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

MEMORANDUM Special Item No. 3

TO: Honorable Chairman Joe A. Martinez and Members, West Perrine Community Redevelopment Agency

DATE: September 4, 2012

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

SUBJECT: Resolution authorizing County staff to negotiate and purchase three parcels in an amount not to exceed $306,000 from the Perrine 7 Day Adventist Church as sellers, and the West Perrine Community Redevelopment Agency
Resolution No. CRA-4-12 West Perrine

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

Memorandum

Date: September 4, 2012

To: Honorable Chairman Joe A. Martinez
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez
County Mayor

Subject: Acquisition of Four Properties for the Purpose of Redevelopment

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Recommendation
It is recommended that the West Perrine Board of Commissioners (Board) authorize County staff to negotiate and purchase four parcels consisting of approximately 11 acres of land for the purpose of: 1) assembling land and 2) issuing a Request for Proposals to develop a mixed use project, or single family homes.

Scope of Agenda Item
This resolution provides for the purchase of the four properties listed below, allowing County staff to negotiate the purchase of the lots at the appraised value or below.

Owners:	Perrine Seventh-Day Adventist Church
Location:	SW 168th Street – Richmond Drive Unincorporated Miami-Dade County
Size:	Approximately 11 Acres
Tax Folio Number:	Parcel 1. 30-5032-001-0050 Parcel 2. 30-5032-001-0040 Parcel 3. 30-5032-001-0030 Parcel 4. 30-5032-001-0020
Commission District:	9
Zoning:	RU-1 Single Family residential.
Appraised Value:	$306,000 (four lots)

Fiscal Impact / Funding Source
The West Perrine Community Redevelopment Agency's (Agency's) major revenue source is tax increment financing, which is generated through the incremental growth of countywide and unincorporated municipal service area ad valorem tax revenues beyond the established base year, as defined in Section 163.387 of Florida State Statutes.

The Agency's FY 2011-12 budget includes funding for the purchase of this property.

Track Record / Monitor
The purchase of the properties will be completed by the County's Internal Services Department and will be monitored by the Office of Management and Budget.

Background
On June 5, 2007, the BCC approved the establishment of the Community Redevelopment Area (Area) when it adopted the Redevelopment Plan (Plan) pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution R-745-07.

The undeveloped properties are owned by the Perrine Seventh-Day Adventist Church and currently do not pay ad valorem taxes. The properties are located on the northern boundary of the Area along a major traffic corridor relatively close to the South Miami-Dade Busway and neighboring businesses. The properties remain as empty lots.

The plan is to assemble these parcels, along with other parcels, and obtain a developer to construct a mixed use or residential project. If the Agency cannot acquire the other parcels, these parcels are sufficiently sized to allow the development of a project.

Edward Marquez
Deputy Mayor

Mayor09712

Special Item No.3
9-4-12

RESOLUTION NO. CRA-4-12 West Perrine

RESOLUTION AUTHORIZING COUNTY STAFF TO NEGOTIATE AND PURCHASE THREE PARCELS IN AN AMOUNT NOT TO EXCEED $306,000 FROM THE PERRINE 7 DAY ADVENTIST CHURCH AS SELLERS, AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, AS BUYER OF APPROXIMATELY 11 ACRES OF LAND LOCATED AT SW 168TH STREET – RICHMOND DRIVE, FOR THE PURPOSE OF REDEVELOPMENT; AND AUTHORIZING THE COUNTY MAYOR 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 COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY that this Board: authorizes the execution of contracts for sale and purchase in the amount not to exceed $306,000 between Perrine 7 Day Adventist Church as seller and the West Perrine Community Redevelopment Agency as buyer of approximately 11 acres of land located at SW 168th Street – Richmond Drive, for the purpose of redevelopment, and authorizes County Mayor to execute said contract for sale and purchase on behalf of the Agency.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	**aye**		
Audrey M. Edmonson, Vice Chairwoman	**aye**		
Bruno A. Barreiro	**aye**	Lynda Bell	**aye**
Esteban L. Bovo, Jr.	**absent**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**absent**	Dennis C. Moss	**aye**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day, of September, 2012.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

