Memorandum

MIAMI-DADE COUNTY

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

Date: June 3, 2010

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
West Dixie Highway and Griffing Boulevard, North Miami, Fl
Folio No: 06-2230-031-1062

This item was amended at the May 11, 2010 Government Operations Committee meeting to correct a scrivener's error in the Justification Section of the memorandum. The corrected language in the second sentence of the second paragraph reads as follows "Florida Statutes 125.35 (2)."

Recommendation

It is recommended that the Board adopt the attached resolution declaring County-owned property located at West Dixie Highway and Griffing Boulevard, North Miami, surplus; authorizing the private sale of said property to an adjacent property owner or via competitive bidding to the general public in accordance with Florida Statutes 125.35; authorizing the waiver of Administrative Order 8-4 as it relates to the 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 said purpose.

Scope

COMMISSION DISTRICTS:	3 & 4
COMMISSION DISTRICT (S) IMPACTED:	3 & 4

Background

MANAGING DEPARTMENT:	General Services Administration (GSA)
FOLIO NUMBER:	06-2230-031-1062
LOT SIZE:	2,288 Square Feet
LOCATION:	West Dixie Hwy and Griffing Blvd., North Miami
2009 ASSESSED VALUE:	$16,302.00
ZONING:	3700 (Multi-Family)
CURRENT USE:	Vacant, Unimproved

JUSTIFICATION: The County acquired this property via tax deed for non-payment of taxes. The subject property is a triangular-shaped non-buildable parcel located at the corner of West Dixie Highway and Griffing Blvd. The property contains approximately 2,288 square feet of vacant land. GSA has circulated this property to County departments and no county use was identified.

One of the adjacent property owners has expressed interest in purchasing this property. The property is not a buildable site. Florida Statute 125.35 (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, the Board may affect a private sale of the parcel with an adjacent property owner. If there is more than one adjacent property owner, then the property shall be bid amongst those owners.

MINIMUM SALE AMOUNT: Once declared surplus, GSA will offer the property to both adjacent property owners at the minimum sale amount of $16,302.00. If both adjacent property owners express interest in the property, a sealed bid will be held amongst the two adjacent property owners and will be sold to the highest bidder. If neither one of the adjacent property owners purchases the property, it will be put out to bid to the general public and will be sold to the highest bidder.

Track Record/Monitor

MONITOR: Dirk Duval, Real Estate Officer

DELEGATED AUTHORITY: Authorizes the County Mayor or County Mayor's designee to sell the property via private sale to an adjacent property owner or via competitive bidding to the general public for no less than $16,302.00; take all actions necessary to accomplish the sale of the property, and execute a County Deed for such purpose.

COMMENTS: The sale of this property will eliminate the County's obligation to maintain this property and will return the property to the tax roll.

The property is located within the City of North Miami; therefore it is requested that review by the Planning Advisory Board be waived.

Director
General Services Administration

MEMORANDUM
(Revised)

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

DATE: June 3, 2010

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

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

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(C)
6-3-10

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT APPROXIMATELY WEST DIXIE HIGHWAY AND GRIFFING BOULEVARD, NORTH MIAMI, FL; AUTHORIZING THE PRIVATE SALE OF SAID PROPERTY TO AN ADJACENT PROPERTY OWNER OR VIA SEALED BID TO THE GENERAL PUBLIC IN ACCORDANCE WITH FLORIDA STATUTES 125.35 FOR NO LESS THAN $16,302.00; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO THE 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, 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 of the Florida Statutes, declares surplus County-owned property located at approximately West Dixie Highway and Griffing Boulevard, North Miami, Fl; authorizes the private sale of said property to an adjacent property owner or via competitive bidding to the general public for no less than Sixteen Thousand Three Hundred and Two dollars and 00/100 ($16,302.00); authorizes the waiver of Administrative Order 8-4 as it relates to the 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 County 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 3rd day of June, 2010. 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.

Debra Herman

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.: 06-2230-031-1062

COUNTY DEED

THIS DEED, made this day of , 2010 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. 1st Street Suite 17-202, Miami, Florida 33128-1963 and the party of the second part, whose address is .

