Memorandum

MIAMI-DADE COUNTY

Supplement to
Agenda Item No. 8(K)3

Date: October 22, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Supplement to Authorize the Sale of a Vacant Land, Folio No. 16-7824-014-0204, to Florida City Community Redevelopment Agency

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The following provides supplemental information regarding the recommendation that the Board of County Commissioners (Board) approve the conveyance of the commercially-zoned vacant parcel, Folio No. 16-7824-014-0204 located at the northeast corner of Kentucky Street and NW 9th Avenue in Florida City to the Florida City Community Redevelopment Agency for the appraised value of $18,500.00.

On September 17, 2013, the Board adopted Resolution No. R-761-13, which amended Resolution No. R-461-13 to provide an exception when property is conveyed for appraised value.

Therefore, a revised County Deed (Exhibit B) reflects the removal of the restriction cited below:

> "In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the Party of the First Party. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the Party of the First Part shall have the right to re-enter and take possession of the Property and to terminate and revest in the Party of the First Part the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the Party of the First Part, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed."

Attachment

Russell Benford, Deputy Mayor

Exhibit B

Instrument prepared under the direction of
Terrence A. Smith, Assistant County Attorney
111 N.W. 1 Street, 2810
Miami, Florida 33128-1907

Folio No: 16-7824-014-0204

COUNTY DEED

THIS DEED, made this _____day of _____, 200__ AD. by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, Party of the First Part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and **Florida City Community Redevelopment Agency, a public body corporate and politic**, Party of the Second Part, whose address is 404 West Palm Drive, Florida City, Florida 33034:

***WITNESSETH*:**

That the said Party of the First Part, for and in consideration of the sum of Eighteen thousand five hundred dollars and 00/100 ($18,500.00) to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Party of the Second Part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

The Party of the Second Part shall seek to rezone the Property for commercial use; and b) seek proposals from developers who may develop the Property as a coin laundry, small retail shop or some other commercial use. The Party of the Second Part agrees that it will make every good faith effort to cause the development of the Property.

This grant conveys only the interest of Miami-Dade County 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 the said Party of the First Part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

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

By: _____
Rebeca Sosa,
Chairperson~~Mayor~~

Approved for legal sufficiency _____

Terrence A. Smith

The foregoing was authorized by Resolution No.____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 201___.