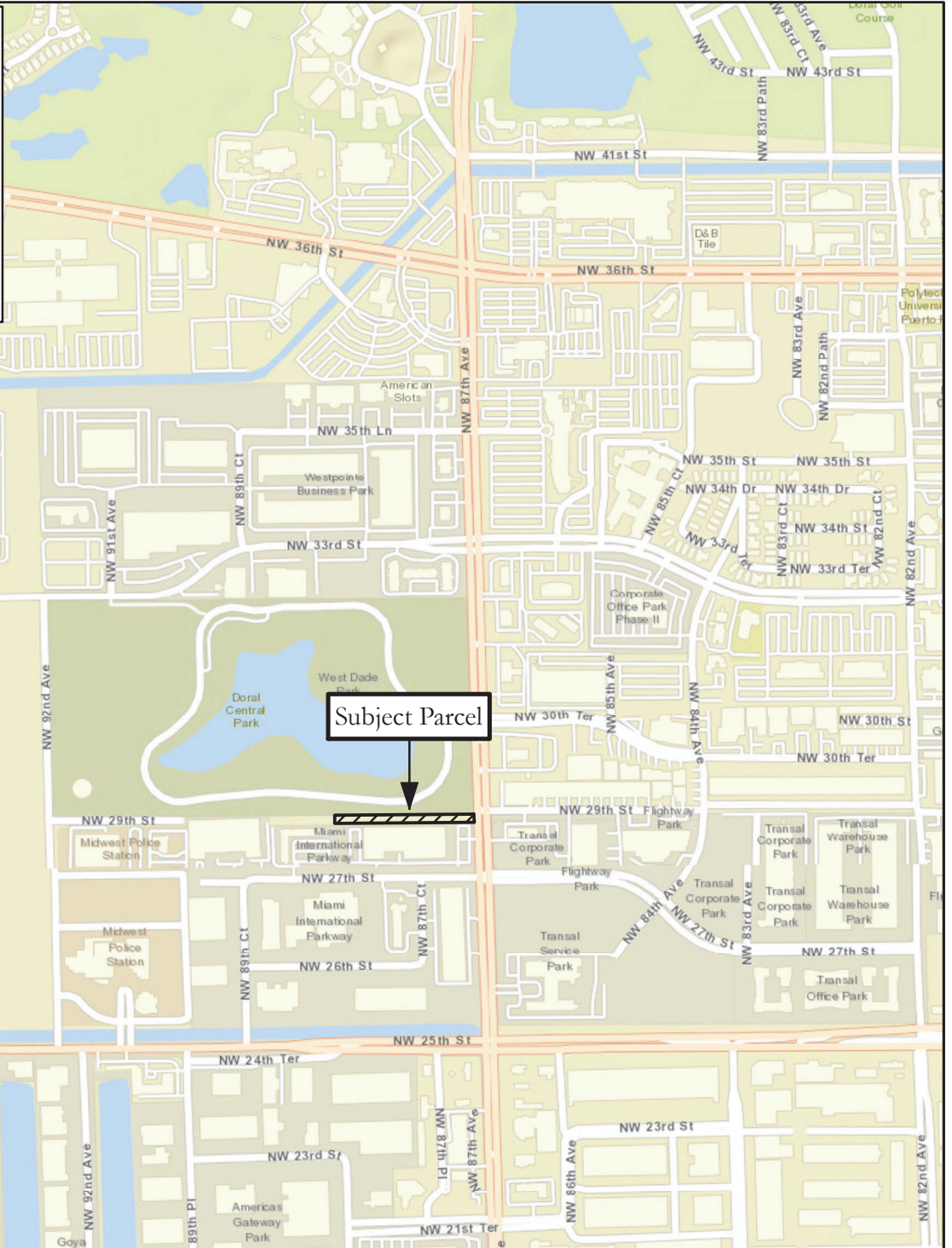




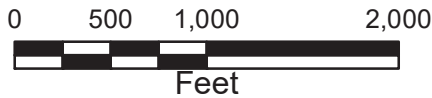
SITE



Subject Parcel

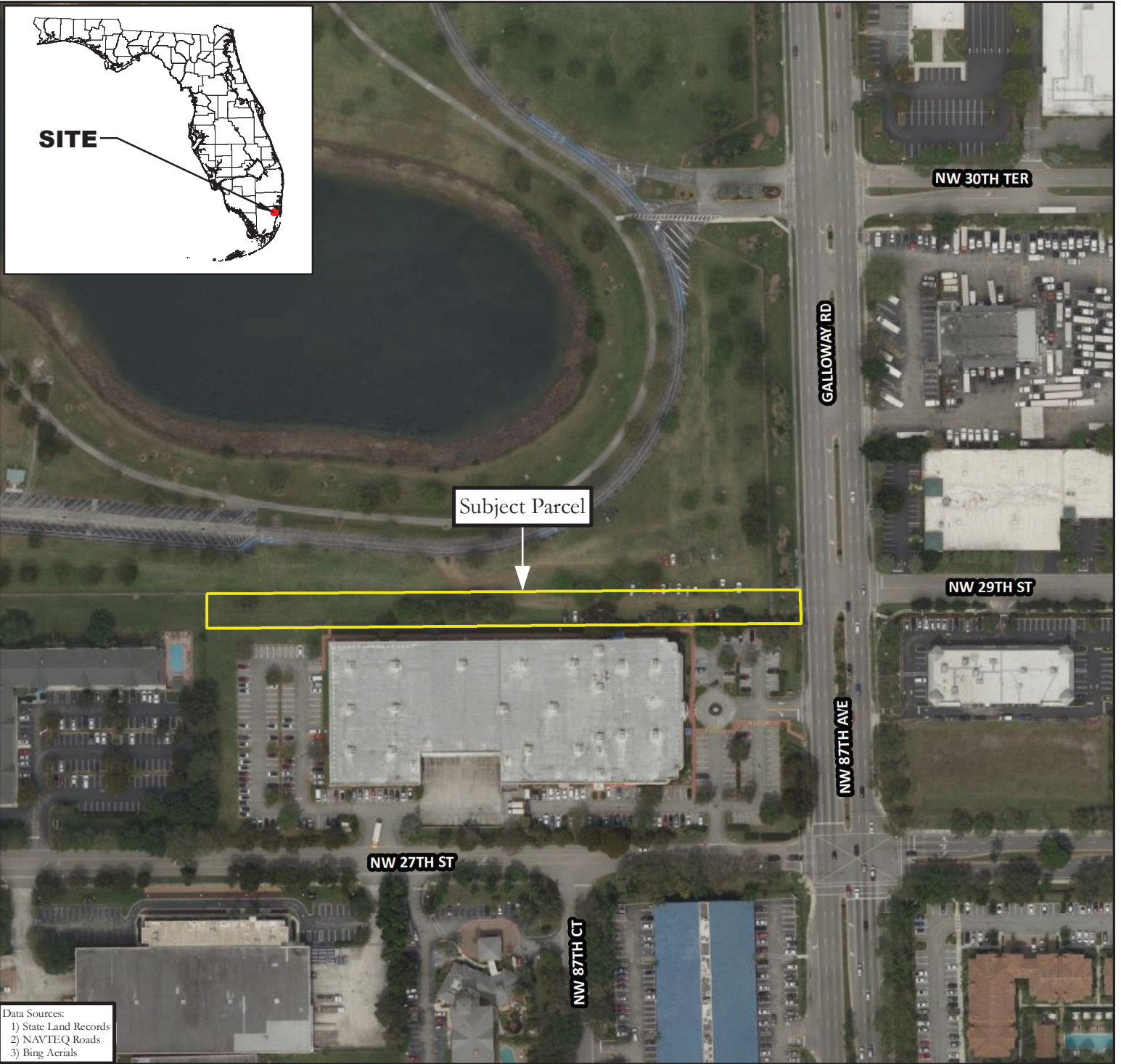
Data Sources:
 1) State Land Records
 2) World Street Map from ESRI

 Subject Parcel



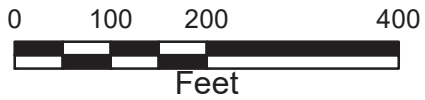
The City of Doral Conveyance

Miami-Dade County, Florida



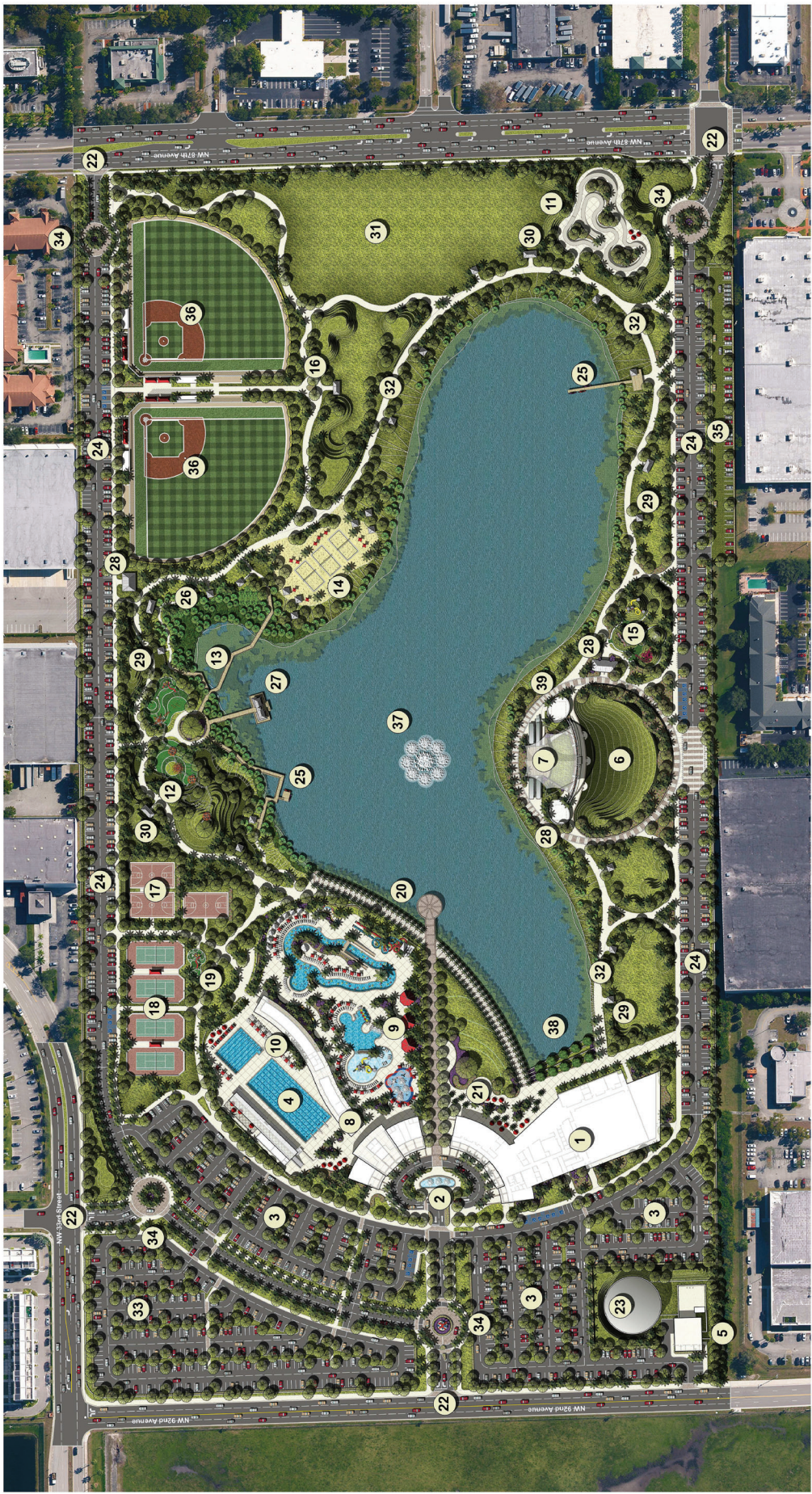
Data Sources:
 1) State Land Records
 2) NAVTEQ Roads
 3) Bing Aerials

 Subject Parcel



The City of Doral Conveyance

Miami-Dade County, Florida



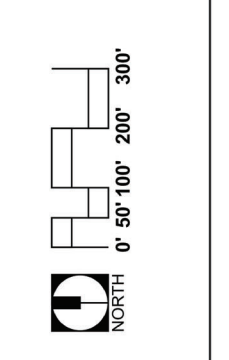
- 1 70,987 sf indoor recreation center
- 2 Dedicated drop-off plaza
- 3 Surface parking lot
- 4 Competition pool
- 5 Park maintenance storage building
- 6 Sloping events lawn with perimeter berm
- 7 Amphitheater with stage
- 8 Aquatics Center
- 9 Recreational pool deck

- 10 Competition pool deck
- 11 Skate park and pump track
- 12 Sensory playscape
- 13 Nature boardwalk trail
- 14 Lake-front sand volleyball (3)
- 15 Playgroup/play space
- 16 Learn-to-bike loop
- 17 Basketball courts (3)
- 18 Tennis courts (4)

- 19 Small tot-lot
- 20 Lake-front promenade
- 21 Cultural plaza w/sculptural play piece
- 22 Primary vehicular entrance
- 23 Existing water storage tank with Art in Public Spaces mural
- 24 Perimeter roads with on-street parking
- 25 Canoe/kayak/paddle boat launch (2)
- 26 Natural area with nature trails

- 27 Nature pavilion
- 28 Restroom buildings (3)
- 29 Small picnic shelter (18)
- 30 Large picnic shelter (5)
- 31 Multipurpose open field
- 32 Lake-front trail
- 33 Overflow surface parking lot
- 34 Vehicular roundabouts
- 35 Overflow turf parking area

- 36 Ballfields for a wide range of baseball and softball programs (2)
- 37 Lake fountain
- 38 Lake steps
- 39 Amphitheater storage building



LANDSCAPE PARK PROGRAM TABULATION

Client: City of Doral
Project Name: Doral Central Park
Project Address: 3000 NW 87th Ave, Doral FL, 33122

Item No.	Name	Quantity	Total
1	Indoor Recreation Center	1	1
2	Drop-off Plaza	1	1
3	Parking Lot	5	5
4	Competition Pool	1	1
5	Maintenance Shed	1	1
6	Storage Building	1	1
7	Amphitheater	1	1
8	Aquatics Center	1	1
9	Recreational Pool Deck	1	1
10	Competition Pool Deck	1	1
11	Skate Park	1	1
12	Sensory Playscape	1	1
13	Nature Boardwalk	1	1
14	Volleyball Courts	3	3
15	Playgroup/Play Space	1	1
16	Bike Loop	1	1
17	Basketball Courts	3	3
18	Tennis Courts	4	4
19	Tot Lot	1	1
20	Promenade	1	1
21	Cultural Plaza	1	1
22	Vehicular Entrance	1	1
23	Water Storage Tank	1	1
24	Perimeter Roads	1	1
25	Boat Launch	2	2
26	Natural Area	1	1
27	Nature Pavilion	1	1
28	Restroom Buildings	3	3
29	Small Picnic Shelter	18	18
30	Large Picnic Shelter	5	5
31	Multipurpose Field	1	1
32	Lake Front Trail	1	1
33	Overflow Surface Parking	1	1
34	Vehicular Roundabouts	2	2
35	Overflow Turf Parking	1	1
36	Ballfields	2	2
37	Lake Fountain	1	1
38	Lake Steps	1	1
39	Amphitheater Storage	1	1
Total			105,000 sq ft / 12,242 items

Item No.	Name	Quantity	Total
36	Ballfields	2	2
37	Lake Fountain	1	1
38	Lake Steps	1	1
39	Amphitheater Storage	1	1

Item No.	Name	Quantity	Total
27	Nature Pavilion	1	1
28	Restroom Buildings	3	3
29	Small Picnic Shelter	18	18
30	Large Picnic Shelter	5	5
31	Multipurpose Field	1	1
32	Lake Front Trail	1	1
33	Overflow Surface Parking	1	1
34	Vehicular Roundabouts	2	2
35	Overflow Turf Parking	1	1

Item No.	Name	Quantity	Total
1	Indoor Recreation Center	1	1
2	Drop-off Plaza	1	1
3	Parking Lot	5	5
4	Competition Pool	1	1
5	Maintenance Shed	1	1
6	Storage Building	1	1
7	Amphitheater	1	1
8	Aquatics Center	1	1
9	Recreational Pool Deck	1	1
10	Competition Pool Deck	1	1
11	Skate Park	1	1
12	Sensory Playscape	1	1
13	Nature Boardwalk	1	1
14	Volleyball Courts	3	3
15	Playgroup/Play Space	1	1
16	Bike Loop	1	1
17	Basketball Courts	3	3
18	Tennis Courts	4	4
19	Tot Lot	1	1
20	Promenade	1	1
21	Cultural Plaza	1	1
22	Vehicular Entrance	1	1
23	Water Storage Tank	1	1
24	Perimeter Roads	1	1
25	Boat Launch	2	2
26	Natural Area	1	1
27	Nature Pavilion	1	1
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33	Overflow Surface Parking	1	1
34	Vehicular Roundabouts	2	2
35	Overflow Turf Parking	1	1
36	Ballfields	2	2
37	Lake Fountain	1	1
38	Lake Steps	1	1
39	Amphitheater Storage	1	1
Total			105,000 sq ft / 12,242 items

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CONTRACT FOR SALE AND PURCHASE
AND
DEPOSIT RECEIPT

Approved for Agenda
Purposes Only
By: [Signature]
DEP Attorney
Date: 4/16/2021

THIS Contract for Sale and Purchase and Deposit Receipt ("Contract") is made this ____ day of _____, 2021, by and between SELLER and BUYER as follows:

SELLER:

Board of Trustees of the Internal Improvement Trust Fund of the State of Florida by and through its agent the Division of State Lands of the State of Florida Department of Environmental Protection ("DEP")

ADDRESS:

State of Florida Department of Environmental Protection
Division of State Lands
3900 Commonwealth Boulevard
Mail Station 100
Tallahassee, Florida 32399-3000

BUYER:

Name: City of Doral, Florida, a municipal corporation of the State of Florida
Address: 8401 NW 53rd Terrace
Doral, Florida 33166
Phone: (305)593-6690

1. **AGREEMENT TO SELL:**

SELLER hereby agrees to sell and BUYER hereby agrees to buy in accordance with this Contract the real property, that is more particularly described in attached EXHIBIT "A" of this Contract (the "Property").

2. **PURCHASE PRICE:**

BUYER hereby offers the following purchase price for the Property in the amount of TWENTY-ONE THOUSAND, TWO HUNDRED FIFTY AND NO/100 Dollars (\$ 21,250.00), which shall be paid in the following manner:

a. **Deposit:**

BUYER deposits herewith TWO THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100 Dollars (\$ 2,125.00) in the form of a certified or cashier's check or an irrevocable letter of credit from a financial institution as defined in Section 655.005, Florida Statutes, made payable to the State of Florida Department of Environmental Protection representing ten percent (10%) of the total purchase price as an earnest money deposit ("Deposit").

b. **Balance:**

At closing, BUYER shall be required to pay the balance of the purchase price in the amount of NINETEEN THOUSAND, ONE HUNDRED TWENTY FIVE AND NO/100 Dollars (\$19,125.00) by wire transfer of funds through a Federal Reserve Bank or other immediately available funds acceptable to SELLER, made payable to the State of Florida Department of Environmental Protection or SELLER'S designated closing agent.

3. TIME OF ACCEPTANCE:

If this offer is not accepted by SELLER, the Deposit shall be returned to BUYER and this offer shall be null and void.

4. CLOSING, EXPENSES AND POSSESSION:

This Contract shall be closed following approval by SELLER, and the deed delivered after execution by SELLER. SELLER will deliver possession of the Property to BUYER at closing. The following are additional details of closing:

a. Time and Place:

The closing shall be on or before ninety (120) days after SELLER'S execution of this Contract. The date, time and place of closing shall be set by DEP.

b. Conveyance:

At closing, SELLER will deliver to BUYER a fully executed quitclaim deed conveying the Property and any improvements in "AS IS, WHERE IS CONDITION," without warranties or representations, subject to a reservation in favor of the SELLER of an undivided three-fourths interest in phosphate, minerals and metals and an undivided one-half interest in all petroleum pursuant to Section 270.11, Florida Statutes, and a restriction that the Property can only be used for public park purposes. If the Property is used for another purpose in violation of the restriction, the Property shall revert to SELLER at the option of the SELLER,

c. Expenses:

BUYER shall be responsible for and pay all closing costs associated with the Property including, but not limited to, advertising costs, appraisal costs, survey costs, documentary stamp tax on the deed, recording fees, abstract or title insurance fees, attorneys' fees and real estate brokerage fees. BUYER shall reimburse DEP at closing for any closing costs that are initially paid for by DEP. Any costs of sale incurred by SELLER or by other parties on behalf of SELLER shall be paid by separate certified or cashier's check made payable to the State of Florida Department of Environmental Protection or an escrow agent designated by DEP at the time of closing. SELLER may require that the closing be processed by and through a title insurance company or other closing agent, designated by DEP, and BUYER shall pay any costs charged by such company or agent for this closing service. If BUYER obtains a survey of the Property, nothing contained therein shall affect the purchase price or terms of this Contract.

5. REAL ESTATE TAXES, EASEMENTS, RESTRICTIONS AND ENCUMBRANCES:

BUYER agrees to pay all outstanding real estate taxes. BUYER agrees to take title to the Property subject to any outstanding taxes, special liens or assessments, comprehensive land use plans, zoning, restrictions, prohibitions, permits, leases, tenancies and encumbrances affecting the Property and other requirements or liens imposed by governmental authority; restrictions, qualifications and matters appearing on the plat or otherwise common to the subdivision, restrictive covenants, public utility easements and all outstanding easements, reservations and other interests.

6. WETLANDS:

Any wetlands on the Property may be subject to the permitting requirements of DEP, the applicable water management district or any other applicable permitting entity.

7. **CONDITION OF THE PROPERTY:**

BUYER acknowledges that he has inspected the Property and agrees to accept the Property in "AS IS, WHERE IS CONDITION." SELLER makes no warranties or representations what-so-ever as to the condition of the Property or any improvements located thereon, or the fitness of either for any particular use or purpose.

8. **RADON GAS:**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

9. **RISK OF LOSS:**

In the event of any substantial damage to the Property (in excess of \$5,000) between the date of this Contract and the date of closing, SELLER shall have the option of restoring the damaged Property to its condition immediately prior to the occurrence causing the damage, in which event, BUYER shall complete the transaction as originally planned. If these repairs are not completed prior to closing date, closing will be extended until such time as the repairs are completed. If SELLER elects not to restore the damaged Property, BUYER'S sole remedy shall be the right to rescind this Contract by giving written notice to SELLER and to receive a refund of the Deposit or, alternatively, to proceed to closing on the Property, as damaged, without adjustment in the purchase price. In the event of any lesser damage (\$5,000 or less), the parties shall proceed to closing as though no damage had occurred.

10. **DEFAULT:**

If BUYER fails to close on or before the date set forth in paragraph 4.a. of this Contract, the Deposit may be retained by SELLER as agreed upon liquidated damages, consideration for execution of this Contract and in full settlement of any claims; whereupon this Contract shall be terminated and SELLER and BUYER shall be relieved of all obligations under this Contract; or SELLER, at SELLER'S option, may elect to specifically enforce this Contract. If SELLER fails to deliver the quit claim deed to BUYER on or before the closing date set forth in paragraph 4.a. of this Contract, BUYER may elect to receive the return of the Deposit, whereupon this Contract shall be terminated and BUYER and SELLER shall be relieved of all obligations under this Contract; or BUYER, at BUYER'S option, may seek specific performance.

11. **SUCCESSORS:**

Upon execution of this Contract by BUYER, this Contract shall be binding upon and inure to the benefit of BUYER, his heirs, successors or assigns.

12. **RECORDING:**

Neither this Contract nor any notice of it may be recorded in any county by any person.

13. **ASSIGNMENT:**

This Contract shall not be assigned by BUYER without the prior written consent of SELLER.

14. **TIME OF ESSENCE:**

Time is of the essence in the performance of this Contract.

15. AMENDMENTS:

This Contract contains the entire agreement and all representations of the parties. No amendment will be effective except when reduced to writing signed by all parties. Any amendments hereto may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. Any signature of an amendment hereto delivered by a party by facsimile transmission or electronic transmission (including email transmission of a PDF image) shall be deemed to be an original signature. Notwithstanding the foregoing, the parties acknowledge that the legal description of the Property is based upon historic chain of title information, without the benefit of a current survey. The parties agree that if, in the opinion of SELLER, it becomes necessary to amend the legal description to correct errors, to more properly describe the Property, or to otherwise revise the legal description of the Property, the legal description to be used in the survey (if any) and in the closing instruments required by this Contract for the Property shall be revised by or at the direction of SELLER, and shall be subject to the final approval of SELLER. Anything to the contrary hereinabove notwithstanding, such a revision of the legal description of the Property shall not require a written amendment to this Contract. In such event, the SELLER'S execution and delivery of the closing instruments containing the revised legal description and the BUYER'S acceptance of said instruments and of the final survey (if any) containing the revised legal description shall constitute a full and complete ratification and acceptance of the revised legal description of the Property by the parties.

16. SURVIVAL:

The covenants of this Contract will survive delivery and recording of deed and possession of the Property.

17. ACCEPTANCE OF OFFER:

SELLER reserves the right to reject this offer. Therefore, this Contract shall not bind SELLER, DEP or the State of Florida in any manner unless or until it is approved and legally executed by SELLER.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE TO FOLLOW

The parties have caused this Contract to be executed on the day and year first above written.

“SELLER”

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

By: _____ (SEAL)

TITLE: _____
DIVISION OF STATE LANDS,
STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

APPROVED AS TO FORM AND LEGALITY

By: _____
DEP ATTORNEY

“BUYER”

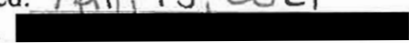
CITY OF DORAL, FLORIDA, a municipal
corporation of the State of Florida

BY:  (SEAL)

Albert P. Childress
Print/Type Name of Signor

City Manager
Title

Attest: 

Date Signed: April, 15, 2021
Phone No. 

8 a.m. – 5 p.m.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The North 50 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28,
Township 53 South, Range 40 East, less the West 1,735.42 feet and less
the East 55.00 feet for right-of-way, Miami-Dade County, Florida (SOLI
No. 13-3270.0)

BSM *Alay Law*

DATE: October 15, 2020

RESOLUTION No. 21-103

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE PURCHASE OF THE STATE-OWNED 0.98 ACRE PARCEL OF SURPLUS LAND ADJACENT TO DORAL CENTRAL PARK IN AN AMOUNT NOT TO EXCEED \$23,000.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in 2004, shortly after the City's incorporation, the City of Doral entered an interlocal agreement with Miami-Dade County approving the transfer of County Parks to the City of Doral (Resolution No. 04-100); and

WHEREAS, in 2005, Miami-Dade County advised the City of Doral that the parcel was leased from the State of Florida and that the City would have to work with the State of Florida directly to continue a similar arrangement; and

WHEREAS, in 2009, Mayor and Council approved Resolution No. 09-20 expressing its interest in acquiring and maintaining the parcel of land located in the southeast corner of JC Bermudez Park adjacent to the Miami Elections Department from the State of Florida; and

WHEREAS, since August 2009, the City has leased and managed the 0.98-acre parcel of land from the State of Florida Board of Trustees under Lease No. 4617. The City pays \$300 annually for the current lease which expires August 23, 2059, and must file a management plan with the State of Florida every ten (10) years; and

WHEREAS, in January 2021, an appraisal was requested by the Florida Department of Environmental Protection, Division of State Lands and was carried out by an independent appraiser. The land parcel was valued at \$21,250, and DEP staff advised city of Doral that the State would consider the sale and purchase of the land

for that amount, plus any associated closing costs which have been estimated at \$1,750; and

WHEREAS, the acquisition of this land will allow the City to finally have full ownership of all the land within Doral Central Park, to support the significant investment and commitment made by the City and its residents; and

WHEREAS, the City Manager' Office is seeking approval to purchase the 0.98-acre parcel at Doral Central Park from the State of Florida Board of Trustees in an amount not to exceed \$23,000 (including associated closing costs). Funding for this purchase will come from the Park Impact Fee Fund Account 102. Funds will be expended once the purchase of the land is approved by the Board of Trustees at their May 4, 2021 meeting; and

NOW THEREFORE, BE IT RESOLVED BY THE 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. Approval. The City Manager is hereby authorized to expend funds on behalf of the City, in the amount not to exceed \$21,250 plus closing costs estimated at \$1,750 and execute and all documents necessary to complete the sale and purchase transaction.

Section 3. Authorization. The City Manager is authorized to expend funds on behalf of the City.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

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


Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 14 day of April, 2021.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

LEASE AGREEMENT

Lease No. 4617

THIS LEASE AGREEMENT, made and entered into this 24th day of August 2009, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR," and the CITY OF DORAL, FLORIDA, hereinafter referred to as "LESSEE."

LESSOR, for and in consideration of mutual covenants and agreements hereinafter contained, does hereby lease to said LESSEE, the lands described in paragraph 2 below, together with the improvements thereon, and subject to the following terms and conditions:

1. DELEGATIONS OF AUTHORITY: LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.
2. DESCRIPTION OF PREMISES: The property subject to this lease is situated in the County of Miami-Dade, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter called the "leased premises".
3. TERM: The term of this lease shall be for a period of fifty (50) years commencing on August 24, 2009, and ending on August 23, 2059, unless sooner terminated pursuant to the provisions of this lease.
4. PURPOSE: LESSEE shall manage the leased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 8 of this lease.
5. QUIET ENJOYMENT AND RIGHT OF USE: LESSEE shall have the right of ingress and egress to, from and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.
6. UNAUTHORIZED USE: LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformity with this lease.
7. ASSIGNMENT: This lease shall not be assigned in whole or in part without the prior written consent of LESSOR, which consent shall not be

unreasonably withheld. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

8. MANAGEMENT PLAN: LESSEE shall prepare and submit a Management Plan for the leased premises in accordance with Section 253.034, Florida Statutes and subsection 18-2.021(4), Florida Administrative Code. The Management Plan shall be submitted to LESSOR for approval through the Division of State Lands, State of Florida Department of Environmental Protection. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises without the prior written approval of LESSOR until the Management Plan is approved. LESSEE shall provide LESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the leased premises. The Management Plan shall be submitted to LESSOR in draft form for review and comments within ten months of the effective date of this lease. LESSEE shall give LESSOR reasonable notice of the application for and receipt of any state, federal or local permits as well as any public hearings or meetings relating to the development or use of the leased premises. LESSEE shall not proceed with development of said leased premises including, but not limited to, funding, permit applications, design or building contracts until the Management Plan required herein has been submitted and approved. Any financial commitments made by LESSEE which are not in compliance with the terms of this lease shall be done at LESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition which established the primary public purpose for which the leased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written approval of LESSOR. The Management Plan prepared under this lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

9. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of LESSOR. Any easement not approved in writing by LESSOR shall be void and without legal effect.