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of 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 (the "Property"):

PORT LOTS 2 & 3 DESC BEG NE COR LOT 2 SELY86.61FT WLY ALG MUN BDRY/L 104.20FT NELY ALG E R/W/L OF W DIXIE HWY 98.59FT TO POB LESS NELY 4FT OF LOT 2 & LESS NWLY5FT FOR R/W BLOCK 11 BISCAYNE PARK ESTS BLKS 9, 10,11 PB 5-107

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. _____

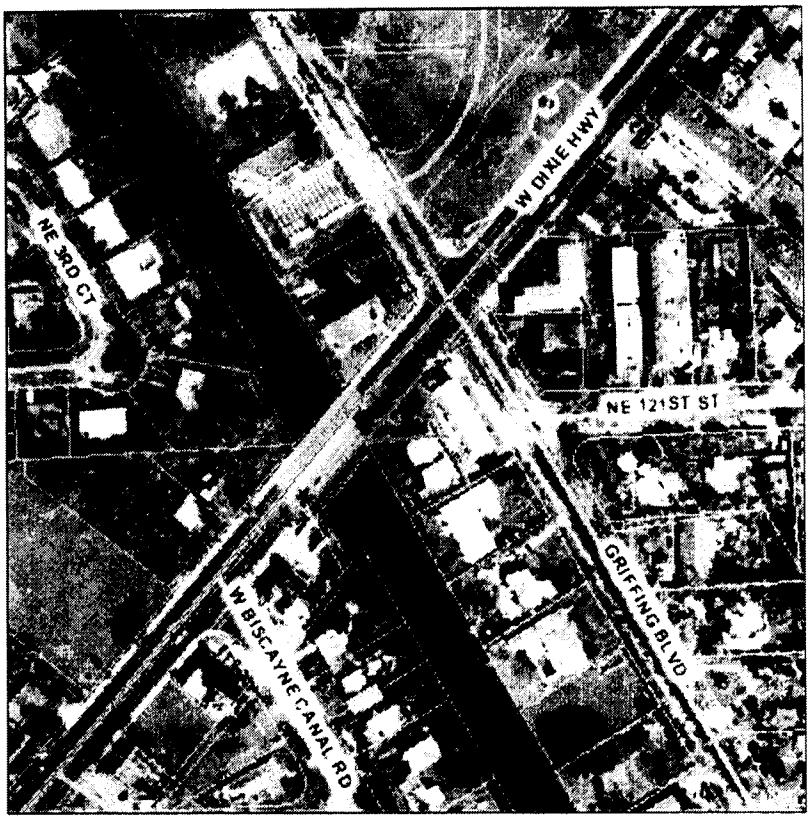
The foregoing was authorized by Resolution No. approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of ,2010.

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidadegov

Property Information Map



Digital Orthophotography - 2007 0 —— 111 ft

This map was created on 4/5/2010 8:12:38 AM for reference purposes only.

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Summary Details:

Folio No.:	[illegible]
Property:	
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	3700 MULTI-FAMILY
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2,288 SQ FT
Year Built:	0
Legal Description:	PB 5-107 BISCAYNE PARK ESTS BLKS 9 10 11 PORT LOTS 2 & 3 DESC BEG NE COR LOT 2 SELY86.61FT WLY ALG MUN BDRY/L 104.20FT NELY ALG E R/W/L OF W DIXIE HWY 98.59FT TO POB

Assessment Information:

Year:	2009	2008
Land Value:	$16,302	$17,160
Building Value:	$0	$0
Market Value:	$16,302	$17,160
Assessed Value:	$16,302	$17,160

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$16,302/$0	$17,160/$0
County:	$16,302/$0	$17,160/$0
City:	$16,302/$0	$17,160/$0
School Board:	$16,302/$0	$17,160/$0

Sale Information:

Sale Date:	8/1980
Sale Amount:	$189,000
Sale O/R:	[illegible]
Sales Qualification Description:	Deeds which include more than one parcel
View Additional Sales	

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