

MEMORANDUM

Agenda Item No. 8(F)(1)

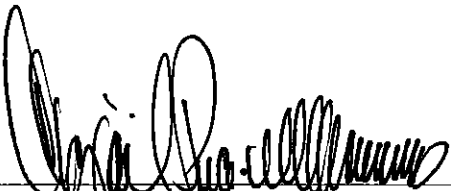
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving a Contract for Sale and Purchase between Marco T. Paredes and Guadalupe Estella Paredes, as sellers, and Miami-Dade County, as buyer, for approximately 7,500 square feet of land and a single-family home at 4801 SW 112 Court, unincorporated Miami-Dade County, in the amount of \$345,000.00, the entire acquisition to be funded by Project No. 1025, Sub-Project 102126, Fund EW660; authorizing the expenditure of up to \$6,000.00 for closing costs; authorizing the County Mayor to execute the Contract for Sale and Purchase, exercise all rights conferred therein, take all other actions necessary to effectuate said purchase; accepting conveyance of property by Warranty Deed; and directing the County Mayor to record such Deed

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Abigail Price-Williams
County Attorney

APW/smm

Date: June 5, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor



Subject: Resolution Authorizing the Execution of a Contract for Sale and Purchase of Approximately 7,500 Square Feet of Land with a Single-Family Home Located at 4801 SW 112 Court, Unincorporated Miami-Dade County, Florida for the Purpose of Upgrading and Relocating Pump Station 0616 by the Miami-Dade Water and Sewer Department

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the execution of a Contract for Sale and Purchase (Attachment 1) between Miami-Dade County, the Buyer, and Marco T. Paredes and Guadalupe Estella Paredes, the Sellers. More specifically, the resolution does the following:

- Authorizes the acquisition of approximately 7,500 square feet of land and a single-family home located at 4801 SW 112 Court (Property), Unincorporated Miami-Dade County, Florida (Folio No. 30-4019-005-1110) for the purpose of upgrading and relocating Pump Station 0616 by the Miami-Dade County Water and Sewer Department; and
- Authorizes the County Mayor or the County Mayor's designee to execute the Contract for Sale and Purchase in the amount of \$345,000 (Attachment 1); and
- Authorizes the County Mayor or the County Mayor's designee to accept the conveyance by Warranty Deed (Attachment 2), to record the instrument of conveyance in the public records of the County and to exercise any and all other rights set forth in the Contract for Sale and Purchase.

Scope

The property is located in Commission District 10, which is represented by Commissioner Javier D. Souto.

Fiscal Impact/Funding Source

The estimated total cost of the acquisition is \$351,000, which includes \$345,000 for the acquisition and approximately \$6,000 for closing costs. The funding source for the acquisition of the land is Water and Sewer bond proceeds, (Project No. 1025, Sub-Project 102126).

Track Record/Monitoring

Dawn Soper in the Internal Services Department's Real Estate Development Division is managing the purchase of this property. Marisela Aranguiz, P.E., Assistant Director, Capital Programs Management at Water and Sewer, is managing the relocation and construction of the pump station.

Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to execute the attached Contract for Sale and Purchase and to exercise any and all other rights conferred therein.

Background

Pump Station 0616 is currently located in a utility right-of-way abutting the north side of the Property. This pump station needs to be upgraded and Water and Sewer's standards require a larger lot to accommodate the new pump station components. Additionally, large-truck access is not currently available and is necessary for maintenance of the facility once upgraded. Purchasing the Property will

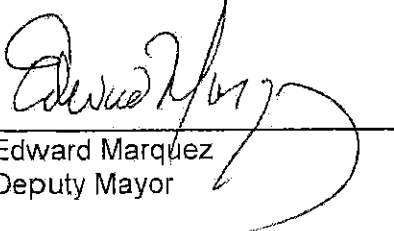
provide the area needed to properly service this facility. The relocation and construction of the pump station is expected to commence in late 2018. The single-family home located on the Property will be demolished to allow for the larger footprint of the new pump station and large truck accessibility for maintenance.

The proposed pump station is allowed as an exception through Section 33-13(f) of the Miami-Dade County Code of Ordinances, as verified with the County's Department of Regulatory and Economic Resources, Area Planning Implementation Unit – Development Services Division.

Additional purchase details are as follows:

COMMISSION DISTRICT: District 10, Commissioner Javier D. Souto
SELLERS: Marco T. Paredes and Guadalupe Estella Paredes
LOCATION: 4801 SW 112 Court, Unincorporated Miami-Dade County, Florida
SIZE: Approximately 7,500 square feet of land and a single-family home (Attachment 3).
FOLIO NUMBER: 30-4019-005-1110
ZONING: RU-1, Single-Family Residential, Miami-Dade County
PURCHASE PRICE: \$345,000
APPRAISAL DATA: An independent appraisal procured in November 2017 by the Internal Services Department concluded that the market value of the property was \$345,000 (Attachment 4).

