

MEMORANDUM

Agenda Item No. 8(F)(5)

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

DATE: July 1, 2014

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

SUBJECT: Resolution declaring surplus
County-owned real property
located at 430 SW 6 Street,
City of Homestead, Florida;
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 Dennis C. Moss.



R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum



Date: July 1, 2014

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

From: Carlos A. Gimenez
Mayor 

Subject: Declaring Surplus County-Owned Real Property Located at 430 SW 6 Street, Homestead, Florida (Folio No 10-78-13-046-0050)

Recommendation

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

- Declares as surplus a 3,087 square foot County-owned property that includes a 530 square foot structure, located at 430 SW 6 Street, Homestead, Florida (Folio No. 10-7813-046-0050);
- Authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$29,746, 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 Homestead.

Scope

This property is located in County Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$225 per year and will place the property back on the tax roll, generating approximately \$749 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 this property.

Delegation of Authority

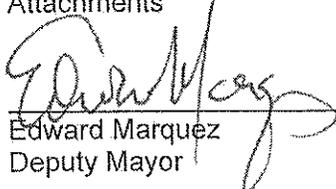
Authorizes the County Mayor or the County Mayor's designee to sell the property via sealed bid to the highest bidder, take all actions necessary to accomplish the sale of this property and authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose.

Background

The County acquired the property via Tax Deed on March 12, 2002. The Internal Services Department circulated the property to all County departments and the City of Homestead to determine whether the County or City have 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 \$29,746, which represents 100 percent of its 2013 Assessed Market Value. The Internal Services Department 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: July 1, 2014

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

SUBJECT: Agenda Item No. 8(F)(5)

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)(5)
7-1-14

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT 430 SW 6 STREET, CITY OF HOMESTEAD, 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 COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; 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 property located at 430 SW 6 Street, City of Homestead, 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 at 430 SW 6 Street, City of Homestead, Florida, authorizes the sale to the highest bidder via competitive bidding for no less than \$29,746; 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; authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of a County Deed by the Board of County Commissioners acting by the Chairwoman or Vice-Chairperson of the Board.

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 | | Esteban L. Bovo, Jr. |
| Jose "Pepe" Diaz | | Audrey M. Edmonson |
| Sally A. Heyman | | Barbara J. Jordan |
| Jean Monestime | | Dennis C. Moss |
| Sen. Javier D. Souto | | Xavier L. Suarez |
| Juan C. Zapata | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 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.: 10-7813-046-0050

COUNTY DEED

THIS DEED, made this _____ day of _____, 2014 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:

LOT 5 BLK 5 FREAD S SECOND ADDN TO HMSTD SECTION 13 TOWNSHIP 57
SOUTH RANGE 38 EAST PB 6-182
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 _____, 2014.

T A X D E E D

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 90-10658 issued on June 01, 1991, and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sales certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash there having no bidders at the sale and Clerk having complied with Sec. 197.502 (7)FS and Sec. 197.502 (8)FS; the undersigned clerk conveys the following land to:
whose address is: BOARD OF COUNTY COMMISSIONERS OF MIAMI DADE COUNTY
111 NW 1 STREET
MIAMI, FL 33128

20332PG3849
GET NOTICED

~~XXXXXXXXXXXXXXXXXXXX~~ the public sale held on March 08, 1995,
~~XXXXXXXXXXXXXXXXXXXX~~ as required by the laws of this state.

NOW, on March 12, 2002 the County of Miami-Dade, State of Florida, in consideration of the sum of (\$0.00) _____ dollars

does hereby convey the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated Miami-Dade County, Florida, and described as follows:

LOT 5 BLK 5 FREAD S SECOND ADDN TO HMSTD SECTION 13 TOWNSHIP 57
SOUTH RANGE 38 EAST PB 6-182

Witnessed by:

Delma Ortega
DELMA ORTEGA

Sarah Davis
SARAH DAVIS

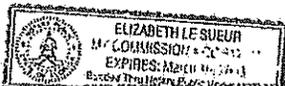
HARVEY RUVIN
Clerk of Circuit Court
Miami-Dade County, Florida

BY: Shirley Shabazz (SEAL)
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 his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON March 12, 2002

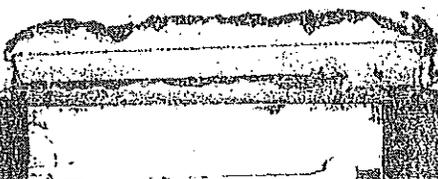
Elizabeth Sueur
Notary Public, State of Florida, At Large



THIS DEED IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by
Sarah Davis
Deputy Clerk of Circuit Court
Miami-Dade County, Florida

RECORDED IN RECORDS BOOK
14146-107, 4 (PDA)
RECORD NUMBER
HARVEY RUVIN
CLERK CIRCUIT COURT





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/25/2014

Property Information	
Folio:	10-7813-046-0050
Property Address:	430 SW 6ST
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL33128-1929
Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	530 Sq.Ft
Lot Size	3,087 Sq.Ft
Year Built	1980



Assessment Information			
Year	2013	2012	2011
Land Value	\$9,724	\$7,718	\$7,718
Building Value	\$20,022	\$15,979	\$16,070
XF Value	\$0	\$0	\$0
Market Value	\$29,746	\$23,697	\$23,788
Assessed Value	\$29,746	\$23,697	\$23,788

Benefits Information				
Benefit	Type	2013	2012	2011
County	Exemption	\$29,746	\$23,697	\$23,788

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
13 57 38 PB 6-182
FREAD S SECOND ADDN TO HMSTD
LOT 5 BLK 5
LOT SIZE 47.500 X 65
OR 20332-3849 0302 3

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$29,746	\$23,697	\$23,788
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value.	\$29,746	\$23,697	\$23,788
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$29,746	\$23,697	\$23,788
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$29,746	\$23,697	\$23,788
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

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