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

Memorandum

MIAMI-DADE COUNTY

Date: July 21, 2009

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

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

From: George M. Burgess
County Manager

Resolution No. R-953-09

Subject: Conveyance of 4.734 acres of land contiguous to the Homestead Air Reserve Base (HARB) from Miami-Dade County to the United States of America.

Recommendation

It is recommended that the Board of County Commissioners approve the attached resolution declaring 4.734 acres of County-owned land contiguous to the Homestead Air Reserve Base (HARB) not needed for County purposes, waive Administrative Order 8-4 as it relates to review by the Planning Advisory Board and authorize execution of a Deed conveying the property to the United States of America for a nominal charge of Ten Dollars ($10.00) in accordance with Florida Statute 125.38 and the Economic Development Conveyance (EDC) adopted by the Board of County Commissioners on July 13, 2004 by Resolution R-909-04.

Scope:

COMMISSION DISTRICT: 9

COMMISSION DISTRICTS IMPACTED: 9

Background:

MANAGING DEPARTMENT: General Services Administration

FOLIO NUMBER: A portion of 30-7901-000-0120, which is Parcel 11 with a total of 211 acres.

LOT SIZE: 4.734 acres of vacant land.

LOCATION: County-owned land located between Bikini Boulevard and Saint Lo Boulevard at the southwest corner of land adjacent to the Homestead Air Reserve Base (HARB). This strip of land is just north of 21 acres under a long term County lease to the U.S. Coast Guard.

ZONING AND MASTER PLAN: Homestead Air Reserve Base Agricultural/ Governmental zoning with a master plan use for institutional and government use

CURRENT USE:	Vacant land
PROPOSED USE:	The land will remain vacant around the planned new Visitors Quarters and other future facilities to be constructed on current Air Base land to the west of this parcel. By acquiring this parcel, the Air Force will be able to maintain the federally mandated required setback as defined in U.S. Department of Defense/UFC 4-010-01 (8 Oct 2003).
FISCAL IMPACT/ FUNDING SOURCE:	The 4.734 acres were acquired at no cost by the County as part of the total conveyance of 601 acres received from the Air Force through the Economic Development Conveyance adopted by R-909-04 on July 13, 2004. The sale will be at a nominal charge of Ten Dollars ($10.00). The conveyance of this strip of land will reduce the County's annual maintenance of this vacant land by approximately $3,600 per year.

Justification:

The U.S. Air Force has made a formal request for conveyance of these approximately five acres to increase their buffer zone around their facilities at the Homestead Air Reserve Base. In order to accommodate an expansion of their mission and operations in Homestead, the Air Force is planning to construct a new three-story, $7 million Visitors Quarters to accommodate the increased number of temporary personnel staying on the Base to carry out new assignments. They also plan to construct additional facilities in the future next to this Visitors Quarters. Unfortunately, the current Air Force eastern boundary with the County, which was designated well over ten (10) years ago during the Base Realignment And Closure ("BRAC") process and eventual conveyance to the County, did not anticipate the new requirements for setbacks. By extending their eastern boundary with the conveyance of County-owned land, the Air Force will be able to comply with these setback regulations after they construct their new building.

The County has encouraged growth of the military within the County, especially on the portion of the County–owned land in close proximity to the Air Base which was received from the Air Force by an Economic Development Conveyance (EDC) on July 13, 2004 and adopted by the BCC by Resolution R-909-04. Previous to that Resolution, the BCC adopted another Resolution, R-120-04, on January 20, 2004, which encouraged the use of land along Bikini Boulevard and the Air Force runway to be used to accommodate Special Operations Command South (SOCSOUTH) and other military and Homeland

Security/Emergency operations (including Air Force expansion and construction of new facilities). This proposed conveyance is consistent with the intent of that Resolution.

The vacant land has been circulated to County Departments and no alternative uses have been identified. Florida Statutes 125.38 authorizes the Board of County Commissioners to convey property to the United States or any Department thereof for a nominal value when the Board is satisfied that the property is not needed for County purposes and will be utilized for the benefit of the public or community interest and welfare.

Monitor:

Robert Warren, Real Estate Advisor, GSA

Delegated Authority:

This resolution authorizes the County Mayor or the County Mayor's Designee to execute the attached County Deed and to take all other necessary steps to accomplish the conveyance of this property to the United States of America for use by the United States Air Force Reserve Command.

