

Memorandum



Date: June 12, 2007

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Sale of County-owned Property
Location: SW 192nd Avenue and SW 256 ST
Folio No. 30-6826-000-0280

BFC
Agenda Item No. 3(C)

RECOMMENDATION:

It is recommended that the Board declare the below described County-owned property surplus and authorize the private sale of same to the adjoining property owner, Ms. Lesli A. Burkhead, pursuant to section 125.35-3(2) of the Florida Statutes.

MANAGING DEPARTMENT: General Services Administration

FOLIO NUMBER: 30-6826-000-0280

LOT SIZE: .5 acres

LOCATION: Approximately SW 192nd Avenue and SW 256 Street

DATE ACQUIRED: October 14, 1912 (Warranty Deed)
Recorded in Deed Book 86/492

ZONING: GU (Interim use)

ASSESSED VALUE: \$60,000 (2006)

MINIMUM SALE AMOUNT: If approved for surplus, GSA will sell the property via private sale to Lesli A. Burkhead, the adjacent property owner, for no less than its fair market value, to be determined by an independent state certified real estate appraiser.

HISTORY: In 1912 Miami-Dade County purchased this ½ acre parcel of land, now known as Rock pit #28, and partially excavated it for fill material to build county roads.

JUSTIFICATION:

Lesli A Burkhead, the owner of the adjacent property located at 19205 Southwest 256th Street, has expressed interest in purchasing the subject property. Ms. Burkhead owns 4 acres of land surrounding the subject site.

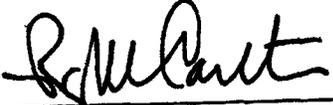
In light of the fact that the parcel is zoned GU (Interim Use) and is designated for agricultural use on the County's Land Use Map which does not allow the construction of residences on lots less than 5 acres, it has been determined that the parcel is not suitable for affordable housing.

Florida Statute 125.35-3(2) provides that when the Board of County Commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit and/or the value of the property is \$15,000 or less as determined by the County Property Appraiser, the Board may effect a private sale of the parcel with the adjacent property owner. If there is more than one adjacent property owner the property shall be bid amongst those owners. In this case Ms. Burkhead is the sole adjacent property owner. The subject property's size and shape are not sufficient to support any type of development.

The Planning Advisory Board has recommended that this property be declared surplus to County needs and made available for sale. Staff has circulated this parcel to County departments and has determined that it is not needed for any County purpose.

COMMENTS:

The sale of this parcel will eliminate the County's obligation to maintain the property, and will put the property on the tax roll.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. _____

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING COUNTY-OWNED PROPERTY LOCATED AT SW 192nd AVENUE AND SW 256 STREET, SURPLUS; AUTHORIZING THE PRIVATE SALE OF SAID PROPERTY TO THE ADJACENT PROPERTY OWNER, MS. LESLI A. BURKHEAD FOR NO LESS THAN THE DETERMINED APPRAISED MARKET VALUE; AUTHORIZING THE COUNTY MANAGER TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in the accompanying County Deed, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.35-3(2) Florida Statutes, hereby declares County-owned property located at SW 192nd Avenue and SW 256 Street Street; surplus; authorizes the private sale of said property to the adjoining property owner, Ms. Lesli A. Burkhead for no less than the to be determined appraised market value; authorizes the County Manager to take all actions necessary to accomplish the sale of said property legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

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The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney  to form and legal sufficiency.

By: _____
Deputy Clerk

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Instrument prepared under the approval of:
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Folio No. 30-6826-000-0280

COUNTY DEED

THIS DEED, made this _____ day of _____, 2007 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Miami, Florida. :

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollars and No/100 (\$ _____ .00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

LEGAL DESCRIPTION

26-56-38, BEG 198FTN OF SE COR OF SE1/4 OF SE1/4 OF NW1/4 CONT N132FT
W165FT S132FT E165FT TO POB. A/K/A 30-6826-000-0280 Rock Pit #28

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by the Mayor as authorized by its Board of County Commissioners acting the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

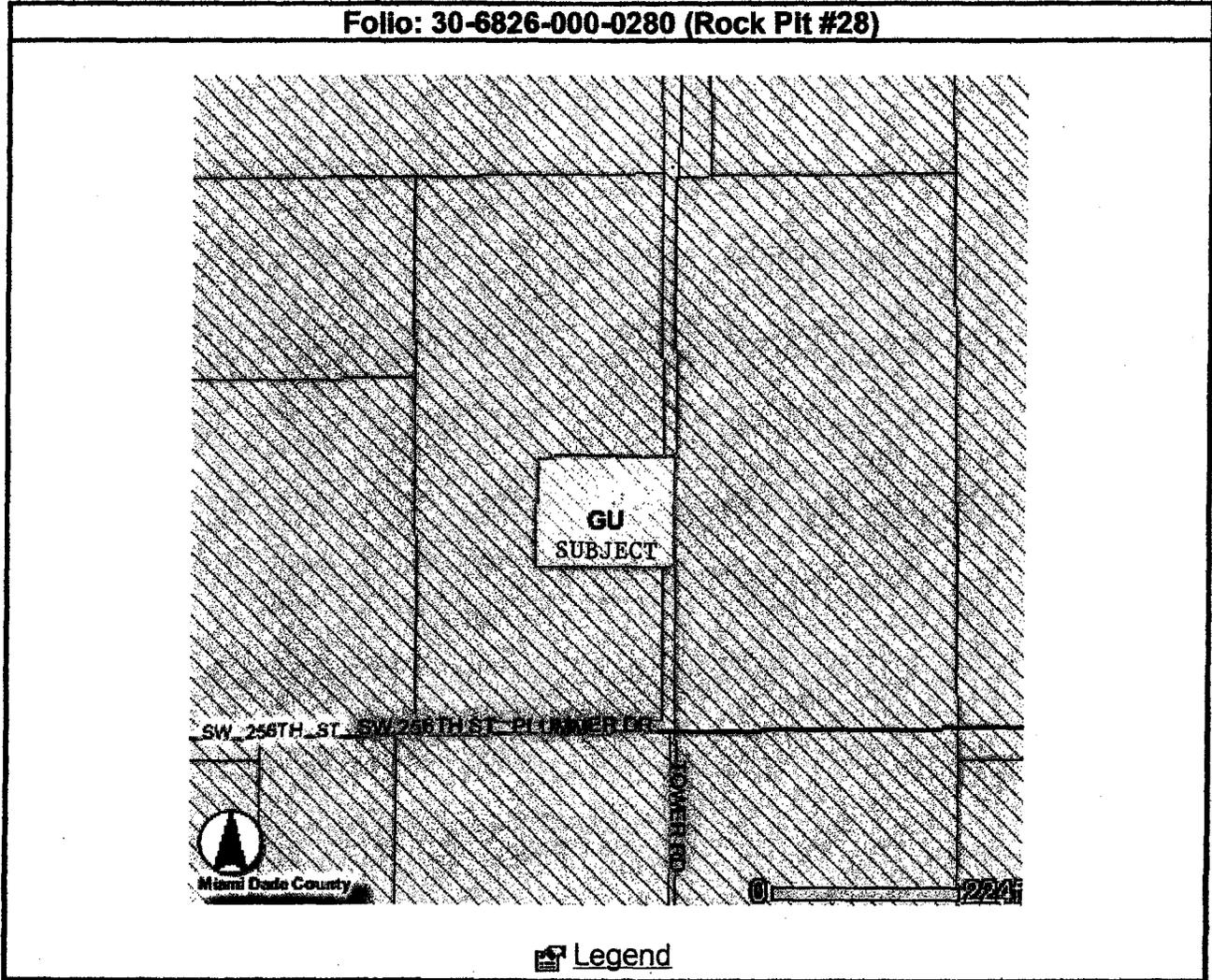
The foregoing was authorized and approved by Resolution No. R- _____ of the Board of County
Commissioners of Miami-Dade County, Florida, on the _____ of _____, 2007.

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Folio: 30-6826-000-0280 (Rock Pit #28)



Print

Close

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Location: SW 192 Avenue and SW 256 Street
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