

MEMORANDUM

Agenda Item No. 8(F)(3)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: November 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus and authorizing the conveyance of, pursuant to Section 125.38, Florida Statutes, a 10 foot wide strip of County-owned property (a portion of Folio No. 16-7823-000-0023) containing 2,300 square feet located on the north side of SW 344 Street (West Palm Drive), West of SW 187 Avenue (North Redland Road), Florida City for nominal cost of \$10.00 for purposes of right-of-way dedication needed for the construction of Florida City Fire Station No. 72; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose, and authorizing the County Mayor to take all actions necessary to effectuate such conveyance and to enforce the provisions set forth in the County Deed

Resolution No. R-1027-21

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: November 2, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Declaring Surplus and Authorizing the Execution of a County Deed conveying 2,300 Square Feet of County-owned land to the Florida Department of Transportation (FDOT), as a requirement by Florida City in order to allocate land for the future widening of SW 344 Street (West Palm Drive)
Folio No.: A Portion of 16-7823-000-0023

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a resolution declaring as surplus and authorizing the conveyance of a 10 foot wide strip of County-owned Land consisting of 2,300 square feet to the Florida Department of Transportation (FDOT) for right-of-way improvements, as required by Florida City, in order to allocate land for the future widening of SW 344 Street (West Palm Drive). The conveyance of land will allow Florida City to approve a waiver of plat application, needed for the County's construction of Florida City Fire Station No. 72. The property conveyance is authorized by Section 125.38, Florida Statutes. More specifically, the resolution does the following:

- Declares as surplus and authorizes the conveyance of a 10 foot wide strip of County-owned Land consisting of 2,300 square feet needed for right-of-way improvements located along the north side of SW 344 Street (West Palm Drive) west of SW 187 Avenue (North Redland Road) in Florida City (Property) identified as a portion of Folio Number 16-7823-000-0023 (Attachment 1 Property Summary) to FDOT for nominal consideration of \$10.00, as required by Florida City, in order to allocate land for the future widening of SW 344 Street (West Palm Drive) and for the purpose of complying with Florida City's minimum street width requirement necessary for the waiver of plat application needed for the County to construct Florida City Fire Station No. 72;
- Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed; and
- Authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance of the Property and enforce the provisions set forth in the County Deed.

Scope

The Property is located in Commission District 9, which is represented by Commissioner Kionne L. McGhee. Written notice was provided to the District Commissioner.

Fiscal Impact/Funding Source

There is no adverse fiscal impact associated with the conveyance of the Property. FDOT will pay a nominal sum of \$10.00 for the vacant land and will be responsible for right-of-way improvements.

Track Record/Monitoring

Jessica Gutierrez of the Internal Services Department will be responsible for effectuating the conveyance, recordation and closing of all the documents in conjunction with this item. Carlos Heredia of the Miami-Dade Fire Rescue Department (MDFR), Real Estate Manager, is managing the development of the Fire Station and will be responsible for ongoing monitoring of the Property for compliance with its deed restriction to be utilized for roadway purposes.

Delegation of Authority

Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed and authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance and enforce the provisions set forth in the County Deed, including, but not limited to, exercising the County's reversionary interest.

Background

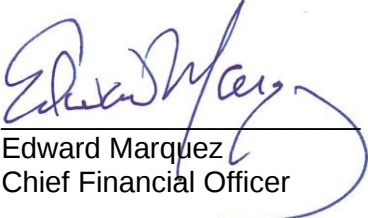
On July 21, 2020, the Board of County Commissioners approved Resolution No. R-725-20 approving a Contract for Sale and Purchase between Grec Homes VIII, LLC (Seller) and Miami-Dade County (Buyer) for the acquisition of approximately 58,651 sq. ft. of vacant land located along the north side of SW 344 Street (West Palm Drive) and west of SW 187 Avenue (North Redland Road), Florida City, Florida (Folio No. 16-7823-000-0023), for the purposes of constructing Florida City Fire Station No. 72. On September 29, 2020, the County acquired ownership of the Property from the Seller by way of General Warranty Deed (recorded on October 7, 2020, Official Records Book 32135, Page 256).

MDFR began the waiver of plat application process with Florida City and was informed by the City Engineer that an additional 10 feet of right-of-way along SW 344 Street must be dedicated to FDOT for future improvements to the north side of SW 344 Street (West Palm Drive). Although SW 344 Street is an FDOT maintained roadway, and FDOT's requirement is to have a 40 foot dedication on each side (for a total right-of-way width of 80 feet) the Code from Florida City requires SW 344 Street to be 100 feet wide.

MDFR commenced the permitting and donation of right-of-way process with FDOT and have provided them with a new title commitment, land survey and legal description for the dedication of the additional 10 feet of right-of-way as required by the application process.

MDFR has complied with Resolution No. R-333-15 requiring disclosure of market value when conveying County-owned property. An independent appraisal was procured by the Internal Services Department. The appraisal was needed to acquire title insurance for the additional 2,300 square feet to be conveyed as a requirement of acceptance by FDOT. The appraiser was instructed to provide a value for the Property as part of a larger parent tract. The appraisal prepared by Andrew H. Magenheimer of Slack, Johnston & Magenheimer, Inc., dated April 3, 2021, valued the Property at \$20,700 (Attachment 2).

Attachments



Edward Marquez
Chief Financial Officer



OFFICE OF THE PROPERTY APPRAISER

Property Information	
Folio:	16-7823-000-0023
Property Address:	1050 W PALM DR Florida City, FL 3303
Owner	MIAMI DADE COUN MIAMI DADE FIRE R
Mailing Address	9300 NW 41 ST MIAMI, FL 33178 US
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVE VACANT LAND - GO
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 4-0000
Lot Size	58,631.76 Sq.Ft TY
Year Built	0 ESCUE

Summary



Assessment Information			
Year	2020	2019	2018
Land Value	\$262,500	\$120,000	\$270,600
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$262,500	\$120,000	\$270,600
Assessed Value	\$3,600	\$3,600	\$10,824

Benefits Information				
Benefit	Type	2020	2019	2018
Agriculture	Classified Value	\$258,900	\$116,400	\$259,776
County	Exemption	\$924		

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

Short Legal Description	
23 57 38 1.346 AC M/L	
S700FT OF SE1/4 OF SE1/4 OF SE1/4	
LESS E390.21FT & LESS N405FT &	
LESS W50.75FT & S40FT FOR R/W	
PER OR 31502-4370	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$924	\$0	\$0
Taxable Value	\$2,676	\$3,600	\$10,824
School Board			
Exemption Value	\$924	\$0	\$0
Taxable Value	\$2,676	\$3,600	\$10,824
City			
Exemption Value	\$924	\$0	\$0
Taxable Value	\$2,676	\$3,600	\$10,824
Regional			
Exemption Value	\$924	\$0	\$0
Taxable Value	\$2,676	\$3,600	\$10,824

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/29/2020	\$521,800	32135-0256	Federal, state or local government agency
09/01/2005	\$2,750,000	23758-4213	Sales which are qualified
04/01/2004	\$980,000	22195-4460	Sales which are qualified
02/01/2000	\$676,000	19006-3877	Sales which are qualified

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:

**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

**7245 S.W. 87TH AVENUE, SUITE 300
MIAMI, FLORIDA 33173**

APPRAISAL OF REAL PROPERTY

**A PORTION OF A 1.346-ACRE PARCEL OF VACANT LAND
LOCATED ON THE NORTH SIDE OF S.W. 344 STREET
(PALM DRIVE), WEST OF S.W. 187 AVENUE (REDLAND ROAD),
FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA**

**APPRAISAL REPORT
SJM FILE: 21866**

PREPARED FOR

**MS. DAWN SOPER
MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT
111 N.W. 1 STREET, 21ST FLOOR
MIAMI, FLORIDA 33128**



ANDREW H. MAGENHEIMER, MAI
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI
(1902-1992)

THEODORE C. SLACK, MAI
(1931-2015)

SUE BARRETT SLACK, MAI
(RETIRED)

April 15, 2021

Ms. Dawn Soper
Miami-Dade County Internal Services Department
111 N.W. 1st Street, 21st Floor
Miami, Florida 33128

RE: Appraisal of Real Property – A portion of a 1.346-Acre Parcel of Vacant Land,
Located on the North Side of S.W. 344 Street (Palm Drive), West of S.W. 187
Avenue (Redland Road), Florida City, Miami-Dade County, Florida
SJM File: 21866

Dear Ms. Soper:

At your request, we have prepared an appraisal of the market value of the fee simple estate in the subject property, as of April 3, 2021, the date of valuation and visit to the property.

The parent tract is a 1.346-acre rectangular parcel of land located along the north side of Palm Avenue west of Redland Road, Florida City, Miami-Dade County. The parent tract is zoned C-1 (Commercial) and is currently vacant. The subject property is level and near street grade and is currently vacant. The parent tract was purchased by Miami-Dade County in 2020 for the site of Fire Station 72. Subsequently, the Florida Department of Transportation (FDOT) has requested the dedication of the southern 10 feet of the parent tract for the future improvements to S.W. 344 Street. The subject property is the land to be dedicated to FDOT and represents a 10-foot strip of the larger parent tract. As such, the subject property is rectangular (10' x 230') and contains 2,300 square feet (0.053 acre).

The purpose of the appraisal is to value the subject property as part of the larger parent tract (part of the whole) for the intended use of assisting in the dedication of the property to FDOT from a willing seller. The client and intended user is Miami-Dade County. Additional intended users are FDOT and National Title and Abstract Company. There are no other intended uses or intended users of this report.

Ms. Dawn Soper
April 15, 2021

As of the date of this report, the world is in the midst of a pandemic associated with the virus COVID-19. The world economy is in a state of volatility based on the uncertainty of the outcome of the impact of the virus. In the United States, the federal, state, and local governments are taking steps to limit the spread of the virus that have negatively impacted several facets of the economy including travel, tourism, and hospitality. Based on the results of historic pandemics of the 20th century (Swine Flu, Asian Flu, Hong Kong Flu, SARS, MERS, EBOLA and HIV/AIDS) it is anticipated the current pandemic will pass in time; however, the extent of the economic damage remains to be seen. Based upon available information, this appraisal is premised upon the extraordinary assumption that the Corona virus will not have a measurable long-term value impact on the property that is the subject of this appraisal.

