

# MEMORANDUM

Agenda Item No. 8(0)(1)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** February 3, 2015

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

**SUBJECT:** Resolution approving the acceptance of a Quit Claim deed from LNR Realty Corporation, a Florida Corporation formerly known as Universal American Realty Corporation, for \$1.00, for the conveyance of 0.020 acres of land, located at 10400 Marlin Road, Miami, for the Water and Sewer Department's continued operation and maintenance of Pump Station 1068 and, authorizing the payment of property taxes in the approximate amount of \$714.26 from January 2007 through January 2015

The accompanying resolution was prepared by the Water & Sewer Department Department and placed on the agenda at the request of Prime Sponsor Land Use & Development Committee.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

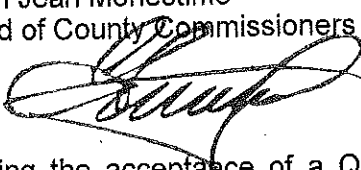
RAC/cp

# Memorandum



**Date:** February 3, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Resolution authorizing the acceptance of a Quit Claim Deed from LNR Realty Corporation, a Florida Corporation formerly known as Universal American Realty Corporation for the conveyance of real property to the County

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## Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the acceptance of a Quit Claim Deed by the County, through its Water and Sewer Department (WASD), from LNR Realty Corporation formerly known as Universal American Realty Corporation for the conveyance of real property to the County.

## Scope

The land being conveyed to the County is located in District 9, Commissioner Dennis C. Moss.

## Fiscal Impact/Funding Source

WASD will make a one-time payment of \$1.00 to LNR Realty Corporation for the conveyance of 0.020 acres of land. Furthermore, WASD will pay the property taxes due on the land being conveyed from the Operating Wastewater Revenues Fund in the amount of \$714.26.

## Track Record/Monitor

WASD's Deputy Director of Operations, Douglas Yoder, will oversee the acceptance of this Quit Claim Deed and the recording of the Deed in the Clerk of Courts.

## Background

WASD acquired Pump Station 1068 from South Dade Utilities in July 1984. The Department has continuously operated and maintained Pump Station 1068 and believed that the real property where the pump station is located had been legally transferred to WASD. However, a recent audit revealed that the real property was still under the ownership of Universal American Realty Corporation, now known as LNR Realty Corporation.

LNR Realty Corporation has tendered a Quit Claim Deed to Miami-Dade County, attached as Exhibit "A," conveying real property located at 10400 Marlin Road, Miami, Florida, also known by Folio Number 30-6005-081-0060. WASD has agreed to pay the property taxes due in the amount of \$714.26 from January 2007 through January 2015.

  
\_\_\_\_\_  
Jack Osterholt  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** February 3, 2015

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

**SUBJECT:** Agenda Item No. 8(0)(1)

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 Mayor'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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(0)(1)

2-3-15

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

RESOLUTION APPROVING THE ACCEPTANCE OF A QUIT CLAIM DEED FROM LNR REALTY CORPORATION, A FLORIDA CORPORATION FORMERLY KNOWN AS UNIVERSAL AMERICAN REALTY CORPORATION, FOR \$1.00, FOR THE CONVEYANCE OF 0.020 ACRES OF LAND, LOCATED AT 10400 MARLIN ROAD, MIAMI, FOR THE WATER AND SEWER DEPARTMENT'S CONTINUED OPERATION AND MAINTENANCE OF PUMP STATION 1068 AND, IN CONSIDERATION FOR THE CONVEYANCE, THE PAYMENT OF PROPERTY TAXES IN THE APPROXIMATE AMOUNT OF \$714.26 FROM JANUARY 2007 THROUGH JANUARY 2015

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, LNR Realty Corporation is the owner of property in Section 5, Township 56 South and Range 40 East, commonly known as 10400 Marlin Road, Miami, Florida; and

**WHEREAS**, Miami-Dade Water and Sewer Department has been operating and maintaining Pump Station 1068 at the above referenced property; and

**WHEREAS**, LNR Realty Corporation executed a Quit Claim Deed on November 14, 2014, conveying 0.020 acres of land located at 10400 Marlin Road to Miami Dade County, for the continued operation and maintenance of Pump Station 1068,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are approved and incorporated in this Resolution.

**Section 2.** This Board hereby approves the acceptance of a Quit Claim Deed from LNR Realty Corporation, a Florida corporation, formerly known as Universal American Realty

Corp., for \$1.00, attached hereto as Exhibit "A" and made a part hereof, for the conveyance of 0.020 acres of land, located at 10400 Marlin Road, for the Water and Sewer Department's continued operation and maintenance of Pump Station 1068.

**Section 3.** This Board, in consideration for the conveyance, approves the payment of property taxes in the approximate amount of \$714.26 from January 2007 through January 2015, which is less than the assessed value noted on Exhibit "B", payable from the Operating Wastewater Revenues Fund.

**Section 4.** Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance accepted herein in the Public Records of Miami-Dade County, Florida; 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 directs the Clerk of the Board to attach and permanently store a recorded copy 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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

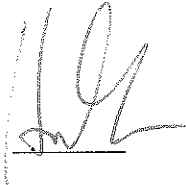
The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon 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

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

Approved by County Attorney as  
to form and legal sufficiency.



Henry N. Gillman

Return to: Lilliana M. Rainey-Lacau  
Miami-Dade Water and Sewer Department  
3071 SW 38<sup>th</sup> Ave  
Miami, FL 33146

**QUIT CLAIM DEED AND CONVEYANCE TO MIAMI-DADE COUNTY  
FOR PUMP STATION 1068**

**THIS QUIT CLAIM DEED**, executed this 14<sup>th</sup> day of November 2014, by LNR Realty Corporation, formerly known as Universal American Realty Corp., whose post office address is 1601 Washington Ave., Suite 800, Miami Beach, FL 33139, hereinafter referred to as "Grantor", and Miami-Dade County, a political subdivision of the State of Florida, and its successors in interest, whose post office address is: Water and Sewer Department, P.O. Box 330316, Miami, Florida 33133, hereinafter referred to collectively as "Grantee".

WITNESSETH, that said Grantor, for and in consideration of One (\$1.00) Dollar in hand paid by said Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida; to wit:

**TRACT F OF LENNAR CENTER ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 145, AT PAGE 24 OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.**

**CONTAINING 0.020 ACRES.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*[REMAINDER OF PAGE INTENTIONALLY BLANK]*





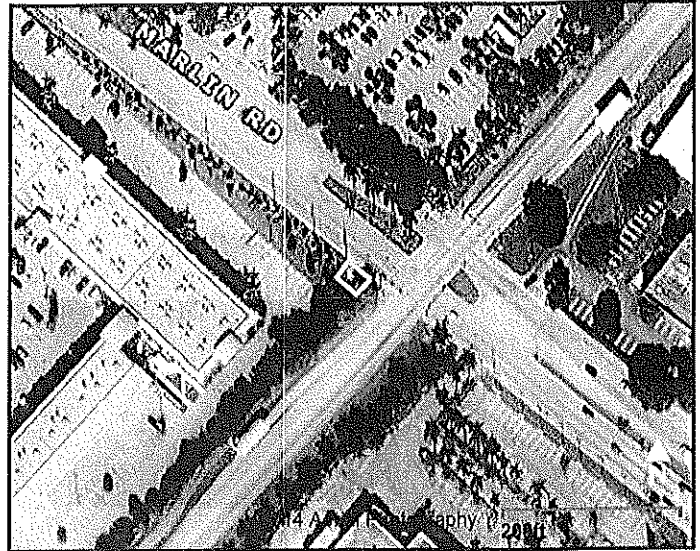


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/3/2014

Property Information	
Folio:	30-6005-081-0060
Property Address:	
Owner	UNIVERSAL AMERICAN RELATY CORP LENNAR PARTNERS
Mailing Address	1601 WASHINGTON AVE MIAMI BEACH , FL 33139
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
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
Lot Size	1 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$1,000	\$1,000	\$1,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,000	\$1,000	\$1,000
Assessed Value	\$1,000	\$1,000	\$1,000

Benefits Information				
Benefit	Type	2014	2013	2012
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
LENNAR CENTER
PB 145-24 T-18529
TR F
LOT SIZE 0.020 AC
F/A/U 30-6005-060-0010-0110-0120

Taxable Value Information			
	2014	2013	2012
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:



[Tax Collector Home](#)   [Search](#)   [Reports](#)   [Shopping Cart](#)

Please do not include any special characters in the name, address, and e-mail field such as #, &, hyphens, comma, dashes.

**We have moved. Our new address is:**  
200 NW 2nd Ave, Miami, FL 33128

The information contained herein does not constitute a title search or property ownership.

### 2014 Roll Details — Real Estate Account #30-6005-081-0060

Real Estate Account #30-6005-081-0060   [Parcel details](#)   [Latest bill](#)   [Full bill history](#)

Account Balance: \$708.06  
**Payable Online: \$34.32**  
 Not Payable Online: \$673.74

2014	2013	2012	2011	...	2005
\$34.32 due	\$71.19 due*	\$77.64 due*	\$94.24 due*		Paid

Bills with a \* are due but not payable online.

Owner: UNIVERSAL AMERICAN RELATY  
 CORP  
 1601 WASHINGTON AVE  
 MIAMI BEACH, FL 33139  
 Situs: (unknown)

Account number: 30-6005-081-0060  
 Millage code: 3000 - UNINCORPORATED  
 DADE COUNTY  
 Millage rate: 18.65400

Assessed value: 1,000  
 School assessed value: 1,000

Property Appraiser

2014 annual bill	View	Legal description	Location
Ad valorem:	\$18.65	LNNAR CENTER PB 145-24	Range: 40E
Non-ad valorem:	\$16.73	T-18509 TR F LOT SIZE 0.020 AC	Township: 56S
Total Discountable:	35.38	F/A/U 30-6005-080-0010-0110-	Section: 05
No Discount NAVA:	0.00	0120 -0130 & 30-6006-029-0070	Block: 60
Total tax:			Use code: 1081
			Total acres: 0.000

**Pay this bill: \$34.32**