Attachments


Edward Marquez
Deputy Mayor

Attachment 1

CONTRACT FOR SALE AND PURCHASE

This Contract for Sale and Purchase is entered into as of the _____ day of _____, 2018 ("Effective Date") by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "Buyer," whose post office Address is 3071 S.W. 38th Ave Miami, Florida, 33146, and Marco T. Paredes and Guadalupe Estella Paredes a/k/a G. Stella Paredes, his wife, hereinafter referred to as "Sellers," whose post office address is 4801 S.W. 112th Court, Miami, Florida 33165.

WITNESSETH, that for and in consideration of the mutual covenants contained herein, the Buyer and Sellers agree as follows:

1. REALTY. Sellers agree to sell to Buyer, and its successors in interest, and Buyer agrees to purchase from Sellers, that certain real property located in Miami-Dade County, Florida, which real property is legally and more specifically described as "Lot 12, Block 58 of FOURTH ADDITION TO WESTWOOD LAKE, according to the Plat thereof as recorded in Plat Book 65, at Page 16 of the Public Records of Dade County, Florida" together with all tenements, hereditaments, privileges, servitudes, rights of reverter, and other rights appurtenant to said real property, if any, and all buildings, fixtures, and other improvements thereon, if any, all fill and top soil thereon, if any, all oil, gas and mineral rights possessed by Sellers, if any, and all right, title and interest of Sellers in and to any and all streets, roads, highways, easements, drainage rights, or rights-of-way, appurtenant to the Real Property, if any, and all right, title and interest of Sellers in and to any and all covenants, restrictions, agreements and riparian rights as same may apply to and benefit the Real Property, if any (collectively, the "Real Property.")

2. PURCHASE PRICE. Buyer agrees to pay a purchase price for the real property of Three Hundred and Forty-Five Thousand and 00/100 dollars (\$345,000.00). The purchase price, subject to adjustments and prorations provided for herein, will be paid at closing by County check or wire transfer of U.S. funds for the Property referenced above.

3. INTEREST CONVEYED. Sellers are the record owners of the fee simple title to the subject Property and agrees to convey good, marketable and insurable title by General Warranty Deed.

4. AD VALOREM TAXES. Buyer, a political subdivision of the State of Florida, is exempt from payment of ad valorem taxes. Therefore, it shall be Sellers's responsibility to comply with Section 196.295, Florida Statutes by placing the appropriate amount of pro rata taxes to the day of closing and any delinquent taxes in escrow with the Miami-Dade County Tax Collector.

5. TITLE INSURANCE. Buyer may, at its expense, within fifteen (15) business days of the effective date of this Contract, obtain a marketable title insurance commitment and furnish a copy to the Sellers. Said commitment shall show a good, marketable and insurable title to the Property in the Sellers's name. Buyer shall have ten (10) business days from receipt of title commitment to inspect said title documents and report defects, if any, in writing to the Sellers. Buyer may at Buyer's expense obtain an owner's marketable title insurance policy (ALTA Form "B") from a title insurance company licensed by the State of Florida ("Title Company") in the amount of the purchase price. In addition, the policy shall insure title to the Real Property for the period between closing and recording of the General Warranty Deed. In connection herewith,

Attachment 1

Sellers agree to provide all affidavits and other documents as required by the title insurer. If the title commitment shows title to the Property to be unmarketable and uninsurable, then this Contract shall be rendered null and void and both Buyer and Sellers shall be released of all obligations hereunder, except that Buyer may waive any defects and proceed with closing at Buyer's option.