The appraisal report states our opinion of market value, subject to various assumptions and limiting conditions contained in this appraisal report. The site visit and analyses that form the basis of our valuation have been performed by the undersigned. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.

Based on our investigation and analysis, we have formed the opinion the market value of the fee simple estate in the subject property as part of the larger parent tract, as of April 3, 2021, was \$20,700.

The following report summarizes the results of our investigation.

Respectfully submitted,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
CERT. GEN. RZ1073

TABLE OF CONTENTS

	<u>Page</u>
SUMMARY OF SALIENT FACTS AND CONCLUSIONS	5
CERTIFICATION	7
ASSUMPTIONS AND LIMITING CONDITIONS	8
IDENTIFICATION OF THE PROPERTY	11
LEGAL DESCRIPTION	11
OWNERSHIP AND HISTORY OF THE PROPERTY	12
PURPOSE, INTENDED USE AND DATE OF THE APPRAISAL	12
SCOPE OF THE APPRAISAL	12
DEFINITION OF VALUE AND INTEREST APPRAISED	14
EXPOSURE AND MARKETING TIME	15
NEIGHBORHOOD ANALYSIS	16
DESCRIPTION OF THE SITE	20
REAL ESTATE TAX ANALYSIS	25
ZONING	25
HIGHEST AND BEST USE	26
SUMMARY OF ANALYSIS AND VALUATION	28
SALES COMPARISON APPROACH	29
RECONCILIATION AND FINAL VALUE ESTIMATE	35
ADDENDUM A - PHOTOGRAPHS OF THE SUBJECT PROPERTY	36
ADDENDUM B – COMPARABLE SALES INFORMATION	39
ADDENDUM C – ZONING INFORMATION	47
ADDENDUM D – QUALIFICATIONS OF THE APPRAISERS	49

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Appraised: Vacant land located on the north side of S.W. 344 Street (Palm Drive), west of S.W. 187 Avenue (Redland Road), Florida City, Miami-Dade County, Florida.

Property Type: Vacant Land

Folio Number: 16-7823-000-0023

2020 Real Estate Tax Assessments (Larger Parcel):

Land Value:	\$262,500
Improvement Value:	<u>\$ 0</u>
Total Market Value:	\$262,500
Assessed Value:	\$3,600
Real Estate Taxes:	\$82.49

Flood Insurance: Zone "AH"

Ownership: Miami-Dade County
9300 NW 41 Street
Miami, Florida 33178

Interest Appraised: Fee Simple Estate

Land Area:

Parent Tract	58,632 SF; 1.346 Acres
Subject Property	<u>2,300 SF; 0.053 Acre</u>
Remainder Parcel	56,332 SF; 1.293 Acres

Zoning: C-1 (Commercial)

Highest and Best Use: Commercial development

Date of Valuation: April 3, 2021

Date of Report: April 15, 2021

Market Value Indications: \$20,700 (1)

Note 1: Sales comparison approach-land value as part of larger parent tract

AERIAL PHOTOGRAPH



Note: Not to scale, for illustrative purposes only.

CERTIFICATION

We certify that, to the best of our knowledge and belief, ...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the properties that are the subject of this report and no personal interest with respect to the parties involved.
- we have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).
- the undersigned has made a visit to the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- we have performed any services regarding the subject property within the prior three years.
- as of the date of this report, Andrew H. Magenheimer has completed the continuing education program for Designated Members of the Appraisal Institute.

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
CERT. GEN. RZ1073

ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal is subject to the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. No legal opinion related to a title search was provided and all existing liens and encumbrances, including deed restrictions and developers agreements, have not been investigated unless otherwise stated. The property is appraised as though free and clear.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others has been gathered from sources deemed to be reliable, however, no warranty is given for its accuracy.
5. All engineering and surveying is assumed to be correct. Any sketches, plats, or drawings included in this report are included to assist the reader in visualizing the property. We have made no survey of the property, and assume no responsibility in connection with such matters.
6. It is assumed that there are no hidden or inapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for unusual soil conditions and no opinion as to these matters is to be inferred or construed from the attached report other than those specifically stated in the report. Unless stated otherwise, the soil conditions of the subject property are assumed to be adequate to support development utilizing conventional construction techniques. We recommend the client obtain an opinion from a competent engineering firm.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. Any proposed or partially completed improvements included in this report are assumed to be completed in accordance with approved plans and specifications and in a workmanlike manner.
12. Our estimates of future values were formulated based upon market conditions as of the date of appraisal, considerate of future projections concerning supply and demand. The appraiser has no responsibility for significant events that alter market conditions subsequent to the effective date or dates of appraisal.
13. This study is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Publication of this report or any portion thereof without the written consent of the appraiser is not permitted.
14. The appraiser, by reason of this report, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
15. Neither all, nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser. The use of this report in any public offering or syndication document is specifically prohibited.
16. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. It is recommended that the client retain an expert in this field, if needed.
17. Disclosure of the contents of this report by the appraiser is controlled by the Appraisal Institute of which one or more signatures of this report is an MAI member and by the Florida Department of Professional Regulation, Division of Appraisal State Certification. The analysis and value conclusions, as well as non-public information about the subject property, are confidential matters and cannot be divulged to any persons other than the party for whom the report is prepared.

Exceptions to this confidentiality provision are requests by committees of the Appraisal Institute or the Florida Department of Professional Regulations for peer review, and subpoenas by any court having jurisdiction to request production of the report.

Appraisal Assumptions

18. A survey of the subject property was not provided. The land area stated in this report was taken from Miami-Dade County Property Appraiser's website. If a subsequent survey reflects a different land area than that stated in this report, the value concluded herein is subject to change.

Acceptance or use of this report constitutes acceptance of the preceding conditions.

IDENTIFICATION OF THE PROPERTY

The parent tract is a 1.346-acre rectangular parcel of land located along the north side of Palm Avenue west of Redland Road, Florida City, Miami-Dade County. The parent tract is zoned C-1 (Commercial) and is currently vacant. The subject property is level and near street grade and is currently vacant. The parent tract was purchased by Miami-Dade County in 2020 for the site of Fire Station 72. Subsequently, the Florida Department of Transportation (FDOT) has requested the dedication of the southern 10 feet of the parent tract for the future improvements to S.W. 344 Street. The subject property is the land to be dedicated to FDOT and represents a 10-foot strip of the larger parent tract. As such, the subject property is rectangular (10' x 230') and contains 2,300 square feet (0.053 acre).

LEGAL DESCRIPTION

The legal description for the parent tract was taken from a warranty deed (O.R. Book 32135, Page 256) dated September, 2020 as follows.

Parent Tract

The East 230 feet of the South 295 feet, less the South 40 feet thereof, of the following described parcel:

The South 700 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, less the East 390.21 feet thereof, in Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

The legal description for the subject property was provided by the client as follows.

Subject Property

The North 10 feet of the South 50 feet of the East 230 feet of the following described parcel:
The East 1/2 of the Southeast 1/4 of the Southeast 1/4, less the East 390.21 feet thereof, in Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.
The said North 10 feet being more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 23; thence along the South line of the Southeast 1/4 of said Section 23, South 89°24'34" West for a distance of 390.21 feet to a point of intersection with the West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 40.00 feet to a point of intersection with the South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23 and Point of Beginning of the subject parcel; thence continue along the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 10.00 feet to a point of intersection with the North line of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said North line of the South 50 feet of the Southeast 1/4 of said Section 23, South 89°24'34" West for a distance of 230.00 feet to a point of intersection with a line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of the said Section 23, South 00°49'47" East for a distance of 10.00 feet to a point of intersection with the aforementioned South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23, North 89°24'34" East for a distance of 230.00 feet to the Point of Beginning.

OWNERSHIP AND HISTORY OF THE PROPERTY

According to the Miami-Dade County tax rolls, ownership of the parent tract is currently held under Miami-Dade County, 9300 NW 41 Street, Miami, Florida 33178. Miami-Dade County purchased the parent tract for Fire Station 72 from GREC Homes VIII, LLC in September, 2020 (ORB 32135, Page 256) for an indicated consideration of \$521,800, or \$8.90 per square foot. The purchase was reportedly a negotiated, arm's length transaction and is considered indicative of market value. There have been no other transfers of ownership in the past five years. It is our understanding the parent tract is not leased nor listed for sale. The parent tract was previously part of a larger +/-25-acre parcel that is cultivated in row crops as an interim use while the owner planned on future residential development.

PURPOSE, INTENDED USE AND DATE OF THE APPRAISAL

The purpose of the appraisal is to value the subject property as part of the larger parent tract (part of the whole) for the intended use of assisting in the dedication of the property to FDOT from a willing seller. The client and intended user is Miami-Dade County. Additional intended users are FDOT and National Title and Abstract Company. There are no other intended uses or intended users of this report. The effective date of value is April 3, 2021 and the date of the report is April 15, 2021.

SCOPE OF THE APPRAISAL

The scope of this appraisal is to develop and report an opinion of the market value of the subject property as part of the larger parent tract (part of the whole) for the intended use of assisting in the dedication of the property to FDOT from a willing seller. We have inspected the neighborhood and have made a recent visit to the property.

Subsequent to our visit, an estimation of the highest and best use, as of the date of valuation, was made. The highest and best use analysis considers all physically possible, legally permissible and economically feasible uses to which the property can be put. As will be discussed, the highest and best use of the parent tract is for its development with an optimum commercial development within the constraints on zoning and market demand.

After concluding the highest and best use, the valuation methods were considered. The appraisal process can include three basic approaches to value. These are the income, sales comparison, and cost approaches. The application of these approaches is determined by the type of property being appraised, as well as the scope of the valuation assignment. In this instance, only the sales comparison approach was applicable in the valuation of the parent tract, which consists of vacant land. As the subject property is proposed to be

dedicated to FDOT, our valuation of the subject property was based on it as part of the larger parent tract. As noted, the parent tract, and subject property, represent vacant land and there are no improvements that would be impacted by the proposed dedication.

Based on our analysis, the dedication of the subject property would reduce the parent tract about 3.9% and, based on its location and configuration, the dedication is not considered to impact the highest and best of the remainder parcel (i.e., parent tract after dedication of the subject property). As such, the dedication of the subject property is not considered to result in severance damages to the remainder parcel and a before and after valuation was not considered to be required.

As noted, the parent tract is a commercially zoned parcel located in Florida City. In this analysis, we researched and analyzed the sales of parcels with similar highest and best use that are located in the subject market area for purposes of comparison to the subject site. The sales included in this report are considered of good quality and representative of the best available market data. Analysis of the selected sales included a visual inspection, reviewing the deed and confirming sale details with one or more of the parties to the transaction, or their representatives.

The final step in our analysis is a reconciliation of the appraisal methods used. The quantity and quality of the data used, and the reliability of their value indications, are the basis for the final conclusion of value.

DEFINITION OF VALUE AND INTEREST APPRAISED

The Uniform Standards of Professional Appraisal Practice (USPAP 2020-21) defines **Market Value** as "a type of value, stated as an opinion, that presumes the transfer of a property (i.e. a right of ownership or a bundle of rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal."

We have relied on the definition of **Market Value** as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Federal Register 77472, Volume 75, No. 237, December 10, 2010)

Other pertinent definitions from the Dictionary of Real Estate Appraisal, Sixth Edition, as published by the Appraisal Institute, are as follows:

Fee Simple Estate is the "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Exposure Time is "the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

Marketing Time is "an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal."

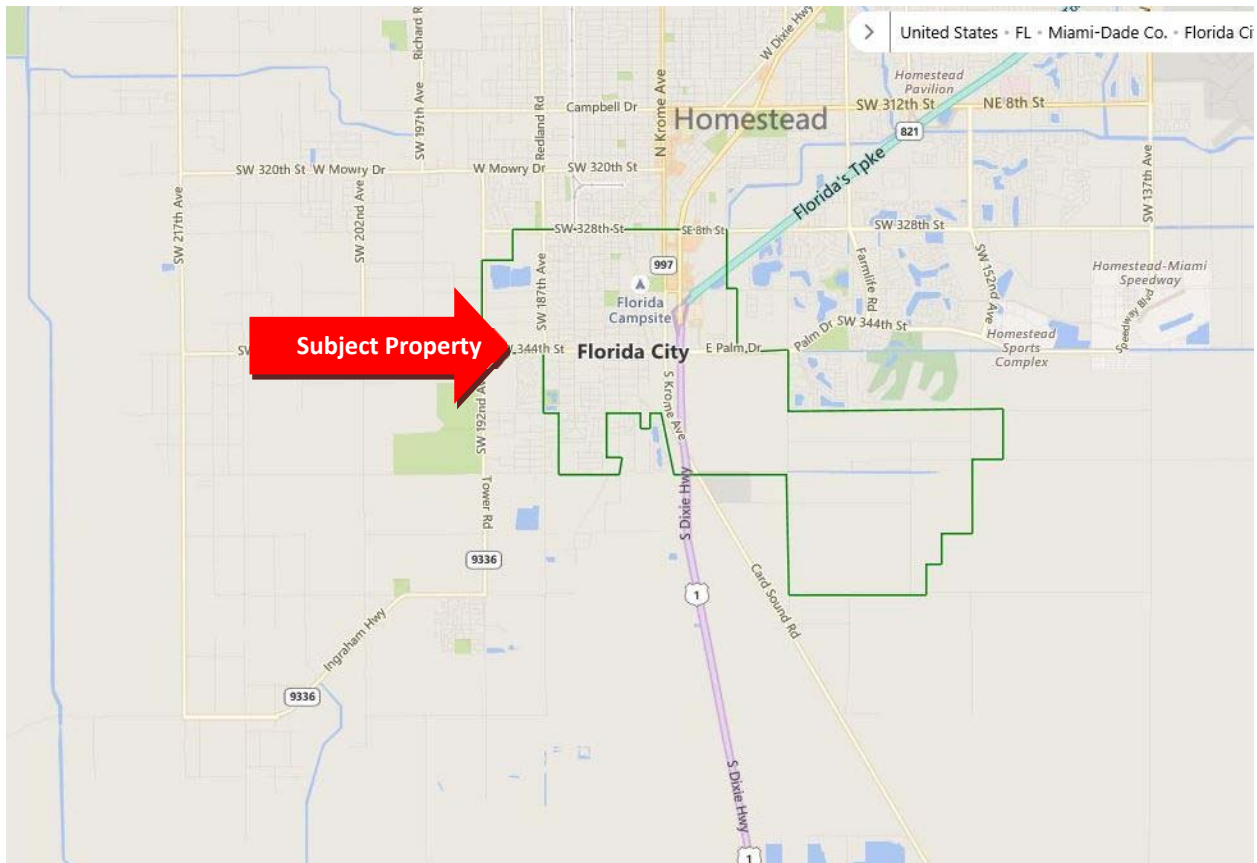
EXPOSURE AND MARKETING TIME

Exposure and marketing times are the typical periods of time necessary to expose and actively market the subject property on the open market to achieve a sale at a price consistent with the market value estimate and on terms consistent with the definition of market value recited herein. The length of time is a function of several factors including price, terms, investment quality and exposure to a given market. Exposure time is the hypothetical period immediately preceding the effective date of the appraisal and market time is the period immediately after the effective date of the appraisal.

A review of current market activity for commercial land located in the subject neighborhood, as well as conversations with brokers active within this market, was performed in order to estimate an exposure time for the subject property. Most brokers indicated that exposure/marketing times are typically less than one year, if the property is priced realistically. We have further estimated a marketing time of up to 12 months.

NEIGHBORHOOD ANALYSIS

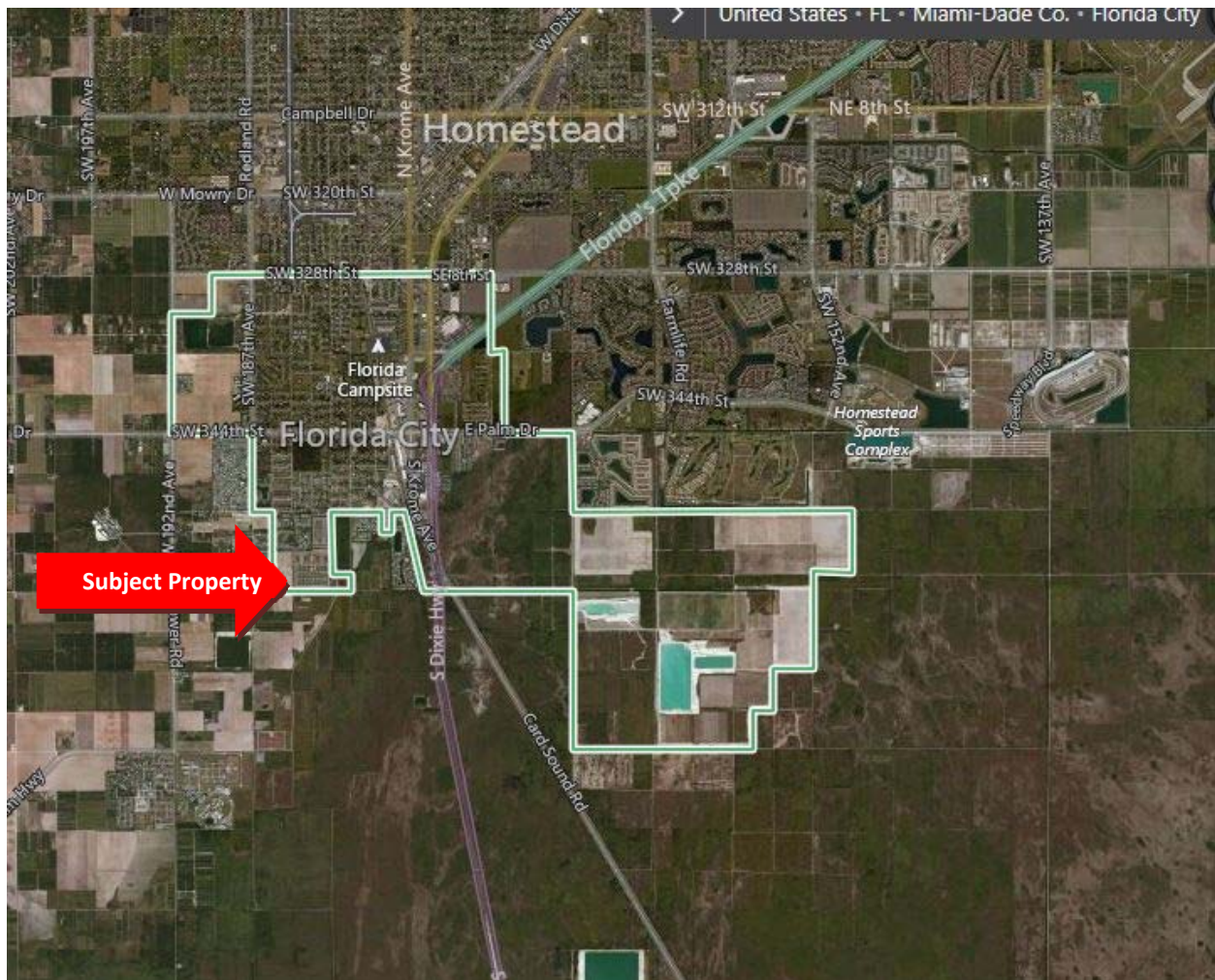
The subject property is located on the north side of S.W. 344 Street (Palm Drive), west of S.W. 87 Avenue (Redland Road) in southwestern Miami-Dade County. The property is situated within the City of Florida City. Florida City was incorporated in 1914 and had a 2020 population estimate of 13,405 persons. A map showing the boundaries of Florida City is provided below:



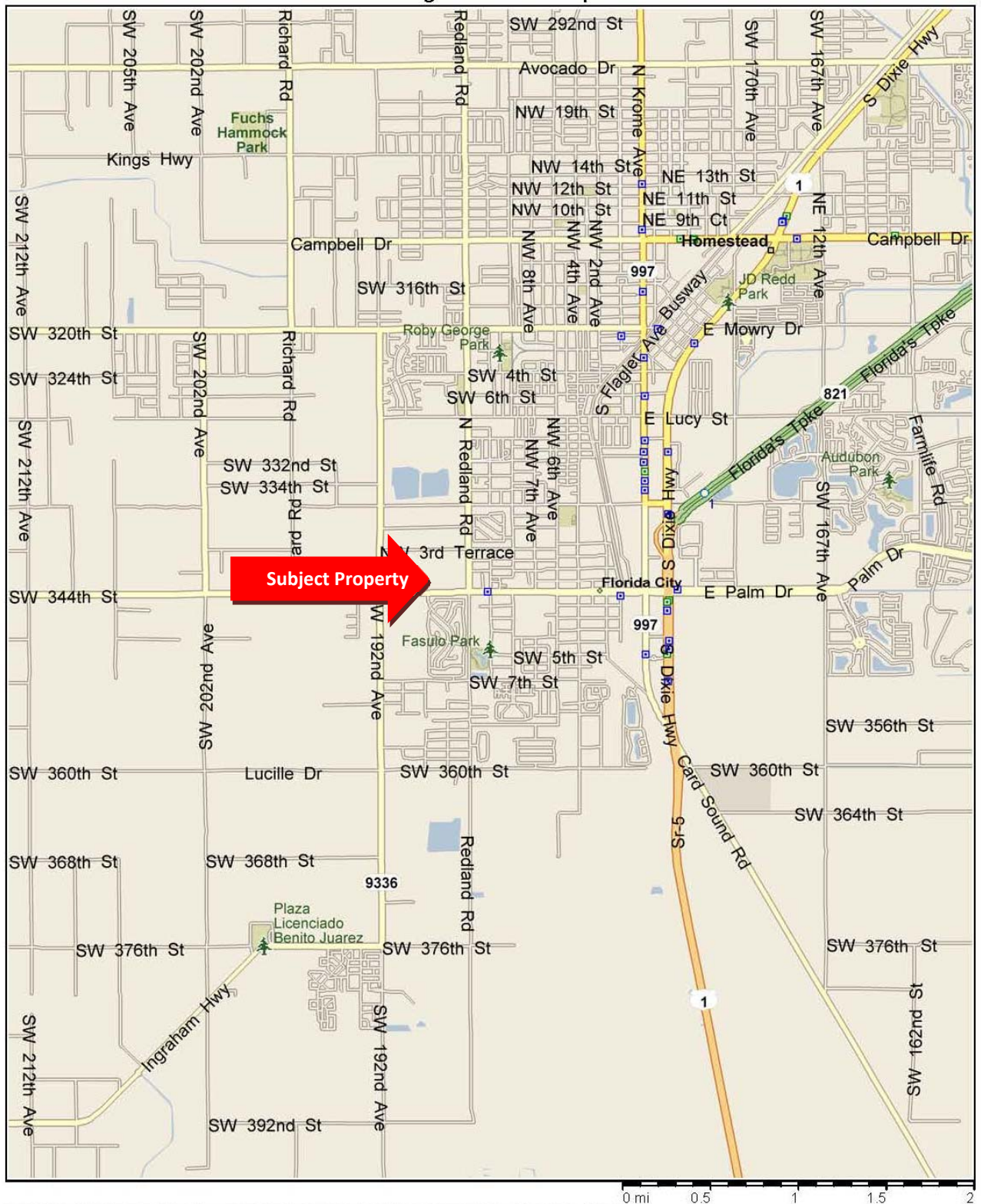
The boundaries of the subject neighborhood are basically SW 328 Street (Lucy Street) to the north, SW 360 Street on the south, SW 167 Avenue on the east and SW 190 Avenue on the west.

The closest expressway to the property is the Homestead Extension of Florida's Turnpike. The Florida Turnpike is a limited access toll road that extends northerly from U.S. #1 in Florida City to the Broward County line and beyond. Florida's Turnpike is the only limited-access expressway serving this area of the County and terminates in Florida City at U.S. Highway 1, where it then leads to the Florida Keys. At the subject's location, the Homestead Extension of Florida's Turnpike travels in a northeast/southwest direction just east of S. Dixie Highway (U.S. Highway 1). There is an interchange with the Florida

Turnpike at Davis Parkway east of the subject property. This is also where the Turnpike terminates.



Neighborhood Map



South Dixie Highway (US Highway 1/SR 5) is the primary north/south arterial serving southwestern Miami-Dade County. It traverses through Miami-Dade south into Monroe County and north into Broward County. South Dixie Highway is a paved median divided, north/south, four- and six-lane arterial with center turn lanes. Krome Avenue is also a secondary north/south arterial and is located about one mile east of the subject property. Krome Avenue is a two-lane paved road that extends from that gateway to the Florida Keys north to Okeechobee Road. Krome Avenue has been under construction for several years and will be a four-lane road from Okeechobee Road, south to S.W. 312 Street (Campbell Drive). The subject property is located along S.W. 344 Street (Palm Drive). At the subject property S.W. 344 Street is a two-lane paved road that extends west from S.W. 217 Avenue, east to S.W. 137 Avenue.

Development in the vicinity of the subject neighborhood is a combination of commercial, residential and agricultural in nature. Residential uses mostly consist of mobile homes, single-family and multi-family residential. Most commercial uses are concentrated closer to South Dixie Highway. In the immediate vicinity of the subject property commercial uses include a post office, gas station, mobile home park and farmland.

The newest development in the subject neighborhood is at the southwest corner of Krome Avenue and Mowry Drive. Completed in 2019, Homestead Station includes 30,800 square feet of retail space, a 65,000 square foot movie theatre, seven-story parking garage and a 23,800 square foot Cybraium, an ultra-modern public library.

Within the northeast quadrant of the Florida Turnpike and S.W. 312 Street (Campbell Drive), Homestead Hospital, a division of Baptist Hospital was constructed in 2007. This facility features all private patient rooms, an emergency center, operating rooms, and clinical space for outpatient diagnostic services and minimally invasive surgery.

In conclusion, the neighborhood, as well as the subject property, have average regional and local access. Residential development in this area is mostly concentrated north and east of the subject property.

DESCRIPTION OF THE SITE



Location: North side of S.W. 344 Street (Palm Drive), west of S.W. 187 Avenue (Redland Road), Florida City, Miami-Dade County, Florida.

Shape: Rectangular

Land Area:	
Parent Tract	58,632 SF; 1.346 Acres
Subject Property	<u>2,300 SF; 0.053 Acre</u>
Remainder Parcel	56,332 SF; 1.293 Acres

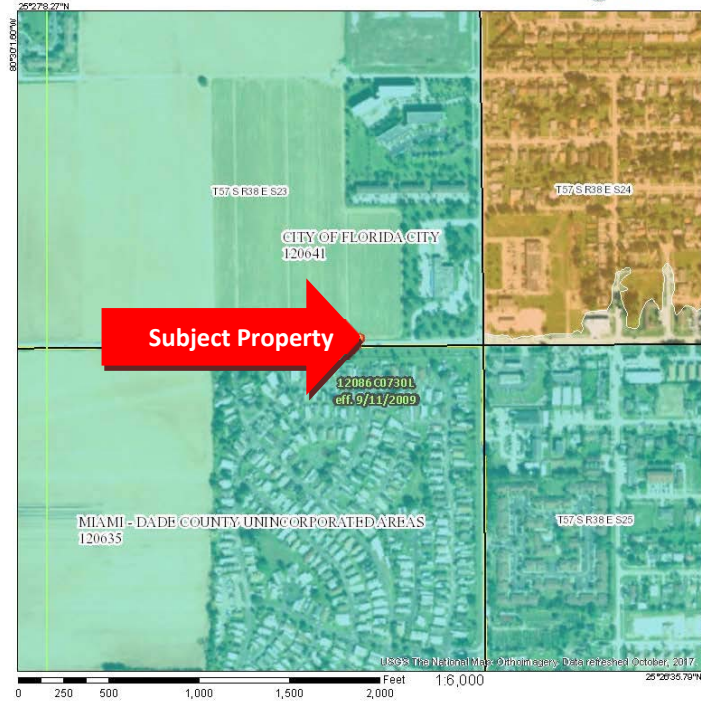
Dimensions:	
Parent Tract	254.9' x 230.0'
Subject Property	10.0' x 230.0'

Access: The site has a mid-block location with street frontage along S.W. 344 Street (Palm Drive). At this location, Palm Drive is a paved, two-lane road.

Topography: Level and at, or near, street grade.

Flood Insurance:	Zone "AH"; Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined. Elevation 8 feet. National Flood Insurance Community Panel Numbers 12086C 0730L, dated September 11, 2009.
Soil Conditions:	No soil report of the property was provided. It is assumed that the soil is of sufficient load bearing capacity to support the construction of permanent structures. No evidence of any adverse soil conditions at the site was observed upon our physical visit to the property.
Utilities:	Public utilities are available to the area.
Land Use Restrictions:	No authoritative report of title has been provided or reviewed. There do not appear to be any easements, encroachments, or restrictions that would adversely affect the utilization of the site.
Environmental Study:	An environmental risk study was not provided for our review. This appraisal report is based on the assumption that no conditions exist that would adversely affect the utilization or marketability of the property.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AP, AR
- With BFE or Depth Zone A, AE, AH, AO, AR, VE, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees See Notes Zone X
- Area with Flood Risk due to Levees Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Base line
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The print displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFIR web services provided by FEMA. This map was exported on 5/4/2019 at 12:32:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFIR and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

