

# Memorandum



**Date:** March 4, 2008

**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: 15291 Southwest 23 Lane  
Folio No. 30-4909-003-1380

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

## RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring surplus County-owned property located at 15291 Southwest 23 Lane, authorizing the waiver of Administrative Order 8-4 as it relates to the review by the Planning Advisory Board, authorizing the County Mayor or his designee to take all actions necessary to accomplish the sale of said property; and authorizing the execution of a County deed for such purposes.

## SCOPE

COMMISSION DISTRICT: 11

COMMISSION DISTRICT(S): County-wide  
IMPACTED

## BACKGROUND

MANAGING DEPARTMENT: Miami-Dade Police Department

FOLIO NUMBER: 30-4909-003-1380

LOT SIZE: 7,951 square feet

BUILDING SIZE: 3,137 square feet

LOCATION: 15291 Southwest 23 Lane

ZONING: RU-1 MA

CURRENT USE: 2 story-5 bedroom/4 bathroom vacant single family home

JUSTIFICATION: The property was acquired through forfeiture action on April 10, 2007 by the Public Corruption Investigation Bureau (MDPD Case No. PD060727385574). By court order, the County has been authorized to dispose of said property and to satisfy two encumbrances against the property.

The first encumbrance is a Mortgage held by JP Chase Bank NA (Chase Home Finance, Inc.) in the amount of \$258,522.17 plus a charge of \$47.65 per day until the mortgage is satisfied, which, by February 14, 2008 will total \$13,818.00. The second encumbrance is a construction lien held by Marble and Granite of Florida Corporation in the amount of \$34,290.00 including real estate sales costs. Any remaining proceeds shall go to the Miami-Dade Police Department's Law Enforcement Trust Fund for its use according to law.

**FISCAL IMPACT/FUNDING SOURCE**

APPRAISED MARKET VALUE: \$430,000.00

MINIMUM SALE AMOUNT: If approved for surplus, the property will be sold via sealed bid for no less \$387,000.00 which represents 90% of its fair market value, as established by an independent state-certified appraiser.

FISCAL IMPACT: The sale of this property will reduce the County's annual expense for maintenance; eliminate the County's liability, and put the property back on the tax roll, which will generate approximately \$7,059.00 in annual tax revenue.

**TRACK RECORD MONITOR**

MONITOR: Mercedes Sanchez, GSA Real Estate Officer

DELEGATED AUTHORITY: Authorizes the County Mayor or his designee to sell the property via sealed bid to the highest bidder for at least \$387,000.00, take all actions necessary to accomplish the sale of the property, and execute a County Deed for such purpose. Any offer below 90% of the appraised value will require Board approval to accept.

COMMENTS: The property will be sold in accordance with Administrative Order 8-4. A ten percent (10%) deposit will be required with the submission of a bid, which will be returned to all but the highest bidder. The minimum amount accepted for this property will be \$387,000.00 which represents 90% of its appraised market value as determined by a certified property appraiser.

The property is improved with a two-story 3,137 square foot single family home that was built in 2004. The home is in relatively good condition; however, the future buyer will be responsible for some repair work that will be required, including the removal of columns that were installed in the front yard area for a wall that was never completed. The property will be sold as-is; however, the home will be made available for inspections to the public.

Staff has determined by circulation to County departments that this property is not needed for any County purpose. Due to the value of the home and the amount of the real estate taxes, which are approximately \$7,059.00 a year, it has been determined that the home is not affordable to a low or moderate income family and therefore will be put out to bid to the general public. The sale of the property was not presented to the Planning Advisory Board for a recommendation in light of the fact that the property is improved with a single family residence and cannot be used for any other purpose.



Director  
General Services Administration

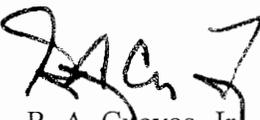


# MEMORANDUM

(Revised)

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

**DATE:** March 4, 2008

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

**SUBJECT:** Agenda Item No. 8(F)(1)(C)

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) (C)  
03-04-08

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

RESOLUTION DECLARING MIAMI-DADE COUNTY OWNED PROPERTY LOCATED AT 15291 SOUTHWEST 23 LANE, MIAMI-DADE COUNTY, SURPLUS; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; 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 15291 Southwest 23 Lane, Miami-Dade County; authorizes waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizes the sale of same via competitive bidding; authorizes conveyance 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 4<sup>th</sup> day of March, 2008. 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 approval of:  
Thomas Goldstein, Assistant County Attorney  
111 N.W. 1 Street, Suite 2800  
Miami, Florida 33128-1907

Folio No. 30-4909-003-1380

## COUNTY DEED

THIS DEED, made this                    day of                    , 2008 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

LOT 20 IN BLOCK 18 OF A.B. AT TAMIAMI TRAIL PHASE 1, according to the Plat thereof, recorded in Plat Book 160, Page 25 of the Public records of Miami-Dade County, Florida.

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

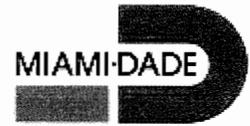
By: \_\_\_\_\_  
Mayor

Approved for legal sufficiency. \_\_\_\_\_

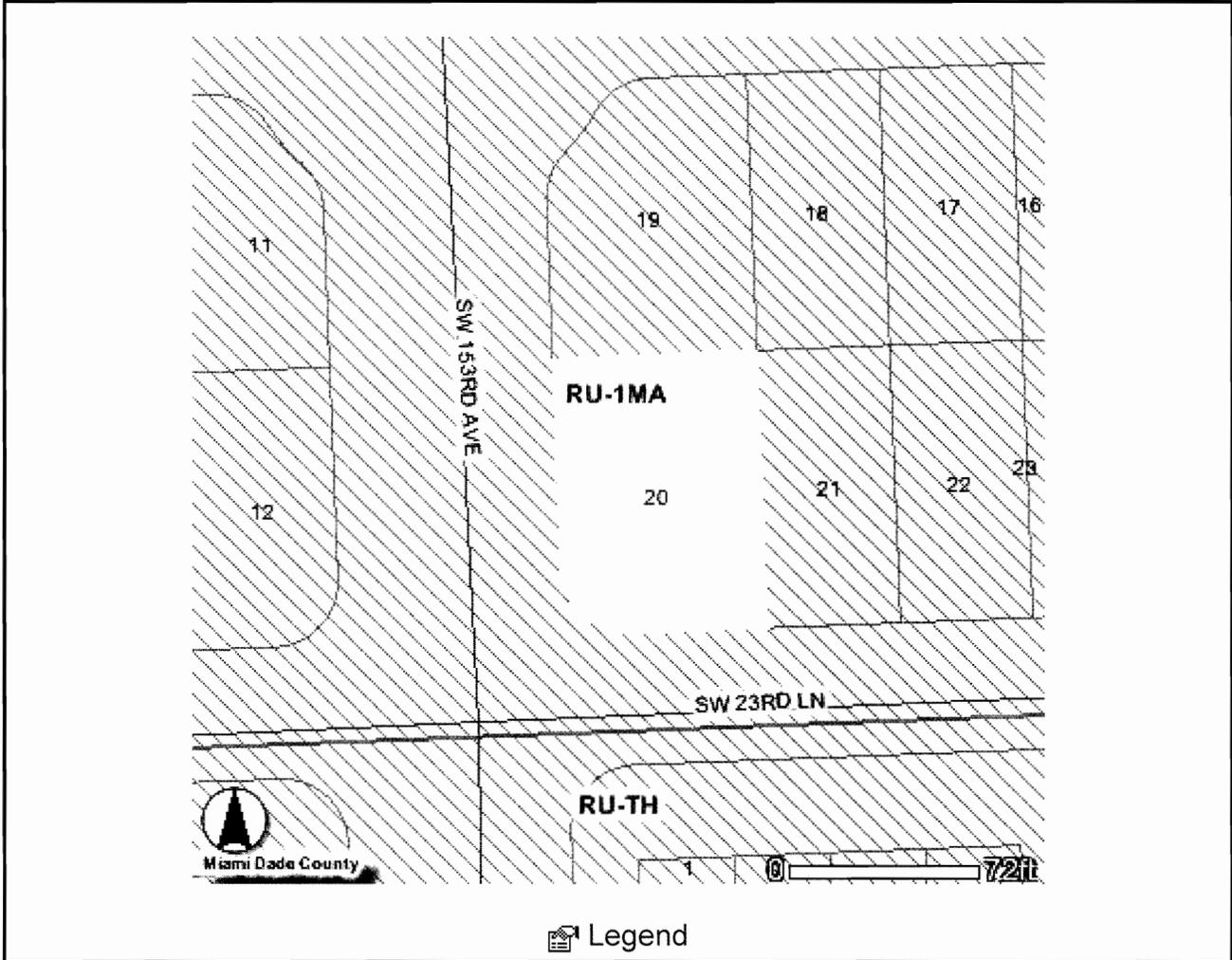
The foregoing was authorized and approved by Resolution No. R-\_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_ of \_\_\_\_\_, 2008.

eMaps Online  
Miami-Dade County, Florida

*miamidade.gov*



**Folio No.: 30-4909-003-1380 LOT 20 IN BLOCK 18 OF A.B. AT TAMIAMI TRAIL PHASE 1, according to the Plat thereof recorded in Plat Book 160 Page 25 of the Public records of Miami-Dade County, FL.**



Print

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