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

MEMORANDUM

Agenda Item No. 11(A)(11)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

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

SUBJECT: Resolution declaring surplus two County-owned parcels located at 1410 Northwest 9th Avenue and 1459 Northwest 10th Avenue; waiving Administrative Order 8-4 as it relates to the recommendation of the Planning Advisory Board; authorizing the private sale of same to the University of Miami pursuant to Florida Statute 125.35(2) for fair market value as determined by the Property Appraiser
Resolution No. R-428-15

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

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

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

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)(11)
5-5-15

RESOLUTION NO. R-428-15

RESOLUTION DECLARING SURPLUS TWO COUNTY-OWNED PARCELS LOCATED AT 1410 NORTHWEST 9TH AVENUE AND 1459 NORTHWEST 10TH AVENUE; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO THE RECOMMENDATION OF THE PLANNING ADVISORY BOARD; AUTHORIZING THE PRIVATE SALE OF SAME TO THE UNIVERSITY OF MIAMI PURSUANT TO FLORIDA STATUTE 125.35(2) FOR FAIR MARKET VALUE AS DETERMINED BY THE PROPERTY APPRAISER; AUTHORIZING THE COUNTY MAYOR OR DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF COUNTY DEEDS BY COMMISSION CHAIRPERSON OR VICE CHAIRPERSON FOR SUCH PURPOSE

WHEREAS, the County owns two parcels of vacant land, identified as follows: (1) a parcel located at 1410 Northwest 9th Avenue, and identified by folio number 01-3135-019-2760, as depicted in Exhibit A, attached hereto ("Parcel 1"); and, (2) the parcel located at 1459 Northwest 10th Avenue, and identified by folio number 01-3135-019-2841, as depicted in Exhibit B, attached hereto ("Parcel 2") (collectively, both parcels referred to as the "Parcels"); and

WHEREAS, pursuant to section 125.35(2) of the Florida Statutes, this Board finds that the Parcels are of insufficient size and shape to be issued a building permit for any type of development to be constructed on the Parcels; and

WHEREAS, the Parcels have been circulated to all County departments for possible use by the County, and it has been determined that the County has no need for the Parcels, which are therefore declared surplus property; and

WHEREAS, the County has previously conveyed two parcels adjacent to Parcel 1 to FDOT and MDX, respectively, for the proposed expansion of State Road 836; and

WHEREAS, MDX is responsible for the operation and maintenance of the State Road 836 corridor, pursuant to a transfer agreement with FDOT, and MDX has no further need for Parcel 1, as stated in Exhibit C, attached hereto; and

WHEREAS, the University of Miami ("UM") is the sole adjacent property owner with regard to the Parcels, and has expressed a desire to acquire the Parcels (Exhibit D, attached hereto); and

WHEREAS, due to size, shape, location, and value of the Parcels, this Board finds that the Parcels are of use only to UM, the sole adjacent property owner with regard to the Parcels; and

WHEREAS, UM is willing to pay fair market value for the Parcels, as determined by the Miami-Dade County Property Appraiser ("Property Appraiser"), which is $48,078.00 for Parcel 1, and $40,770.00 for Parcel 2; and

WHEREAS, UM wishes to acquire the Parcels for assembly with other UM-owned property in the area in furtherance of its educational purposes; and

WHEREAS, after following the procedure set forth in section 125.35(2), this Board wishes to effect the private sale of the Parcels to UM, for fair market value as determined by the Property Appraiser,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board adopts the foregoing recitals, and:

Section 1. Declares surplus the Parcels, waives Administrative Order 8-4 as it relates to the recommendation of the Planning Advisory Board and, pursuant to section 125.35(2) of the Florida Statutes, authorizes the County Mayor or designee to sell the Parcels

125.35(2) of the Florida Statutes, authorizes the County Mayor or designee to sell the Parcels to UM for fair market value as determined by the Property Appraiser.

Section 2. Authorizes the County Mayor or designee to take all actions necessary to accomplish the sale of the Parcels to UM pursuant to section 125.35(2) of the Florida Statutes, and authorizes the execution of county deeds by the Chairperson or Vice Chairperson of this Board on behalf of the County for such purpose.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.

