MEMORANDUM

Agenda Item No. 8(F)(1)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	November 3, 2015
FROM:	Abigail Price-Williams County Attorney	**SUBJECT:**	Resolution authorizing the County Mayor to execute and record a Unity of Title in favor of the City of Miami on County-owned property located at 2902 NW 2 Avenue, Miami, Florida; 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

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

Abigail Price-Williams
County Attorney

APW/jls

Memorandum

MIAMI-DADE COUNTY

Date: November 3, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing Execution and Recording of a Unity of Title on County-Owned Real Property Located at 2902 NW 2 Avenue, Miami, Florida

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Recommendation
It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or the County Mayor's designee to execute and record a Unity of Title on County-owned real property located at 2902 NW 2 Avenue, Miami, Florida, for the construction of the Wynwood Neighborhood Service Center.

This property encompasses seven (7) folios: 01-3125-024-1590, 01-3125-024-1600, 01-3125-024-1780, 01-3125-028-0510, 01-3125-028-0520, 01-3125-028-0530, and 01-3125-028-0540. The purpose of the Unity of Title is to prevent the County from subdividing and conveying out portions of the property after the facility is built.

Scope
The property is located in Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source
There is no fiscal impact associated with executing and recording the Unity of Title.

Track Record/Monitor
Shannon Clark of the Real Estate Development Division in the Internal Services Department is managing the recording of this Unity of Title.

Delegation of Authority
Authorizes the County Mayor or the County Mayor's designee to execute a Unity of Title on this County-owned real property.

Background
The County is renovating the Wynwood Neighborhood Service Center located at 2902 NW 2 Avenue, Miami, Florida, which consists of the alteration of two (2) existing buildings. One building is being demolished while the other building is undergoing structural alterations to form the new three-story community service center. The new center will constitute approximately 30,276 square feet. The project will involve reconfiguring the existing parking lots to accommodate the parking space required.

This property is comprised of seven (7) parcels that encompass approximately 1.67 acres of land. The City of Miami is requiring that the Unity of Title (Attachment A to the resolution) be recorded prior to issuing the construction permit. The majority of the property is needed to accommodate the proposed new community service center and parking lot. Accordingly, there are no plans to subdivide the property. Additional property details are shown in the property maps for each of the seven (7) folios (Attachment 1 to the transmittal memorandum).

The Wynwood Neighborhood Service Center renovation project is on schedule and anticipated to be complete July 29, 2017.

Attachment

Edward Marquez
Deputy Mayor

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-024-1590
Property Address:	2948 NW 2 AVE
Owner	MIAMI-DADE COUNTY MIAMI DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI , FL 33125-3601
Primary Zone	6000 COMMUNITY FACILITIES
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,492 Sq.Ft
Lot Size	14,962 Sq.Ft
Year Built	1954

Assessment Information			
Year	2015	2014	2013
Land Value	$299,240	$59,848	$59,848
Building Value	$310,049	$299,282	$299,997
XF Value	$54,059	$54,878	$55,697
Market Value	$663,348	$414,008	$415,542
Assessed Value	$455,408	$414,008	$415,542

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$207,940		
County	Exemption	$455,408	$414,008	$415,542

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

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$455,408	$414,008	$415,542
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$663,348	$414,008	$415,542
Taxable Value	$0	$0	$0
City			
Exemption Value	$455,408	$414,008	$415,542
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$455,408	$414,008	$415,542
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
NORTHERN BLVD TR PB 2-29 LOTS 1 & 2 BLK 11 LOT SIZE 126.800 X 118 76 R 11748

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:

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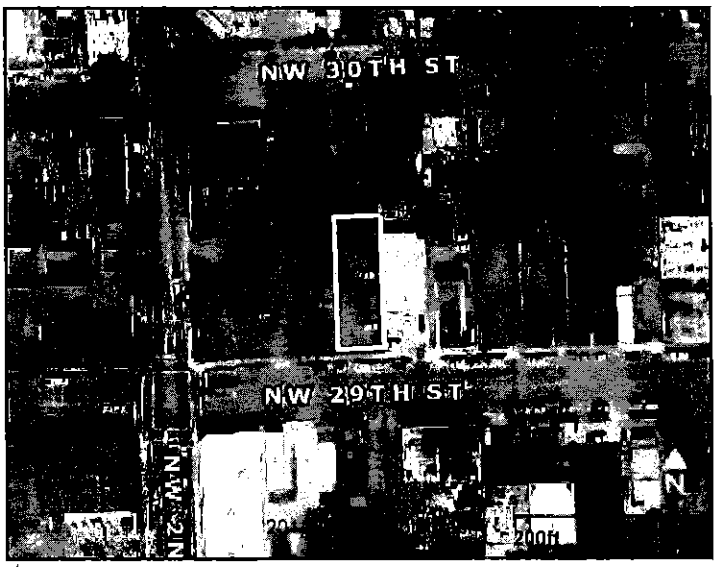
Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-028-0540
Property Address:	167 NW 29 ST
Owner	MIAMI-DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
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	6,900 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$690,000	$414,000	$276,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$690,000	$414,000	$276,000
Assessed Value	$303,068	$275,517	$250,470

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$386,932	$138,483	$25,530
County	Exemption	$303,068	$275,517	$250,470

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

Short Legal Description
ST JAMES PK PB 3-65 LOT 16 BLK 3 LOT SIZE 50 X 138 OR 9849-634-1077-3

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$690,000	$414,000	$276,000
Taxable Value	$0	$0	$0
City			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-028-0530
Property Address:	175 NW 29 ST
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128-1929
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
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	6,900 Sq Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$690,000	$414,000	$276,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$690,000	$414,000	$276,000
Assessed Value	$303,068	$275,517	$250,470

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$386,932	$138,483	$25,530
County	Exemption	$303,068	$275,517	$250,470

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

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$690,000	$414,000	$276,000
Taxable Value	$0	$0	$0
City			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$303,068	$275,517	$250,470
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
ST JAMES PK 3-65 LOT 15 BLK 3 LOT SIZE 50 X 138

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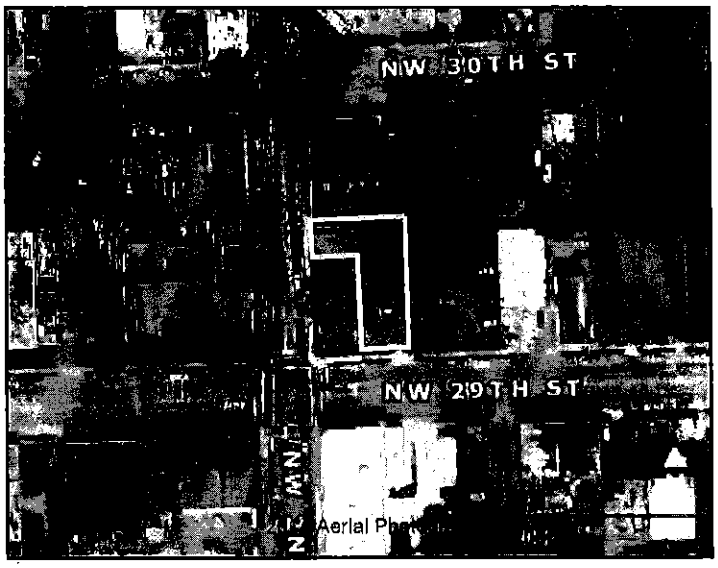
Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-028-0520
Property Address:	181 NW 29 ST
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 STREET STE 2460 MIAMI , FL 33128-1929
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
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	8,815 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$881,500	$528,900	$352,600
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$881,500	$528,900	$352,600
Assessed Value	$410,645	$373,314	$339,377

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$410,645	$373,314	$339,377
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$881,500	$528,900	$352,600
Taxable Value	$0	$0	$0
City			
Exemption Value	$410,645	$373,314	$339,377
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$410,645	$373,314	$339,377
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$470,855	$155,586	$13,223
County	Exemption	$410,645	$373,314	$339,377

