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

MEMORANDUM

Agenda Item No. 11(A)(2)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: September 16, 2014

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

SUBJECT: Resolution directing the Mayor to advertise a Request for Expression of Interest regarding certain property located near the Homestead Air Reserve Base; and directing the Mayor to report to the Board regarding the responses to the request for Expression of Interest within 90 days of the issuance of the request for expression of interest

Resolution No. R-816-14

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

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: September 16, 2014

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

SUBJECT: Agenda Item No. 11(A)(2)

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(2)
9-16-14

RESOLUTION NO. R-816-14

RESOLUTION DIRECTING THE MAYOR OR MAYOR'S DESIGNEE TO ADVERTISE A REQUEST FOR EXPRESSION OF INTEREST REGARDING CERTAIN PROPERTY LOCATED NEAR THE HOMESTEAD AIR RESERVE BASE; AND DIRECTING THE MAYOR OR MAYOR'S DESIGNEE TO REPORT TO THE BOARD REGARDING THE RESPONSES TO THE REQUEST FOR EXPRESSION OF INTEREST WITHIN 90 DAYS OF THE ISSUANCE OF THE REQUEST FOR EXPRESSION OF INTEREST

WHEREAS, in 2004, the United States Air Force agreed to convey to Miami-Dade County, for economic development purposes, approximately 601 acres of property near the Homestead Air Reserve Base ("Economic Development Conveyance"); and

WHEREAS, approximately 125 acres within the Economic Development Conveyance ("Vacant Property"), as further depicted and described as Parcels A and B in Composite Exhibit A and Exhibit B to this resolution, is now available to be used for another economic development purpose; and

WHEREAS, County residents would benefit from the Vacant Property being put to a use which furthers economic development, including one or more of the following: (1) educational use; (2) use for relocating local businesses' back-office operations from core business areas; or, (3) use as an industrial park, defined as an area planned for industrial development (collectively "Economic Development Uses"); and

WHEREAS, advertising a request for expression of interest is a means to encourage and promote the development of these Economic Development Uses on the Vacant Property,

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

Section 1. Within 90 days of the effective date of this resolution, directs the Mayor or Mayor's designee to advertise a Request for Expression of Interest, seeking information from interested parties regarding developing these Economic Development Uses on the Vacant Property. At a minimum, this Request for Expression of Interest shall require interested parties to provide their relevant development experience, the specific Economic Development Use(s) which they propose for the Vacant Property, the market rent and any other income expected to be paid to the County for the proposed use(s) of the Vacant Property, and the expected number of jobs to be created by the proposed use(s) of the Vacant Property.

Section 2. Within 90 days of the issuance of the Request for Expression of Interest, the Mayor or Mayor's designee is hereby directed to report to the Board regarding the responses received to the Request for Expression of Interest. This report shall describe each of the responses received to the Request for Expression of Interest, and shall be transmitted by memorandum to each individual Commissioner.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of September, 2014. 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: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

PARCEL A

LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI/DADE COUNTY, FLORIDA. BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35 AND RUN N00°45'40"W ALONG THE EAST LINE OF SAID SECTION 35 A DISTANCE OF 1344.58 FEET; THENCE S89°14'40"W 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 127th AVENUE ;
THENCE N00° 45'40"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING; THENCE N83°35'33"W A DISTANCE OF 2627.42 FEET TO THE EAST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 132nd AVENUE; THENCE N00°50'28"W ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 1307.77 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY FOR SOUTHWEST 272nd STREET; THENCE N89°11'34"E ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 2608.23 FEET TO THE SAID WEST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 127th AVENUE; THENCE S00°45'40"E A DISTANCE OF 1299.91 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 67.94 ACRES, MORE OR LESS.

COMPOSITE EXHIBIT "A"

PARCEL B

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION N00°45'40"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35 FOR 575.06 FEET; THENCE S89°14'20"W FOR 50.08 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE S89°14'06"W FOR 2640.03 FEET; THENCE N00°50'22"W FOR 2097.14 FEET; THENCE N89°11'29"E FOR 2642.98 FEET; THENCE S00°45'40"E FOR 657.30 FEET; THENCE N89°12'12"E FOR 50.00 FEET; THENCE S00°45'40"E FOR 672.13 FEET; THENCE S89°12'55"W FOR 50.00 FEET; THENCE S00°45'18"E FOR 769.54 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI/DADE COUNTY, FLORIDA. BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35 AND RUN N00°45'40"W ALONG THE EAST LINE OF SAID SECTION 35 A DISTANCE OF 1344.58 FEET; THENCE S89°14'40"W 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 127th AVENUE ;
THENCE N00° 45'40"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING; THENCE N83°35'33"W A DISTANCE OF 2627.42 FEET TO THE EAST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 132nd AVENUE; THENCE N00°50'28"W ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 1307.77 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY FOR SOUTHWEST 272nd STREET; THENCE N89°11'34"E ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 2608.23 FEET TO THE SAID WEST RIGHT OF WAY BOUNDARY FOR SOUTHWEST 127th AVENUE; THENCE S00°45'40"E A DISTANCE OF 1299.91 FEET TO THE SAID POINT OF BEGINNING.