6. INSPECTIONS/HAZARDOUS MATERIALS. Buyer shall, at Buyers sole cost and expense and at least thirty (30) days from the effective date of this Contract, obtain a PHASE I Environmental Site Assessment Report of the Real Property or an Environmental Status Report (ESR) from the Miami-Dade County Department of Regulatory and Economic Resources Division of Environmental Resource Management (DERM) to determine the existence and extent, if any, of hazardous materials or toxic substances and hazardous waste on the Real Property in violation of any laws, ordinances, rules or restrictions of any governmental authority having jurisdiction. The term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste, and shall also include solid waste or debris of any kind. Should such inspections show defects to the Real Property, including the presence of hazardous material and/or excessive development cost, which Buyer is unable or unwilling to accept, Buyer may elect to terminate its processing of this Contract by giving Sellers written notice prior to the expiration of the Inspection Period, whereupon both Buyer and Sellers shall be released from all further obligations hereunder, except those which expressly survive the termination hereof, unless Sellers in Sellers sole discretion elect in writing to repair such defects to Buyer's satisfaction. If Sellers agrees to repair such defects by Closing, Buyer will proceed to Closing without delay. If Sellers are unwilling to repair such defects to Buyer's satisfaction, Buyer may waive all such defects and proceed to Closing at Buyers option without adjustment to the Purchase Price such option to be exercised in writing within fifteen (15) days of Sellers's notice to Buyer that they are unable or unwilling to repair such defects. If Buyer does not waive such defects, this Contract shall terminate as above set forth. If the PHASE I Environmental Site Assessment Report, Environmental Status Report or subsequent testing confirms the presence of hazardous materials or toxic substances and hazardous waste on the Real Property, Buyer or Sellers may elect to terminate this Contract within fifteen (15) days of receipt of such Letter or testing reports by giving written notice to the other party, whereupon both Buyer and Sellers shall be released from all further obligations hereunder, except those which expressly survive the termination hereof. Should Buyer and Sellers elect not to terminate this Contract and proceed with closing, Sellers shall, at Sellers's sole cost and expense, promptly and diligently commence and complete any and all assessments and clean ups and monitoring of the Real Property necessary to obtain full compliance with any and all applicable governmental restrictions.

7. SURVEY. Buyer, at Buyer's sole cost and expense shall obtain a current, certified boundary survey of the Property prepared by a professional land surveyor licensed by the State of Florida. The survey shall be certified to the Buyer and the Title Company. The date of certification shall be within sixty (60) days before the Closing date, unless this sixty (60) day time period is waived by Buyer and by the Title Company for purposes of deleting the standard exceptions for survey matters and easements or claims of easements not shown by the public records from the owners' title policy. The Surveyor shall certify the number of square feet and calculated acreage contained within the Property after deduction for any easements, rights-of-way, and encroachments (defined as the "net square feet" and "net acreage."). If the survey shows any encroachment on the Real Property or that any improvements on the Real Property encroach on

Attachment 1

the land of others, the same shall be regarded as a title defect. The legal description in the survey shall be subject to Sellers's and Buyer's approval.

8. **RIGHT TO ENTER REAL PROPERTY.** Sellers agree that Buyer and its agents shall, upon reasonable notice, have the right to enter the Real Property for all lawful and agreed upon purposes in connection with this transaction provided the Buyer shall indemnify and hold Sellers harmless for damage or injury caused by Buyer and its agents subject to all limitations of Section 768.28, Florida Statutes. Buyer shall not in the course of such entry make any invasive tests, alterations or improvements to the balance of the parent tract owned by Sellers, except with the express written consent of Sellers. If Closing does not occur, Buyer shall repair and restore the Property to the condition existing prior to any test or construction on the site.

9. **APPRAISALCONTINGENCY.** The Buyer may order and pay for an appraisal on the property. If the appraised value is less than the total purchase price stated in the contract of sale the Buyer may, within five (5) calendar days of Buyer's receipt of the appraisal, at Buyer's sole option, terminate this contract, unless the parties negotiate other terms.

10. **TENANCIES.** Seller further warrants and represents that no person(s) other than Sellers are living on or occupying the Property, that there is no tenant in possession of the Property and that there are no leases or other agreements and understandings affecting possession, use or occupancy of the Property.

11. **PRORATIONS:** In addition to proration of taxes as provided in Paragraph 4 above, expenses for electricity, water, sewer, waste collection, and personal property taxes, if any and all revenue if any shall be prorated to the day prior to closing.

12. **LIENS.** All liens of record, including certified municipal and county liens, as well as special assessments, if any, shall be paid in full at or before closing by the Seller. If a pending lien has been filed against the subject Property which has not been certified as of the date of closing, and the work and improvements for which the lien was filed have been completed prior to the closing, despite the fact that the pending lien has not been certified, such lien shall be paid by the Sellers.

13. The closing of this transaction shall be completed within forty five (45) days of the date the Effective Date of this contract unless otherwise extended, as mutually agreed upon by both Buyer and Sellers or as otherwise provided herein. The precise date, time, and place of closing shall be set by Buyer and Sellers.

14. **TIME.** Buyer and Sellers mutually agree to fully and timely execute such papers as deemed necessary to complete the conveyance in accordance with the terms of this contract. Time is of the essence for this Contract. All obligations are subject to Acts of God or Nature or any other occurrence, which is beyond the control of Sellers or Buyer. All time periods will be calculated in business days.

15. **BROKERS.** Any and all real estate fees or commissions claimed due pursuant to this transaction to any real estate broker or agent shall be paid by the Sellers. Sellers shall hold Buyer harmless from and against any and all claims, liability, cost, expense, damages, judgments and

Attachment 1

causes of action, including reasonable attorney's fees, based on real estate commissions claimed due pursuant to this transaction to any real estate broker or real estate agent.

