Memorandum

MIAMI-DADE COUNTY

Date:	December 2, 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 Located at SW 112 Street and SW 108 Court Folio: 30-5007-000-0010

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

Recommendation

It is recommended that the Board declare surplus County-owned property located at SW 112 Street and SW 108 Court; authorize the private sale of said property to the adjoining property owner, Mr. Ivan Mederos, pursuant to Section 125.35-3(2) of the Florida Statutes; and authorize waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board.

Scope

COMMISSIONER DISTRICT:	8
COMMISSION DISTRICT (S) IMPACTED:	County-wide

Background:

MANAGING DEPARTMENT:	General Service Administration (GSA)
FOLIO NUMBER:	30-5007-000-0010
LOT SIZE:	4,275 square feet
LOCATION:	SW 112 Street and SW 108 Court
ZONING:	EU-M (Estate-Modified)
DESCRIPTION:	Vacant, unimproved

JUSTIFICATION: 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 the value of the property is $15,000 or less as determined by the County Property Appraiser, the Board may affect a private sale of the parcel with the adjacent property owner. If there is more than one adjacent property owner, then the property shall be bid amongst those owners. In this case Mr. Ivan Mederos is the sole adjacent property owner.

Furthermore, because of its shape and size, the property is not buildable and therefore, not suitable for infill or affordable housing. Additionally, staff has determined, by circulation to County departments, that this parcel is not needed for any County purpose. The surrounding lots have all been developed and have access from other streets.

Fiscal Impact/Funding Source

MINIMUM SALE AMOUNT: The property will be sold for $6,840.00, which is 100% of the 2007 assessed market value.

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.

Track Record/Monitor

MONITOR: Mercedes Sanchez, Real Estate Officer

DELEGATED AUTHORITY: Authorizes the County Mayor or his designee to sell the property via private sale to the adjoining property owner, Mr. Ivan Mederos. And take all actions necessary to accomplish the sale of the property, and execute a County Deed for such purpose.

Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: December 2, 2008

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

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

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)(B)
12-2-08

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT SW 112 STREET AND SW 108 COURT; AUTHORIZING THE PRIVATE SALE OF SAID PROPERTY TO THE ADJOINING PROPERTY OWNER, MR. IVAN MEDEROS; FOR ITS CURRENT ASSESSED MARKET VALUE OF $6,840.00; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S 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 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(2) Florida Statutes, hereby declares surplus County-owned property located at SW 112 Street and SW 108 Court; authorizes the private sale of said property to the adjoining property owner, Mr. Ivan Mederos, for its current assessed market value of $6,840.00; authorizes waving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizes the County Mayor or County Mayor's 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
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 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 by and returned to:
Miami-Dade County General Services Administration
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No. 30-5007-000-0010

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 NW 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 00/100 ($) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

SEE ATTACHED
EXHIBIT "A"

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 its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

