

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
Resolution No. R-114-15

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

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. R-114-15

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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "H. Gillman", is written over a horizontal line.

Henry N. Gillman

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

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

THIS QUIT CLAIM DEED, executed this 14th 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]

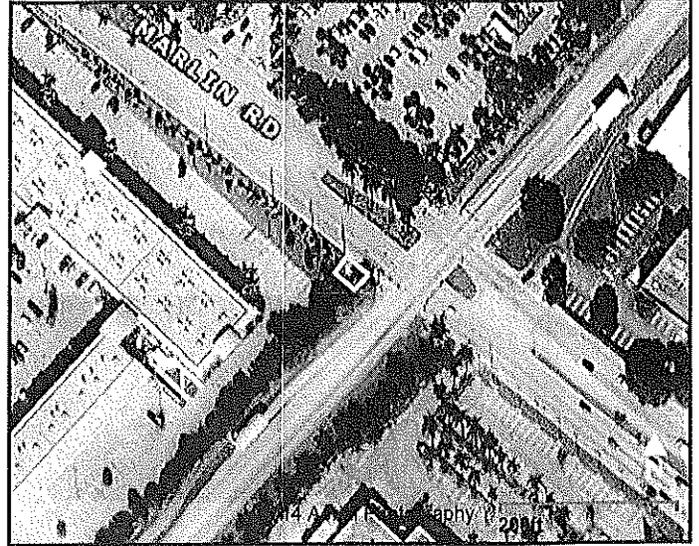


OFFICE OF THE PROPERTY APPRAISER

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
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
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