OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(9)

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

DATE: November 5, 2014

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

SUBJECT: Resolution accepting a conveyance of property, at no cost, located at 19045 N.E. 25th Avenue, Miami, Florida, from Scheck Hillel Community School, Inc., a Florida Corporation and; authorizing County Mayor to take all actions necessary to effectuate such conveyance and the relocation of the Miami-Dade Water and Sewer Department's Pump Station 394
Resolution No. R-1001-14

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

/

MEMORANDUM

(Revised)

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

DATE: November 5, 2014

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

SUBJECT: Agenda Item No. 11(A)(9)

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. 11(A)(9)
11-5-14

RESOLUTION NO. 1001-14

RESOLUTION ACCEPTING A CONVEYANCE OF PROPERTY, AT NO COST, LOCATED AT 19045 N.E. 25TH AVENUE, MIAMI, FLORIDA FROM SCHECK HILLEL COMMUNITY SCHOOL, INC., A FLORIDA CORPORATION AND; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH CONVEYANCE AND THE RELOCATION OF THE MIAMI-DADE WATER SEWER DEPARTMENT'S PUMP STATION 394

WHEREAS, for purposes of relocating Miami-Dade Water and Sewer Department Pump Station 394 in conjunction with installation of new sewer facilities in the area, Scheck Hillel Community School, Inc., Grantor, has tendered a Special Warranty Deed to Miami-Dade County, Grantee, attached as Exhibit "A," conveying the real property located at 19045 N.E. 25th Avenue, Miami, FL, also known by Folio Number 30-2204-008-0120; and

WHEREAS, once the Miami-Dade Water and Sewer Department has completed the relocation of Pump Station 394 to its new site, it will demolish the existing Pump Station 394 currently located on a section of Scheck Hillel Community School, Inc.'s property; and

WHEREAS, the Board of County Commissioners finds and determines that the acceptance of the subject conveyance would be in the public's best interest,

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

Section 1. The foregoing recitals are adopted as though fully set forth herein.

Section 2. The Board hereby approves and accepts the conveyance of the subject property by Special Warranty Deed from Scheck Hillel Community School, Inc., and authorizes

the County Mayor or County Mayor's designee to take all actions necessary to effectuate such conveyance and to complete the relocation of Pump Station 394.

Section 3. Pursuant to Resolution No. R-974-09, this Board (a) directs the County Mayor or County Mayor's designee to record the instrument of conveyance accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of such instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said instrument together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Lynda Bell, Vice Chair			**aye**
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of November, 2014. 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

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. SED

Sarah E. Davis

Exhibit A

This instrument was prepared by
and upon recording, return to:

Liliana M. Rainey-Lacau
WASD Real Estate Manager
3071 SW 38th Ave (LeJeune Bldg)
Miami FL 33146

Parcel Identification Numbers: 30-2204-008-0120
User Department: **WASD**

[Space above this line for Recorder's use.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2014, by **SCHECK HILLEL COMMUNITY SCHOOL, INC.**, a Florida not-for-profit corporation, f/k/a Hillel Community Day School Inc., whose mailing address is 19000 N.E. 25th Avenue, North Miami Beach, Florida 33180 (the "Grantor"), in favor of **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, whose post office address is: c/o Miami-Dade Water and Sewer Department, P.O. Box 330316, Miami, Florida 33233-0316 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its heirs, successors and assigns, forever, that certain parcel of land (collectively, the "Land") situate, lying and being in the County of Miami-Dade, State of Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to or accruing to the benefit of the Land; and

TO HAVE AND TO HOLD the Land, with the said tenements, hereditaments and appurtenances to or accruing to the benefit of the Land, unto the Grantee, its heirs, successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the real estate taxes and assessments for the year 2014 and all subsequent years, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters that may be revealed by a current and accurate survey of the property (collectively, "Permitted Exceptions").

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Land in fee simple; that the Grantor has good right and lawful authority to sell and convey the Land; that Grantor will warrant and defend the Land against the lawful claims of all persons

claiming by, through or under the Grantor, but against none other. Reference to the Permitted Exceptions shall not serve to re-impose any of the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its lawful representative, hereunto duly authorized, on the date first set forth above.

WITNESSES:

Signature of Witness

LEONARD TRAUB.
Printed Name of Witness

Signature of Witness

JIM KLECKER
Printed Name of Witness

GRANTOR:

SCHECK HILLEL COMMUNITY SCHOOL, INC., a Florida not-for-profit corporation

By: _____
Printed Name: RAFAEL QUINTERO
Title: COO

STATE OF FLORIDA)
)
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 12 day of Sept., 2014, by Rafael Quintero, as Chief operating Officer of **SCHECK HILLEL COMMUNITY SCHOOL, INC.**, a Florida not-for-profit corporation, on behalf of said corporation. Said person [✓] is personally known to me or [___] produced _____ as identification.

Notary Stamp or Seal:

PAMELA J. BURD
Notary Public - State of Florida
My Comm. Expires Apr 24, 2017
Commission # FF 11758

Notary Public, State of Florida

Pamela J. Burd
Printed Name of Notary Public
My commission expires:

MIA 184071332v1

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

LOT 23 BLK 1 HARRIETTE PARK NO 2 AMD PLAT PB 32-38 SECTION 4 TOWNSHIP 52 SOUTH RANGE 42 EAST ALL IN MIAMI-DADE COUNTY.