

MEMORANDUM

Agenda Item No. 8(F)(6)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 16, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to execute and record a Unity of Title in favor of the City of Sweetwater on County-owned property located at 11500 NW 25 Street, Sweetwater, Florida, and identified by Folio Number 25-3031-028-0010, and two adjacent parcels, collectively identified by Folio Numbers 25-3031-028-0012 and 25-3031-029-0010; and directing that a recorded copy of the Unity of Title be provided to the Clerk of the Board and that the Clerk store a recorded copy of the Unity of Title with this resolution

Resolution No. R-661-24

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.


Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: July 16, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing Execution and Recordation of a Unity of Title on County-owned Real Property Located at 11500 NW 25 Street, Sweetwater, Florida

Executive Summary

The Internal Services Department (ISD) is seeking to record a Unity of Title on the property owned by Miami-Dade County (County) located at 11500 NW 25 Street, Sweetwater, Florida 33172 for the construction of the Integrated Command and Communication Center (formerly known as the Lightspeed Facility).

The Unity of Title is required by the City of Sweetwater, the permitting agency, prior to issuing final building permits. The Unity of title process will allow the County to combine the three contiguous parcels of land into a single development. All 11.88 acres are required for the proposed renovation and expansion of the Integrated Command and Communications Center.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached Resolution, which accomplishes the following:

- Authorizes the County Mayor or the County Mayor's designee to execute and record a Unity of Title (Attachment 1) on real property owned by the County located at 11500 NW 25 Street, Folio No.: 25-3031-028-0010 (the Property), and two adjacent vacant parcels collectively identified by Folio No.: 25-3031-028-0012 and No.: 25-3031-029-0010, in Sweetwater, Florida as shown in the attached Summary Reports (Attachment 2) in order to obtain building permits for the renovation, construction, and expansion of the Integrated Command and Communication Center (formerly known as the Lightspeed Facility), and to record the document in the public records of the County, and to exercise all other rights conferred therein.

Scope

The Property is located in Commission District 12. Written notice of the item was provided to the Commissioner's office.

Fiscal Impact/Funding Source

The fiscal impact is anticipated to be nominal and limited to the recordation charges for the Unity of Title.

Track Record/Monitor

Antonio Rodriguez of ISD is managing the recording of this Unity of Title.

Delegation of Authority

Authorizes the County Mayor or County Mayor's designee to execute and record a Unity of Title on the Property.

Background

The County is renovating and expanding the existing Lightspeed Facility located at 11500 NW 25 Street, into the new Integrated Command and Communications Center. The existing facility contains approximately 197,575 square feet of mixed-use warehouse and office space and is situated on an 8.12-acre parcel of land (Folio No.: 25-3031-028-0010). There are 3.76 acres of vacant land on two adjacent parcels (Folio No.: 25-3031-028-0012 and Folio No.: 25-3031-029-0010) that are also owned by the County for a total of 11.88 acres. All three contiguous parcels are currently fenced with a continuous security fence and gates and operated as a single parcel.

The proposed renovations and expansion include building a new twelve-story parking garage and office building containing 108,700 square feet of office space and 1,600 parking spaces on the vacant land to house critical mobile assets for various departments including, but not limited to Miami-Dade Fire Rescue, Miami-Dade Police, Emergency Operations Center, Homeland Security Bureau, and offices for the Mayor and elected officials. The existing Lightspeed Facility will be renovated and expanded to include renovating first-floor offices and adding second-floor mezzanine office space for the Miami-Dade Fire Rescue Department, the Department of Transportation and Public Works, and the Office of Emergency Management. There will be a secured second-floor pedestrian bridge connecting the new parking garage/office building to the existing facility as shown in the attached Location Map (Attachment 3).

The City of Sweetwater is requiring that the Unity of Title be recorded on the three parcels of land owned by the County prior to issuing building permits to prevent any future subdivision of the Property. All 11.88 acres are required for the proposed renovation and expansion of the Integrated Command and Communications Center. Accordingly, there are no plans to subdivide the Property.

