MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: May 5, 2015

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

SUBJECT: Resolution waving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; declaring surplus a portion of County-owned real property located at 8790 NW 103 Street, City of Hialeah Gardens, Florida; authorizing the conveyance of same to the Florida Department of Transportation in accordance with Florida Statutes Section 125.38 for nominal sum of $10.00; authorizing the Chairman or Vice Chairman of the Board to execute a County Deed for such purpose; authorizing the conveyance of a temporary construction easement to Florida Department of Transportation over a separate portion of such property in accordance with Florida Statutes Section 125.38 for a nominal sum of $1.00; authorizing the County Mayor to execute the temporary construction easement and exercise any and all rights therein

The accompanying resolution was prepared by Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

for

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution Declaring as Surplus County-Owned Real Property Located at 8790 NW 103 Street, City of Hialeah Gardens and Authorizing Conveyance of a Portion to the Florida Department of Transportation for Construction of Sidewalks and Drainage System and Conveyance of Another Portion for a Temporary Construction Easement

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Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following actions:

- Declares as surplus an 837 square foot portion (Parcel 125) of County-owned property located at 8790 NW 103 Street, Hialeah Gardens, Florida (Folio No. 27-3003-044-0020);
- Authorizes the conveyance of Parcel 125 at no cost per the attached formal donation request received from the Florida Department of Transportation (Attachment 1 to this transmittal memorandum), pursuant to Florida Statute 125.38;
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because the property is located within the City of Hialeah Gardens; and
- Grants a 1,861 square foot temporary construction easement (Parcel 701) per the formal donation request received in the previously referenced Attachment 1 from the Florida Department of Transportation.

Scope

The property is located in County Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

The conveyance of this 837 square foot property (Parcel 125) will eliminate the County's obligation to maintain the property, which is approximately $20 per year.

Track Record/Monitoring

Shannon Clark of the Internal Services Department, Real Estate Development Division, is managing the conveyance of this property and the granting of a temporary construction easement.

Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to convey Parcel 125 at no cost; take all actions necessary to accomplish the conveyance of Parcel 125 and the granting of a temporary construction easement on Parcel 701; authorizes the Chairman or Vice Chairman of the Board to execute a County Deed for the conveyance of Parcel 125; and authorizes the County Mayor or the County Mayor's designee to execute the temporary construction easement for Parcel 701.

Background

The Florida Department of Transportation and the County's Public Works and Waste Management Department are planning roadway improvements from NW 74 Street to NW 103 Street (State Road 932) in order to construct NW 87 Avenue as a continuous road that will make NW 87 Avenue a major north-south corridor from Black Point Marina to I-75 in the County. Construction is expected to begin October 2015 and to last approximately three (3) years.

Parcel 125 is located in the southeast quadrant of the intersection of NW 87 Avenue and NW 103 Street, and is required for the construction of a six-foot sidewalk, curbs, and a gutter and drainage system. Parcel 701 is required for a temporary construction easement for work associated with impacts to the sidewalk and road drainage system.

The Florida Department of Transportation has formally requested that the County convey Parcel 125 at no cost. The County acquired this property through Quit Claim Deed on June 19, 1978. The County has circulated this parcel to all County departments, as well as to the City of Hialeah Gardens to determine if there is another County or municipal need for this parcel, and none was determined. The Miami-Dade Fire Rescue Department owns the property and approves the conveyance of Parcel 125 and the granting of the temporary construction easement for Parcel 701.

Given the importance of this project, it is in the best interest of the County to convey this property and provide the temporary construction easement so that the Florida Department of Transportation is able to finalize this project. Additional property details are shown in the property map attached.

Edward Marquez
Deputy Mayor

Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172

ANANTH PRASAD, P.E.
SECRETARY

June 16, 2014

Fire Chief, David Downey
Miami-Dade Fire Rescue Dept.
9300 N.W. 41 Street
Miami, FL 33178-2414

SUBJECT: **Request for Property Donation**

FM No.	: 405615-3
Managing District	: Six
SR No.	: 932 (N.W. 103rd St.)
County	: Miami-Dade
Parcel No(s).	: 125 & 701

Dear Mr. Downey,

The Florida Department of Transportation and Miami-Dade County Public Works Department are planning roadway improvements from N.W. 74th Street to N.W. 103 Street (State Road 932). The construction of the N.W. 87th Avenue project is part of a major combined effort by the Department and Miami-Dade County to build NW 87th Avenue creating a continuous road that will make N.W. 87th Avenue a major north-south corridor from Black Point Marina to I-75 in Miami-Dade County. The planned improvement to the roadway will benefit the neighborhood community.

The Department has identified the above referenced parcels as being owned by Miami-Dade County. Parcels 125 & 701 are located in the northeast quadrant of the intersection of N.W. 87 Avenue and N.W. 103rd Avenue. Parcel 125 contains approximately 837 square feet as described in the attached Legal Description and Right of Way Parcel Sketch. Parcel 125 is needed for the purpose of constructing 6-foot sidewalk, curb and gutter and drainage system. Parcel 701 is a temporary construction easement containing 1,861 square feet and is described in the attached Legal Description and Right of Way Parcel Sketch. The easement is needed for harmonizing the impacts from the construction of the sidewalk and the road drainage system.

Pursuant to *Section 337.29, of the Florida Statues* and the Florida Department of Transportation Right of Way Procedures for acquiring rights of way from local governmental agencies. Attached you will find the following documents for your review and use as you carry this item forward through the Board of County Commissioners process for approval:

1. Legal Description and Parcel Sketch showing location and size of Parcels 125 & 701;
2. County Deed, Temporary Easement and Proposed Resolution Instruments prepared by the Department;

We look forward to working together for the fulfillment of our Public Service mission. If you have a question, or need additional information please contact me at (305) 470-5470 or via e-mail at Javier.Bustamante@dot.state.fl.us

Sincerely,

Javier M. Bustamante
District Asst. Right of Way Manager

JB/rb
Enclosures

Cc: Ana Arvelo, Project Manager, Carlos Heredia, Planning Section Supervisor

MEMORANDUM
(Revised)

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

DATE: May 5, 2015

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

SUBJECT: Agenda Item No. 8(F)(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**

6

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
5-5-15

RESOLUTION NO. _____

RESOLUTION WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; DECLARING SURPLUS A PORTION OF COUNTY-OWNED REAL PROPERTY LOCATED AT 8790 NW 103 STREET, CITY OF HIALEAH GARDENS, FLORIDA; AUTHORIZING THE CONVEYANCE OF SAME TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH FLORIDA STATUTES SECTION 125.38 FOR NOMINAL SUM OF $10.00; AUTHORIZING THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH SUCH CONVEYANCE; AUTHORIZING THE CONVEYANCE OF A TEMPORARY CONSTRUCTION EASEMENT TO FLORIDA DEPARTMENT OF TRANSPORTATION OVER A SEPARATE PORTION OF SUCH PROPERTY IN ACCORDANCE WITH FLORIDA STATUTES SECTION 125.38 FOR A NOMINAL SUM OF $1.00; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE TEMPORARY CONSTRUCTION EASEMENT AND EXERCISE ANY AND ALL RIGHTS THEREIN

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

WHEREAS, the State of Florida Department of Transportation (FDOT) and Miami-Dade County Public Works and Waste Management Department (PWWM) are planning roadway improvements from NW 74 Street to NW 103 Street (State Road 932) in connection with construction of NW 87 Avenue as a continuous road, that will transform NW 87th Avenue into a major north-south corridor from Black Point Marina to I-75 in Miami-Dade County (the "State Project"); and

WHEREAS, the County owns property located at 8790 NW 103rd Street in Hialeah Gardens, Florida (the "Property"), certain portions of which are required by the FDOT in connection with the State Project; and

WHEREAS, the FDOT has requested the County to convey to the FDOT 1) a portion of the Property more particularly described in Exhibit A to the County Deed attached hereto in fee (the "Conveyance Property"), and 2) a temporary construction easement over a separate portion of the Property more particularly described in Exhibit "A" to the Temporary Construction Easement attached hereto necessary only during the period of the construction (the "Easement Property"), in order to complete the State Project; and

WHEREAS, the Board finds that pursuant to Section 125.38 of the Florida Statutes, the Conveyance Property and the Easement Property are required and can be used in order to build the State Project, are not needed for County purposes, and will be utilized for the benefit of the public and community interest, and welfare,

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

Section 1. The foregoing recitals are incorporated herein and are approved.

Section 2. This Board hereby: (a) waives Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, (b) declares surplus the Conveyance Property, (c) pursuant to Section 125.38, Florida Statutes, approves the conveyance of same for nominal sum of $10.00 to the FDOT, subject to the restriction that the Conveyance Property be used for transportation related improvements to State Road No. 932, (d) authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the conveyance of the Conveyance Property, and (e) authorizes the execution of the County Deed in substantially the

form attached hereto as Exhibit A and incorporated herein by this reference by the Board of County Commissioners acting by the Chairman or Vice Chairman of the Board.

Section 3. Pursuant to Section 125.38 of the Florida Statutes, this Board hereby (a) approves the conveyance of a temporary construction easement on the easement property to the FDOT for the nominal sum of $1.00, subject to the restriction that the Easement Property be used by the FDOT for the harmonization of transportation related improvements to State Road No. 932 and for the installation and reestablishment of a drainage inlet, and (b) authorizes the County Mayor or County Mayor's designee to execute the Temporary Construction Easement on behalf of Miami-Dade County and to exercise any and all rights contained therein.

Section 4. Pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record said instruments of conveyance executed herein in the Public Records of Miami-Dade County and to provide a recorded copy of said instruments to the Clerk of the Board within 30 days of execution of said instruments; and (b) directs the Clerk of the Board to attached and permanently store a recorded copy of said instrument 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 5th day of May, 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.

Debra Herman

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: a portion of 27-3003-044-0020

COUNTY DEED

THIS DEED, made this day of , 20__ A.D. 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 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and the FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida, party of the second part, whose address is 1000 NW 111 Avenue, Miami, Florida 33172-5800.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

LEGAL DESCRIPTION

AS SHOWN ON EXHIBIT "A," ATTACHED HERETO AND TO BE MADE A PART HEREOF

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. This grant is made for the public purpose of roadway related improvements to State Road No. 932 (N.W. 103rd Street) Roadway Project No. 405615-3 in Miami-Dade County. If in the sole discretion of Miami-Dade County, the Property ceases to be used for this purpose by the Florida Department of Transportation, title to the Property shall revert to Miami-Dade County upon ten (10) days notice. In the event of such reverter, the Florida Department of Transportation, shall immediately deed the Property back to

Miami-Dade County, and Miami-Dade County shall have the right to immediate possession of the Property, with any and all improvements thereon. The effectiveness of the reverter shall take place immediately upon notice being provided by Miami-Dade County, regardless of the deed back to the County by the Florida Department of Transportation. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]
[ONLY THE SIGNATURE PAGE FOLLOWS)

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 Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Jean Monestime, Chairman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20__.

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 125:

Being a portion of Tract B of HIALEAH GARDENS CITY HALL, according to the plat thereof, as recorded in Plat Book 162, Page 8, in the public records of Miami-Dade County, Florida, lying in the Northwest one-quarter (¼) of Section 3, Township 53 South, Range 40 East, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, Township 53 South, Range 40 East; thence S 01°48'01" E, along the West line of the Northwest one-quarter (¼) of said Section 3, a distance of 719.38 feet; thence N 88°11'59" E a distance of 47.60 feet to the intersection with the easterly right-of-way line of NW 87th Avenue, as shown on the Florida Department of Transportation Right of Way Map for said NW 87th Avenue, F.P. ID. 405615-3, approved on 10/04/2011, said point also being the POINT OF BEGINNING of the following described parcel:

thence N 01°48'01" W, along said easterly right-of-way line of NW 87th Avenue, a distance of 103.55 feet to the beginning of a curve concave to the Southeast, having a radius of 42.00 feet; thence northeasterly along the arc of said curve 38.00 feet, through a central angle of 51°50'22", to a point on the southeasterly right-of-way line of State Road 932 (NW 103rd Street), as shown on aforementioned Right of Way Map of NW 87th Avenue; thence N 50°02'21" E, along said southeasterly right-of-way line of State Road 932, a distance of 21.29 feet to the beginning of a curve concave to the Southeast, having a radius of 922.00 feet; thence northeasterly along the arc of said curve and said southeasterly right-of-way line 36.73 feet, through a central angle of 02°16'55"; thence departing said curve on a radial bearing of S 37°40'43" E, a distance of 0.79 feet to the beginning of a non tangent curve concave to the Southeast, having a radius of 1,210.54 feet and a chord bearing of S 51°27'36" W; thence southwesterly along the arc of said curve 30.04 feet, through a central angle of 01°29'18", to a point of compound curvature with a curve concave to the Southeast, having a radius of 87.00 feet; thence southwesterly along the arc of said curve 24.33 feet, through a central angle of 16°01'28"; thence departing said curve on a radial bearing of S 55°16'32" E, a distance of 2.70 feet; thence S 32°51'04" W a distance of 5.79 feet; thence N 59°12'48" W a distance of 2.69 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 87.00 feet, to which point a radial line bears N 59°12'48" W; thence southwesterly along the arc of said curve 33.67 feet, through a central angle of 22°10'36"; thence departing said curve on a radial bearing of S 81°23'24" E, a distance of 2.67 feet; thence S 08°38'23" W a distance of 5.79 feet; thence N 85°19'34" W a distance of 2.67 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 87.00 feet, to which point a radial line bears N 85°19'34" W; thence southwesterly along the arc of said curve 9.83 feet, through a central angle of 06°28'27"; thence S 01°48'01" E a distance of 84.16 feet to the intersection with the South line of aforesaid Tract B; thence S 88°11'59" W, along said South line of Tract B, a distance of 4.40 feet to the POINT OF BEGINNING.

Containing 857 Square Feet of land, more or less.

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- The Bearings shown hereon are referenced to the Baseline of Survey of NW 87th Avenue, having a bearing of N 01°48'01" W, as shown on the Florida Department of Transportation Right of Way Map for said NW 87th Avenue, F.P. No. 405615-3, approved on 10/04/2011, and Right of Way Control Survey dated 05/18/2009, prepared by Keith & Schnars as basis for the corresponding Right of Way Map.
  Right of Way lines shown are per said Florida Department of Transportation Right of Way Map of NW 87th Avenue.
- The data used in the calculation and preparation of the legal description was provided by the FDOT Project Manager for Project No. 405615-3.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.

This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

2-17-14

CRISTINA ALBURY — DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6554

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. N/A (NW 87TH AVENUE) — MIAMI-DADE COUNTY

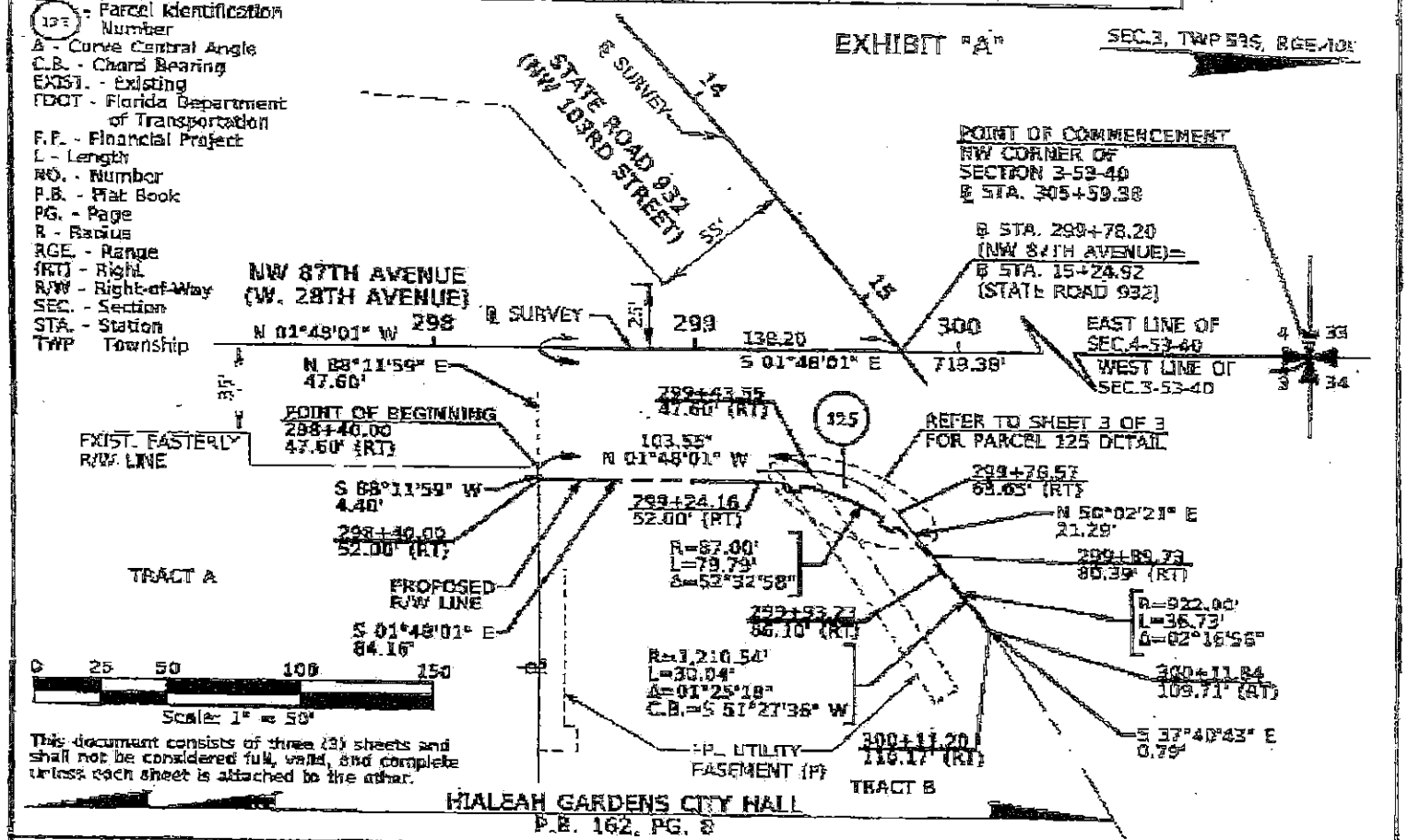
DRAWN	W. GONZALEZ	10/17/07	WORK ID: DISTRICT VI	DATA SOURCE: RESTITUTION KITS	
CHECKED	C.ALBURY	10/17/07	F.P. NO. 405615-3	SECTION N/A	SHEET 1 OF 3

LEGEND:
℄ - Baseline
℘ - Property Line
(125) - Parcel Identification Number
Δ - Curve Central Angle
C.B. - Chord Bearing
EXIST. - Existing
FDOT - Florida Department of Transportation
F.P. - Financial Project
L - Length
NO. - Number
P.B. - Plat Book
PG. - Page
R - Radius
RGE. - Range
(RT) - Right
R/W - Right-of-Way
SEC. - Section
STA. - Station
TWP Township

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
125	MIAMI-DADE COUNTY	837 SQ. FT.	UNDETERMINED	

EXHIBIT "A"

SEC.3, TWP 53S, RGE.40E



FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. N/A (NW 87TH AVENUE)

MIAMI-DADE COUNTY

F.P. NO. 4036159

SECTION N/A

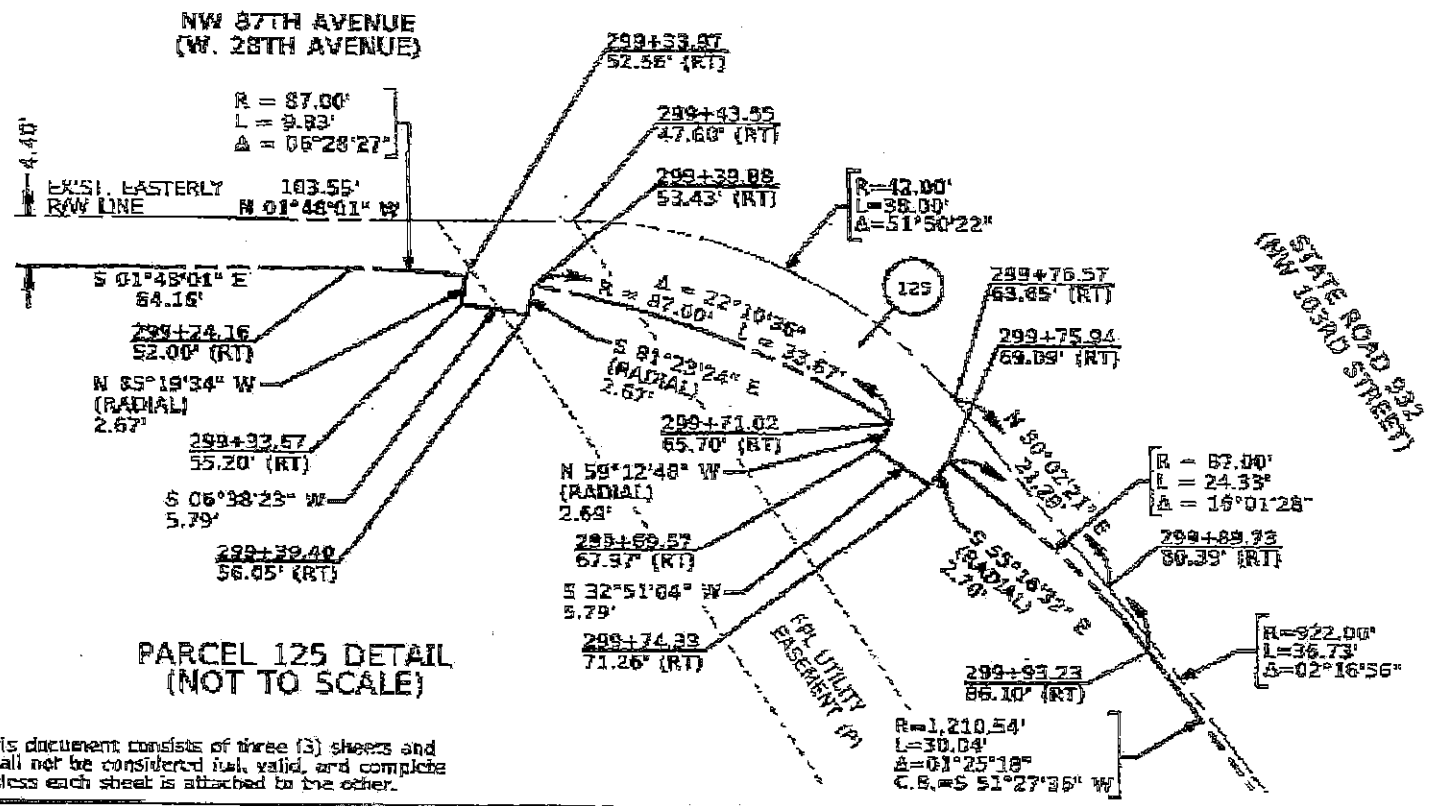
SHEET 2 OF 3

15

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
125	MIAMI-DADE COUNTY	837 SQ. FT.	UNDETERMINED	

SEC.3, TWP.53S, RGE.40E

EXHIBIT "A"



PARCEL 125 DETAIL
(NOT TO SCALE)

This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. N/A (NW 87TH AVENUE) — MIAMI-DADE COUNTY

F.P. NO. 405615 3 — SECTION N/A — SHEET 3 OF 3

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Exhibit "B"

Return to:
Real Estate Development Division
Miami-Dade County Internal Services Dept
111 N.W. 1st Street, Suite 2460
Miami, FL 33128

Instrument prepared by:
Shannon Clark
Miami-Dade County Internal Services Dept
111 N.W. 1st Street, Suite 2460
Miami, FL 33128

Folio No.: A portion of 27-3003-044-0020
User Department: Fire Rescue

TEMPORARY CONSTRUCTION EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, made this ____ day of _____, A.D. 20___, by **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, party of the first part or "Grantor", whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128, c/o Miami-Dade County Fire Rescue Department, whose address is 9300 N.W. 41St Street, Doral, Florida 33178, and the **FLORIDA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Florida, party of the second part, or "Grantee" and its successors in interest, whose Post Office address is 1000 N.W. 111th Avenue, Miami, Florida 33172.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the purpose of harmonization of the new sidewalk and driveway, installation of a new longitudinal drainage inlet, and to reestablish the inlet's connection to the fire station's drainage system upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

LEGAL DESCRIPTION

AS SHOWN ON EXHIBIT "A," ATTACHED HERETO AND TO BE MADE A PART HEREOF

Subject to the following restrictions:

It is expressly provided that if and whenever the use of the subject property for transportation purposes is discontinued, the right, title and interest to the said above described land shall immediately

revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

During construction of the work authorized hereunder, Grantee shall cause its construction contractor(s) to maintain comprehensive general liability insurance and any other insurance required by Grantee, in the limits required by Grantee for the construction of the project; Grantor shall be named as Additional Insured in such policies and Grantee will provide a current copy of such insurance certificate to Grantor.

Grantee shall indemnify and hold harmless Grantor and its officers, employees, agents or instrumentalities from any liability, loss, or damages which Grantor or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of action or proceedings caused by the negligent or wrongful act or omission of Grantee's employees, agents, or instrumentalities while acting within the scope of their employment during the period when Grantee is the owner of the easement in connection with the rights granted to or exercised by Grantee hereunder, subject to the limitations of Section 768.28, Florida Statutes. However, nothing herein shall be deemed to indemnify Grantor from any liability or claim arising out of the negligent performance or failure of performance of Grantor.

Nothing in this Easement shall restrict the Grantor's right to utilize said property for any use which is not inconsistent with the rights conveyed hereunder.

And the said party of the first part will defend the right, title and interest to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

THE TERM OF THIS EASEMENT shall be forty (40) months from the date hereof, and all rights of the second party hereunder, including ownership and maintenance of said easement shall cease upon the expiration of said term.

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 County Mayor or the County Mayor's designee of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

, CLERK

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Approved for Legal Sufficiency: _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20__.

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 701:

Being a portion of Tract B of MIALEAH GARDENS CITY HALL, according to the plat thereof, as recorded in Plat Book 182, Page 6, in the public records of Miami-Dade County, Florida, lying in the Northwest one-quarter (¼) of Section 3, Township 53 South, Range 40 East, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, Township 53 South, Range 40 East; thence S 01°48'01" E, along the West line of the Northwest one-quarter (¼) of said Section 3, a distance of 719.38 feet; thence N 88°11'59" E a distance of 52.00 feet to a point on the South line of aforesaid Tract B, and the POINT OF BEGINNING of the following described parcel:

Thence N 01°48'01" W a distance of 84.16 feet to the beginning of a curve concave to the Southeast, having a radius of 87.00 feet; thence northeasterly along the arc of said curve 9.83 feet, through a central angle of 06°28'27"; thence S 85°19'34" E, along a radial line to lastly described curve, 2.67 feet; thence N 06°38'23" E a distance of 5.79 feet; thence N 81°23'24" W a distance of 2.67 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 87.00 feet, to which point a radial line bears N 81°23'24" W; thence northeasterly along the arc of said curve 33.67 feet, through a central angle of 22°10'36"; thence S 59°12'48" E, along a radial line to lastly described curve, a distance of 2.69 feet; thence N 32°51'04" E a distance of 5.79 feet; thence N 55°16'32" W a distance of 2.70 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 87.00 feet, to which point a radial line bears N 55°16'32" W; thence northeasterly along the arc of said curve 24.33 feet, through a central angle of 16°01'28", to the beginning of a compound curve concave to the Southeast, having a radius of 1,210.54 feet; thence northeasterly along the arc of said curve 30.04 feet, through a central angle of 01°25'18"; thence S 37°49'45" E a distance of 10.00 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 1,200.54 feet, to which point a radial line bears N 37°49'45" W; thence southwesterly along the arc of said curve 29.79 feet, through a central angle of 01°25'18", to the beginning of a compound curve concave to the Southeast, having a radius of 77.00 feet; thence southwesterly along the arc of said curve 70.62 feet, though a central angle of 52°32'58"; thence S 01°48'01" E a distance of 84.16 feet to the intersection with aforesaid South line of Tract B; thence S 88°11'59" W, along said South line of Tract B, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 1,861 Square Feet of land, more or less.

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- The Bearings shown hereon are referenced to the Baseline of Survey of NW 87th Avenue, having a bearing of N 01°48'01" W, as shown on the Florida Department of Transportation Right of Way Map for said NW 87th Avenue, F.P. No. 405615-3, approved on 10/04/2011, and Right of Way Control Survey dated 05/18/2009, prepared by Keith & Schnars as basis for the corresponding Right of Way Map.
- Right-of-Way lines shown are per said Florida Department of Transportation Right of Way Map of NW 87th Avenue.
- The data used in the calculation and preparation of the legal description was provided by the FDOT Project Manager for Project No. 405615-3.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.

This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

2-17-14

CRISTINA ALBURY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 8554

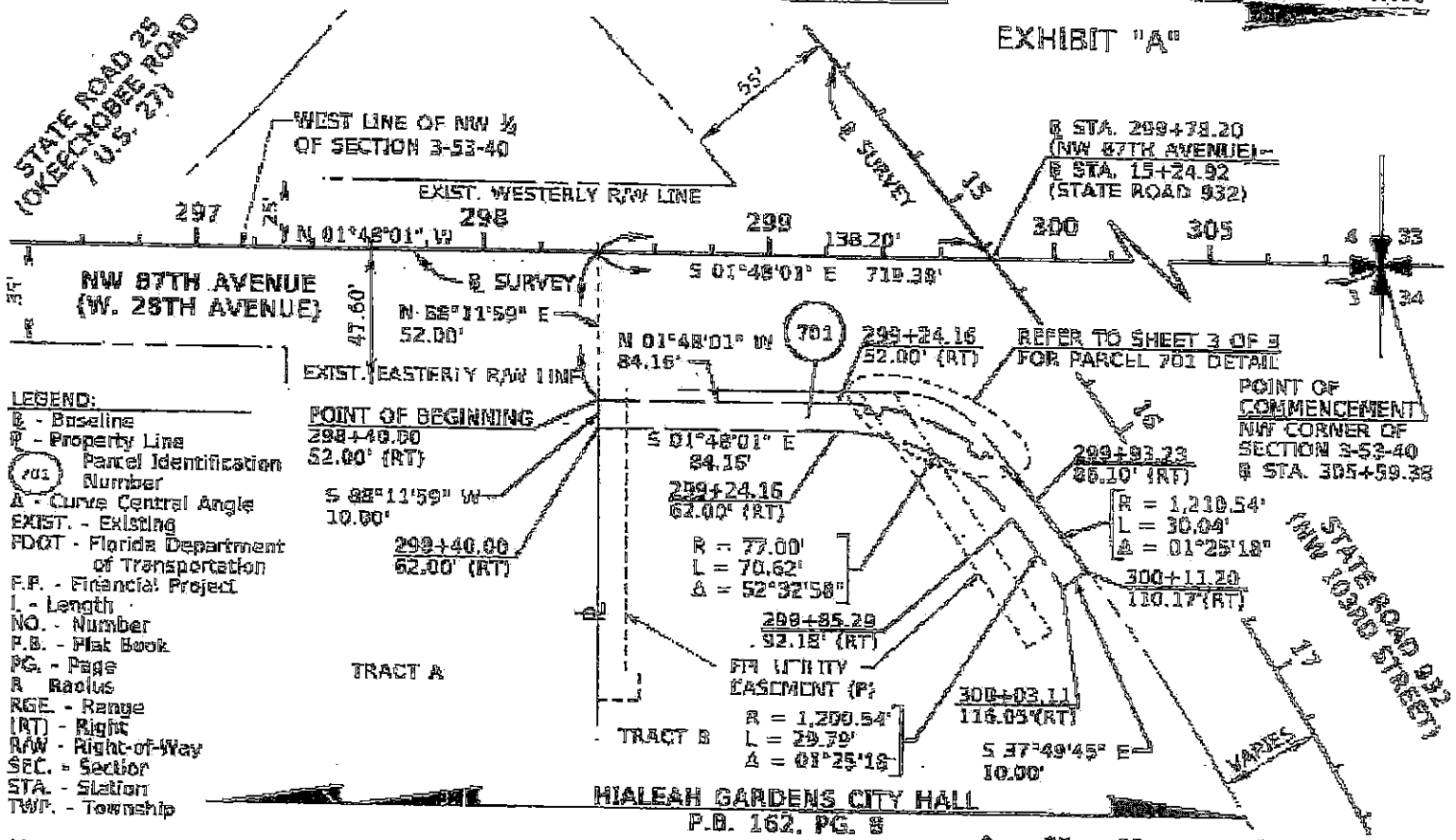
DATE

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
			STATE ROAD NO. N/A (NW 87TH AVE.)			MIAMI-DADE COUNTY	
				BY	DATE	PREPARED BY	DATE SOURCE
PARCEL DIMENSIONS	R.DEVIS	03/17/14	DRAWN	D.DENIS	03/28/14	SHEET TITLE OF B	PER GENERAL NOTES
REVISION	BY	DATE	CHECKED	C.ALBURY	03/20/14	F.P. NO. 405615-3 SECTION N/A	SHEET 1 OF 2

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
701	MIAMI DADE COUNTY	1,861 SQ. FT.	UNDETERMINED	

SEC.3, TWP.53S, RGE.40E

EXHIBIT "A"



LEGEND:
℄ - Baseline
P - Property Line
701 Parcel Identification Number
Δ - Curve Central Angle
EXIST. - Existing
FDOT - Florida Department of Transportation
F.P. - Financial Project
L - Length
NO. - Number
P.B. - Plat Book
PG. - Page
R - Radius
RGE. - Range
(RT) - Right
R/W - Right-of-Way
SEC. - Section
STA. - Station
TWP. - Township

This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

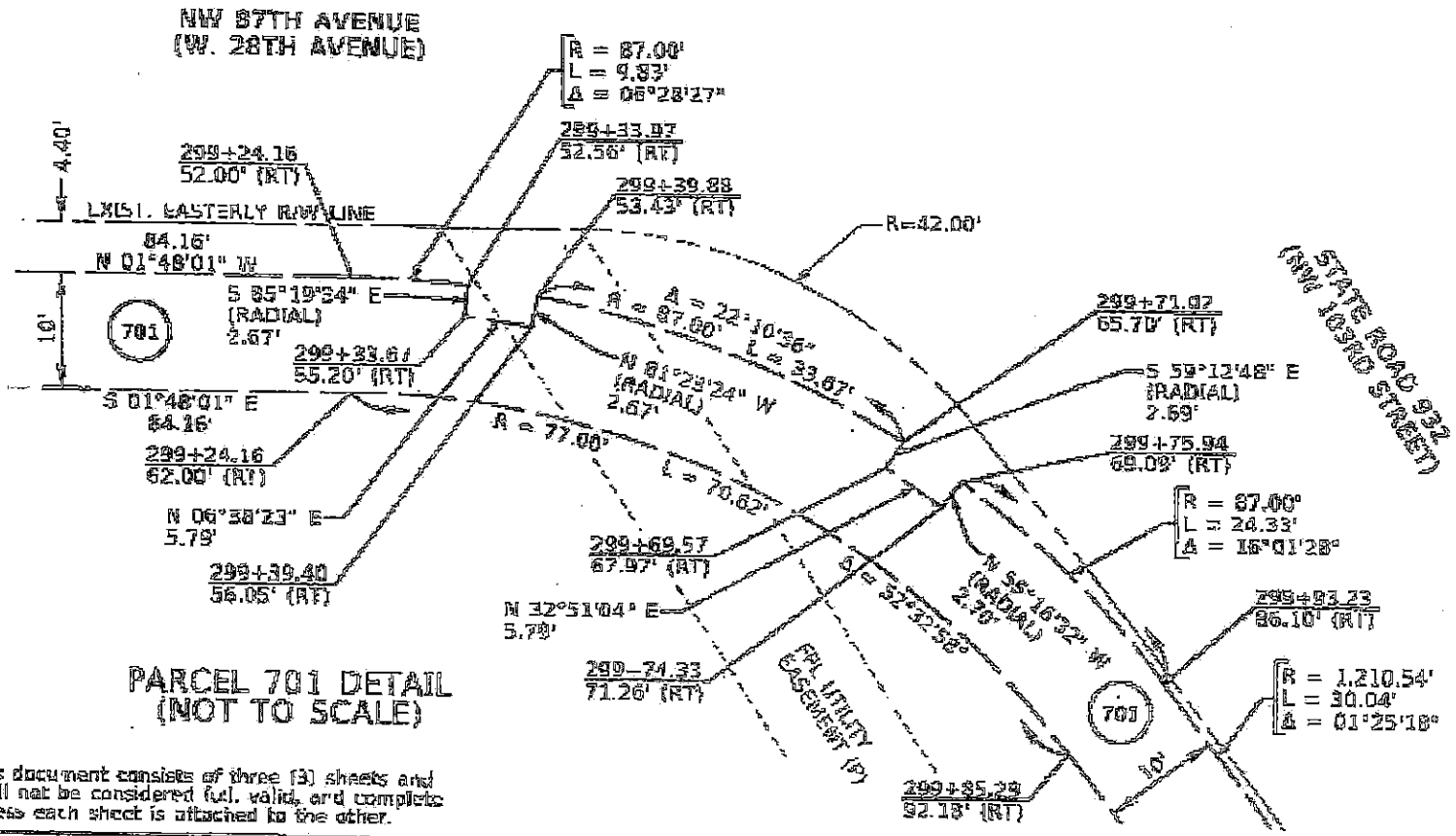
STATE ROAD NO. N/A (NW 87TH AVE.) MIAMI-DADE COUNTY

DRAWN BY / CHECKED BY / DATE / DISTRICT / F.P. NO. 405615-3 / SECTION N/A / SHEET 2 OF 3

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
701	MIAMI-DADE COUNTY	1,861 SQ. FT.	UNDETERMINED	

SEC.3, TWP.53S, RGE.40E

EXHIBIT "A"



PARCEL 701 DETAIL
(NOT TO SCALE)

This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A (NW 87TH AVE.)			MIAMI-DADE COUNTY	
	PARCEL DIMENSIONS	DISTRICT	SCALE		BY	DATE	FEDERAL ID: FDOT DISTRICT 6	DATA SOURCE: SEE GENERAL NOTES ON SHEET .
	REVISION	BY		DRAWN	D.DENIS	03/25/14		
				CHECKED	J.SALAZAR	03/24/14	F.P. NO. 405615-3 SECTION N/A	SHEET 3 OF 3

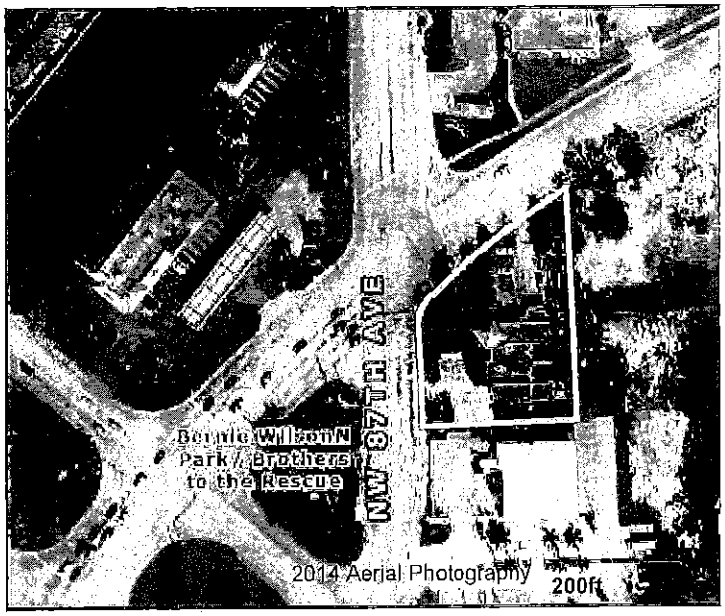
21

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/30/

Property Information	
Folio:	27-3003-044-0020
Property Address:	8790 NW 103ST
Owner	MIAMI DADE COUNTY FIRE RESCUE DEPARTMENT
Mailing Address	10001 NW 87 AVE HIALEAH GRDNS, FL33016-1901
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,064 Sq.Ft
Lot Size	27,007 Sq.Ft
Year Built	2004



Assessment Information			
Year	2014	2013	2012
Land Value	$351,091	$351,091	$351,091
Building Value	$266,373	$269,244	$257,722
XF Value	$45,837	$46,332	$48,942
Market Value	$663,301	$666,667	$657,755
Assessed Value	$663,301	$666,667	$657,755

Taxable Value Information			
	2014	2013	2
County			
Exemption Value	$663,301	$666,667	$657.
Taxable Value	$0	$0	
School Board			
Exemption Value	$663,301	$666,667	$657.
Taxable Value	$0	$0	
City			
Exemption Value	$663,301	$666,667	$657.
Taxable Value	$0	$0	
Regional			
Exemption Value	$663,301	$666,667	$657.
Taxable Value	$0	$0	

