

MEMORANDUM

Agenda Item No.8(F) (4)

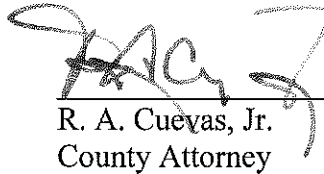
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: November 8, 2012

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

SUBJECT: Resolution declaring surplus
County-owned real property
located at 5798 S.W. 68th Street;
and authorizing the public sale of
same to the highest bidder;
waiving Administrative Order
8-4 as it relates to review by the
Planning Advisory Board

The accompanying resolution was prepared by Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.



R. A. Cuevas, Jr.
County Attorney

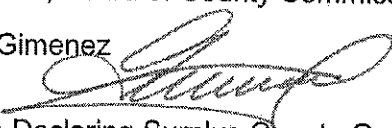
RAC/lmp

Memorandum



Date: November 8, 2012

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

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Declaring Surplus County-Owned Real Property Located at 5798 SW 68 Street, South Miami, FL - Folio No. 09-4025-028-1370

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution which authorizes the following actions:

- Declares a 16,314 square foot County-owned parcel, located at 5798 SW 68 Street, South Miami, FL as surplus; and
- Authorizes the property to be sold to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$645,000, as determined in the attached certified appraisal by Slack Johnston Magenheimer; and
- Waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board. The property is located within the City of South Miami and the action to surplus and sell was not presented to the Planning Advisory Board due to the fact that they do not have jurisdiction in the City of South Miami.

SCOPE

The property identified in this item is located in County Commission District 7.

FISCAL IMPACT/FUNDING SOURCE

Assuming sale of the property at the minimum required bid price, at least \$645,000 will be returned to the County's General Fund.

Additionally, the sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$540 per year, and will place the property back on the tax roll, generating approximately \$13,647 in annual ad valorem taxes.

TRACK RECORD/MONITOR

The Internal Services Department, Real Estate Development Division is managing the sale of this property.

DELEGATION OF AUTHORITY

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

BACKGROUND

The County acquired this property in 1952 for a health clinic. The State of Florida Department of Health (DOH) occupied this property for many years to operate the Miami-Dade County Health Department. DOH vacated this site on September 30, 2011, and, as required, the Internal Services Department circulated the property to all County departments to determine whether the County has a present or future need for the property, in which none was identified.

Slack, Johnson, Magenheimer, an independent State of Florida certified appraiser, valued the property at \$645,000 as of March 12, 2012. If approved for surplus, the property will be put out to bid with a minimum bid amount of \$645,000.

Additional property details are as follows, and, shown in the attached property map:

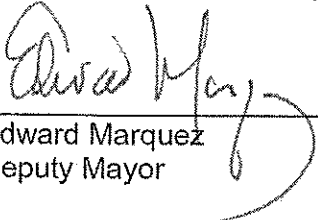
FOLIO NUMBER: 09-4025-028-1370

LOCATION: 5798 SW 68th Street, South Miami, Florida

PROPERTY SIZE: 16,314 square feet

ZONING: TODD-L14 (Transit Oriented Development District Light Industrial 4), and according to the City of South Miami, Planning and Zoning Department, the existing use is a permitted use under the current zoning.

Attachments



Edward Marquez
Deputy Mayor

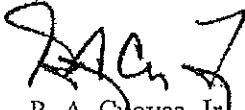


MEMORANDUM

(Revised)

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

DATE: November 8, 2012

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

SUBJECT: Agenda Item No. 8(F)(4)

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)(4)
11-8-12

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT 5798 SW 68th STREET; AND AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE EXECUTION OF A COUNTY DEED BY THE BOARD OF COUNTY COMMISSIONERS ACTING BY THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD 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, copy of which is incorporated herein by reference; and

WHEREAS, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interests of the County to sell County-owned real property located at 5798 SW 68th Street, South Miami, Fl. to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board ratifies and accepts the prior recitals.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located at 5798 SW 68th Street, South Miami, Fl., authorizes the sale to the highest bidder via competitive bidding for the minimum sale amount of \$645,000.00; authorizes the County Mayor or the Mayor's designee to take all actions necessary

to accomplish the sale of said real property, legally described in the aforementioned County Deed; authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of said County Deed by the Board of County Commissioners acting by the Chairperson or Vice Chairperson of the Board.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the Mayor's designee to record the instrument of conveyance accepted herein the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy 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
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of November, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman



Instrument prepared by and returned to:
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 09-4025-028-1370

COUNTY DEED

THIS DEED, made this _____ day of _____, 2012 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Florida

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

Lots 43, 44, 45, 46, and 47 Block 10, less that part of Lot 47, Block 10 conveyed to the City of South Miami, Florida recorded in Deed Book 3453, Page 385, Public Records of Dade County, Florida, all of the aforesaid lots in Townsite of Larkins according to the Plat thereof as recorded Plat Book 2 at Page 105 of the Public Records of Dade County, Florida

This grant conveys only the interest of the County and its Board of County Commissioners in the land 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 Chairperson or Vice Chairperson 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: _____
Joe A. Martinez, Chairperson

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. ____-12 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2012.

**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

7300 NORTH KENDALL DRIVE, SUITE 520
MIAMI, FLORIDA 33156

APPRAISAL OF REAL PROPERTY

**FORMER MIAMI-DADE HEALTH DEPARTMENT BUILDING
5798 S.W. 68TH STREET
SOUTH MIAMI, MIAMI-DADE COUNTY,
FLORIDA 33143**

SUMMARY APPRAISAL REPORT

SJM FILE: 12148

PREPARED FOR

**MR. DIRK DUVAL
MIAMI-DADE COUNTY
INTERNAL SERVICES DEPARTMENT/REAL ESTATE SERVICES
111 N.W. 1ST STREET, #2460
MIAMI, FL 33128**

**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

ANDREW H. MAGENHEIMER, MAI
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI
(1902-1992)
THEODORE C. SLACK, MAI
(RETIRED)
SUE BARRETT SLACK, MAI
(RETIRED)

March 12, 2012

Mr. Dirk Duval
Miami-Dade County
Internal Services Department/Real Estate Services
111 N.W. 1st Street, #2460
Miami, FL 33128

RE: Appraisal of Real Property
Former Miami-Dade County Health Department Building
5798 S.W. 68th Street
South Miami, Miami-Dade County, Florida 33143
SJM File 12148

Dear Mr. Duval:

At your request, we have prepared a summary appraisal report of the above referenced real property. The purpose of the appraisal is to provide an estimate of the "as is" market value of the fee simple interest in the subject property as of February 28, 2012, the date of valuation and visit to the property.

The subject property consists of a single-tenant office building constructed in 1953. The building is one-story. According to the Miami-Dade County tax roll, the building contains an adjusted area of 3,013 square feet. Our measurements indicated a building area of 3,221 square feet. The building is currently vacant and was previously occupied by the Miami-Dade County Health Department. The building is currently in fair condition.

The building is situated on a triangular site containing approximately 16,314 square feet. The site has a future land use designation of "T.O.D.D. (4+4-Stories)" and a zoning classification of "TODD-LI4" (Transit Oriented Development District/Light Industrial-4). The property's street address is 5798 S.W. 68th Street, South Miami, Florida 33143.

The appraisal report states our opinion of market value, subject to various assumptions and limiting conditions contained in this summary report. The site visit and analyses that form the basis of our valuation have been performed by the undersigned. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation, and Title XI of FIRREA.

Mr. Dirk Duval
March 12, 2012
Page Two

Based on our investigation and analysis, we have formed the opinion that the "as is" market value of the fee simple interest in the subject property, as of February 28, 2012, was as follows:

**SIX HUNDRED FORTY-FIVE THOUSAND DOLLARS
(\$645,000).**

The following report contains the results of our investigations and the explanation of the approaches to value.

Respectfully submitted,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
Cert. Gen. RZ1073

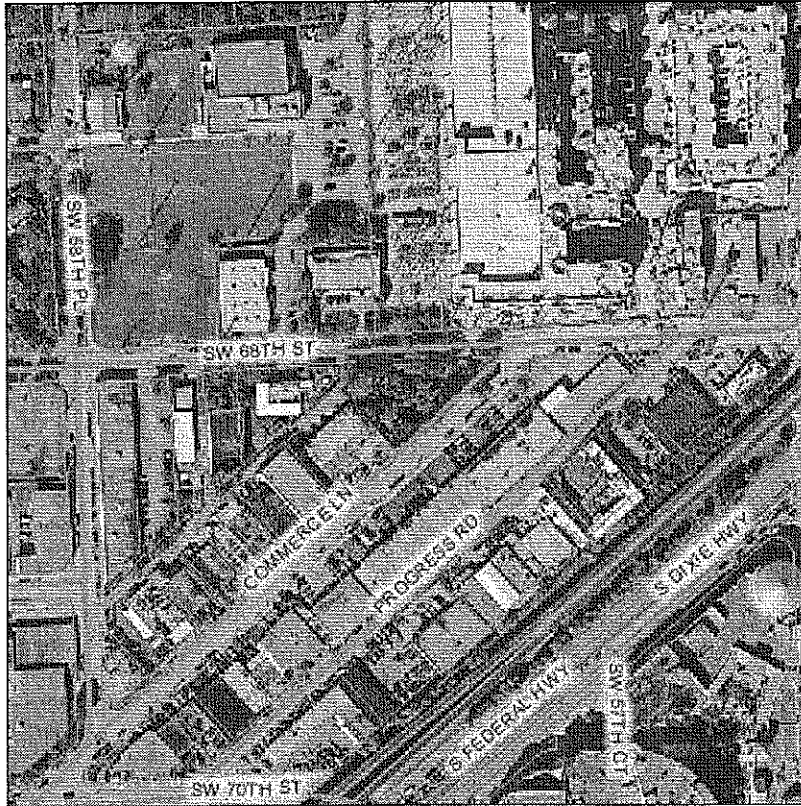


Kimberly Magenheimer
Cert. Gen. RZ1386

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SLACK
JOHNSTON
MAGENHEIMER

Property Information Map



Aerial Photography - 2009

0 120 ft

This map was created on 9/25/2012 8:15:34 AM for reference purposes only.

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



Summary Details:

Folio No.:	09-4025-028-1370
Property:	5798 SW 68 ST
Mailing Address:	MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL 8175 NW 12 ST MIAMI FL 33126-1828

Property Information:

Primary Zone:	7000 INDUSTRIAL - GENERAL
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,013
Lot Size:	16,314 SQ FT
Year Built:	1953
Legal Description:	TOWNSITE OF LARKINS PB 2-105 LOTS 43 THRU 47 INC LESS NE COR OF LOT 47 PER DB 3453-385 BLK 10 A/K/A HEALTH CLINIC LOT SIZE 16314 SQ FT

Assessment Information:

Year:	2012	2011
Land Value:	\$611,775	\$897,270
Building Value:	\$1,343	\$134,394
Market Value:	\$613,118	\$1,031,664
Assessed Value:	\$613,118	\$1,031,664

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$613,118/\$0	\$1,031,664/ \$0
County:	\$613,118/\$0	\$1,031,664/ \$0
City:	\$613,118/\$0	\$1,031,664/ \$0
School Board:	\$613,118/\$0	\$1,031,664/ \$0