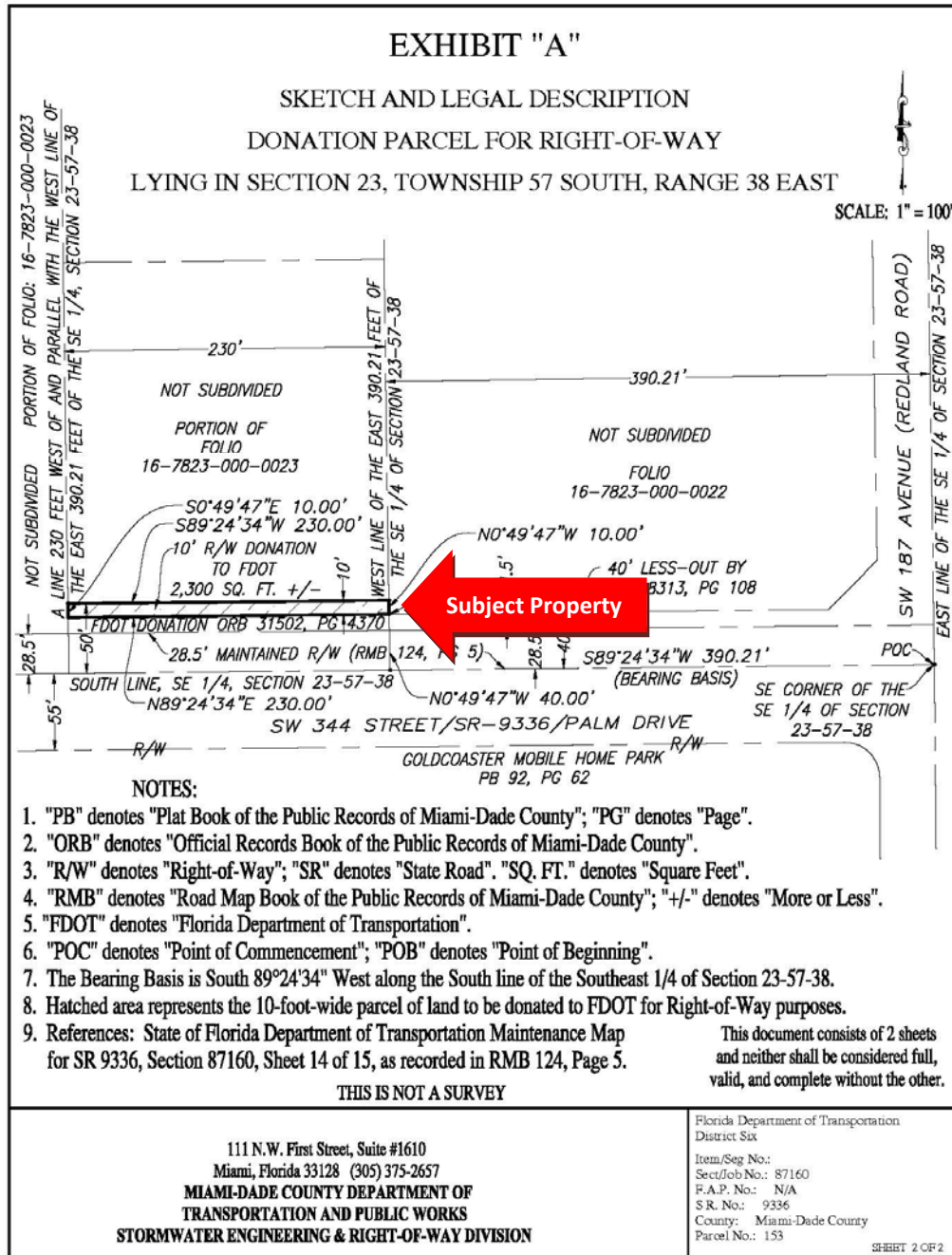


EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

DONATION PARCEL FOR RIGHT-OF-WAY

LYING IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST

LEGAL DESCRIPTION:

The North 10 feet of the South 50 feet of the East 230 feet of the following described parcel:
The East 1/2 of the Southeast 1/4 of the Southeast 1/4, less the East 390.21 feet thereof, in Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.
The said North 10 feet being more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 23; thence along the South line of the Southeast 1/4 of said Section 23, South 89°24'34" West for a distance of 390.21 feet to a point of intersection with the West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 40.00 feet to a point of intersection with the South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23 and Point of Beginning of the subject parcel; thence continue along the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 10.00 feet to a point of intersection with the North line of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said North line of the South 50 feet of the Southeast 1/4 of said Section 23, South 89°24'34" West for a distance of 230.00 feet to a point of intersection with a line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of the said Section 23, South 00°49'47" East for a distance of 10.00 feet to a point of intersection with the aforementioned South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23, North 89°24'34" East for a distance of 230.00 feet to the Point of Beginning.

Subject parcel contains an area of 2,300 square feet or 0.053 acres, more or less.

I hereby certify that this LEGAL DESCRIPTION AND ITS ACCOMPANYING
SKETCH are in compliance with the Standards of Practice as set forth by the
Florida Board of Professional Land Surveyors and Mapper as referenced in Rule
5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

SCOTT A. RIGGS, PSM
Florida License # 6160
Date: 03-11-2021

THIS IS NOT A SURVEY

This document consists of 2 sheets
and neither shall be considered full,
valid, and complete without the other.

111 N.W. First Street, Suite #1610
Miami, Florida 33128 (305) 375-2657
**MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY AND SURVEY DIVISION**

Florida Department of Transportation
District Six
Item/Seg No.:
Sect/Job No.: 87160
F.A.P. No.: N/A
S.R. No.: 9336
County: Miami-Dade County
Parcel No.: 153

SHEET 1 OF 2

REAL ESTATE TAX ANALYSIS

The subject property is located within Florida City and is subject to both city and county ad valorem taxes on real property. The Florida Statutes provide for assessment and collection of ad valorem taxes on real property; however, the taxes are assessed, collected, and used on the local county level. The assessment for the property is established each year as of January 1st by the Miami-Dade County Property Appraiser's Office at 100% of "Just Value". The tax due is computed according to annual millage rates established by Miami-Dade County. Millage rates are the amount paid to each taxing body for every \$1,000 of assessed value. Taxes are payable in November with a 4% discount and become delinquent on April 1st. According to the Miami-Dade County tax rolls, the 2020 assessment and real estate taxes for the larger parcel are as follows:

Folio Number:	16-7823-000-0023
Land Value:	\$262,500
Improvement Value:	<u>\$ 0</u>
Total Market Value:	\$262,500
Total Assessed Value:	\$3,600
Real Estate Taxes:	\$82.49

The above real estate taxes do not reflect a 4% discount for prompt payment. The County's market value for the land, equates to \$4.48 per square foot of site area of the parent tract. The Miami-Dade County Tax Collector's office reflects no delinquent real estate taxes for the parent tract.

ZONING

Zoning

The parent tract is zoned C-1 (Commercial) by Florida City. The C-1 zoning allows for a variety of commercial uses.

HIGHEST AND BEST USE

According to The Dictionary of Real Estate Appraisal (Sixth Edition) published by the Appraisal Institute, the pertinent terms relating to highest and best use may be defined as follows:

Highest and Best Use is "the reasonably probable use of property that results in the highest value. The four criteria that highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity."

In estimating highest and best use, there are four stages of analysis:

1. Possible Use - normally dictated by physical constraints.
2. Permissible Use - what use would be permitted in consideration of existing zoning and other applicable laws governing the use of the property, as well as any deed restrictions that may exist.
3. Feasible Use - which possible and permissible uses will produce a net return to the owner of the site.
4. Maximally Productive - among feasible uses, which use will produce the highest net return to the land.

To meet the tests of highest and best use, the use cannot be speculative or conjectural. It must be legal and probable. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time. These tests have been applied to the parent tract. In arriving at the estimate of highest and best use, the parent tract was analyzed as vacant, as it consists of vacant land.

As Vacant

The highest and best use, as vacant, considers among all reasonable alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Physically Possible: The parent tract is rectangular and contains approximately 1.346 acres. The site is level and at, or near, street grade. Although no soil report for the property has been provided, a visit to the property, as well as existing developments in the area revealed no problems associated with the physical aspects of developing the site. The area has average access and availability to public utilities. The parent tract has a mid-block location with street frontage along S.W. 344 Street (Palm Drive). At this location, S.W. 344 Street is a paved, two-lane road. The physical characteristics of the site support a number of possible uses within the confines of its configuration, size and location.

Legally Permissible: Permissible or legal uses are those permitted by zoning and land use regulations. No recent title search was provided to the appraisers. It is assumed that there are no covenants, restrictions or easements that would adversely affect the use of the site to such an extent that it would negatively impact its value.

The parent tract is zoned C-1 (Commercial). The C-1 zoning permits commercial uses, the property could be developed with a variety of commercial uses.

Feasible or Maximally Productive Use: It has been established that the parent tract is of adequate size and shape to permit development. It has further been established that existing development in the area provides for potential development of commercial uses.

In this area, commercial developments are mostly concentrated along Krome Avenue and South Dixie Highway and east of the parent tract along S.W. 344 Street. Commercial uses near the parent tract typically have corner locations. The demand for the commercial development of the parent tract would likely rely of the availability of a single tenant net lease deal to a specialty user.

Conclusion: Considering the location, physical characteristics and permissible uses of the property, and based upon an analysis of the site, the surrounding neighborhood, land uses and the real estate market in general, it is our opinion that the highest and best use of the subject property, as vacant, would likely be for the future development with a commercial project within the constraints of zoning and market demand.

SUMMARY OF ANALYSIS AND VALUATION

There are three generally recognized approaches considered in the valuation of real property. They include the income, sales comparison, and cost approaches. It should be noted that the appropriateness and reliability of each approach depends on the type of property being appraised, the age and condition of the improvements, if any, and the availability and quality of market data available for analysis.

The income approach provides an indication of value of a property based on a conversion of anticipated benefits (net income). The method of conversion is called capitalization and is either based on a single year's income (direct capitalization), or several years' income (discounted cash flow). The sales comparison approach provides an indication of value based on sales of properties considered similar. The cost approach provides an indication of the value of a property represented by the reproduction cost of the existing improvements, less accrued depreciation, to which is added the land value.

The appraisal process is concluded by a review and re-examination of each of the approaches to value that were employed. Consideration is given to the type and reliability of data used and the applicability of each approach. These factors are reconciled and a final value estimate is made. In this instance, only the sales comparison approach was applicable in the valuation of the subject property, which consists of vacant land.

The purpose of the appraisal is to value the subject property as part of the larger parent tract (part of the whole) for the intended use of assisting in the dedication of the property to FDOT from a willing seller. As noted, based on our analysis the dedication of the subject property would reduce the parent tract about 3.9% and, based on its location and configuration, the dedication is not considered to impact the highest and best of the remainder parcel (i.e., parent tract after dedication of the subject property). As such, the dedication of the subject property is not considered to result in severance damages to the remainder parcel and a before and after valuation was not considered to be required. Based on the foregoing, we have estimated the market value of the parent tract on a price per square foot basis and applied the same unit value to the subject property to estimate its value as part of the larger parent tract.

