

**MEMORANDUM**

**IRCA**

**Agenda Item No. 2 (A)**

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

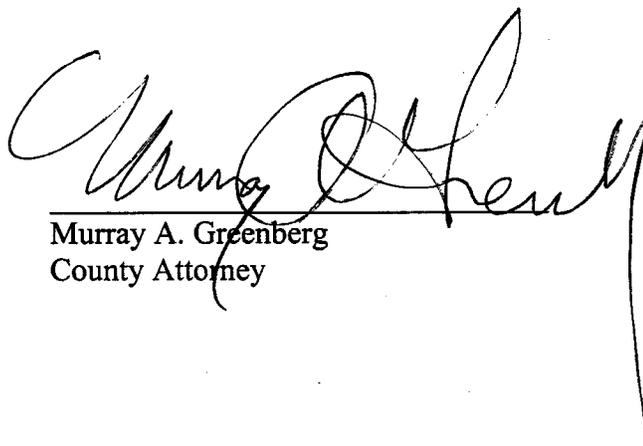
**DATE:** October 12, 2005

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Resolution regarding  
acquisition of land for  
construction of a baseball  
stadium

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The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Bruno A. Barreiro.



Murray A. Greenberg  
County Attorney

MAG/bw



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez      **DATE:** September 8, 2005  
and Members, Board of County Commissioners

**FROM:**   
Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No.

**Please note any items checked.**

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No.

Veto \_\_\_\_\_

9-8-05

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING THE ACQUISITION OF LAND REQUIRED FOR THE CONSTRUCTION OF A BASEBALL STADIUM LOCATED BETWEEN NW 13TH AVENUE ON THE EAST, NW 6TH STREET ON THE NORTH, NW 14TH AVENUE ON THE WEST AND NW 3RD STREET ON THE SOUTH TO BE A PUBLIC NECESSITY, AND AUTHORIZING THE COUNTY MANAGER AND THE COUNTY ATTORNEY TO EMPLOY APPRAISERS, AND TO TAKE ANY AND ALL APPROPRIATE ACTIONS TO ACQUIRE THE SUBJECT PROPERTIES IN FEE SIMPLE BY PURCHASE THROUGH CONDITIONAL OPTION CONTRACTS; AND DIRECTING THE COUNTY MANAGER TO IDENTIFY AN APPROPRIATE SOURCE OF FUNDING

**WHEREAS,** The Florida Marlins, Miami-Dade County and the City of Miami have all agreed upon a site for the construction of a baseball stadium next to the existing Orange Bowl; and,

**WHEREAS,** it is necessary to acquire certain properties for the construction of that stadium in an expeditious manner,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** that this Board declares the acquisition in fee simple of the parcels of land legally described in Exhibit "A" (Subject Properties) and shown on Location Maps in Exhibit "B", necessary for the construction of a baseball stadium between NW 13th Avenue on the East, NW 6th Street on the North, NW 14th Avenue on the West and NW 3rd Street on the South to be a public necessity and in the best interest of Miami-Dade County; and authorizes and directs the County Manager and the County Attorney to employ appraisers, and to take any and all appropriate actions to acquire the subject

properties in fee simple by purchase through conditional option contracts; and directing the County Manager to identify an appropriate source of funding therefor.

The foregoing resolution was sponsored by Commissioner Bruno A. Barreiro and offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman  
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Dorin D. Rolle  
Katy Sorenson  
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler  
Carlos A. Gimenez  
Barbara J. Jordan  
Natacha Seijas  
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of September, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Thomas Goldstein

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Legal Description

**Parcel 30 (Fee Simple)**  
01-4102-005-6000

The South 50 feet of Lots 1 and 2 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 31 (Fee Simple)**  
01-4102-005-6010

The North 100 feet of Lot 1 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 32 (Fee Simple)**  
01-4102-005-6020

Lot 2, LESS the South 50 feet, in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 33 (Fee Simple)**  
01-4102-005-6030

Lot 3 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 34 (Fee Simple)**  
01-4102-005-6040

Lot 4 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**EXHIBIT A**

(1 of 8)

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**Parcel 35 (Fee Simple)**  
01-4102-005-6050

Lot 5 in Block 39 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 36 (Fee Simple)**  
01-4102-005-6060

Lot 6 in Block 39 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 37 (Fee Simple)**  
01-4102-005-6070

Lot 7 in Block 39 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 39 (Fee Simple)**  
01-4102-005-6120

Lot 14 in Block 39 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 40 (Fee Simple)**  
01-4102-005-6130

Lot 15 in Block 39 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**EXHIBIT A**

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**Parcel 41 (Fee Simple)**  
01-4102-005-6140

Lot 16 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 42 (Fee Simple)**  
01-4102-005-6150