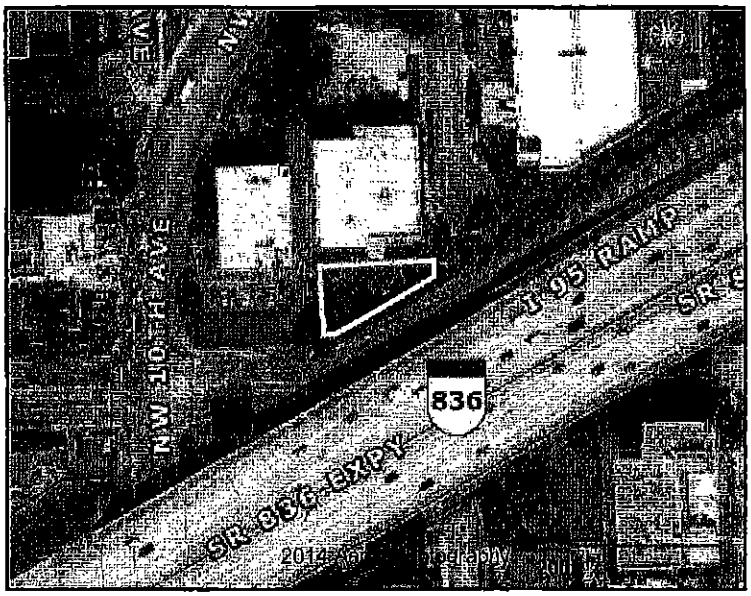
Jorge Martinez-Esteve

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/31/2015

Property Information	
Folio:	01-3135-019-2760
Property Address:	1410 NW 9 AVE
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI , FL 33125-3601
Primary Zone	9600 HOSPITALS
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,309 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	$48,078	$80,771	$80,771
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$48,078	$80,771	$80,771
Assessed Value	$48,078	$80,771	$80,771

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$48,078	$80,771	$80,771
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$48,078	$80,771	$80,771
Taxable Value	$0	$0	$0
City			
Exemption Value	$48,078	$80,771	$80,771
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$48,078	$80,771	$80,771
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	$48,078	$80,771	$80,771

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
HIGHLAND PARK PB 2-13
LOTS 10 & 11 LESS BEG 11.87FTS OF
NE COR LOT 10 SWLY140.82FT
S23.13FT E125FT N88.04FT TO
POB FOR E-W EXPY BLK 19

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

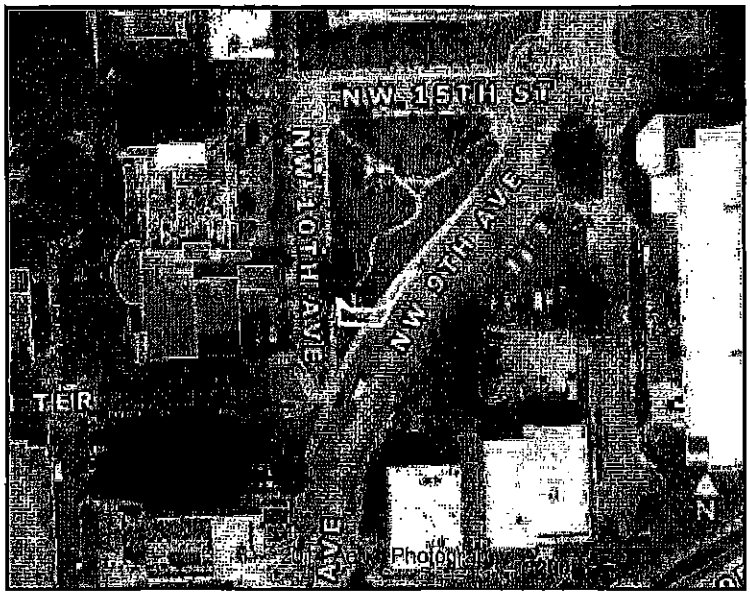
EXHIBIT "A"

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/31/2015

Property Information	
Folio:	01-3135-019-2841
Property Address:	1459 NW 10 AVE
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128-1929
Primary Zone	9600 HOSPITALS
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,077 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	$40,770	$68,494	$68,494
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$40,770	$68,494	$68,494
Assessed Value	$40,770	$68,494	$68,494

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	$40,770	$68,494	$68,494

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
HIGHLAND PARK PB 2-13 P-43 AKA PORT LOT 19 BLK 19 FOR JACKSON HOSPITAL

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$40,770	$68,494	$68,494
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$40,770	$68,494	$68,494
Taxable Value	$0	$0	$0
City			
Exemption Value	$40,770	$68,494	$68,494
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$40,770	$68,494	$68,494
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

EXHIBIT "B"

EXHIBIT "C"

MIAMI-DADE EXPRESSWAY AUTHORITY

3790 N.W. 21st Street t / 305-637-3277
Miami, Florida 33142 f / 305-637-3283

MARITZA GUTIERREZ
Chair
MAURICE A. FERRÉ
Vice-Chair
RICK J. RODRIGUEZ PIÑA
Treasurer
GUS PEGO, P.E.
FDOT District Six Secretary

JOSÉ "PEPE" CANCIO
ALFREDO L. GONZALEZ, ESQ.
ROBERT W. HOLLAND, ESQ.
LOUIS V. MARTÍNEZ, ESQ.
ARTHUR J. MEYER
SHELLY SMITH FANO
JAVIER L. VAZQUEZ, ESQ
CLIFF B. WALTERS
LUZ WEINBERG

JAVIER RODRÍGUEZ, P.E.
Executive Director
MARIA LUISA NAVIA LOBO
Board Secretary

March 26, 2015

Jorge Martinez-Esteve
Assistant County Attorney
Miami-Dade County Attorney's Office
111 NW First Street, Suite 2810
Miami, Florida 33128

Re: MDX SR 836 and Lot at 1410 NW 9th Avenue
MDX Project Number 83611

Dear Mr. Martinez-Esteve:

Pursuant to your request, we have evaluated MDX's right of way (ROW) needs in the vicinity of the above noted parcel for MDX's planned 83611 project. Our records indicate that MDX and/or FDOT previously acquired portions of this parcel from Miami Dade County. These transactions are recorded in the following 2 records:

1) ORB 28160 Pgs 1477-1480 (2012) – Transfer between MDC and MDX
2) ORB 13496 Pg 2705 (1987) – Transfer between MDC and FDOT

It should be noted that FDOT's interest in the 1987 transaction was transferred to MDX by FDOT via a transfer agreement dated December 10, 1996. While MDX was granted the ability to improve, operate, maintain, and convey properties subject to the transfer agreement, FDOT remains the fee simple owner.

At this time MDX does not foresee a need for the acquisition of additional portions of this County parcel for the completion of the 83611 project. We understand you require this affirmation from us to carry out your proposed transaction on the balance of the parcel with the University of Miami.

Sincerely,

Juan Toledo, P.E.
Deputy Executive Director/Director of Engineering

EXHIBIT "D"

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM

UNIVERSITY OF MIAMI
MILLER SCHOOL
of MEDICINE

To: Office of the Honorable
Audrey M. Edmonson

Miami-Dade County Commissioner District 3
5400 N.W. 22nd Avenue, Suite 701
Miami, Florida 33142

Subject: Letter of Conveyance

Dear Commissioner,

I am requesting your support for the University of Miami's request to Miami Dade County for conveyance of two parcels of vacant land identified in the Dade County records as follows:

(1) Parcel located at 1410 Northwest 9th Avenue, and identified by folio number 01-3135-019-2760
(2) Parcel located at 1459 Northwest 10th Avenue, and identified with folio number 01-3135-019-2841.

The University of Miami wishes to acquire the Parcels for assembly with other UM-owned property in the area in furtherance of its educational purposes.

Sincerely,

Ron Bogue
Asst. VP, Facilities & Operations

Miller School of Medicine

Facilities and Support Services
P.O. Box 019132 (M-882) | Miami, FL 33101
Ph: 305-243-2840 | Fax: 305-243-2843