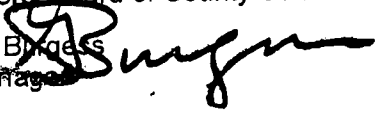


# Memorandum



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

**Date:** January 20, 2011  
**To:** Honorable Chairman Joe A. Martinez  
and Members Board of County Commissioners  
**From:** George M. Burgess  
County Manager   
**Subject:** Amending Resolution No. R-1303-07  
For the Purposes of Modifying the Minimum Sale  
Amount of Surplus County Property

## Recommendation

It is recommended that the Board amend Resolution No. R-1303-07 for the purposes of modifying the minimum sale amount of surplus County-owned property.

## Scope:

COMMISSION DISTRICT(S): 1, 2, 3, 5, 6, 7, 8, 9, and 13

COMMISSION DISTRICT(S) Countywide  
IMPACTED

## Background:

MANAGING DEPARTMENT: General Services Administration (GSA)

FOLIO NUMBERS: See Exhibit "A"

LOCATIONS: See Exhibit "A"

JUSTIFICATION: Resolution No R-1303-07, approved by the Board on December 7, 2007 declared surplus 73 County-owned parcels and authorized the sale of these parcels through the following four methods:

1. In an effort to create expanded opportunities and increased incentives for developing affordable housing, if an adjacent property owner(s) is willing to join his/her property with the County parcel via a unity of title and enter both properties into the County's Infill Housing Initiative as a private property owner in accordance with Section 17-125(a) of the Code of Miami-Dade County, the surplus parcel may be sold to that adjacent owner for a nominal sales price of \$10.00.

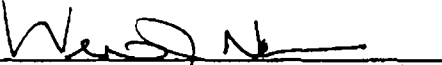
2. If the property is being sold to an adjoining owner without such affordable housing restrictions, then the minimum sale price will be the current year's tax assessed value, except that if the property's assessed value is \$50,000 or more, it will be appraised by an independent State Certified Appraiser and the minimum sales price will be the greater of the two values.
3. If no adjacent property owner expresses interest in acquiring the property for either one of the options listed above, then the property will be offered publicly for sale with a minimum bid amount set at the current year's assessed value, except that if the property's assessed value is \$50,000 or more, it will be appraised by an independent State Certified Appraiser and the minimum bid amount will be the greater of the two values.
4. Prior to the sale of any tax deed property located within the boundaries of a municipality, the municipality will be notified of the property's availability. Should the municipality desire the property, the property shall be conveyed to the local municipality for a nominal value of \$10.00 as prescribed in Florida Statutes 197.592(3).

Of the 73 parcels that were declared surplus, staff has been unable to dispose of the 42 parcels listed in Exhibit "A." Pursuant to the 2010 tax roll all 42 parcels are assessed under \$50,000. Currently, the minimum sale amount for the parcels being sold through methods 2 and 3 is restricted to the tax assessed value that was in place when Resolution R-1303-07 was approved. The resolution does not provide staff the ability to reduce the minimum sale amount if the assessed value goes down, which is the case on the majority of these parcels. Furthermore, due to the downturn in the real estate market and the overall state of the economy, it has become much more difficult to sell these parcels, even at their assessed value. All of these parcels are non-buildable. In order to encourage the sale of these parcels, staff is recommending that the minimum sale amount be modified from no less than 100% of the current year's (2007) tax assessed value to no less than 75% of the tax assessed value at the time of sale. The sale of these parcels will generate additional tax revenue and will eliminate the County's obligation to maintain them. The County pays \$90 per acre to cut the grass on vacant County owned land. The total acreage for the 42 parcels is approximately 2.27 acres which equates to \$204 per cut. On average the grass is cut nine times per year which equates to \$1,839 per year to maintain all 42 parcels. This figure does not include costs to remove illegal dumping and/or abandoned vehicles, which vary from year to year.

**Track Record/Monitor**

MONITOR: Elva R. Marin, Real Estate Manager

DELEGATED AUTHORITY: Authorizes the County Mayor or County Mayor's designee to sell the parcels identified in Exhibit "A" for no less than 75% of their tax assessed value at the time of sale.

  
\_\_\_\_\_  
Wendi J. Norris, Director  
General Services Administration



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** January 20, 2011

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

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

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)(E)  
1-20-11

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

RESOLUTION AMENDING RESOLUTION NO. R-1303-07 FOR THE PURPOSE OF MODIFYING THE MINIMUM SALE AMOUNT OF SURPLUS COUNTY-OWNED PROPERTIES FROM NO LESS THAN 100% OF THEIR 2007 TAX ASSESSED VALUE TO NO LESS THAN 75% OF THEIR TAX ASSESSED VALUE AT THE TIME OF SALE

**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 amends Resolution No. R-1303-07 for the purposes of modifying the minimum sale amount of surplus County-owned properties from no less than 100% of their 2007 tax assessed value to no less than 75% of the tax assessed value at the time of sale; and, pursuant to Resolution No. R-974-09 (a) directs the County Mayor or County Mayor's designee to record the County Deed authorized herein in the public records of Miami-Dade County, and to provide a recorded copy of the County Deed to the Clerk of the Board within thirty (30) days of execution and final acceptance; and, (b) directs the Clerk of the Board to attach and permanently store a recorded copy of County Deed together with this resolution.

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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:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of January, 2011. 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