SALES COMPARISON APPROACH

The sales comparison approach produces an estimate of value for real estate by comparing recent sales of similar properties in the subject's surrounding or competing area. Inherent in this approach is the principle of substitution, which states that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

By analyzing sales which qualify as arm's-length transactions between willing, knowledgeable buyers and sellers, price trends can be identified from which value parameters may be extracted. Comparability as to physical, locational, and economic characteristics are important criteria in evaluating the sales in relation to the subject property. The basic steps involved in the application of this approach are as follows:

1. Researching recent relevant property sales and current offerings throughout the competitive area.
2. A selection process to focus on properties considered most similar to the subject, and then analyzing the selected comparable properties giving consideration to the time of sale and any change in economic conditions which may have occurred as of the date of valuation. Other relevant factors of a physical, functional, or locational nature are also considered.
3. Reducing the sales to a meaningful unit of comparison, i.e., price per unit or price per square foot.
4. Making appropriate adjustments to the comparable properties.
5. Interpreting the data analyzed to draw a meaningful conclusion of value.

The validity of this approach is dependent upon the availability and relevancy of the data. The sales of properties having characteristics similar as the subject have been collected and analyzed. Typically, land sells based on units of comparison particular to the property type (e.g., price per square foot, price per acre, price per unit). In this analysis, the price per square foot of land area was analyzed.

The parent tract consists of a parcel of vacant land zoned C-1 (Commercial) located on the north side of S.W. 344 Street (Palm Drive), west of S.W. 187 Avenue (Redland Road) in Florida City. The site has a mid-block location with frontage along S.W. 344 Street. The parent tract contains a total land area of 1.34 acres.

To value the parent tract, we research recent land sales in the area that can be compared to the parent tract. The search concentrated on those commercially zoned sites located within the subject's market area, or competitive areas, for purposes of comparison to the subject property. Our research for comparable land sales extended from January, 2019 to the

effective date of this appraisal. A summary chart and location map follows. Detailed information and an aerial photograph of the land sales are presented in the addenda.

The land sales under analysis occurred between March, 2019 and July, 2020 and are considered to represent the best available data as of the date of valuation. These commercially zoned sales reflected unadjusted per square foot prices from \$6.09 to \$12.75 for sites containing from 0.33 to 1.82 acres.

No.	Location	Zoning	Land SF	Land Acres	Sale Date	Sales Price	\$/SF
1	SEC of Krome Ave. & NE 14 Street Florida City	C-2	79,453	1.82	Apr-19	\$750,000	\$9.44
2	NWC Palm Drive & NW 1 Avenue Florida City	C-1	20,400	0.47	Dec-19	\$260,000	\$12.75
3	SEC Redland Rd. & NW 2 St. Florida City	CF	35,310	0.81	Mar-19	\$215,000	\$6.09
4	704 S Krome Avenue Homestead	PUN/COM	14,500	0.33	Jul-20	\$170,000	\$11.72
PT	N. Side Palm Dr., W. of Redland Rd. Florida City	C-1	58,632	1.35	Sep-20	\$521,800	\$8.90



Discussion of the Land Sales

Sale 1 is located on the southeast corner of N. Krome Avenue and N.E. 14 Street in the City of Florida City. The site is mostly rectangular and contains 79,453 square feet (1.82 acres). The property is zoned C-2 (Commercial).

This property was acquired in April 2019 for \$750,000 or \$9.44 per square foot of land area. At the time of sale, the property was vacant. The buyer is a local investor who plans on holding the property until such time a commercial development opportunity arises.

Sale 2 is located at northwest corner of Palm Drive (S.W. 344 Street) and N.W. First Avenue in Florida City. This site has a corner location and frontage along two streets (Palm Drive and N.W. First Avenue). The site is rectangular and contains 20,400 square feet (0.47 acre). The property is zoned C-1 (Commercial).

This property was acquired in December, 2019 for \$260,000, or \$12.75 per square foot. At time of sale, the site was vacant and at street grade and with all utilities available to the site. According to the broker, the buyers purchased for an investment.

Sale 3 is located at the southeast corner of Redland Road (S.W. 187 Avenue) and N.W. Second Street in Florida City. This site has a corner location and frontage along two streets (Redland Road and N.W. Second Street). The site is rectangular and contains 35,310 square feet (0.81 acre). The property is zoned CF (Commercial).

This property was acquired in March, 2019 for \$215,000 or \$6.09 per square foot of land area. At the time of sale, the property was vacant. The buyer is a builder who is weighing their development options.

Sale 4 is located at 704 S. Krome Avenue the City of Homestead. This site has a mid-block location with frontage on two streets (S. Krome Avenue and S.W. Krome Terrace). The site contains 14,500 square feet (0.33 acre). The property is zoned PUN (Planned Urban Neighborhood) and its land use is Southwest Neighborhood Planned Urban Neighborhood/Commercial.

This property was acquired in July 2020 for \$170,000 or \$11.72 per square foot of land area. At the time of sale, the property was vacant. The buyer owns the adjoining strip shopping center to the south.

Adjustment Factors

As noted, the scope of the appraisal includes estimates of value of the subject property as part of the larger parent tract. Property characteristics and sale terms considered in our analysis are financing, changes in market conditions, conditions of sale, size, location,

topography, zoning and size. Each of these items has been analyzed and compared to the subject property and are discussed on the following paragraphs.

Financing: Sales 1, 2 and 3 were cash to the seller transactions with typical terms of purchase for the subject market and no adjustments were required. Sale 4 included a purchase money mortgage; however, it was reported to not have affected the sales price. No adjustment is warranted.

Terms of Sale: All the sales were considered sold as arm's length transactions; therefore, no adjustments are required.

Time/Market Conditions: All the sales occurred in 2019 and 2020. Based on our research and conversations with brokers and developers familiar with the market, prices have been relatively stable over the past two years and we have formed the opinion the sales do not require adjustment for this factor.

Size: The parent tract contains 1.34 acres. The sales range in size from 0.33 acre to 1.82 acres. The sales do not indicate a unit price difference based on size and no adjustment were considered to be required for this factor.

Topography: The subject property is level and at, or near, street grade. Like the subject property, all of the sales were near street grade; therefore, no adjustments are considered to be required.

Location: The subject property is located on the north side of Palm Drive (S.W. 344 Street), just west of Redland Road (S.W. 187 Avenue) in Florida City. The sales were all in the Florida City or the southern part of Homestead and no adjustment for overall location was considered to be required. As noted, the specific location of the parent tract is on the outer edge of development in Florida City and is considered similar to Sale 3. The parent tract location is considered more remote than Sales 1, 2 and 4 and these sales are considered to superior to the parent tract and require downward adjustment for this factor.

Access/Frontage: As stated, the subject property has access and frontage along Palm Drive (S.W. 344 Street). Sales 1 and 4 have superior frontage and access along Krome Avenue, a heavily traveled north south thoroughfare and is considered to require downward adjustments for road frontage and access. Sale 2 is located on a secondary street and is considered to require upward adjustment for road frontage and access. Sale 3 is located along Palm Drive, just east of the Busway in a more heavily traffic section and is considered to require downward adjustment for frontage and access.

Land Use/Zoning: The parent tract is zoned C-1 (Commercial) by Florida City. All the sales are similarly zoned commercial in Florida City and Homestead and no specific adjustment for zoning was considered to be required for this factor.

Conclusion

Based on the above, the commercial land sales reflected the following:

Sale	1	2	3	4
Date	Apr-19	Dec-19	Mar-19	Jul-20
Price/SF	\$9.44	\$12.75	\$6.09	\$11.72
Financing	=	=	=	=
Terms	=	=	=	=
Time	=	=	=	=
Size	=	=	=	=
Topography	=	=	=	=
Location	=	=	=	=
Access/Frontage	-	-	+	-
Zoning	=	=	=	=
Overall	-	-	+	-

In addition to the sales discussed above, the parent tract was purchased in September, 2020 by Miami-Dade County for Fire Station 72. This was a willing seller (arm's length) and the sales price was \$521,800 or \$8.90 per square foot.

Based on our analysis and taking into account its size, configuration, location, street frontage and exposure, we estimate the market value of the parent tract to be within the range of \$8.00 to \$10.00 per square foot of land area and concluded a land value for the parent tract at \$9.00 per square foot.

As noted, the scope of this appraisal is to estimate the current market value of the subject property as part of the larger parent tract. In the preceding section, we have estimated the market value of the parent tract at \$9.00 per square foot and have estimated the market value of the subject property based on the same unit of comparison at \$20,700 (2,300 SF x \$9.00/SF).

RECONCILIATION AND FINAL VALUE ESTIMATE

The process of reconciliation reviews and reexamines the approaches to value which were included in the appraisal. In the preceding sections of this report, indications of value for the property, based on the applicable approaches to value were estimated.

The purpose of the appraisal is to value the subject property as part of the larger parent tract (part of the whole) for the intended use of assisting in the dedication of the property to FDOT from a willing seller. As noted, based on our analysis the dedication of the subject property would reduce the parent tract about 3.9% and, based on its location and configuration, the dedication is not considered to impact the highest and best of the remainder parcel (i.e., parent tract after dedication of the subject property). As such, the dedication of the subject property is not considered to result in severance damages to the remainder parcel and a before and after valuation was not considered to be required. Based on the foregoing, we have estimated the market value of the parent tract on a price per square foot basis and applied the same unit value to the subject property to estimate its value as part of the larger parent tract.

As the parent tract and subject property represent vacant land, we used the sales comparison approach in the valuation of the parent tract and applied the same unit value to the subject property as part of the larger parent tract. In this analysis, we found recent sales of parcels similar to the parent tract that are considered to provide a reliable indication of land value for the parent tract and subject property.

Based on our investigation and analysis, we have formed the opinion the market value of the fee simple estate in the subject property as part of the larger parent tract, as of April 3, 2021, was \$20,700.

ADDENDUM A - PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of the subject property looking east.



View of the subject property looking west.

PHOTOGRAPHS OF THE PARENT TRACT



View of parent tract looking northeast from Palm Drive.



View of parent tract looking northeast from Palm Drive.