Attachments:

1. Unity of Title with Exhibit A
2. Property Appraiser Summaries of Parcels
3. Location Map



Carladenise Edwards
Chief Administrative Officer

ATTACHMENT 1

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, 23rd Floor
Miami, Florida 33128

Folio Numbers:
25-3031-028-0010;
25-3031-028-0012; 25-3031-029-0010

(Space above reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned, Miami-Dade County, a political subdivision of the State of Florida, is the Owner of the property legally described as:

**AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF (The "Property"); and**

WHEREAS, the Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the herein described Property should not be divided into separate parcels under multiple ownership so long as the same is put to the use described herein; and

WHEREAS, to achieve this objective, the existing Lightspeed Facility will be enhanced and expanded to include a new 12-story Parking Garage/Office Building and to add a new 2-story space to house interior offices within the existing structure, both connected through a protected pedestrian bridge on the second floor. Additionally, the existing site will be upgraded to improve the perimeter security of the entire facility.

THEREFORE, in consideration of the issuance of building permits and for other good and valuable consideration, the Owner hereby agrees to restrict the Property such that said Property shall be considered as one plot and parcel of land and that no portion of the Property 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 will be e-recorded by Miami Dade County, at the County'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, amended, 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 Unity of Title in whole, or in part, and that the Unity of Title has first been modified, amended, or released in writing by the City of Sweetwater (City) as specified herein.

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 Building Official, or their respective designees or successors, in a form acceptable to the City Attorney, or his/her respective designee or successor, upon the determination by the Zoning Administrator and Building Official that the Unity of Title is no longer necessary and a determination by the Building Official that the modification, amendment, or release will not cause a violation of the Florida Building Code, and by the Director or Assistant Director of the Miami-Dade County Department of Regulatory and Economic Resources ("Department") of Miami-Dade County or his/her designee or successor, including any successor office having jurisdiction over such matters, after recommendation by the chief of the Department's Platting and Traffic Review Section or successor entity responsible for administering subdivision regulations.

Authorization for the City and County 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.

Inspection and Enforcement. It is understood and agreed that any official inspector of the City or County may have the right at any time during normal business hours to enter upon the Property for the purpose of investigating the use of the Property and for determining whether the conditions of this Unity of Title are being complied with. Enforcement of this Unity of Title shall be by action against the parties to this Unity of Title or persons violating or attempting to violate any covenants herein or the then Owners at the time the violation is committed. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both. The violations may also be enforced by City Code, Chapter 2, Article X, titled Code Enforcement.

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.

Counterparts/Electronic Signature. This Unity of Title may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Unity of Title. The parties shall be entitled to sign and transmit an electronic signature of this Declaration (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Unity of Title upon request.

Recording. This Unity of Title will be e-recorded by Miami Dade County, at the County's expense, in the public records of Miami-Dade County, Florida upon full execution. The Owner further agrees that the above conditions, restrictions, and limitations shall be deemed as covenants running with the land and shall be recorded, at the Owner's expense, in the Public Records of Miami-Dade County, Florida. This Unity of Title shall remain in full force and effect and be binding upon the Owner, its heirs, successors, personal representatives and assigns and upon all mortgages or lessees until such time as the same may be released or modified in writing by the City of Sweetwater Zoning Administrator or his/her designated representative in the event he or she determines the Unity of Title is no longer necessary for the purpose described herein. Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations, or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

IN WITNESS WHEREOF, the Owner has signed this document on the ____ day of _____, 2024, at Miami, Florida.

(OFFICIAL SEAL)

ATTEST:
JUAN FERNANDEZ-BARQUIN, CLERK

MIAMI-DADE COUNTY

By: _____
Deputy Clerk

By: _____
Daniella Levine Cava, Mayor

Approved for legal sufficiency: _____

CITY OF SWEETWATER

By: _____
Manuel Salazar, Director
City of Sweetwater
Building Department

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2024.

EXHIBIT A

PARCEL 6: Property Tax Folio No. 25-3031-029-0010

A portion of Tract "J", of BEACON TRADEPORT-PHASE V, according to the Plat thereof, as recorded in Plat Book 158, at Page 16, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the most Northwesterly comer of Tract "I" of BEACON TRADEPORT PHASE IV, according to the Plat thereof, as recorded in Plat Book 157, at Page 3, of the Public Records of Miami Dade County, Florida, the following four (4) courses being along the boundary line of said Tract "I"; 1) thence N89°37'28"E for 749.62 feet to the Northeast comer of said Tract "I"; 2) thence SOI 0 44'1 0"E for a distance of 349.81 feet; 3) thence S22°36'33"E for 70.17 feet; 4) thence SOI 044'10"E for a distance of 53. 75 feet to the POINT OF BEGINNING; thence SOI 0 44'10"E for a distance of 112.10 feet; thence S88°15'50"W for a distance of 299.00 feet; thence SOI 0 44'10"E, along a line parallel with and 299.00 feet West of the East Boundary line of said Tract "J" for a distance of 149.46 feet; thence S88°15'50"W for a distance of 356.81 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 40.00 feet, through a central angle of 90°00'00" for an arc distance of 62.83 feet to a point on a non-tangent line; thence S88°15'50"W for a distance of 14.60 feet to a point on the West boundary line of said Tract "J"; thence NOI 044'10"W along said West boundary line and its Northerly extension for a distance of 221.56 feet; thence N88°15'50"E for a distance of 710.41 feet to the POINT OF BEGINNING.

PARCEL 7: Property Tax Folio No. 25-3031-028-0010

A portion of Tract "I" of BEACON TRADEPORT PHASE IV, according to the Plat thereof, as recorded in Plat Book 157, at Page 3, of the Public Records of Miami,-Dade County, Florida, lying and being in the

West 3/5 of Section 31, Township 53 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

BEGIN at the most Northwesterly comer of said Tract "I", the following five (5) courses being along the boundary line of said Tract "I"; 1) thence N89°37'28"E for 749.62 feet to the Northeast corner of said Tract "I"; 2) thence SOI 0 44'10"E for a distance of 349.81 feet; 3) thence S22°36'33"E for 70.17 feet; 4) thence SOI 044'10"E for a distance of 53.75 feet; 5) thence S88° 15'50"W for a distance of 710.41 feet; thence NOI 044'10"W, along a line parallel with and 64.00 feet East of the East line of Tract "G" of BEACON TRADEPORT PHASE II, according to the Plat thereof, as recorded in Plat Book 154, at Page 40, of the Public Records of Miami-Dade County, Florida. for a distance of 105.00 feet; thence S88°15'50"W for a distance of 64.00 feet to a point on the East line of said Tract "G"; thence NOI 044'10"W along the East line of said Tract "G", also being the boundary line of said Tract "I" for a distance of 381.93 feet to the POINT OF BEGINNING.

EXHIBIT A (Continued)

ACCESS PARCEL: Property Tax Folio No. 25-3031-028-0012

A portion of Tract "I", of BEACON TRADEPORT PHASE IV, according to the Plat thereof, as recorded in Plat Book 157, at Page 3, and a portion of Tract "J", of BEACON TRADEPORT PHASE V, according to the Plat thereof, as recorded in Plat Book I 58, at Page 16, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the most North Northeast corner of said Tract "J"; the next described two (2) courses and distances being along the most Northerly line and along the Westerly line of said Tract "J"; 1) thence S88°15'50"W for a distance of 710.41 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; 2) thence SO1 044'10"E for a distance of 221.56 feet; thence N88°15'50"E, along a line radial to the next described curve, for a distance of 14.60 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast; thence Southerly, Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 40.00 feet, through a central angle of 90°00'00" for an arc distance of 62.83 feet; thence S88°15'50"W for a distance of 118.60 feet; thence N01°44'10"W, along the Easterly line of Tract "G", of "BEACON TRADEPORT PHASE II", according to the Plat thereof, as recorded in Plat Book 154, at Page 40, of the Public Records of Miami-Dade County, Florida, for a distance of 366.56 feet; thence N88°15'50"E, for a distance of 64.00 feet; thence SO1 044'10"W for a distance of 105.00 feet to the POINT OF BEGINNING.

MDC010





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/21/2024

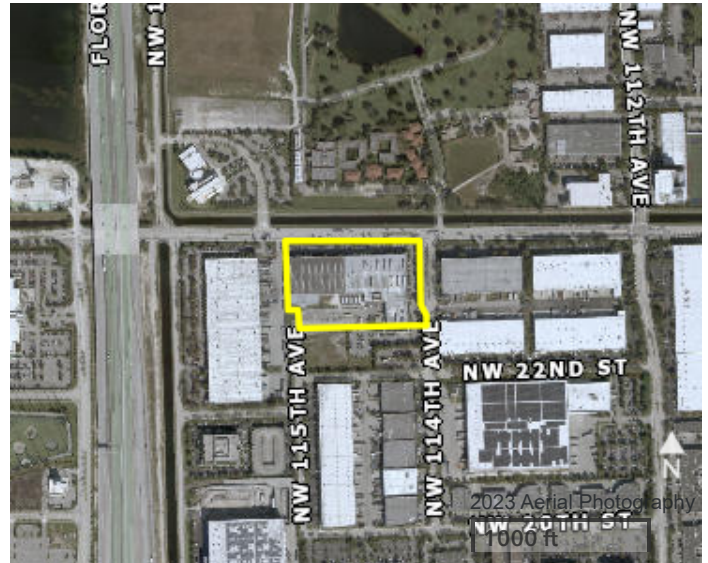
PROPERTY INFORMATION	
Folio	25-3031-028-0010
Property Address	11500 NW 25 ST SWEETWATER, FL 33172-1703
Owner	MIAMI-DADE COUNTY , GSA-R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	197,575 Sq.Ft
Living Area	
Adjusted Area	197,575 Sq.Ft
Lot Size	353,683 Sq.Ft
Year Built	2000
Year Annexed	2011

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$14,147,320	\$11,317,856	\$9,903,124	
Building Value	\$9,663,921	\$9,786,374	\$8,649,768	
Extra Feature Value	\$2,342,038	\$2,371,596	\$2,401,154	
Market Value	\$26,153,279	\$23,475,826	\$20,954,046	
Assessed Value	\$25,354,395	\$23,049,450	\$20,954,046	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$798,884	\$426,376	
County	Exemption	\$25,354,395	\$23,049,450	\$20,954,046

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

SHORT LEGAL DESCRIPTION	
BEACON TRADEPORT PHASE IV	
PB 157-03 T-20368	
PORT OF TR I BEG NW COR OF TR I	
TH N 89 E 749.62FT S 01 DEG E	
349.81FT S 22 E 70.17FT S 01 DEG	



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$25,354,395	\$23,049,450	\$20,954,046	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$26,153,279	\$23,475,826	\$20,954,046	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$25,354,395	\$23,049,450	\$20,954,046	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$25,354,395	\$23,049,450	\$20,954,046	
Taxable Value	\$0	\$0	\$0	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2006	\$0	24531-0945	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/21/2024

PROPERTY INFORMATION	
Folio	25-3031-028-0012
Property Address	0 , FL
Owner	MIAMI-DADE COUNTY , GSA-R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
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	23,459 Sq.Ft
Year Built	0
Year Annexed	2011

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$23,459	\$23,459	\$23,459	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$23,459	\$23,459	\$23,459	
Assessed Value	\$23,459	\$23,459	\$23,459	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
County	Exemption	\$23,459	\$23,459	\$23,459

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

SHORT LEGAL DESCRIPTION	
BEACON TRADEPORT PHASE IV	
PB 157-03	
PORT OF TR I DESC BEG 381.93FTS	
OF NW COR OF TR I CONT S 01 DEG	
E 366.55FT N 88 DEG E 64FT N 01	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$23,459	\$23,459	\$23,459
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$23,459	\$23,459	\$23,459
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$23,459	\$23,459	\$23,459
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$23,459	\$23,459	\$23,459
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2006	\$0	24531-0945	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

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PROPERTY INFORMATION	
Folio	25-3031-029-0010
Property Address	0 , FL
Owner	MIAMI-DADE COUNTY , GSA-R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
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	140,200 Sq.Ft
Year Built	0
Year Annexed	2011

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$5,327,600	\$4,262,080	\$3,729,320	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$5,327,600	\$4,262,080	\$3,729,320	
Assessed Value	\$3,768,653	\$3,426,049	\$3,114,590	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,558,947	\$836,031	\$614,730
County	Exemption	\$3,768,653	\$3,426,049	\$3,114,590
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
BEACON TRADEPORT PHASE V	
PB 158-16	
PORT OF TR J DESC COMM AT MOST	
NWLY COR OF TR I OF PB 157.3 TH	
N 89 DEG E 749.62FT S 01 DEG E	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$3,768,653	\$3,426,049	\$3,114,590
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$5,327,600	\$4,262,080	\$3,729,320
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$3,768,653	\$3,426,049	\$3,114,590
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$3,768,653	\$3,426,049	\$3,114,590
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2006	\$0	24531-0945	Sales which are disqualified as a result of examination of the deed

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LOCATION MAP



Memorandum



Date: July 3, 2024

To: Honorable Chairman Oliver G. Gilbert, III
Board of County Commissioners

From: Alex Muñoz, Director
Internal Services Department 

Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the Board of County Commissioner's July Committee Agenda Cycle.

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 SWEETWATER ON COUNTY-OWNED PROPERTY LOCATED AT 11500 NW 25 STREET FOLIO NO.: 25-3031-028-0010, SWEETWATER, FLORIDA, AND TWO ADJACENT PARCELS, COLLECTIVELY IDENTIFIED BY FOLIO NO.: 25-3031-028-0012 AND NO.: 25-3031-029-0010 IN SWEETWATER, 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

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is critical that this item be heard at the upcoming Board of County Commissioner's July Committee Agenda Cycle in order to meet construction timelines, avoid paying penalties, and ensure the speedy development of the Integrated Command and Communications Center (IC3). The IC3 will provide County staff with a safe environment while guaranteeing continuous/uninterrupted operations during emergency events such as hurricanes, state or countywide mandatory evacuations, acts of terrorism or any other event that may interrupt the normal operations of the County. Any attempt to ensure a quick turnaround to provide enhanced emergency management is of crucial importance to public safety and security.

Therefore, please process the item notwithstanding that the 3-day rule may apply. I am aware that this item is subject to approval for placement on the agenda by the BCC Chairman, and review by the County Attorney's Office.



Approved by Mayor or Mayor's Designee
Signature

Carladenise Edwards
Print Name



Approved by Policy Senior Advisor
or Designee Signature

Nicole Tallman
Print Name

Honorable Chairman Oliver G. Gilbert, III
Board of County Commissioners
Page 2

cc: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County
CAOagenda@miamidade.gov



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 16, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(6)

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)(6)
7-16-24

RESOLUTION NO. _____ R-661-24

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AND RECORD A UNITY OF TITLE IN FAVOR OF THE CITY OF SWEETWATER ON COUNTY-OWNED PROPERTY LOCATED AT 11500 NW 25 STREET, SWEETWATER, FLORIDA, AND IDENTIFIED BY FOLIO NUMBER 25-3031-028-0010, AND TWO ADJACENT PARCELS, COLLECTIVELY IDENTIFIED BY FOLIO NUMBERS 25-3031-028-0012 AND 25-3031-029-0010; AND DIRECTING THAT A RECORDED COPY OF THE UNITY OF TITLE BE PROVIDED TO THE CLERK OF THE BOARD AND THAT THE CLERK STORE A RECORDED COPY OF THE UNITY OF TITLE WITH THIS RESOLUTION

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's 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. This Board incorporates the foregoing recital and authorizes the County Mayor or County Mayor's designee to execute and record on behalf of Miami-Dade County and in favor of the City of Sweetwater a Unity of Title, in substantially the form attached to the County Mayor's Memorandum as "Attachment 1," on County-owned property located at 11500 NW 25 Street, Sweetwater, Florida, identified by Folio Number 25-3031-028-0012 and two adjacent parcels, collectively identified by Folio Numbers 25-3031-028-0012 and 25-3031-029-0010, and legally described in Exhibit "A" of "Attachment 1".

Section 2. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or County Mayor’s designee to: (a) record the Unity of Title accepted herein in the public records of Miami-Dade County, Florida, and (b) to provide a recorded copy 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 **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	absent
Kevin Marino Cabrera	absent	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of July, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County as
to form and legal sufficiency.

Lauren E. Morse