

# MEMORANDUM

Agenda Item No. 8(F)(1)

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

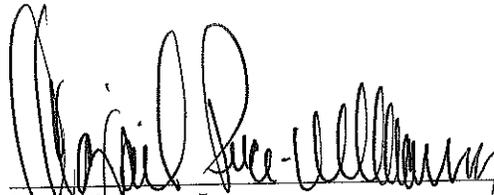
**DATE:** June 4, 2013

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

**SUBJECT:** Resolution declaring surplus  
County-owned real properties  
located at 675 NW 44 Street, and  
229 NE 24 Street, City of Miami,  
Florida authorizing the public  
sale of same to the highest bidder

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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/Imp

**Date:** June 4, 2013

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Declaring as Surplus Two County-Owned Real Properties Located at  
675 NW 44 Street and 229 NE 24 Street, Miami, Florida

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## **RECOMMENDATION**

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

- Declares as surplus a 5,000 square foot County-owned property located at 675 NW 44 Street (Folio No. 01-3124-003-0680) and authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$45,000, which is the 2012 assessed value;
- Declares as surplus a 5,500 square foot County-owned property located at 229 NE 24 Street (Folio No.01-3230-026-0930), and authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$165,000, as determined in the attached certified appraisal by Pena Appraisal Service, Inc.; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because both properties are located within the City of Miami.

## **SCOPE**

These properties are located in County Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

## **FISCAL IMPACT/FUNDING SOURCE**

The sale of these properties will eliminate the County's obligation to maintain both properties, and will place both properties back on the tax roll. The fiscal impact would be as follows:

- 675 NW 44 ST – eliminates the annual maintenance cost of approximately \$250 per year, and would generate an estimated \$994 in annual ad valorem taxes.
- 229 NE 24 ST – eliminates the annual maintenance cost of approximately \$270 per year, and would generate an estimated \$3,728 in annual ad valorem taxes.

## **TRACK RECORD/MONITOR**

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

## **DELEGATION OF AUTHORITY**

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

## **BACKGROUND**

The Internal Services Department circulated both properties to all County departments and the municipality to determine whether the County has a present or future need for the properties, in

which none was determined. Additional property details are follows and shown in the attached property maps.

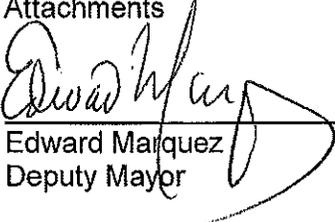
675 NW 44 Street (Folio No. 01-3124-003-0680)

The County acquired this property via Tax Deed escheatment on February 17, 2004. If approved for surplus, the property will be put out to bid with a minimum bid amount of \$45,000, which represents 100 percent of its 2012 Assessed Market Value. ISD does not normally request appraisals for properties with an assessed value of less than \$50,000.

229 NE 24 Street (Folio No. 01-3230-026-0930)

The County acquired the property via Tax Deed escheatment on March 6, 2006. Peña Appraisal Service, Inc., an independent State of Florida Certified appraiser, valued the property at \$165,000 as of December 12, 2012 (see attached). If approved for surplus, the property will be put out to bid with a minimum bid amount of \$165,000.

Attachments



Edward Marquez  
Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** June 4, 2013

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

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

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. 8(F)(1)  
6-4-13

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

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTIES LOCATED AT 675 NW 44 STREET, AND 229 NE 24 STREET, CITY OF MIAMI, FLORIDA; 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 PROPERTIES; AND AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSES

**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 properties located at 675 NW 44 Street, and 229 NE 24 Street, City of Miami, Florida, to the highest bidder,

**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 properties located at 675 NW 44 Street and 229 NE 24 Street, City of Miami, Florida, authorizes the sale to the highest bidder via competitive bidding for no less than \$45,000.00 and \$165,000.00, respectively; authorizes the County Mayor or the Mayor's designee to take all actions necessary to accomplish the sale of said real properties,

legally described in the aforementioned County Deeds; authorizes waiving Administrative order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of said County Deeds by the Board of County Commissioners acting by the Chairwoman 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 instruments of conveyance accepted herein the public Records of Miami-Dade County, Florida; and to provide recorded copies of the instruments to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attached 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 4th day of June, 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.



