



PUBLIC MEETING NOTIFICATION

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SIX

State Road (SR) 5/US 1/S. Dixie Highway
From Riviera Drive to SW 27 Avenue
Project Identification Number: 433455-3-52-01

The Florida Department of Transportation (FDOT) is developing the design for a roadway project along SR 5/US 1/S. Dixie Highway from Riviera Drive to SW 27 Avenue, in Miami-Dade County.

PROJECT DETAILS

- Repaving and restriping the roadway along SR 5/US 1/S. Dixie Highway
- Upgrading sidewalks and pavement markings
- Improving traffic and pedestrian signals, lighting and signage
- Adjusting manholes

MAINTENANCE OF TRAFFIC

Temporary lane closures will be during non-peak hours and will have minimize effects on traffic. Access to all properties will be maintained at all times.

PROJECT DATES

Work is expected to begin in November 2019 and last about 10 months. Please note that the construction duration is subject to change.

ESTIMATED PROJECT COST

\$3.4 million

MUNICIPALITIES IN PROJECT AREA

City of Miami
City of Coral Gables

POSSIBLE EFFECTS DURING CONSTRUCTION

Work will be done in phases to reduce the effects of construction on the community.

PUBLIC MEETING NOTICE: In order to offer you the opportunity to review the project's design and answer your questions, we invite you to join us:

TIME AND DATE: 6 p.m. to 8 p.m., Wednesday, March 28, 2018
LOCATION: Coral Gables Library
3443 Segovia Street
Coral Gables, FL 33134

The meeting will follow an informal format allowing the public to arrive at any time from 6 p.m. to 8 p.m. Graphic displays will be shown and FDOT representatives will be available to discuss the project and answer questions. Public participation at this meeting is solicited without regard to race, color, national origin, age, gender, religion, disability or family status. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/hearing is asked to advise the agency at least seven days before the workshop/hearing by contacting: Hong Benitez at (305) 470-5219 or in writing: FDOT, 1000 N.W. 111 Avenue, Miami, FL 33172, email: Hong.Benitez@dot.state.fl.us. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1 (800) 955-8771 (TDD) or 1 (800) 955-8770 (Voice).

FOR MORE INFORMATION

If you have any questions or comments, please contact FDOT Community Outreach Specialist Rodolfo Roman at (305) 470-5477 or by email at Rodolfo.Roman@dot.state.fl.us. Please let us know how you prefer to receive information about future projects. Your comments are important to us. Please visit our website: www.fdotmiamidade.com. Thank you for your participation.



Follow us on Twitter
twitter.com/MyFDOTMiami



Like our Facebook Page
facebook.com/MyFDOTMiami



Subscribe to our YouTube Page
youtube.com/user/MyFDOTMiami

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SIX DESIGN

1000 NW 111 Avenue, Miami, FL 33172



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172

MICHAEL J. DEW
SECRETARY

March 7, 2018

Eduardo Santamaria, Director, Department of Public Works
City of Coral Gables
2800 SW 72nd Avenue
Miami, Florida 33155

SUBJECT: FDOT REQUEST FOR PROPERTY DONATION

Item/Segment No.:	433455-3
Managing District:	Six
F.A.P. No.:	N/A
State Road No.:	5 (South Dixie Highway)
County:	Miami-Dade
Parcel Nos.:	800, 902, 903

Dear Mr. Santamaria,

The Florida Department of Transportation (The Department) is planning a roadway project along SR 5 / US 1 / South Dixie Highway in Coral Gables. The project limits extend from Riviera Drive to SW 27th Avenue.

The project includes repaving and restriping the roadway along SR 5 / US 1 / South Dixie Highway, upgrading sidewalks and pavement markings, improving traffic and pedestrian signals, lighting and signage, as well as adjusting manholes.

Pursuant to *Section 337.29, of the Florida Statutes* and the Florida Department of Transportation Right of Way Procedures for acquiring rights of way from local governmental agencies. Attached you will find the following documents for your review and use as you carry this item forward through the Board of City Commissioners process for approval:

1. Project Information Sheet
2. Legal Descriptions, Parcel Sketches and Right of Way Plan Sheets showing location of the parcels;
3. The Deed & Instruments prepared by the Department

RECEIVED

MAR - 8 2018

PUBLIC WORKS DEPT.



Eduardo Santamaria, Director
Department of Public Works
March 7, 2018
Page Two

We look forward to working together for the fulfillment of our Public Service mission. If you have a question, or need additional information please contact me at (305) 470-5193 or via e-mail at tania.shagoury@dot.state.fl.us.

Sincerely,

Tania E. Shagoury
Senior Right of Way Agent

cc: Harold Desdunes, Director of Transportation Development, via email
Alejandro Casals, District Right of Way Manager, via email
Javier M. Bustamante, Assistant District Right of Way Manager, via email
Kevin Warthen, Right of Way Acquisition Administrator, via email
Adriana Manzanares, P.E. FDOT Project Manager, via email

EXHIBIT "A"

GENERAL NOTES:

- Reproductions of this map are not valid without the signature and the original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for right of way, easement of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings are based on a bearing of N56°20'54"E along the Baseline of Survey for State Road 5 (South Dixie Highway / U.S. 1), as provided by F.D.O.T. on August 7, 2017, F.P. 433455-3 (ALGNRD01.dgn).
- Existing Right of Way line shown hereon were provided by F.D.O.T. on August 7, 2017 via email, F.P. 433455-3 (DSGNRD01.dgn, RWDTRD01.dgn).
- Dimensions and areas are calculated based on existing plats, right of way maps, deeds and digital files as provided by F.D.O.T.
- Station and offsets along boundary of Parcel 800 as shown hereon are based on Baseline of Survey of Grand Avenue.
- Lot lines shown were approximated and are for graphical reference only.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Owners' name was obtained from Public Records from Miami-Dade County Property Appraiser's website.
- This Sketch to Accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, referenced in Rule 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

THIS IS NOT A SURVEY

**FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

STATE ROAD NO. 5

MIAMI-DADE COUNTY

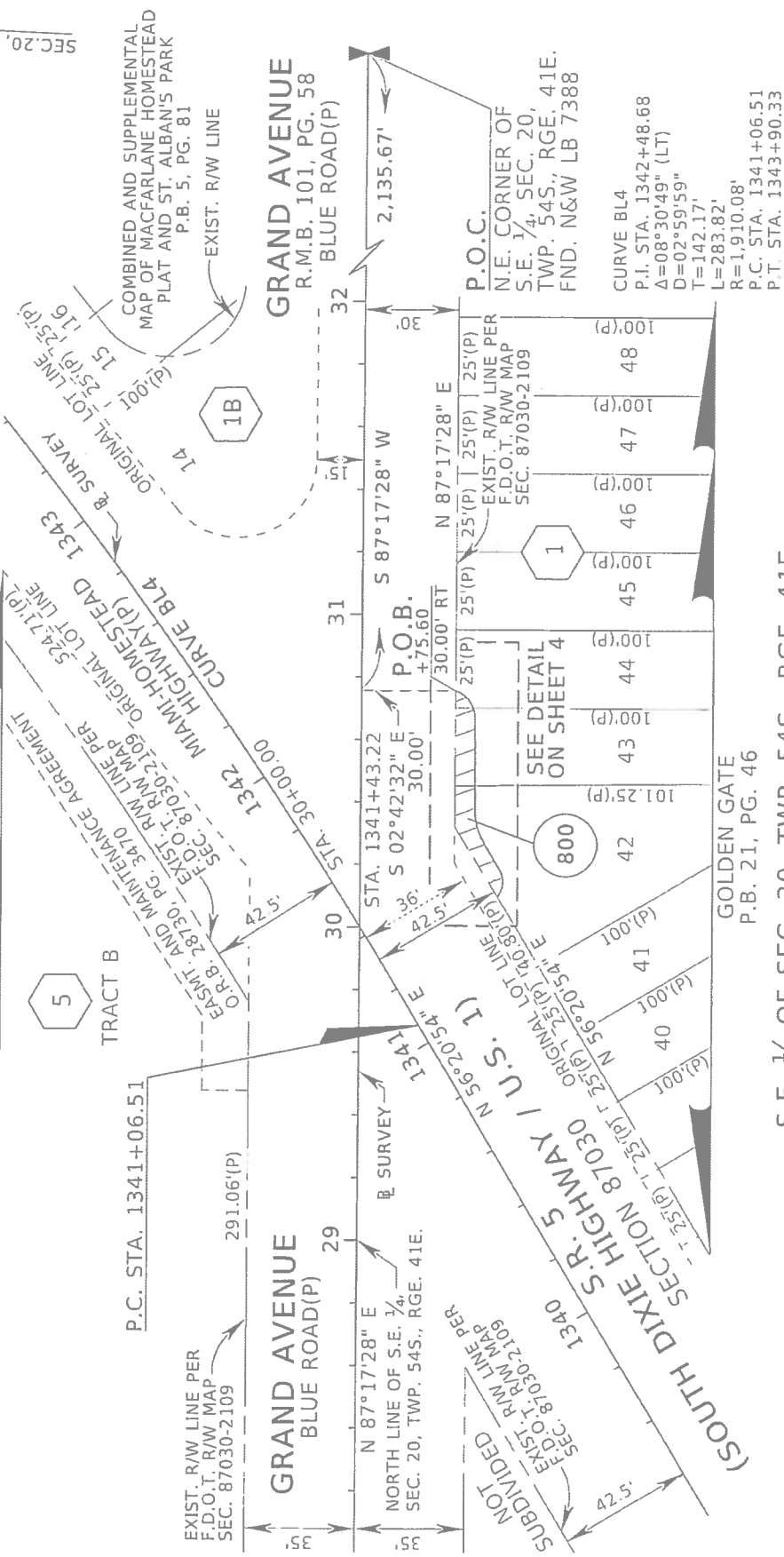
REV. PARCEL NUMBER	CMP	12/07/2017		BY	DATE	PREPARED BY: MASER CONSULTING P.A 8290 NW G4 STREET MIAMI, FL 33166 (LB7388)	DATA SOURCE: SEE GENERAL NOTES
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017	F.P. NO. 433455-3	SECTION 87030
REVISION	BY	DATE	CHECKED	JL	08/28/2017		

PARCEL #	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800	CITY OF CORAL GABLES	387 S.F.	UNKNOWN	

EXHIBIT "A"

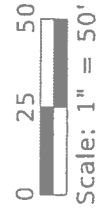
N.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.

REPLAT MACFARLANE HOMESTEAD
P.B. 44, PG. 22



S.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.

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FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. 5		MIAMI-DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		REV. PARCEL NUMBER	CMP	DATE	12/07/2017
		REV. PARCEL GEOMETRY	CMP	DATE	12/07/2017
		REVISION	5	DATE	08/28/2017
		DRAWN	CMP	DATE	08/28/2017
		CHECKED	JL	DATE	08/28/2017
		BY	DATE	PREPARED BY: HANSEN CONSULTING P.A. 8220 NW 84 STREET MIAMI, FL 33166 (L37JRB)	
		SECTION 87030		SHEET 3 OF 4	




THIS IS NOT A SURVEY

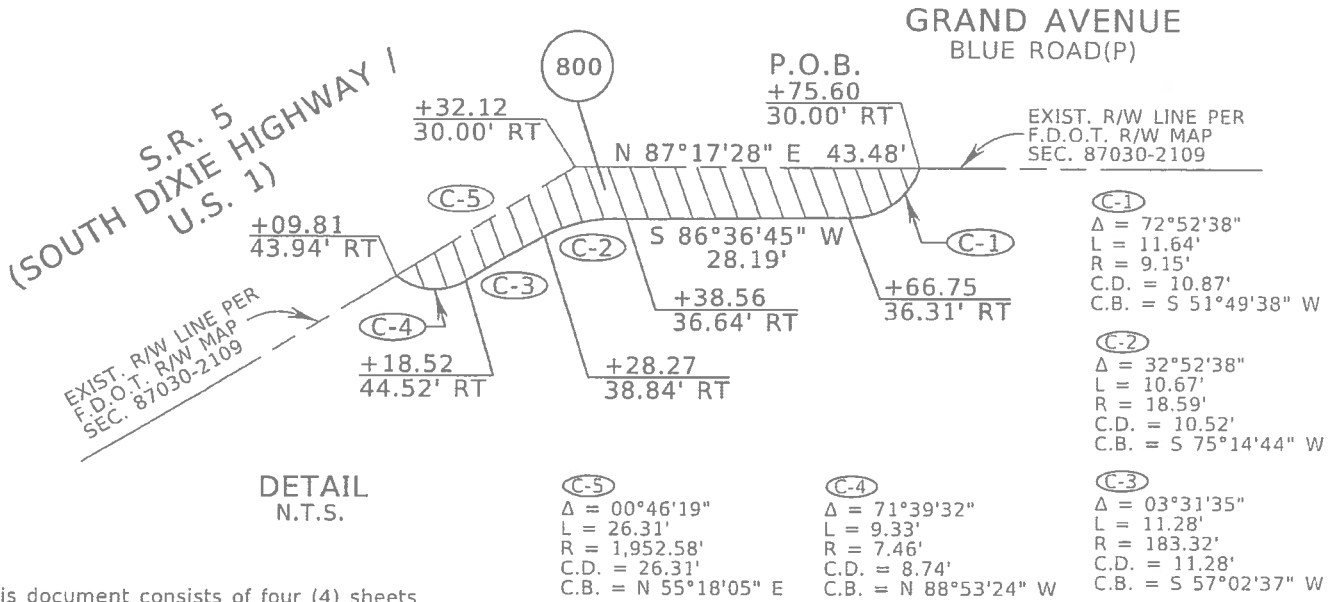
CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

LEGEND:

- | | | | |
|---|--|--------|-------------------------|
|  | - Parcel Identification Number | P.B. | - Plat Book |
|  | - Block Number | P.C. | - Point of Curvature |
|  | - Baseline | PG. | - Page |
| Δ | - Curve Delta Angle | P.I. | - Point of Intersection |
| C.D. | - Chord Distance | P.O.B. | - Point of Beginning |
| C.B. | - Chord Bearing | P.O.C. | - Point of Commencement |
| D | - Degree of Curvature | P.T. | - Point of Tangency |
| EXIST. | - Existing | R | - Radius |
| EASMT. | - Easement | REV. | - Revised |
| F.D.O.T. | - Florida Department of Transportation | RGE. | - Range |
| FND. | - Found | R.M.B. | - Road Map Book |
| F.P. | - Financial Project | RT | - Right |
| L | - Arc Length | R/W | - Right-of-Way |
| LB | - Licensed Business | SEC. | - Section |
| LT | - Left | S.F. | - Square Feet |
| N&W | - Nail and Washer | S.R. | - State Road |
| N.T.S. | - Not to Scale | STA. | - Station |
| O.R.B. | - Official Records Book | T | - Tangent |
| (P) | - Platted Information | TWP. | - Township |



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FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 5 MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	12/07/2017	BY	DATE	PREPARED BY: MASER CONSULTING P.A. 8290 NW 64 STREET MIAMI, FL 33166 (LB7363)	DATA SOURCE: SEE GENERAL NOTES ON SHEET 2 OF 4
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017	F.P. NO. 433455-3 SECTION 87030 SHEET 4 OF 4
REVISION	BY	DATE	CHECKED	JL	08/28/2017	

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq.
District Six Chief Counsel
State of Florida
Department of Transportation
1000 N.W. 111th Avenue
Miami, Florida 33172
February 1, 2018 - MF

Parcel No. : 800.1
Item/Segment No. : 433455-3
Managing District : 6

PERPETUAL EASEMENT

THIS EASEMENT Made the ____ day of _____, 20 ____, by **THE CITY OF CORAL GABLES**, a municipality of the State of Florida, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, an exclusive perpetual easement for the purpose of providing additional sidewalk behind the existing signal and light pole for ADA compliance in, over, under, upon and through the following described land in Miami-Dade County, Florida, viz:

Parcel 800

F.P. NO. 433455-3

A portion of Lots 42, 43 and 44, Block 1, of **GOLDEN GATE**, as recorded in Plat Book 21 at Page 46 of the Public Records of Miami-Dade County, Florida, all lying in the Southeast one-quarter (SE 1/4) of Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast (NE) corner of the Southeast one-quarter (SE 1/4) of said Section 20; thence S87°17'28"W, along the North line of the Southeast one-quarter (SE 1/4) of said Section 20, for a distance of 2,135.67 feet; thence S02°42'32"E, at a right angle to the last described course, for a distance of 30.00 feet to a point on the North line of aforesaid Lot 44 Block 1, also being the POINT OF BEGINNING of the hereinafter described parcel: Said point lying on a non-tangent curve concave to the Northwest having a radius of 9.15 feet, a chord bearing of S51°49'38"W, and a chord distance of 10.87 feet; thence Southwesterly along the arc of said curve for a distance of 11.64 feet, through a central angle of 72°52'38"; thence S86°36'45"W for a distance of 28.19 feet to a point on a non-tangent curve concave to the Southeast having a radius of 18.59 feet, a chord bearing of S75°14'44"W, and a chord distance of 10.52 feet; thence Southwesterly along the arc of said curve for a distance of 10.67 feet, through a central angle of 32°52'38" to a point of compound curvature with a curve concave to the Southeast having a radius of 183.32 feet, a chord bearing of S57°02'37"W, and a chord distance of 11.28 feet; thence Southwesterly along the arc of said curve for a distance of 11.28 feet, through a central angle of 03°31'35" to a point of reverse curvature with a curve concave to the North having a radius of 7.46 feet, a chord bearing of N88°53'24"W, and a chord distance of 8.74 feet; thence Westerly along the arc of said curve for a distance of 9.33 feet, through a central angle of 71°39'32" to a point on the Existing Easterly Right-of-Way line of State Road 5 (South Dixie Highway) per Florida Department of Transportation Right-of-Way Map, Section 87030-2109; said point lying on a non-tangent curve concave to the Northwest having a radius of 1,952.58 feet, a chord bearing of N55°18'05"E, and a chord distance of 26.31 feet; thence Northeasterly along the arc of said curve for a distance of 26.31 feet, through a central angle of 00°46'19" to a point on the North line of aforesaid Lot 42, Block 1; thence N87°17'28"E, along the North line of said Lots 42, 43 and 44, for a distance of 43.48 feet to the POINT OF BEGINNING.

Containing 387 square feet, more or less.

John Liptak, PSM #5664 State of Florida
Maser Consulting P.A.

Date: 08/28/2017

Rev. by DD 12/07/2017

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: _____

Its City Clerk

The City of Coral Gables

By: _____

Its Mayor

Address

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ 20____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

(Signature of person taking acknowledgment)

(Type, print or stamp name under signature)
Title or rank and serial number, if any: _____

SKETCH 3000-RZ-01

EXHIBIT "A"

LEGAL DESCRIPTION PARCEL 800:

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Containing 387 square feet, more or less.

[Signature]
12-08-17
JOHN LIPTAK DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5664

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

THIS IS NOT A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 5

MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	12/07/2017	RY	DATE	PREPARED BY	HASPER CORP., 1100 P.A. 3250 NW 64 STREET MIAMI, FL 33156 R07388	DATA SOURCE	SEE GENERAL NOTES ON SHEET 2 OF 4
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017			
REVISION	BY	DATE	CHECKED	JL	08/28/2017	F.P. NO. 433455-3	SECTION 8/030	SHEET 1 OF 4

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12/7/2017 2:4:32 PM ddensis

SKETCH 3000-82 01

EXHIBIT "A"

GENERAL NOTES:

- Reproductions of this map are not valid without the signature and the original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for right of way, easement of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings are based on a bearing of N56°20'54"E along the Baseline of Survey for State Road 5 (South Dixie Highway / U.S. 1), as provided by F.D.O.T. on August 7, 2017, F.P. 433455-3 (ALGNRD01.dgn).
- Existing Right of Way line shown hereon were provided by F.D.O.T. on August 7, 2017 via email, F.P. 433455-3 (DSGNRD01.dgn, RWDTRD01.dgn).
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R:\CAD\Inch\3000-nw-5.spl\m\3000-82-515 Parcel\0341553\iv\m\pl\WPS800.dgn

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FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 5

MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	17/07/2017	BY	JL	DATE	08/28/2017	PREPARED BY:	MUSER CONSULTING, P.A. 2750 NW 64 STREET MIAMI, FL 33146 (R27386)	DATA SOURCE:	SEE GENERAL NOTES
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017					
REV. SIGN	BY	DATE	CHECKED	JL	08/28/2017	F.P. NO. 433455-3			SECTION 87030	SHEET 2 OF 4

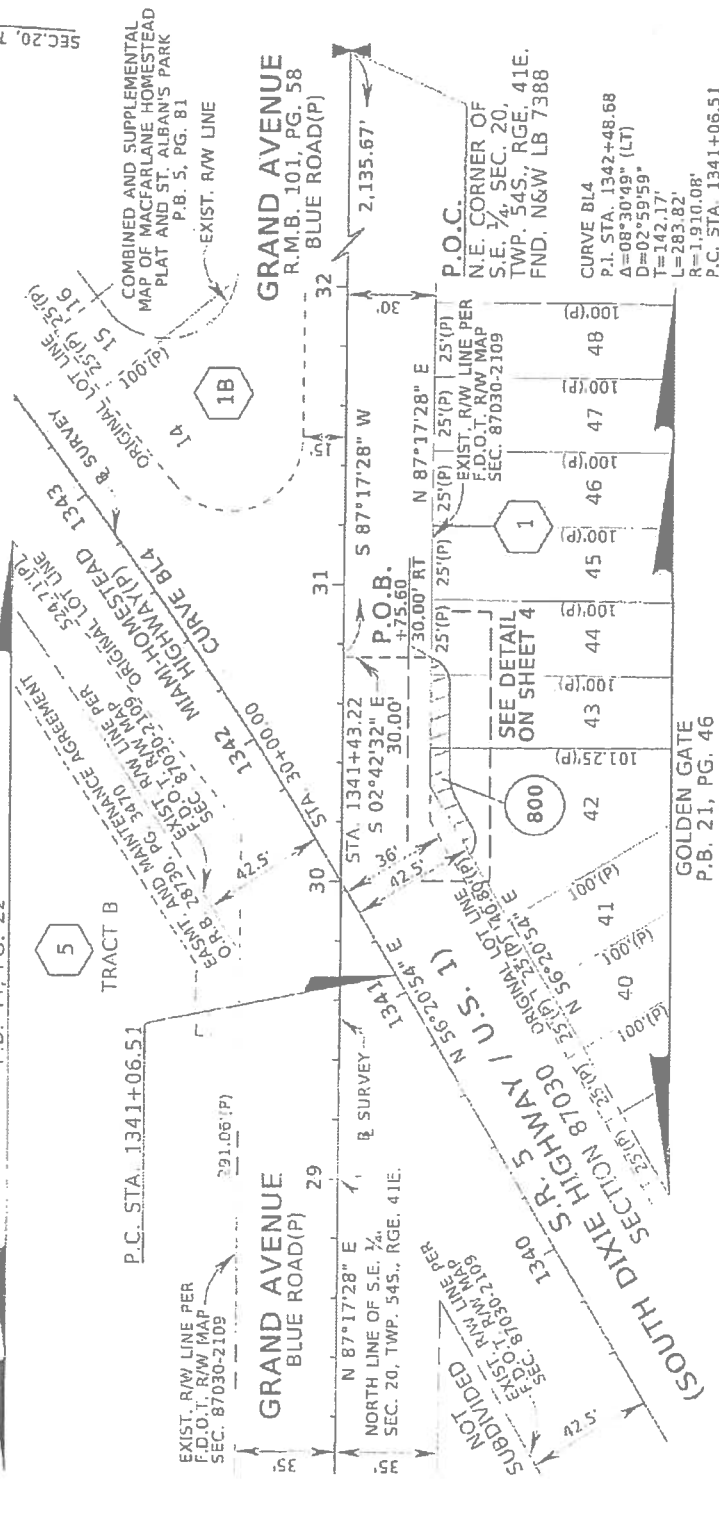
12/17/2017 2:51:40 P.M. utlemis

PARCEL #	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800	CITY OF CORAL GABLES	387 S.F.	UNKNOWN	

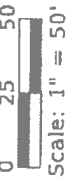
EXHIBIT "A"

N.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.

REPLAT MACFARLANE HOMESTEAD
P.B. 44, PG. 22



S.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.






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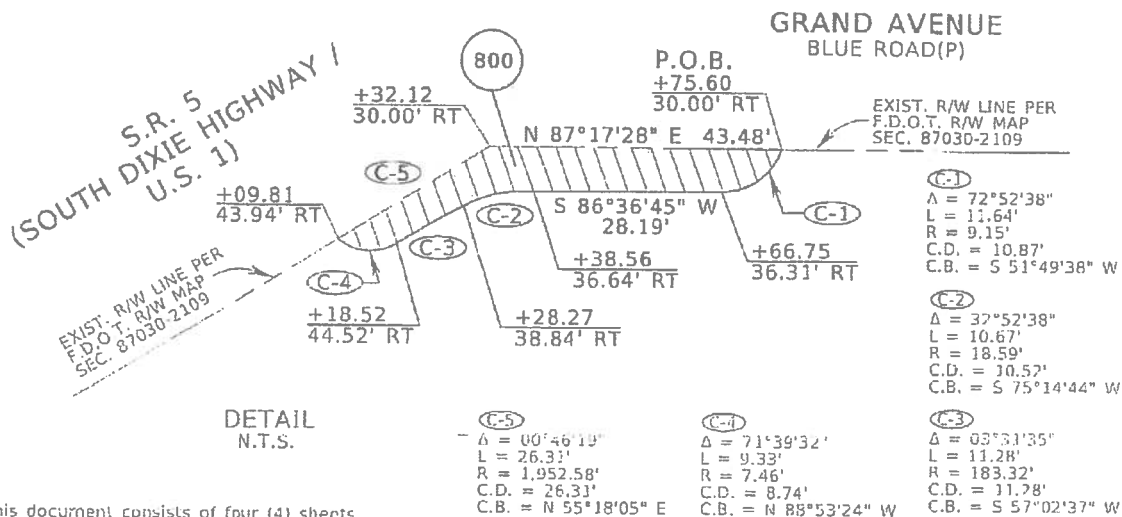
FLORIDA DEPARTMENT OF TRANSPORTATION	STATE ROAD NO. 5	MIAMI-DADE COUNTY
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	REV. PARCEL NUMBER: C/M/P 12/07/2017	DATA SOURCE: SEE GENERAL NOTES ON SHEET 2 OF 4
	REV. PARCEL GEOMETRY: C/M/P 12/07/2017	
	REVISION: BY DATE	
	CHECKED: IL 08/28/2017	
	F.P. NO. 433455-3	SECTION 87030 SHEET 3 OF 4

SKETCH 3000-BZ.01

EXHIBIT "A"

LEGEND:

- | | | | |
|---|--|---------------|-------------------------|
|  | - Parcel Identification Number | P.B. | - Plat Book |
|  | - Block Number | P.C. | - Point of Curvature |
|  | - Baseline | PG. | - Page |
| Δ | - Curve Della Angle | P.I. | - Point of Intersection |
| C.D. | - Chord Distance | P.O.B. | - Point of Beginning |
| C.B. | - Chord Bearing | P.O.C. | - Point of Commencement |
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| EXIST. | - Existing | R | - Radius |
| EASMT. | - Easement | REV. | - Revised |
| F.D.O.T. | - Florida Department of Transportation | RGE. | - Range |
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| L | - Arc Length | R/W | - Right-of-Way |
| LB | - Licensed Business | SEC. | - Section |
| LT | - Left | S.F. | - Square Feet |
| N&W | - Nail and Washer | S.R. | - State Road |
| N.T.S. | - Not to Scale | STA. | - Station |
| O.R.B. | - Official Records Book | T | - Tangent |
| (P) | - Platted Information | TWP. | - Township |



DETAIL
N.T.S.

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**FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

STATE ROAD NO. 5

MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	12/01/2017	BY	DATE	PREPARED BY: MASER CONSULTING, P.A. 8750 NW 64 STREET MIAMI, FL 33166 (305)368	DATA SOURCE SEE GENERAL NOTES ON SHEET 2 OF 4
REV. PARCEL IDENTIFY	CMP	12/01/2017	DRAWN	CMP	08/28/2017	F.P. NO. 433455-3
REVISION	BY	DATE	CHECKED	JL	08/28/2017	SECTION 87030
						SHEET 4 OF 4



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-025-0090
Property Address:	200 GRAND AVE Coral Gables, FL 33133-0000
Owner	CITY OF CORAL GABLES
Mailing Address	CITY HALL CORAL GABLES, FL 33134
PA Primary Zone	6400 COMMERCIAL - CENTRAL
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	8,440 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$700,520	\$633,000	\$633,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$700,520	\$633,000	\$633,000
Assessed Value	\$696,300	\$633,000	\$633,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$4,220		
Municipal	Exemption	\$696,300	\$633,000	\$633,000

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

Short Legal Description
GOLDEN GATE PB 21-46 LOTS 41 THRU 43 BLK 1 LESS RW LOT SIZE 8440 SQ FT

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$700,520	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

PARCEL 800

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:

09-LA.02-05/2000

This instrument prepared by, or under the direction of,
Alicia Trujillo, Esq., District Six Chief Counsel
State of Florida Department of Transportation
1000 N.W. 111th Avenue, Miami, Florida 33172
December 29, 2017 - MF

Parcel No. : 902R(1/9/2018)MF
Item/Segment No. : 433455-3
Managing District : 6

LICENSE

THIS AGREEMENT, Made the _____ day of _____, 20____, by and between **THE CITY OF CORAL GABLES**, herein called licensor, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, herein called licensee.

In consideration of the benefits accruing unto the licensor, the parties agree as follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of the terms and conditions hereof, the following described premises:

Parcel: 902

Fin. No. 433455-3

A portion of the West 4.00 feet of the property located at: 225 Florida Avenue. Coral Gables, FL 33133.
Folio Numbers: 03-4120-006-1870.

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the licensor's property with the highway improvements which are to be constructed together with incidental purposes related thereto during the period beginning with the date first above written and continuing until completion of the transportation project, but not later than the last day of June 30, 2020.

The making, execution and delivery of this agreement by licensor has been induced by no representations, statements, warranties, or agreements other than those contained herein. This agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the licensor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

THE CITY OF CORAL GABLES,

By: _____

Print name

Its: _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-006-1870
Property Address:	225 FLORIDA AVE Coral Gables, FL 33133-0000
Owner	THE CITY OF CORAL GABLES
Mailing Address	405 BILTMORE WAY CORAL GABLES, FL 33134-5717
PA Primary Zone	6400 COMMERCIAL - CENTRAL
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	19,904 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,990,400	\$1,990,400	\$1,990,400
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,990,400	\$1,990,400	\$1,990,400
Assessed Value	\$1,981,617	\$1,801,470	\$1,637,700

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$8,783	\$188,930	\$352,700
Municipal	Exemption	\$1,981,617	\$1,801,470	\$1,637,700

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

Short Legal Description
MAC FARLANE HOMESTEAD PB 5-81 LOT 9 THRU 16 BLK 2-B LOT SIZE 24605 SQ FT OR 15453-2310 0292 3

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,990,400	\$1,990,400	\$1,990,400
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1974	\$75,000	00000-00000	Sales which are qualified

PARCEL 902 R

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Version:

09-LA.02-05/2000

This instrument prepared by, or under the direction of,
Alicia Trujillo, Esq., District Six Chief Counsel
State of Florida Department of Transportation
1000 N.W. 111th Avenue, Miami, Florida 33172
December 29, 2017 - MF

Parcel No. : 903R(1/9/2018)MF
Item/Segment No. : 433455-3
Managing District : 6

LICENSE

THIS AGREEMENT, Made the _____ day of _____, 20____, by and between **THE CITY OF CORAL GABLES**, herein called licensor, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, herein called licensee.

In consideration of the benefits accruing unto the licensor, the parties agree as follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of the terms and conditions hereof, the following described premises:

Parcel: 903

Fin. No. 433455-3

A portion of the North 4.00 feet of the property located at: 220 Frow Avenue. Coral Gables, FL 33133.
Folio Numbers: 03-4120-006-1880.

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the licensor's property with the highway improvements which are to be constructed together with incidental purposes related thereto during the period beginning with the date first above written and continuing until completion of the transportation project, but not later than the last day of June 30, 2020.

The making, execution and delivery of this agreement by licensor has been induced by no representations, statements, warranties, or agreements other than those contained herein. This agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the licensor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

THE CITY OF CORAL GABLES,

By: _____

Print name

Its: _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-006-1880
Property Address:	220 FROW AVE Coral Gables, FL 33133-4834
Owner	THE CITY OF CORAL GABLES
Mailing Address	405 BILTMORE WAY CORAL GABLES, FL 33134-5717
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
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	4,750 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$102,125	\$93,812	\$73,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$102,125	\$93,812	\$73,625
Assessed Value	\$41,726	\$37,933	\$34,485

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$60,399	\$55,879	\$39,140
Municipal	Exemption	\$41,726	\$37,933	\$34,485

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

Short Legal Description
MAC FARLANE HOMESTEAD PB5-81 PARCEL 26-4 LOT 17 BLK 2-B LOT SIZE 50.00 X 95.00 OR 13969-260 0189 3

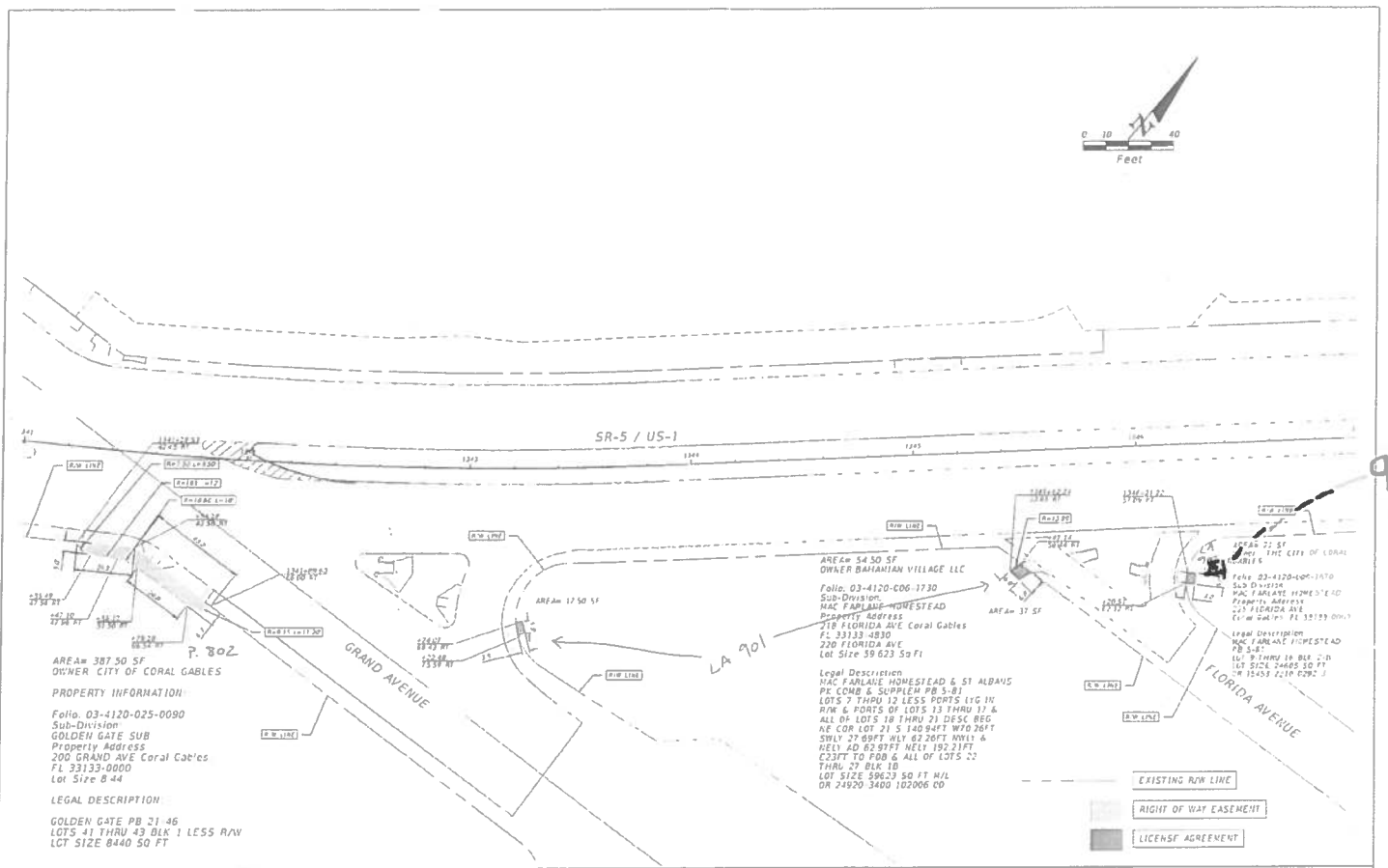
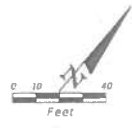
Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$102,125	\$93,812	\$73,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

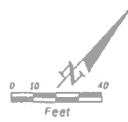
PARCEL 903 R

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Version:



REVISIONS		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		RIGHT OF WAY	SHEET NO 5
DATE	DESCRIPTION	ROAD NO.	COUNTY		
				433455-3-52-01	



PONCE DE LEON Blvd.

SR-5 / US-1

AREA = 33 SF
 Owner: THE CITY OF CORAL GABLES
 Folio: 03-4120 006-1880
 Sub-Division:
 MAC FARLANE HOMESTEAD
 Property Address
 220 FROW AVE Coral Gables,
 FL 33133-4834
 Legal Description:
 MAC FARLANE HOMESTEAD PD 5-61
 PARCEL 26.4
 LOT 17 BLK 2 B
 LOT SIZE 50.00 x 95.00
 OR 13989-260 0189 3

LA 113
 908

OAK AVE 10F

JEFFERSON ST

FROW AVENUE

EXISTING R/W LINE

LICENSE AGREEMENT

REVISIONS	
DATE	DESCRIPTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
		433455-3-52-01

RIGHT OF WAY

SHEET NO
6

Small text at the bottom of the page, likely a title block or footer, containing project details and dates.