16. EXPENSES. Sellers shall be responsible for recording fees on the Warranty Deed. Seller shall be responsible for the payment of Florida Documentary Stamp Taxes and Miami-Dade County Surtax on the Warranty Deed and cost of recording corrective instruments, if any.

17. LOSS. All risk of loss to the Property shall be borne by Sellers until transfer of title.

18. ACCESS. Sellers warrant and represents that there is legal ingress and egress to the Real Property being purchased under this contract.

19. POSSESSION. Sellers shall deliver possession of the Property and keys to all locks, if any, to the Buyer at closing.

20. DEFAULT. If either party defaults under this Contract, then the other party may waive the default and proceed with closing without adjustment to the purchase price, in which event any and all claims with respect to such default shall be deemed extinguished, or either party may seek specific performance. In no event shall either party be liable for any damages (actual, special consequential, punitive or otherwise) for any default under this Contract.

21. LITIGATION. In the event of any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the other party upon final court judgment, including appellate proceedings.

22. DISCLOSURE. Sellers warrant that there are no facts which materially and adversely affect the physical condition and present use of the Real Property which have not been disclosed by Sellers to Buyer or which are not readily observable to Buyer or which Buyer cannot discover during customary due diligence.

23. SUCCESSORS IN INTEREST. This Contract will ensure to the benefit of and be binding upon, and is intended solely for the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns; and no third party will have any rights, privileges or other beneficial interests herein or hereunder.

24. GOVERNING LAW. This Contract is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Contract, proper venue thereof will be in Miami-Dade County.

25. INVALID PROVISIONS. In the event, any term or provision of this Contract is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in force and effect, provided that the inoperative provision (s) are not essential to the interpretation or performance of this Contract in accordance with the clear intent of the parties.

26. RECORDING. This Contract or notice thereof may be recorded by Buyer in the minutes of the Clerk of the Board of County Commissioners Miami-Dade County, Florida, but

Attachment 1

shall not be recorded in the official public records of the Clerk of the Court of Miami-Dade County, Florida.

27. ASSIGNMENT. Neither this Contract nor any interest therein shall be assigned by Buyer or Sellers without the express written consent of each other, which consent shall not be unreasonably withheld.

28. ENTIRE AGREEMENT. This Contract contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

29. EFFECTIVENESS. The effectiveness of this Contract is contingent upon approval by the Miami-Dade County Board of County Commissioners ("Board"), provided, however, that such Board approval shall not be effective until the earlier of a) the date the Mayor of Miami-Dade County indicates approval of such Commission action, or b) the lapse of ten (10) days without the Mayor's veto (the "Effective Date"). In the event that the Mayor vetoes the Board approval, the Board approval shall not be effective in the absence of an override of the Mayor's veto that shall be at the next regularly scheduled meeting of the Board after the veto occurs, in which case such override date shall be the Effective Date. The actions of the Commission and the Mayor in connection with the award or rejection of any contract rests within their sole discretion. The date of such approval of the Contract by Buyer, as set forth above, is the Effective Date of this Contract.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in the building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

NOTICE. All communications regarding this transaction shall be directed to:

as to Buyer:	Liliana M. Rainey-Lacau WASD Real Estate Manager 3071 S.W. 38 th Ave Miami, FL 33146 lmr@miamidade.gov Cell 305-301-7803
as to Sellers:	C/O Daniel Santos 5781 Commerce Lane Miami, FL 33143 Cell 305-495-4444
With a copy to:	Christopher D. Castro, Esq. Partner Private Advising Group, P.A. 600 Brickell Ave, Suite 1725 Miami, FL 33131 Direct 305-230-4803 Chris@page.law

Attachment 1

IN WITNESS WHEREOF, the Buyer and Sellers have duly executed this Contract as of the day and year above written.

ATTEST:

BUYER:
MIAMI-DADE COUNTY

By: _____
Clerk

By: _____
County Mayor

Date: _____

SELLERS:

By: Marco T. Paredes
Marco T. Paredes

Liliana M. Rainey-Lacau
Witness

LILIANA M. RAINEY-LACAU
Print

Maria Carrillo
Witness

Maria Carrillo
Print

By: Guadalupe Estrella Paredes
Guadalupe Estrella Paredes a/k/a
G. Stella Paredes

Liliana M. Rainey-Lacau
Witness

LILIANA M. RAINEY-LACAU
Print

Maria Carrillo
Witness

Maria Carrillo
Print

Attachment 1

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 15 day of Feb, 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Marco T. Paredes, personally known to me, or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami, in the County and State aforesaid, on this, the 15 day of Feb, 2018.