Lot 17 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 43 (Fee Simple)**  
01-4102-005-6160

Lot 18 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 44 (Fee Simple)**  
01-4102-005-6170

The South 100 feet of Lot 19 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 45 (Fee Simple)**  
01-4102-005-6180

The North 50 feet of Lots 19 and 20 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 46 (Fee Simple)**

01-4102-005-6190

The South 100 feet of Lot 20 in Block 39 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 47 (Fee Simple)**

01-4102-005-6650

The North 50 feet of Lots 1 and 2 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 48 (Fee Simple)**

01-4102-005-6660

The South 50 feet of Lots 1 and 2 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 49 (Fee Simple)**

01-4102-005-6670

The South 50 feet of the North 100 feet of Lots 1 and 2 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 50 (Fee Simple)**

01-4102-005-6680

Lot 3 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**EXHIBIT A**

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**Parcel 51 (Fee Simple)**  
01-4102-005-6690

Lot 4 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 52 (Fee Simple)**  
01-4102-005-6700

Lots 5 and 6 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 53 (Fee Simple)**  
01-4102-005-6710

Lot 7 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 54 (Fee Simple)**  
01-4102-005-6720

Lot 8 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 56 (Fee Simple)**  
01-4102-005-6780

Lot 13 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 57 (Fee Simple)**  
01-4102-005-6790

Lot 14 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 58 (Fee Simple)**  
01-4102-005-6791

Lot 15 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 59 (Fee Simple)**  
01-4102-005-6792

Lot 16 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 60 (Fee Simple)**  
01-4102-005-6800

Lot 17 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 61 (Fee Simple)**  
01-4102-005- 6810

Lot 18 in Block 42 of LAWRENCE ESTATE LAND CO'S  
SUBDIVISION, according to the plat thereof recorded in Plat Book  
2, Page 46 of the Public Records of Miami-Dade County, Florida.

**EXHIBIT A**

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**Parcel 62 (Fee Simple)**

01-4102-005-6820

The North 50 feet of Lots 19 and 20 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 63 (Fee Simple)**

01-4102-005-6821

The South 50 feet of the North 100 feet of Lots 19 and 20 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 64 (Fee Simple)**

01-4102-005-6830

The South 50 feet of Lots 19 and 20 in Block 42 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 81 (Fee Simple)**

01-4102-005-7141

The South 50 feet of Lots 1 and 2 in Block 49 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 82 (Fee Simple)**

01-4102-005-7142

Lot 3 of Block 49 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**EXHIBIT A**

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**Parcel 83 (Fee Simple)**

01-4102-005-7150

Lot 4 in Block 49 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 85 (Fee Simple)**

01-4102-005-7200

The North 50 Feet of Lots 11 and 12 AND the South 50 feet of Lots 9 and 10 all in Block 49 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida.

**Parcel 96 (Fee Simple)**

01-4102-026-0010 (Unit 201)

01-4102-026-0020 (Unit 202)

01-4102-026-0030 (Unit 203)

01-4102-026-0040 (Unit 301)

01-4102-026-0050 (Unit 302)

01-4102-026-0060 (Unit 303)

01-4102-026-0070 (Unit 401)

01-4102-026-0080 (Unit 402)

01-4102-026-0090 (Unit 403)

01-4102-026-0100 (Unit 501)

01-4102-026-0110 (Unit 502)

01-4102-026-0120 (Unit 503)

The North 100 feet of Lots 1 and 2 in Block 49 of LAWRENCE ESTATE LAND CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 46 of the Public Records of Miami-Dade County, Florida; including all (12) units of Orange Manor Condominiums, Inc., according to the Declaration of Condominium recorded in Official Record Book 8890 at Page 1220 of the Public Records of Miami-Dade County, Florida, together with all common elements appurtenant thereto.