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.: 01-3230-026-0930

## 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 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 \_\_\_\_\_ 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:

**LOT 8 BLK 12 EDGEWATER SECTION 30 TOWNSHIP 53 SOUTH RANGE 42 EAST  
ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 2 AT PAGE 31  
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: \_\_\_\_\_

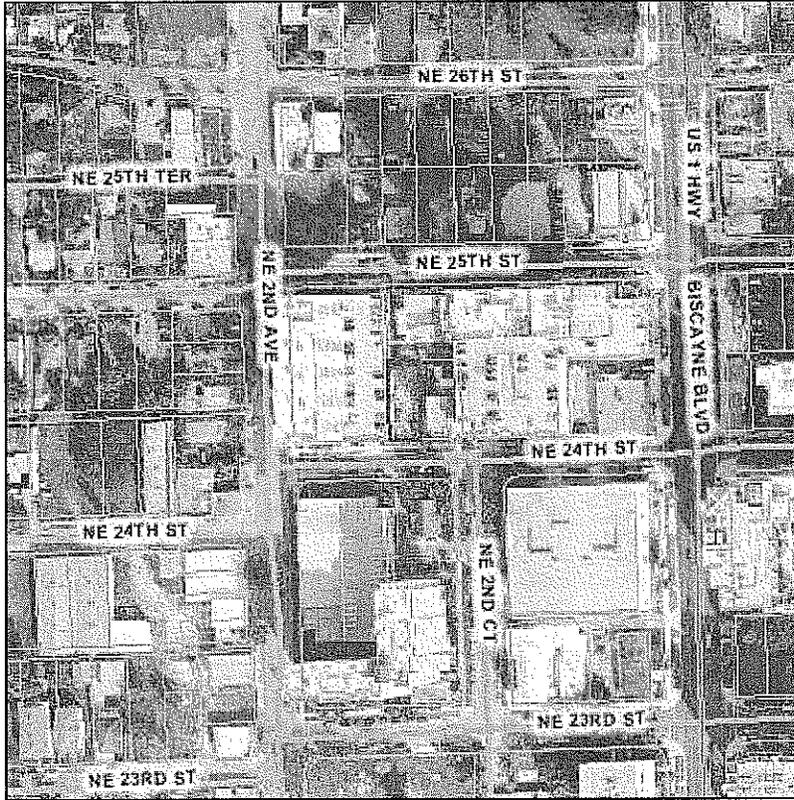
The foregoing was authorized by Resolution No. \_\_\_\_-13 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**My Home**  
Miami-Dade County, Florida

**MIAMI-DADE**

**miamidade.gov**

**Property Information Map**



Aerial Photography - 2012

0 ————— 111 ft

This map was created on 4/17/2013 3:33:33 PM for reference purposes only.

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



**Summary Details:**

Folio No.:	01-3230-026-0930
Property:	229 NE 24 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

**Property Information:**

Primary Zone:	\$405 CEN HIGH DNSTY BORDERS CB
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,500 SQ FT
Year Built:	0
Legal Description:	30 53 42 EDGEWATER PB 2-31 LOT 8 BLK 12 LOT SIZE 50.000 X 110 OR 20444-482 0502 3 24298-2641 0306 3 (C)

**Assessment Information:**

Year:	2012	2011
Land Value:	\$165,000	\$165,000
Building Value:	\$0	\$0
Market Value:	\$165,000	\$165,000
Assessed Value:	\$165,000	\$165,000

**Taxable Value Information:**

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$165,000/\$0	\$165,000/\$0
County:	\$165,000/\$0	\$165,000/\$0
City:	\$165,000/\$0	\$165,000/\$0
School Board:	\$165,000/\$0	\$165,000/\$0

**Sale Information:**

Sale Date:	5/1986
Sale Amount:	\$355,000
Sale O/R:	12908-0349
Sales Qualification Description:	Sales which are qualified
View Additional Sales	



CORRECTIVE

CFN 20060244305  
DR BK 24298 Pg 2641f (1pg)  
RECORDED 03/08/2006 09:50:31  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

Tax Deed File Number 94-1835  
Property Identification No. 01-3230-026-0930

ESCHEATMENT  
TAX DEED  
TO MIAMI-DADE COUNTY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property hereby escheats to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are hereby deemed canceled pursuant to said statute.

On this 7th day of March 2006 the undersigned Clerk conveys to Miami-Dade County through its Board of County Commissioners, whose address is:

111 NW 1st Street  
Miami, Florida 33128

together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in Miami-Dade County, Florida:

LOT 8 BLK 12 EDGEWATER PB 2-31 SECTION 30 TOWNSHIP 53 SOUTH RANGE 42  
EAST

Witnessed by:

Beatriz Blanco  
Beatriz Blanco  
Timothy O'Connor  
Timothy O' Connor

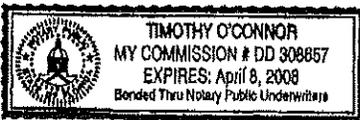
HARVEY RUVIN  
Clerk of the Circuit Court  
Miami-Dade County, Florida

BY Shirley Shabazz  
DEPUTY CLERK



BEFORE ME, the undersigned notary public, personally appeared Shirley Shabazz, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be of her own free, act and deed for the uses and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON March 07, 2006



Timothy O'Connor  
Notary Public, State of Florida, At Large  
My Commission Expires:

This instrument prepared by

Debra Peterson  
Deputy Clerk of the Circuit Court of  
Miami-Dade County, Florida

tdrpt07a 01/04

CORRECTED DEED BOOK #20444 PAGE #482

**APPRAISAL REPORT**

**A PARCEL OF LAND**

**Located At:**

229 N.E. 24<sup>th</sup> Street  
Miami, Florida 33137

**Prepared For:**

Miami-Dade County  
General Service Administration  
111 N.W. 1<sup>st</sup> Street  
Suite 2460  
Miami, Florida 33129

**As Of:**

December 12, 2012

**Prepared By:**

Peña Appraisal Service Inc.  
5402 W. Flagler Street  
Miami, Florida 33134

**Peña Appraisal Service Inc.**  
Real Estate Appraisers & Consultants  
5402 W. Flagler Street  
Miami, Florida 33134  
Telephone (305) 448-5241  
Fax (305) 448-2869

December 17, 2012

Miami-Dade County  
General Service Administration  
111 N.W. 1<sup>st</sup> Street  
Suite#2460  
Miami, Florida 33128

Reference: Appraisal Report of a Parcel of Land  
Located at: 229 N.E. 24<sup>th</sup> Street, Miami, Florida 33137

To whom it may concern:

Pursuant to your request, we have prepared an update of a previous appraisal performed on this property on February 11, 2010. The purpose of the updated report on the above referenced property is for estimating its fee simple interest market value *as vacant and unimproved* as of December 12, 2012.

The intended use of the report is to determine the fair market value fee simple interest for a direct sale to the sole adjacent property owner. Intended users include representatives of Miami-Dade County General Service Administration. The report is not intended to be relied upon by anyone other than its intended user.

According to the public Records of Miami-Dade County, the property being appraised consists of an individual parcel with a square footage of approximately 5,500+/- Square Feet.

This appraisal is prepared in accordance with the Uniform Standards of Appraisal Practice (USPAP) published by the Appraisal Foundation; in addition, this report conforms to the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989. Neither this assignment nor the concluded value has been based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The appraisal report that follows sets forth the identification of the property, the assumptions, limiting conditions, and certifications. The analysis contained in the report that follows is considered to be a complete appraisal and is presented in a summary format.

This appraisal is presented in a narrative format, and it is intended to comply with U.S.P.A.P. Standard Rule 2-2(a) © guidelines for a *Self-Contained Appraisal Report*

**Peña Appraisal Service Inc.**  
Real Estate Appraisers & Consultants  
5402 W. Flagler Street  
Miami, Florida 33134  
Telephone (305) 448-5241  
Fax (305) 448-2869

We have made an inspection of the subject property, the immediate area, all the comparable sales, and carefully analyzed the market data on the following pages. We have concluded that the opinion of the market value of the subject property as vacant and unimproved as of December 12, 2012 is as follow:

**ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS**  
**\$165,000.00**

Respectfully submitted,

PEÑA APPRAISAL SERVICES, INC.



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Ralph Peña, Jr.  
State-Certified General Real Estate Appraiser  
License # RZ 67 ( Florida)

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.: 01-3124-003-0680

## 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 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 Forty-Five Thousand Dollars and 00/100 (\$45,000.00) 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:

**LOT 15 BLK 24 BAY VISTA PARK AMD PL ACCORDING TO THE PLAT THEREOF  
AS RECORDED PLAT BOOK 5 AT PAGE 71 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. \_\_\_\_-13 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.



Tax Deed File Number 96-367  
Property Identification No. 01-3124-003-0680

CFN 2004R0163025  
OR Bk 22111 Pg 46247 (1pg)  
RECORDED 03/10/2004 15:44:13  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

ESCHEATMENT  
TAX DEED  
TO MIAMI-DADE COUNTY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property hereby escheats to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are hereby deemed canceled pursuant to said statute.

On this 17th day of February 20 04 the undersigned Clerk conveys to Miami-Dade County through its Board of County Commissioners, whose address is:

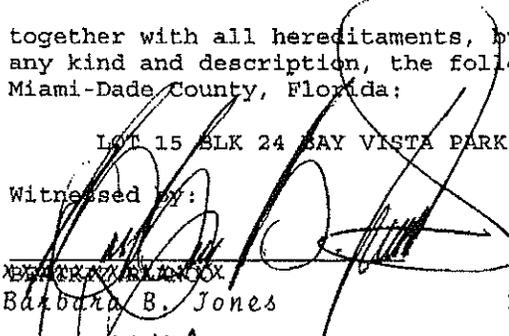
111 NW 1st Street  
Miami, Florida 33128

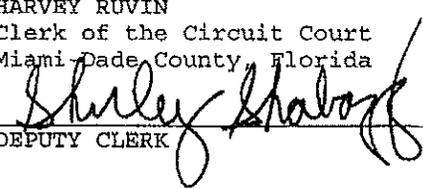
together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in Miami-Dade County, Florida:

LOT 15 BLK 24 BAY VISTA PARK AMD PL PB 5-71 Lot Size 50.000 x 100

Witnessed by:

HARVEY RUVIN  
Clerk of the Circuit Court  
Miami Dade County, Florida

  
Barbara B. Jones

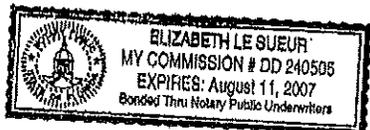
BY:   
DEPUTY CLERK

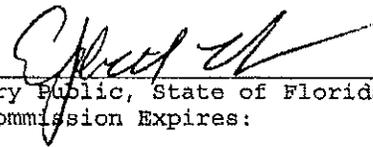
  
LAETITIA JACQUES



BEFORE ME, the undersigned notary public, personally appeared Shirley Shabazz, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be of her own free act and deed for the uses and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON February 13, 2004



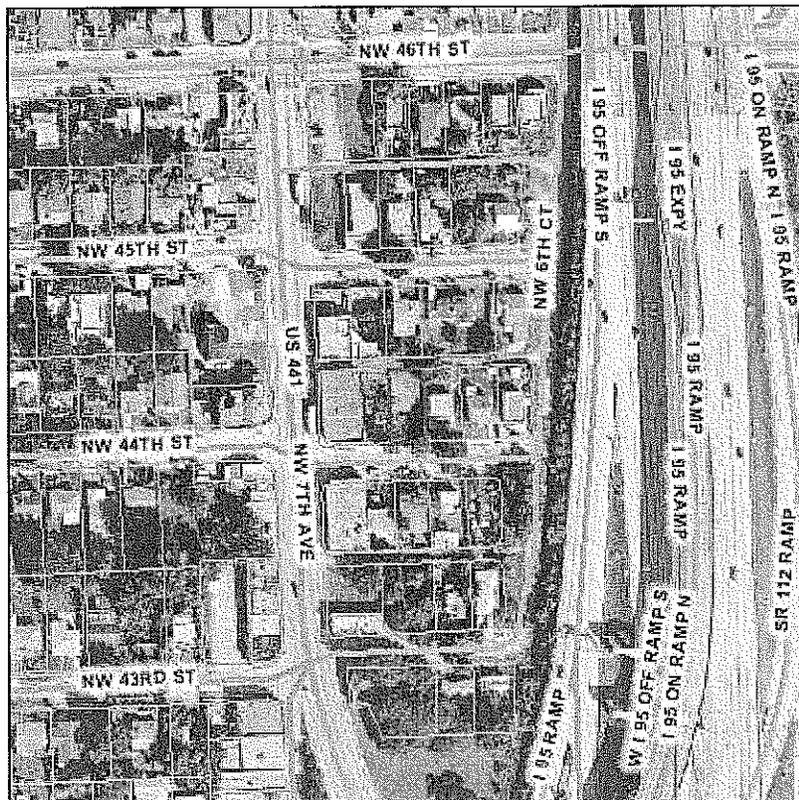
  
Notary Public, State of Florida, At Large  
My Commission Expires:

This instrument prepared by

Debra Peterson  
Deputy Clerk of the Circuit Court of  
Miami-Dade County, Florida

trrpt07a 01/04

Property Information Map



Aerial Photography - 2012

0 110 ft

This map was created on 4/17/2013 3:34:30 PM for reference purposes only.

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



Summary Details:

Folio No.:	01-3124-003-0680
Property:	675 NW 44 ST
Mailing Address:	MIAMI-DADE COUNTY ISD R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	8101 CEN-PEDESTRIAN ORIENTATIO
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	BAY VISTA PARK AMD PL PB 5-71 LOT 15 BLK 24 LOT SIZE 50.000 X 100 COC 22111-4624 02 2004 3 OR 22111-4624 0204 01

Assessment Information:

Year:	2012	2011
Land Value:	\$45,000	\$45,000
Building Value:	\$0	\$0
Market Value:	\$45,000	\$45,000
Assessed Value:	\$45,000	\$45,000

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$45,000/\$0	\$45,000/\$0
County:	\$45,000/\$0	\$45,000/\$0
City:	\$45,000/\$0	\$45,000/\$0
School Board:	\$45,000/\$0	\$45,000/\$0

Sale Information:

Sale Date:	2/2004
Sale Amount:	\$0
Sale O/R:	22111-4624
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	