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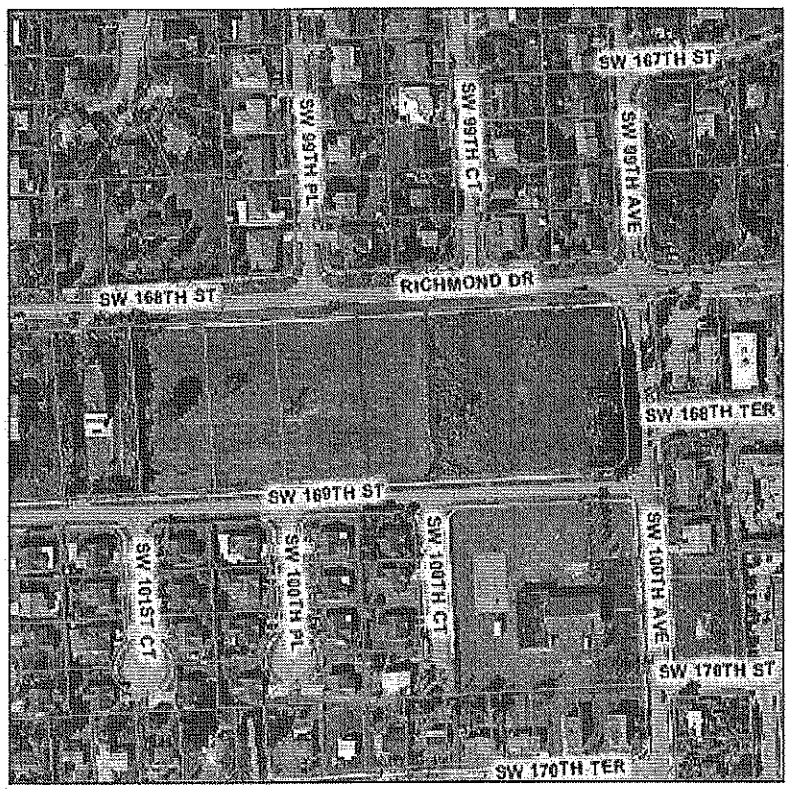
Property Information Map



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Summary Details:

Folio No.:	30-5032-001-0020
Property:	
Mailing Address:	SOUTHEASTERN CONFERENCE ASSOC OF SEVENTH-DAY ADVENTISTS PO BOX 528 MIAMI FL 33197-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,075.20 SQ FT
Year Built:	0
Legal Description:	CHARLESTON SUB PB 53-67 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 13507-2994 1287 1 OR 13507-2994 1287 00

Assessment Information:

Year:	2011	2010
Land Value:	$64,400	$96,600
Building Value:	$0	$0
Market Value:	$64,400	$96,600
Assessed Value:	$64,400	$96,600

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$64,400	$0/$96,600
County:	$0/$64,400	$0/$96,600
School Board:	$0/$64,400	$0/$96,600

Sale Information:

Sale Date:	12/1987
Sale Amount:	$22,000
Sale O/R:	13507-2994
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

