

MEMORANDUM

Agenda Item No. 8(F)(3)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: April 19, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring as surplus County-owned property known as Washington Park, containing 49,500 square feet of land, having Folio No. 16-7824-008-1320; authorizing the conveyance of the property, to the City of Florida City pursuant to section 125.38, Florida Statutes, for purposes of promoting community interest and welfare, including maintaining the property as a public park, for a nominal consideration of \$10.00; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed, and authorizing the County Mayor to take all actions necessary to effectuate such conveyance and to enforce the provisions set forth in the County Deed

Resolution No. R-367-22

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: April 19, 2022

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Resolution Declaring as Surplus and Authorizing the Conveyance of County-owned Property known as Washington Park, Containing 49,500 square feet of Land Located south of 522 NW 13 Street, Florida City, Florida
Folio No.: 16-7824-008-1320

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the resolution declaring as surplus a County-owned property commonly known as Washington Park, and authorizing its conveyance to the City of Florida City (City). It is in the best interest of the public to declare this property surplus and thus allow the City to make major capital improvements to the park which will include a total re-design of the park with new playground equipment, sidewalks and landscaping. The proposed improvements will increase the quality of life, as well as promote the health and welfare of the surrounding community.

Internal Services Department is seeking to convey the Park Property, on behalf of the Parks, Recreation and Open Spaces Department to the City. Park Property is currently maintained by the City, despite being owned by the County. On January 26, 2021, the City adopted Resolution No. R-21-06 requesting the transfer of the ownership of the County-owned property (Park Property) to the City. The purpose of the conveyance is to commence a capital improvement project and for the City to maintain Park Property as a public park, in perpetuity; however, should the provisions set forth in the County Deed be discontinued as a public park, the Park Property shall revert back to the County.

Approval of the resolution will:

- Declare Washington Park as surplus to the County, 49,500 square feet of land, located south of 522 NW 13 Street, Florida City, Florida, Folio No.: 16-7824-008-1320;
- Authorize the conveyance of the Park Property to the City for a nominal consideration of \$10.00, for the purpose of commencing a capital improvement project and maintaining the Park Property, in accordance with Section 125.38, Florida Statutes; and
- Authorize the Chairperson or Vice Chairperson of the Board to execute a County Deed (Attachment 1 to the Resolution) and to take all actions necessary to enforce the provisions set forth in the County Deed.

Scope

The Park Property is located in Commission District 9, which is represented by Commissioner Kionne L. McGhee.

Fiscal Impact/Funding Source

There is no fiscal impact associated with the conveyance of the Park Property. The City of Florida City will pay a nominal sum of \$10.00 for the Park Property, and will be responsible for improving and maintaining the Park Property as a public park, in perpetuity.

Track Record/Monitoring

Jessica Gutierrez of the Internal Services Department is responsible for effectuating the conveyance, recordation and closing of all the documents in conjunction with this item. Alissa Turtleaub of the Parks, Recreation and Open Spaces Department is responsible for ongoing monitoring of the Park Property.

Delegation of Authority

Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed and authorizes the County Mayor or the County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed, including but not limited to exercising the County's reversionary interest.

Background

The Internal Services Department is seeking to convey the Park Property, on behalf of the Parks, Recreation and Open Spaces Department. The Park Property was created by the Amended Plat of WASHINGTON PARK dated April 12, 1923, as recorded in Plat Book 9, at Page 13 of the Public Records of the County (Exhibit A). The dedication of the Park Property, as depicted on the plat, was accepted by the County on January 12, 1960, pursuant to Resolution No. 4406 (Exhibit B). Historically the Park Property has been maintained by the City despite being owned by the County.

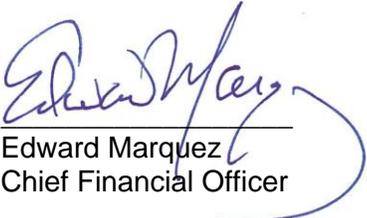
On January 26, 2021, the City adopted Resolution No. R-21-06, requesting the transfer of ownership of the Park Property to the City (Exhibit C), in order to commence a capital improvement project to improve the Park Property for public use which will include a total re-design of the park with new playground equipment, sidewalks and landscaping. The City has budgeted approximately \$1.0 million dollars to make major capital improvements to Park Property at its sole cost and expense, and seeks to secure an ownership interest in the Park Property in order to invest municipal funding for improvement and maintenance of the Park Property. It is in the best interest of the public to declare this property surplus and thus allow the City to make major capital improvements to the park. The proposed improvements will be increase the quality of life, as well as promote the health and welfare of the surrounding community.

Section 125.38, Florida Statutes, authorizes the Board to convey real property to a municipality when it has been determined by the County that it is not needed for County purposes, and will be utilized for public or community interest and welfare. In accordance with Objective ROS-1 of the Recreation and Open Space Element (ROSE), of the County's Comprehensive Development Master Plan, the County provides local park service to unincorporated areas of Miami-Dade County. Per Policy ROS-1D(vi) of the ROSE, at its discretion, the County can divest itself of mini-parks, neighborhood parks, single-purpose parks and community parks by transferring title to a municipality, subject to the applicable provisions of Article 7 of the Home Rule Charter.

The County Deed contains a restriction stating that the Park Property is to be used as a public park in perpetuity by the City and if the public use shall be discontinued, then the Park Property shall revert to the County, at its option.

In compliance with Resolution No. R-333-15 requiring disclosure of market value when conveying County-owned property, the Miami-Dade County Property Appraiser has a market value for the Park Property listed at \$111,375.00 for the 2021 tax year.

Attachments


Edward Marquez
Chief Financial Officer

Amended Plat of
WASHINGTON PARK
ADDITION TO FLORIDA CITY, FLA.

Exhibit A

9-13

Being a Subdivision of NW 1/4 of NE 1/4 of Section 24 Twp 57° Rge 38°

Scale 100ft is 1 in.

Made April 1922
By A. R. Livingston C.E.

State of Florida
County of Duval) 89

KNOW ALL MEN BY THESE PRESENTS that the Home Builders, a corporation duly organized and existing under the laws of the State of Florida, does hereby file this amended map of the property known as WASHINGTON PARK, and attached is the Town of Florida City, and being a subdivision of the Northwest 1/4 of the Northeast 1/4 of Section Twenty Four (24) Township Fifty Seven (57) Range Thirty Eight (38) of Section Twenty Four (24) Township Fifty Seven (57) Range Thirty Eight (38).

The streets, avenues, alleys and park as indicated on the accompanying plat are hereby reserved by said Corporation, its successors or assigns, for the use of the owners of the property. In witness hereof the said Home Builders has caused its name to be signed to this instrument by its President and its corporate seal to be affixed by its Secretary this 25th day of April A.D. 1922.

Attest: Wm. H. Nelson
Secretary

Home Builders
By: Wm. H. Nelson
President

State of Florida
County of Duval) 85

I hereby certify that on this 25th day of April A.D. 1922, before me personally appeared Wm. H. Nelson and Wm. H. Nelson, respectively President and Secretary of the Home Builders, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, the said instrument is the act of said corporation.

In witness my hand and official seal of Duval County, Florida, this 25th day of April A.D. 1922.

Edw. C. Hamilton
Notary Public State of Florida
My commission expires July 10, 1925

I hereby certify that the attached plat of WASHINGTON PARK, addition to Florida City, Florida, is a correct plat of the Northwest 1/4 of the Northeast 1/4 of Section Twenty Four Township Fifty Seven South of Range Thirty Eight East, as surveyed in conformity with existing titles and landmarks.

A. R. Livingston
Surveyor

Accepted by Town Council of Florida City, Fla. this 22nd day of May 1922

Wm. D. Myers
Town Clerk

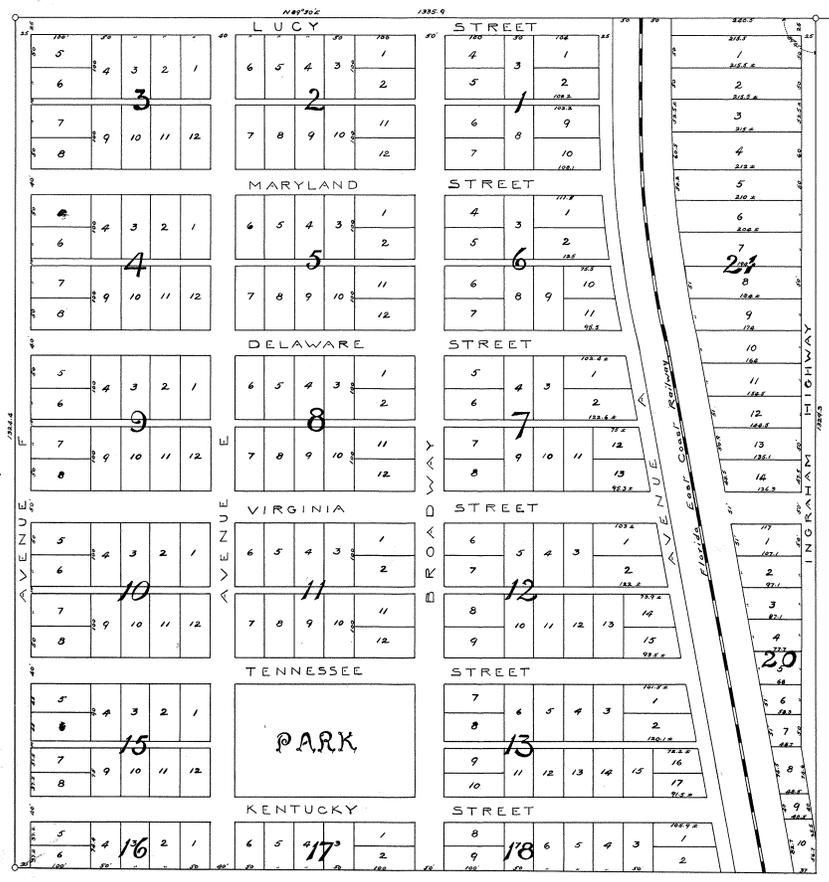
This map approved by County Engineer, Duval Co.

Robert Leathman
County Engineer

State of Florida
County of Duval) 80

This instrument was filed for record this 12th day of April A.D. 1922 and duly recorded at Page 13, Volume 7 of the Book of Plats, this 12th day of April A.D. 1922.

Ray
Clerk of Circuit Court
Lo. S. ...
Deputy Clerk of Circuit Court



Platting distribution duly surveyed Jan. 12, 1920, by Duval County S. & M. Co., and recorded O. R. Bk. 134, pg. 201, subject to conditions therein stated. E. B. Leathman, Clerk (DEAL).

Platting distribution duly surveyed Jan. 12, 1920, by Duval County S. & M. Co., and recorded O. R. Bk. 134, pg. 201, subject to conditions therein stated. E. B. Leathman, Clerk (DEAL).

Platting distribution duly surveyed Jan. 12, 1920, by Duval County S. & M. Co., and recorded O. R. Bk. 134, pg. 201, subject to conditions therein stated. E. B. Leathman, Clerk (DEAL).

(Not on Agenda)

RESOLUTION NO. 4406

**RESOLUTION ACCEPTING DEDICATIONS
TO PUBLIC WITHIN UNINCORPORATED
AREA NOT PREVIOUSLY ACCEPTED
FORMALLY.**

WHEREAS, many of the dedications of rights of way, parks and other public areas appearing upon recorded maps and plats of portions of the unincorporated area of the county have never been formally accepted by this Board, or the formal acceptance has not been noted upon the recorded map or plat; and

WHEREAS, it is the intent of the Board to evidence such acceptance by this Resolution, without committing Dade County to construct roads or other improvements upon such public areas until and unless the public interest and available funds warrant such construction,

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

Section 1. All dedications or offers to dedicate heretofore made to the public of land or water for public rights of way, parks, canals or other public purposes whatsoever as shown on maps or plats of the unincorporated area of Dade County heretofore admitted to record, or any amendments or revisions thereof, which have not previously been accepted, are approved and accepted.

Section 2. The foregoing approval and acceptance is without obligation to Dade County to maintain or improve such areas until and unless this Board finds and determines that the public interest

and available funds warrant such construction, improvement or maintenance.

Section 3. The Clerk of this Board is directed to evidence such acceptance and approval upon the public records by appropriate notation in accordance with Section 2, Chapter 27027 Laws of Florida 1951.

Section 4. The County Engineer is directed to furnish such assistance as is necessary or requested by the clerk in performing the provisions of the preceding paragraph.

The foregoing Resolution was offered by Commissioner **Charles F. Hall**, who moved its adoption. The motion was seconded by Commissioner **Walter Weiss**, and upon being put to a vote, the vote was as follows:

Joseph A. Boyd, Jr	Aye
Faris N. Cowart	Absent
Ralph A. Fossey	Absent
Alexander S. Gordon	Absent
Charles F. Hall	Aye
Robert M. Haverfield	Aye
A. C. Kittel, Jr.	Aye
John B. McLeod	Absent
Arthur H. Patten, Jr.	Absent
W. Weiss	Aye
Ben C. McGahey	Aye

The Chairman thereupon declared the Resolution duly adopted and passed this 18th day of January, 1960.

BOARD OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

By: DEN
Chairman

ATTEST:
E. B. LEATHERMAN, Clerk

By: EDWARD D. PHELAN
Deputy Clerk

STATE OF FLORIDA)
 : SS
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4406, adopted by the said Board of County Commissioners at its meeting held on January 12, 1960.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 13th day of January A. D. 1960.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By [Signature]
Deputy Clerk

State of Florida, County of Dade.
This instrument was filed for record the 3 day of Feb
1960 at 2:24 P.M. and duly recorded in OFFICIAL RECORDS
Book 1884 on Page 521. File #60R-22493
E. B. LEATHERMAN
Clerk Circuit Court

By B. N. Hays D.C.

Board of County Commissioners
Dade County, Florida

**CITY OF FLORIDA CITY
RESOLUTION NUMBER 21-06**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, REQUESTING THE TRANSFER OF WASHINGTON PARK TO THE CITY FROM MIAMI-DADE COUNTY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Washington Park was initially proposed as an amenity in a housing project of the same name in Florida City developed by “Home Builders” during the Florida Land Boom of the 1920s and appears on a plat dated April, 1923; and

WHEREAS, Washington Park was dedicated to the Public on the plat of Amended Plat of WASHINGTON PARK Addition to Florida City, FL and recorded in Plat Book 9, Page 13; and

WHEREAS, the Office of the Miami Dade County Property Appraiser reflects that the ownership of Washington Park is held in the name of the Miami Dade County Parks and Recreation Department; and

WHEREAS, the furnishings and maintenance of the improvements to Washington Park have been paid for and performed by the City of Florida City for recent memory; and

WHEREAS, it is the stated desire of the City of Florida City to continue in perpetuity the use of the property known as Washington Park and further identified by the Property Appraiser as folio 16-7824-008-1320, as a public park for the benefit of the citizens of Florida City; and

WHEREAS, the City of Florida City has proposed to make major improvements to the design and furnishings of Washington Park at the sole expense of the City or its related agencies; and

WHEREAS, the City Commission of the City of Florida City does not believe that it is in the best interest of the City to make substantial expenditures and improvements to properties that it does not have an ownership interest in; and

WHEREAS, representatives of the Miami Dade County Parks and Recreation Department have indicated a willingness to favorably consider the transfer of Washington Park to the City of Florida City for the purposes stated above; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

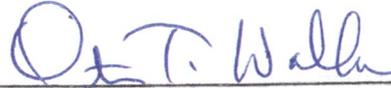
Section 2. That the Mayor is empowered to make a formal request to Miami Dade County for the transfer of the ownership of Washington Park to the City of Florida City.

RESOLUTION NO: 21-06

Section 3. That the Mayor and Executive Director of the CRA are hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

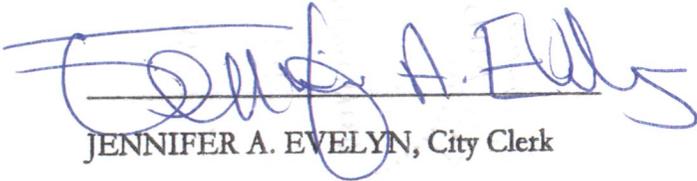
Section 4. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 26th, day of JANUARY , 2021.



OTIS T. WALLACE, Mayor

ATTEST:



JENNIFER A. EVELYN, City Clerk

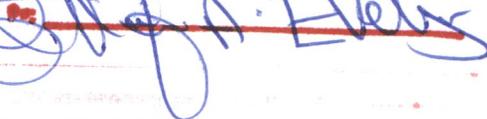
Approved as to form and legal sufficiency:



REGINE MONESTIME, City Attorney

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

This 26th day of January, AD 2021



Offered by: Mayor

Motion to adopt by Comm. Berry seconded by Vice Mayor Butler

FINAL VOTE AT ADOPTION:

Mayor Otis T. Wallace	Y
Vice Mayor Sharon Butler	Y
Commissioner Eugene D. Berry	Y
Commissioner James Gold	Y
Commissioner R. S. Shiver	Y



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: April 19, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(3)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(3)
4-19-22

RESOLUTION NO. _____ R-367-22

RESOLUTION DECLARING AS SURPLUS COUNTY-OWNED PROPERTY KNOWN AS WASHINGTON PARK, CONTAINING 49,500 SQUARE FEET OF LAND, HAVING FOLIO NO. 16-7824-008-1320; AUTHORIZING THE CONVEYANCE OF THE PROPERTY, TO THE CITY OF FLORIDA CITY PURSUANT TO SECTION 125.38, FLORIDA STATUTES, FOR PURPOSES OF PROMOTING COMMUNITY INTEREST AND WELFARE, INCLUDING MAINTAINING THE PROPERTY AS A PUBLIC PARK, FOR A NOMINAL CONSIDERATION OF \$10.00; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED, AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH CONVEYANCE AND TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, a County-owned property, commonly known as Washington Park, containing 49,500 square feet, located south of 522 NW 13 Street, Florida City, Florida, having Folio No.: 16-7824-008-1320 (the "Park Property") was created by the Amended Plat of WASHINGTON PARK, dated April 12, 1923, as recorded in Plat Book 9, at Page 13, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the dedication of the Park Property, as depicted on the plat, was accepted by the County on January 12, 1960, pursuant to Resolution No. 4406; and

WHEREAS, notwithstanding the aforementioned plat, the Park Property is within the incorporated area of the City of Florida City; and

WHEREAS, it is the desire of the County to transfer ownership of the Park Property to the City of Florida City, so that it can be improved and maintained as a public park in perpetuity; and

WHEREAS, the City of Florida City, on January 26, 2021, passed and adopted Resolution R-21-06, requesting and accepting the transfer of the Park Property to the City of Florida City, in order to commence a capital improvement project, and to maintain the Park Property as a park in perpetuity; and

WHEREAS, the County Deed to the City of Florida City provides that the City must use the Park Property as a public park in perpetuity and, if the City ceases to use the Park Property for such purpose, then the Park Property shall immediately revert to the County at the County's option and upon notice from the County to the City; and

WHEREAS, the Board finds that pursuant to Section 125.38, Florida Statutes, that the transfer of the Washington Park to the City of Florida City will be in the best interest of the public, community interest and welfare, and that the Park Property is not needed for County purposes and would relieve the County of the cost of improvements as well as maintenance,

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

Section 1. That the foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board authorizes the conveyance of the Park Property to the City of Florida City by County Deed in substantially the form attached hereto and made a part hereof as Attachment 1, for nominal consideration of \$10.00, pursuant to Section 125.38, Florida Statutes, subject to the deed restriction that the property shall be used by the City as a public park, in perpetuity.

