

Memorandum



Date: January 20, 2011

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

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

From: George M. Burgess
County Manager

Subject: Resolution Declaring Surplus Vacant County-Owned Land
Located West of SW 190 Avenue and South of SW 132 Street
Folio Nos. 30-5814-000-0260 and 30-5814-000-0281

RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring surplus five acres of County-owned land under the jurisdiction of the Department of Environmental Resource Management (DERM) and authorizing the sale of same to the highest bidder.

MANAGING DEPARTMENT: Department of Environmental Resources Management

FOLIO NUMBERS: 30-5814-000-0260 and 30-5814-000-0281

PROPERTY SIZE: 5 acres

LOCATION: West of SW 190 Avenue and South of SW 132 Street

ZONING: GU – Interim Use

APPRAISED VALUES: Two independent State of Florida certified appraisers valued the 5-acre property at \$160,000 and \$185,000.

MINIMUM SALE AMOUNT: If approved for surplus, the property will be put out to bid with a minimum bid amount of \$185,000. In the event no bids are received at that amount, the bid amount will be reduced to \$160,000, which represents the lower value of the two appraisals.

FISCAL IMPACT: The sale of this property will eliminate DERM's obligation to maintain the property, which costs approximately \$300 per year, and will place the property back on the tax roll generating approximately \$3,785 in tax revenue.

JUSTIFICATION: The property, which consists of two unimproved 2.5 acre parcels, was acquired by DERM in February 2000 for a combined purchase price of \$48,510.00. DERM purchased the property using mitigation funds from the Miami-Dade County Wetland Trust Fund in support of Federal, State and local efforts to restore the Everglades. Due to changes to the Comprehensive Everglades Restoration Plan, it has been determined that the property is no longer needed for the project.

COMMENTS:

The property is zoned GU-interim use, and is located outside of the Urban Development Boundary line. Uses which may be considered for approval in this area include: seasonal agriculture and rural residences at a density of 1 dwelling unit per 40 acres, or 1 dwelling unit per 20 acres if ancillary to an established agricultural operation, or 1 dwelling unit per five acres, after such time as drainage facilities become available to protect this area from a one in ten year flood event. Staff has determined by circulation to County departments that these parcels are not needed for any County purpose. During their August 2, 2010 meeting the Planning Advisory Board recommended that the parcels be declared surplus and made available for sale.

MONITOR:

Carmen Gomez, Real Estate Officer

DELEGATED AUTHORITY:

Authorizes the County Mayor or his designee to sell the property via sealed bid to the highest bidder, and take all actions necessary to accomplish the sale of the property, and execute a County Deed for such purpose.


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)(B)

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

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

Veto _____

1-20-11

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED WEST OF S.W. 190 AVENUE AND SOUTH OF S.W. 132 STREET; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; AUTHORIZING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are incorporated herein by reference; and

WHEREAS, pursuant to section 125.35(1) Florida Statutes, the Board has determined that it is in the best interests of the County to sell County-owned property located west of S.W. 190 Avenue and south of S.W. 132 Street, Miami-Dade County to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board adopts the foregoing recitals, and; that pursuant to section 125.35(1) Florida Statutes, hereby declares surplus County-owned property located west of S.W. 190 Avenue and south of S.W. 132 Street, Miami-Dade County; authorizes the sale of same to the highest bidder; authorizes the County Mayor or Mayor's designee to take all actions necessary to accomplish the sale of said property, legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto; 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 the County Deed together with this resolution.

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	

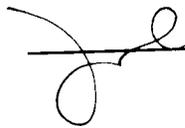
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.



Jorge Martinez-Esteve

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 Nos.: 30-5814-000-0260
30-5814-000-0281

COUNTY DEED

THIS DEED, made this _____ day of _____, 2011 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 _____, whose address is _____.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

Folio No. 30-5814-000-0260

The West ½ of the South of the NW ¼ of the SW ¼ of the SE of ¼ of Section 14, Township 55 South, Range 38 East, Miami-Dade County, Florida; LESS the West 25.00 feet reserved for road purposes thereof.

Folio No. 30-5814-000-0281

The SE ¼ of the NW ¼ of the SW ¼ of the SE of Section 14, Township 55 South, Range 38 East, Miami-Dade County, Florida; LESS the East 25.00 feet reserved for road purposes thereof.

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.

