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

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: April 5, 2016

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 1312 and 1320 NW 62 Street, 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

Resolution No. R-269-16

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/lmp

Memorandum

MIAMI-DADE COUNTY

Date: April 5, 2016

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing Execution and Recordation of a Unity of Title on County-Owned Real Property Located at 1312 and 1320 NW 62 Street, 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 1312 and 1320 NW 62 Street, Miami, Florida, for the construction of the Animal Services Department Satellite Office.

This property encompasses two (2) folios: 01-3114-043-0110 and 01-3114-043-0111. The purpose of the Unity of Title is to prevent the County from subdividing and conveying 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 recordation 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 constructing a new Animal Services Department Satellite Office located at 1312 and 1320 NW 62 Street, Miami, Florida. This property is comprised of two (2) parcels that encompass approximately 0.42 acres of land, one (1) of which contains the closed Liberty City Health Center, which is being demolished to enable the construction of the new satellite office, and the other parcel will be utilized for parking. The new office will be approximately 6,000 square feet in size.

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 Animal Services Satellite Office 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 two (2) parcels (Attachment 1 to the transmittal memorandum).

Edward Marquez
Deputy Mayor

ATTACHMENT 1

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/5/2016

Property Information	
Folio:	01-3114-043-0110
Property Address:	1320 NW 62 ST Miami, FL 33147-8016
Owner	MIAMI-DADE COUNTY ISD DEPARTMENT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,050 Sq.Ft
Lot Size	12,100 Sq.Ft
Year Built	1951

Assessment Information			
Year	2015	2014	2013
Land Value	$96,800	$121,000	$121,000
Building Value	$177,414	$172,608	$174,371
XF Value	$30,024	$30,458	$30,893
Market Value	$304,238	$324,066	$326,264
Assessed Value	$304,238	$324,066	$326,264

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$304,238	$324,066	$326,264
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$304,238	$324,066	$326,264
Taxable Value	$0	$0	$0
City			
Exemption Value	$304,238	$324,066	$326,264
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$304,238	$324,066	$326,264
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$304,238	$324,066	$326,264

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
ORCHARD VILLA EXTN PB 17-55 LOTS 18 TO 21 INC BLK 1 LOT SIZE 100.000 X 121

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:

ATTACHMENT 1

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/5/

Property Information	
Folio:	01-3114-043-0111
Property Address:	1312 NW 62 ST Miami, FL 33147-8016
Owner	MIAMI-DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
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	6,050 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$48,400	$60,500	$60,500
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$48,400	$60,500	$60,500
Assessed Value	$27,864	$25,331	$23,029

Taxable Value Information			
	2015	2014	2
County			
Exemption Value	$27,864	$25,331	$23.
Taxable Value	$0	$0	
School Board			
Exemption Value	$48,400	$60,500	$60.
Taxable Value	$0	$0	
City			
Exemption Value	$27,864	$25,331	$23.
Taxable Value	$0	$0	
Regional			
Exemption Value	$27,864	$25,331	$23.
Taxable Value	$0	$0	

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$20,536	$35,169	$37,471
County	Exemption	$27,864	$25,331	$23,029

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 Descriptio

Short Legal Description
ORCHARD VILLA EXTN PB 17-55 LOTS 22 & 23 BLK 1 PARC 2 LOT SIZE 50.000 X 121

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Version:

MEMORANDUM

(Revised)

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

DATE: April 5, 2016

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**

_____ **Statement of social equity 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)

4-5-16

RESOLUTION NO. R-269-16

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 1312 AND 1320 NW 62 STREET, 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 1312 and 1320 NW 62 Street, 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 **Rebeca Sosa** ,

who moved its adoption. The motion was seconded by Commissioner **Xavier L. Suarez**

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	**absent**	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	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of April, 2016. 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. MAG

Miguel A. Gonzalez

This instrument was prepared by and,
after recording should be returned to:

Miami-Dade County
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128

Folio Numbers:
01-3114-043-0110, 01-3114-043-0111

(Space above reserved for Clerk)

UNITY OF TITLE

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

ORCHARD VILLA EXTEN PB 17-55 LOTS 18 TO 21 INC BLK 1
Folio Number 01-3114-043-0110
The address of which is 1320 NW 62 Street, Miami, Florida, and;

ORCHARD VILLA EXTEN PB 17-55 LOTS 22 & 23 BLK 1
Folio Number 01-3114-043-0111
The address of which is 1312 NW 62 Street, 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.

SIGNATURES APPEAR ON NEXT PAGE

Signed, witnessed, executed and acknowledged on this _____ day of _____, 2016, at Miami, Florida.

ATTEST:
HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY

By: _____
Carlos A. Gimenez, Mayor

Approved for legal sufficiency: _____

Exhibit "A"

Parcel 1:

Lots 18, 29, 20 and 21, in Block 1, of ORCHARD VILLA EXTENSION, according to the Plat thereof recorded in Plat Book 17, at Page 55, of the Public Records of Miami-Dade County, Florida

Property Tax Folio No. 01-3114-043-0110

Parcel 2:

Lots 22 and 23, in Block 1, of ORCHARD VILLA EXTENSION, according to the Plat thereof recorded in Plat Book 17, at Page 55, of the Public Records of Miami-Dade County, Florida

Property Tax Folio No. 01-3114-043-0111

Attachment A

Approved:

_____

Irene S. Hegedus, AIA
Zoning Administrator

Approved as to Legal Form:

_____

Victoria Mendez, Esq.
City Attorney