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 Description

Short Legal Description
ST JAMES PK PB 3-65 N38.32FT OF LOT 13 & ALL LOT 14 BLK 3

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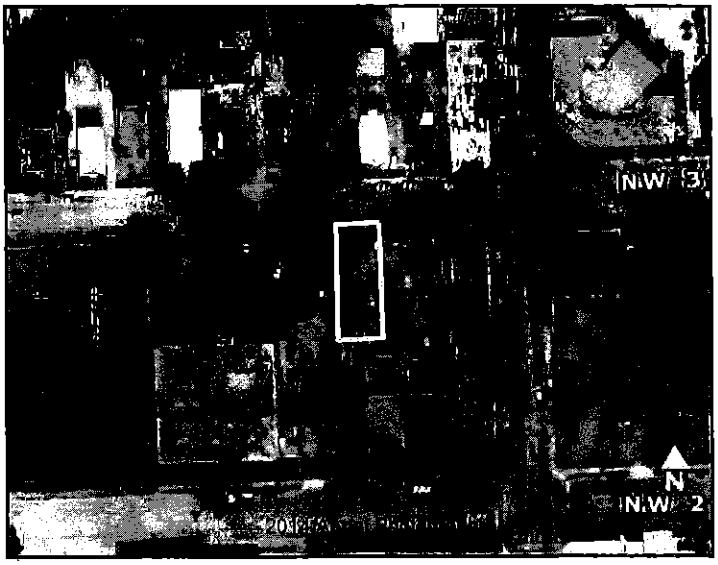
Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-024-1600
Property Address:	220 NW 30 ST
Owner	MIAMI-DADE COUNTY MIAMI DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI , FL 33125-3601
Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,104 Sq.Ft
Lot Size	6,350 Sq.Ft
Year Built	1921



Assessment Information			
Year	2015	2014	2013
Land Value	$127,000	$25,400	$25,400
Building Value	$27,542	$26,523	$26,523
XF Value	$0	$0	$0
Market Value	$154,542	$51,923	$51,923
Assessed Value	$57,115	$51,923	$51,923

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$57,115	$51,923	$51,923
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$154,542	$51,923	$51,923
Taxable Value	$0	$0	$0
City			
Exemption Value	$57,115	$51,923	$51,923
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$57,115	$51,923	$51,923
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$97,427		
County	Exemption	$57,115	$51,923	$51,923

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 Description

Short Legal Description
NORTHERN BLVD TR PB 2-29 LOT 3 BLK 11 LOT SIZE 50.000 X 127 76R 11748

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Version:

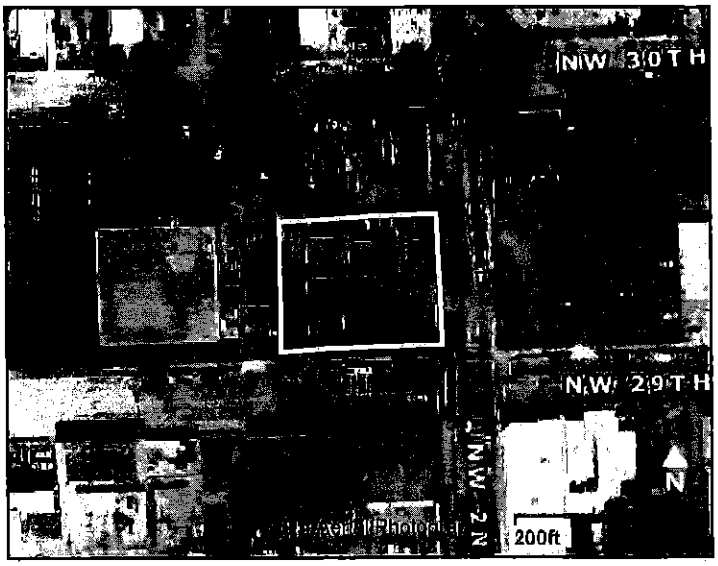
9

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-024-1780
Property Address:	211 NW 29 ST
Owner	MIAMI-DADE COUNTY COMMUNITY ACTION & HUMAN SERVICES
Mailing Address	701 NW 1ST CT-10TH FLR MIAMI , FL 33136
Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	24,526 Sq.Ft
Lot Size	21,000 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	$420,000	$84,000	$84,000
Building Value	$1,038,417	$1,011,501	$1,023,042
XF Value	$98,279	$99,758	$101,237
Market Value	$1,556,696	$1,195,259	$1,208,279
Assessed Value	$1,314,784	$1,195,259	$1,208,279

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$1,314,784	$1,195,259	$1,208,279
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$1,556,696	$1,195,259	$1,208,279
Taxable Value	$0	$0	$0
City			
Exemption Value	$1,314,784	$1,195,259	$1,208,279
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$1,314,784	$1,195,259	$1,208,279
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$241,912		
County	Exemption	$1,314,784	$1,195,259	$1,208,279

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 Description

Short Legal Description
NORTHERN BLVD TR PB 2-29 LOTS 22-23-24 BLK 11 LOT SIZE IRREGULAR 76R 11748

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2015

Property Information	
Folio:	01-3125-028-0510
Property Address:	2901 NW 2 AVE
Owner	MIAMI-DADE COUNTY HUMAN SERVICES
Malling Address	701 NW 1ST CT-10TH FLR MIAMI , FL 33136
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	5,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$500,000	$300,000	$200,000
Building Value	$0	$0	$0
XF Value	$2,463	$2,489	$2,524
Market Value	$502,453	$302,489	$202,524
Assessed Value	$237,041	$215,492	$195,902

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$237,041	$215,492	$195,902
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$502,453	$302,489	$202,524
Taxable Value	$0	$0	$0
City			
Exemption Value	$237,041	$215,492	$195,902
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$237,041	$215,492	$195,902
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$265,412	$86,997	$6,622
County	Exemption	$237,041	$215,492	$195,902

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 Description

Short Legal Description
ST JAMES PK PB 3-65 P-1 AKA S100FT OF 13 BLK 13 LOT SIZE 5000 SQUARE FEET

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Version:

MEMORANDUM

(Revised)

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

DATE: November 3, 2015

FROM: Abigail Price-Williams
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**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
11-3-15

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AND RECORD A UNITY OF TITLE IN FAVOR OF THE CITY OF MIAMI ON COUNTY-OWNED PROPERTY LOCATED AT 2902 NW 2 AVENUE, MIAMI, FLORIDA; 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 or the County Mayor's designee to execute and record on behalf of Miami-Dade County and in favor of the City of Miami a Unity of Title, substantially in the form attached hereto as "Attachment A," on County-owned property located at 2902 NW 2 Avenue, Miami, Florida, 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 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:

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 3rd day of November, 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.

Monica Rizo

This instrument was prepared by:
Miami-Dade County
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128

Parcel ID:
01-3125-024-1590; 01-3125-024-1600
01-3125-024-1780; 01-3125-028-0510
01-3125-028-0520; 01-3125-028-0530
01-3125-028-0540

UNITY OF TITLE

WHEREAS, Miami-Dade County, a political subdivision of the State of Florida, ("Owner") owns the property ("Property") legally described as:

NORTHERN BLVD TR PB 2-29 LOTS 1 & 2 BLK 11 Folio Number 01-3125-024-1590
The address of which is 2948 NW 2 Ave, Miami, Florida, and;

NORTHERN BLVD TR PB 2-29 LOT 3 BLK 11 Folio Number 01-3125-024-1600
The address of which is 220 NW 30 St, Miami Florida,

NORTHERN BLVD TR PB 2-29 LOTS 22-23-24 BLK 11 Folio Number 01-3125-024-1780
The address of which is 211 NW 29 St, Miami, Florida,

ST JAMES PK PB 3-65 P-1 AKA S100 FT OF 13 BLK 13 Folio Number 01-3125-028-0510
The address of which is 2901 NW 2 Ave, Miami, Florida,

ST JAMES PK PB 3-65 N 38.32 FT OF LOT 13 & ALL LOT 14 Folio Number 01-3125-028-0520
The address of which is 181 NW 29 St, Miami, Florida,

ST JAMES PK 3-65 LOT 15, BLK 3 Folio Number 01-3125-028-0530
The address of which is 175 NW 29 St, Miami, Florida,

ST JAMES PK PB 3-65 LOT 16, BLK 3 Folio Number 01-3125-028-0540
The address of which is 167 NW 29 St, Miami, Florida,

Which are also described in Exhibit "A".

In consideration of the issuance of permits for the Property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees to restrict the use of the subject property in the following manner:

That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be encumbered, mortgaged, sold, transferred, divided, conveyed, devised or assigned separately, except in its entirety as one plot or parcel of land.

Covenant Running with the Land. This Unity of Title on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released.

Term. This Unity of Title is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Unity of Title is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Unity of Title has first been modified or released in writing by the City of Miami.

Modification, Amendment, Release. This Unity of Title may only be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the Property, including joinders by all mortgagees, if any, provided that the same is also approved in writing by the Zoning Administrator and the City Attorney, as to legal form.

Authorization for the City to Withhold Permits and Inspections. In the event the terms of this Unity of Title are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Unity of Title is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

Signed, witnessed, executed and acknowledged on this _____ day of _____, 2015, at Miami, Florida.

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY

By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Approved for legal sufficiency: _____

Exhibit "A"

Lots 13 of Block 3, according to the Plat "SAINT JAMES PARK" as recorded in Plat Book 3 Page 65 of the Public Records of Miami-Dade County, Florida.
LESS AND EXCEPT the west 5.00 feet thereof (being a Base Building Line, shown as zoned street line as per Municipal Atlas City of Miami 21G) and a portion of said lot bounded by a 25.00 feet radius circular curve concave to the Northerly and tangent to the Southerly line of said Lot 13 and tangent to a line 5.00 feet east of and parallel to the Westerly line of said Lot 13.
TOGETHER WITH THE FOLLOWING:
Lot 14, 15 & 16 of Block 3, according to the Plat, "SAINT JAMES PARK", as recorded in Plat Book 3 Page 65 of the Public Records of Miami-Dade County, Florida.
TOGETHER WITH THE FOLLOWING:
Lot 2, 3, 22 and 23, of Block 11, according to the Plat, "Northern Boulevard Tract", as recorded in Plat Book 2 Page 29 of the Public Records of Miami Dade County, Florida.
TOGETHER WITH THE FOLLOWING:
Lot 1, Block 11, according to the Plat, "Northern Boulevard Tract", as recorded in Plat Book 2 Page 29 of the Public Records of Miami Dade County, Florida.
LESS AND EXCEPT the east 5.00 feet thereof (being a Base Building Line shown as zoned street line as per Municipal Atlas City of Miami 21F) and a portion of said lot bounded by a 25.00 feet radius circular curve concave to the Southwesterly and tangent to the Northerly line of said Lot 1 and tangent to a line 5.00 feet west of and parallel to the Easterly line of said Lot 1.
TOGETHER WITH THE FOLLOWING: Lot 24, Block 11, according to the Plat, "Northern Boulevard Tract" as recorded in Plat Book 2 Page 29 of the Public Records of Miami-Dade County, Florida.
LESS AND EXCEPT the east 5.00 feet thereof (being a Base Building Line shown as zoned street line as per Municipal Atlas City of Miami 21F) and a portion of said lot bounded by a 25.00 feet radius circular curve concave to the Northwesterly and tangent to the Southerly line of said Lot 24 and tangent with a line 5.00 feet west of and parallel with the Easterly line of said Lot 24.

Approved:

_____

Irene S. Hegedus, AIA
Zoning Administrator

Approved as to Legal Form:

_____

Victoria Mendez, Esq.
City Attorney