PHOTOGRAPHS OF THE SUBJECT PROPERTY – STREET SCENE



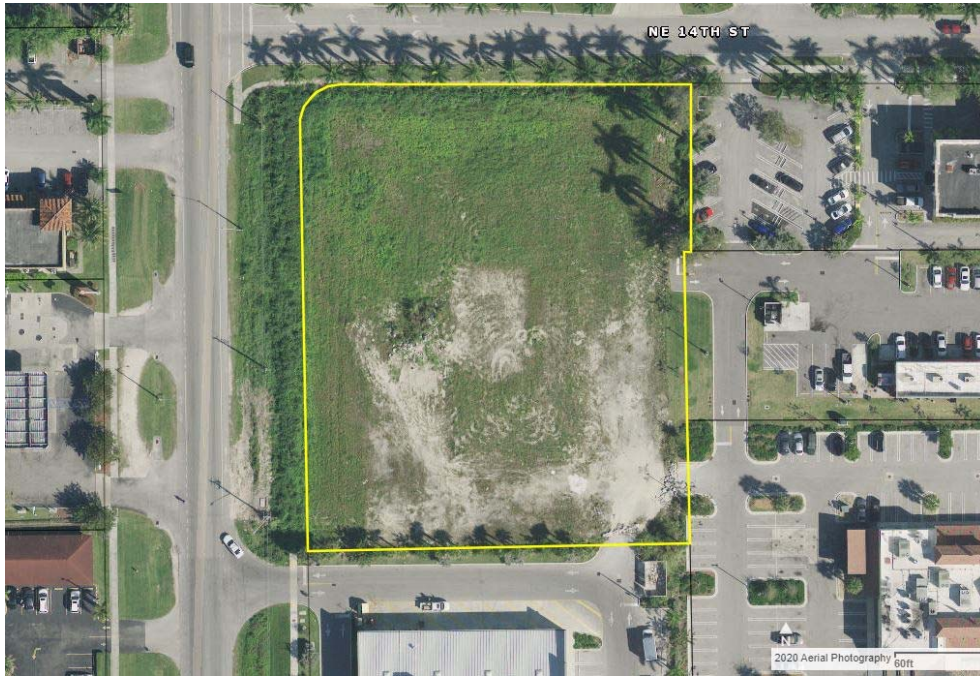
View looking west along Palm Drive.



View looking east along Palm Drive.

ADDENDUM B – COMPARABLE SALES INFORMATION

LAND SALE 1



Location: Southeast corner of N. Krome Avenue and NE 14 Street, Florida City, Miami-Dade County, Florida

Legal Description: Lengthy legal retained in appraisal file – Section 19, Township 57 South, Range 39 East, Miami-Dade County

Folio Number: 16-7919-006-0111

Sale Information:

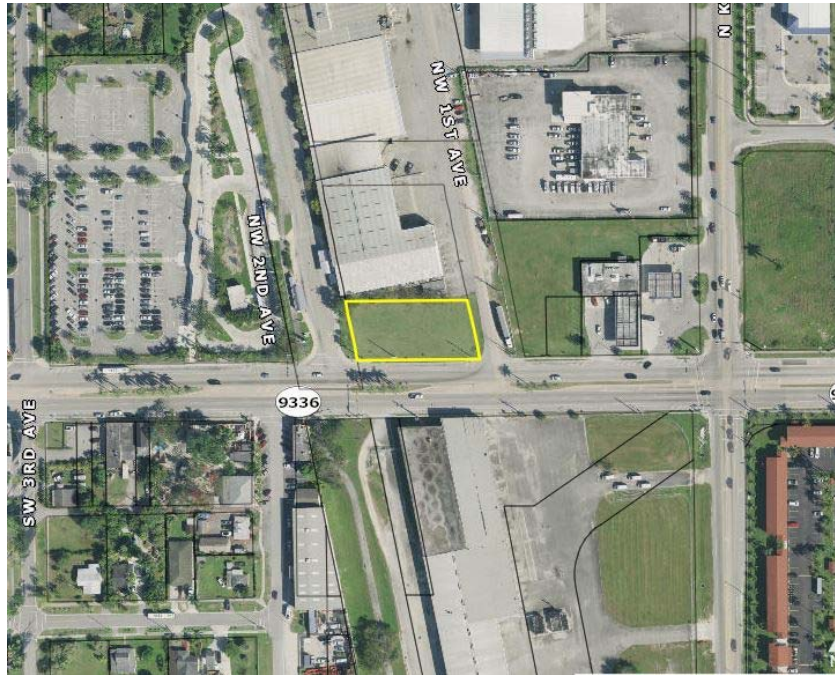
Grantor	Great American Life Insurance Company
Grantee	Leiva Development Group LLC
Date of Sale	April 5, 2019
ORB/Page	31399/3045
Sales Price	\$750,000
Terms	Cash to Seller
Unit Price	\$9.44 Per Square Foot
Prior Sale	None in the prior three years

Physical Description:

Land Area	79,453 Square Feet; 1.82 Acre
Topography	Basically level and at street grade
Shape	Rectangular
Frontage	Krome Avenue & NE 14 Street
Land Use	Commercial; City of Florida City
Zoning	C-2 (Commercial); City of Florida City
Utilities	All available in the area.

Comments: This site was vacant at the time of sale. The buyer is a local investor who plans to hold with possible commercial (retail) development in the future.

LAND SALE 2



Location: Northwest corner of Palm Drive and NW 1 Avenue, Florida City, Miami-Dade County, Florida

Legal Description: Lot 9, 10, 11 and 12, Block 2, Industrial Addition #2, according to the Plat thereof, as recorded in Plat Book 30, Page 80, of the Public Records of Miami-Dade County, Florida.

Folio Numbers: 16-7824-017-0100

Sale Information:

Grantor	Strano Brothers, Ltd.
Grantee	Property Experts International, LLC
Date of Sale	December 16, 2019
ORB/Page	31757/3339
Sales Price	\$260,000
Terms	Cash to Seller
Unit Price	\$12.75 Per Square Foot
Prior Sale	None in the prior three years

Physical Description:

Land Area	20,400 Square Feet; 0.47 Acre
Topography	Basically level and at street grade
Shape	Rectangular
Frontage	NW 1 Avenue and Palm Drive
Land Use	Industrial; City of Florida City
Zoning	C-1 (Commercial); City of Florida City
Utilities	All available in the area

Comments:

The property was vacant at the time of sale. According to the broker, the buyers purchased for an investment.

LAND SALE 3



Location: Southeast corner of Redland Road and NW 2 Street, Florida City, Miami-Dade County

Legal Description: The North 107 Feet of Lots 8 and 9, of H. BROOKER'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, at Page 85, of the public records of Miami-Dade County, Florida, a/k/a 199 Redland Road, Florida City, Florida 33034.

Folio Numbers: 16-7824-016-0090

Sale Information:

Grantor	ASJB LLC
Grantee	Lumaris, LLC
Date of Sale	March 7, 2019
ORB/Page	31367/1266
Sales Price	\$215,000
Terms	Cash to seller
Unit Price	\$6.09 Per Square Foot
Prior Sale	None in the prior three years

Physical Description:

Land Area	35,310 Square Feet; 0.81 Acre
Topography	Basically level and at street grade
Shape	Rectangular
Frontage	Redland Road and NW 2 Street
Land Use	Low-Medium Residential; City of Florida City
Zoning	CF (Community Facility); City of Florida City
Utilities	All available in the area

Comments: This site was vacant at the time of sale. The buyer originally intended to build 8 townhouses on the site; however, he has had difficulty getting approval from the city and is weighing his options for alternative uses.

LAND SALE 4



Location: 704 S Krome Avenue, Homestead, Miami-Dade County, Florida

Legal Description:

Lot 6, less and except the East 25 feet thereof for road right-of-way, and Lot 33 in TATUM'S ADDITION TO HOMESTEAD, according to the Plat thereof, as recorded in Plat Book 1, Page 128, of the Public Records of Miami-Dade County, Florida.

Folio Numbers: 10-7813-050-0210 & 0030

Sale Information:

Grantor	Walter W. Glass, Sr., individually & as Trustee
Grantee	Barrios Brothers Investment, LLC
Date of Sale	July 24, 2020
ORB/Page	32048/3780
Sales Price	\$170,000
Terms	Purchase money mortgage in the amount of \$145,000 (85%) at 6% interest for 3 years
Unit Price	\$11.72 Per Square Foot
Prior Sale	None in the prior three years

Physical Description:

Land Area	14,500 Square Feet; 0.33 Acre
Topography	Basically level and at street grade
Shape	Rectangular
Frontage	S Krome Avenue and SW Krome Terrace
Land Use	Southwest Neighborhood Planned Urban Neighborhood/Commercial; City of Homestead
Zoning	PUN (Planned Urban Neighborhood); City of Homestead
Utilities	All available in the area

Comments: This site was vacant at the time of sale. The buyers own the strip shopping center abutting this property to the south.

ADDENDUM C – ZONING INFORMATION

DIVISION 3. - COMMERCIAL DISTRICTS

Sec. 62-171. - C-1, neighborhood commercial district.

- (a) *Purpose and intent.* The purpose and intent of this C-1, neighborhood commercial district is to provide suitable sites for the development of retail and service commercial uses which satisfy the essential and frequent needs of adjacent residential neighborhoods in areas consistent with the city's adopted comprehensive development master plan.
- (b) *Uses permitted.* Permitted uses are as follows:
- (1) Retail and service establishments, limited to:
- a. Antique shops;
 - b. Art supply stores;
 - c. Bakeries;
 - d. Banks and financial institutions;
 - e. Barber, beauty and skin care shops;
 - f. Bookstores;
 - g. Dairy stores;
 - h. Department stores;
 - i. Dry cleaners;
 - j. Florists;
 - k. Foodstores;
 - l. Gift and souvenir shops;
 - m. Hardware stores;
 - n. Hobby handicraft shops;
 - o. Home appliance sales and service;
 - p. Jewelry stores;
 - q. Laundries, self-service;
 - r. Luggage shops;
 - s. Music and record stores;
 - t. Newsstands;
 - u. Offices, professional or medical;
 - v. Restaurants;
 - w. Shoe repair shops;
 - x. Sporting goods stores;
 - y. Stationery and card stores;
 - z. Tailors and seamstresses;
 - aa. Tobacco shops;
 - bb. Toy stores; and
 - cc. Variety stores.

- (2) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the C-2, general commercial; C-3, intensive commercial or I, light industrial districts.
- (c) *Uses permitted conditionally.* Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission, and subject to section 62-69.
- (1) Service stations, provided that any such use shall not be located less than 300 feet from another service station or 100 feet from any residentially zoned property.
- (2) Day care centers subject to the conditions and requirements enumerated in section 62-275.
- (d) *Site development standards.* Site development standards are as follows:
- (1) Minimum lot area, 5,000 square feet.
- (2) Minimum lot width, 50 feet.
- (3) Minimum yard setbacks:

Yard		Setbacks (feet)
Front		10
Rear		0
Side		
	Interior	0
	Corner	0
Adjacent residential district		25

- (4) Maximum building height, two stories or 30 feet.
- (5) Minimum pervious open space, 20 percent.