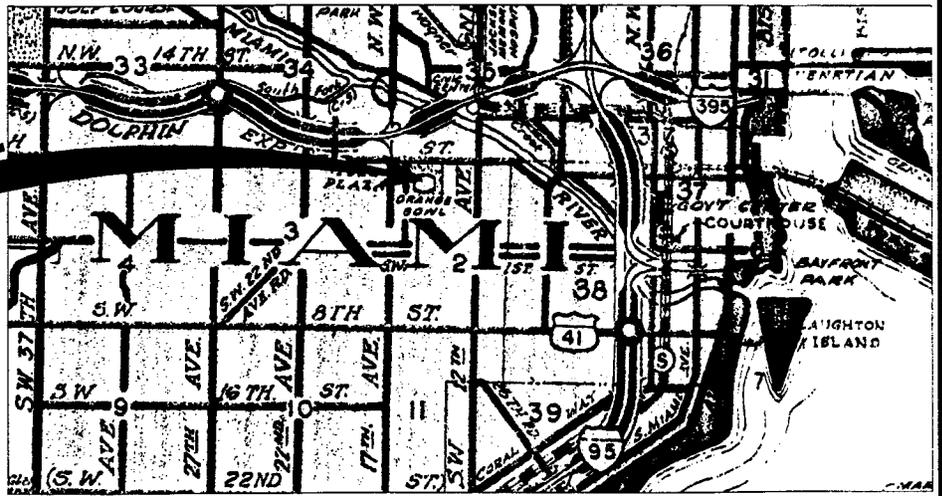
**EXHIBIT A**

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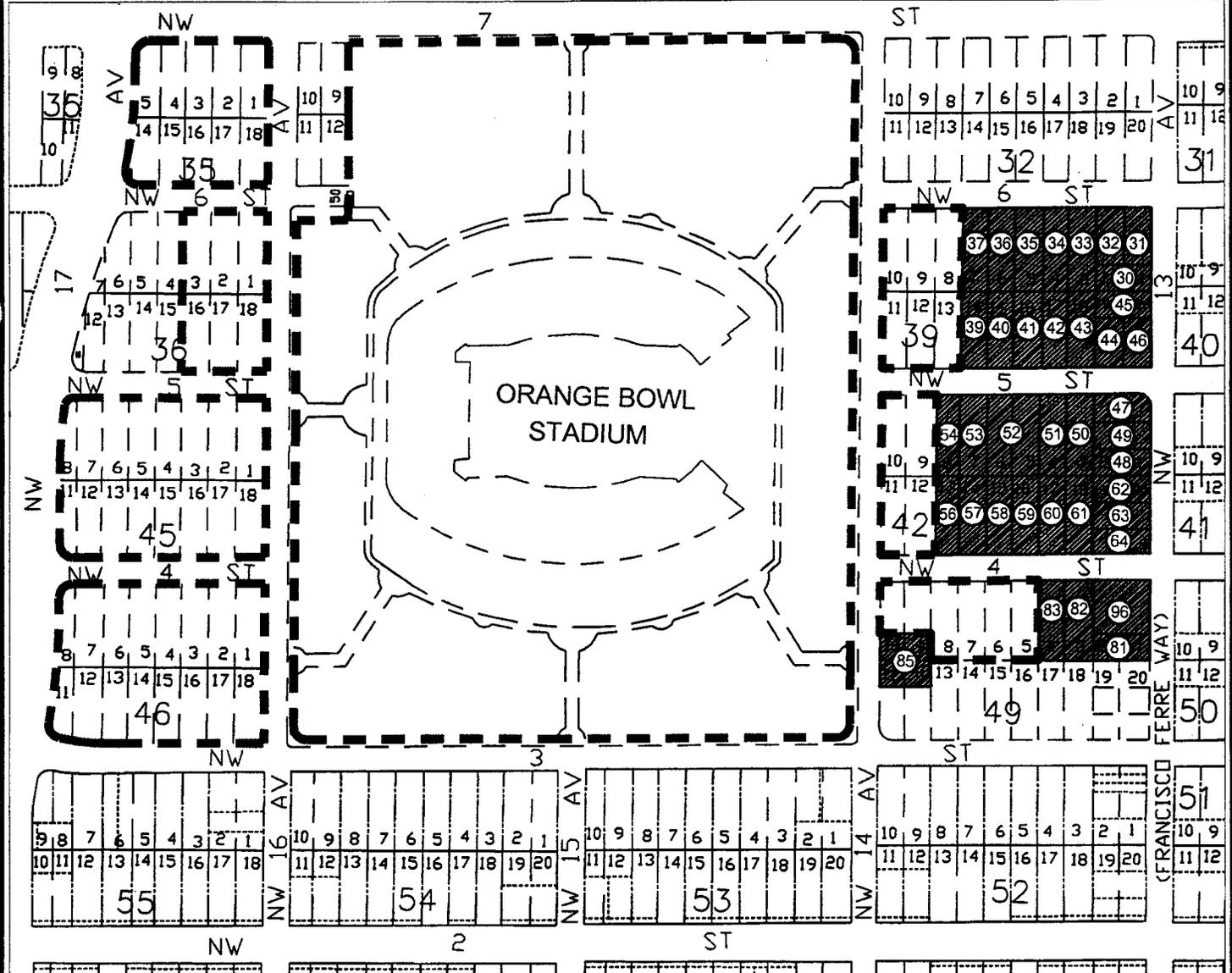
SEC. 02  
 TWP. 54  
 RNG. 41

**SITE**



LOCATION MAP

NOT TO SCALE



  EXISTING CITY OF MIAMI PROPERTY    NOT TO SCALE    NOT A SURVEY      PROPOSED ACQUISITION

EXHIBIT "B"