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: July 21, 2009

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

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

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 Mayor'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)(C)
7-21-09

RESOLUTION NO. **R-953-09**

RESOLUTION DECLARING 4.734 ACRES OF MIAMI-DADE COUNTY-OWNED LAND CONTIGUOUS TO THE HOMESTEAD AIR RESERVE BASE SURPLUS AND NOT NEEDED FOR COUNTY PURPOSES IN ACCORDANCE WITH F.S. 125.38; APPROVING CONVEYANCE OF SAID LAND FOR TEN ($10.00) DOLLARS TO THE UNITED STATES OF AMERICA; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID LAND

WHEREAS, the United States of America desires to acquire certain County-owned property located in Miami-Dade County, consisting of 4.734 acres, which is identified in the attached survey, and which is situated contiguous to the Homestead Air Reserve Base (the "Property"); and

WHEREAS, the County's conveyance of the Property to the United States of America is in the public's best interest and welfare by allowing the use of the Property for the Unites States of America, Air Force Reserve Command to expand its boundaries and to provide the necessary area setbacks from its planned new construction on the Homestead Air Reserve Base; and

WHEREAS, the County is satisfied that the United States of America requires the Property for such use, and the Property is not otherwise needed for County purposes; and

WHEREAS, the conveyance of the Property to the United States of America for said purposes shall be in the amount of Ten ($10.00) Dollars; and

WHEREAS, the conveyance of the Property to the United States of America is consistent with the requirements and terms of the Economic Development Conveyance (EDC) Agreement entered into between the United States of America and Miami-Dade County by Resolution R-909-04, adopted by the Board of County Commissioners on July 13, 2004; and

WHEREAS, the conveyance of the Property to the United States of America is in accordance with Section 125.38, Florida Statutes, governing the conveyance of County property to the United States of America; and

WHEREAS, the Board desires to waive Administrative Order 8-4 as it relates to review by the Planning Advisory Board,

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

Section 1. The foregoing recitals are adopted and incorporated herein by reference.

Section 2. This Board, pursuant to Section 125.38 of the Florida Statutes, hereby declares the Property as surplus and not needed for County purposes; authorizes the waiver of Administrative Order 8-4 as it relates to review by the Planning Advisory Board; and authorizes the County Mayor or the County Mayor's Designee to take all action necessary to accomplish the conveyance of the Property for Ten ($10) Dollars to the United States of America, including, but not limited to the execution of the County Deed in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Katy Sorenson** 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	**aye**	Audrey M. Edmonson	**aye**
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 21st day of July, 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

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C:\WP\RESO\4523.DOC

Instrument prepared by and returned to:
Miami-Dade County General Services Administration
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No: Portion of 30-7901-000-0120

COUNTY DEED

THIS DEED, made this _____day of _____, 200__, 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, General Services Administration, 111 N.W. 1st. Street, Suite 2460, Miami, Florida 33128-1963, and the UNITED STATES OF AMERICA, party of the second part, whose address is % United States Air Force Reserve, Homestead Air Reserve Base, Miami, Florida.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) 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:

A portion of vacant land within Folio No. 30-7901-000-0120 containing 206,201 square feet or 4.734 acres as further described in Exhibit "A" attached hereto.

Subject to the following restrictions:

The Grantee agrees to accept conveyance of this land subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements and encumbrances that had been conveyed to Miami-Dade County in the Economic Development Conveyance Agreement for this land agreed to by the Board of County Commissioners on July 13, 2004 by the adoption of Resolution No. 909-04.

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.

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

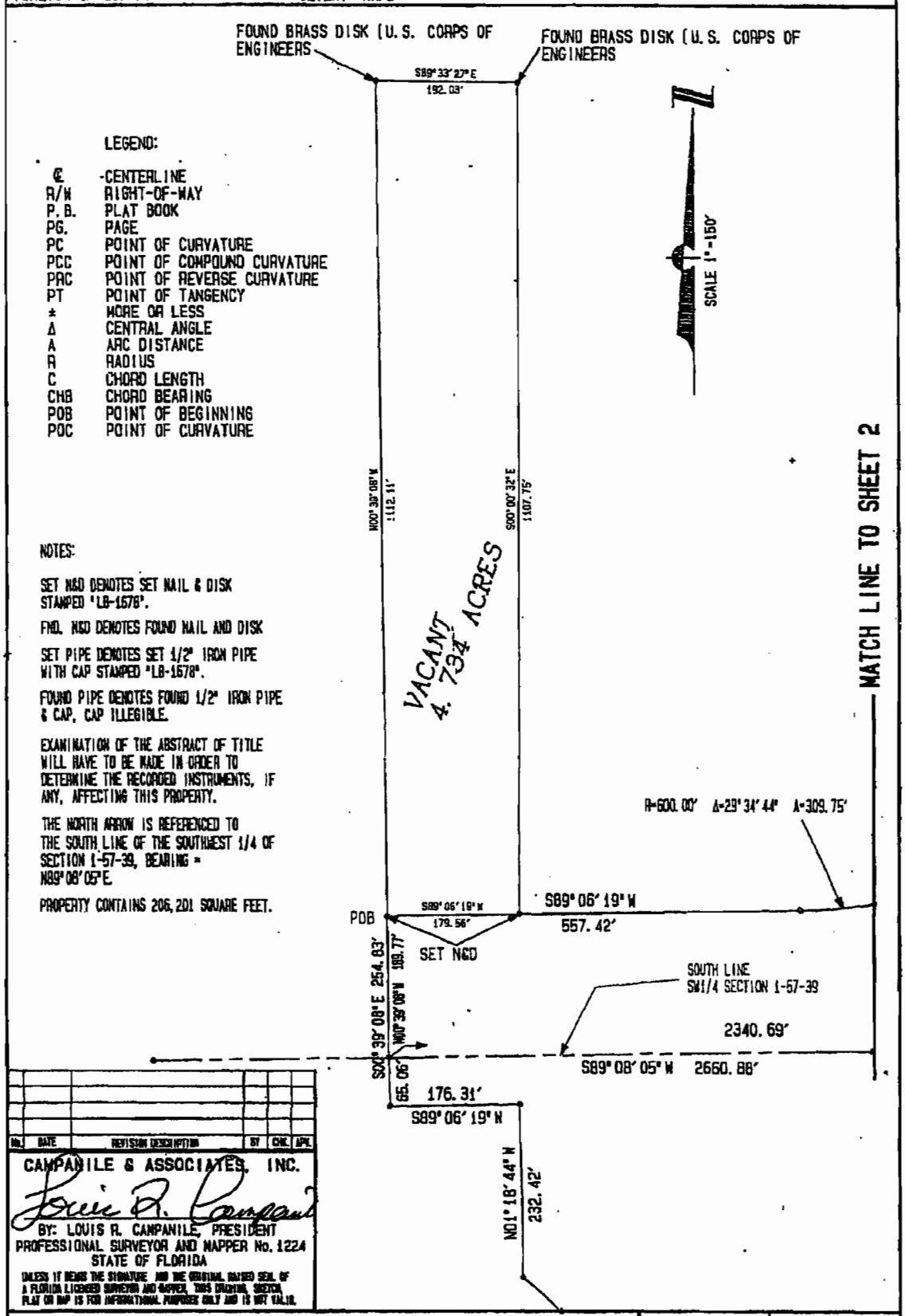
By: _____
Mayor

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____day of _____, 200_

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST 1/4, SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SKETCH OF SURVEY CLIENT: HAFB



LEGEND:

℄	-CENTERLINE
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
PG.	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
±	MORE OR LESS
Δ	CENTRAL ANGLE
A	ARC DISTANCE
R	RADIUS
C	CHORD LENGTH
CHB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE

NOTES:

SET N&D DENOTES SET NAIL & DISK STAMPED "LB-1678".

FND. N&D DENOTES FOUND NAIL AND DISK

SET PIPE DENOTES SET 1/2" IRON PIPE WITH CAP STAMPED "LB-1678".

FOUND PIPE DENOTES FOUND 1/2" IRON PIPE & CAP, CAP ILLEGIBLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE IN ORDER TO DETERMINE THE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THE NORTH ARROW IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1-57-39, BEARING = N89°08'05"E.

PROPERTY CONTAINS 206,201 SQUARE FEET.

No.	DATE	REVISION DESCRIPTION	BY	CHK.	APR.

CAMPANILE & ASSOCIATES, INC.

BY: LOUIS R. CAMPANILE, PRESIDENT
PROFESSIONAL SURVEYOR AND MAPPER No. 1224
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
CONSTRUCTION MANAGERS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
(305) 971-1989 (FAX)

PROJECT NO. 4638	DRAWN BY AC
DATE 8-7-2008	CHECKED BY AC
BY NC/AC	DRAWING NO. 4638
SCALE NONE	SHEET 1 OF 2

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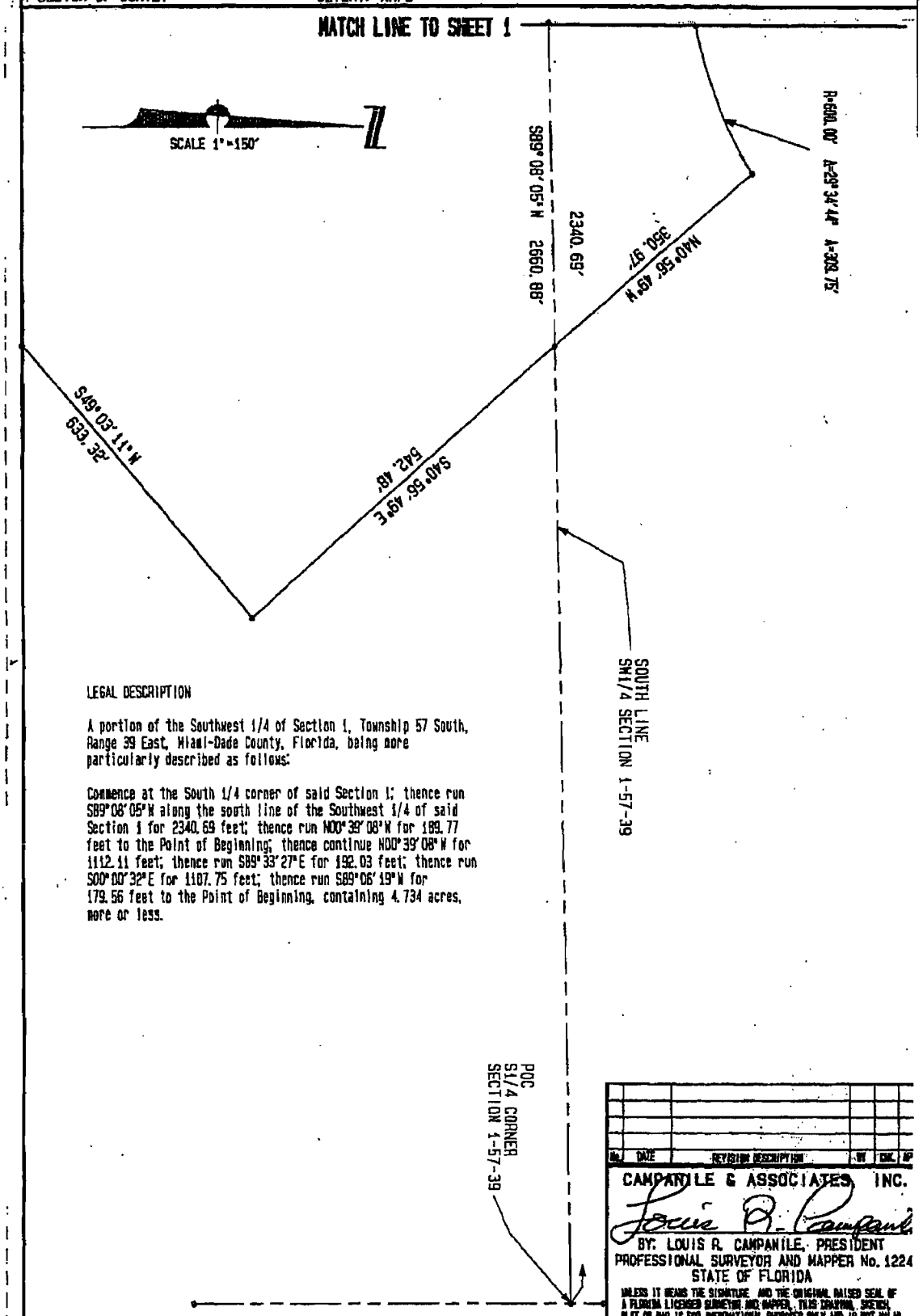
PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST 1/4, SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SKETCH OF SURVEY CLIENT: HAFB



LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 1, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the South 1/4 corner of said Section 1; thence run S89°08'05"W along the south line of the Southwest 1/4 of said Section 1 for 2340.69 feet; thence run N00°39'08"W for 189.77 feet to the Point of Beginning; thence continue N00°39'08"W for 1112.11 feet; thence run S89°33'27"E for 192.03 feet; thence run S00°00'32"E for 1107.75 feet; thence run S89°06'19"W for 179.56 feet to the Point of Beginning, containing 4.734 acres, more or less.

No.	DATE	REVISION DESCRIPTION	BY	CHK.	AP

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BY: LOUIS R. CAMPANILE, PRESIDENT
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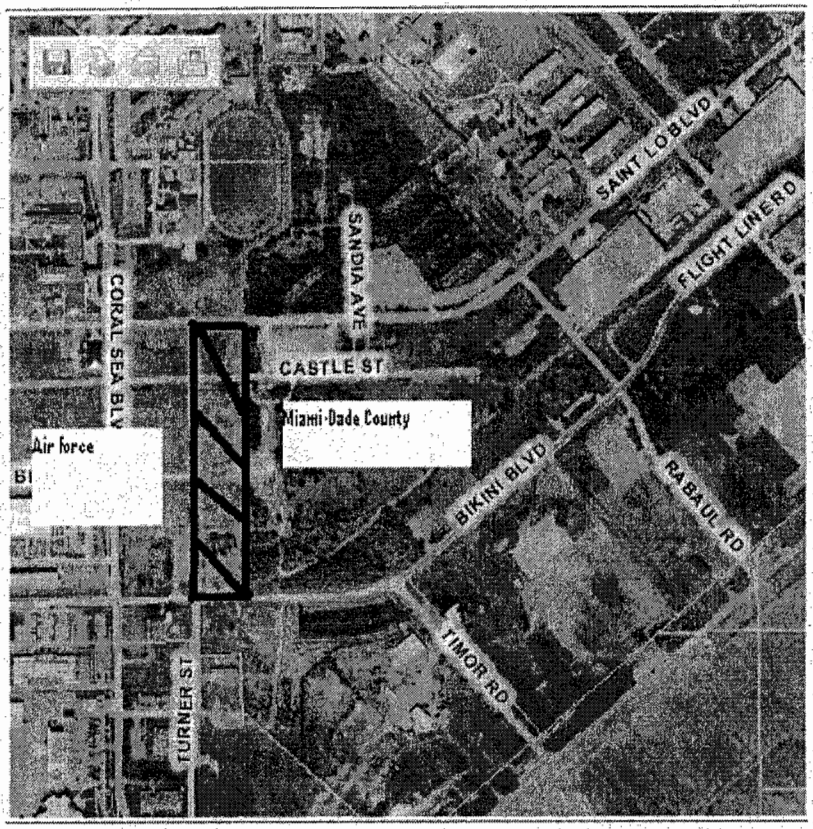
PROJECT NO. 4638	DRAWN BY AC
DATE B-7-2008	CHECKED BY AC
BY NC/AC	DRAWING NO. 4638
SCALE NONE	SHEET 2 OF 2

11



Summary Details:	
Folio No.:	30-7901-000-0120
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA-R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929
Property Information:	
Primary Zone:	9000 AGRICULTURE
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1
Lot Size:	211 ACRES
Year Built:	0
Legal Description:	1 & 6 57 39 & 06 57 40 211.02 AC BEG 1315.86FTS OF NW COR OF SEC 1 TH N 89 DEG E 2034.80FT SELY AD 716.37FT S 00 DEG E 74.96FT N 89 DEG E 52.98FT NELY AD 1305.64FT N 88 DEG E 332.69FT N 01 DEG W
Sale Information:	
Sale O/R:	
Sale Date:	
Sale Amount:	

Assessment Information:		
Year:	2008	2007
Land Value:	$6,330,600	$6,330,600
Building Value:	$6,188	$6,188
Market Value:	$6,336,788	$6,336,788
Assessed Value:	$6,336,788	$6,336,788

Taxable Value Information:		
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$6,336,788/$0	$6,336,788/$0
County:	$6,336,788/$0	$6,336,788/$0
School Board:	$6,336,788/$0	$6,336,788/$0