10. SUBLEASES: This lease is for the purposes specified herein and subleases of any nature are prohibited without the prior written approval of LESSOR, which approval shall not be unreasonably withheld. Any sublease not approved in writing by LESSOR shall be void and without legal effect.

11. RIGHT OF INSPECTION: LESSOR or its duly authorized agents, representatives or employees shall have the right to reasonably inspect the leased premises and the works and operations of LESSEE in any matter pertaining to this lease.

12. PLACEMENT AND REMOVAL OF IMPROVEMENTS: All buildings, structures and improvements shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done by LESSEE without the prior written approval of LESSOR. Removable equipment and removable improvements placed on the leased premises by LESSEE which do not become a permanent part of the leased premises will remain the property of LESSEE and may be removed by LESSEE before or upon termination of this lease.

13. INSURANCE REQUIREMENTS: During the term of this lease, LESSEE shall maintain comprehensive general liability insurance coverage that will also extend to the leased premises. The coverage shall be in amounts not less than \$100,000 per person and \$200,000 per incident or occurrence for personal injury, death and property damage on the leased premises. LESSEE does not intend to construct any improvements on the Leased Premises. If during the term hereof, LESSEE decides to erect any improvement on the leased premises, LESSEE shall immediately notify LESSOR and shall obtain applicable insurance coverage (including self-insurance as applicable) in an amount equal to the full insurable replacement value of such improvements. Such policies of insurance shall name LESSOR and the State of Florida as additional insureds. LESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this lease and shall submit annually thereafter, written evidence of maintaining such insurance to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. LESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do business in the State of Florida. Any certificate of self-insurance shall be issued or approved by the Chief Financial Officer, State of

Florida. The certificate of self-insurance shall provide for casualty and liability coverage. LESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage, and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this lease.

14. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

15. PAYMENT OF TAXES AND ASSESSMENTS: LESSEE shall assume full responsibility for and shall pay all taxes, assessments, liens or other similar liabilities that accrue to the leased premises or to the improvements thereon arising after this lease commences including any and all ad valorem taxes and drainage and special assessments or personal property taxes of every kind and all construction or materialman's liens which may be hereafter lawfully assessed and levied against the leased premises subsequent to the effective date of this lease. In no event shall the LESSEE be held liable for such liabilities which arose prior to the effective date of this lease.

16. NO WAIVER OF BREACH: The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms or conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.

17. TIME: Time is expressly declared to be of the essence of this lease.

18. NON-DISCRIMINATION: LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.

19. UTILITY FEES: LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having the utilities turned off when the leased premises are surrendered.

20. MINERAL RIGHTS: This lease does not cover petroleum or petroleum products or minerals and does not give the right to LESSEE to drill for or develop the same.

21. RIGHT OF AUDIT: LESSEE shall make available to LESSOR all financial and other records relating to this lease, and LESSOR shall have the right to audit such records at any reasonable time during the term of this lease. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to the provisions of Chapter 119, Florida Statutes.

22. CONDITION OF PREMISES: LESSOR assumes no liability or obligation to LESSEE with reference to the conditions of the leased premises. The leased premises herein are leased by LESSOR to LESSEE in an "as is" condition, with LESSOR assuming no responsibility for the care, repair, maintenance or improvement of the leased premises for the benefit of LESSEE.

23. COMPLIANCE WITH LAWS: LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

24. NOTICE: All notices given under this lease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. LESSOR and LESSEE hereby designate their address as follows:

LESSOR: State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration, M. S. 130
3800 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000

LESSEE: City of Doral
8300 NW 53 Street, Suite 202
Doral, Florida 33166

25. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty days of receipt of written notice, LESSOR may either terminate

this lease and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises and attorneys' fees or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

26. DAMAGE TO THE PREMISES: (a) LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises or adjacent properties, any act which may result in damage or depreciation of value to the leased premises or adjacent properties, or any part thereof. (b) LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants, or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the leased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE's failure to comply with this paragraph, LESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the leased premises, and (2) all off-site ground and surface waters and lands affected by LESSEE's such failure to comply, as may be necessary to bring the leased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this lease. This paragraph shall not be construed as a limitation upon LESSEE'S obligations as set forth in paragraph 14 of this lease, nor upon any other obligations or responsibilities of LESSEE

as set forth herein. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to LESSOR, all within the reporting periods of the applicable governmental agencies. This paragraph shall not be deemed to apply to any conditions existing prior to the effective date of this lease.

27. ENVIRONMENTAL AUDIT: At LESSOR'S discretion, LESSEE shall provide LESSOR with a current Phase I environmental site assessment conducted in accordance with the State of Florida Department of Environmental Protection, Division of State Lands' standards prior to termination of this lease, and if necessary a Phase II environmental site assessment.

28. SURRENDER OF PREMISES: Upon termination or expiration of this lease, LESSEE shall surrender the leased premises to LESSOR. In the event no further use of the leased premises or any part thereof is needed, LESSEE shall give written notification to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the leased premises. Notification shall include a legal description, this lease number, and an explanation of the release. The release shall only be valid if approved by LESSOR through the execution of a release of lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon termination or expiration of this lease, all permanent/capital improvements, including both physical structures and modifications to the leased premises, shall become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination of this lease shall be at LESSOR'S sole discretion. Prior to surrender of all or any part of the leased premises a representative of the Division of State Lands, State of Florida Department of

Environmental Protection, shall perform an on-site inspection and the keys to any building on the leased premises shall be turned over to the division.

29. BEST MANAGEMENT PRACTICES: LESSEE shall implement applicable Best Management Practices for all activities conducted under this lease in compliance with paragraph 18-2.018(2) (h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE or other land managing agencies for the protection and enhancement of the leased premises.

30. PUBLIC LANDS ARTHROPOD CONTROL PLAN: LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one year of the effective date of this lease all of the environmentally sensitive and biologically highly productive lands contained within the leased premises, in accordance with Section 388.4111, Florida Statutes and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

31. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the leased premises is held by LESSOR. LESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or against any interest of LESSOR therein.

32. PARTIAL INVALIDITY: If any term, covenant, condition or provision of this lease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

33. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapter 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

34. SOVEREIGNTY SUBMERGED LANDS: This lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any

lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

35. ENTIRE UNDERSTANDING: This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

36. MAINTENANCE OF IMPROVEMENTS: LESSEE shall maintain the real property contained within the leased premises and the improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Management Plan, and meeting all building and safety codes. LESSEE shall maintain any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this lease.

37. GOVERNING LAW: This lease shall be governed by and interpreted according to the laws of the State of Florida.

38. SIGNS: LESSEE shall ensure that the area is identified as being publicly owned and operated as a public facility in all signs, literature and advertising. If federal grants or funds are used by LESSEE for any project on the leased premises LESSEE shall erect signs identifying the leased premises as a federally assisted project.

39. SECTION CAPTIONS: Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

40. ADMINISTRATIVE FEE: LESSEE shall pay LESSOR an annual administrative fee of \$300 pursuant to subsection 18-2.021(8), Florida Administrative Code. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this lease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

IN WITNESS WHEREOF, the parties have caused this lease to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: Gloria C. Barber (SEAL)
GLORIA C. BARBER, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Robin Smith
Witness
Robin Smith
Print/Type Witness Name
Dave Fewell
Witness
DAVE FEWELL
Print/Type Witness Name

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of August 2009, by Gloria C. Barber, as Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, who is personally known to me or who has produced _____ as identification.



David L. Fewell
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

By: [Signature]
DEP Attorney

CITY OF DORAL, FLORIDA
By its City Council

By: [Signature]
JUAN CARLOS BERMUDEZ
Print/Type Name

Title: MAYOR

(OFFICIAL SEAL)

Attest: [Signature]
Barbara Heuer
City Clerk

"LESSEE"

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17th day of August 2009, by Juan Carlos Bermudez, as Mayor on behalf of the City Council of the City of Doral, Florida. He/She is personally known to me or who have produced _____ as identification.

[Signature]
Notary Public, State of Florida
Kristha Gomez
Type Notary Name

Commission Number:

Commission Expires:



APPROVED AS TO LEGAL AND FORM

[Signature]
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF LEASED PREMISES

The North 50 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28,
Township 53 South, Range 40 East, less the West 1,735.42 feet and less
the East 55.00 feet for right-of-way, Miami-Dade County, Florida (SOLI
No. 13-3270.0)

BSM APPROVED
By W Date 4/6/09



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399-3000

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

MEMORANDUM

To: Vicki Thompson, Senior Program Analyst, Division of State Lands
From: Julie Story Senior Appraiser, Bureau of Appraisal
Approved by: Jay Scott, Chief, Bureau of Appraisal
Subject: Appraisal Approval Memorandum
Date: 2/1/2021

Project Name: DSL - City of Doral Lease
BA File Number: 21-8268
Fee Appraiser: Lee Warronker, MAI
County: Miami-Dade
Date of Value: 1/17/2021

Owner	Land Size (Acres)	Appraised Value	Maximum Value
TIITF	0.98	\$21,250*	\$21,250*

*** Subject property will be restricted to public park use only.***

SUMMARY OF COMMENTS:

A compliance review of the appraisal for the above referenced property was conducted by a staff appraiser. The primary purpose of the appraisal review is to ensure conformity to at least the minimum requirements of the appraisal standards and supplemental appraisal standards applicable to the real property appraisal assignment.

The staff appraiser's check list and comments, as to the content and appropriateness of the methods, techniques and data, are accepted. The staff appraiser stated the appraisal report complies with the required standards and is approved as reviewed. The Chief Appraiser concurs.

Julie Story
Digitally signed by Julie Story
Date: 2021.02.01 09:10:54 -05'00'
Staff Appraiser

Jay Scott
Digitally signed by Jay Scott
Date: 2021.02.01 09:12:54 -05'00'
Chief Appraiser