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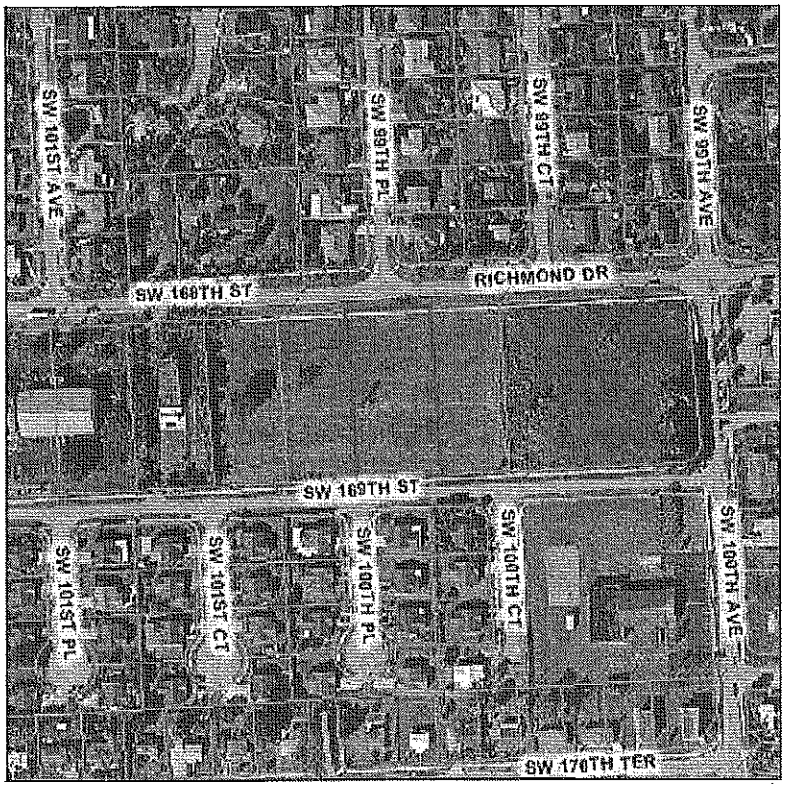
Property Information Map



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Summary Details:

Folio No.:	30-5032-001-0030
Property:	
Mailing Address:	PERRINE 7 DAY ADVENTIST CHURCH P O BOX 528 MIAMI FL 33197-0000

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,510.80 SQ FT
Year Built:	0
Legal Description:	CHARLESTON SUB PB 53-67 LOT 3 BLK 1 LOT SIZE IRREGULAR OR 11760-1605 0283 2 OR 11760-1605 0283 02

Assessment Information:

Year:	2011	2010
Land Value:	$65,100	$97,650
Building Value:	$0	$0
Market Value:	$65,100	$97,650
Assessed Value:	$65,100	$97,650

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$65,100	$0/$97,650
County:	$0/$65,100	$0/$97,650
School Board:	$0/$65,100	$0/$97,650

Sale Information:

Sale Date:	2/1983
Sale Amount:	$67,600
Sale O/R:	11760-1605
Sales Qualification Description:	Deeds which include more than one parcel
View Additional Sales	

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Property Information Map

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Summary Details:

Folio No.:	30-5032-001-0040
Property:	
Mailing Address:	PERRINE 7 DAY ADVENTIST CHURCH P O BOX 528 MIAMI FL 33197-0000

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	36,154.80 SQ FT
Year Built:	0
Legal Description:	32 55 40 CHARLESTON SUB PB 53-67 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 11760-1605 0283 2 OR 11760-1605 0283 02

Assessment Information:

Year:	2011	2010
Land Value:	$58,100	$87,150
Building Value:	$0	$0
Market Value:	$58,100	$87,150
Assessed Value:	$58,100	$87,150

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$58,100	$0/$87,150
County:	$0/$58,100	$0/$87,150
School Board:	$0/$58,100	$0/$97,150

Sale Information:

Sale Date:	2/1983
Sale Amount:	$67,600
Sale O/R:	11760-1605
Sales Qualification Description:	Deeds which include more than one parcel
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Summary Details:

Folio No.:	30-5032-001-0050
Property:	
Mailing Address:	PERRINE 7 DAY ADVENTIST CHURCH P O BOX 528 MIAMI FL 33197-0000

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	36,154.80 SQ FT
Year Built:	0
Legal Description:	32 55 40 CHARLESTON SUB PB 53-67 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 11760-1605 0283 2 OR 11760-1605 0283 02

Assessment Information:

Year:	2011	2010
Land Value:	$58,100	$87,150
Building Value:	$0	$0
Market Value:	$58,100	$87,150
Assessed Value:	$58,100	$87,150

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$58,100	$0/$87,150
County:	$0/$58,100	$0/$87,150
School Board:	$0/$58,100	$0/$87,150

Sale Information:

Sale Date:	2/1983
Sale Amount:	$67,600
Sale O/R:	11760-1605
Sales Qualification Description:	Deeds which include more than one parcel
View Additional Sales	