NOTARY SEAL / STAMP

Liliana M. Rainey-Lacau (SEAL)
Notary Public

LILIANA M. RAINEY-LACAU
Print Name
Notary Public, State of FL
My Commission expires April 10, 2020

Attachment 1

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 15 day of February, 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Guadalupe Estella Paredes, a/k/a G. Stella Paredes, personally known to me or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami, in the County and State aforesaid, on this, the 15 day of February, 2018.



NOTARY SEAL / STAMP

Liliana M. Rainey Lacau (SEAL)
Notary Public

LILIANA M. RAINEY-LACAU
Print Name

Notary Public, State of FL

My Commission expires April 10, 2020

Approved as to form and legal sufficiency:

Assistant County Attorney

Attachment 2

Instrument prepared by and returned to:
Miami-Dade County
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio Number: 30-4019-005-1110

USER DEPT.: Miami-Dade County Water and Sewer Department

WARRANTY DEED

THIS WARRANTY DEED is made this ____ day of _____, 2018 by and between **MARCO T. PAREDES AND GUADALUPE ESTELLA PAREDES** (hereinafter referred to as the "Grantor"), whose mailing address is 3071 SW 38 Avenue, Miami, Florida, 33146, and **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida** (hereinafter referred to as the "Grantee") whose address is Stephen P. Clark Center, 111 NW Street, Suite 17-202, Miami, Florida 33128. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida (the "Property"), to wit:

All of Lot 12 in Block 58 of "WESTWOOD LAKE 4TH ADDITION," according to the plat thereof as recorded in Plat Book 65, at Page 16, of the Public Records of Miami-Dade County, Florida

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2014 and subsequent years; (b) reservations, easements, matters of plat, covenants and restrictions of public record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Attachment 2

STATE OF FLORIDA)
) ss:

I HEREBY CERTIFY, that on this _____ day of _____, 2018, before me appeared Guadalupe Estella Paredes, personally known to me, or proven, by producing the following identification: to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at _____, in the County and State aforesaid, on this, the ____ day of _____, 2018.

Notary Public (SEAL)

Print Name

NOTARY SEAL / STAMP

Notary Public, State of _____
My Commission expires _____

The foregoing was accepted and approved on the ____ day of _____, A.D. 2018 by Resolution No. _____ of the Board of County Commissioners of Miami-Dade county, Florida.

, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

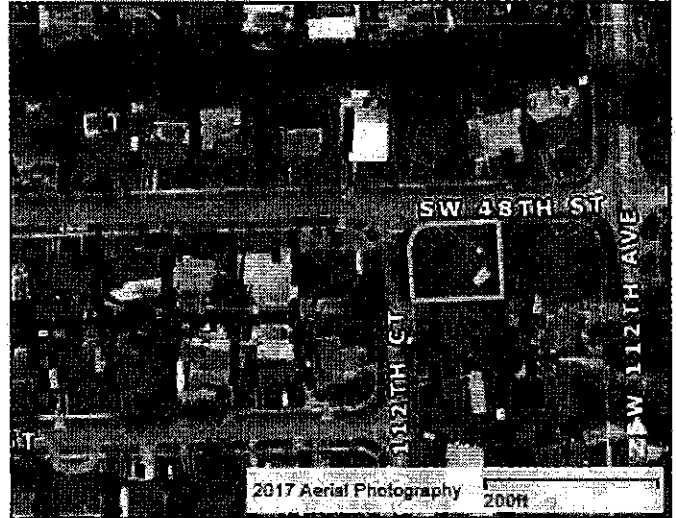


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/12/2018

Property Information	
Folio:	30-4019-005-1110
Property Address:	4801 SW 112 CT Miami, FL 33185-8044
Owner	MARCO T PAREDES & W G STELLA
Mailing Address	4801 SW 112 CT MIAMI, FL 33185-8044
PA Primary Zone	D100 SINGLE FAMILY - GENERAL
Primary Land Use	D101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,288 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1957



Assessment Information			
Year	2017	2016	2015
Land Value	\$142,500	\$120,000	\$97,500
Building Value	\$69,518	\$69,631	\$69,746
XF Value	\$3,500	\$3,553	\$2,700
Market Value	\$215,518	\$193,184	\$169,946
Assessed Value	\$119,063	\$116,615	\$115,805

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$69,063	\$66,615	\$65,805
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$94,063	\$91,615	\$90,805
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$69,063	\$66,615	\$65,805

Benefits Information				
Benefit	Type	2017	2016	2015
Save Our Homes Cap	Assessment Reduction	\$66,453	\$76,569	\$64,141
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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
12/01/1987	\$74,000	13652-1814	Sales which are qualified
05/01/1975	\$18,500	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description
WESTWOOD LAKE 4TH ADD PB 65-18 LOT 12 BLK 58 LOT SIZE 75.000 X 100 OR 13652-1814 1297 1

