

**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

future use of the Property subject to the exchange for uses other than a library, senior living or Headstart facilities.

**Section 3. Implementation.** The City Manager and the City Attorney are hereby authorized to take such further as may be reasonably necessary to implement the purpose of this Resolution.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.


The foregoing Resolution was offered by Vice Mayor Rodriguez who moved its adoption. The motion was seconded by Councilmember Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 23 day of May, 2018.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE & BIERMANN, P.L.  
CITY ATTORNEY

# EXHIBIT “A”

**LEGAL DESCRIPTION: (PARCEL "A")**

The East 45.00 feet of the following property as described in Official Records Book 24375 at Page 3970 of the Public Records of Miami-Dade County, Florida:  
 A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point on the Northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 481.55 feet to the POINT OF BEGINNING; thence due West a distance of 273.70 feet to a point; thence S64°49'27"W a distance of 497.70 feet to a point; thence N34°00'00"W a distance of 151.31 feet to a point; thence N45°56'45"E a distance of 190.52 feet to a point; thence 60.36 feet along a curve to the right having a radius of 150.00 feet and a central angle of 23°03'15" to a point; thence N69°00'00"E a distance of 360.94 feet to a point; thence 245.30 feet along an arc to the left having a radius of 400 feet and an central angle of 35°08'13" to a point; thence due East a distance of 84.73 feet to a point; thence S01°43'13"E a distance of 358.49 feet to a POINT OF BEGINNING.

**LEGAL DESCRIPTION: (PARCEL "B")**

A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point on the Northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 481.55 feet; thence continuing N01°43'13"W for a distance of 358.49 feet; thence S90°00'00"W for 84.73 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continuing S90°00'00"W for 187.09 feet to a point on the East Line of Tract "A", MIAMI INTERNATIONAL MALL PROPERTIES, according to the Plat thereof as recorded in Plat Book 117 at Page 64 of the public records of Miami-Dade County, Florida; thence S01°43'13"E along said East line of Tract "A", for 148.19 to a non-tangent point on a circular curve concave to the Northwest and whose radius point bears N21°56'55"W; thence Northeasterly along the arc of said curve, to the left, having a radius of 400.00 feet, through a central angle of 34°11'18" for an arc distance of 238.68 feet to the POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

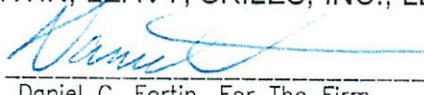
- This site lies in Section 32, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 01°43'13" W for the East line of the SW 1/4 of Section 32.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2003-003.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 19, 2017 and meets the applicable codes as set forth in the Florida Administrative Code Rule Chapter 5J-17, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

**FORTIN, LEAVY, SKILES, INC., LB3653**

By:   
 Daniel C. Fortin, For The Firm  
 Surveyor and Mapper, LS2853  
 State of Florida.

