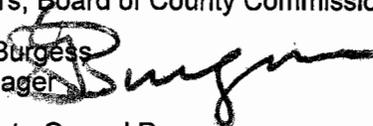


Memorandum



Date: June 2, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Sale of County-Owned Property
Located at 11251 SW 216 Street
Folio No.: 30-6007-000-0141

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

Recommendation

It is recommended that the Board approve the attached resolution declaring surplus vacant County-owned property, and authorizing the public sale of same to the highest bidder.

Scope

COMMISSION DISTRICT: 9

COMMISSION DISTRICT (S)
IMPACTED County-wide

Background

MANAGING DEPARTMENT: General Services Administration

FOLIO NUMBER: 30-6007-000-0141

LOT SIZE: 9,375 square feet (.22 AC)

LOCATION: 11251 SW 216 Street

2008 ASSESSED VALUE: \$56,250.00

APPRAISED MARKET VALUE: \$103,125.00

ZONING: RU-4L (Apartments-Limited)

CURRENT USE: Vacant, Unimproved

Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners
Page No. 2

JUSTIFICATION:

The subject property is located in unincorporated Miami-Dade County, is approximately 9,375 square feet, and is vacant. The property was reviewed and released by the Infill Housing Initiative and for Affordable Housing programs on May 28, 2008. It was rejected for these projects because it is a small size lot surrounded by much bigger developments. The property was acquired by Miami-Dade County via Escheatment Tax Deed on July 13, 2002 for nonpayment of taxes. The land parcel adjacent to the west of the subject is zoned for multifamily use and is being advertised for development as a Condominium project.

Fiscal Impact/Funding Source

MINIMUM SALE AMOUNT:

If approved for surplus, the property will be sold via sealed bid to the highest bidder for a minimum sale amount of \$103,125.00 which represents its fair market value, as established by an independent state certified appraiser as of December 8, 2008. See Exhibit "A" for the Appraisal Certificate of Value.

Track Record/Monitor

MONITOR:

Mercedes Sanchez, Real Estate Officer

DELEGATED AUTHORITY:

Authorizes the County Mayor or County Mayor's designee to sell the property via sealed bid to the highest bidder for at least \$103,125.00, take all action necessary to accomplish the sale of the property, and execute a county deed for such purpose.

COMMENTS:

Staff has circulated this parcel to County departments, concluding that no current need exists for county purposes.

The sale of this property will eliminate the County's obligation to maintain the property, will put it back on the tax roll, and will prevent it from becoming a nuisance in the neighborhood. The Planning Advisory Board has recommended that this property be declared surplus and made available for sale via competitive bidding.



Director
General Services Administration



MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: June 2, 2009

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 Mayor'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)
6-2-09

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT 11251 SW 216 STREET; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER FOR A MINIMUM SALE AMOUNT OF \$103,125.00; 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 purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are 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 Florida Statutes, hereby declares surplus County-owned property located at 11251 SW 216 Street; authorizes the sale of same via competitive bidding; authorizes conveyance to the successful high bidder for a minimum sale amount of \$103,125.00; 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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

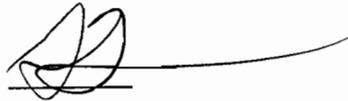
The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.: 30-6007-000-0141

COUNTY DEED

THIS DEED, made this day of , 2009 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:

**E75FT OF S160FT OF W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S35FT SECTION 7
TOWNSHIP 56 SOUTH RANGE 40 EAST CONTAINING .22 AC M/L**

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.

6

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

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. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2009.

EXHIBIT "A"

CITY-WIDE ASSOCIATES, INC
Real Estate Appraisal and Consultant Services

APPRAISAL CERTIFICATE OF VALUE

For: Vacant Land Parcel
11251 SW 216 Street
Miami-Dade, Florida

- **By reason of my investigation and analysis, I have arrived at the opinion that the**
- **Fair Market Value of the unencumbered Fee Simple Interest in the subject**
- **property, as of December 8, 2008, is:**
-

ONE HUNDRED THREE THOUSAND ONE HUNDRED TWENTY FIVE DOLLARS

\$ 103,125.00

Respectfully submitted
City-Wide Associates, Inc.