Section 3. This Board authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed, and authorizes the County Mayor or the County Mayor’s designee to exercise all rights, including the right to exercise the reverted provision, set forth in the County Deed, to take all actions necessary to effectuate this conveyance.

Section 4. Pursuant to Resolution No. R-974-09, this Board: (a) directs the County Mayor or the County Mayor’s designee to record the instrument of conveyance containing the referenced restriction on the use of the Park Property, with the reservation of the County’s rights in the event such restriction is not observed, in the Public Records of Miami-Dade County and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of the instrument together with the resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa** , who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	absent
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of April, 2022. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "MRP", is written over a horizontal line.

Monica Rizo Perez

Instrument prepared by:
Jessica Gutierrez
Miami-Dade County Internal Services Department
Real Estate Development Division
111 NW 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 16-7824-008-1320

COUNTY DEED

THIS DEED, made this _____ day of _____, 20____ A. D. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, and the **CITY OF FLORIDA CITY, a body politic**, (hereinafter "City"), whose address is 404 West Palm Drive, Florida City, Florida 33034.

WITNESSETH That the County, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) to it in hand paid by the City, receipt whereof is hereby acknowledged has granted, bargained and sold to the City, its successors and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

PARK, AMENDED PLAT OF WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 9, at Page 13, of the Public Records of Miami-Dade County, Florida.

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

That the Property shall be utilized as a public park in perpetuity. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth herein by the City, title shall revert to the County, at the sole option of the County, upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice form the County to the City is received by the City (the "Effective Reverter Date"). The County, at its sole option, shall have right to immediate possession of the Property with any and all improvements thereon, at no cost to the County, on the Effective Reverter Date and the County may file a Notice of Reverter. In the event the County exercises the reverter, the City, upon written request from the County, shall immediately provide the County with a deed of conveyance of the

Property back to the County. However, failure to provide such deed of conveyance shall not impact the County's reverter, which shall become effective immediately upon the County providing the written notice to the City.

That the City of Florida City, agrees to govern itself, in regards to the subject property, in accordance with Article 7 of the County Charter.

That the City of Florida City, allow all Miami-Dade County residents equal access and use of the park and not discriminate in program registration, pricing and other policies.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency.

Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20____.

IN WITNESS WHEREOF, the representative of **CITY OF FLORIDA CITY, a body politic**, has caused this document to be executed by its respective and duly authorized representative on this ____ day of _____, 2022, and it is hereby approved and accepted.

Witness/Attest

By: _____
Name: _____
Title: _____

Witness/Attest

STATE OF FLORIDA.)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2022, by _____ of **CITY OF FLORIDA CITY, a body politic**, who is () personally known to me or () has produced identification.

NOTARY SEAL:

NOTARY PUBLIC
Print Name: _____
Commission No. _____
My Commission Expires: _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2021

Property Information	
Folio:	16-7824-008-1320
Property Address:	
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8000 COMMUNITY FACILITIES
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	49,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$111,375	\$111,375	\$111,375
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$111,375	\$111,375	\$111,375
Assessed Value	\$111,375	\$111,375	\$108,900

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			\$2,475
County	Exemption	\$111,375	\$111,375	\$108,900

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
WASHINGTON PARK PB 9-13 PARK LOT SIZE 49500 SQUARE FEET

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$111,375	\$111,375	\$108,900
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$111,375	\$111,375	\$111,375
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$111,375	\$111,375	\$108,900
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$111,375	\$111,375	\$108,900
Taxable Value	\$0	\$0	\$0

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: