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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(2)

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

DATE: May 5, 2015

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

SUBJECT: Resolution directing the County Mayor coordinate with the Miami Parking Authority to identify development opportunities related to County-owned property located at 1350 Northwest 12th Street, provide a report regarding the feasibility of entering into joint development agreement with Miami Parking Authority, negotiate lease agreement with Miami Parking Authority for joint development of property, and present such agreement, or alternatively, a report for consideration by this Board within 120 days
Resolution No. R-419-15

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

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

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. 11(A)(2)

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)(2)
5-5-15

RESOLUTION NO. R-419-15

RESOLUTION DIRECTING THE COUNTY MAYOR OR DESIGNEE TO COORDINATE WITH THE MIAMI PARKING AUTHORITY TO IDENTIFY DEVELOPMENT OPPORTUNITIES RELATED TO COUNTY-OWNED PROPERTY LOCATED AT 1350 NORTHWEST 12TH STREET, PROVIDE A REPORT REGARDING THE FEASIBILITY OF ENTERING INTO JOINT DEVELOPMENT AGREEMENT WITH MIAMI PARKING AUTHORITY, NEGOTIATE LEASE AGREEMENT WITH MIAMI PARKING AUTHORITY FOR JOINT DEVELOPMENT OF PROPERTY, AND PRESENT SUCH AGREEMENT, OR ALTERNATIVELY, A REPORT FOR CONSIDERATION BY THIS BOARD WITHIN 120 DAYS

WHEREAS, the County is the fee simple owner of property located at 1320 Northwest 12th Street, which is also known as Lot 18 (the "Property"); and

WHEREAS, the Miami Parking Authority, officially known as the Department of Off-Street Parking of the City of Miami, was created in 1955 by a Special Act of the Florida State Legislature and incorporated into the City of Miami's Charter in 1968; and

WHEREAS, the Miami Parking Authority manages on-street and off-street parking within the City of Miami; and

WHEREAS, the Miami Parking Authority shares responsibility with the City of Miami Police Department and Miami-Dade County for enforcement of parking regulations within the City of Miami; and

WHEREAS, the County and the Miami Parking Authority are currently parties to a lease whereby the Miami Parking Authority operates and manages the Property as a public parking lot; and

WHEREAS, the County and the Miami Parking Authority mutually desire to explore the possibility of improving the Property including, but not limited to, developing a multi-level parking facility and other uses which would better serve the Civic Center area,

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

Section 1. Directs the County Mayor or designee to consult and coordinate with Miami Parking Authority officials to identify development opportunities related to the Property and to determine the feasibility of such joint development. This Board further directs the County Mayor or designee to provide a report to this Board regarding the feasibility of entering into a joint development agreement with the Miami Parking Authority related to the Property. This report shall, at a minimum, identify any cost to the County in developing the Property, identify a proposed revenue sharing formula between the Miami Parking Authority and the County, provide a review of the Property's current zoning designations, and include a proposed development plan which identifies the various uses contemplated on the Property. The County Mayor or designee shall provide the report to this Board within 120 days of the effective date of this resolution and shall place the completed report on an agenda of this Board pursuant to Ordinance 14-65.

Section 2. Directs the County Mayor or designee to negotiate a lease agreement with the Miami Parking Authority providing for the joint development of the Property. The County Mayor or designee shall present the negotiated lease agreement to this Board for its consideration within 120 days from the effective date of this resolution; provided, however, that if the County Mayor or designee is unable to successfully negotiate the terms of the lease agreement within the requisite time period, a report detailing the status of the lease negotiations with the Miami

Parking Authority shall be presented to this Board instead at its next regularly scheduled meeting following the expiration of the negotiation period and placed on an agenda of this Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** 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	**absent**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

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: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve