

MEMORANDUM

Agenda Item No. 8(F)(2)

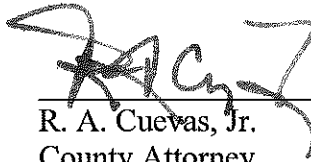
TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 22, 2014

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

SUBJECT: Resolution declaring surplus
County-owned real property
located adjacent east of 930 NW
43 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

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: January 22, 2014

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

From: Carlos A. Gimenez 
Mayor

Subject: Declaring as Surplus County-Owned Real Property and Authorizing Sale
Located Adjacent East of 930 NW 43 Street, Miami, Florida

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 adjacent east of 930 NW 43 Street (Folio No. 01-3123-033-0135);
- Authorizes the sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$10,650, which is the 2013 assessed value; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because the property is located within the City of Miami.

Scope

The property is located in Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$224 per year, and will place the property back on the tax roll, generating approximately \$231 in annual ad valorem taxes.

Track Record/Monitoring

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

Delegation of Authority

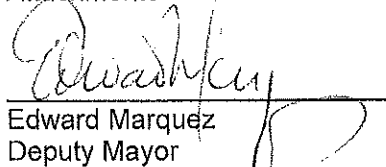
Authorizes the County Mayor or the County Mayor's designee to sell the property through sealed bid to the highest bidder, take all actions necessary to accomplish the sale of the property, and authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose.

Background

The County acquired the property via Tax Deed escheatment on July 23, 2012. The Internal Services Department circulated the property to all County departments and the City of Miami to determine whether there is a present or future need for the property, in which none was determined.

If approved for surplus, the property will be put out to bid with a minimum bid amount of \$10,650, which represents 100 percent of its 2013 assessed value. The County does not normally request appraisals for properties with an assessed value of less than \$50,000.

Attachments


Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: January 22, 2014

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

SUBJECT: Agenda Item No. 8(F)(2)

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)(2)
1-22-14

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED ADJACENT EAST OF 930 NW 43 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 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 adjacent east of 930 NW 43 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 property located adjacent east of 930 NW 43 Street, City of Miami, authorizes the sale to the highest bidder via competitive bidding for no less than \$10,650; 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 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 22nd day of January, 2014. 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:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-3123-033-0135

COUNTY DEED

THIS DEED, made this _____ day of _____, 2013 A.D. by MIAMI-DADE COUNTY, 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 _____.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of _____ to it in hand paid by the parties 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:

CURRY SUB PB 3-203 LOT 4 BLK 3
according to Public Records of Miami-Dade County, Florida

This grant conveys only the interest of Miami-Dade 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 Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

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 _____, 2013.

Tax Deed File Number 08-449
Property Identification No. 01-3123-033-0135

CFN 2012R0525346
OR Bk 28203 Pg 35267 (1pg)
RECORDED 07/26/2012 08:50:22
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 23rd day of July 2012 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:

CURRY SUB PB 3-203 LOT 4 BLK 3 LOT SIZE 50.000 X 100

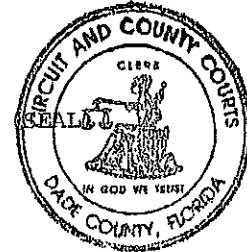
Witnessed by:

Monica De La Cruz
MONICA DE LA CRUZ

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

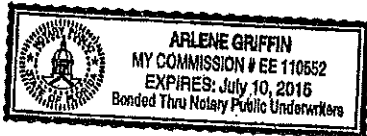
BY: Ina Melceras
DEPUTY CLERK 8718

Julicia Nisbett
JULICIA NISBETT



BEFORE ME, the undersigned notary public, personally appeared Ina Melceras, 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 July 23, 2012



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

This instrument prepared by

DANIEL CALIXTE
Deputy Clerk of the Circuit Court of
Miami-Dade County, Florida

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2012

0 — 55 ft

This map was created on 9/17/2013 9:22:19 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	01-3123-033-0135
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
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:	CURRY SUB PB 3-203 LOT 4 BLK 3 LOT SIZE 50,000 X 100 F/A/U 01- 3123-033-0140 OR 19165-0342 05 2000 4

Assessment Information:

Year:	2013	2012
Land Value:	\$10,650	\$10,224
Building Value:	\$0	\$0
Market Value:	\$10,650	\$10,224
Assessed Value:	\$10,650	\$10,224

Taxable Value Information:

Year:	2013	2012
Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$10,650/\$0	\$10,224/\$0
County:	\$10,650/\$0	\$10,224/\$0
City:	\$10,650/\$0	\$10,224/\$0
School Board:	\$10,650/\$0	\$10,224/\$0

Sale Information:

Sale Date:	7/2012
Sale Amount:	\$0
Sale O/R:	28203-3526
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
View Additional Sales	