Memorandum

MIAMI-DADE COUNTY

Date:	November 4, 2010
To:	Honorable Chairman Dennis C. Moss And Members, Board of County Commissioners
From:	George M. Burgess County Manager
Subject:	Resolution authorizing execution and recording of a Unity of Title On County-owned property located at the northwest corner of NW 2 Street and NW 2 Avenue, Miami

Agenda Item No. 8(F)(1)(C)

Recommendation

It is recommended that the Board approve the attached resolution authorizing the County Mayor to execute and record a Unity of Title on County-owned property located at the northwest corner of NW 2 Street and NW 2 Avenue, Miami. The item was prepared by General Services Administration (GSA).

Scope:

OWNER:	Miami-Dade County
TAX FOLIO NUMBERS:	01-0109-050-1110, 01-0109-050-1100, 01-0109-050-1040. 01-0109-050-1010
LOCATION:	Northwest corner of NW 2 Avenue and NW 2 Street

Background

The County is constructing a parking garage/office building on a County-owned surface parking lot located immediately west of the Stephen P. Clark Center to accommodate juror and visitor parking that will be displaced by the construction of the new Children's Courthouse. This property, which is referred to as the "West Lot" is comprised of four separate parcels that encompass approximately 1.73 acres of land. The City of Miami is requiring that the Unity of Title, attached hereto as Exhibit "A," be recorded prior to issuing the construction permit. The purpose of the Unity of Title is to prevent the County from subdividing and conveying out portions of the property after the parking garage is built.

Justification:

The majority of the property is needed to accommodate the proposed structure and, therefore, staff has no plans to subdivide the property.

Fiscal Impact:

There is no fiscal impact to the County.

Track Record/Monitor:

MONITOR:	Elva R. Marin, Real Estate Manager
DELEGATED AUTHORITY:	Authorizes the County Mayor to execute and record a Unity of Title.

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: November 4, 2010

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

SUBJECT: Agenda Item No. 8(F)(1)(C)

Please note any items checked.

_____ "3-Day Rule" for committees applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

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

__✓__ No committee review

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

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

2A

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(C)
11-4-10

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR TO EXECUTE AND RECORD A UNITY OF TITLE ON COUNTY-OWNED PROPERTY LOCATED AT NW 2 AVENUE AND NW 2 STREET; DIRECTING THAT A RECORDED COPY OF THE UNITY OF TITLE BE PROVIDED TO THE CLERK OF THE BOARD; AND DIRECTING THE CLERK TO STORE A RECORDED COPY OF THE UNITY OF TITLE WITH THIS RESOLUTION

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 this Board hereby authorizes the County Mayor to execute and record on behalf of Miami-Dade County a Unity of Title, substantially in the form attached hereto as Exhibit "A," on County-owned property located at the northwest corner of NW 2 Avenue and NW 2 Street and legally described in said Exhibit "A"; directs that a recorded copy of the Unity of Title be provided to the Clerk of the Board within thirty (30) days after execution; and directs the Clerk of the Board to attach and permanently store a recorded copy of the Unity of Title together with this resolution.

The foregoing resolution was 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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of November, 2010. 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.