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 4

APPRAISAL OF REAL PROPERTY



LOCATED AT

4801 SW 112th Ct
Miami, FL 33185

Lot 12 BLK 58 WESTWOOD LAKE 4TH ADD PB 65-16

FOR

Miami-Dade County
111 NW 1 Street, Suite 2400
Miami, FL 33128-1904

AS OF

11/09/2017

BY

Ralph Peña, Jr., St.Cert.Gen.REA
Pena Appraisal Services, Inc.
5402 W. Flagler Street
Miami, FL 33134
(305) 448-5241
orders@penaappraisal.com

16

Uniform Residential Appraisal Report

FRM # RPRTF4601

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported, opinion of the market value of the subject property.

Property Address: 4801 SW 112th Ct City: Miami State: FL Zip Code: 33165
 Owner of Public Record: Maroo T Paredes & W G Sleta County: Miami-Dade
 Legal Description: Lot 12 BLK 58 WESTWOOD LAKE 4TH ADD PB 65-15
 Assessor's Parcel #: 30-4019-005-1110 Tax Year: 2017 R.E. Tax: \$ 1,858
 Neighborhood Name: Westwood Lake Map Reference: T-54 R-40 S-19 Census Tract: 0987.01
 Document Type: Owner Tenant Vacant Special Assessments: \$ 0 PUD HOA: \$ 0 per year per month
 Property Rights Appraised: Fee Simple Leasehold Other (describe):
 Appraisal Type: Purchase Transaction Refinance Transaction Other (describe): To determine market value.
 Lender/Client: Miami-Dade County Address: 111 NW 1 Street, Suite 2460, Miami, FL 33128-1994
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Repeat data source(s) used, offering price(s), and date(s). The subject is currently not listed on the MLS.
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The subject's purchase agreement was analyzed and revealed no unusual concessions between the seller and the prospective buyer.
 Contract Price: \$ 360,000 Date of Contract: 10/17/2017 Is the property seller the owner of public record? Yes No Data Source(s):
 Is there any financial assistance (from charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the terms to be paid. \$0;
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Percent Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	Declining	PRICE	ADE	
Build-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	Over Supply	\$ (000)	(%)	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	200	Low	
Neighborhood Boundaries	The subject is bound to the North by Bird Road, to the East by SW 107th Avenue, to the South by Miller Drive, and to the West by the Florida Turnpike.						510	High	62	Commercial
Neighborhood Description	The subject is located in Southwestern Miami-Dade County within the subdivision known as "Westwood Lake". The neighborhood consists of single family residences that are similar to the subject in age, size, and appeal. There are no negative factors that would affect the marketability of the properties in the neighborhood.						300	Prvl	60	Other
Market Conditions (including support for the above conclusions)	The subject's market is considered to be stable with supply and demand being in balance.									
Marketing Time is estimated to be between	3 to 6 months.									

Dimensions: 75x100 Area: 7500 sq ft Shape: Rectangular/Avg. Year B. Res:
 Specific Zoning Classification: RU-1 Zoning Description: Single Family Residential
 Zoning Compliance: Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe):
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe:
 Utilities: Public Other (describe): Water Sewer Other (describe):
 Electric: Gas: None
 Off-site Improvements - Type: Public Private
 Street Asphalt Alley: None
 FEMA Special Flood Hazard Area: Yes No FEMA Flood Zone: X FEMA Map #: 12066C0432L FEMA Map Date: 09/11/2009
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe:
 Are there any adverse site conditions or external factors (sewerage, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe:
 The site is adjacent to a Miami-Dade County waste station pump which is located at the Northeast section of the lot which is considered an external obsolescence. This appraisal is subject to the removal of this pump since it is understood that the county will be moving it and is the party purchasing the property.

