

# Memorandum



**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)

Resolution R-1080-10

## 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

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

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

RESOLUTION NO. R-1080-10

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 Joe A. Martinez  
who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss  
and upon being put to a vote, the vote was as follows:

	Dennis C. Moss, Chairman	aye	
	Jose "Pepe" Diaz, Vice-Chairman	aye	
Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	aye
Dorrian D. Rolle	absent	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> 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

**DIANE COLLINS**

Deputy Clerk

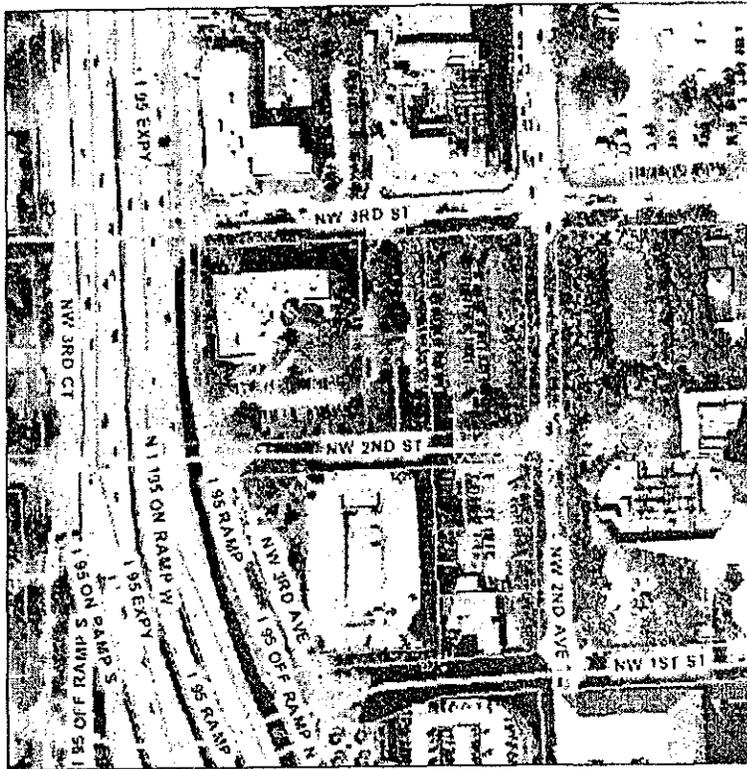
Approved by County Attorney as  
to form and legal sufficiency.

Joni Armstrong Coffey

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[miami-dade.gov](http://miami-dade.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.:	235 NW 2 ST
Property:	235 NW 2 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGM I 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 16 BLK 95 LOT SIZE 7500 SQUARE FEET OR 20047-3590 11013

Assessment Information:

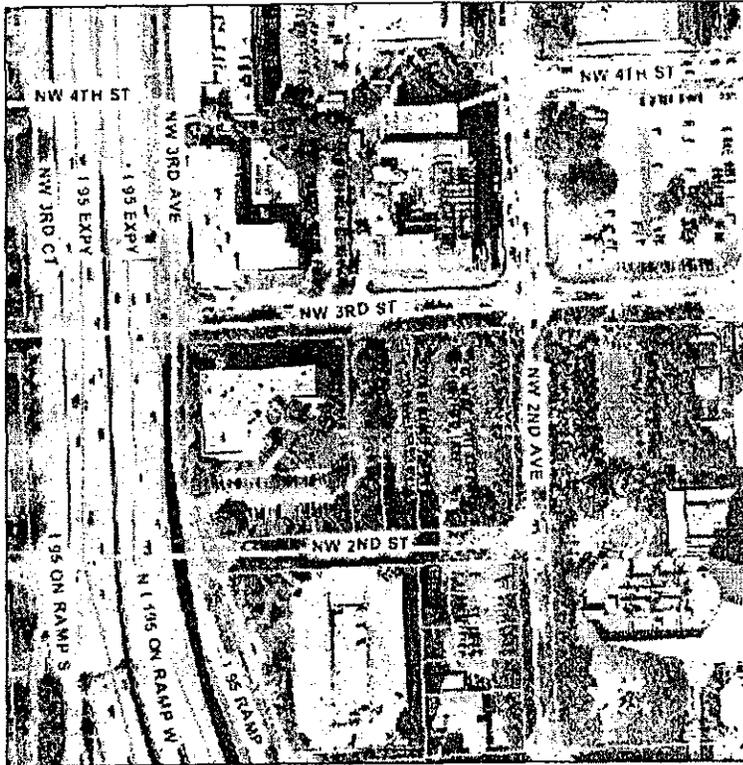
Year:	2010	2009
Land Value:	\$150,000	\$346,875
Building Value:	\$0	\$0
Market Value:	\$150,000	\$346,875
Assessed Value:	\$150,000	\$346,875

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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Property Information Map



Aerial Photography - 2009

0 115 ft

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Summary Details:

Folio No.:	01-0150-056-0000
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:

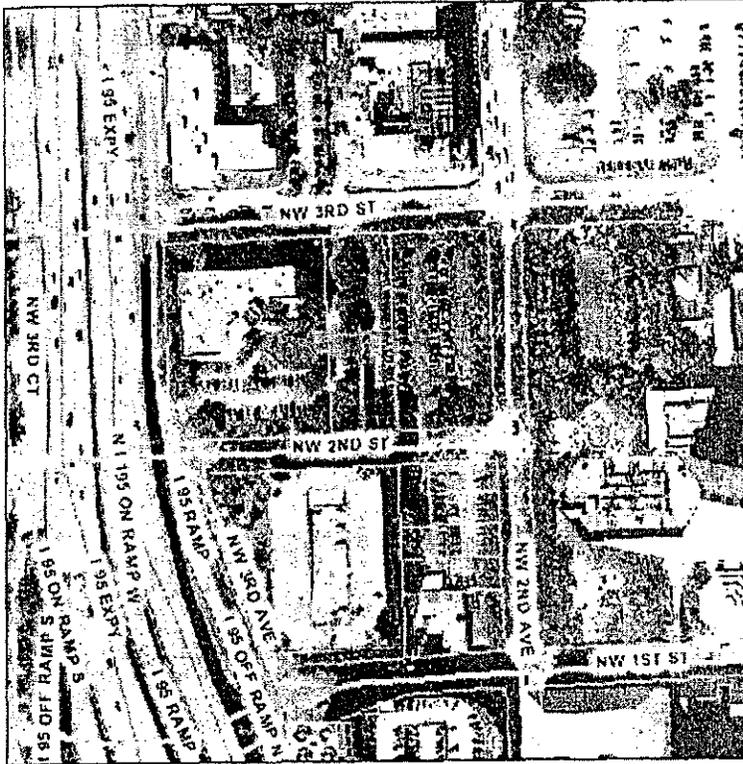
Year:	2010	2009
Land Value:	\$300,000	\$693,750
Building Value:	\$0	\$0
Market Value:	\$300,000	\$693,750
Assessed Value:	\$300,000	\$693,750

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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Property Information Map



Aerial Photography - 2009

0 115 ft

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Summary Details:

Folio No:	310-35-35-1117
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:

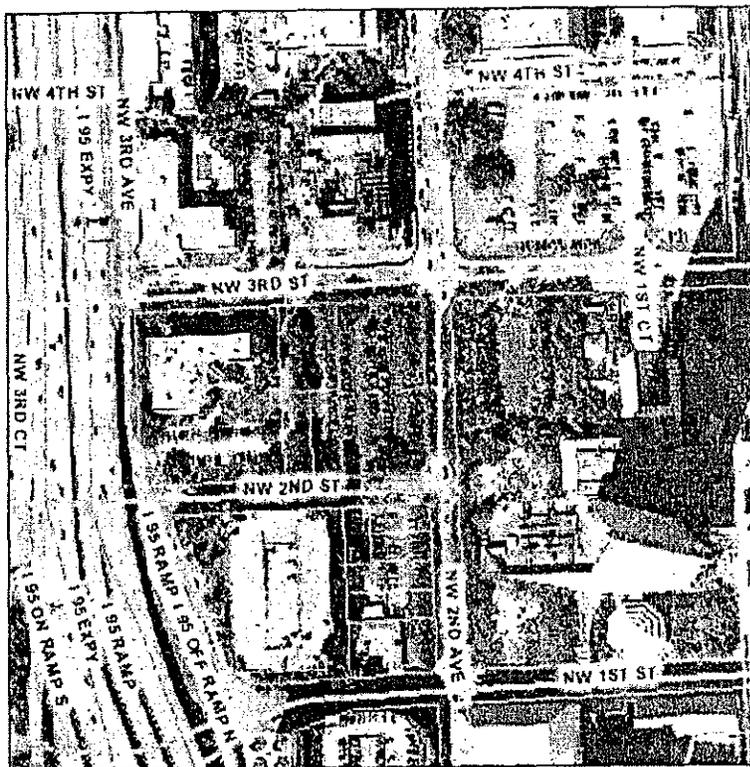
Year:	2010	2009
Land Value:	\$150,000	\$346,875
Building Value:	\$0	\$0
Market Value:	\$150,000	\$346,875
Assessed Value:	\$150,000	\$346,875

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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Property Information Map



Aerial Photography - 2009

0 131 ft

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Summary Details:

Folio No.:	17-0100-000-1910
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:	3000 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)

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### 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: \_\_\_\_\_

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