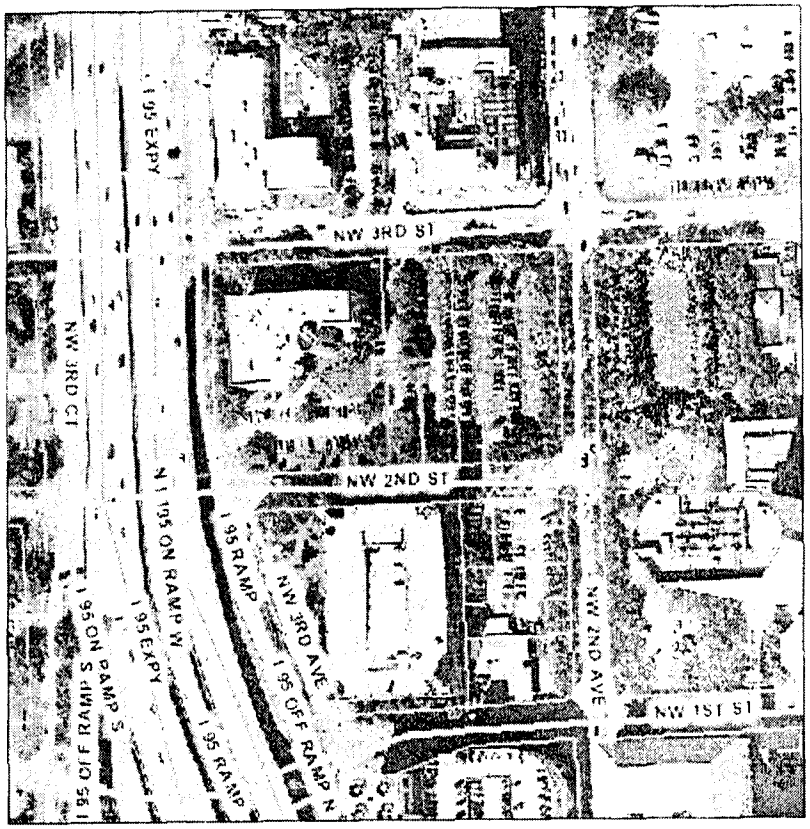
Joni Armstrong Coffey

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography - 2009 0 115 ft

This map was created on 9/21/2010 10:40:34 AM for reference purposes only

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Summary Details:

Folio No.:	[redacted]
Property:	235 NW 2 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	6000 GOVERNMENT & INSTITUTIONS
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,500 SQ FT
Year Built:	0
Legal Description:	MIAMI NORTH PB B-41 LOT 16 BLK 95 LOT SIZE 7500 SQUARE FEET OR 20047-3590 1101 3

Assessment Information:

Year:	2010	2009
Land Value:	$150,000	$346,875
Building Value:	$0	$0
Market Value:	$150,000	$346,875
Assessed Value:	$150,000	$346,875

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$150,000/$0	$346,875/$0
County:	$150,000/$0	$346,875/$0
City:	$150,000/$0	$346,875/$0
School Board:	$150,000/$0	$346,875/$0

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My Home
Miami-Dade County, Florida

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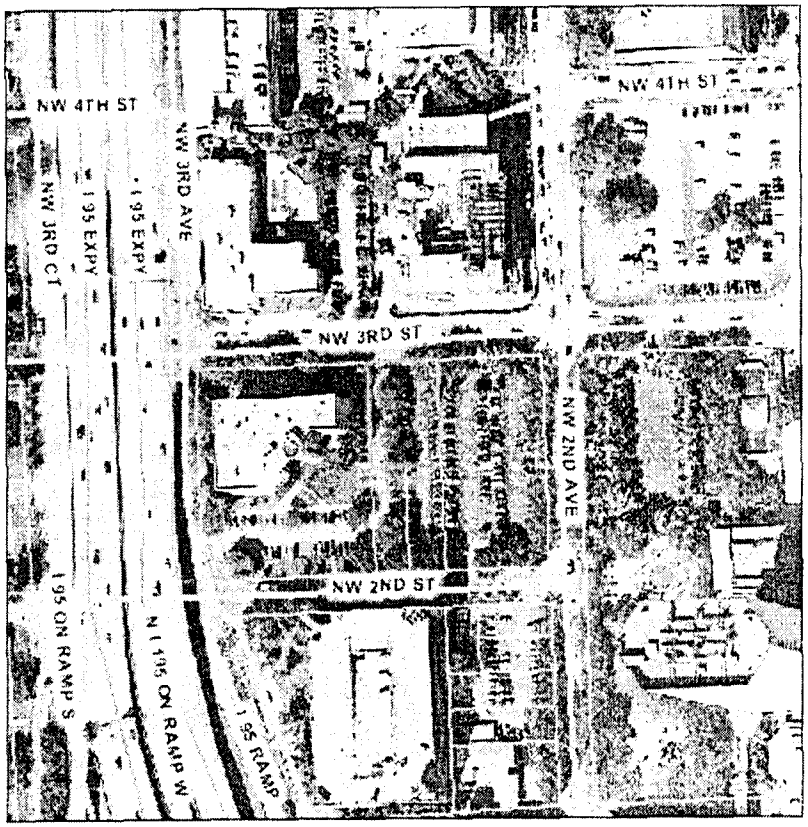
MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 115 ft

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Summary Details:

Folio No.:	[redacted]
Property:	226 NW 3 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	8000 GOVERNMENT & INSTITUTIONS
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	15,000 SQ FT
Year Built:	0
Legal Description:	MIAMI NORTH PB B-41 AKA PARC 35 LOTS 4 & 5 BLK 95N LOT SIZE 15000 SQ FT OR20047-3590 1101 3