**EXHIBIT "A"**

No.	Folio	Address	District	Department User	Lot Size	Zoning	Legal Desc	Group
1	<u>0131120150280</u>	439 NW 77TH ST	3	GENERAL SERVICES ADMIN.	2,225	R-2	LITTLE RIVER GARDENS PB 7-119 W25FT OF E100FT OF LTS 15 & 16 LESS S10FT BLK 34 LOT SIZE 25,000 X 89	R-1303-07
2	<u>0131130180010</u>	169 NW 62ND ST	3	GENERAL SERVICES ADMIN.	1,455	C-1	COTTAGE VILLA TRACT PB 3-152 LOT 1 LESS S10FT FOR R/W LOT SIZE 13.60 X 107 CLERK FILE #94-490 1094	R-1303-07
3	<u>0131140150210</u>	1511 NW 70TH ST	2	GENERAL SERVICES ADMIN.	2,700	R-2	NORTH LIBERTY CITY PB 39-77 LOT 17 BLK 2 LOT SIZE 30,000 X 90 OR 22032-0418 0204 3	R-1303-07
4	<u>0131140270570</u>	6410 NW 15TH AVE	2	GENERAL SERVICES ADMIN.	2,500	C-1	E LIBERTY CITY SEC A PB 39-19 LOT 11 BLK 3 LOT SIZE 25,000 X 100 OR 19686-1951 0501 3	R-1303-07
5	<u>0131220350892</u>	1873 NW 41ST ST	3	GENERAL SERVICES ADMIN.	2,220	R-2	ALLAPATTAH SCHOOL PB 5-99 E1/2 OF LOT 90 BLK 6 LOT SIZE 20.00 X 111.00 OR 19276-4563 0900 3	R-1303-07
6	<u>0131240032000</u>	4021 NW 6TH AVE	3	GENERAL SERVICES ADMIN.	3,230	R-1	.07 AC PB 5-71 BAY VISTA PARK PORT LOT 10 BLK 33 DESC BEG NE COR W79.53FT SELY ALG	R-1303-07
7	<u>0131250481670</u>	122 NW 15TH ST	3	GENERAL SERVICES ADMIN.	1,800	R-3	WADDELLS ADDN PB B-53 E30FT OF LOT 2 BLK 43 LOT SIZE 30 X 60 OR 22032-457 0204 3	R-1303-07
8	<u>0131340450151</u>	846 NW 18TH AVE	5	GENERAL SERVICES ADMIN.	790	R-1	LAWRENCE PARK AMD PB 7-140 LOT 10-A & S29FT OF LOT 11-A & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC	R-1303-07
9	<u>0140020031352</u>	356 FLAGAMI BLVD	6	GENERAL SERVICES ADMIN.	1,100	R-1	2 54 40 FLAGAMI PB 10-51 NELY10FT OF LOT 54 BLK 4 LOT SIZE 10,000 X 110	R-1303-07
10	<u>0141150110320</u>	Portion of Rockerman Rd	7	GENERAL SERVICES ADMIN.	-	R-1	ROCKERMAN HGTS PB 53-27 LOT 2-A BLK 2 LOT SIZE SITE VALUE COC 21486-1608 03 2004 3	R-1303-07
11	<u>0341300093160</u>	Adj E of 1305 SAN IGNACIO AVE	7	GENERAL SERVICES ADMIN.	1,000	R-7	C GABLES RIVIERA SEC 14 2ND REV PB 28-32 LOT 13 LESS E40FT M/L BLK 218 LOT SIZE 10,000 X 100	R-1303-07
12	<u>0341320050290</u>	Adj W of 545 SAN SERVANDO AVE	7	GENERAL SERVICES ADMIN.	2,500	R-1	CORAL GABLES BISC BAY SEC 1 PL A PB 25-63 LOT 32 BLK 90 LOT SIZE 25,000 X 100	R-1303-07
13	<u>0430120101360</u>	2435 W 5TH AVE	13	GENERAL SERVICES ADMIN.	2,775	C-1	12 53 40 SEMINOLA CITY SEC 2 PB 9-154 LOT 28 & W1/2 OF ALLEY E OF & ADJOINING BLK 21	R-1303-07
14	<u>0722070072775</u>	Adj E of 225 NE 171 TER	2	GENERAL SERVICES ADMIN.	2,500	RD	SEABOARD PK PB 14-31 LOT 21 BLK 33 LOT SIZE 25,000 X 100	R-1303-07
15	<u>0940250990081</u>	Adj E of 6117 SW 64 ST	7	GENERAL SERVICES ADMIN.	2,000	R-1	25 54 40 PINES PB 13-2 LOT 11 BLK 1 LOT SIZE 25,000 X 80	R-1303-07
16	<u>1078130360440</u>	443 SW 8TH AVE	9	GENERAL SERVICES ADMIN.	2,425	R-3	LINCOLN PARK ADD PB 6-185 LOT 14 BLK 3 LOT SIZE 25,000 X 97 OR 21486-2274 0303 3	R-1303-07
17	<u>1078130420170</u>	211 SW 4TH CT	9	GENERAL SERVICES ADMIN.	1,850	R-3	W D HORNES SUB PB 1-122 LOT 23 LOT SIZE 25,000 X 74 OR 20274-1580 0202 3	R-1303-07
18	<u>1078130430020</u>	308 SW 4TH ST	9	GENERAL SERVICES ADMIN.	1,875	BU-2	MC CLAIMS SUB PB 3-6 LOT 2 LESS NI0FT FOR RD LOT SIZE 25 X 65 OR 17746-2451 0797 3	R-1303-07
19	<u>1078130430050</u>	336 SW 4TH ST	9	GENERAL SERVICES ADMIN.	1,612	BU-2	MC CLAIMS SUB PB 3-6 LOT 7 LESS NI0.5FT FOR R/W LOT SIZE 25.00 X 64.50 OR 20267-1469 0202 3	R-1303-07
20	<u>1078130460091</u>	Adj E of 411 SW 6 CT	9	GENERAL SERVICES ADMIN.	3,087	BU-2	FREAD S SECOND ADDN TO HMSTD PB 6-182 LOT 12 BLK 5 LOT SIZE 47,500 X 65	R-1303-07
21	<u>1678240140011</u>	NW 8 AV & NW 12 ST	6	GENERAL SERVICES ADMIN.	11,655	RM-15	24 57 38 MAC ARTHUR HOMESTES PB 43-99 PORT OF SPUR RR R/W BLK 3 DESC	R-1303-07
22	<u>1831010200280</u>	Adj S of 2 NE 90 ST	2	GENERAL SERVICES ADMIN.	2,250	RU-1	EL PORTAL SEC 3 PB 9-148 LOT 15 BLK 10 LOT SIZE 25,000 X 90 OR 19024-1245 0300 3	R-1303-07
23	<u>3031020030120</u>	Adj N of 1471 NW 93 ST	2	GENERAL SERVICES ADMIN.	1,361	RU-1	2 53 41 FLAMINGO VILLAGE RESUB PB 51-42 TRACT G LESS SELY95FT LOT SIZE 1361 SQUARE FEET	R-1303-07
24	<u>3031030240120</u>	2146 NW 89TH TERR	2	GENERAL SERVICES ADMIN.	3,375	RU-1	MOUNT MARIE PB 26-36 LOT 9 BLK 2 LOT SIZE 39.70 X 85 OR 19172-3361 0600 3	R-1303-07
25	<u>3031100330170</u>	Adj E of 2129 NW 75 ST	2	GENERAL SERVICES ADMIN.	1,562	RU-2	75TH ST HIGHLANDS PB 24-70 LOT 15 BLK 2 LOT SIZE 1562 SQ FT OR 9583 164	R-1303-07
26	<u>3031110070250</u>	820 NW 80TH ST	2	GENERAL SERVICES ADMIN.	2,500	RU-2	LITTLE RIVER FRUIT LANDS PB 6-98 W50FT OF LOT 1 BLK 3 LOT SIZE 50,000 X 50	R-1303-07
27	<u>3031110310150</u>	Adj S of 7723 NW 14 PL	2	GENERAL SERVICES ADMIN.	2,700	RU-1	11 53 41 OAKLAND PARK PB 10-50 LOT 24 BLK 1 LOT SIZE 25,000 X 108	R-1303-07
28	<u>3031150051120</u>	6825 NW 18TH AVE	2	GENERAL SERVICES ADMIN.	2,800	BU-2	LIBERTY CITY PB 7-79 LOTS 5 & 6 BLK 5 LOT SIZE 40,000 X 70 COC 22111-4659 02 2004 3	R-1303-07
29	<u>3031150051430</u>	NW 18 AV & NW 68 ST	2	GENERAL SERVICES ADMIN.	1,400	BU-2	LIBERTY CITY PB 7-79 LOT 9 BLK 6 LOT SIZE 20,000 X 70 OR 18048-3072 0498 3	R-1303-07
30	<u>3031150055670</u>	6814 NW 18TH AVE	2	GENERAL SERVICES ADMIN.	2,800	BU-2	15 53 41 LIBERTY CITY PB 7-79 LOTS 18 & 19 BLK 20 LOT SIZE 40,000 X 70	R-1303-07
31	<u>3031150056910</u>	NW 18 AV & NW 68 ST	2	GENERAL SERVICES ADMIN.	1,470	BU-2	LIBERTY CITY PB 7-79 LOT 18 BLK 24 LOT SIZE 21,000 X 70 OR 22059-0064 0204 3	R-1303-07
32	<u>3031150410120</u>	2315 NW 60TH ST	3	GENERAL SERVICES ADMIN.	2,295	RU-1	ORANGE RIDGE CT PB 13-74 W49.95FT OF LOT 12 LOT SIZE 49,900 X 46 OR 20382-4538 0502 3	R-1303-07
33	<u>3031160092420</u>	Adj S of 3098 NW 56 ST	2	GENERAL SERVICES ADMIN.	1,680	RU-2	HIALEAH HEIGHTS PB 28-24 542FT OF LOT 1 BLK 10 LOT SIZE 42,000 X 40 OR 17746-1806 0797 3	R-1303-07
34	<u>3031210000060</u>	Adj E of 4690 NW 31 CT	3	GENERAL SERVICES ADMIN.	2,576	BU-2	21 53 41 W32.20FT OF E122.20FT OF N80FT OF S355FT OF E1/2 OF SW1/4 OF SW1/4 OF NE1/4	R-1303-07
35	<u>3031210260190</u>	2747 NW 45TH ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	ROOSEVELT PARK PB 9-90 LOT 29 BLK 1 LOT SIZE 30,000 X 87 OR 18951-609 012000 3	R-1303-07
36	<u>3031210260510</u>	2965 NW 45TH ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	ROOSEVELT PARK PB 9-90 LOT 26 BLK 2 LOT SIZE 30,000 X 87 OR 22666-517 0804 3	R-1303-07
37	<u>3031220070120</u>	2114 NW 51ST ST	3	GENERAL SERVICES ADMIN.	490	RU-1	22 53 41 FEATHERSTONE PARK PB 13-27 W10FT LOT 1 BLK 2 LOT SIZE 10,000 X 49	R-1303-07
38	<u>3041080280181</u>	Adj W of 1560 LE JEUNE RD	6	GENERAL SERVICES ADMIN.	1,605	RU-1	8 54 41 SUNNY GROVE PB 16-48 15FT ALLEY LYG E OF & ADJ TO LOT 10 BLK 1	R-1303-07
39	<u>3060060010771</u>	Adj W of 11690 SW 185 ST	9	GENERAL SERVICES ADMIN.	3,075	RU-1	NEW SO MIAMI HGTS SEC F G & H PB 46-83 W27.50FT LOT 2 BLK 11 & W32.50FT OF LOTS 24 & 25 BLK 2 PB 23-73	R-1303-07

