



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

Government Operations
Committee

December 14, 2010
9:30 A.M.
Commission Chamber

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**Miami-Dade County Board of County Commissioners
Office of the Commission Auditor**

**Legislative Notes
Government Operations Committee
Meeting Agenda**

December 14, 2010

Written analyses and notes for the below listed items are attached for your consideration:

Item Number(s)
3(A)
3(B)
3(C)

**MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

Agenda Item: 3(A), 3(B), & 3(C)

File Number: 102672, 102667 & 102669

**Committee(s)
of Reference:** Government Operations Committee

Date of Analysis: December 10, 2010

Districts: Countywide

Type of Item: Resolution

Summary

Items 3(A), 3(B), and 3(C) modify the minimum sale amount of surplus County-owned property from no less than 100% of the current year's assessed value to no less than 75% of the tax assessed value for those properties approved through Resolutions 38-02, 1303-07, and 665-09.

Highlights

- The parcels in the items mentioned above are mostly zoned residential.¹
- All of these parcels declared surplus are non-buildable.
- According to General Services Administration (GSA), the sale of these parcels will generate additional tax revenue for the County and will eliminate the County's obligation to maintain them.

Additional Information

1. According to GSA, the following process is used to determine the sale of surplus property:
 - The parcels are first offered to the adjoining property owners.
 - If more than one (1) adjoining property owner expresses interest in the property, a sealed bid is held amongst the interested adjacent property owners.
 - If only one adjoining property owner expresses interest in the property it is sold to them for the minimum sale amount.
 - If no adjacent property owner expresses interest in the property it is offered for sale to the general public via sealed bid.
 - Sealed bids are advertised on the web and a newspaper of general circulation.
2. Buyers are not provided an opportunity to determine if he/she can afford the adjustment in property taxes.
3. How many other properties does the County currently maintain that may be in the process of being declared surplus? And from the inventory how many are non-buildable? *There are currently 296 other properties that are not in use, but, have not yet been declared surplus. The majority of these parcels are not only non-buildable but, also unsellable because they are lakes, FPL easements, and long slivers of land.*

Prepared by: Michael Amador-Gil

¹ See Exhibit A for all three items under the Zoning column.