Assessment Information:

Year:	2010	2009
Land Value:	$300,000	$693,750
Building Value:	$0	$0
Market Value:	$300,000	$693,750
Assessed Value:	$300,000	$693,750

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$300,000/$0	$693,750/$0
County:	$300,000/$0	$693,750/$0
City:	$300,000/$0	$693,750/$0
School Board:	$300,000/$0	$693,750/$0

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My Home
Miami-Dade County, Florida

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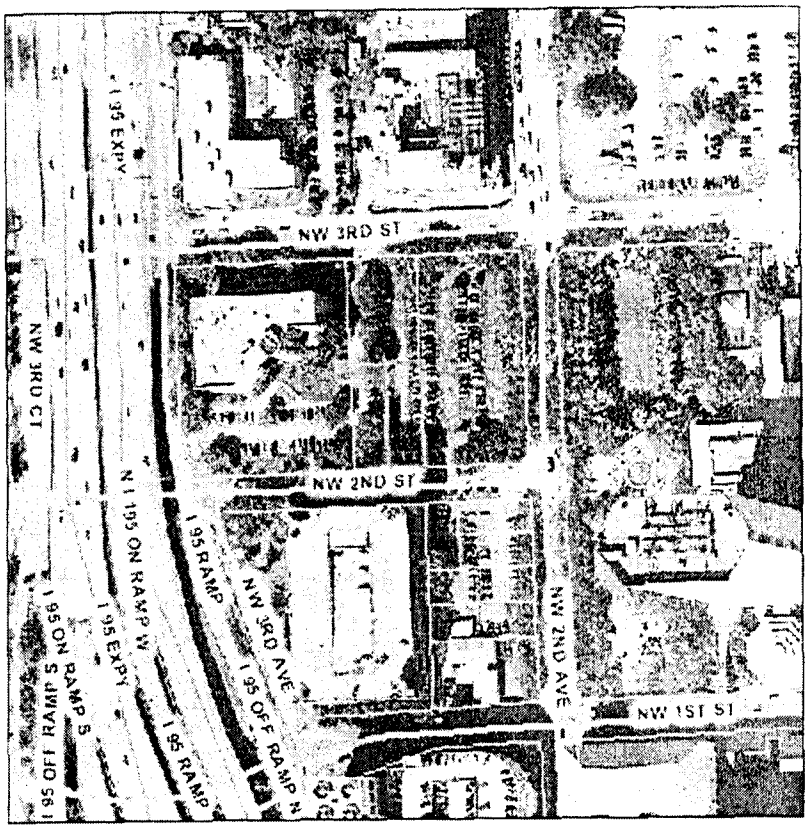
MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 115 ft

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Summary Details:

Folio No.:	[redacted]
Property:	227 NW 2 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	8000 GOVERNMENT & INSTITUTIONS
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,500 SQ FT
Year Built:	0
Legal Description:	MIAMI NORTH PB B-41 LOT 17 BLK 95 LOT SIZE 7500 SQUARE FEET OR 20047-3590 1101 3

Assessment Information:

Year:	2010	2009
Land Value:	$150,000	$346,875
Building Value:	$0	$0
Market Value:	$150,000	$346,875
Assessed Value:	$150,000	$346,875

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$150,000/$0	$346,875/$0
County:	$150,000/$0	$346,875/$0
City:	$150,000/$0	$346,875/$0
School Board:	$150,000/$0	$346,875/$0

