current Enforcement Status or subsequent testing confirms the presence of hazardous materials or toxic substances and hazardous waste on the Real Property, Buyer or Seller may elect to terminate this Contract within fifteen (15) days of receipt of such Letter or testing reports by giving written notice to the other party, whereupon both Buyer and Sellers shall be released from all further obligations hereunder, except those which expressly survive the termination hereof. Should Buyer and Seller elect not to terminate this Contract and proceed with Closing, Seller shall, at Seller's sole cost and expense, promptly and diligently commence and complete any and all assessments and clean ups and monitoring of the Real Property necessary to obtain full compliance with any and all applicable governmental restrictions. Buyer shall reimburse Seller for the approved cost of the environmental site assessment not to exceed $2,000.00, upon Seller's submission of the necessary documentation to Buyer which evidences payment in full of the environmental site assessment costs by Seller. This reimbursement is contingent upon a sale of the Property to Purchaser.

Buyer releases all claims against Seller for any environmental condition on the property which was caused by activities on Buyer's adjacent property known as the Trail Glades Range.

7. SURVEY. Seller, at Seller's sole cost and expense and not less than 30 days prior to closing, deliver to Buyer, a current, certified boundary survey of the Property prepared by a professional land surveyor licensed by the State of Florida . The survey shall be certified to the Buyer, the Title Company and the Seller. The date of certification shall be within sixty (60) days before the Closing date, unless this sixty (60) day time period is waived by Buyer and by the Title Company for purposes of deleting the standard exceptions for survey matters and easements or claims of easements not shown by the public records from the owners' title policy. The survey shall contain a certification of the number of square feet and calculated acreage contained in the Real Property, less any dedicated right of way thereon. If the survey shows any encroachment on the Real Property or that any improvements on the Real Property encroach on the land of others, the same shall be regarded as a title defect. The legal description in the survey shall be subject to Seller's and Buyer's approval. Buyer shall reimburse Seller for one-half the approved cost of the Survey not to exceed $4,375, upon Seller's submission of the necessary documentation to Buyer, which evidences payment in full of the Survey costs by Seller. This reimbursement is contingent upon a sale of the Property to Purchaser.

8. RIGHT TO ENTER REAL PROPERTY. Seller agrees that Buyer and its agents shall, upon reasonable notice, have the right to enter the Real Property for all lawful and agreed upon purposes in connection with this transaction provided the Buyer shall indemnify and hold Seller harmless for damage or injury caused by Buyer and its agents subject to all limitations of Section 768.28, Florida Statutes. Buyer shall not in the course of such entry make any invasive tests, alterations or improvements to the balance of the parent tract owned by Seller, except with the express written consent of Seller. Buyer hereby agrees to indemnify, protect and hold harmless Seller from and against any and all claims, demands, losses, costs, damages to the balance of the parent tract. If Closing does not occur, Buyer shall repair and restore the Property to the condition existing prior to any test or construction on the site.

9. TENANCIES. Seller further warrants and represents that no person is living on or occupying the Property, that there is no tenant in possession of the Property and that there are no leases or other agreements and understandings affecting possession, use or occupancy of the Property.

10. PRORATIONS: In addition to proration of taxes as provided in Paragraph 4 above, expenses for electricity, water, sewer, waste collection, and personal property taxes, if any and all revenue if any shall be prorated to the day prior to closing.

11. LIENS. All liens of record, including certified municipal and county liens, as well as special assessments, if any, shall be paid in full at or before closing by the Seller. If a pending lien has been filed against the subject Property which has not been certified as of the date of closing, and the work and improvements for which the lien was filed have been completed prior to the closing, despite the fact that the pending lien has not been certified, such lien shall be paid by the Seller.

12. CLOSING. The closing of this transaction shall be completed within thirty (30) calendar days of the Effective Date of this contract unless otherwise extended, as mutually agreed upon by both Buyer and Seller or as otherwise provided herein. The precise date, time, and place of closing shall be set by Buyer and Seller.

13. TIME. Buyer and Seller mutually agree to fully and timely execute such papers as deemed necessary to complete the conveyance in accordance with the terms of this contract. Time is of the essence of this Contract. All obligations are subject to Acts of God or Nature or any other occurrence, which is beyond the control of Seller or Buyer.

14. BROKERS. Any and all real estate fees or commissions claimed due pursuant to this transaction to any real estate broker or agent shall be paid by the Seller. Sellers shall hold Buyer harmless from and against any and all claims, liability, cost, expense, damages, judgments and causes of action, including reasonable attorney's fees, based on real estate commissions claimed due pursuant to this transaction to any real estate broker or real estate agent.

15. EXPENSES. Seller shall be responsible for recording fees on the Warranty Deed. Seller shall be responsible for the payment of Florida Documentary Stamp Taxes and Miami-Dade County Surtax on the Warranty Deed.

16. LOSS. All risk of loss to the Property shall be borne by Seller until transfer of title.

17. ACCESS. Seller warrants and represents that there is legal ingress and egress to the Real Property being purchased under this contract.

18. POSSESSION. Seller shall deliver possession of the Property and keys to all locks, if any, to the Buyer at closing.

19. DEFAULT. If either party defaults under this Contract, then the other party may waive the default and proceed with closing without adjustment to the purchase price, in which event any and all claims with respect to such default shall be deemed extinguished, or either party may seek specific performance. In no event shall either party be liable for any damages (actual, special consequential, punitive or otherwise) for any default under this Contract.

20.LITIGATION. In the event of any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the other party upon final court judgment, including appellate proceedings.

21. DISCLOSURE. Seller warrants that there are no facts which materially and adversely affect the physical condition and present use of the Real Property which have not been disclosed by Seller to Buyer or which are not readily observable to Buyer or which Buyer cannot discover during customary due diligence.

22. SUCCESSORS IN INTEREST. This Contract will ensure to the benefit of and be binding upon, and is intended solely for the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns; and no third party will have any rights,

privileges or other beneficial interests herein or hereunder.

23. GOVERNING LAW. This Contract is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Contract; proper venue thereof will be in Miami-Dade County.

24. INVALID PROVISIONS. In the event any term or provision of this Contract is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in force and effect, provided that the inoperative provision (s) are not essential to the interpretation or performance of this Contract in accordance with the clear intent of the parties.

25. RECORDING . This Contract or notice thereof may be recorded by Buyer in the minutes of the Clerk of the Board of County Commissioners Miami-Dade County, Florida, but shall not be recorded in the official public records of the Clerk of the Court of Miami-Dade County, Florida.

26. ASSIGNMENT. Neither this Contract nor any interest therein shall be assigned by Buyer or Seller without the express written consent of each other.

27. ENTIRE AGREEMENT. This Contract contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

28. EFFECTIVENESS. The effectiveness of this Contract is contingent upon approval by the Miami-Dade County Board of County Commissioners ("Board"), as well as public hearing approval pursuant to Section 33-303 of the Code of Miami-Dade County, if applicable, and provided no motion to reconsider such approval is made at the next regularly scheduled meeting of said Board. If a motion to reconsider approval hereof is made within such time, then the Effective Date hereof shall be the date of the next regularly scheduled meeting of the Board, at which next regularly scheduled meeting, provided a motion to reconsider has been filed, the Board shall reconsider its prior approval hereof; provided further, however, that such initial Board approval or subsequent reconsideration and approval ratification shall not be effective until the earlier of; a) the date the Mayor of Miami-Dade County indicates approval of such Commission action; or b) the lapse of ten (10) days without the Mayor's veto (the "Effective Date"). In the event that the Mayor vetoes the Board approval, the Board approval shall not be effective in the absence of an override of the Mayor's veto that shall be at the next regularly scheduled meeting of the Board after the veto occurs, in which case such override date shall be the Effective Date. The actions of the Commission and the Mayor in connection with the award or rejection of any contract rests within their sole discretion. If not vetoed, the contract shall become effective in accordance with Resolution No. R-377-04. The date of such approval of the Contract by Buyer, as set forth above is the Effective Date of this Contract.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in the building in sufficient quantities, may present health risks to persons who are

exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

NOTICE. All communications regarding this transaction shall be directed to:

as to Buyer:

Laureen A. Varga
Chief Real Estate Officer
General Services Administration
111 NW 1st Street, Suite 2460
Miami, Florida 33128

as to Seller:

Mildred Majoros
The Trust for Public Land
7900 Red Road Suite 25
Miami, Florida 33143

IN WITNESS WHEREOF, the Buyer and Seller have duly executed this Contract as of the day and year above written.

BUYER:

MIAMI-DADE COUNTY

By:_____
County Manager

Date:_____

ATTEST:

By:_____
Clerk

SELLER:

By:_____

By:_____

Date:_____

_____
Witness

_____
Print

_____
Witness

_____
Print

Approved as to form
and legal sufficiency.

STATE OF Florida
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 20th day of December, 2005, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert L. McClymonds for TPL personally known to me or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami, in the County and State aforesaid, on this, the 20th day of December, 2005.

J. Stanley
_____(SEAL)
Notary Public

Jeanette L. Stanley
_____
Print Name

J. STANLEY
MY COMMISSION # DD450278
EXPIRES: July 13, 2009
Florida Notary Service
FL Notary Discount Assoc. Co.

NOTARY SEAL / STAMP

Notary Public, State of Florida
My Commission expires July 13, 2009

IN WITNESS WHEREOF, the Buyer and Seller have duly executed this Contract as of the day and year above written.

BUYER:

MIAMI-DADE COUNTY

By: _____
County Manager

Date: _____

ATTEST:

By: _____
Clerk

SELLER:

THE TRUST FOR PUBLIC LAND

By: Robert C. McClymonds
Robert C. McClymonds

By: Regional Counsel

Date: Dec. 20, 2005

Witness

Mildred Majoros
Print

Witness

Elizabeth Welch
Print

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

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## EXHIBIT A

**LEGAL DESCRIPTION:**

**Tract 39 Less the East 50 feet thereof; Tract 40; and that portion of Tract 42 lying North of the Tamiami Canal, less the East 50 feet thereof; all in Section 6, Township 54 South, Range 39 East, MIAMI EVERGLADES LAND CO., LIMITED, according to the Plat thereof, as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida.**