

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** September 4, 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: 229 Northeast 24<sup>th</sup> Street  
Folio No: 01-3230-026-0930

Agenda Item No. 8(F)(1)(A)

## RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring County-owned property located at 229 NE 24<sup>th</sup> Street, surplus, authorizing appraisals of said property, authorizing its sale to the highest bidder via competitive bidding, and authorizing the waiver of Administrative Order 8-4 as it relates to the review and recommendations from the Planning Advisory Board.

## SCOPE

MANAGING DEPARTMENT: General Services Administration (GSA)

FOLIO NUMBER: 01-3230-026-0930

LOT SIZE: 5,500 square feet

COMMISSIONER DISTRICT: 3

COMMISSION DISTRICT (S)  
IMPACTED: 3

LOCATION: 229 Northeast 24<sup>th</sup> Street

DATE ACQUIRED: May 3, 2002 via Tax Deed

ZONING: C-1 (Restricted Commercial)

ASSESSED MARKET VALUE: \$440,000.00 (2006)

## FISCAL IMPACT/FUNDING SOURCE

MINIMUM SALE AMOUNT: Once declared surplus, GSA will conduct the sale of the subject property through a sealed bidding process, conveying said property to its highest and best bidder, for no less than the greater of its assessed market value or its fair market value as determined by an independent state-certified appraiser.

**JUSTIFICATION:**

Staff has circulated this parcel to County departments, concluding that no current need exists for County purposes. Because the parcel is zoned commercial and the adjacent property is being developed with a high-rise mixed use development, the Affordable Housing Review Committee determined that the parcel is not suitable for use in the Infill Housing Program.

Once sold, this property will generate to the County an estimated annual income of \$10,000 through tax revenues. In addition, it will release the County from current maintenance obligations amounting to approximately \$3,000 per year.

**BACKGROUND:**

**COMMENTS:**

The subject property was acquired in 2002 by the County via tax deed after non-payment of taxes.

The property is located within the City of Miami; therefore, it was not presented to the Planning Advisory Board for a recommendation.

Because this parcel of real property is sufficient in size and shape to be independently redeveloped, Florida Statutes 125.35 requires that the property be sold via a competitive bidding process. "25 Plaza Corporation," the owner of the adjacent parcel, has expressed an interest in purchasing the subject property.

**TRACK RECORD / MONITOR**

**MONITOR:**

This property will be sold via sealed bid to the highest and best bidder. No contract will be awarded. The sale of this property will be handled by Miguel de la Torre, GSA Asset Management and Development Officer.



Assistant County Manager

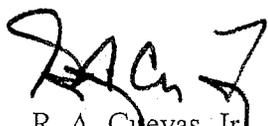


# MEMORANDUM

(Revised)

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

DATE: September 4, 2007

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)(A)  
09-04-07

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING MIAMI-DADE COUNTY OWNED PROPERTY LOCATED AT 229 NE 24TH STREET SURPLUS; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE APPRAISAL OF SAID PROPERTY; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE 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 purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are incorporated herein and made a part thereof,

NOW, THEREOF, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.35(2) Florida Statutes, hereby declares surplus County-owned property located at 229 NE 24th Street, Miami-Dade County; authorizes waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizes appraising said property; authorizes the sale of same via competitive bidding; authorizes the sale to the successful high bidder; authorizes the County Mayor or his designee 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.

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
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of September, 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

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. 

Thomas Goldstein

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

Folio No. 01-3230-026-0930

## 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 fore89844 the following legally described land lying and being in Miami-Dade County, Florida (the "Property")

### **Legal Description**

LOT 8 BLOCK 12 EDGEWATER PB 2-31 SECTION 30  
TOWNSHIP 53 SOUTH RANGE 42 EAST

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 by Resolution No. R-  
Commissioners of Miami-Dade County, Florida, on the

approved by the Board of County  
of \_\_\_\_\_, 2007.

Property Information Map



Digital Orthophotography - 2006

0 — 111 ft

This map was created on 5/15/2007 12:31:13 PM for reference purposes only.

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CLOSE

Summary Details:

Folio No.:	01-3230-026-0930
Property:	229 NE 24 ST
Mailing Address:	MIAMI-DADE COUNTY COMMUNITY & ECONOMIC DEVELOPMENT 140 WEST FLAGLER ST SUITE 1000 MIAMI FL 33130-1561

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,500 SQ FT
Year Built:	0
Legal Description:	30 53 42 EDGEWATER PB 2-31 LOT 8 BLK 12 LOT SIZE 50.000 X 110 OR 20444-482 0502 3 24298-2641 0306 3 (C)

Sale Information:

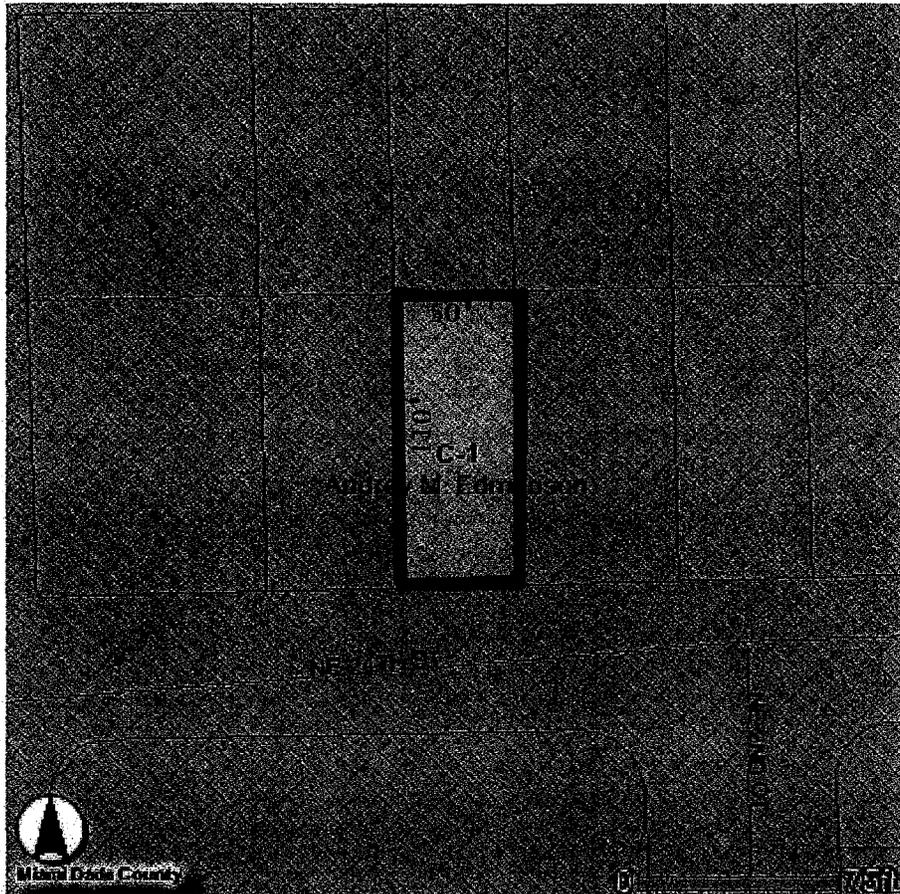
Sale O/R:	129080349
Sale Date:	6/1986
Sale Amount:	\$355,000

Assessment Information:

Year:	2006	2005
Land Value:	\$440,000	\$247,500
Building Value:	\$0	\$0
Market Value:	\$440,000	\$247,500
Assessed Value:	\$440,000	\$247,500
Total Exemptions:	\$440,000	\$247,500
Taxable Value:	\$0	\$0

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Folio No: 01-3230-026-0930



 Legend

Print

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LOT 8 BLOCK 12 EDGEWATER PB 2-31 SECTION 30 TOWNSHIP 53 SOUTH  
RANGE 42 EAST

Folio: 01-3230-026-0930

Lot size approximately: 5,500 Square Feet

Location: Adjacent East 229 NORTHEAST 24 STREET

Zoning: C-1, COMMERCIAL