General Description		Foundation		Exterior Description		Materials/Conditions		Interior		Materials/Conditions	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Cant Space	Foundation Walls	Concrete	Floor	C-Tile/Avg.	Walls	Brick/Avg.	Walls	Brick/Avg.
# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	CBS	Walls	Brick/Avg.	Walls	Brick/Avg.	Walls	Brick/Avg.
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq ft	Roof Surface	Shingle	Walls	Wood/Avg.	Walls	Wood/Avg.	Walls	Wood/Avg.
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Aluminum	Basement Floor	C-Tile/Avg.	Basement Floor	C-Tile/Avg.	Basement Floor	C-Tile/Avg.
Design Style	Ranch	Outside Entry/Exit	<input type="checkbox"/> None	Window Type	S-Hung	Bath	W/brck C-Tile/Avg.	Bath	W/brck C-Tile/Avg.	Bath	W/brck C-Tile/Avg.
Year Built	1957	Evidence of	<input type="checkbox"/> Inhabitation <input type="checkbox"/> N/A	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None	Car Storage	<input type="checkbox"/> None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	25	Downspout	<input checked="" type="checkbox"/> Gutters <input type="checkbox"/> Gutterless	Sensors	Nylon	Driveway	# of Cars: 2	Driveway	# of Cars: 2	Driveway	# of Cars: 2
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> FWRB <input type="checkbox"/> Radiant	Amazons	Wood/stone # 0	Driveway Surface	Concrete	Driveway Surface	Concrete	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stair		Other	<input type="checkbox"/> Fuel Electric <input type="checkbox"/> Radiant	Flap(s) # 0	<input checked="" type="checkbox"/> Fence C/L Fence	Garage	# of Cars	Garage	# of Cars	Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Slat		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Open	<input checked="" type="checkbox"/> Pch Open	Garage	# of Cars	Garage	# of Cars	Garage	# of Cars
<input type="checkbox"/> Painted <input type="checkbox"/> Other		Individual	<input type="checkbox"/> Other	Pool	None	Other	None	Other	None	Other	None

Appliances: Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe):
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,362 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.): No additional features were considered for the purpose of this appraisal.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): G3 Kitchen updated-6 to ten years ago. Bathrooms updated-6 to ten years ago. The subject property has been updated within the past 10 years. It was in overall average condition. As is common of older homes in the area like the subject which had several additions added on over the years but no proof of permits. The work appears to have been done in a workman like manner. Appraisal is subject to proof that all additions were completed with proper permits.
 Are there any physical deficiencies or adverse conditions that affect the usability, soundness, or structural integrity of the property? Yes No If Yes, describe:
 Does the property generally conform to the neighborhood functional utility, style, condition, and construction, etc.? Yes No If No, describe:

17

Uniform Residential Appraisal Report

FRM # RPRT4801

There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 219,500 to \$ 429,900							
There are 53 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 200,000 to \$ 510,000							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	4801 SW 112th Ct Miami, FL 33165	10951 SW 44th St Miami, FL 33165	11330 SW 46th St Miami, FL 33165	11355 SW 45th St Miami, FL 33165			
Proximity to Subject		0.33 miles NE	0.23 miles NW	0.28 miles NW			
Sale Price	\$ 360,000	\$ 400,000	\$ 365,000	\$ 345,000			
Sale Price/Gross Lr. Area	\$ 264.32 sq.ft.	\$ 230.28 sq.ft.	\$ 215.59 sq.ft.	\$ 274.24 sq.ft.			
Date (Source)		MLS#A10310077/DO# 5	MLS#A10239265/DO# 62	MLS#A10230806/DO# 151			
Verification (Source)		Realtor - Lisa Dority	Realtor - Jose Ramirez	Realtor - Jose Ramirez			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(+) \$ Adjustment	DESCRIPTION	+(+) \$ Adjustment	DESCRIPTION	+(+) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv'D		ArmLth Conv'D		ArmLth FHA:5000	-5,000
Date of Sale/Date		6/08/17/Unit		5/07/17/Unit		6/09/17/Unit	
Location	N:Res;	N:Res;		N:Res;		N:Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7500 sf	20675 sf	-32,938	7500 sf		7500 sf	
View	N:Res;	B-Wdr;	-10,000	N:Res;		N:Res;	
Design (Style)	DT1:Ranch	DT1:Ranch		DT1:Ranch		DT1:Ranch	
Quality of Construction	G4	G4		G4		G4	
Actual Age	60	61		62		62	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bkms Balts	Total Bkms Balts		Total Bkms Balts		Total Bkms Balts	
Room Count	6 3 2.0	6 3 1.1	+1,500	6 3 2.0		6 3 2.0	
Gross Living Area	1,362 sq.ft.	1,737 sq.ft.	-11,250	1,693 sq.ft.	-9,930	1,258 sq.ft.	+3,120
Basement & Finished Below Grade	Def	Def		Def		Def	
Proportional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	CAC	CAC		CAC		CAC	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	2dr	1gd2dr	-2,500	2dr		2dr	
Porch/Patio/Deck	Screened Patio	Open Patio	+1,500	Open Patio	+1,500	Open Patio	+1,500
Net Adjustment (Total)			\$ -53,688		\$ -8,430		\$ -380
Adjusted Sale Price of Comparable		Net Adj. 13.4 % Gross Adj. 14.9 %	\$ 345,312	Net Adj. 2.3 % Gross Adj. 3.1 %	\$ 356,570	Net Adj. 0.1 % Gross Adj. 2.8 %	\$ 344,620
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain:							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) Public Records							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data Source(s) Public Records							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 5).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Date Source(s)	Public Records	Public Records	Public Records	Public Records			
Effective Date of Data Source(s)	11/17/2017	11/17/2017	11/17/2017	11/17/2017			
Analysis of prior sale or transfer history of the subject property and comparable sales: Neither the subject, nor any of the comparable sales have previously transferred in the past three years.							
Summary of Sales Comparison Approach: Comparable #1 was superior to the subject in lot size, view, gross living area and garage count. It was inferior in bathroom count. Comparable #2 was superior in gross living area. Comparable #3 was inferior in gross living area. Proper price adjustments were made. All sales were considered to be the best market indicators in determining the value of the subject property.							
Indicated Value by Sales Comparison Approach \$ 345,000							
Indicated Value by: Sales Comparison Approach \$ 345,000 Cost Approach (if developed) \$ Income Approach (if developed) \$							
This transaction is not subject to FNMA oversight.							
This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following aspects or situations on the basis of a hypothetical condition that the aspects or situations have been completed, or <input checked="" type="checkbox"/> subject to the following limited inspection based on the extraordinary assumption that the condition or deficiency does not require attention or repair. The appraised value is subject to the removal of the waste treatment pump adjacent to the site.							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 345,000, as of 11/09/2017, which is the date of inspection and the effective date of this appraisal.							