(Ord. No. 80-14, § 9, 11-25-80; Ord. No. 90-09, art. I, § 9, 11-27-90; Ord. No. 98-03, 11-10-98; Ord. No. 18-01, § 2, 6-26-18)

ADDENDUM D – QUALIFICATIONS OF THE APPRAISERS ANDREW H. MAGENHEIMER, MAI

EDUCATION:

Bachelor's Degree, The University of the South, Sewanee, Tennessee, 1986

EXPERIENCE:

Over 30 years in the field of real estate, involved in various forms of consultation, appraisal, economic research and market analysis.

June, 1997 to Present, Principal, Slack, Johnston & Magenheimer, Inc.

August, 1991 to May, 1997, Senior Appraiser, Slack & Johnston, Inc.

February, 1987 to July, 1991, Staff Appraiser, Dixon & Friedman, Inc.

GENERAL APPRAISAL EXPERIENCE:

Appraisals - Vacant land, aviation facilities, industrial facilities, shopping centers, office buildings, apartment buildings, residential developments and single-family residences.

Consulting - Economic research, market analysis, feasibility analysis and ad valorem real estate tax assessment appeals pertaining to industrial, commercial and residential properties.

AFFILIATIONS:

Licensed Florida Real Estate Broker

Florida State-Certified General Real Estate Appraiser, Certification No. RZ1073

Appraisal Institute Member, MAI, Certificate Number 10133, Continuing Education Completed

2002 President of the South Florida Chapter of the Appraisal Institute

Member of the Miami Board of Realtors

Member of the Florida Keys Board of Realtors

Corporate Member of Florida Airport Council (FAC)



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: November 2, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(3)

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
- _____ Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 8(F)(3)
11-2-21

RESOLUTION NO. R-1027-21

RESOLUTION DECLARING SURPLUS AND AUTHORIZING THE CONVEYANCE OF, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, A 10 FOOT WIDE STRIP OF COUNTY-OWNED PROPERTY (A PORTION OF FOLIO NO. 16-7823-000-0023) CONTAINING 2,300 SQUARE FEET LOCATED ON THE NORTH SIDE OF SW 344 STREET (WEST PALM DRIVE), WEST OF SW 187 AVENUE (NORTH REDLAND ROAD), FLORIDA CITY FOR NOMINAL COST OF \$10.00 FOR PURPOSES OF RIGHT-OF-WAY DEDICATION NEEDED FOR THE CONSTRUCTION OF FLORIDA CITY FIRE STATION NO. 72; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE, AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH CONVEYANCE AND TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

WHEREAS, the Florida Department of Transportation (FDOT) desires, and has requested from the County, to acquire certain County-owned land, consisting of a 10 foot wide strip of land, which is identified and described in Exhibit "A" attached to the Resolution, and which is located on the north side of SW 344 Street (West Palm Drive) and west of SW 187 Avenue (North Redland Road) within Florida City ("property"); and

WHEREAS, the subject property consisting of 2,300 square feet; and

WHEREAS, the property is adjacent to County-owned land upon which the County is in the process of developing and constructing Florida City Fire Station No. 72; and

WHEREAS, the County's conveyance of the property to FDOT would comply with Florida City's minimum street width requirement for SW 344 Street (West Palm Drive) and is necessary for the approval of the waiver of plat application needed for the construction of Florida City Fire Station No. 72; and

WHEREAS, this Board finds that, pursuant to section 125.38, Florida Statutes, the property is required for a right-of-way dedication to FDOT, is not otherwise needed for County purposes, and FDOT's use and development thereof as right-of-way would promote community interest and welfare; and

WHEREAS, the conveyances of the property to the FDOT for said purpose shall be for nominal monetary consideration of \$10.00 and will revert to the County in the event that use by FDOT for transportation purposes ever ceases; and

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:

Section 1. That the foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board declares the property as surplus and authorizes the conveyance of such property to FDOT for nominal consideration of \$10.00, pursuant to section 125.38, Florida Statutes.

Section 3. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed, in substantially the form attached hereto and made a part hereof as Exhibit "B", and authorizes the County Mayor or the County Mayor's designee to exercise all rights, including the right to exercise the reverter provision, set forth in the County Deed, and to take all actions necessary to effectuate this conveyance.

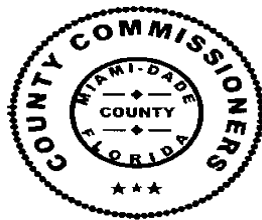
Section 4. Pursuant to Resolution No. R-974-09, this Board: (a) directs the County Mayor or the County Mayor's designee to record the instrument of conveyance containing the referenced restriction on the use of the property, with the reservation of the County's rights in the

event such restriction is not observed, in the Public Records of Miami-Dade County and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of the instrument together with the resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	absent
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of November, 2021. 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez

EXHIBIT "A"

Parcel No. 153

SKETCH AND LEGAL DESCRIPTION

DONATION PARCEL FOR RIGHT-OF-WAY

LYING IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST

LEGAL DESCRIPTION:

The North 10 feet of the South 50 feet of the East 230 feet of the following described parcel:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4, less the East 390.21 feet thereof, in Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

The said North 10 feet being more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 23; thence along the South line of the Southeast 1/4 of said Section 23, being also the Baseline of Survey as shown on that Maintenance Map for State Road 9336, Section 87160, Sheet 14 of 15, as recorded in Road Map Book 124 at Page 5 of the Public Records of Miami-Dade County, Florida, South 89°24'34" West for a distance of 390.21 feet to a point of intersection with the West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 40.00 feet to a point of intersection with the South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23 and Point of Beginning of the subject parcel; thence continue along the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23, North 00°49'47" West for a distance of 10.00 feet to a point of intersection with the North line of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said North line of the South 50 feet of the Southeast 1/4 of said Section 23, South 89°24'34" West for a distance of 230.00 feet to a point of intersection with a line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of said Section 23; thence along said line lying 230 feet West of and parallel with the said West line of the East 390.21 feet of the Southeast 1/4 of the said Section 23, South 00°49'47" East for a distance of 10.00 feet to a point of intersection with the aforementioned South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23; thence along said South line of the North 10 feet of the South 50 feet of the Southeast 1/4 of said Section 23, North 89°24'34" East for a distance of 230.00 feet to the Point of Beginning.

Subject parcel contains an area of 2,300 square feet or 0.053 acres, more or less.

I hereby certify that this LEGAL DESCRIPTION AND ITS ACCOMPANYING SKETCH are in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

SCOTT A. RIGGS, PSM
Florida License # 6160
Date: 05-10-2021

THIS IS NOT A SURVEY

This document consists of 2 sheets
and neither shall be considered full,
valid, and complete without the other.

111 N.W. First Street, Suite #1610
Miami, Florida 33128 (305) 375-2657
**MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY AND SURVEY DIVISION**

Florida Department of Transportation
District Six

Item/Seg No.:
Sect/Job No.: 87160
F.A.P. No.: N/A
S.R. No.: 9336
County: Miami-Dade County
Parcel No.: 153

SHEET 1 OF 2

SKETCH AND LEGAL DESCRIPTION
DONATION PARCEL FOR RIGHT-OF-WAY
LYING IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST

[illegible]

1. "PB" denotes "Plat Book of the Public Records of Miami-Dade County"; "PG" denotes "Page"; "R/W" denotes "Right-of-Way".
2. "ORB" denotes "Official Records Book of the Public Records of Miami-Dade County"; "SQ. FT." denotes "Square Feet".
3. "RMB" denotes "Road Map Book of the Public Records of Miami-Dade County"; "+/-" denotes "More or Less"; "SR" denotes "State Road".
4. "FDOT" denotes "Florida Department of Transportation"; "POC" denotes "Point of Commencement"; "POB" denotes "Point of Beginning".
5. The Bearing Basis is South 89°24'34" West along the South line of the Southeast 1/4 of Section 23-57-38, also being the Baseline of Survey as per RMB 124, Page 5.
6. Hatched area represents the 10-foot-wide subject parcel to be donated to FDOT for Right-of-Way purposes.
7. The subject parcel lies within the area redefining the boundary lines of the Town of Florida City as described in ORB 929, Page 325, and noted on Schedule "B-II" of the American Land Title Association Commitment, file number "FIRESTATION 72 R/W DEDICATION/21-84086", and dated March 31, 2021 at 02:30 pm.
8. References: State of Florida Department of Transportation Maintenance Map for SR 9336, Section 87160, Sheet 14 of 15, as recorded in RMB 124, Page 5.

THIS IS NOT A SURVEY

Florida Department of Transportation
District Six
Item/Seg No.:
Sect/Job No.: 87160
F.A.P. No.: N/A
S R. No.: 9336
County: Miami-Dade County
Parcel No.: 153

59

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 NW 1 Street, Suite 2460
Miami, Florida 33128-1907

Parcel No. : 153
Managing District : 9
Parcel Folio (a portion) : 16-7823-000-0023

COUNTY DEED

THIS COUNTY DEED, made this day of , 20 A. D. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, Grantor, whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantee, whose address is 1000 N.W. 111th Avenue, Miami, Florida 33172. (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other value consideration, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms onto Grantee the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

LEGAL DESCRIPTION

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

That the Property shall be utilized as a right-of-way dedication for roadway purposes. If the Property ceases to be used solely for the purpose set forth herein by the Grantee, title shall revert to the Grantor upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice from the Grantor to the Grantee is

received by the Grantee (the "Effective Reverter Date"). The Grantor, at its sole option, shall have right to immediate possession of the Property with any and all improvements thereon, at no cost to the Grantor, on the Effective Reverter Date and the Grantor may file a Notice of Reverter. In the event the Grantor exercises the reverter, the Grantee, upon written request from the Grantor, shall immediately provide the Grantor with a deed of conveyance of the Property back to the Grantor. However, failure to provide such deed of conveyance shall not impact the Grantor's reverter, which shall become effective immediately upon the Grantor providing the written notice to the Grantee.

This grant conveys only the interest of Grantor 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, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency. _____
Monica Rizo Perez
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20____.