


# Memorandum



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

**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-665-09  
For the Purposes of Modifying the Minimum Sale  
Amount of Surplus County Property

## Recommendation

It is recommended that the Board amend Resolution No. R-665-09 for the purposes of modifying the minimum sale amount of surplus County-owned property.

## Scope:

COMMISSION DISTRICT(S): 1, 2, 3, 5, 7, 8, 9, and 12

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-665-09, approved by the Board on June 2, 2009 declared surplus 50 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 50 parcels that were declared surplus, staff has been unable to dispose of 48 parcels, which are listed in Exhibit "A." Pursuant to the 2010 tax roll, all 48 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 values that were in place when Resolution R-665-09 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 (2008) 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 48 parcels is approximately 4.31 acres which equates to \$387.90 per cut. On average the grass is cut nine times per year which equates to \$3,491 per year to maintain all 48 parcels. This figure does not include costs to remove illegal dumping and/or abandoned vehicles, which vary from year to year.

Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners  
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**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)(F)

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)(F)  
1-20-11

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

RESOLUTION AMENDING RESOLUTION NO. R-665-09 FOR THE PURPOSE OF MODIFYING THE MINIMUM SALE AMOUNT OF SURPLUS COUNTY-OWNED PROPERTY FROM NO LESS THAN 100% OF THE 2008 TAX ASSESSED VALUE TO NO LESS THAN 75% OF THE 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-665-09 for the purposes of modifying the minimum sale amount of surplus County-owned property from no less than 100% of the 2008 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.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and and upon being put to a vote, the vote was as follows:

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

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



Folio	Address	District	Department User	Lot Size	Zoning	Legal Desc	Group
0131130490241	47 NE 60TH TERR	3	GENERAL SERVICES ADMIN.	3,200	R-2	ROCKWOOD PLACE PB 4-180 LOT 12 LESS E & S 10FT FOR R/W BLK 3	R-665-09
0131130490300	2 NE 60TH TERR	3	GENERAL SERVICES ADMIN.	3,479	R-2	ROCKWOOD PLACE PB 4-180 LOT 6 BLK 4 LESS BEG SW COR TH E1.01FT NEWLY AD 104.4FT W41.14FT 59CET	R-665-09
0131140170230	1465 NW 69TH TERR	2	GENERAL SERVICES ADMIN.	4,050	R-1	NORTH LIBERTY CITY AMD PB 41-31 LOT 9 BLK 4 LOT SIZE 45.000 X 90 OR 21486-1583 0303 3	R-665-09
0131140180530	1427 NW 68TH ST	2	GENERAL SERVICES ADMIN.	3,600	R-1	NEW LIBERTY CITY PB 39-28 LOT 15 BLK 3 LOT SIZE 40.000 X 90 OR 22032-0425 0204 3	R-665-09
0131230200330	3715 NW 12TH AVE	3	GENERAL SERVICES ADMIN.	2,872	R-2	COVINGTON MANOR PB 13-32 MDPT OF LOTS 8 & 9 LESS W15FT OF LOT 8 LESS R/W BLK 4 LOT SIZE IRREGULAR	R-665-09
0131230250020	1290 NW 39TH ST	3	GENERAL SERVICES ADMIN.	2,700	R-2	REILLY SUB PB 19-29 LOT 2 73R-29507 LOT SIZE 30.000 X 90	R-665-09
0131230371710	1536 NW 44TH ST	3	GENERAL SERVICES ADMIN.	3,000	R-2	NORTH MIAMI ESTATES PB 5-48 E30FT OF LOT 5 BLK 23 LOT SIZE 30.000 X 100 OR 17743-0504 0797 3	R-665-09
0131240200202	4124 NW 15TH AVE	3	GENERAL SERVICES ADMIN.	4,680	R-2	BUENA VISTA HGTS ADD AMD PL PB 3-22 572.4FT OF LOTS 24 & E3PT OF LOT 23 BLK 1	R-665-09
0131250351490	2160 NW 5TH PL	3	GENERAL SERVICES ADMIN.	2,250	R-2	NORTH WEST 7TH AVE ADD PB 7-36 LOT 53 BLK 9 LOT SIZE 30.000 X 75 OR 21486-1604 0303 3	R-665-09
0131250481090	1700 NW 1ST CT	3	GENERAL SERVICES ADMIN.	3,000	R-3	WADDELLS ADD PB 5-53 LOT 17 LESS W30FT BLK 27 LOT SIZE 50.000 X 60 OR 25084-436 1106 3	R-665-09
0131260080461	752 NW 32ND ST	3	GENERAL SERVICES ADMIN.	2,700	R-3	SUWANNEE PARK PB 12-49 NS4PT OF LOT 9 BLK 4 LOT SIZE 2700 SQ FT OR 20332-3842 0302 3	R-665-09
0131260393870	1376 NW 32ND ST	3	GENERAL SERVICES ADMIN.	3,150	R-2	WEST END PARK AMD PB 6-142 IN63PT OF LOT 21 BLK 19 LOT SIZE 50.000 X 63 OR 20267-1440 0202 3	R-665-09
0131330270401	SR 836 and NW 37 AV	7	GENERAL SERVICES ADMIN.	-	R-2	WALDIN ACRES PB 5-68 PT LOT 22 BEG 403.15FTS OF NE COR LOT 22 WLY74.13FT S16.10FT SELV80.99FT NS3.95FT TO POB BLK 4	R-665-09
0431170000090	3737 NW 54TH ST	2	GENERAL SERVICES ADMIN.	7,405	M-1	17 53 41 .17 AC BEG AT PT ON E LINE SAL RR S35FTN OF S LINE OF SE1/4 OF SE1/4 OF SE1/4 TH ELY48.63FT TH S & ELY	R-665-09
0821210072720	Adj N of 581 BURLINGTON ST	1	GENERAL SERVICES ADMIN.	-	P	PB 31-14 THAT PAR OF LAND LYG BETW S PROP/ L OF SAF RR & YACHT BASIN & BETW	R-665-09
0821280090013	Adj N of 13235 ALEXANDRIA DR	1	GENERAL SERVICES ADMIN.	4,508	R-3	28 52 41 .10 AC PB 41-53 3RD REV PLAT OF NILE GDNS SEC 1 S30PT OF N130PT OF THE W150.26FT OF THE W1/2 OF TR 1	R-665-09
1678240150120	1508 NW 6TH AVE	9	GENERAL SERVICES ADMIN.	3,770	RD-1	COOPERS SUB PB 33-84 LOT 16 LOT SIZE 26.000 X 145 OR 20444-456-0502 3	R-665-09
3021340100242	Adj W of 10724 NW 18 AVE	2	GENERAL SERVICES ADMIN.	3,150	RU-1	LITTLE RIVER TRACTS PB 44-38 W35FT OF E1/2SPT OF LOT 27 BLK 1 LOT SIZE 3150 SQ FT OR 21486-2284 0303 3	R-665-09
3031030240200	2101 NW 89TH ST	2	GENERAL SERVICES ADMIN.	3,400	RU-1	11 53 41 MOUNT MARIE PB 26-36 LOT 18 BLK 2 LOT SIZE 40 X 85	R-665-09
3031100281020	Adj N of 7000 NW 21 AVE	2	GENERAL SERVICES ADMIN.	3,750	RU-2	PARA VILLA HEIGHTS PB 3-106 S1/2 OF NSOFT OF S125FT E1/2 OF BLK 21 LOT SIZE 25.000 X 150	R-665-09
3031110000220	7725 NW 11TH AVE	2	GENERAL SERVICES ADMIN.	4,590	RU-2	11 53 41 .11 AC S100PT OF W66PT OF N660PT OF E 2019.6PT OF SE1/4 LESS W2FT E30PT S15FT & 20FT TURNING RD	R-665-09
3031110000310	7724 NW 11TH AVE	2	GENERAL SERVICES ADMIN.	6,534	RU-2	11 53 41 .15 AC BEG 29.6 CHS W OF NE COR OF SE1/4 RUN W33FT & S560FT FOR POB RUN TH E66FT S100PT W66FT	R-665-09
3031110460021	Adj W of 1455 NW 86 ST	2	GENERAL SERVICES ADMIN.	5,256	RU-1	PERNVILLE PARK CORA PL PB 38-38 PT TR 1 DESC BEG NW COR LOT 9 PB 22-7 W36FT S104.5FT E105.5FT N21.5FT W68.5FT N83FT TO POB	R-665-09
3031150055340	NW 18 AV & NW 68 ST	2	GENERAL SERVICES ADMIN.	1,400	BU-2	LIBERTY CITY PB 7-79 LOT 14 BLK 19 LOT SIZE 20.000 X 70	R-665-09
3031150180631	2359 NW 64TH ST	2	GENERAL SERVICES ADMIN.	3,840	RU-2	22ND AVE HGTS PB 45-3 S64FT OF LOT 4 BLK 5 PR ADD 2360 NW 65 ST LOT SIZE 50.000 X 65	R-665-09
3031150190030	6332 NW 21ST AVE	2	GENERAL SERVICES ADMIN.	2,730	RU-2	RIDGE CREST PB 11-44 S51.5PT OF N100PT LOTS 1 & 2 LESS W37.5PT THEREOF BLK 1 LOT SIZE 51.500 X 52	R-665-09
3031160093740	6040 NW 30TH AVE	2	GENERAL SERVICES ADMIN.	3,780	RU-2	14 53 41 HIALEAH HGTS PB 28-24 LOT 13 BLK 15 LOT SIZE 38.000 X 108	R-665-09
3031210260091	2754 NW 46TH ST	3	GENERAL SERVICES ADMIN.	2,610	BU-2	ROOSEVELT PARK PB 9-90 LOT 12 BLK 1 LOT SIZE 30.000 X 87 OR 20129-1718 1201 3	R-665-09
3031210260960	2706 NW 46TH ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	ROOSEVELT PARK PB 9-90 LOT 6 BLK 4 LOT SIZE 30.000 X 87 OR 21487-1909 0303 3	R-665-09
3031210280440	3060 NW 45TH ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	21 53 41 ROOSEVELT PK ADD NO 1 PB 9-165 LOT 12 BLK 8 LOT SIZE 30.000 X 87	R-665-09
3031210280570	Adj W of 3069 NW 44 ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 8 LOT SIZE 30.000 X 87 OR 21487-1913 0303 3	R-665-09
3031210280640	Adj E of 3045 NW 44 ST	3	GENERAL SERVICES ADMIN.	2,610	RU-2	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 33 BLK 8 LOT SIZE 30.000 X 87 OR 18951-595 012000 3	R-665-09
3040240220190	Adj N of 4541 SW 64 CT	7	GENERAL SERVICES ADMIN.	1,526	RU-1	24 54 40 .03 AC CURNIN HGTS AMD PB 30-42 N10.6PT OF S110.6PT OF LOT 3 LOT SIZE 10.800 X 144	R-665-09
3049030030640	N of 14080 SW 8 ST	12	GENERAL SERVICES ADMIN.	10,890	GU	EVERGLADES GARDENS PB 8-14 LOT 67 LOT SIZE IRREGULAR OR 17283-3968 0798 3	R-665-09
3050320040190	Adj NW of 10141 HIBISCUS ST	9	GENERAL SERVICES ADMIN.	4,750	RU-2	32 55 40 PERRINE SUB PB 8-79 E50PT OF N95PT OF LOT 2 BLK 5 LOT SIZE 50 X 95	R-665-09
3060180000360	21685 SW 113TH CT	9	GENERAL SERVICES ADMIN.	7,500	RU-1	18 56 40 .17 AC BEG 140FTS & 25FTE OF NW COR OF E1/2 OF NW1/4 OF NE1/4 OF NW 1/4 E75FT S100PT W75FT N100PT	R-665-09
3068220020010	SW 197 AV and SW 240 ST	9	GENERAL SERVICES ADMIN.	8,591	EU-M	DIXIE PARK HEIGHTS PB 32-14 LOTS 1 TO 3 INC BLK 1 LOT SIZE 83.000 X 105	R-665-09
3068220020170	SW 241 TER & SW 197 AV	9	GENERAL SERVICES ADMIN.	11,216	EU-M	DIXIE PARK HEIGHTS PB 32-14 LOT 1 TO 4 INC BLK 4 LOT SIZE 108.000 X 105	R-665-09