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

By: _____
Mayor

Approved for legal sufficiency: _____

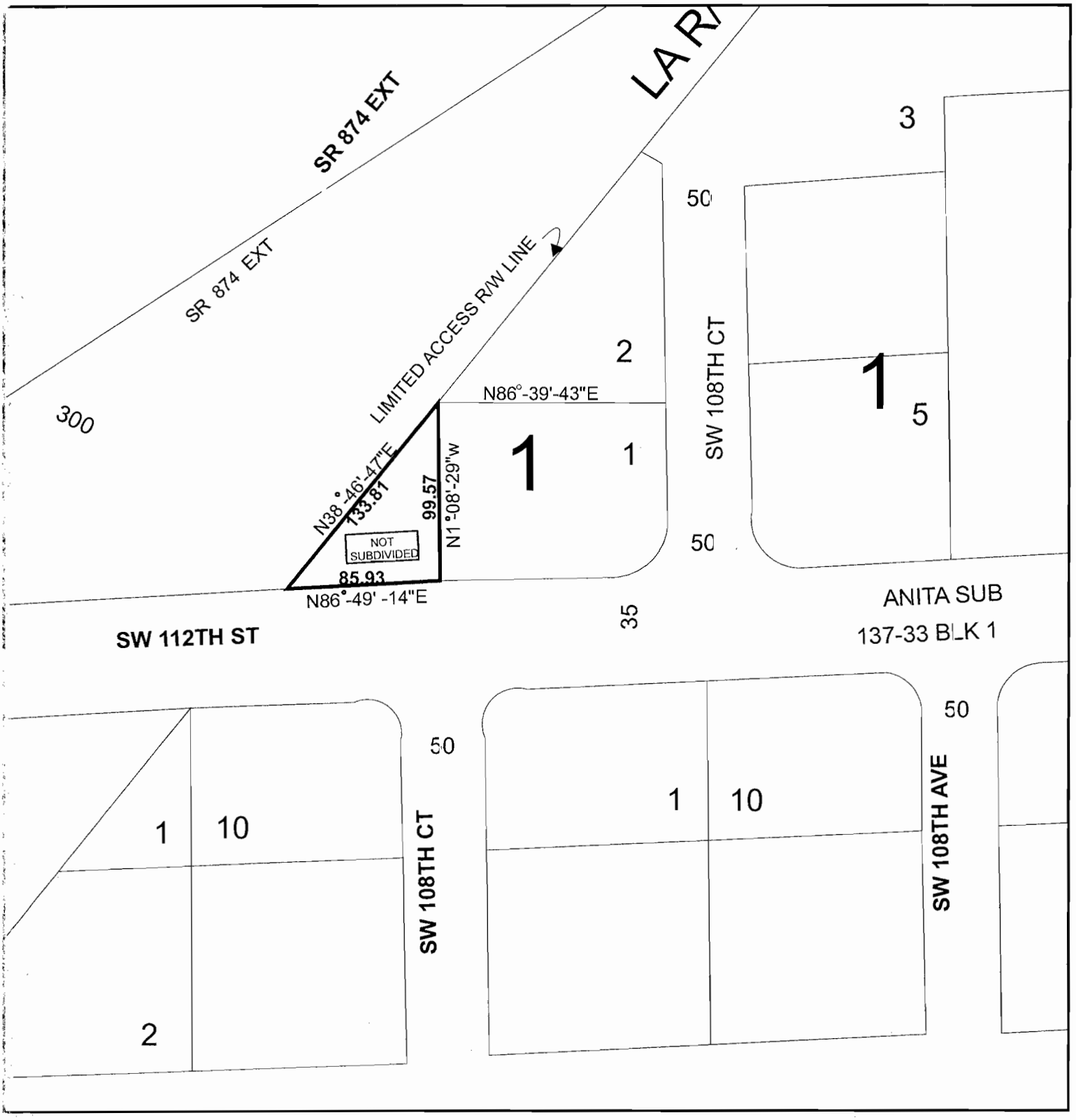
The foregoing was authorized by Resolution No. approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2008.

Exhibit "A"

Legal Description

That certain Parcel lying in the West 1/2 of the SW 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 55 South, Range 40 East, said parcel better described as follows.

COMMENCE at the SW corner of the East 1/2 of the SW 1/4 of the SE 1/4 of the NE 1/4 of said Section 7; thence N1°08'29"W for a distance of 35.02 feet to a point on the South right-of-way line of SW 112 Street as shown in the Plat of "Anita Subdivision" as recorded in Plat Book 137, Page 33 of the Public Records of Miami-Dade County, said point also being the POINT OF BEGINNING of the hereafter described parcel; thence continue N°108'29"W for 99.57 feet along the west line of Lot 1, Block 1 of said Plat of "Anita Subdivision"; thence S38°46'47" W for a distance of 133.81 feet along the Southeasterly line of State Road No. 874 as recorded in Plat Book 88, Page 39; thence N86°49'14"E for 85.93 along the North right-of-way line of SW 112 Street to the POINT OF BEGINNING.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8

N
NTS

PROPERTY TO BE SURPLUS

9

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE PWD

Prepared by: Yazmin Moreno