

SURPLUS LANDS EXECUTIVE SUMMARY

PROJECT: C-1W (Black Creek Canal)
COUNTY: Miami-Dade
SIZE: 0.95 acres, more or less
PURPOSE: County Park
APPLICANT: Miami-Dade County Parks and Recreation Department

HIGHLIGHTS: The applicant requests the District to donate fee title to the East one-half (E½) of abandoned Maine Street, located in Sections 8 and 9, Township 55 South, Range 39 East, Miami-Dade County, Florida.

CONSIDERATIONS: The applicant, Miami-Dade County Parks and Recreation Department, initiated an abandonment of the right of way for Maine Street, which was never constructed. The road was dedicated to the public in 1926 per the plat of GREATER MIAMI ESTATES, as recorded in Plat Book 23, page 43. The District's C-1W right of way is located east of and adjacent to said Maine Street and Miami-Dade County owns the land located west of and adjacent to said Maine Street. According to Florida law, when a road right of way is abandoned, ownership of the right of way is split equally between the adjacent landowners; therefore the District gained title to approximately 0.95 acres of land through the abandonment. The applicant is requesting that the District surplus and donate the land it received, which will be assembled with other county owned lands for use as a park. (A sketch and legal description of the road right of way that was abandoned is attached.)

FISCAL IMPACT: The District acquired this parcel of land on November 3, 2009 at no cost through a road abandonment initiated by the applicant. The applicant requests that the application fee and reservation of rights to mine and develop phosphate, minerals, metals and petroleum pursuant to Chapter 270.11, Florida Statutes, be waived, and that the parcel be conveyed at no cost.

AUTHORIZATION: Pursuant to Section 373.056(4), Florida Statutes, the Governing Board has the authority to convey to any governmental entity land, or rights in land, owned by the District not required for its purposes, subject to terms and conditions approved by the Governing Board.

RECOMMENDATION: A Resolution of the Governing Board of the South Florida Water Management District to approve declaring surplus land interests containing 0.95 acres, more or less, in fee, being the East one-half (E ½) of abandoned "Maine Street" located in Sections 8 and 9, Township 55 South, Range 39 East, Miami-Dade County, C-1W (Black Creek Canal) Project; authorize the donation of said property to Miami-Dade County for use as part of a county park; and approve waivers of the application fee and reservation of rights; providing an effective date.

Governing Board Members
February 11, 2010
Page 2

Prepared by: _____
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Title and Closing Section, Land Acquisition Department

Reviewed by: _____
Ruth Clements, Director
Land Acquisition Department

Approved by: _____
Kenneth G. Ammon, P.E.
Deputy Executive Director
Everglades Restoration Resource Area