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P.	Folio	Address	District	Department User	Lot Size	Zoning	Legal Desc	Group
9	3069280010040	Adj W of 14805 SW 258 ST	8	GENERAL SERVICES ADMIN.	5,968	GU	MORRIS HOMESITES NO 4 PB 23-77 W43.21 FT LOT 8 BLK 11 LOT SIZE IRREGULAR	R-665-09
0	3078260071640	Adj S of 18820 SW 354 TER	9	GENERAL SERVICES ADMIN.	5,897	EU-M	FLA CITY HIGHLANDS PB 20-36 LOT 20 BLK 7 LOT SIZE 5897 SQ FT OR 17809- 1491 0997 3	R-665-09
1	3078280020440	SW 353 ST & SW 209 AV	9	GENERAL SERVICES ADMIN.	11,761	GU	28 57 38 ORANGEDALE PARK PB 27- 35 LOTS 3 & 4 BLK 10 OR 19870- 4905 0801 3	R-665-09
2	3078330002111	SW 212 AV & SW 376 ST	9	GENERAL SERVICES ADMIN.	-	GU	33 57 38 .36 AC M/L E25FT OF SW 1/4 OF SW 1/4 OF SE 1/4 OR 22937-3339 1 204 3	R-665-09
3	3350330000931	Adj S of 9625 SW 181 TER	8	GENERAL SERVICES ADMIN.	2,700	RU-1	33 55 40 .06 AC M/L BEG 135FTE OF SW COR OF N1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 TH N30FT E90FT S30FT W90FT TO POB	R-665-09
4	3421040051230	Adj E of 2775 NW 183 ST	1	GENERAL SERVICES ADMIN.	11,396	RU-1	CAROL CITY 4TH ADDN PB 55-122 TRACT A LOT SIZE 11396 SQUARE FEET OR 18755-1247 0761 3	R-665-09
5	3421100012895	Adj S of 2025 NW 171 ST	1	GENERAL SERVICES ADMIN.	-	RU-1	SUNNY ISLES INLAND PB 44-69 W75FT OF E152.93FT OF N31.65FT OF LOT 12 BLK 9	R-665-09
6	3421100012896	Adj S of 2015 NW 171 ST	1	GENERAL SERVICES ADMIN.	-	RU-1	LOT SIZE SITE VALUE SUNNY ISLES INLAND PB 44-69 E77.93FT OF N31.65FT OF LOT 12 BLK 9 LOT SIZE	R-665-09
7	3421100012897	Adj S of 2015 NW 171 ST	1	GENERAL SERVICES ADMIN.	-	RU-1	SUNNY ISLES INLAND PB 44-69 E77.93FT OF N31.65FT OF LOT 12 BLK 9 LOT SIZE SITE VALUE	R-665-09
8	3660030260120	Sw 79 CT & SW 196 ST	8	GENERAL SERVICES ADMIN.	-	RU-1	SAGA BAY SEC 1 PART 4 AMEND PB 137- 11 TR B LOT SIZE 1066 SQ FT	R-665-09



Date: June 2, 2009

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

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

From: George M. Burgess  
County Manager

Resolution No. R-665-09

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, 125.379, and 197.592

RECOMMENDATION

It is recommended that the Board declare surplus and authorize the County Mayor or County Mayor's designee to sell or 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 or conveyance is to be conducted in accordance with Florida Statute 125.35, which provides for the sale of County property either through (1) private sale to adjacent property owner(s) or (2) public sale via competitive bidding; in accordance with Florida statutes 125.379 which allows the County to make property available for the production and preservation of affordable housing; and in accordance with Florida Statutes 197.592, which provides for the conveyance of County property acquired through tax deed 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, including the following:

- o Florida Statutes 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 be issued 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 of said property to said adjacent owner(s). When more than one adjacent property owner is interested in the property, it is bid amongst the adjacent property owners and sold to the highest bidder. Adjacent properties are those meeting the subject parcel along any of its borders, but not when it only meets through one of its corners. 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 Florida Statutes 125.379(2) states that properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county may otherwise make the property available for use for the production and preservation of permanent affordable housing.

- o Florida Statutes 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.

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. In an effort to create expanded opportunities and increased incentives for developing affordable housing, the properties may be sold to an adjacent property owner(s) for a nominal value of \$10.00, provided that at closing the County property is joined to the adjacent property via a unity of title and a restrictive covenant is placed on both parcels restricting development to affordable housing.
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.

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 \$22,821.00 in annual tax revenue. The total current assessed value for the 50 properties is \$1,122,581.

  
Director  
General Services Administration

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)(C)  
6-2-09

RESOLUTION NO. R-665-09

RESOLUTION DECLARING COUNTY-OWNED PROPERTY SURPLUS AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH FLORIDA STATUTE 125.35, FLORIDA STATUTE 125.379 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 Statutes 125.379(2) states that properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the

County may otherwise make the property available for use for the production and preservation of permanent affordable housing; 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

**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 County Mayor's 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.

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> 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: **DIANE COLLINS**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve

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

1	2	3	4	5	6	7	8
08-2121-007-2720	08-2128-009-0013	34-2104-006-1230	34-2110-001-2895	34-2110-001-2896	34-2110-001-2897	01-3114-017-0230	01-3114-016-0530
1	1	1	1	1	1	2	2
13,068	4,508	11,398	2,374	2,374	2,466	4,050	3,600
SUPERIOR ST & ALI BABA AVE	NW 132 TERR & NW 34 AVE	NW 183 ST & NW 28 PL	NW 172 ST & NW 20 AVE	NW 172 ST & NW 20 AVE	NW 172 ST & NW 20 AVE	1465 NW 69 TERR	1427 NW 68 ST
\$5,445	\$41,924	\$6,268	\$3,550	\$3,550	\$6,385	\$35,744	\$31,772
P	R-3	RU-1	RU-1	RU-1	RU-1	R-1	R-1
21 52 41 .30 AC OPA LOCKA PLAT NO. 3 PB 31-14 THAT PAR OF LAND LYN BETW S PROP L OF SAF RR & YACHT BASIN & BETW W END BLK 114 & THE OPA LOCKA CANAL LESS NE 150FT LOT SIZE 13,068 SQUARE FEET OR 21486-2256	26 52 41 .10 AC PB 41-53 3 <sup>RD</sup> REV PLAT OF NILE GDNS SEC 1 S30FT OF N130FT OF THE W150.28FT OF THE W1/2 OF TR 1 LOT SIZE 4508 SQUARE FEET OR 20444-523	CAROL CITY 4 <sup>TH</sup> ADDN PB 65-122 TRACT A LOT SIZE 11396 SQUARE FEET OR 19755-1247	SUNNY ISLES INLAND PB 44-69 W75FT OF E227.93FT OF N31.65FT OF LOT 12 BLOCK 9 OR 16771-0075	SUNNY ISLES INLAND PB 44-69 W75FT OF E152.93FT OF N31.65FT OF LOT 12 BLOCK 9 OR 16207-0308	SUNNY ISLES INLAND PB 44-69 E77.93FT OF N31.65FT OF LOT 12 BLOCK 9 OR 15935-5047	NORTH LIBERTY CITY AMD PB 41-31 LOT 9 BLOCK 4 LOT SIZE 45 X 90 OR 21486-1583	NEW LIBERTY CITY PB 39-28 LOT 15 BLOCK 3 LOT SIZE 40 X 90 OR 22032-0425
Not buildable - long and narrow strip of land. No adjacent County-owned properties.	Not buildable - long and narrow strip of land. No adjacent County-owned properties.	Not buildable - long and narrow strip of land. No adjacent County-owned properties.	Not buildable. Landlocked.	Too small to build on. Landlocked.	Too small to build on.	Too small to build on. No adjacent County-owned properties.	Too small to build on. No adjacent County-owned properties.

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

Public No: 04-3117-000-0090  
 District: 2  
 Date: 7/4/05  
 Value: 3737 NW 54 ST  
 Area: NW 107 ST & NW 18 AVE  
 Size: 3,150  
 Description: 17 53 41 .17 AC, BEG AT PT ON E LINE SAL RR 535FTN OF S LINE OF SE1/4 OF SE1/4 OF SE1/4 TH ELY 48.63FT TH S & ELY ALG ARC OF CURVE 87.88FT TO PT TH N 89 DEG 25 MIN 10 SEC E 17.55FT MWL TO A PT THAT IS 474.35FTW OF E LINE & 200FTS OF N LINE OF SE1/4 OF SE1/4 OF SE1/4 TH NWLY 234.38FT TO X OF N LINE SE1/4 OF SE1/4 OF SE1/4 WITH ELY R/W LINE SAL RR TH S ALG SAID R/W LINE TO POB LOT SIZE 7405 SQUARE FEET OR 19795-3944

9	04-3117-000-0090	2	7,405	3737 NW 54 ST	\$22,215	M-1	17 53 41 .17 AC, BEG AT PT ON E LINE SAL RR 535FTN OF S LINE OF SE1/4 OF SE1/4 OF SE1/4 TH ELY 48.63FT TH S & ELY ALG ARC OF CURVE 87.88FT TO PT TH N 89 DEG 25 MIN 10 SEC E 17.55FT MWL TO A PT THAT IS 474.35FTW OF E LINE & 200FTS OF N LINE OF SE1/4 OF SE1/4 OF SE1/4 TH NWLY 234.38FT TO X OF N LINE SE1/4 OF SE1/4 OF SE1/4 WITH ELY R/W LINE SAL RR TH S ALG SAID R/W LINE TO POB LOT SIZE 7405 SQUARE FEET OR 19795-3944	Not buildable. Irregular shape. No adjacent County-owned properties.
10	30-2134-010-0242	2	3,150	NW 107 ST & NW 18 AVE	\$35,075	RU-1	LITTLE RIVER TRACTS PB 44-38 W355FT OF E135FT OF LOT 27 BLOCK 1 LOT SIZE 3,150 SQUARE FEET OR 21486-2284	Too small to build on. No adjacent County-owned properties.
11	30-3103-024-0200	2	3,400	2101 NW 89 ST	\$20,261	RU-1	3-53-41 MOUNT MARIE PB 26-36 LOT 18 BLOCK 2 LOT SIZE 40 X 85 OR 19172-3338	Too small to build on. No adjacent County-owned properties.
12	30-3110-028-1020	2	3,750	NW 70 ST & NW 21 AVE	\$28,189	RU-2	PARA VILLA HEIGHTS PB 3-106 S1/2 OF N50FT OF S125FT E1/2 OF BLOCK 21 LOT SIZE 25 X 160 OR 18921-158	Not buildable - long and narrow strip of land.
13	30-3111-000-0220	2	4,580	7725 NW 11 AVE	\$25,245	RU-2	11-53-41 .11 AC S100FT OF W66FT OF N660FT OF E 2019.6FT OF SE1/4 LESS W2FT E10FT S15FT & 20FT TURNING RD OR 17130-2328	Too small to build on. Irregular shape.
14	30-3111-000-0310	2	6,534	7724 NW 11 AVE	\$35,937	RU-2	11-53-41 .15 AC BEG 29.6 CHS W OF NE COR OF SE1/4 RUN W132FT & S560FT FOR POB RUN TH E66FT S100FT W66FT N100FT TO POB LOT SIZE 6,534 SQ FT OR 19107-3528	Too small to build on. Irregular shape.
15	30-3111-038-0620	2	3,500	1697 NW 73 ST	\$29,059	RU-1	COMM LIBERTY CITY 2 <sup>ND</sup> SEC PB 18-55 LOTS 46 & 47 BLOCK 9 LOT SIZE 50 X 70 OR 22656-2721	Too small to build on.
16	30-3111-046-0021	2	5,258	Adj (North) of 8600 NW 14 CT	\$35,478	RU-1	FERNVILLE PARK CORR PL PB 36-36 FT TR 1 DESC BEG NW COR LOT 9 PB 22-7 W36FT S104.5FT E105.5FT N21.5FT W69.5FT N83FT TO POB OR 18984-2870	Irregular lot. Not buildable.

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

PROPERTY IDENTIFICATION NUMBER      ADDRESS      DISTRICT      LOT      SIZE      VALUE

26	01-3124-020-0202	3	4,680	4124 NW 1 AVE	\$34,576	R-2	BUENA VISTA HGTS ADD AMD PL PB-3-22 572.4FT OF LOTS 24 & E5FT OF LOT 28 BLOCK 1 LOT SIZE 85 X 72 OR 20274-1617	Too small to build on. No adjacent County-owned properties.
27	01-3125-035-1490	3	2,250	2160 NW 5 PL	\$28,793	R-2	NORTH WEST 7 <sup>TH</sup> AVE ADD PB 7-36 LOT 3 BLOCK 9 LOT SIZE 30 X 75 OR 21486-1604	Too small to build on. No adjacent County-owned properties.
28	01-3125-045-1090	3	3,000	1700 NW 1 CT	\$47,244	R-3	WADDELLS ADD PB 8-53 LOT 13 LESS W50FT BLOCK 27 LOT SIZE 50 X 60 OR 25064-436	Too small to build on. No adjacent County-owned properties.
29	01-3126-008-0461	3	2,700	752 NW 32 ST	\$42,120	R-3	SUWANNEE PARK PB 12-69 N54FT OF LOT 9 BLOCK 4 LOT SIZE 2,700 SQUARE FEET OR 20332-3842	Too small to build on. No adjacent County-owned properties.
30	01-3126-039-3870	3	3,160	1376 NW 32 ST	\$13,958	R-2	WEST END PARK AMD PB 6-142 N63FT OF LOT 21 BLOCK 18 LOT SIZE 50 X 63 OR 20267-1440	Too small to build on. No adjacent County-owned properties.
31	30-3121-026-0091	3	2,610	2754 NW 46 ST	\$22,185	BU-2	ROOSEVELT PARK PB 9-86 LOT 12 BLOCK 1 LOT SIZE 30 X 87 OR 20129-1718	Too small to build on.
32	30-3121-026-0960	3	2,610	2708 NW 45 ST	\$22,787	RU-2	ROOSEVELT PARK PB 9-80 LOT 6 BLOCK 4 LOT SIZE 30 X 87 OR 21487-1608	Too small to build on. No adjacent County-owned properties.
33	30-3121-028-0440	3	2,610	3060 NW 45 ST	\$22,787	RU-2	ROOSEVELT PARK ADD NO. 1 PB 9-165 LOT 12 BLOCK 8 LOT SIZE 30 X 87 OR 20129-1748	Too small to build on.
34	30-3121-028-0670	3	2,610	NW 44 ST & NW 31 AVE	\$22,787	RU-2	ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 28 BLOCK 8 LOT SIZE 30 X 87 OR 21487-1913	Too small to build on. No adjacent County-owned properties.
35	30-3121-028-0640	3	2,610	NW 44 ST & NW 30 AVE	\$22,787	RU-2	ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 33 BLOCK 8 LOT SIZE 30 X 87 OR 18951-595	Too small to build on. No adjacent County-owned properties.

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



36	01-3133-022-0401	5	1,193	NW 12 ST & NW 30 AVE	\$428	R-2	WALDIN ACRES PB 5-68 FT LOT 22 BEG 403.15FTS OF NE COR LOT 22 WLY 74.13FT S16.10FT SELY 80.99FT N53.95FT TO POB BLK 4 OR 11241-218	Too small to build on. No adjacent County-owned properties.
37	30-4024-022-0190	7	1,526	SW 46 ST & SW 64 AVE	\$17,537	RU-1	24 54 40 .03 AC CURVIN HGTS AMD PB 30-42 N10.6FT OF S110.6FT OF LOT 3 .LOT SIZE 10.6 X 144 OR 19870-4661	Too small to build on long and narrow strip of land. No adjacent County-owned properties.
38	30-6928-001-0040	8	5,909	SW 258 ST & SW 148 AVE	\$21,920	GU	MORRIS HOMESITES NO 4 PB 23-77 W43.21FT LOT 8 BLOCK 11	Too small to build on. No adjacent County-owned properties.
39	33-5033-000-0931	8	2,700	SW 181 TERR & FRANJO RD	\$5,400	RU-1	33-55-40 .06 AC M/L BEG 135FTE OF SW COR OF N1/2 OF NW1/4 OF SW1/4 OF SW1/4 TH N30FT E90FT S30FT W90FT TO POB LOT SIZE 2,700 SQUARE FEET OR 20103-1479	Too small to build on. Landlocked. No adjacent County-owned properties.
40	36-6003-026-0120	8	1,066	SW 196 ST & SW 79 CT	\$1,000	RU-1	SAGA BAY SEC 1 PART 4 AMEND PB 137-11 TR B LOT SIZE 1066 SQUARE FEET OR 23876-3742	Too small to build on. No adjacent County-owned properties.
41	16-7824-016-0120	9	3,770	1508 NW 6 AVE	\$30,160	RD-1	COOPERS SUB PB 33-84 LOT 16 LOT SIZE 26 X 145 OR 20444-458	Too small to build on. No adjacent County-owned properties.
42	30-5032-004-0190	9	4,750	HIBISCUS ST & SW 102 AVE	\$42,750	RU-2	32-55-40 PERRINE SUB PB B-79 E50FT OF N95FT OF LOT 2 BLOCK 5 LOT SIZE 50 X 95 OR 16984-2811	Too small to build on. No adjacent County-owned properties.
43	30-5836-001-1050	9	10,454	SW 174 ST & SW 182 Ave	10,920	GU	INLIKITA SEC A PB 50-45 LOT 13 BLOCK 10 LOT SIZE .24 AC OR 22059-0038	Too small to build on. No adjacent County-owned properties.
44	30-6018-000-0380	9	7,500	21685 SW 113 CT	\$37,500	RU-1	18-56-40 .17AC BEG 140FTE & 25FTE OF NW COR OF E1/2 OF NW1/4 OF NE1/4 OF NW1/4 E75FT S100FT W75FT N100FT TO POB OR 23821-3229	Too small to build on. No adjacent County-owned properties.

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

45	30-6822-002-0010	9	8,591	SW 240 St & SW 197 AVE	\$2,148	ELM	DIXIE PARKS HEIGHTS PB 32-14 LOTS 1 TO 3 INC BLOCK 1 LOT SIZE 83 X 105	Too small to build on. No adjacent County-owned properties.
46	30-6822-002-0170	9	11,216	SW 241 Terr & SW 197 AVE	\$2,804	EU-M	DIXIE PARKS HEIGHTS PB 32-14 LOTS 1 TO 4 INC BLOCK 4 LOT SIZE 108 X 105	Too small to build on. No adjacent County-owned properties.
47	30-7828-007-1640	9	5,897	SW 355 TERR & SW 188 AVE	\$16,217	EU-M	FLA CITY HIGHLANDS PB 20-36 LOT 20 BLOCK 7 LOT SIZE 5,897 SQUARE FEET OR 17809-1491	Too small to build on. No adjacent County-owned properties.
48	30-7828-002-0440	9	11,982	SW 353 ST & SW 209 AVE	\$13,500	GU	ORANGEDALE PARK PB 27-35 LOTS 3 & 4 BLK 10 OR 18870-4805	Too small to build on. No adjacent County-owned properties.
49	30-7833-000-2111	9	15,882	SW 378 ST & SW 212 AVE	\$1,150	GU	33 57 38 .36 AC MAL E25FT OF SW 1/4 OF SW 1/4 OF SE 1/4 OR 22937-3339	Too small to build on. No adjacent County-owned properties.
50	30-4903-003-0640	12	9,517	SW 8 ST & SW 142 AVE	\$12,500	GU	EVERGLADES GARDENS PB 8-14 LOT 87 OR 17283-3686	Too small to build on. No adjacent County-owned properties.

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.*