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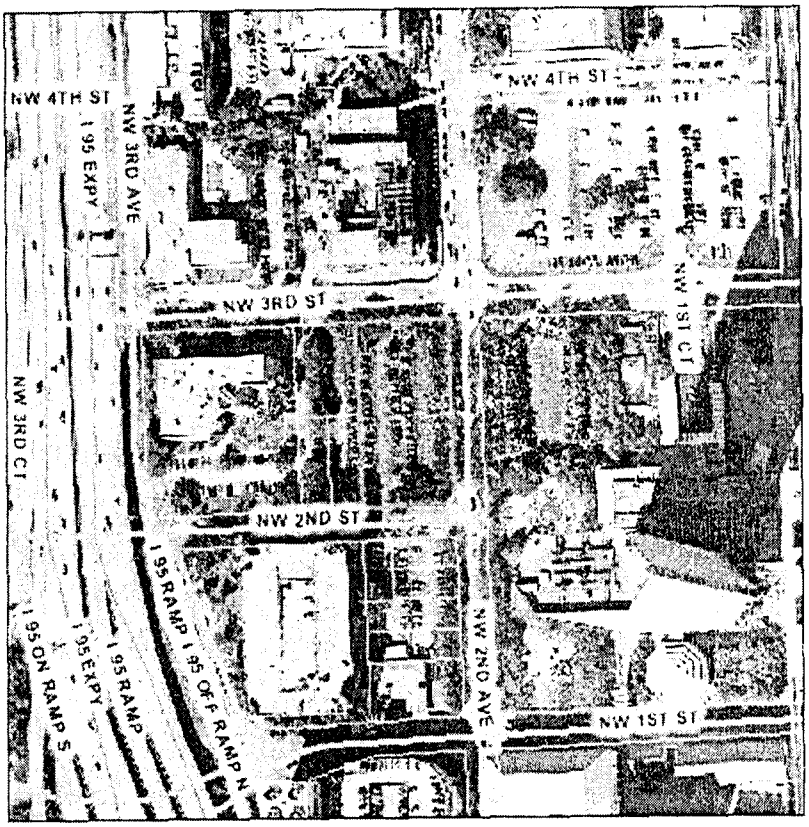
MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 131 ft

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Summary Details:

Folio No.:	[illegible]
Property:	220 NW 3 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT-DGC PARKING LOT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	8000 GOVERNMENT & INSTITUTIONS
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	45,000 SQ FT
Year Built:	0
Legal Description:	MIAMI NORTH PB B-41 ALL LOTS 1 THRU 3 & ALL LOTS 18 THRU 20 BLK95 A/K/A PARC 32 THRU 34 & 41 THRU 43 PARKING LOT

Assessment Information:

Year:	2010	2009
Land Value:	$900,000	$2,081,250
Building Value:	$0	$0
Market Value:	$900,000	$2,081,250
Assessed Value:	$900,000	$2,081,250

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$900,000/$0	$2,081,250/ $0
County:	$900,000/$0	$2,081,250/ $0
City:	$900,000/$0	$2,081,250/ $0
School Board:	$900,000/$0	$2,081,250/ $0

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This instrument was prepared by and,
after recording should be returned to:

Miami-Dade County
General Services Administration
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128

Folio Numbers:
01-0109-050-1110; 01-0109-050-1100
01-0109-050-1040; 01-0109-050-1010 (Space above reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned, Miami-Dade County, a political subdivision of the State of Florida, is the Owner of the property legally described as:

> Lots 1, 2, 3, 4, 5, 16, 17, 18, 19 and 20, Block 95N, NORTH of CITY OF MIAMI, according to the map or plat thereof as recorded in Plat Book "B", Page 41 of the Public Records of Miami-Dade County (the "Property"), and

WHEREAS, the Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the Property should not be divided into separate parcels under multiple ownership.

THEREFORE, in consideration of the issuance of a building permit and for other good and valuable consideration, the Owner hereby agrees to restrict the Property as described more fully below.

> Title to the Property shall be held as a commercial parking garage and office building and shall be considered as one plot and parcel of land and no portion of the Property shall be sold, transferred, devised or assigned separately, except in its entirety. Notwithstanding anything contained in this Unity of Title to the contrary, nothing shall prevent, limit or restrict the leasing and/or sub-leasing of portions of the Property from time to time to separate entities nor the transfer of such leasehold and/or sub-leasehold interests nor shall this Unity of Title restrict the granting of separate mortgages, or other similar encumbrances.

THEREFORE, the Owner further agrees that the above conditions, restrictions and limitations shall be deemed as covenants running with the land and shall be recorded, at the Owner's expense, in the Public Records of Miami-Dade County, Florida. This Unity of Title shall remain in full force and effect and be binding upon the Owner, its heirs, successors, personal representatives and assigns and upon all mortgages or lessees until such time as the same may be released or modified in writing by the City of Miami Zoning Administrator or his/her designated representative in the event he or she determines the Unity of Title is no longer necessary for the purpose described herein.

IN WITNESS WHEREOF, the Owner has signed this document on the ____ day of _____, 2010.

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY

By: _____
Deputy Clerk

By: _____
Carlos Alvarez, Mayor

Approved for legal sufficiency: _____