

RESOLUTION No. 18-91

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, PROVIDING CONSENT FOR THE PROPERTY EXCHANGE OF 16,132 SQUARE FEET OF COUNTY LAND LOCATED AT 10315 NW 12 STREET, DORAL, FLORIDA DECLARED AS SURPLUS THAT IS SUBJECT TO AN EXCHANGE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND LEHMAN DORAL PARTNERS LLC OR ITS ASSIGNS FOR 16,639 SQUARE FEET OF ADJACENT LAND; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Miami-Dade County is the owner of an irregularly shaped property located at 10315 NW 12th Street, Doral, Florida (the "County Property"), comprised of 4.4± acres, a portion of which is developed and utilized as a library adjacent to the ring road servicing the International Mall; and

WHEREAS, Lehman Doral Partners LLC ("Lehman") owns the property adjacent and to the south of the County Property (the "Lehman Property") and is seeking to acquire the property adjacent and to the north of the County Property (the "Future Lehman Property"); and

WHEREAS, Lehman seeks to exchange a portion of the Future Lehman Property consisting of 16,639 square feet of vacant land ("Parcel B"), as legally described in Exhibit A, for a portion of the County Property consisting of 16,132 square feet of vacant land ("Parcel A"), as legally described in Exhibit "A", which is incorporated herein and made a part hereof; and

WHEREAS, the exchange of the above portion of the Future Lehman Property will benefit the County, and potentially Doral, in the future by exchanging the approximate eastern 45 feet of the County Property totaling 16,132 square feet for a slightly larger area adjacent to the curved and irregularly shaped portion of the County Property, potentially making the County Property more useable; and

WHEREAS, the exchange of the above portion of the Future Lehman Property will benefit Lehman by potentially allowing Lehman to bridge the Dealership Properties and the Future Lehman Property; and

WHEREAS, on May 1, 2018, the County adopted Miami-Dade County Resolution R-386-18 declaring the 16,132-square foot portion of the County Property as surplus and approving the land exchange; and

WHEREAS, the County Property is subject to a deed restriction and reverter restricting the use of the County Property to a library and senior living and Headstart facilities and requiring written consent of the City of Doral and the grantor in order to change such use; and

WHEREAS, a condition of the County property exchange is the City's written consent to the exchange; and

WHEREAS, the City Council finds that the exchange and this Resolution are in the best interest and welfare of the citizens of the City.

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

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Consent. The City Council hereby consents to the property Land Exchange Agreement between Miami-Dade County and Lehman for the purposes of conveying Parcel "A" to Lehman (16,132 square feet), in exchange for the conveyance of Parcel B by Lehman to the County (16,639 square feet, a portion of Folio No. 35-3032-000-0121), as well as the payment of \$230,000 by Lehman to the County. This Resolution shall also constitute the City's consent to the property exchange and the