Moses C. Florence, ASA, C.R.A.
State Certified General
Real Estate Appraiser
Florida License No. RZ0000554

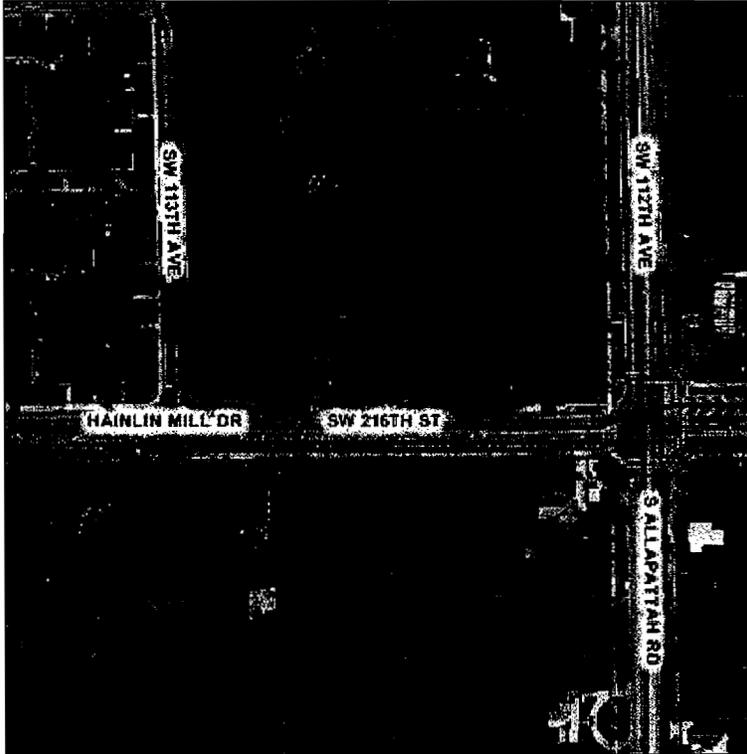
MCF:kd
Attachments

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Digital Orthophotography - 2007

0 — 111 ft

This map was created on 2/19/2009 9:10:49 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	30-6007-000-0141
Property:	11251 SW 216 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	3800 MULTI-FAMILY RESIDENTIAL
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	9,375 SQ FT
Year Built:	0
Legal Description:	7 56 40 .22 AC M/L E75FT OF S160FT OF W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S35FT PR ADD 11251 SW 216 ST LOT SIZE 9375 SQ FT OR 20543- 1471 0702 3

Sale Information:

Sale O/R:	096152155
Sale Date:	2/1977
Sale Amount:	\$10,000

Assessment Information:

Year:	2008	2007
Land Value:	\$56,250	\$56,250
Building Value:	\$0	\$0
Market Value:	\$56,250	\$56,250
Assessed Value:	\$56,250	\$56,250

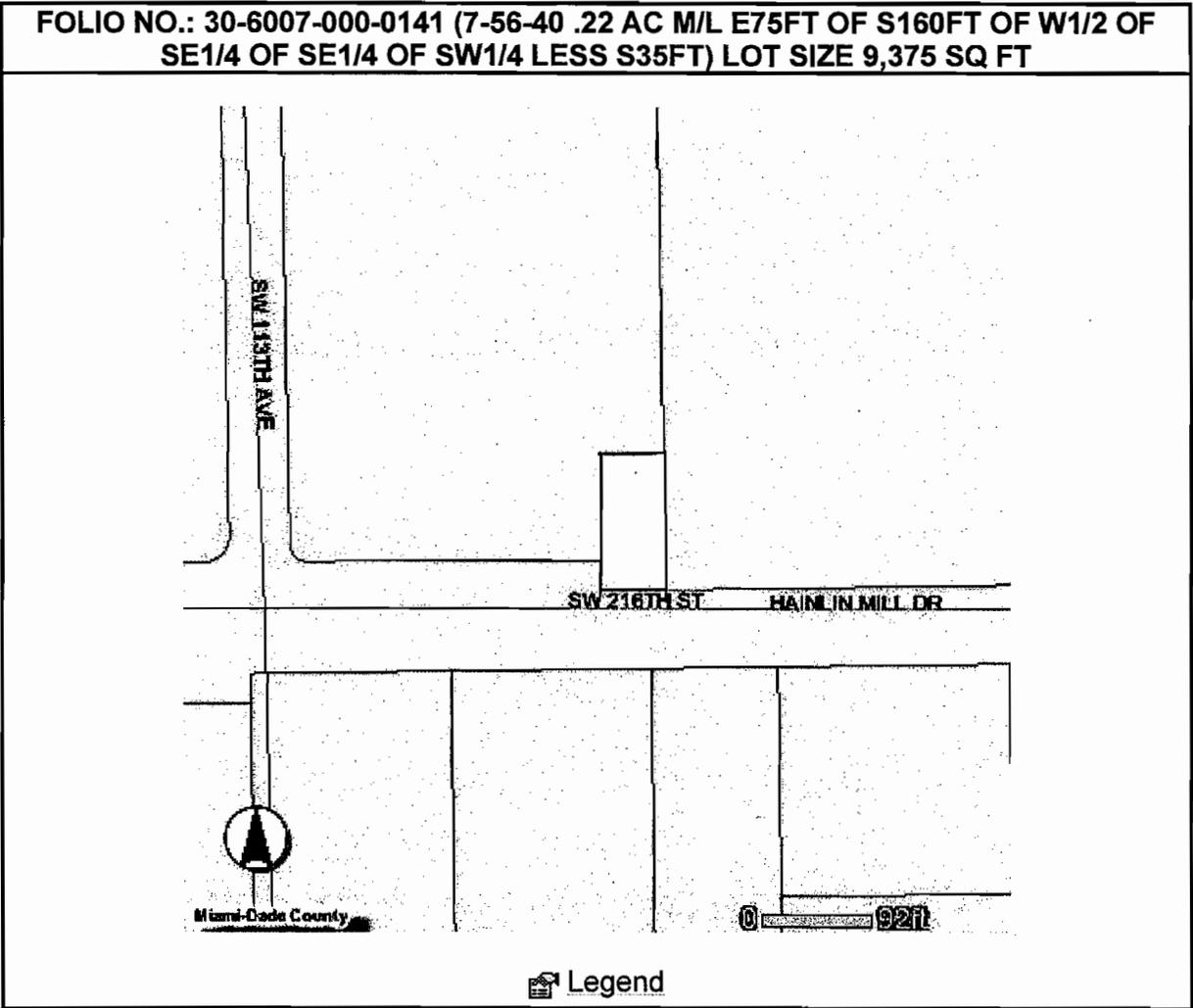
Taxable Value Information:

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$56,250/\$0	\$56,250/\$0
County:	\$56,250/\$0	\$56,250/\$0
School Board:	\$56,250/\$0	\$56,250/\$0

9

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Print

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



Legislative Notes

Agenda Item: 8(F)1(A)
File Number: 090797
Committee(s) of Reference: Board of County Commissioners
Date of Analysis: May 18, 2009
Type of Item: Declaring Surplus Property
Commission District: District 9

Summary

This resolution declares 11251 S.W. 216 Street as surplus County-owned property and authorizes its sale, via competitive bidding, to the highest bidder for a minimum sale amount of \$103,125. The valuation represents the fair market value, as established by an independent state certified appraiser on December 8, 2008.

Background and Relevant Legislation

This vacant and unimproved property, located in unincorporated Miami-Dade County, is approximately 9,375 square feet and was acquired by the County on July 13, 1995 for nonpayment of taxes. The tax certificate unredeemed as of July 13, 2002 converted to the state a fee simple title. The property was reviewed and released by the Infill Housing Initiative for Affordable Housing programs on May 28, 2008. Due to its atypical small size and multi-family zoning designation, this property was rejected for housing projects.

The Planning Advisory Board has recommended that this property be declared surplus and made available for sale via competitive bidding.

In 2008, the property's assessed value was \$56,250.

General Services Administration's (GSA) website provides the following regarding the sale of surplus County real estate:

- Public sales to private individuals or companies may be conducted in the form of a sealed bid, public auction, or request for proposal process. The appraised fair market value is used as a guide to sell or lease County real estate. Public lease/sale processes are advertised extensively through a variety of traditional media, over the Internet, via on-site signage, and with directed mailings to interested parties.
- Properties subject to competitive bidding are advertised for lease or sale, via sealed bid, for a minimum of two weeks. Additional marketing efforts are made through mailings, signage,

internet postings, etc. Dade County does not employ or compensate real estate brokers in connection with real property sales.

- GSA will attend the bid opening, administered by the Clerk of the Court. All bids are publicly opened and the highest responsive bidder selected. Deposits of other bidders are returned. GSA staff will prepare the appropriate legal instrument in conjunction with the County Attorney's Office for the conveyance and/or lease, close the sale, and have the funds deposited to the appropriate County account. Additionally, GSA will ensure that the deed is recorded, and that a copy is furnished to the Tax Assessor. If the property sold had insurable improvements, GSA Risk Management will be advised of the sale.

Policy Change and Implication

None

Budgetary Impact

The proceeds derived from the sale of the property will be disbursed as follows:

- 10% of the proceeds will be allocated to GSA's operating budget to cover expenses;
- balance will be deposited into the Land Bank Trust Fund, which covers expenses for the vacant property in inventory, including lot clearing, delinquent taxes that may be due on properties acquired, and environmental testing.

The Administration notes that the sale of this property to a private entity will eliminate the County's obligation to maintain the property, and will place it on the County's tax roll.

Private Sector/ Public Sector Impact

County staff has circulated this parcel to County departments. No current need exists for county purposes.

Other Actions Required

No further approval from the BCC is required.

Prepared by: Lauren Young-Allen