18

Uniform Residential Appraisal Report

File # RPRTP4501

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature
 Name Ralph Peria, Jr., Sr. Cert. Gen. REA
 Company Name Peria Appraisal Services, Inc.
 Company Address 5402 W. Flagler Street
Miami, FL 33134
 Telephone Number (305) 448-5241
 Email Address orders@periaappraisal.com
 Date of Signature and Report 11/26/2017 Revised
 Effective Date of Appraisal 11/09/2017
 State Certification # RZ-67
 or State License # _____
 or Other (describe) _____ State # _____
 State FL
 Expiration Date of Certification or License 11/30/2018

ADDRESS OF PROPERTY APPRAISED
4801 SW 112th Ct
Miami, FL 33165
APPRAISED VALUE OF SUBJECT PROPERTY \$ 345,000

LENDER/CLIENT
 Name No AMC
 Company Name Miami-Dade County
 Company Address 111 NW 1 Street, Suite 2460, Miami, FL
33128-1994
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

19

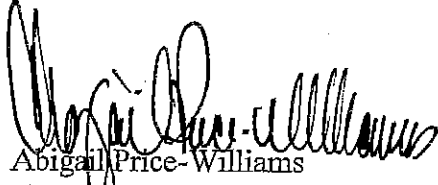


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

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)
6-5-18

RESOLUTION NO. _____

RESOLUTION APPROVING A CONTRACT FOR SALE AND PURCHASE BETWEEN MARCO T. PAREDES AND GUADALUPE ESTELLA PAREDES, AS SELLERS, AND MIAMI-DADE COUNTY, AS BUYER, FOR APPROXIMATELY 7,500 SQUARE FEET OF LAND AND A SINGLE-FAMILY HOME AT 4801 SW 112 COURT, UNINCORPORATED MIAMI-DADE COUNTY, IN THE AMOUNT OF \$345,000.00, THE ENTIRE ACQUISITION TO BE FUNDED BY PROJECT NO. 1025, SUB-PROJECT 102126, FUND EW660; AUTHORIZING THE EXPENDITURE OF UP TO \$6,000.00 FOR CLOSING COSTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ALL RIGHTS CONFERRED THEREIN, TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE; ACCEPTING CONVEYANCE OF PROPERTY BY WARRANTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD SUCH DEED

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:

Section 1. The foregoing recital is incorporated into this resolution and is approved.

Section 2. This Board hereby approves the Contract for Sale and Purchase between Marco T. Paredes and Guadalupe Estella Paredes, as Sellers, and the County, as Buyer, for approximately 7,500 square feet of land and a single-family home located at 4801 SW 112 Court, Unincorporated Miami-Dade County, Florida, in substantially the form attached to the Mayor's Memorandum as "Attachment 1" and made a part hereof in the amount of \$345,000.00 and an additional expenditure of up to \$6,000.00 for closing costs, all to be funded from Project No. 1025,

Sub-Project 102126, Fund EW660 for the purpose of upgrading and relocating Water and Sewer Department Pump Station 0616. This Board further authorizes the County Mayor or County Mayor's designee to execute said Contract for Sale and Purchase on behalf of Miami-Dade County, exercise all rights conferred therein, and to take all other actions necessary to effectuate said purchase. This Board accepts conveyance of said property by Warranty Deed in substantially the form attached to the Mayor's Memorandum as "Attachment 2."

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or County Mayor's designee to record the instrument of conveyance evidencing the transfer of title to the County 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 30 days of execution of said instrument. This Board also 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 ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Daniella Levine Cava	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
District 5 - Vacant	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2018. 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse