

MEMORANDUM

FC
Agenda Item No. 1E1

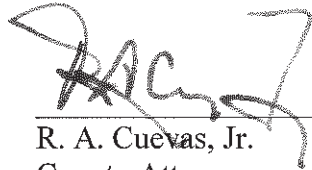
TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: February 12, 2013

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

SUBJECT: Resolution declaring surplus
County-owned real property
located at NW 54 Street between
NW 26 and NW 25 Avenues;
authorizing the public sale of
same to the highest bidder

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum



Date: March 5, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the "From:" line.

Subject: Declaring County-Owned Real Property Located at NW 54 Street between NW 26 and NW 25 Avenues as Surplus and Authorizing Sale (Folio No. 30-3122-001-0010)

RECOMMENDATION

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

- Declares a 33,205 square foot (0.76 acre) County-owned parcel located at NW 54 Street between NW 26 and NW 25 Avenues in unincorporated Miami-Dade County 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 \$235,000, as determined in the attached certified appraisal by Delahanty and Associates, Inc.

SCOPE

The property is in Commission District 3.

FISCAL IMPACT/FUNDING SOURCE

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$2,700 per year, and will place the property back on the tax roll, generating approximately \$4,500 in annual ad valorem taxes. The proceeds of the sale will be distributed as follows: (1) the amount of Community Development Block Grant (CDBG) funds expended on the property for maintenance or other costs shall be reimbursed into the County's CDBG account; and (2) the remaining funds will be reimbursed into the appropriate account upon a determination by the County Mayor or County Mayor's designee of what funds were used to acquire the property.

TRACK RECORD/MONITOR

Carmen Gomez of the Real Estate Development Division in the Internal Services Department is managing the sale of this property.

DELEGATION OF AUTHORITY

Authorizes the County Mayor or the County 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 property was acquired by eminent domain in 1971 for the public purpose of urban renewal and redevelopment of the area designated as Neighborhood Development Program Area 9, Model Cities, and has been maintained with CDBG funds. The property remains unimproved, and Public Housing and Community Development (PHCD) has received inquiries from national businesses interested in its purchase and development. PHCD no longer has a use for the property and has requested that it be sold. The property is approximately 33,205 square feet (0.76 acres) and is located in unincorporated Miami-Dade County.

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 determined.

Delahanty and Associates, Inc., an independent State of Florida certified appraiser, valued the property at \$235,000 as of January 18, 2013 (see attached). If approved for surplus, the property will be put out to bid with a minimum bid amount of \$235,000. The Planning Advisory Board, at their August 20, 2012, meeting recommended that the parcel be declared surplus and made available for sale.

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

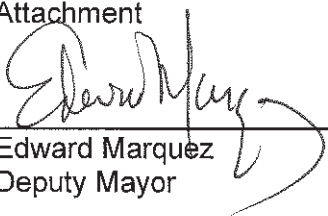
FOLIO NUMBER: 30-3122-001-0010

LOCATION: NW 54 Street between NW 26 and NW 25 Avenues, Miami, FL

PROPERTY SIZE: 33,205 Square Feet - 0.76 Acres

ZONING: The property is zoned Model City Community Urban Center District (MCUCD)

Attachment



Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 5, 2013

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

SUBJECT: Agenda Item No.

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 Mayor'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.
3-5-13

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT NW 54 STREET BETWEEN NW 26 AND NW 25 AVENUES, UNINCORPORATED MIAMI-DADE COUNTY; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell County-owned real property located at NW 54 Street between NW 26 and NW 25 Avenues, Miami-Dade County, to the highest bidder. The Planning Advisory Board, at their August 20, 2012 meeting, recommended that the parcel be declared surplus and made available for sale,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located at NW 54 Street between NW 26 and NW 25 Avenues, Miami-Dade County; authorizes the sale to the highest bidder via

competitive bidding for the minimum sale amount of \$235,000; authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the sale of said real property, legally described in the aforementioned County Deed and to reimburse the County's CDBG and other appropriate accounts with the proceeds of the sale; 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 County Mayor's designee to record the instrument of conveyance accepted herein in 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:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez


The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of March, 2013. 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.



Brenda Kuhns Neuman

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. 30-3122-001-0010

COUNTY DEED

THIS DEED, made this _____ day of _____, 2013 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 NW 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 _____ 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 1 through 4, GLEN FLORA, according to the Plat thereof recorded in Plat Book 49, Page 41 of the Public Records of Miami-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: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. R-
Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2013.
approved by the Board of County

HOWARD J. DELAHANTY
1560 LEJEUNE ROAD, MIAMI, FLORIDA 33134
Telephone (305) 444-8201 E-mail hdelahanty@bellsouth.net

January 18, 2013
12-2553A

Mr. Dirk Duval, Real Estate Officer
Miami-Dade General Services Administration
Real Estate Development Division
111 NW 1st Street, Suite 2460
Miami, Florida 33128

Dear Mr. Duval:

As requested, I have personally examined and appraised a parcel of land located at approximately 2575 NW 54th Street, Miami, Miami-Dade County, Florida, for the purpose of estimating the current Market Value thereof.

Reference is made to my original appraisal 12-2553, dated April 26, 2012 for descriptions and analysis. No significant physical changes have occurred that would affect the subject, except for market conditions. I have analyzed sales and listings of comparable vacant properties that have transpired since my original report to determine whether any changes in value would be appropriate.

General market conditions have remained relatively stable but there is some evidence that prices are slowing responding to a stronger position. The number of transactions has increased in the subject area, lending credence to the improving market situation.

In my judgment, these recent transactions have a minor, but positive no effect, on the value of the subject property. Therefore, it is my opinion that the market value has increased and that the current market value is estimated to be \$235,000 as of this date.

The analysis and current market transactions are set forth on the following pages.

Respectfully submitted,



Howard J. Delahanty, MAI
State Certified General REA RZ 0000024

GENERAL COMMENTS

There are several methods by which to estimate land value under its estimated Highest and Best Use. The most reliable is called the direct sales comparison approach which is based on the comparison of the subject site to similar properties that have sold within the local market. Utilizing the direct comparison method with the subject site, the comparable sales are broken down into units of comparison. An analysis of numerous comparable sales within the local market and conversations with knowledgeable purchasers and investors indicate vacant properties with similar size and uses as the subject are normally sold on a price per square foot for commercial land. The Highest and Best Use for this site is considered to be for commercial use.

When analyzing vacant sales, the theory of substitution is employed, that is, the subject land cannot be worth more than the cost of acquiring a similar parcel with all of the characteristics possessed by the subject. This approach reflects the condition of perfect competition. The collection, confirming and reporting of the data was accomplished in a professional manner.

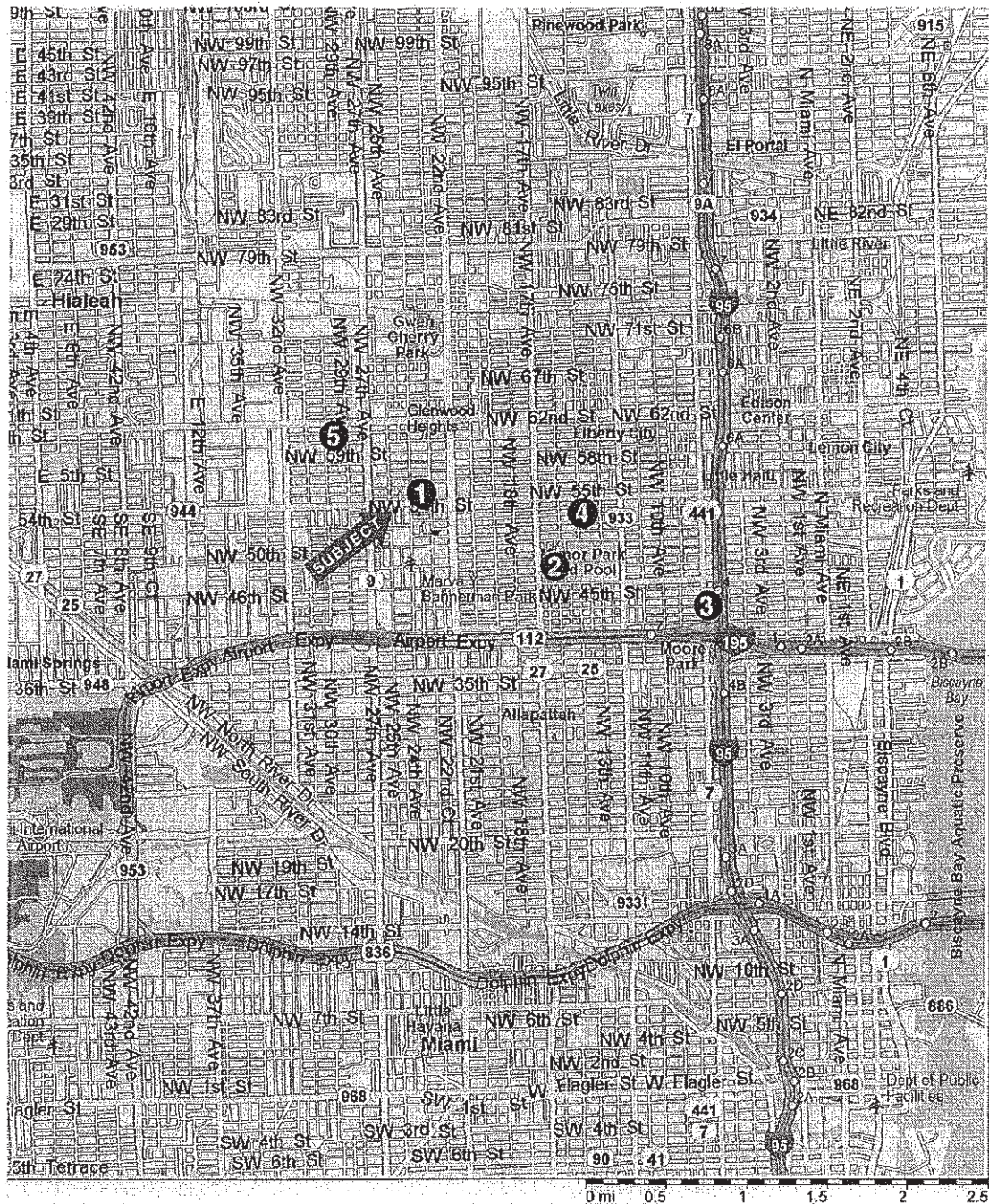
A second method, and sometimes the only reliable method, when there are very little comparable data to choose from, is to estimate land value by extraction. This enables the appraiser to deduct the value contribution of the improvements from the sales price to arrive at an indicated land value. In Miami-Dade County, the Property Appraiser's assessments are usually consistent and provide a good basis for allocating between land and improvements. The percentage of the total assessment attributed to the land is applied to the total price of a recent sale. This would result in a land value allocation of an improved sale by extraction.

This is demonstrated as follows::

Using the 2012 Miami-Dade County Assessment

- A) Percentage of land assessment to the total assessment.
- B) Percentage of the land assessment **TIMES** the total sales price equals the estimated land value by extraction.

It should be noted that all of the market data selected for this analysis is located within 1 to 2 miles of the subject. Set forth on the following pages are several sales of properties which offer varying degrees of comparability to the subject site.



MARKET DATA MAP

SALE NO. 1



Aerial Photography - 2012

0 111 ft

Date	3/12	ORB 28054	Page 1591
Grantor	States Resources Corp.		
Grantee	Ibrahim Investment Group, LLC		
Location	2387 NW 54 th Street, Miami, FL		
Legal Description	Lots 16 thru 22, Block 5, HIGHRIDGE PARK, Plat Book 17, Page 5 of the Public Records of Miami-Dade County, Florida.		
Tax ID #	30-3115-040-0920; 0950; 0960.		
Zoning	Liberal Commercial		
Site Size	17,999 Square Feet		
Improvements	Two 1 story office buildings containing 2,557 square feet built in 1946 and 1957.		
Sale Price	\$160,000		
2012 Assessment	\$294,826		
2012 Land Assessment	\$161,991 or 55% of total assessment		
	Sale Price	\$160,000 times 55%	
	Land Value	\$88,000	
Analysis	Sales Price equivalent to:		
	\$4.98 Per Square Foot.		

SALE NO. 2



Aerial Photography - 2012

0 111 ft

Date	9/12	ORB 28272	Page 235
Grantor	Gloria McMinn		
Grantee	Roger Jones		
Location	4745 NW 17 th Avenue, Miami, Fl.		
Tax ID #	01-3123-015-0160		
Zoning	Commercial		
Site Size	4,950 Square Feet		
Improvements	Vacant.		
Sale Price	\$18,000		
Analysis	Sales Price equivalent to:		
	\$3.64 Per Square Foot.		

SALE NO. 3



Date	11/12	ORB 28347	Page 2171
Grantor	LA Financial Group, Inc.		
Grantee	Priority Holdings, LLC.		
Location	667 NW 43 rd Street, Miami, FL		
Legal Description	Lots 13 & East 25 feet of Lot 12, Block 25, BAY VISTA PARK AMD. PLAT, Plat Book 5, Page 71 of the Public Records of Miami-Dade County, Florida.		
Tax ID #	01-3124-003-0880		
Zoning	Commercial		
Site Size	7,500 Square Feet		
Sale Price	\$70,000		
Improvements	Vacant		

Analysis

Sales Price equivalent to:

\$9.33 Per Square Foot

SALE NO. 4



Aerial Photography - 2012

0 ——— 110 ft

Date	9/12	ORB 28278	Page 4604
Grantor	AFRC Realty Corp.		
Grantee	Sandmark Investments, Inc.		
Location	1280 NW 54 th Street, Miami, FL		
Legal Description	Lots 10 & 11, Block 1, PALM PARK AMD. Plat Book 7, Page 43 of the Public Records of Miami-Dade County, Florida.		
Tax ID #	01-3123-012-0090; 0100		
Zoning	Commercial		
Site Size	9,000 Square Feet		
Sale Price	\$72,743		
Improvements	Vacant		
Analysis			

Sales Price equivalent to:

\$8.08 Per Square Foot

SALE NO. 5



Aerial Photography - 2012

0 114 ft

Date	5/12	ORB 28147	Page 4169
Grantor	Andrew P. Yap, Tr.		
Grantee	3000 NW 62 nd Street, Inc.		
Location	3000 NW 62 nd Street, Miami, FL		
Legal Description	Lot 13, Less the North 20 feet and all Lots 14, 15, and 16, Block 16, AMENDED PLAT OF HIALEAH HEIGHTS, Plat Book 28, Page 24 of the Public Records of Miami-Dade County, Florida.		
Tax ID #	30-3116-009-3950		
Zoning	Commercial		
Site Size	14,381 Square Feet		
Sale Price	\$120,000		
Improvements	Vacant		
Analysis	Sales Price equivalent to: \$8.34 Per Square Foot		

CONCLUSION

<u>Time</u>	As previously mentioned, general market conditions during the past few years, has been relatively slow. Buyers and sellers alike are trying to forecast the end to the current recession. It appears that there has been a recent surge in market transactions. Many studies have been completed to estimate the reduction or loss in value of vacant land during the past four to years for all classes of real estate. Most agree that over the period values have decreased by 40% to 50%, or an average of 1% per month. Possibly the real estate market in this area has "turned the corner." Only time will tell.
<u>Location</u>	The subject property is located on the south side of NW 54 th Street, one block east of NW 27 th Avenue and two blocks northeast of the Brownsville Metro Rail Station. Sale 1 is in a similar. Sales 3, 4 and 5 are in a more densely developed area. Sale 2 is considered an inferior location to subject.
<u>Size</u>	All of the sales represent as typical "user" market. No adjustment was made.
<u>Zoning</u>	Subject, as well as all the sales were zoned for commercial use and subject to the same restrictions. No adjustments.

Based upon my judgment and the market evidence, the current value of the subject property ranges between \$7.00 and \$7.50 per square foot

<u>Subject</u>	<u>Rate</u>	<u>Indicated Value</u>
33,205 sf	\$ 7.00	\$232,435
33,205 sf	7.50	246,037

MARKET VALUE

After consideration of the various factors affecting value, it is my considered opinion that the Market Value of the unencumbered Fee Simple Title to the property described herein is:

TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS
(\$235,000)

As of January 18, 2013

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami County, Florida; that the attached copy of advertisement being a Legal Advertisement of Notice in the matter of



PUBLIC HEARING

MIAMI-DADE COUNTY PUBLIC HEARING 2/12/2013 2 PARCELS OF VACANT LAND

in the XXXX Court,
was published in said newspaper in the issues of

01/28/2013

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami County, Florida and that the said newspaper has

heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of attached copy of advertisement; and affiant further says she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLIC HEARING NOTICE DATE to declare two parcels of vacant land acquired with Community Development Block Grant program funds, as surplus is scheduled to go on before the Finance Committee on February 12, 2013, at 9:30 AM., in the Board of County Commissioners Chambers located on the second level of the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. These properties will be sold to the highest bidder and will be released from the restrictions of the Community Development Block Grant Program. The properties are as follows:

District	Property Address	Folio
3	NW 54 Street between NW 26 and NW 25 Aves., Miami, FL	30-3122-001-0010
1	15880 NW 27 Ave., Miami Gardens, FL	34-2116-013-0080

Public Housing and Community Development does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-4229 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

For legal ads online, go to <http://legalads.miamidade.gov>

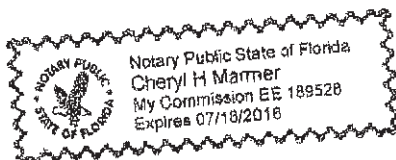
13-3-122/2021799M

Sworn to and subscribed before me this

28 day of JANUARY, A.D. 2013

(SEAL)

MARIA MESA personally known to me



PUBLIC HEARING

PUBLIC HEARING NOTICE DATE to declare two parcels of vacant land acquired with Community Development Block Grant program funds, as surplus is scheduled to go on before the Finance Committee on February 12, 2013, at 9:30 AM., in the Board of County Commissioners Chambers located on the second level of the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. These properties will be sold to the highest bidder and will be released from the restrictions of the Community Development Block Grant Program. The properties are as follows:

Declaration of Surplus Property Purchased with CDBG Funds		
District	Property Address	Folio
3	NW 54 Street between NW 26 and NW 25 Aves., Miami, FL	30-3122-001-0010
1	15880 NW 27 Ave., Miami Gardens, FL	34-2116-013-0080

Public Housing and Community Development does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-4229 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

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