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	$663,301	$666,667	$657,755

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Descriptio

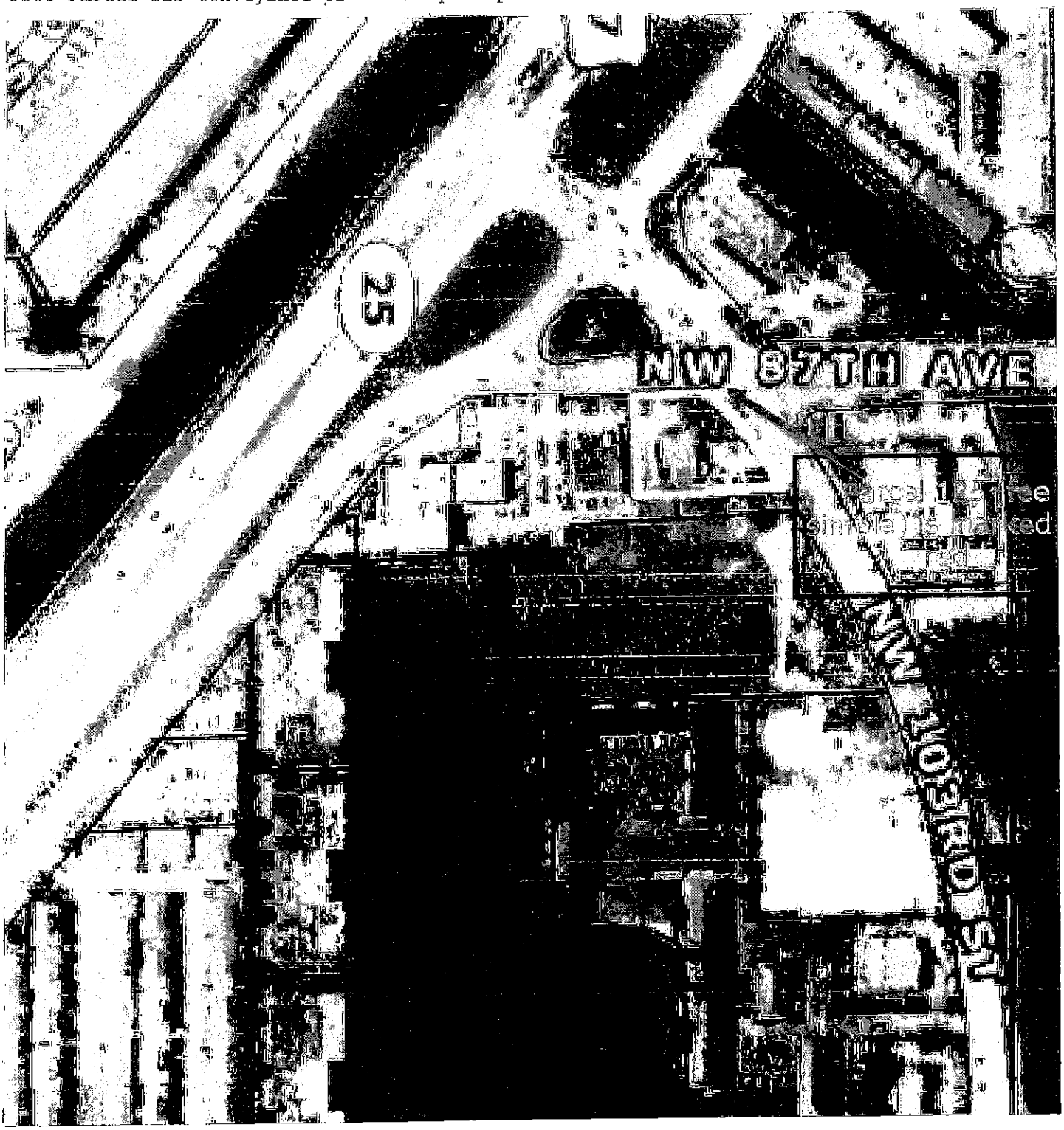
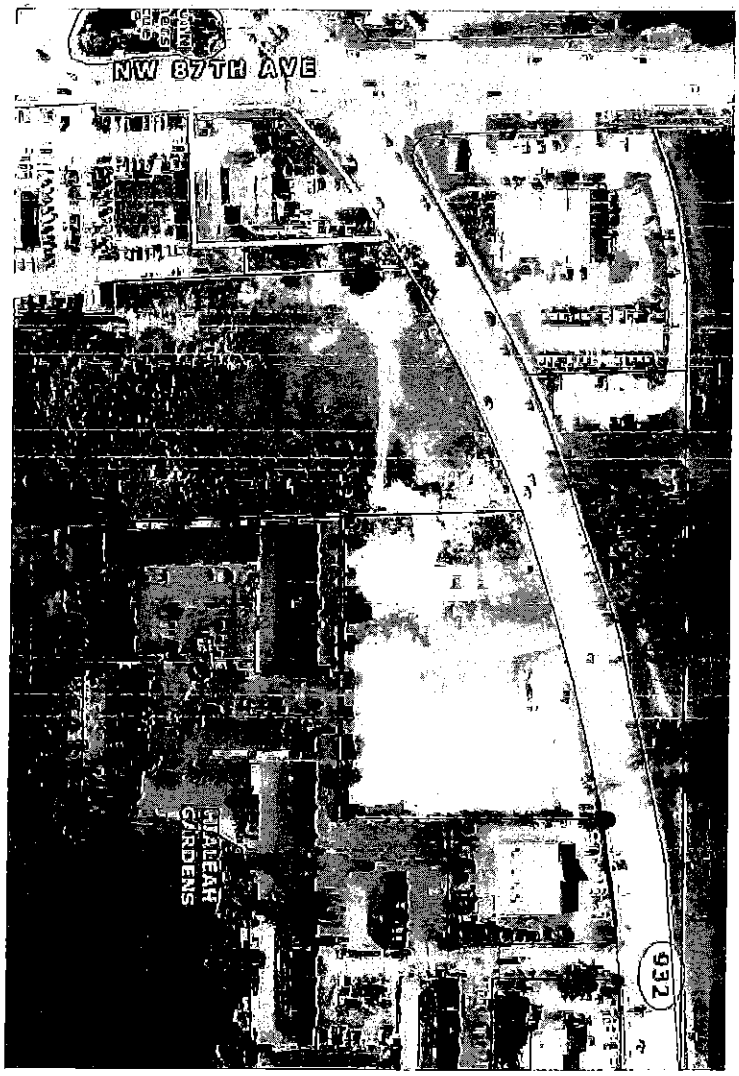
Short Legal Description

HIALEAH GARDENS CITY HALL
PB 162-008 T-21288
TR B
LOT SIZE 0.62 AC M/L
FAU 27 3003 001 0400 0402 & 0128

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 Appra and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

FDOT Parcel 125 Conveyance of Fee Simple- public sidewalks



FDOT Parcel 701 Temporary Easement