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**EXHIBIT "A"**

No.	Folio	Address	District	Department User	Lot Size	Zoning	Legal Desc	Group
40	<u>3060180050190</u>	Adj E of 10845 W OLD CUTLER RD	9	GENERAL SERVICES ADMIN.	2,250	RU-1	SECOND AMD PLAT OF EAST DIXIE PK PB 38-58 LOT 28 25,000 X 90 BLK 5 LOT SIZE	R-1303-07
41	<u>3421090040260</u>	Adj E of 16845 NW 28 AVE	1	GENERAL SERVICES ADMIN.	2,625	RU-1	PB 39-83 GOLDEN 9 52 41 GLADES PARK 2ND ADD LOT 21 BLK 3 LOT SIZE 25,000 X 105	R-1303-07
42	<u>3421150050350</u>	2155 NW 154TH ST	1	GENERAL SERVICES ADMIN.	3,500	RU-1	PB 44-16 1ST ADD TO MAGNOLIA SUB LOT 12 LESS W15FT FOR BLK 2 22 AVE R/W	R-1303-07



Date: December 4, 2007

To: Honorable Chairman Bruno A. Barreiro  
And Members, Board of County Commissioners

From: George M. Ruseski  
County Manager

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

R-1303-07

Subject: Authorization to the County Mayor or his designee to Sell or Convey County-owned Real Estate Properties in Accordance with F.S. 125.35 and 197.592

RECOMMENDATION:

It is recommended that the Board declare surplus and authorize the County Mayor or his designee to sell and convey the group of County-owned properties listed in Exhibit-A, all of which have been identified by staff as not buildable and/or valued at less than \$15,000. Said sale and conveyance is to be conducted in accordance with Florida Statute 125.35, by (1) private sale or competitive bidding to the adjacent property owner(s), or (2) open competitive bidding; or, (3) as permitted by Florida Statute 197.592, by conveyance to the governing board of the local municipality. It is also recommended that the Board authorize waiving Administrative Order 8-4 as it pertains to the review by the Planning Advisory Board.

BACKGROUND:

The Florida Statutes provide for the sale and conveyance of County-owned real property in various ways, described as follows:

- o Chapter 125.35(2) provides that, whenever the Board identifies a County-owned parcel of real property to be (a) insufficient in size and shape to issue building permits for further development, or (b) valued at \$15,000 or less as determined by the Board's designated fee appraiser or by the County Property Appraiser, and when, due to the characteristics and location of said real property, the Board determines that such parcel of real property is of use to only one or more adjacent property owners, the Board may then cause a private sale and conveyance of said property to said adjacent owner(s). Adjacent properties are those meeting the subject parcel along any of its borders, but not when it only meets through one of its corners.
- o Chapter 125.35(1) permits the Board to sell and convey property to the highest and best bidder for the particular use the Board deems to be the highest and best.
- o Chapter 197.592(3) requires that lands acquired by the County for unpaid taxes and located within the boundaries of an incorporated municipality shall be conveyed to the governing board of such municipality once it is determined that the property is of no use to the County.

The parcels of real property listed in Exhibit-A have been acquired via tax deed due to non-payment of taxes. These properties meet one or all of the conditions previously stated and do not qualify for a variance that would enable the site to be built upon. Prior to sale or conveyance, these properties will be circulated to all County agencies to determine whether there is a current need for the property. If determined that no such needs exists, disposal of said properties will occur in one of the methods described below.

1. Although not legally mandated, staff has modified the traditional conveyance method for such parcels in an effort to create expanded opportunities and increased incentives for developing affordable housing. Thus, if an adjacent property owner(s) is willing to join his/her property with the County parcel via a unity of title and enter both properties into the County's Infill Housing Initiative as a private property owner in accordance with Section 17-125(a) of the Code of Miami-Dade County, the surplus parcel may be sold to that adjacent owner for a nominal sales price of \$10.00.
2. If the property is being sold to an adjoining owner without such affordable housing restrictions, then the minimum sales price will be the current year's tax assessed value, as determined by the Property Appraiser, except that if the property's assessed value is \$50,000 or more, it will be appraised by an independent State certified appraiser and the minimum sales price will be the greater of the two values.
3. If no adjacent property owner expressed interest in acquiring the property for either one of the options listed above, then the property will be offered publicly for sale with the minimum bid amount set at the current year's tax assessed value, except that if the property's assessed value is \$50,000 or more, it will be appraised by an independent State certified appraiser and the minimum bid amount will be the greater of the two values.
4. Prior to the sale of any tax deed property located within the boundaries of a municipality, the municipality will be notified of the property's availability. Should the municipality desire the property, the property will be conveyed to the local municipality for a nominal value of \$10.00 as prescribed in Florida Statutes 197.592(3).

The sale or conveyance of the parcels listed in Exhibit "A" will eliminate the County's obligation to maintain these parcels and reduce the amount of County resources expended on lot clearing, solid waste removal and towing, which averages approximately \$3,000 per lot per year. In addition, once sold, these properties will be put back on the County's tax roll, generating approximately \$30,000 in annual tax revenue.

  
Director  
General Services Administration

Approved \_\_\_\_\_ Mayor

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

Veto \_\_\_\_\_

12-04-07

Override \_\_\_\_\_

**RESOLUTION NO. R-1303-07**

RESOLUTION DECLARING COUNTY-OWNED PROPERTY SURPLUS AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH FLORIDA STATUTE 125.35 AND FLORIDA STATUTE 197.592; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4 AS IT PERTAINS TO REVIEW BY THE PLANNING ADVISORY BOARD; AND AUTHORIZING EXECUTION OF COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, Florida Statute 125.35(2) states 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 for any type of development to be constructed on the property, or when the Board of County Commissioners finds that the value of a parcel of real property is \$15,000.00, or less, as determined by a fee appraiser designated by the Board or as determined by the County Property Appraiser, and when, due to the size, shape, location and value of the parcel, it is determined by the Board that the parcel is of use only to one or more adjacent property owners, the Board may effect a private sale of the parcel; and

WHEREAS, Florida Statute 197.592(3) states that lands acquired by the County of the State for delinquent taxes in accordance with law which have not been previously sold, acquired for infill housing, affordable housing, or dedicated by the Board of County Commissioners, which the Board of County Commissioners has determined are not to be conveyed to the record fee simple owner in accordance with the provisions of subsections (1) and (2), and which are located within the boundaries of an incorporated municipality of the County shall be conveyed to the governing board of the municipality in which the land is located; and

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WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this board authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board; authorizes the County Mayor or his designee to sell County-owned properties listed in Exhibit A either through private sale with the adjoining owner, via competitive bidding or via nominal conveyance to incorporated municipalities; and authorizes the County Mayor to execute County Deeds for said purpose, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz** who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** and upon being put to a vote, the vote was as follows:

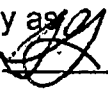
	Bruno A. Barreiro, Chairman	<b>aye</b>	
	Barbara J. Jordan, Vice-Chairwoman	<b>aye</b>	
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Carlos A. Gimenez	<b>aye</b>	Sally A. Heyman	<b>absent</b>
Joe A. Martinez	<b>aye</b>	Dennis C. Moss	<b>aye</b>
Dorrin D. Rolle	<b>aye</b>	Natacha Seijas	<b>aye</b>
Katy Sorenson	<b>absent</b>	Rebeca Sosa	<b>aye</b>
Sen. Javier D. Souto	<b>absent</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of December, 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

Approved by County Attorney as  
to form and legal sufficiency.



By: **Kay Sullivan**  
Deputy Clerk

Thomas Goldstein

**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Parcel No.	Block	Lot	Address	2007 Assessed Value	Zone	Legal Description	Requester
34-2105-013-0920	1	19,166	NW 195 St & NW 45 Ct	\$6,600	RU-TH	.44 AC M/L KINGS GARDENS SECTION ONE PB 91-26, TRACT A LOT SIZE 19,166 SQ FT OR 15935-5045	"Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.
34-2105-013-0930	1	18,731	NW 192 St & NW 46 Ave	\$6,450	RU-TH	.43 AC M/L KINGS GARDENS SECTION ONE PB 91-26, TRACT B LOT SIZE 18,731 SQ FT OR 18848-2395	Platted private streets for "Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.
34-2105-014-0270	1	10,019	NW 193 Terr & NW 45 Ave	\$3,406	RU-TH	23 AC M/L KINGS GARDENS SECTION TWO PB 91-55, TRACT C BLOCK 3 LOT SIZE 10,019 SQ FT OR 12620-2018	Platted private streets for "Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.
34-2105-014-0420	1	5,227	NW 192 St & NW 45 Ave	\$1,777	RU-3	5 52 41 12 AC M/L KINGS GARDENS SECTION TWO PB 91-55, TRACT D BLOCK 4 LOT SIZE 5,227 SQ FT OR 12620-2020	Platted private streets for "Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.
34-2105-014-0950	1	41,382	NW 195 St & NW 46 Ave	\$14,070	RU-3	5 52 41 0.95 AC M/L KINGS GARDENS SECTION TWO PB 91-55, TRACT E BLOCK 5 LOT SIZE 41,382 SQ FT OR 18848-2394	Platted private streets for "Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.
34-2105-014-1100	1	5,227	NW 193 Terr & NW 45 Ave	\$1,777	RU-TH	55 52 41 .12 AC M/L KINGS GARDENS SECTION TWO PB 91-55, TRACT F BLOCK 6 LOT SIZE 5,227 SQ FT OR 12620-2023	Platted private streets for "Kings Gardens Community" which escheated to the county for non-payment of taxes. City of Miami Gardens has requested that the streets be conveyed to the City.

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**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Reason for Sale:  Building  Relocating  Other  
 District: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Assessor: \_\_\_\_\_  
 County: \_\_\_\_\_  
 Parcel Description: \_\_\_\_\_  
 Reason for Sale:  Building  Relocating  Other

Parcel No.	Tract No.	Lot No.	Lot Size	Address	Value	Zone	Description	Notes
7	34-2109-001-0240	1	2,547	NW 177 St & NW 27 <sup>th</sup> Ave	\$16,428	RU-1	9-52-41 .058 AC MIAMI GARDENS PB 2-96, BEG 54.92FTW OF NE COR OF TR 64 S 25FT W100.08FT S103.93FT W155FT N56FT E119.98FT N72.93FT E135.1FT TO POB LESS BEG 155FTW & 72.93FTS OF NE COR OF TRACT 64 TH S56FT W154.98FT N56FT E154.98FT TO POB & LESS BEG 54.92FTW OF NE COR OF TRACT 64 TH S25FT W100.08FT N25FT E100.08FT TO POB OR 20532-1341	Too small to build on. No adjacent County-owned properties.
8	34-2109-004-0260	1	2,625	NW 168 Terr & NW 28 Ave	\$9,735	RU-1	9-52-41, GOLDEN GLADES PARK 2ND ADD PB 39-83, LOT 21 BLOCK 3 LOT SIZE 25 X 105 OR 18984-2800	Too small to build on. No adjacent County-owned properties.
9	34-2109-006-0400	1	2,625	NW 27 Ave & NW 167 Terrace	\$9,735	RU-1	9-52-41, GOLDEN GLADES PARK 1ST ADD RE-SUB, LOT 17 BLOCK 4 LOT SIZE 25 X 105 OR 20332-3831	Too small to build on. No adjacent County-owned properties.
10	34-2115-005-0360	1	3,500	NW 154 St & NW 22 Ave	\$13,180	RU-1	1st ADD TO MAGNOLIA SUB PB 44-16, LOT 12 LESS W15FT FOR BLOCK 2, 22ND AVE RW LOT SIZE 35 X 100 OR 16771-0523	Too small to build on. No adjacent County-owned properties.
11	01-3114-015-0210	2	2,700	1511 NW 70 St	\$8,451	R-2	NORTH LIBERTY CITY PB 39-77, LOT 17 BLOCK 2 LOT SIZE 30 X 90 OR 22032-0418	County-owned property to the north (see folio #01-3114-015-0280 below). However, not buildable even if combined. Lots are too narrow.
12	01-3114-015-0280	2	2,730	1520 NW71 St	\$8,520	R-2	NORTH LIBERTY CITY PB 39-77, LOT 25 BLOCK 2 OR 19980-3803	County-owned property to the south (see folio #01-3114-015-0210 above). However, not buildable even if combined. Lots are too narrow.
13	01-3114-027-0570	2	2,500	6410 NW 15 Ave	\$22,500	C-1	E LIBERTY CITY SEC A PB 39-19, LOT 11 BLOCK 3 LOT SIZE 25 X 100 OR 19686-1951	Too small to build on. No adjacent County-owned properties.
14	07-2207-007-2775	2	2,500	NE 171 Terr & NE 2 Ct	\$10,783	RD	SEABOARD PARK PB 14-31 LOT 21 BLK 33 LOT SIZE 25.000X 100; OR 20187-3530	Too small to build on. No adjacent County-owned properties.
15	30-3102-003-0120	2	1,361	NW 93 Terr & NW 15 Ct	\$2,382	RU-1	2-53-41, FLAMINGO VILLAGE RESUB PB 51-42 TRACT G LESS SELY 95FT OR 21486-2287	Too small to build on. No adjacent County-owned properties.

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**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Parcel No	Block	Lot	Address	2007 Assessed Value	Zoning	Total Description	Reason for Sale
16	30-3103-024-0120	2	2146 NW 89 Terr	\$20,109	RU-1	MOUNT MARIE PB 26-36, LOT 9 BLOCK 2 LOT SIZE 39.70 X 85 OR 19172-3361	Too small to build on. No adjacent County-owned properties.
17	30-3110-016-0600	2	NW 74 <sup>th</sup> St & NW 17 CT	\$26,247	RU-2	COMM LIBERTY CITY PB 9-54, LOT 22 BLOCK 4 LOT SIZE 35 X 75 OR 22602-0638	Too small to build on. No adjacent County-owned properties.
18	30-3110-033-0170	2	NW 25 CT & NW 75 ST	\$11,715	RU-2	75 <sup>th</sup> ST HIGHLANDS PB 24-70, LOT 15 BLOCK 2 LOT SIZE 1,562 SQ FT OR 17933-0151	Too small to build on. No adjacent County-owned properties.
19	30-3111-007-0250	2	820 NW 80 St	\$8,687	RU-2	LITTLE RIVER FRUIT LANDS PB 6-98, W50FT OF LOT 1 BLOCK 3 LOT SIZE 50 X 50 OR 22111-4847	Too small to build on. No adjacent County-owned properties.
20	30-3111-031-0150	2	NW 14 <sup>th</sup> PL & NW 77 <sup>th</sup> Terr	\$20,047	RU-1	11-53-41, OAKLAND PARK PB 10-50, LOT 24 BLOCK 1 LOT SIZE 25 X 108 OR 22602-0631	Too small to build on. No adjacent County-owned properties.
21	30-3115-005-0030	2	7011 NW 18 Ave	\$11,760	BU-2	LIBERTY CITY PB 7-79, LOT 3 & 4 BLOCK 1 LOT SIZE 42 X 70 OR 20444-470	Too small to build on. No adjacent County-owned properties.
22	30-3115-005-1080	2	6805 NW 18 Ave	\$3,360	BU-2	LIBERTY CITY PB 7-79, LOT 2 BLOCK 5 LOT SIZE 20 X 70 OR 19755-1225	Too small to build on. No adjacent County-owned properties.
23	30-3115-005-1120	2	6825 NW 18 Ave	\$11,200	BU-2	LIBERTY CITY PB 7-79, LOTS 5 & 6 BLOCK 5 LOT SIZE 40 X 70 OR 22111-4659	Too small to build on. No adjacent County-owned properties.
24	30-3115-005-1430	2	NW 66 St & NW 18 Ave	\$3,360	BU-2	LIBERTY CITY PB 7-79, LOT 9 BLOCK 6 LOT SIZE 20 X 70 OR 18048-3072	Too small to build on. No adjacent County-owned properties.
25	30-3115-005-5070	2	NW 66 St & NW 18 Ave	\$3,360	BU-2	LIBERTY CITY PB 7-79, LOT 18 BLOCK 18 LOT SIZE 20 X 70 OR 21487-1893	Too small to build on. No adjacent County-owned properties.
26	30-3115-005-5670	2	6814 NW 18 Ave	\$6,720	BU-2	15-53-41, LIBERTY CITY PB 7-79 LOTS 18 & 19 BLOCK 20 LOT SIZE 40' X 70 OR 22929-208	Too small to build on. No adjacent County-owned properties.
27	30-3115-005-6910	2	NW 71 St & NW 18 Ave	\$3,528	BU-2	LIBERTY CITY PB 7-79, LOT 18 BLOCK 24 LOT SIZE 21 X 70 OR 22059-0064	Too small to build on. No adjacent County-owned properties.

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**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Parcel No.	Block	Lot	Address	2007 Assessed Value	zoning	Legal Description	Reason Related to Ineligible
28	30-3115-024-0320	2	2190 NW 57 St	\$10,800	BU-2	FLORAL HEIGHTS SEC B PB 12-15, E60FT OF LOT 11 BLOCK 2 LOT SIZE 60 X 45 OR 22207-3444	Too small to build on. No adjacent County-owned properties.
29	30-3115-043-0521	2	NW 66 St & NW 24 Ct	\$7,776	RU-2	ELIZABETH PARK AMD PB 4-195, S40FT OF LOT 4 & S40FT OF E1/2 OF LOT 5 BLOCK 8 LOT SIZE 75 X 40 OR 20444-2873	Too small to build on. No adjacent County-owned properties.
30	30-3116-009-2420	2	NW 56 St & NW 31 Ave	\$6,423	RU-2	HIALEAH HEIGHTS PB 28-24, S42FT OF LOT 1 BLOCK 10 LOT SIZE 42 X 40 OR 17746-1806	Too small to build on. No adjacent County-owned properties.
31	01-3112-015-0280	3	439 NW 77 Street	\$11,138	R-2	LITTLE RIVER GARDENS PB 7-119, W25FT OF E100FT OF LOTS 15 & 16 LESS S10FT BLOCK 34 LOT SIZE 25 X 89 OR 20043-3962	Too small to build on. No adjacent County-owned properties.
32	01-3113-018-0010	3	169 NW 62 St.	\$3,929	C-1	COTTAGE VILLE TRACT PB 3-152, LOT 1 LESS S10FT FOR RW LOTSIZE 13.60 X 107 OR 19980-3807	Too small to build on. No adjacent County-owned properties.
33	01-3122-035-0892	3	1873 NW 41 St.	\$12,345	R-2	ALLAPATTAH SCHOOL PB 5-99, E1/2 OF LOT 90 BLOCK 6 LOT SIZE 20 X 111 OR 19276-4563	Too small to build on. No adjacent County-owned properties.
34	01-3124-003-2000	3	4021 NW 6 Ave	\$13,929	R-1	07 AC PB 5-71 BAY VISTA PARK PORT LOT 10 BLOCK 33 DESC BEG NE COR W79.53FT SELY ALG CURVE TO LEFT 58.89FTE ALG S/L 49.27FTN ALG E/L 50.39FT TP POB OR 21486-1597	Too small to build on. No adjacent County-owned properties.
35	01-3126-048-1670	3	122 NW 15 Street	\$10,790	R-3	WADDELLS ADDN PB B-53, E30FT OF LOT 2 BLOCK 43, LOT SIZE 30 X 60 OR 22032-0457	Too small to build on. No adjacent County-owned properties.
36	01-3126-036-0221	3	1029 NW 31 St	\$14,644	R-2	SANTA CLARA SUB PB 6-110 , S66FT OF LOT 4 BLOCK 2 OR 22537-1573	Too small to build on. No adjacent County-owned properties.
37	01-3135-019-1280	3	771 NW 13 St	\$37,102	R-4	HIGHLAND PARK PB 2-13, E45FT OF LOT 9 BLOCK 7 SIZE 45 X 50 OR 20287-1444	Too small to build on. No adjacent County-owned properties.

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**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Parcel No.	District	Lot Size	Address	2007 Assessed Value	Zoning	Legal Description	Reasons Related to Public Health
38	3	1,747	70 NW 13 St	\$12,229	C-2	PB B-87 & ALICE BALDWIN ET AL SUB PB 6-43, BEG AT NE COR LOT 1 W87.91 FT S67 DEG 56 MIN 40 SEC E92.36 FT N39.74FT TO POB BLOCK 11 OR 18921-161	Too small to build on. No adjacent County-owned properties.
39	3	2,214	1406 NW 2 Ave	\$13,284	C-1	ERICKSONS SUB PB B-88, LOT 14 LESS BEG AT SE COR LOT 14 W50.04FT N72.65FT S 64 DEG 02 MIN 26 SEC E56.41FT S45.90FT TO POB LYG IN RAW BLOCK 1 OR 18921-155	Too small to build on. No adjacent County-owned properties.
40	3	1,486	63 NE 12 St	\$20,318	C-2	MARY BRICKELLS SUB PB B-9, BEG AT NE COR OF LOT 42 W50.05FT S22.37FT SELY52.15FT N37.05FT TO POB OR 20332-3763	Too small to build on. No adjacent County-owned properties.
41	3	2,295	2315 NW 60 St	\$7,641	RU-1	ORANGE RIDGE CT PB 13-74, W49.95FT OF LOT 12 LOT SIZE 49,900 X 46 OR 20382-4538	Too small to build on. No adjacent County-owned properties.
42	3	2,576	NW 46 St & NW 31 Ct	\$10,948	BU-2	21-53-41, W32.20FT OF E122.20FT OF N80FT OF S355FT OF E1/2 OF SW1/4 OF SW1/4 OF NE1/4 LOT SIZE 2,576 SQUARE FEET	Too small to build on. No adjacent County-owned properties.
43	3	2,610	NW 45 St & NW 27 Ave	\$21,663	RU-2	ROOSEVELT PARK PB 9-90, LOT 29 BLOCK 1 LOT SIZE 30 X 87 OR 18951-609	Too small to build on. No adjacent County-owned properties.
44	3	2,610	2965 NW 45 St	\$21,663	RU-2	ROOSEVELT PARK PB 9-90, LOT 26 BLOCK 2 LOT SIZE 30 X 87 OR 22666-517	Too small to build on. No adjacent County-owned properties.
45	3	2,610	2756 NW 45 St	\$18,916	RU-2	ROOSEVELT PARK PB 9-90, LOT 12 BLOCK 4 LOT SIZE 30 X 87 OR 18861-1345	Too small to build on. No adjacent County-owned properties.
46	3	490	NW 51 St & NW 21 Ave	\$410	RU-1	22-53-41, FEATHERSTONE PARK PB 13-27, W10FT LOT 1 BLOCK 2 LOT SIZE 10 X 49 OR 20043-3969	Too small to build on. No adjacent County-owned properties.
47	3	1,875	NW 51 Terrace & NW 22 Ave	\$7,500	BU-3	SUNNY SLOPE PARK PB 15-11, LOT 4 LESS E25FT FOR RW BLOCK 2 LOT SIZE 25 X 75 OR 21487-1928	Too small to build on. No adjacent County-owned properties.

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EXHIBIT "A"

GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)

Parcel ID	Address	Lot Size	Zone	Value	Reason/Rejected for Infill Housing
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Parcel ID	Address	Lot Size	Zone	Value	Reason/Rejected for Infill Housing
48	848 NW 18 Ave	790	R-1	\$10,046	Too small to build on. No adjacent County-owned properties.
49	356 Flagami Blvd	1,100	R-1	\$20,000	Too small to build on. No adjacent County-owned properties.
50	S Bayshore Dr & Rockerman RD	60	R-1	\$10,000	Too small to build on. No adjacent County-owned properties.
51	SW 53 Ave & San Ignacio Ave	1,000	R-7	\$30,000	Too small to build on. No adjacent County-owned properties.
52	SW 63 Terr & SW 60 Ct	2,000	RS-4	\$40,000	Too small to build on. No adjacent County-owned properties.
53	SW 298 St & NW 4 Ave	6,800	RU-1	\$7,000	Rejected at the 4/30/07 AHRC meeting to small
54	703 SW 8 St	5,160	B-1	\$41,280	Commercial property, too small to build on. City of Homestead has requested that the lot be conveyed to them.
55	443 SW 8 St	2,425	R-3	\$9,369	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
56	211 SW 4 Ct.	1,850	R-3	\$8,325	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
57	308 SW 4 St	1,875	B-1	\$22,500	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.

**EXHIBIT "A"**  
**GSA SURPLUS PROPERTIES (VALUED UNDER FIFTY THOUSAND DOLLARS)**

Parcel No.	County	Address	2007 Assessed Value	Zone	Legal Description	Remarks		
58	10-7813-043-0050	9	1,612	B-1	336 SW 4 St	\$9,672	MC CLAIMS SUB PB 3-6, LOT 7 LESS N10.5FT FOR RAW LOT SIZE 25 X 64.50 OR 20267-1469	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
59	10-7813-046-0091	9	3,087	B-1	SW 6 <sup>TH</sup> CT & SW 4 <sup>th</sup> Ave	\$18,522	FREAD S SECOND ADDN TO HOMESTEAD PB 6-182, LOT 12 BLOCK 5 LOT SIZE 47.5 X 65 OR 20382-4554	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
60	10-7813-052-0400	9	4,450	B-1	765 SW 3 Ave	\$44,500	TATUMS COLORED TOWN ADD TO HMST E44 1/2 FT OF LOTS 21 TO 24 INC BLOCK 5 PB 9-62 LOT SIZE 44.50 X 100 OR 16863-863	Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
61	18-3101-020-0280	9	2,250	RSF	NE 90 St & N. Miami Ave	\$44,325	EL PORTAL SEC 3 PB 9-148, LOT 15 BLOCK 10 LOT SIZE 25 X 90 OR 19024-1245	Too small to build on. No adjacent County-owned properties.
62	30-6006-001-0771	9	3,075	RU-1	SW 185 St & SW 117 Ave	\$24,369	NEW SOUTH MIAMI HEIGHTS SEC F G H PB 46-83, W27.50FT OF LOT 2 BLOCK 11 & W32.50FT OF LOTS 24 & 25 BLOCK 2 PB 23-73 OR 19909-2936	Too small to build on. No adjacent County-owned properties
63	30-6018-005-0190	9	2,250	RU-1	OLD CUTLER RD & SW 108 Ct	\$11,339	SECOND AMD PLAT OF EAST DIXIE PARK PB 38-58, LOT 28 BLOCK 5 LOT SIZE 25 X 90 OR 19870-4908	Too small to build on. No adjacent County-owned properties.
64	30-6822-002-0120	9	2,700	EU-M	SW 241 Terr & SW 198 Ave	\$675	DIXIE PARK HEIGHTS PB 32-14, LOT 2 BLOCK 3 LOT SIZE 25 X 108 OR 19172-3378	Too small to build on. No adjacent County-owned properties.
65	30-6822-002-0220	9	8,591	EU-M	SW 242 St & SW 197 Ave	\$2,148	DIXIE PARK HEIGHTS PB 32-14, LOTS 1 to 3 INC BLOCK 5 LOT SIZE 83 X 105 OR 1737-292	Too small to build on (15,000 sq. ft. minimum required). No adjacent County-owned properties.
66	04-3012-010-1360	13	2,775	C-1	2435 W 5 Ave	\$18,315	12-53-40. SEMINOLA CITY SEC 2 PB 9-154 LOT 28 & W1/2 OF ALLEY E OF & ADJOINING BLOCK 21, LOT SIZE 25 X 111 OR 20267-1453	Too small to build on. No adjacent County-owned properties.

EXHIBIT "A"

GSA SURPLUS PROPERTIES (VALUED OVER FIFTY THOUSAND DOLLARS)

Roll No.	Parcel No.	Address	Acres	Value	Zoning	Description	Reason for Sale
1	01-3136-009-0340	35 NW 13 St	3,300	\$57,750	C-2	36-53-41 ALICE BALDWIN ET AL SUB PB B-87 & PB 6-43, E43.7FT OF W95FT OF S 75FT OF LOTS 9 & 10 LESS S5FT FOR ST BLOCK 3 OR 19870-4925	Too small to build on. No adjacent County-owned properties.
2	30-4108-028-0181	SW 16 St & SW 42 Ave	1,605	\$55,000	RU-1	8-54-41 SUNNY GROVE PB 16-48, 15FT ALLEY LYG E OF & ADJ TO LOT 10 BLOCK 1 LOT SIZE 15 X 107 OR 14376-3640	Too small to build on. No adjacent County-owned properties.
3	03-4132-006-0290	San Servando Ave & Almansa St	2,500	\$73,125	R-9	CORAL GABLES BISC BAY SEC 1 PL A PB 25-53, LOT 32 BLK 90 LOT SIZE 25 X 100 OR 16650-1091	Too small to build on. No adjacent County-owned properties.
4	10-7813-037-0450	595 SW 4 Street	6,750	\$56,700	B-1	PINEHURST PB 1-177, LOT 13 BLOCK 5 & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 6,750 SQUARE FEET OR 21486-2277	Mixed-use zoning. Too small to build on. City of Homestead has requested that the lot be conveyed to them.
5	10-7813-050-0380	98 SW 5 St	7,200	\$50,400	B-1	TATUMS ADD NO 1 PB 1-128, W72FT OF LOTS 58 & 59 LOT SIZE 72 X 100 OR 20274-1598	Mixed-use zoning. Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
6	10-7813-052-0340	709 SW 3 Ave	6,600	\$52,800	B-1	TATUMS COLORED TOWN ADD TO HMST PB 9-62, LOT 12 & N1/2 OF LOT 13 BLOCK 5 LOT SIZE 37.50 X 176 OR 16771-0690	Mixed-use zoning. Too small to build on. No adjacent County-owned properties. City of Homestead has requested that the lot be conveyed to them.
7	16-7824-014-0011	NW 12 St & NW 8 Ave	11,655	\$58,275	RM-15	24-57-38 MAC ARTHUR HOMESITES PB 43-99, PORT OF SPIUR RR RAW BLK 3 DESC BEG 310.16FTN OF SE COR OF BLK 3 SWLY AD 490.84FT N 60 DEG W 34.19FT NELY AD 477.53FT S 30 DEG E 34.19FT TO POB LOT SIZE 11,655 SQ. FT OFAU 16-7824-014-0010 OR 16863-0903	Too small to build on. No adjacent County-owned properties.

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



Legislative Notes

**Agenda Item:** 8(F)1(D), 8(F)1(E) & 8(F)1(F)  
**File Number:** 102672, 102667 & 102669  
**Committee(s) of Reference:** Board of County Commissioners  
**Date of Analysis:** December 10, 2010  
**Districts:** Countywide  
**Type of Item:** Resolution

**Summary**

Items 8(F)1(D), 8(F)1(E), and 8(F)1(F) modify the minimum sale amount of surplus County-owned property from no less than 100% of the current year's assessed value to no less than 75% of the tax assessed value for those properties approved through Resolutions 38-02, 1303-07, and 665-09.

**Highlights**

- The parcels in the items mentioned above are mostly zoned residential.<sup>1</sup>
- All of these parcels declared surplus are non-buildable.
- According to General Services Administration (GSA), the sale of these parcels will generate additional tax revenue for the County and will eliminate the County's obligation to maintain them.

**Additional Information**

1. According to GSA, the following process is used to determine the sale of surplus property:
  - The parcels are first offered to the adjoining property owners.
  - If more than one (1) adjoining property owner expresses interest in the property, a sealed bid is held amongst the interested adjacent property owners.
  - If only one adjoining property owner expresses interest in the property it is sold to them for the minimum sale amount.
  - If no adjacent property owner expresses interest in the property it is offered for sale to the general public via sealed bid.
  - Sealed bids are advertised on the web and a newspaper of general circulation.
2. Buyers are not provided an opportunity to determine if he/she can afford the adjustment in property taxes.
3. How many other properties does the County currently maintain that may be in the process of being declared surplus? And from the inventory how many are non-buildable? *There are currently 296 other properties that are not in use, but, have not yet been declared surplus. The majority of these parcels are not only non-buildable but, also unsellable because they are lakes, FPL easements, and long slivers of land.*

A handwritten signature in black ink, appearing to be "22" or a similar stylized mark.

Prepared by: Michael Amador-Gil