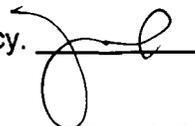
(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. 

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2011.



Property Information Map



Aerial Photography - 2009

0 ——— 134 ft

This map was created on 11/3/2010 1:26:57 PM for reference purposes only.

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Summary Details:

Folio No.:	30-5814-000-0200
Property:	
Mailing Address:	MIAMI DADE COUNTY DERM 701 NW 1 CT MIAMI FL 33136-

Property Information:

Primary Zone:	8900 UNZONED
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.50 ACRES
Year Built:	0
Legal Description:	14 55 38 2.5 AC M/L E1/2 OF S1/2 OF NW1/4 OF SW1/4 OF SE1/4 LOT SIZE IRREGULAR OR 19002-3616 0200 3

Assessment Information:

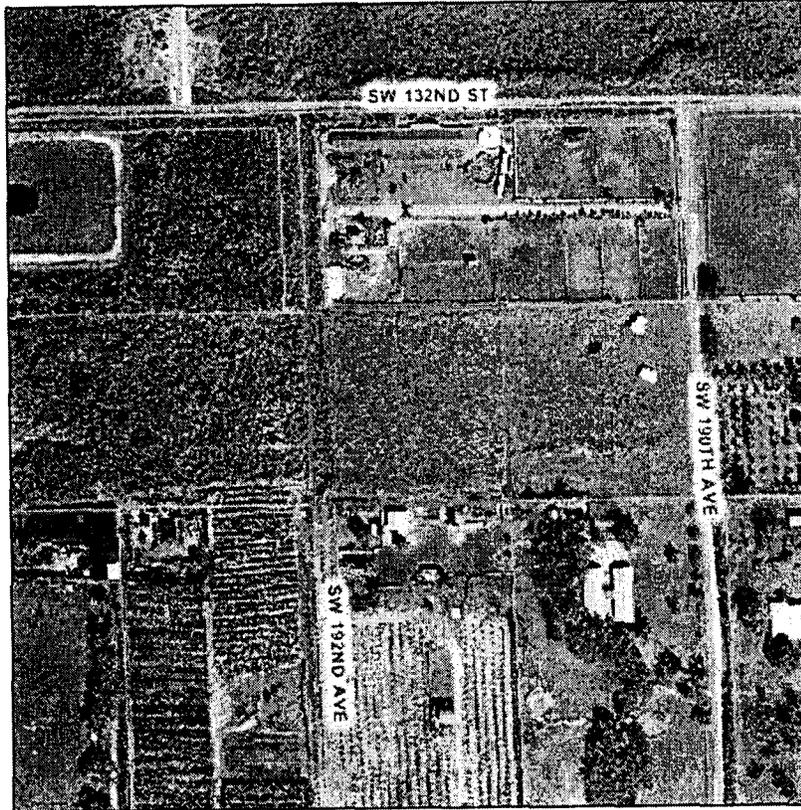
Year:	2010	2009
Land Value:	\$87,500	\$125,000
Building Value:	\$0	\$0
Market Value:	\$87,500	\$125,000
Assessed Value:	\$87,500	\$125,000

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$87,500/\$0	\$125,000/\$0
County:	\$87,500/\$0	\$125,000/\$0
School Board:	\$87,500/\$0	\$125,000/\$0

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Property Information Map



Aerial Photography - 2009

0 ————— 134 ft

This map was created on 11/3/2010 1:27:31 PM for reference purposes only.

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Summary Details:

Folio No.:	30-5814-000-0281
Property:	
Mailing Address:	MIAMI DADE COUNTY DERM 701 NW 1 CT MIAMI FL 33136-

Property Information:

Primary Zone:	8900 UNZONED
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.50 ACRES
Year Built:	0
Legal Description:	14 55 38 2.5 AC SW1/4 OF NW1/4 OF SW1/4 OF SE1/4 OR 18981-4335 0200 3

Assessment Information:

Year:	2010	2009
Land Value:	\$87,500	\$125,000
Building Value:	\$0	\$0
Market Value:	\$87,500	\$125,000
Assessed Value:	\$87,500	\$125,000

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$87,500/\$0	\$125,000/\$0
County:	\$87,500/\$0	\$125,000/\$0
School Board:	\$87,500/\$0	\$125,000/\$0

Sale Information:

Sale Date:	4/1993
Sale Amount:	\$0
Sale O/R:	
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

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