COMPOSITE EXHIBIT "A"

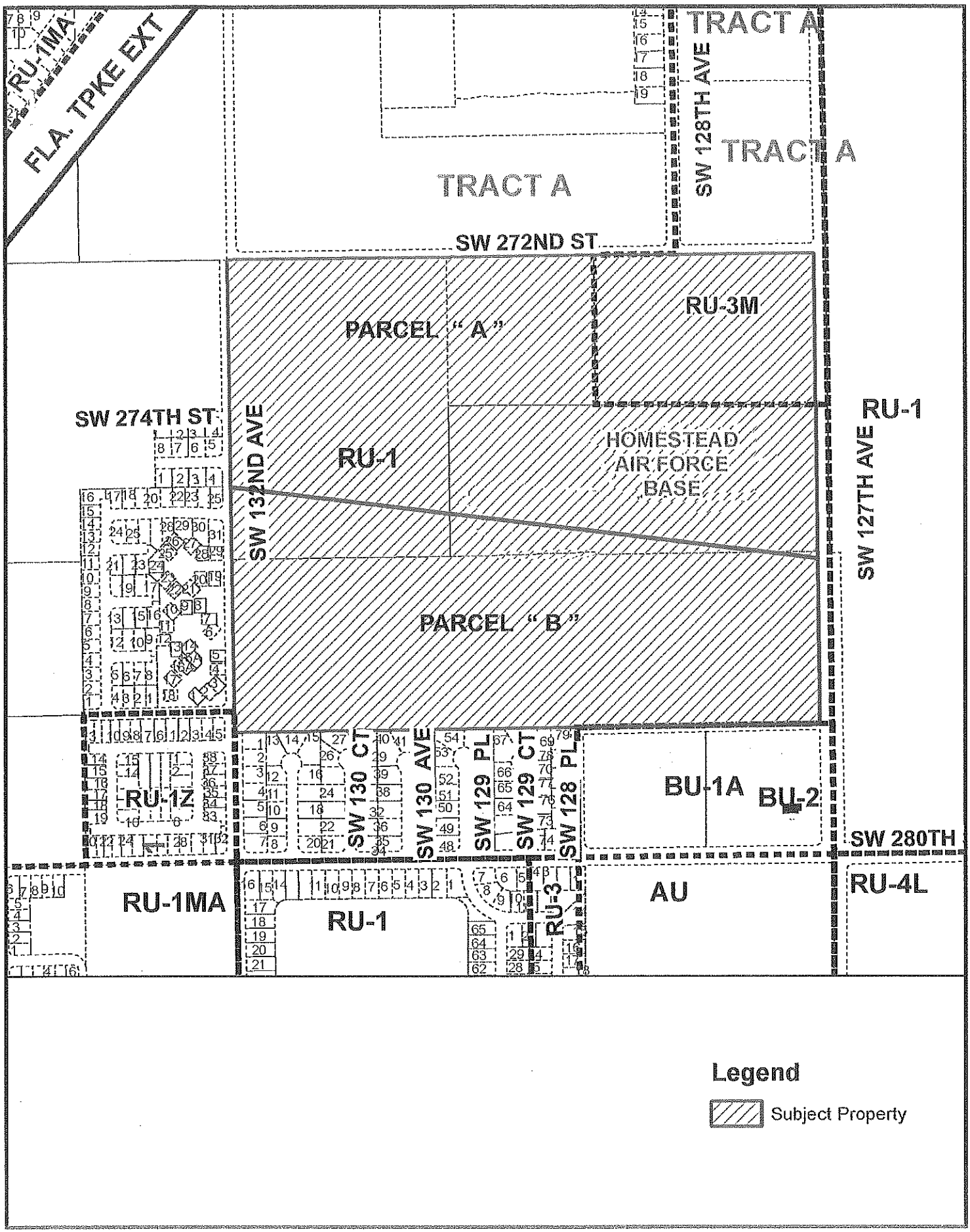
RU-1MA
FLA. TPKE EXT
TRACT A
SW 128TH AVE
TRACT A
TRACT A
SW 272ND ST
PARCEL "A"
RU-3M
SW 274TH ST
SW 132ND AVE
RU-1
HOMESTEAD AIR FORCE BASE
RU-1
SW 127TH AVE
PARCEL "B"
RU-1Z
SW 130 CT
SW 130 AVE
SW 129 PL
SW 129 CT
SW 128 PL
BU-1A
BU-2
SW 280TH
RU-1MA
RU-1
RU-3
AU
RU-4L
Legend
Subject Property

EXHIBIT "B"

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