EXHIBIT "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC ROAD R/W, MIAMI-DADE COUNTY, FLORIDA

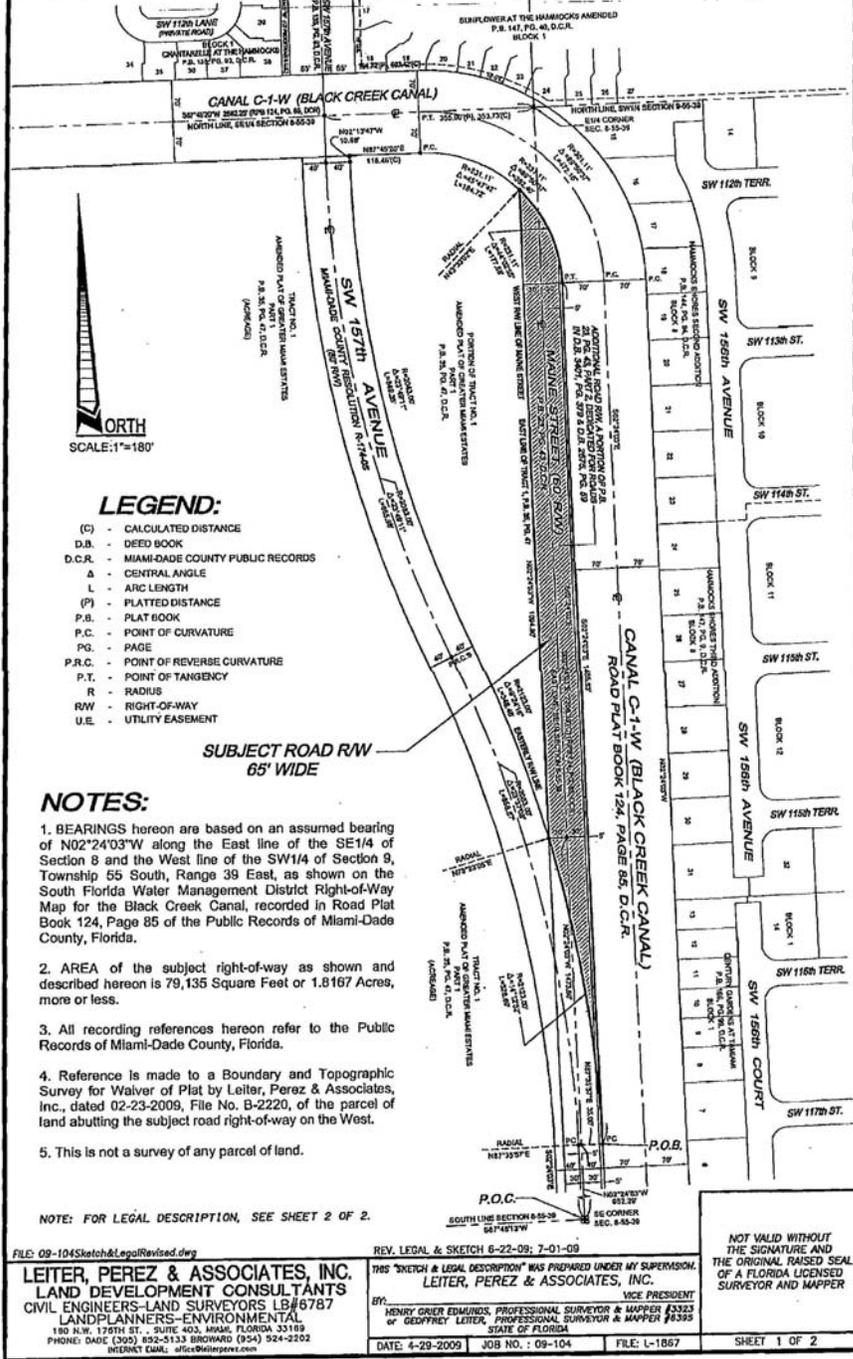


EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
PUBLIC ROAD R/W, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION

A parcel of land lying in the Southeast 1/4 of Section 8 and the Southwest 1/4 of Section 9, Township 55 South, Range 39 East, Miami-Dade County, Florida, being a portion of the 60 foot wide right-of-way for Maine Street as shown on the plat of GREATER MIAMI ESTATES (Part One and Part Two), as recorded in Plat Book 23, Page 43 of the Public Records of Miami-Dade County, Florida, together with an additional strip of road right-of-way lying between the Easterly right-of-way line of said Maine Street and the Westerly right-of-way line of Canal C-1-W (Black Creek Canal) according to South Florida Water Management District Right-of-Way Map dated May 28, 1993, recorded in Road Plat Book 124, Page 85 of the Public Records of Miami-Dade County, Florida, said additional strip being contained in that land dedicated as road right-of-way per Deed Book 3401, Page 379 and Deed Book 2875, Page 59, all of the Public Records of Miami-Dade County, Florida, the total subject parcel being more particularly described as follows:

COMMENCE at the Southeast Corner of Section 8, Township 55 South, Range 39 East, Miami-Dade County, Florida, based on the property agreement recorded in Official Records Book 14311 at Page 3397 of the Public Records of Miami-Dade County, Florida; thence N02°24'03"W, along the East line of said SE1/4 of Section 8 and the West line of said SW1/4 of Section 9, a distance of 952.29 feet; thence N87°35'57"E for 35.00 feet to the point of beginning of a circular curve concave to the Southwest, being a portion of the Easterly right-of-way line of SW 157th Avenue as described in Miami-Dade County Resolution R-174-05 adopted February 1, 2005, said point of beginning bearing N87°35'57"E from the radius point of said curve, and being the POINT OF BEGINNING of the subject parcel of land; thence Northwestery along the arc of said curve, along said Easterly right-of-way line of SW 157th Avenue, having a radius of 2123.00 feet and a central angle of 14°12'52" for an arc length of 526.69 feet; thence N02°24'03"W along the East line of Tract No. 1 of the AMENDED PLAT OF GREATER MIAMI ESTATES PART 1, also being the West right-of-way line of Maine Street as shown on said plat, for 1094.90 feet to a point of intersection with a curve concave to the Southwest, being the Southwesterly right-of-way limit of the bend in Canal C-1-W (Black Creek Canal) as previously referenced, said point of intersection bearing N43°33'02"E from the radius point of said curve; thence Southeasterly along the arc of said curve, having a radius of 231.11 feet (based on said Right-of-Way Map) and a central angle of 44°02'55" for an arc length of 177.68 feet to a point of tangency; thence S02°24'03"E, along the West right-of-way line of said Canal C-1-W (Black Creek Canal) and along a line lying 35 feet East of and parallel with the West line of the SW1/4 of said Section 9, for 1455.53 feet to the POINT OF BEGINNING.

NOTE: FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, LEGEND, NOTES AND CERTIFICATION, SEE SHEET 1 OF 2.

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REV. LEGAL & SKETCH 8-22-09; 7-01-09

FILE: 09-104Sketch&LegalRevised.dwg

DATE: 4-29-2009

JOB NO.: 09-104

FILE: L-1867

SHEET 2 OF 2