Drawn By	ADC
Cad. No.	170238
Ref. Dwg.	022033.dwg
Plotted:	11/21/17 1:12p

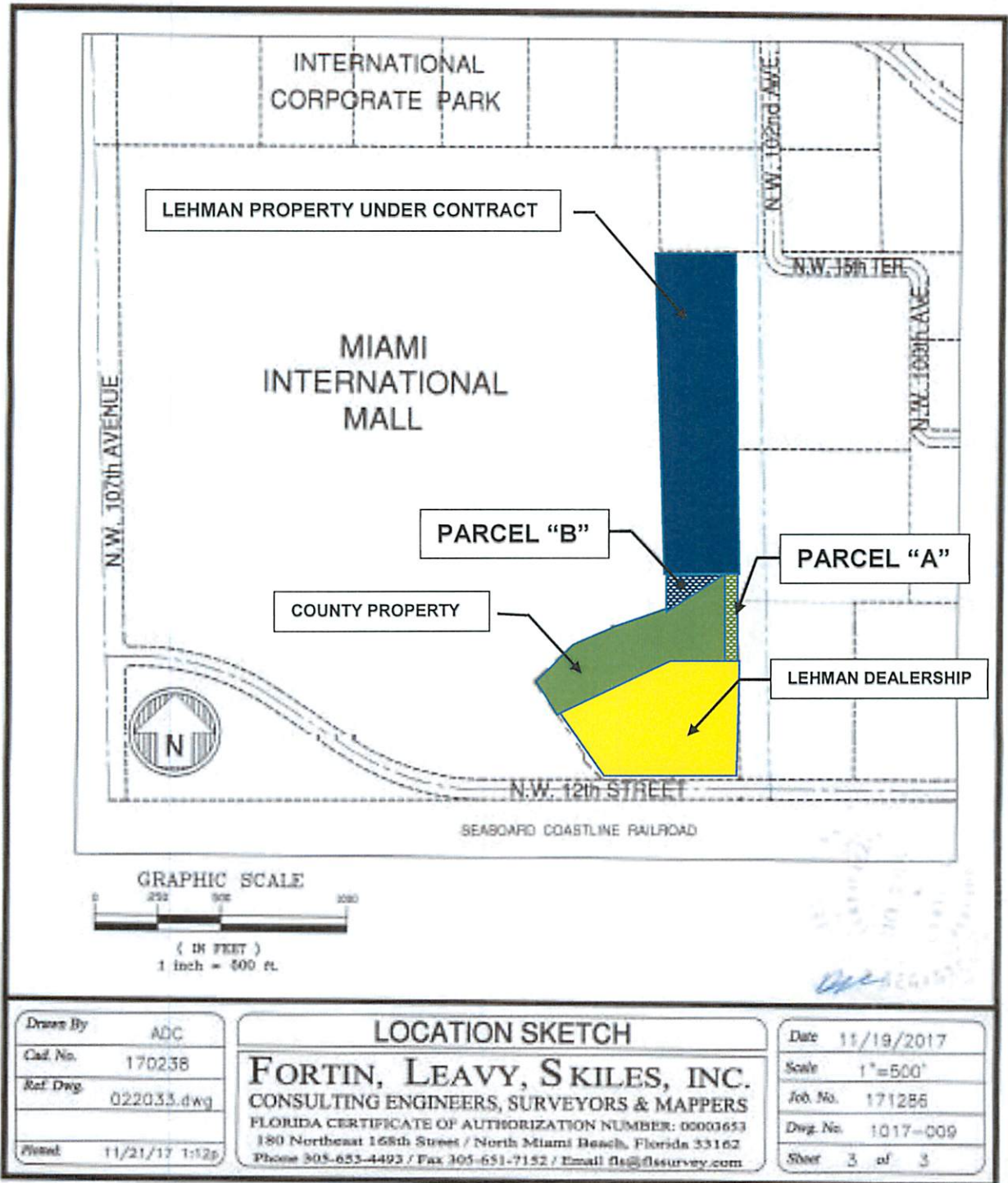
**LEGAL DESCRIPTION, NOTES & CERTIFICATION**

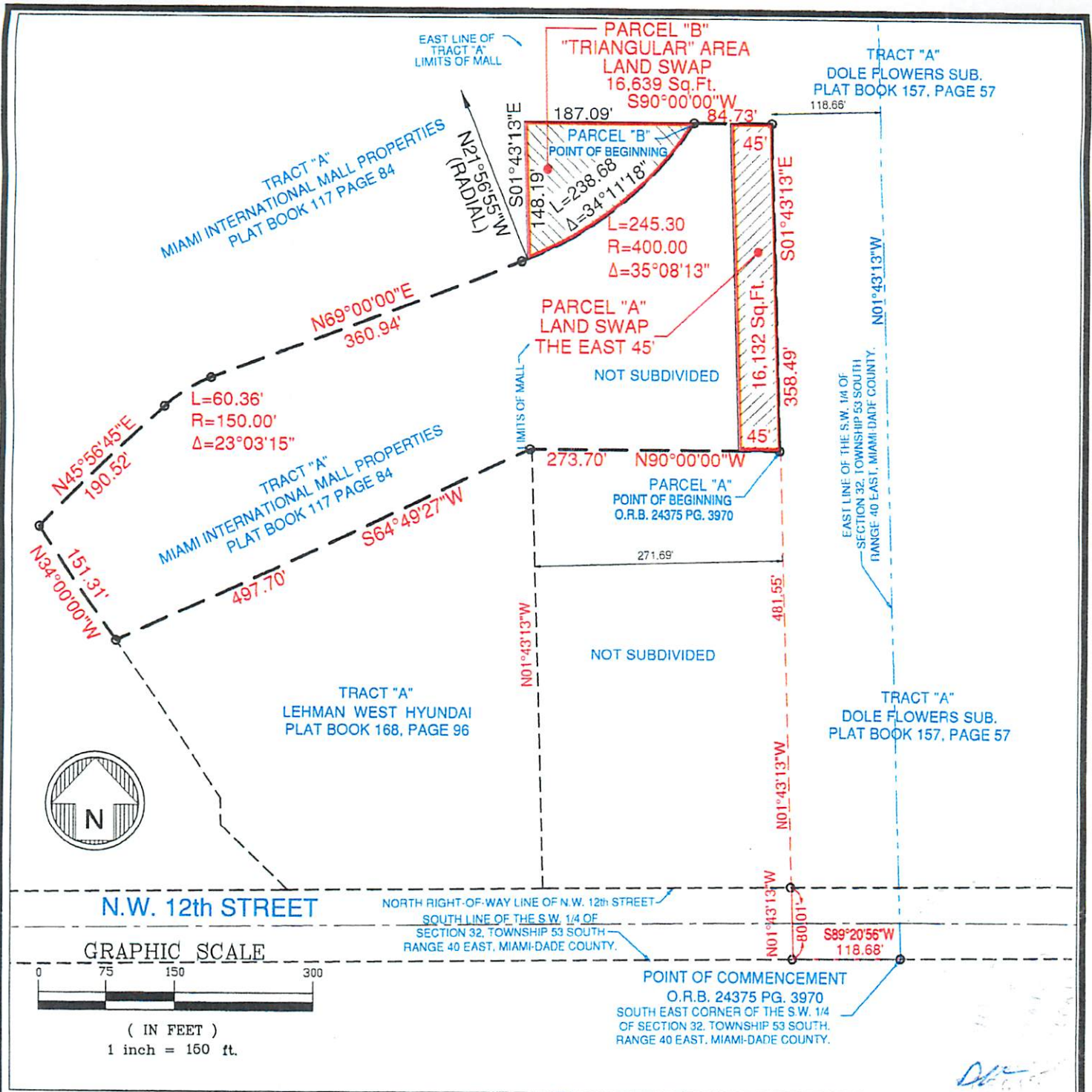
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida 33162  
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/19/2017
Scale	NOT TO SCALE
Job. No.	171286
Dwg. No.	1017-009
Sheet	1 of 3



# ATTACHMENT 1





Drawn By	ADC
Cad. No.	170238
Ref. Dwg.	022033.dwg
Plotted:	11/21/17 1:12p

**SKETCH OF DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
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180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	11/19/2017
Scale	1"=150'
Job. No.	171286
Dwg. No.	1017-009
Sheet	2 of 3